



**FORWARD
PINELLAS**
Integrating Land Use & Transportation

Countywide Planning Authority Countywide Plan Map Amendment

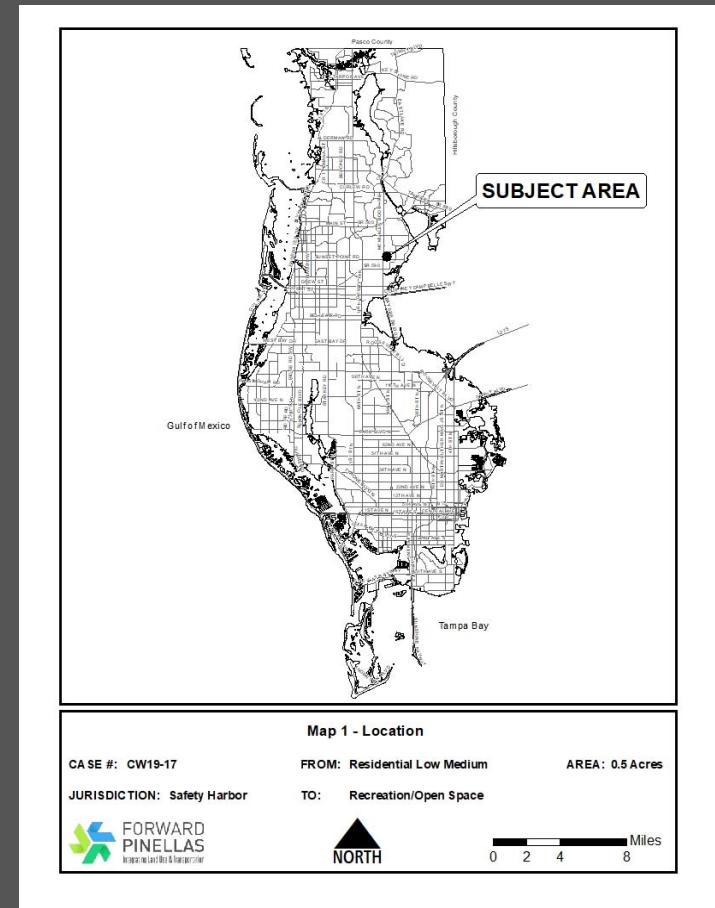
CW19-17

City of Safety Harbor

October 8, 2019

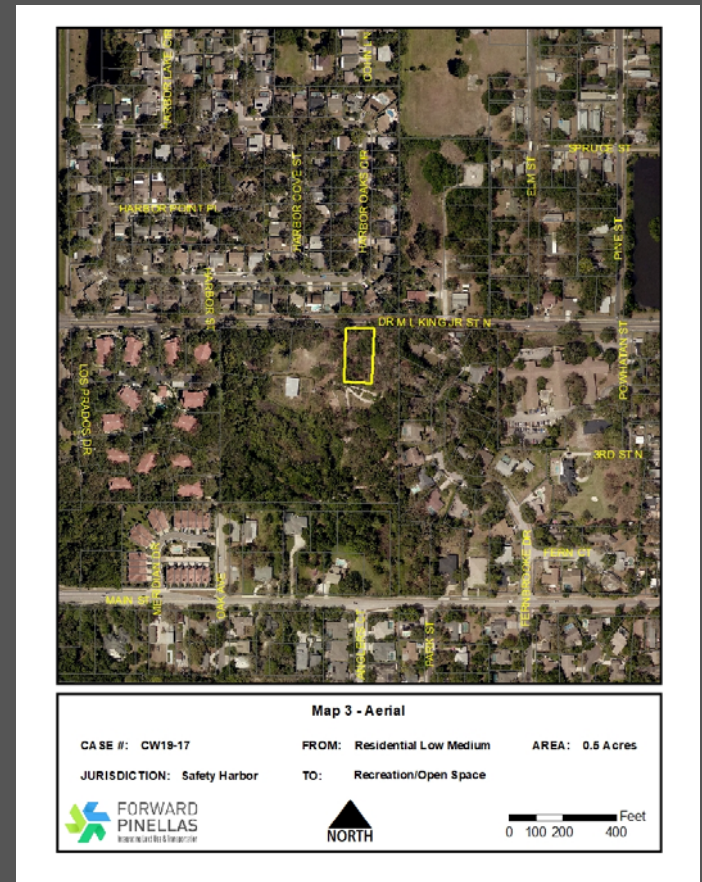
City of Safety Harbor Requested Action

- The City of Safety Harbor seeks to amend a property from Residential Low Medium to Recreation/Open Space
- The purpose of this amendment is to allow for the subject parcel to be added to the Folly Farm Nature Preserve



Site Description

- **Location:** 1538 Dr. Martin Luther King Jr. Street North
- **Area Size:** 0.5 Acres
- **Existing Uses:** Vacant
- **Surrounding Uses:** Residential, Preservation, Recreation/Open Space



Front of the Subject Property



North of the Subject Property



East of the Subject Property



South of the Subject Property



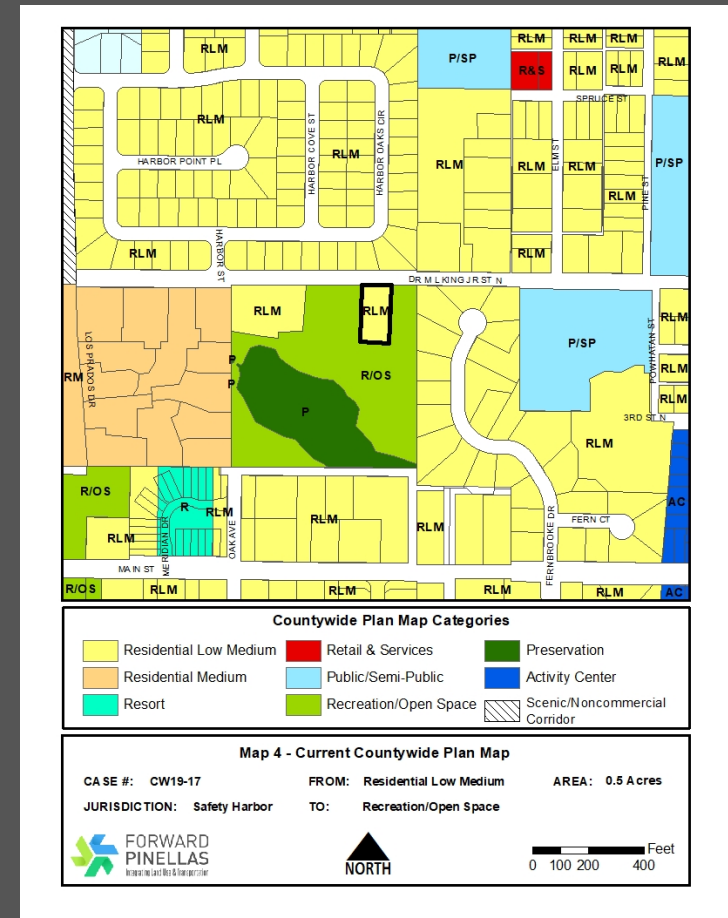
West of the Subject Property



Proposed Countywide Plan Map Category

- **Category:** Residential Low Medium
- **Permitted Uses:** Residential; Residential Equivalent; Accessory Dwelling Unit in Compliance with Section 163.31771, F.S.; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural; Office*; Personal Service/Office Support*; Retail Commercial*; Ancillary Nonresidential*; Transportation/Utility*; Institutional* (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2)
- **Density/Intensity Standards:** – Shall not exceed 10 units per acre (UPA); Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 10 UPA; Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75

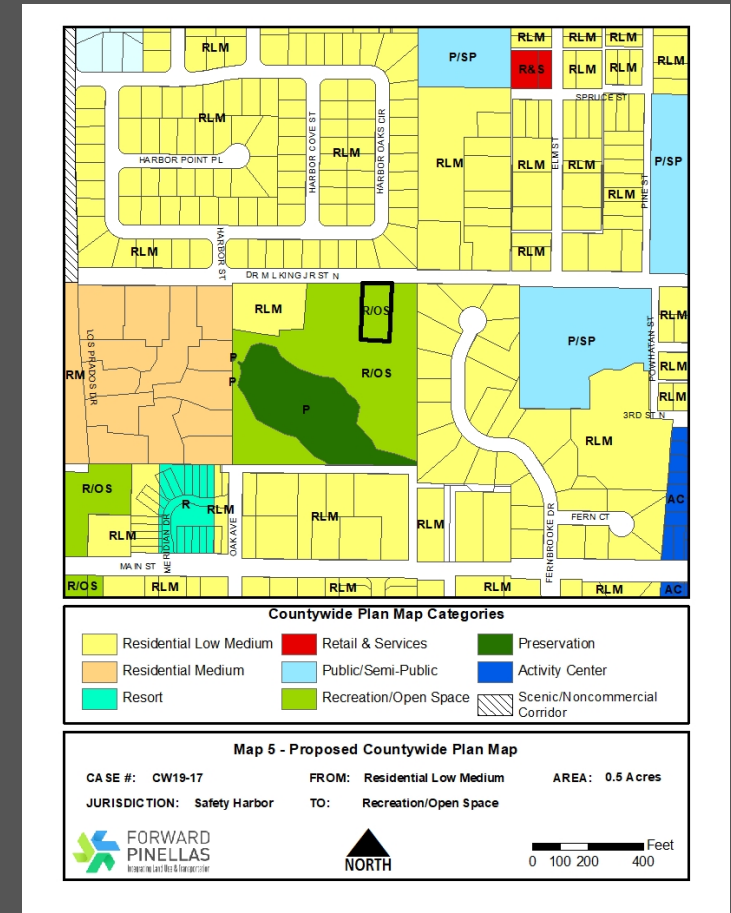
* Uses subject to acreage thresholds



Current Countywide Plan Map Category

- **Category:** Recreation/Open Space
- **Permitted Uses:** Recreation/Open Space; Community Garden; Electric substations in compliance with Section 163.3208, F.S.; Transportation/Utility uses* (excluding electric substations)
- **Density/Intensity Standards:** No use shall exceed a floor area ratio (FAR) of .25 nor an impervious surface ratio (ISR) of .60

* Uses subject to acreage thresholds



Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Recreation/Open Space category.
- On balance, it can be concluded that the proposed amendment is consistent with the Relevant Countywide Considerations contained in Section 6.5.3.1 of the Countywide Rules.

