



**FORWARD  
PINELLAS**  
Integrating Land Use & Transportation

# Countywide Planning Authority Countywide Plan Map Amendment

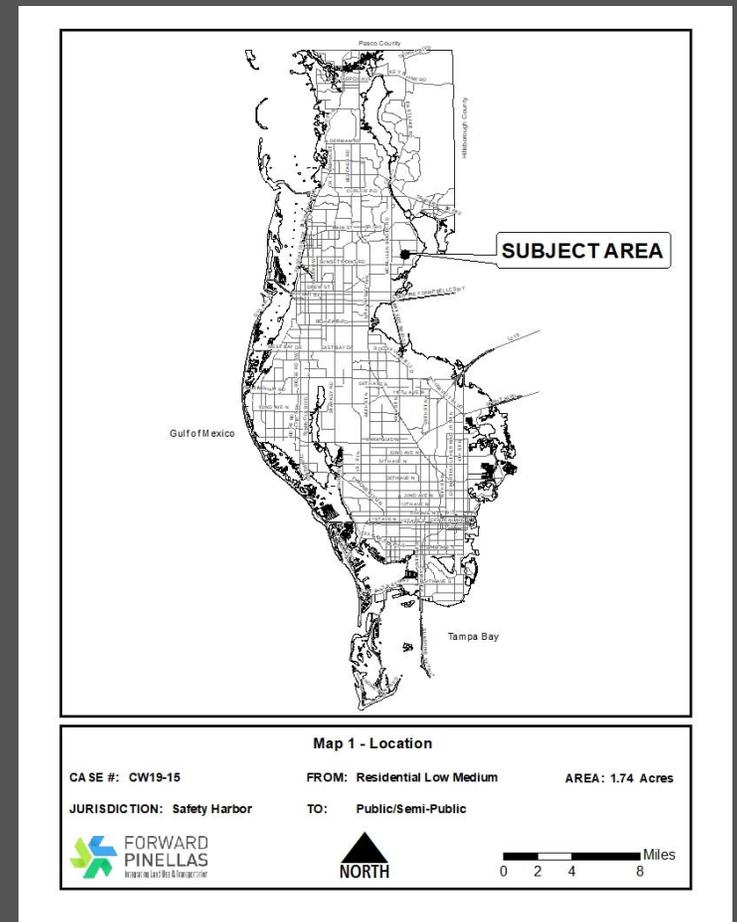
CW19-15

City of Safety Harbor

October 8, 2019

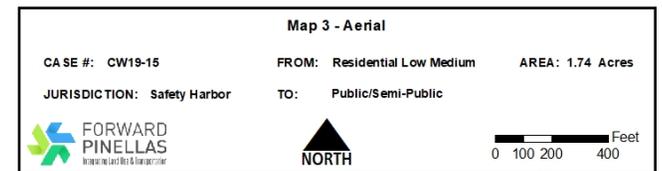
## City of Safety Harbor Requested Action

- The Safety Harbor seeks to amend a property from Residential Low Medium to Public/Semi-Public
- The purpose of this amendment is to allow for future expansion of the Safety Harbor Public Works facility



## Site Description

- **Location:** About 250 feet northeast of the intersection of Railroad Ave. and Booth St.
- **Area Size:** 1.74 acres
- **Existing Uses:** Vacant
- **Surrounding Uses:** Residential and Public/Semi-Public



## North of the Subject Property



## South of the Subject Property



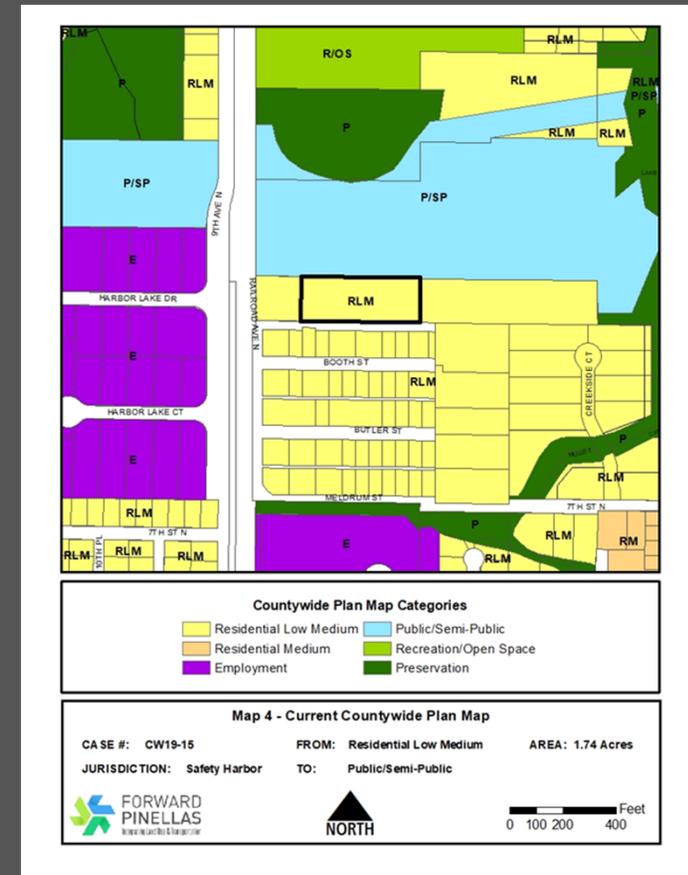
## West of the Subject Property



## 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

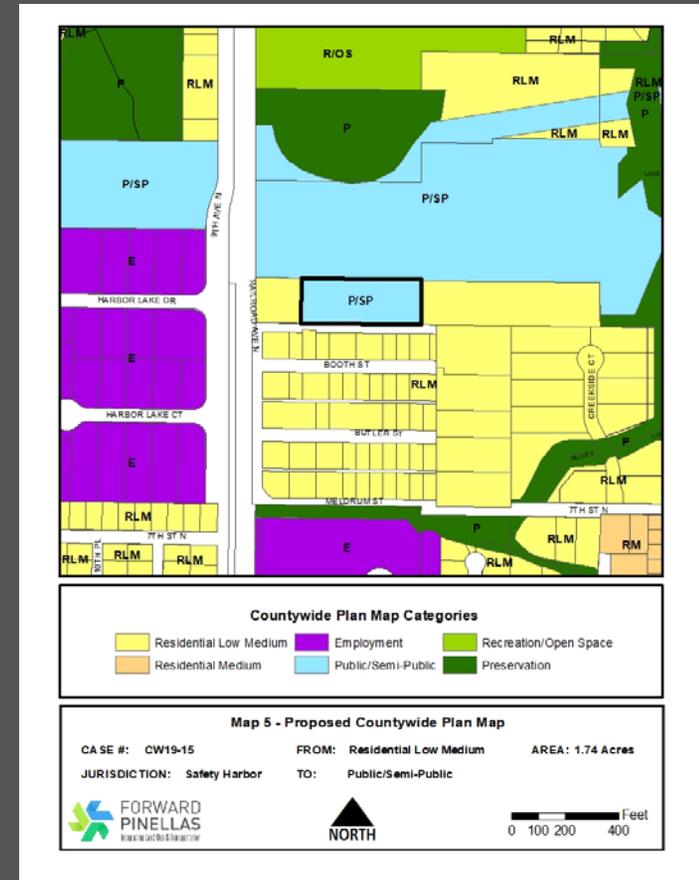
\* Uses subject to acreage thresholds



## Current Countywide Plan Map Category

- **Category:** Public/Semi-Public
- **Permitted Uses:** – Institutional; Transportation/Utility; Residential; Residential Equivalent; Storage/Warehouse-Light; Storage/Warehouse-Heavy; Recreation/Open Space; Community Garden; Ancillary Nonresidential
- **Density/Intensity Standards:** Shall not exceed 12.5 units per acre (UPA); Institutional uses shall not exceed a floor area ratio (FAR) of .65, except for hospital use which shall not exceed an FAR of 1.0 within any single jurisdiction. Institutional uses shall not exceed an impervious surface ratio (ISR) of .85; Transportation/utility uses shall not exceed an FAR of .70, nor an impervious surface ratio (ISR) of .90

\* Uses subject to acreage thresholds



### Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Public/Semi-Public 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.

