



# Pinellas County

## Staff Report

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File #: 24-0341A, Version: 1

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### **Subject:**

Case No. CW 24-06 - City of Safety Harbor

Countywide Plan Map amendment from Public/Semi-Public to Residential Low Medium, regarding 0.8-acre more or less, located at 675 Elm Street.

### **Recommended Action:**

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 24-06, a proposal from the City of Safety Harbor to amend the Countywide Plan Map from Public/Semi-Public to Residential Low Medium, regarding 0.82-acre more or less, located at 675 Elm Street.

- This request includes multiple parcels located at 675 Elm Street that are intended for development by Habitat for Humanity.
- The northern part of the parcel is owned by the city.
- In June of 2023, the City Commission adopted an agreement with the Pinellas County School Board for the purchase of the subject property, and an Agreement for Purchase and Sale between the City of Safety Harbor and Habitat for Humanity of Pinellas County, Inc.
- In the future, Habitat for Humanity of Pinellas County, Inc. will build six homes these parcels.
- The city proposes to amend their future land use map for this site as part of an effort to locally increase maximum density to allow for Habitat for Humanity homes to be developed.
- The Multimodal Accessibility (MAX) Index score for the subject property's grid cell is 5.75, which is below the countywide average score of 9.7. However, the proposed Countywide Plan Map amendment will result in a decrease in both density and intensity which exempts it from the MAX index criteria for an underperforming grid cell.
- Forward Pinellas and the Planners Advisory Committee each unanimously recommended approval of the proposal.

### **Strategic Plan:**

Foster Continual Economic Growth and Vitality

4.3 Catalyze redevelopment through planning and regulatory programs.

### **Summary:**

Forward Pinellas, in its role as Pinellas Planning Council, voted 10-0 to recommended approval of the proposal. The Planners Advisory Committee recommended approval of this case by a vote of 12-0.

### **Background Information:**

Forward Pinellas documentation is attached.

**Fiscal Impact:**

N/A

**Staff Member Responsible:**

Rodney Chatman, Planning Division Manager, Forward Pinellas

**Partners:**

City of Safety Harbor

**Attachments:**

Ordinance

Case Maps

Forward Pinellas Staff Analysis

Draft PAC Minutes

PowerPoint Presentation/Site Visit Photos