

Pinellas Planning Council Countywide Plan Map Amendment

Case CW 24-07 – Safety Harbor

March 13, 2024

Local Government Request

Subject Property

- 5.07-acre site m.o.l.
- The property located west of Elm. St. and south of Cedar St.

Existing Countywide Plan Map Category (future land use)

- Public/Semi-Public

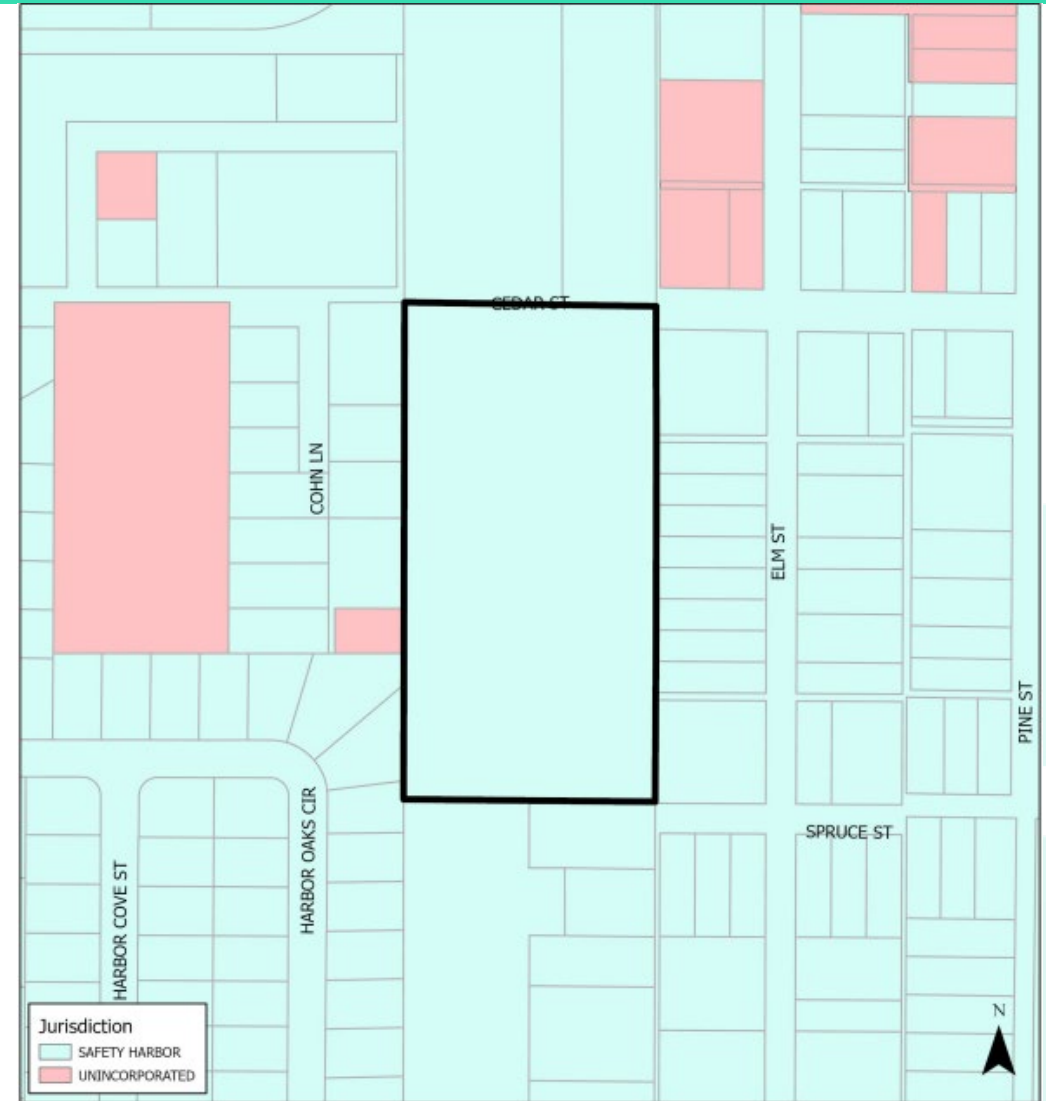
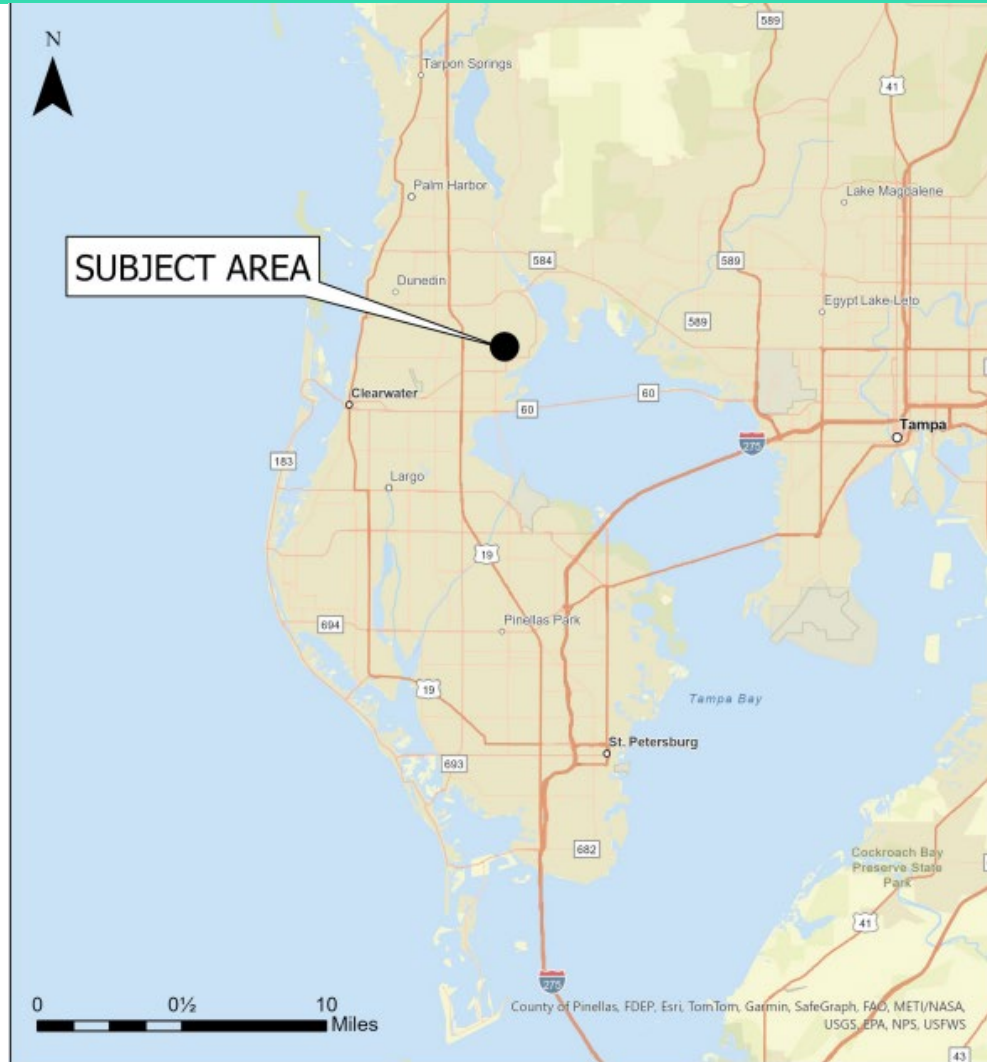
Proposed Countywide Plan Map Category (future land use)

- Recreation/ Open Space

Existing Use(s): Vacant

Proposed Use(s): Future Park Use

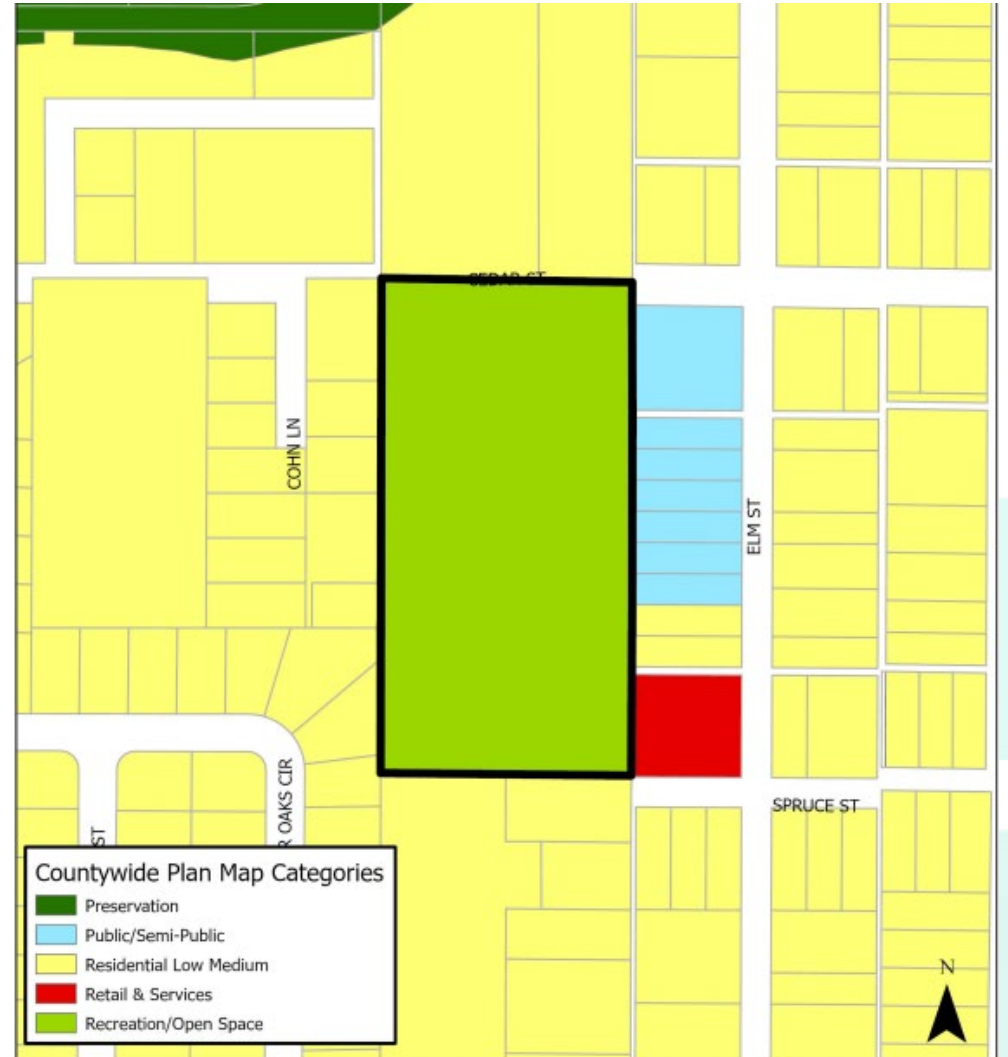
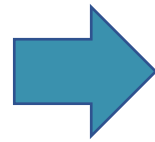
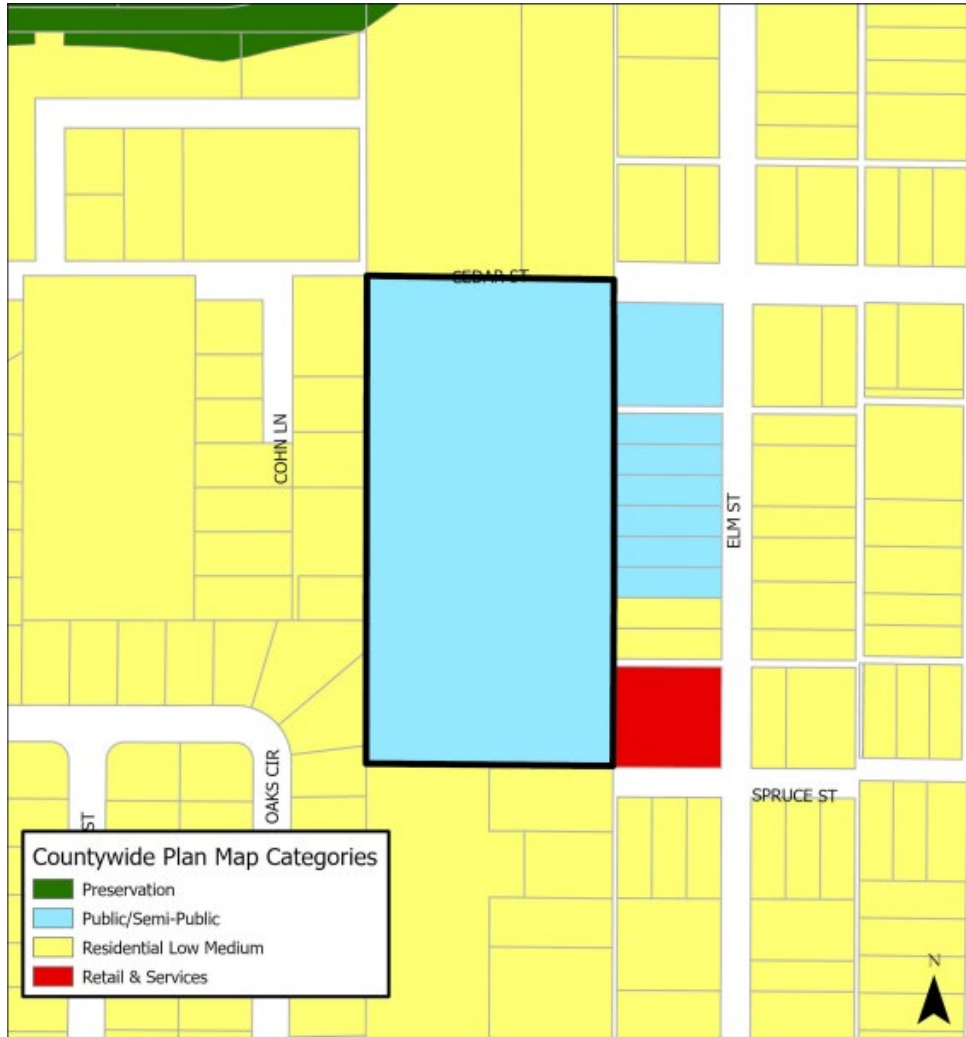
Location



Surrounding Uses

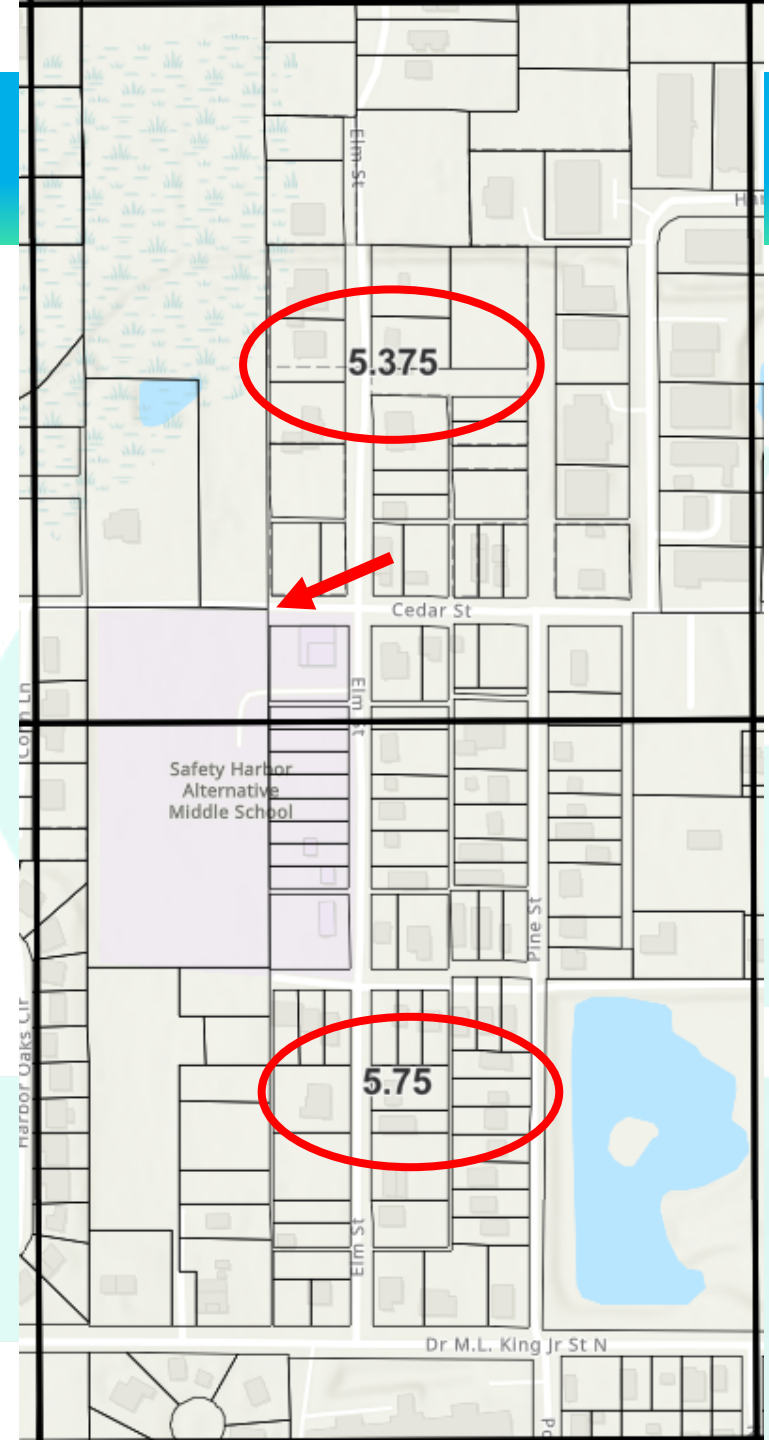


Countywide Plan Map Designation



MAX Index Score

- The average MAX Index score for the subject property's grid cells is 5.56, which is below the countywide average score of 9.7.
- Per the Countywide Rules: “An amendment to the Countywide Plan Map that results in an increase of density or intensity within an underperforming grid cell must be evaluated by the applicable criteria.”
- The proposed Countywide Plan Map Amendment results in a decrease in both **density and intensity**, and therefore is exempt from the MAX index criteria for an underperforming grid cell.



Recommendation

Proposed Countywide Plan Map Amendment Findings

- The Recreation/ Open Space category is appropriate for the proposed use of the property and is consistent with the criteria for utilization of this category.
- The MAX Index score for the subject property's grid cell is 5.56, which is below the countywide average score of 9.7. However, the proposed Countywide Plan Map Amendment results in a decrease in both density and intensity
- The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

The Safety Harbor City Commission held a public hearing at their regular meeting on February 5, 2024. Unanimously approved. There were 3 public comments, 2 in support and 1 in opposition.

Staff finds the proposed amendment consistent with the Relevant Countywide Considerations and recommends approval

Planners Advisory Committee recommends approval