

Pinellas Planning Council Countywide Plan Map Amendment

Case CW 24-06 – Safety Harbor

March 13, 2024

Local Government Request

Subject Property

- 0.82-acre site
- 675 Elm St. (and three parcels to the south)

Existing Countywide Plan Map Category (future land use)

- Public/Semi-Public

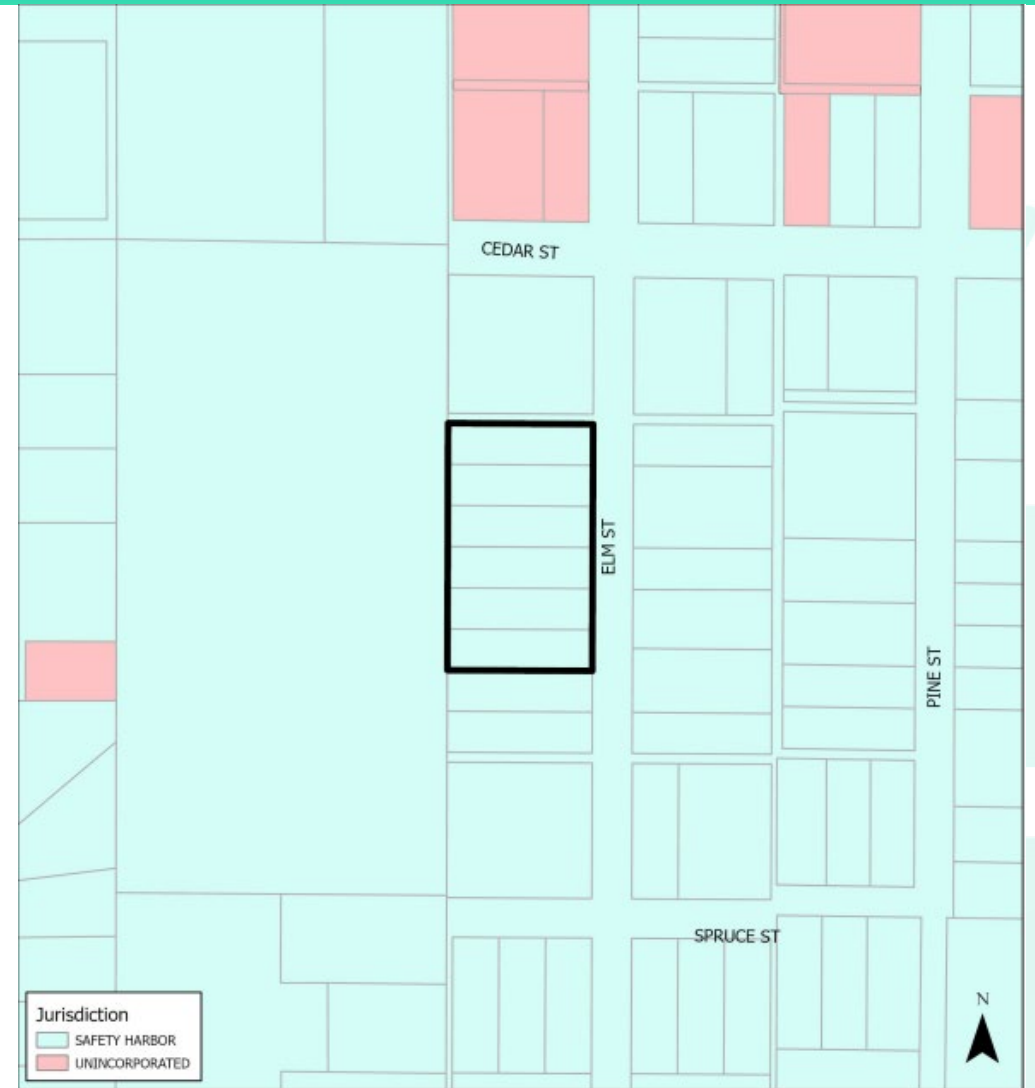
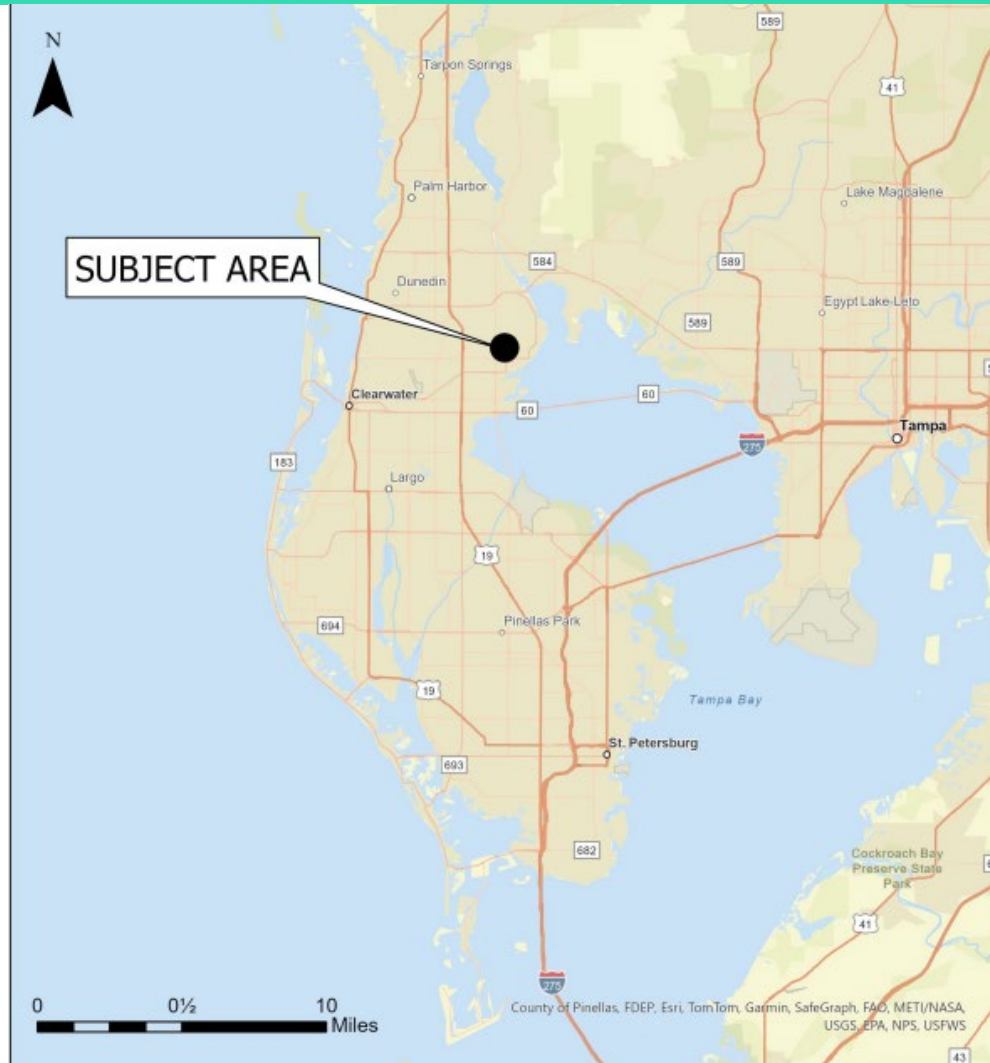
Proposed Countywide Plan Map Category (future land use)

- Residential Low Medium

Existing Use(s): Vacant

Proposed Use(s): Habitat for Humanity homes

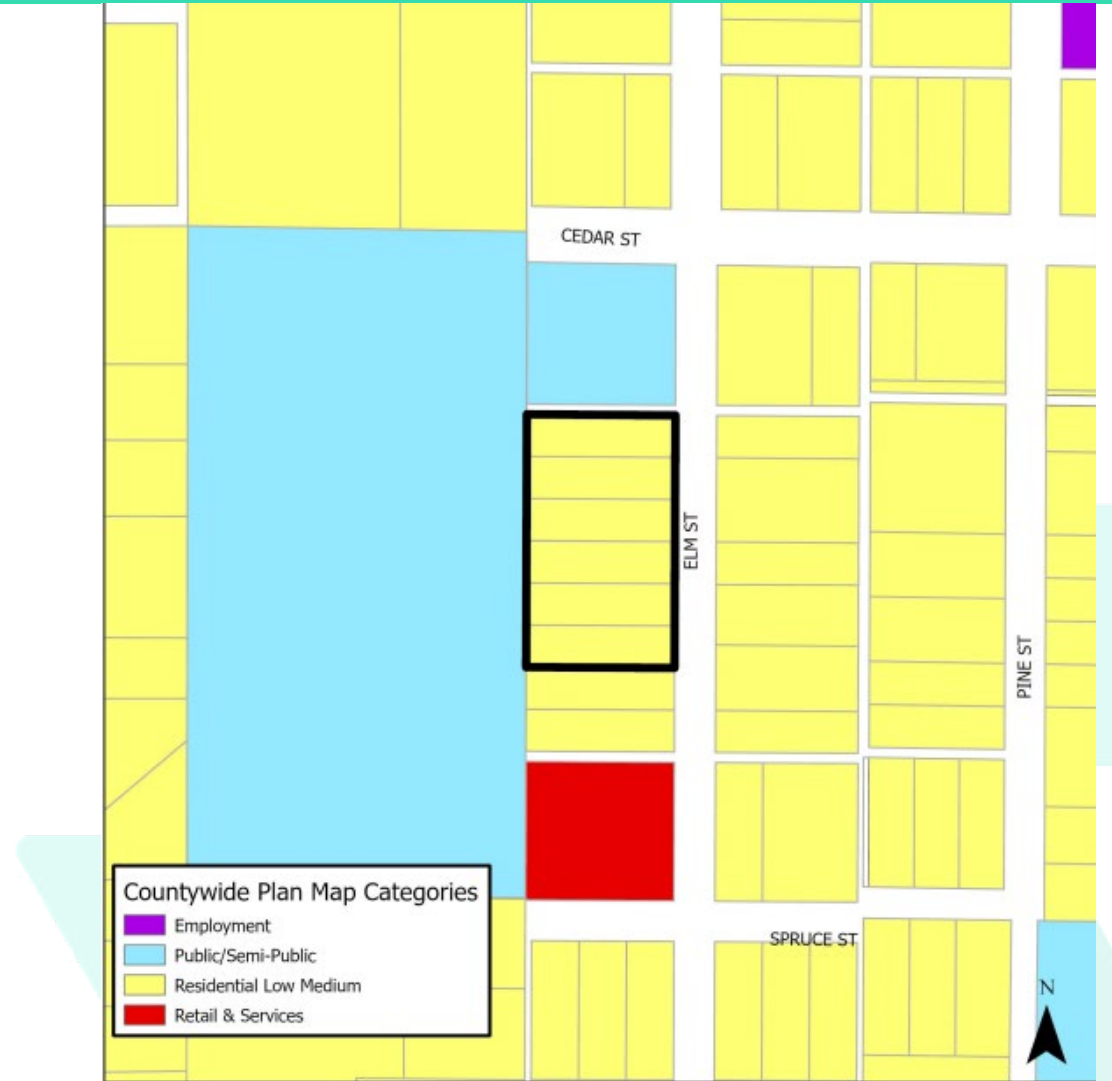
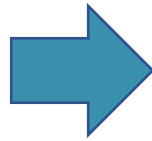
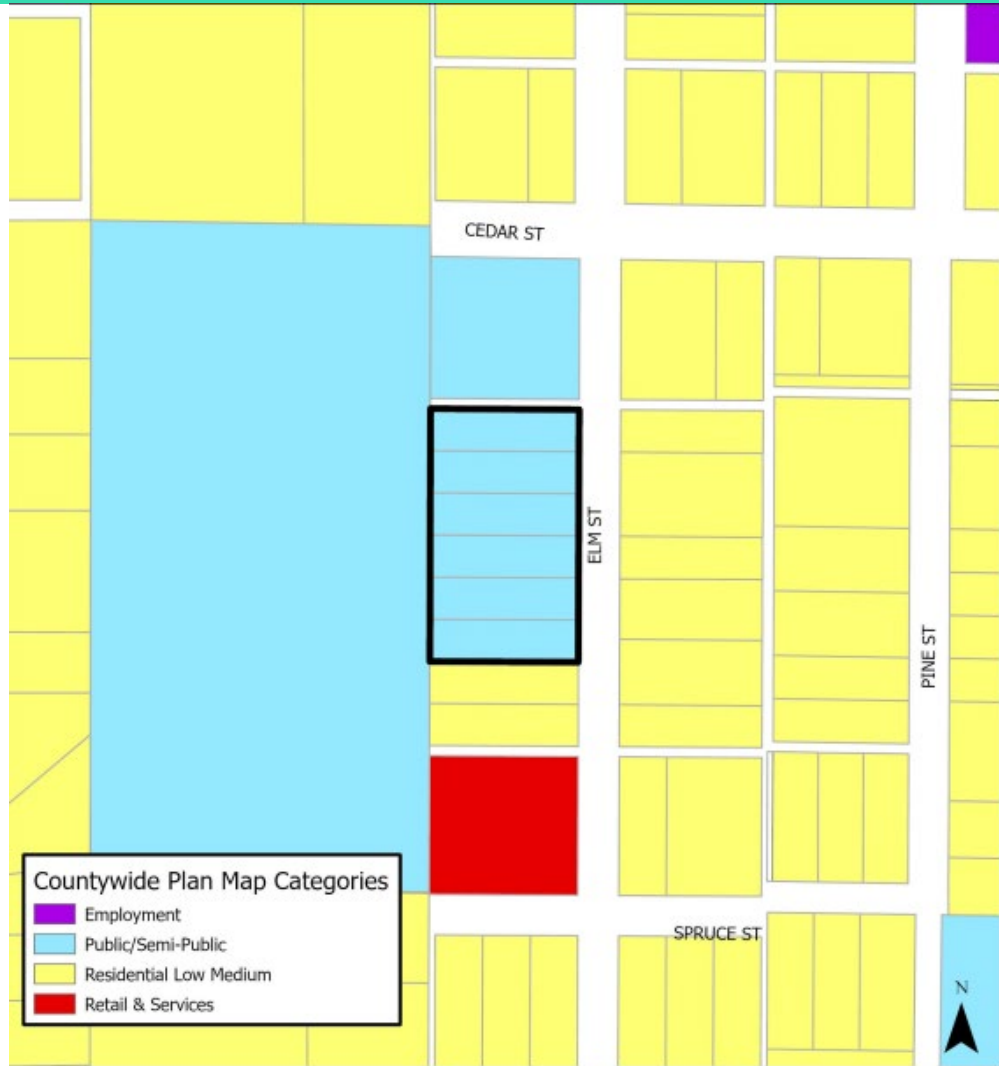
Location



Surrounding Uses



Countywide Plan Map Designation



MAX Index Score

- The MAX Index score for the subject property's grid cell is 5.75, 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

- A. The Residential Low Medium category is appropriate for the proposed use of the property and is consistent with the criteria for utilization of this category.
- B. The 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 results in a decrease in both density and intensity.
- C. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

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

Planners Advisory Committee recommends approval