



FORWARD
PINELLAS

Integrating Land Use & Transportation

Pinellas Planning Council Countywide Plan Map Amendment

CW 22-22

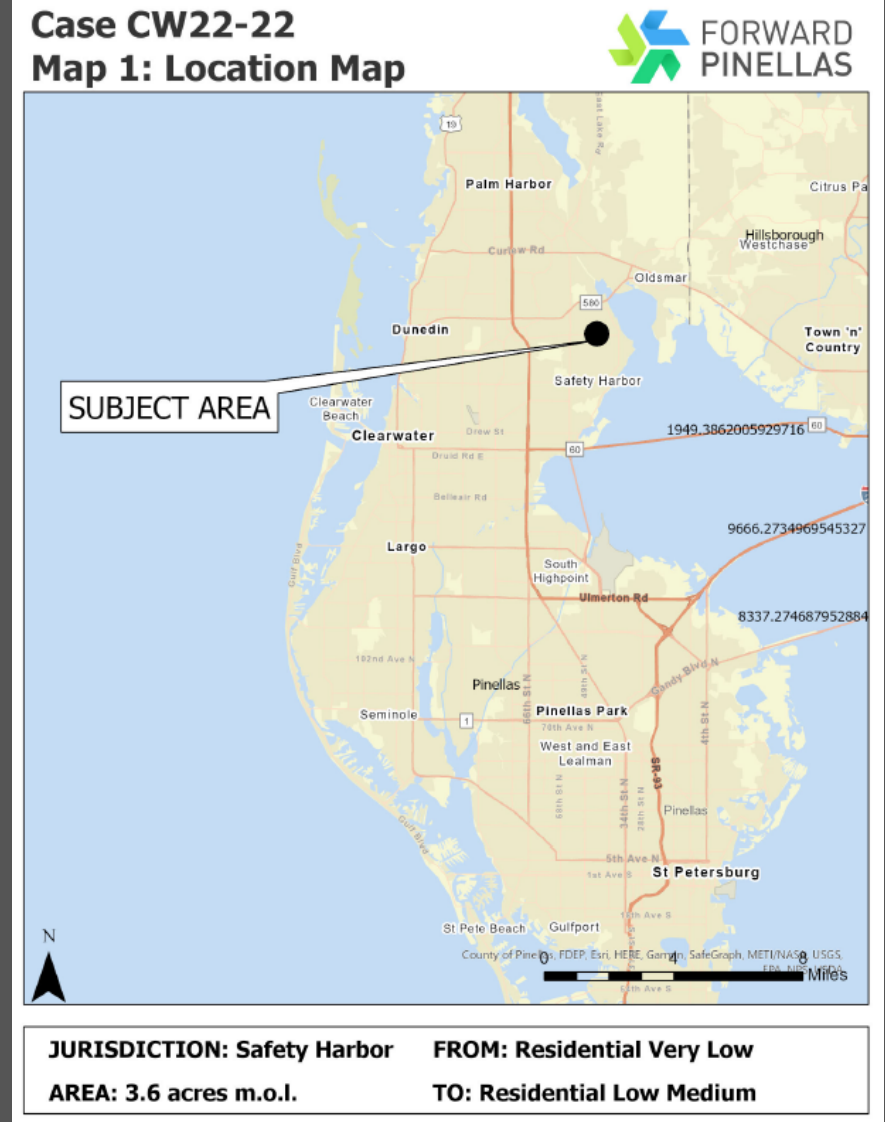
Safety Harbor

November 9, 2022



Safety Harbor Requested Action

- Safety Harbor seeks to amend a property Residential Very Low to Residential Low Medium
- The purpose of the proposed amendment is to allow for the development of single-family detached dwellings



Site Description

- **Location:** 3404 and 3406 Enterprise Road
- **Area Size:** 3.6 acres m.o.l.
- **Existing Uses:** Greenhouse, workshop, plant nursery and single-family home
- **Surrounding Uses:** Single-family residential



Case CW22-22
Map 3: Aerial Map



JURISDICTION: Safety Harbor

AREA: 3.6 acres

FROM: Residential Very Low

TO: Residential Low Medium

0 100 200 500
Feet

Front of subject property



East of subject property



Current Countywide Plan Map Category

Category: Residential Very Low

| Permitted Uses Not Subject to Acreage Threshold | Permitted Uses Subject to Three Acre Maximum | Permitted Uses Subject to Five Acre Maximum |
|---|--|--|
| <ul style="list-style-type: none"> Residential Residential Equivalent Vacation Rental pursuant to the provisions of Section 509.242(1), Florida Statutes Accessory Dwelling Unit Public Educational Facility Recreation/Open Space Community Garden Agricultural- Light; Agricultural | <ul style="list-style-type: none"> Ancillary Nonresidential; Transportation Utility | <ul style="list-style-type: none"> Institutional (except Public Educational Facilities which are not subject to this threshold pursuant to the provisions of Section 6.5.4.2. |

| Use | Density/Intensity Standard |
|------------------------------|--|
| Residential and Vacation Use | Shall not exceed 1 unit per acre (UPA) |
| Residential Equivalent Use | Shall not exceed an equivalent of 3 beds per permitted dwelling unit at 1 UPA |
| Nonresidential Use | Shall not exceed a floor area ratio (FAR) of .30, nor an impervious surface ratio (ISR) of .60. |
| Mixed-Use | Shall not exceed, in combination, the respective number of UPA and FAR permitted, when allocated in their respective proportion to the net land area of the property. In the alternative, the mixed-use bonus provisions of Section 4.2.3.6 may be used. |

Case CW22-22 Map 4: Current Countywide Plan Map



JURISDICTION: Safety Harbor **FROM:** Residential Very Low 0 100 300 500 Feet
AREA: 3.6 acres **TO:** Residential Low Medium



Proposed Countywide Plan Map Category

Category: Residential Low Medium

| Permitted Uses Not Subject to Acreage Threshold | Permitted Uses Subject to One Acre Maximum | Permitted Uses Subject to Three Acre Maximum | Permitted Uses Subject to Five Acre Maximum |
|---|--|--|---|
| <ul style="list-style-type: none"> Residential Residential Equivalent Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes Accessory Dwelling Unit Public Educational Facility Recreation/Open Space Community Garden Agricultural Light Agricultural | <ul style="list-style-type: none"> Office Personal Service/Office Support Retail Commercial | <ul style="list-style-type: none"> Ancillary Nonresidential Transportation/Utility | <ul style="list-style-type: none"> Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2) |
| Use | | Density/Intensity Standard | |
| Residential and Vacation Rental Use | | Shall not exceed 10 units per acre (UPA) | |
| Residential Equivalent Use | | Shall not exceed 3 beds per permitted dwelling unit at 10 UPA | |
| Nonresidential Use | | Shall not exceed a floor area ratio (FAR) of .50 nor an impervious surface ratio (ISR) of .75 | |



Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics of the Residential Low Medium 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.



Analysis of the Relevant Countywide Considerations

Relevant Countywide Considerations

1. Consistency with the Countywide Rules: Consistent with Rules and locational characteristics.
2. Adopted Roadway Level of Service (LOS) Standard: The amendment area is located on a roadway segment operating at an LOS “D” or above; therefore, those policies are not applicable.
3. Location on a Scenic/Noncommercial Corridor (SNCC): The amendment area is not located on an SNCC; therefore, those policies are not applicable.
4. Coastal High Hazard Areas (CHHA): The amendment area is not located in the CHHA; therefore, those policies are not applicable.
5. Activity Center and Multimodal Corridor Plan Categories: The amendment area does not involve an AC or MMC.
6. Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility: The amendment area is adjacent to Unincorporated Pinellas County, specifically the adjoining CSX line, which is operated and maintained by the county. The amendment area is not adjacent to a public educational facility.
7. Reservation of Industrial Land: The amendment area will add Employment designated land to the Countywide Plan Map.



Public Comments

- There were no public comments received for Case CW 22-22

