Submit applications to:

Forward Pinellas
310 Court Street, 2nd Floor
Clearwater, FL 33756
Telephone: 727.464.8250
Email: info@forwardpinellas.org

Countywide Plan Map Amendment Application Form

Local Government Contact Information

Requesting Local Government:	City of Safety Harbor
Local Government Contact:	Cecilia Chen, Senior Planner/GIS Analyst
Address:	750 Main St., Safety Harbor, FL 34695
Phone:	727-724-1555 ext. 1703
E-Mail Address:	cchen@cityofsafetyharbor.com
Local Government Case #:	2026-06 LUP
Local Government Ordinance #:	Ord. 2026-06

Property Owner Contact Information

Name(s):	Bujar Shala
Address:	344 Hamilton Ave., Safety Harbor, FL 34695
Phone:	727-331-0399
E-Mail Address:	ardianshala2018@gmail.com

Agent Contact Information (if applicable)

Name(s):	
Address:	
Phone:	
E-Mail Address:	

Characteristics of the Subject Property

Site Address(s):	603 Elm St., Safety Harbor, FL 34695
Total Acreage of the Amendment Area:	0.46
Existing Use(s):	Restaurant (vacant)
Proposed Use(s):	Single-Family Residential
Parcel Identification #:	04-29-16-51822-002-0140
Legal Description of the Amendment Area:	Lot 12,13, and 14, Lincoln Heights, together with the East 1/2 of vacated alley adjoining the West side of said Lot 12, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 52, of the Public Records of Pinellas County,
Countywide MAX Index Score:	8.1
Grid Cell MAX Index Score:	5.0

Does the Amendment Area impact: [check all that apply]	☐ Activity Center ☐ Industrial or Employment Land ☐ Multimodal Corridor ☐ Target Employment Center ☐ Planned Redevelopment District ☐ Scenic/Noncommercial Corridor ☐ Coastal High Hazard Area

Disclosure of Interest Statement

Do any other persons have any ownership interest in the subject property?	No
If so, provide the name and address of the person(s):	
If so, is the interest contingent or absolute?	
If so, what specific interest is held?	
Does a contract exist for the sale of the subject property?	No
If so, is the contract contingent or absolute?	
If so, provide the names of all parties to the contract:	
Are there any options to purchase the subject property?	No
If so, provide the names of all parties to the option:	
Please provide any other pertinent information which the applicant may wish to submit pertaining to the requested plan map amendment:	

Countywide Plan Map Information

Current Countywide Plan Map Category(ies):	Retail & Services (R&S)
Proposed Countywide Plan Map Category(ies):	Residential Low Medium (RLM)
Amendment tier (subject to confirmation):	☐ Tier I ■ Tier II ☐ Tier III ☐ To be determined

Local Future Land Use Plan Map Information

Current Local Future Land Use Plan Map Category(ies):	Commercial Neighborhood (CN)
Proposed Local Future Land Use Plan Map Category(ies):	Residential Urban (RU) 7.5u/a

Local Action Date

Date local ordinance was considered at public hearing and authorized by an affirmative vote of the governing body for transmittal of, and concurrence with, the local government future land use plan map amendment:

Public Hearing Date:	September 9, 2026
Verdict and Vote:	Approved, on first reading
Please note if any public comment was made and elaborate as applicable:	Residents from the neighborhood expressed that the restaurant held a special place in their memories. Some also acknowledged that development patterns have changed over time. Please see comments attached.

Application Checklist

Note: Our email server cannot accept files with a .zip extension. If you need help with transmitting documents electronically, please call 727.464.8250 or email info@forwardpinellas.org.

All Amendments

The following MUST be furnished with all applications (incomplete applications will not be accepted):

- ☒ A completed Countywide Plan Map amendment application form
- ☒ A map or map series depicting the current and proposed future land use categories of the subject property and surrounding area
- ☒ A copy of the ordinance being considered by the governing body
- ☒ A copy of the local government staff report and any other pertinent information considered during the local public hearing process
- ☒ A GIS shapefile of the amendment area (if technically feasible)
- ☒ A boundary survey (if applicable)
- ☐ A development agreement (if applicable)*
- ☐ Review against locally-adopted Coastal High Hazard Area balancing criteria consistent with Countywide Rules Section 4.2.7.1 A-H (if applicable)
- ☐ Review against conversion criteria for employment-related categories and uses of Countywide Rules Section 6.5.4.4 (if applicable)
- ☒ Summary of public outreach conducted and/or public comment received (if applicable)

Additional Requirements for Activity Centers (ACs), Multimodal Corridors (MMCs) and Planned Redevelopment Districts (PRDs)

Tier I, II and III amendments must additionally provide the following:

- ☐ Parcel specific boundary map(s) of the entire AC, MMC, or PRD, and shapefile or list of parcels
- ☐ Current future land use designations and their acreages, permitted uses and maximum densities/intensities
- ☐ Proposed future land use designations and their acreages, permitted uses and maximum densities/intensities, including areawide density/intensity averaging if applicable
- ☐ For AC and MMC categories, documentation of consistency with size criteria
- ☐ For amendments of 10 acres or more, documentation of how the Planning and Urban Design Principles will be addressed

Tier II and III amendments must additionally provide the following:

- ☐ Pre-application meeting
- ☐ For amendments of 10 acres or more, transportation impact analysis pursuant to Countywide Rules Section 6.2.5
- ☐ Enumeration of existing and proposed plan/code provisions, including schedule for proposed adoption

Tier III amendments must additionally provide the following:

- ☐ Justification narrative demonstrating one or more of these unanticipated changes:
  - Improvement in transit facilities
  - Increases in population or employment densities
  - Local government funding study for public infrastructure
  - Other unique conditions

* Any development agreement submitted as part of an application for Countywide Plan Map amendment may become a condition of approval of the amendment and will be subject to the provisions of Countywide Rules Section 6.1.5.