



FORWARD
PINELLAS

Integrating Land Use & Transportation

Pinellas Planning Council Countywide Plan Map Amendment

CW 22-02

City of Dunedin

January 12, 2022



City of Dunedin Requested Action

- The City of Dunedin seeks to amend a property from Residential Low Medium and Preservation to Recreation/Open Space and Preservation
- The purpose of the proposed amendment is to facilitate the use of the property as the Gladys E. Douglas Preserve



Site Description

- **Location:** Keene Rd and 1900 Virginia Ave
- **Area Size:** Approximately 44.68 acres
- **Existing Uses:** Single-family residential, preservation
- **Surrounding Uses:** Single-family residential, preservation, cemetery



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Map 3: Aerial Map



JURISDICTION: Dunedin

AREA: 44.68 Acres

FROM: Residential Low Medium and
Preservation
TO: Recreation/Open Space and
Preservation

0 250 500 Feet

Amendment Context

- The two parcels in the amendment area were acquired by Dunedin in May 2021, with significant financial contribution from Pinellas County
- Adjacent to 55 acres lake, owned and operated by Southwest Florida Water Management District
- City of Dunedin annexed the property into its own jurisdiction
- Will create a nearly 100 acre public park, the Gladys E. Douglas Preserve



West of the subject property



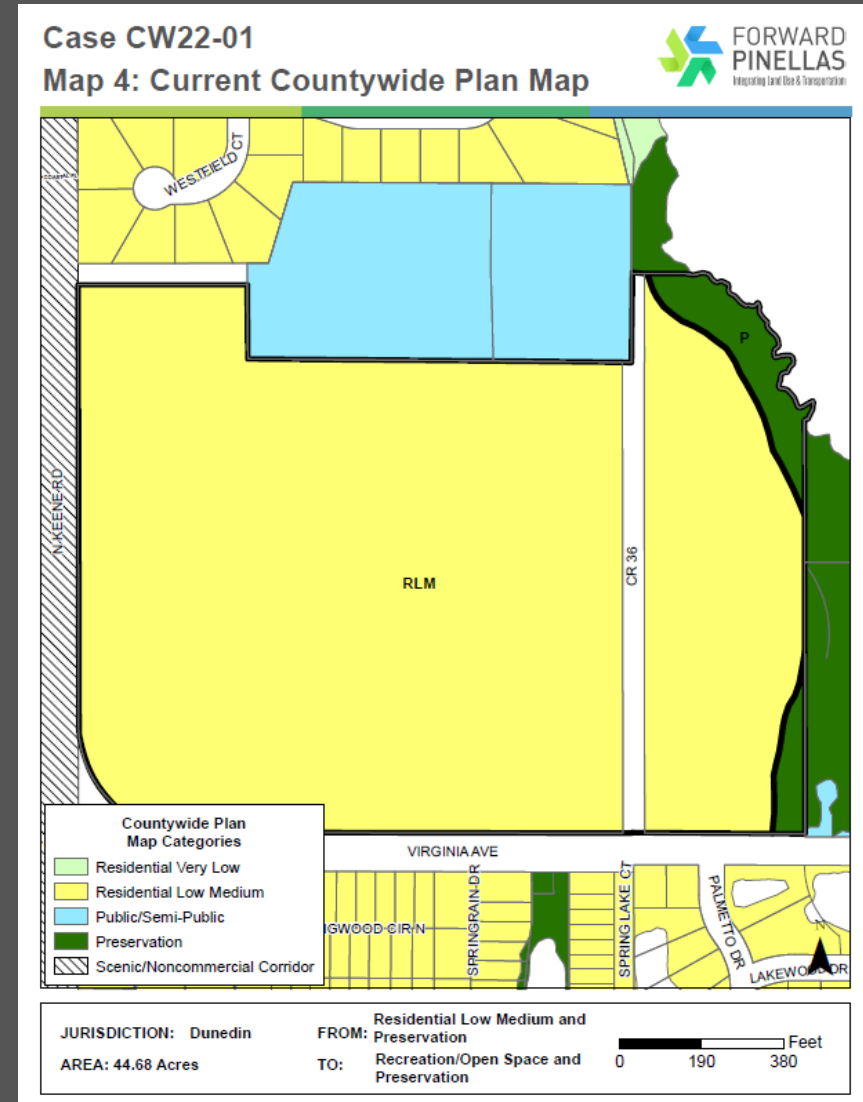
East of the subject property



Current Countywide Plan Map Category

- Category: Residential Low Medium**

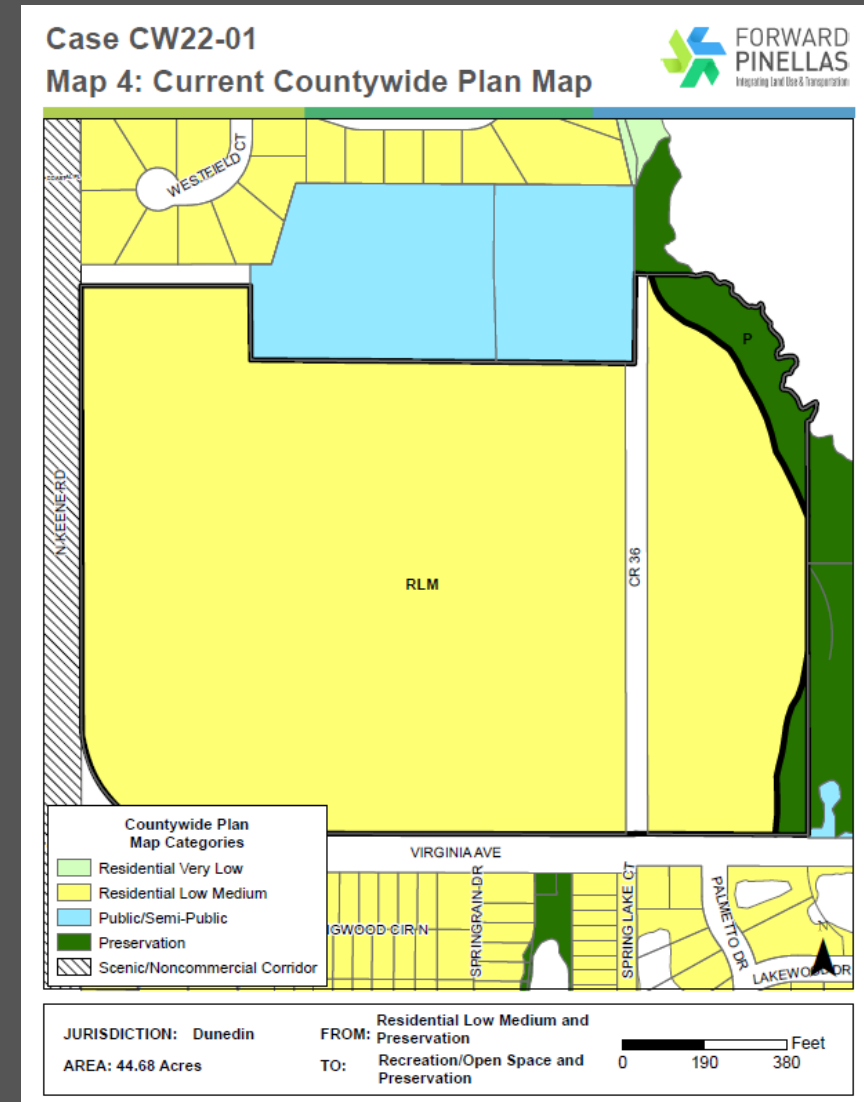
Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to One Acre Maximum	Permitted Uses Subject to Three Acre Maximum	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> Residential Residential Equivalent Vacation Rental pursuant to the provisions of Section 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		



Current Countywide Plan Map Category

- Category: Preservation**

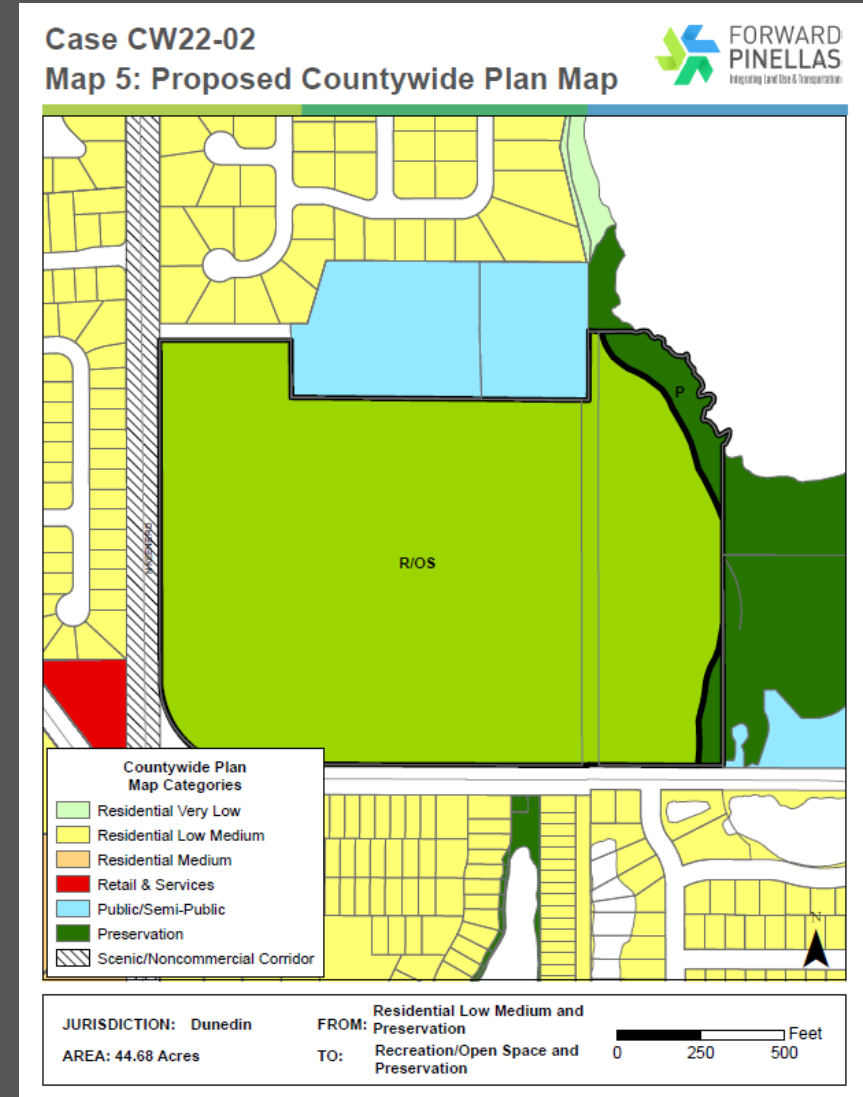
Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> • Preservation • Environmental Education/Research • Wellfield Protection • Groundwater Monitoring and Recharge • Resource-Based Recreation • Replacement/Repair of Water Infrastructure • Site Alteration as Permitted by a Management Plan Approved by a Local Government 	N/A
Use	Density/Intensity Standard
Nonresidential Use	Shall not exceed a floor area ratio (FAR) of .10, nor an impervious surface ratio (ISR) of .20.



Proposed Countywide Plan Map Category

- Category: Recreation/Open Space**

Permitted Uses Not Subject to Acreage Threshold	Permitted Uses Subject to Five Acre Maximum
<ul style="list-style-type: none"> Recreation/Open Space Community Garden Agricultural-Light Electrical substations in compliance with Section 163.3208 F.S. 	<ul style="list-style-type: none"> Transportation/Utility uses (excluding electric substations)
Use	Density/Intensity Standard
All Uses	No use shall exceed a floor area ratio (FAR) OF .25 nor an impervious surface ratio (ISR) of .60.

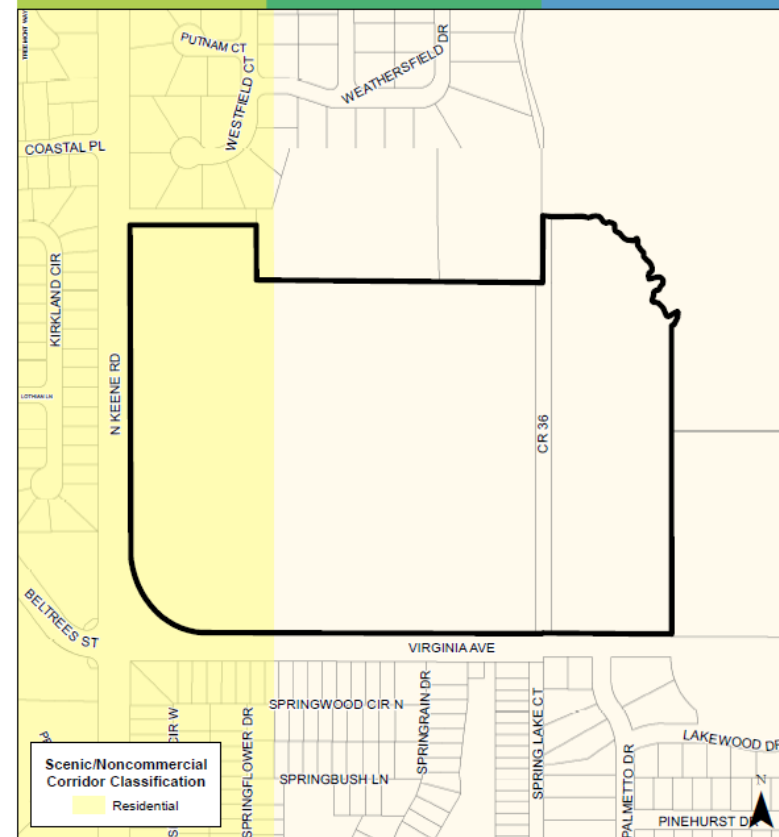


Scenic/Non Commercial Corridor

- The amendment area is located within the SNCC, with the Residential classification
- Recreation/Open Space and Preservation categories are consistent with all classifications of SNCCs

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Map 6: Scenic/Noncommercial Corridor

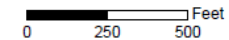


JURISDICTION: Dunedin

AREA: 44.68 Acres

FROM: Residential Low Medium and Preservation

TO: Recreation/Open Space and Preservation



Conclusion:

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Recreation/Open Space and Preservation categories
- 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 LOS “D” or above.
3. Location on a Scenic/Noncommercial Corridor (SNCC): The amendment area is located within an SNCC. The R/OS and P categories are consistent with its Residential classification.
4. Coastal High Hazard Areas (CHHA): The amendment area is not located on the CHHA.
5. Activity Center and Multimodal Corridor Plan Categories: The amendment area does not involve the AC or MMC categories.
6. Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility: The amendment area is not adjacent to a public educational facility. The amendment area is adjacent to unincorporated Pinellas County. Pinellas County is part of the effort to amend this property to the Gladys E. Douglas Preserve.
7. Reservation of Industrial Land: The amendment area does not involve Industrial land; therefore, those policies are not applicable



Public Comments

- There were no public comments received for CW 22-02

