



FORWARD  
PINELLAS

Integrating Land Use & Transportation

# Pinellas Planning Council Countywide Plan Map Amendment

CW 22-14

Dunedin

June 8, 2022

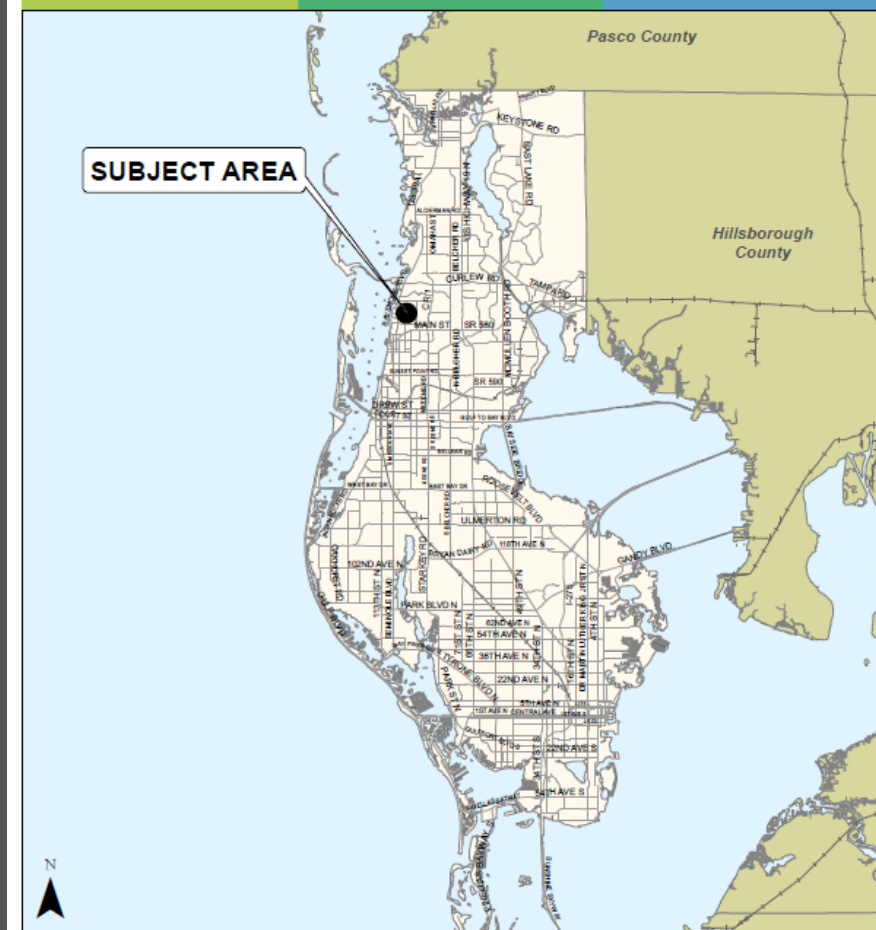


## City of Dunedin Requested Action

- The City of Dunedin seeks to amend properties from Public/Semi-Public to Recreation/Open Space
- The purpose of this proposed amendment is to expand the existing Hammock Park, with the amendment of three parcels

Case CW22-14

Map 1: Location Map



JURISDICTION: Dunedin

FROM: Public/Semi-Public

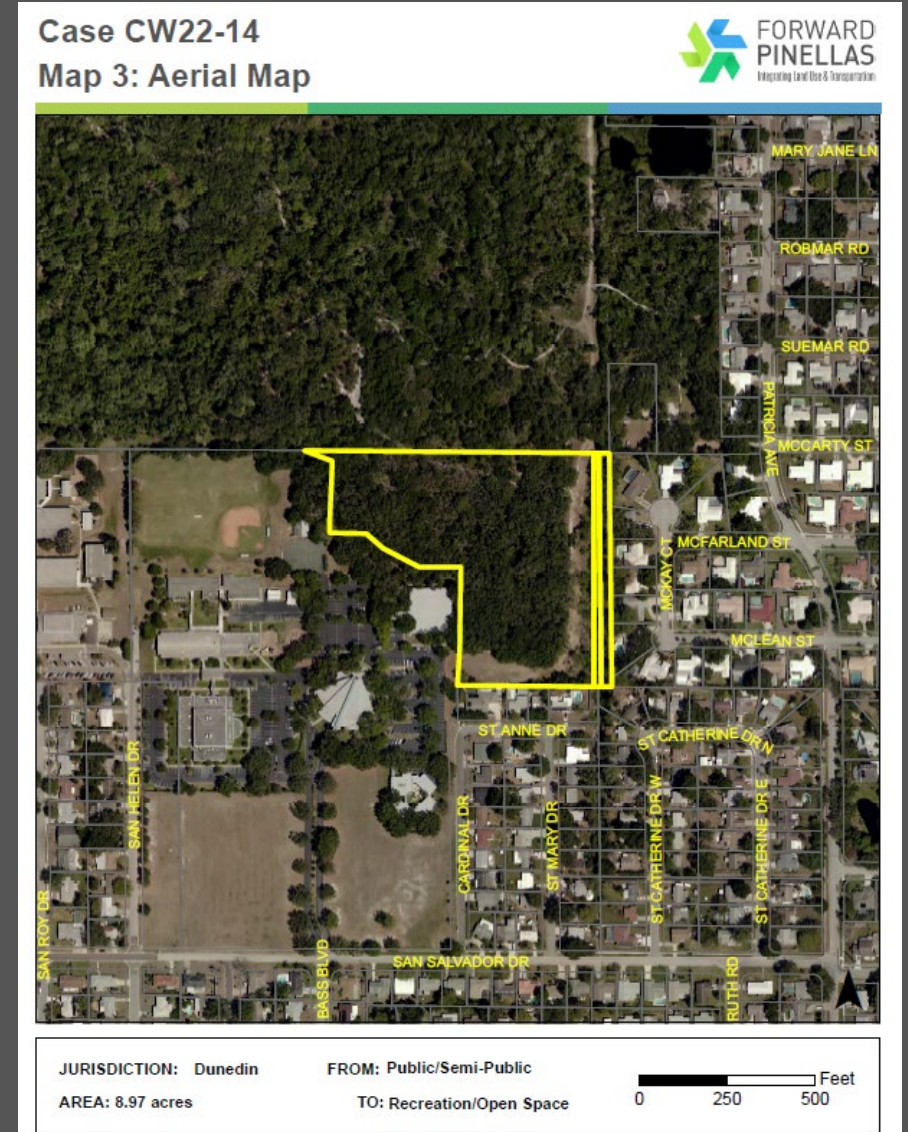
AREA: 8.97 acres

TO: Recreation/Open Space

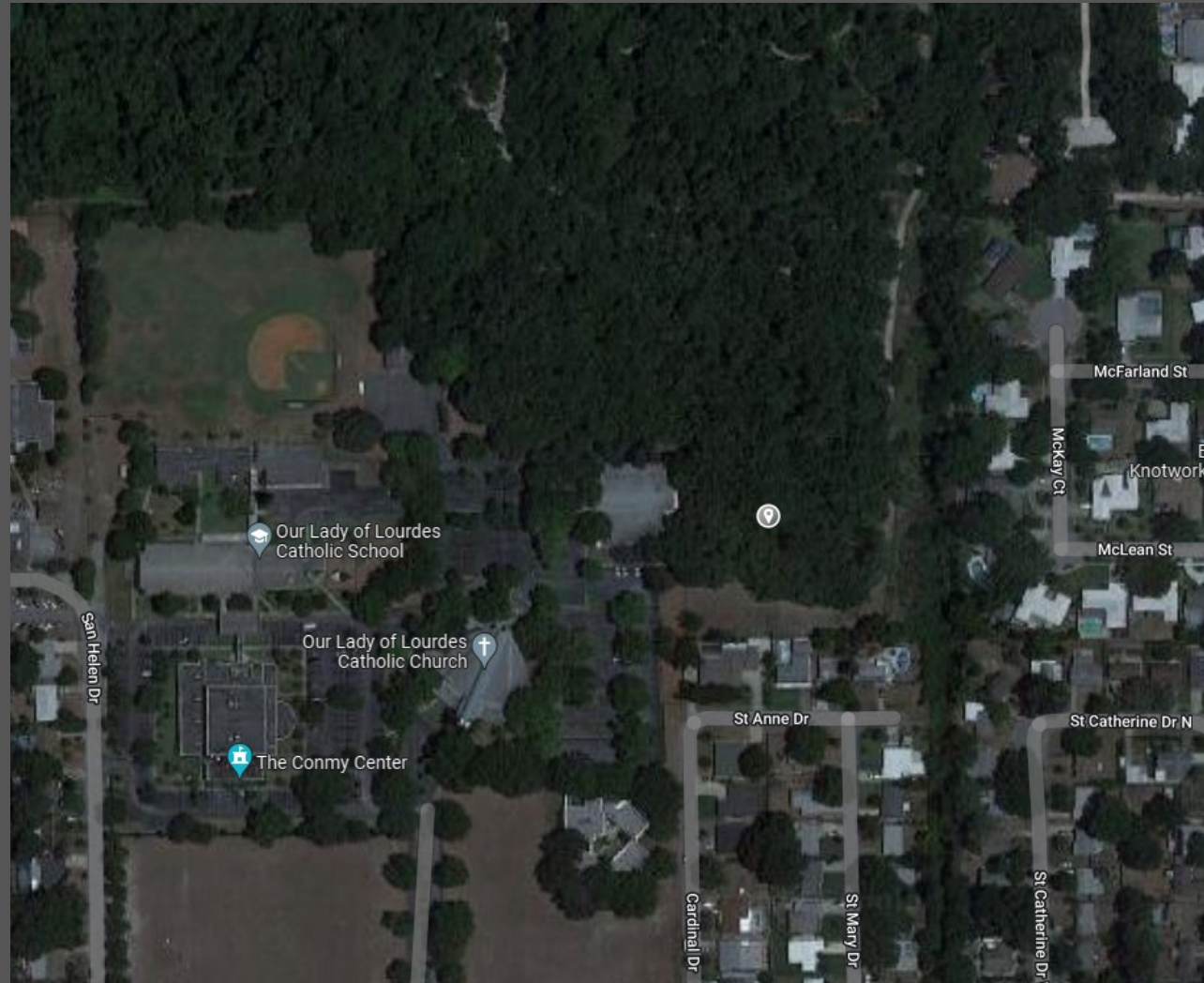


## Site Description

- **Location:** 1900 San Mateo Drive
- **Size:** 8.97 acres m.o.l.
- **Existing Uses:** Vacant (formerly owned by St. Petersburg Diocese)
- **Surrounding Uses:** Institutional, schools, single-family residential



# Aerial Image and Surrounding Area



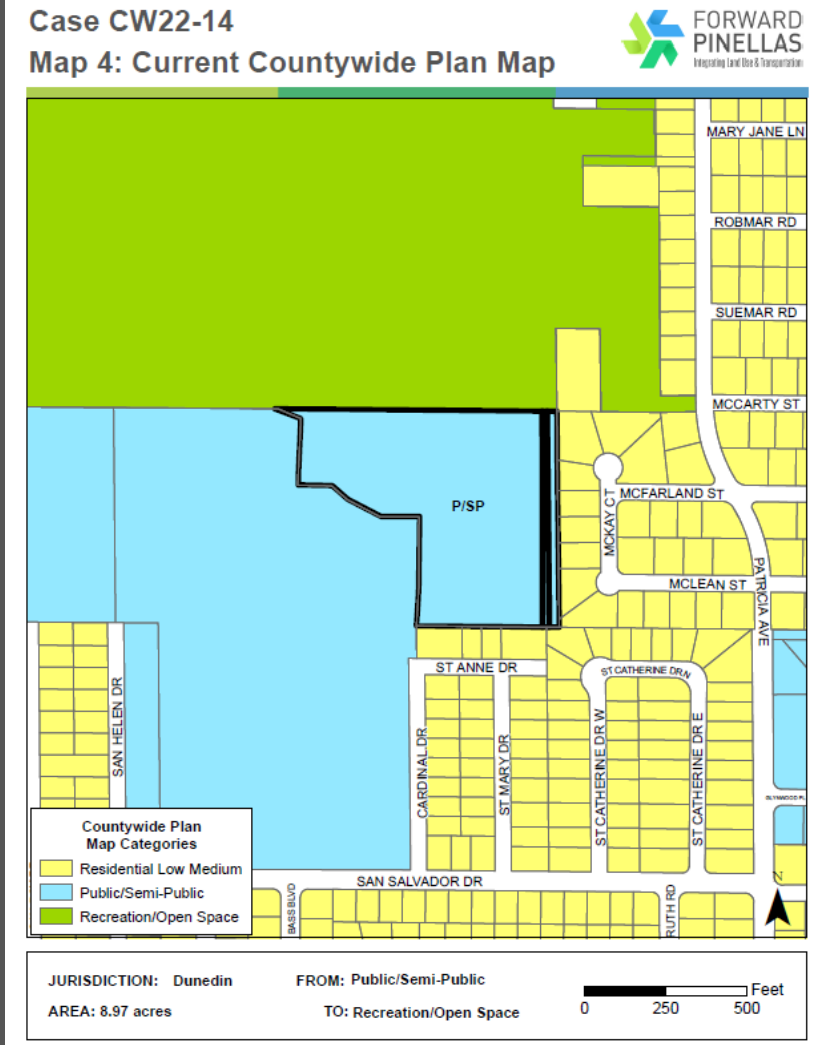


# Current and Proposed Countywide Plan Category

- Category: Public/Semi-Public**

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"> <li>Institutional</li> <li>Transportation/Utility</li> <li>Residential</li> <li>Residential Equivalent</li> <li>Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes</li> <li>Storage/Warehouse/Distribution-Light</li> <li>Garden</li> <li>Agricultural-Light</li> <li>Ancillary Nonresidential</li> </ul>	N/A	N/A

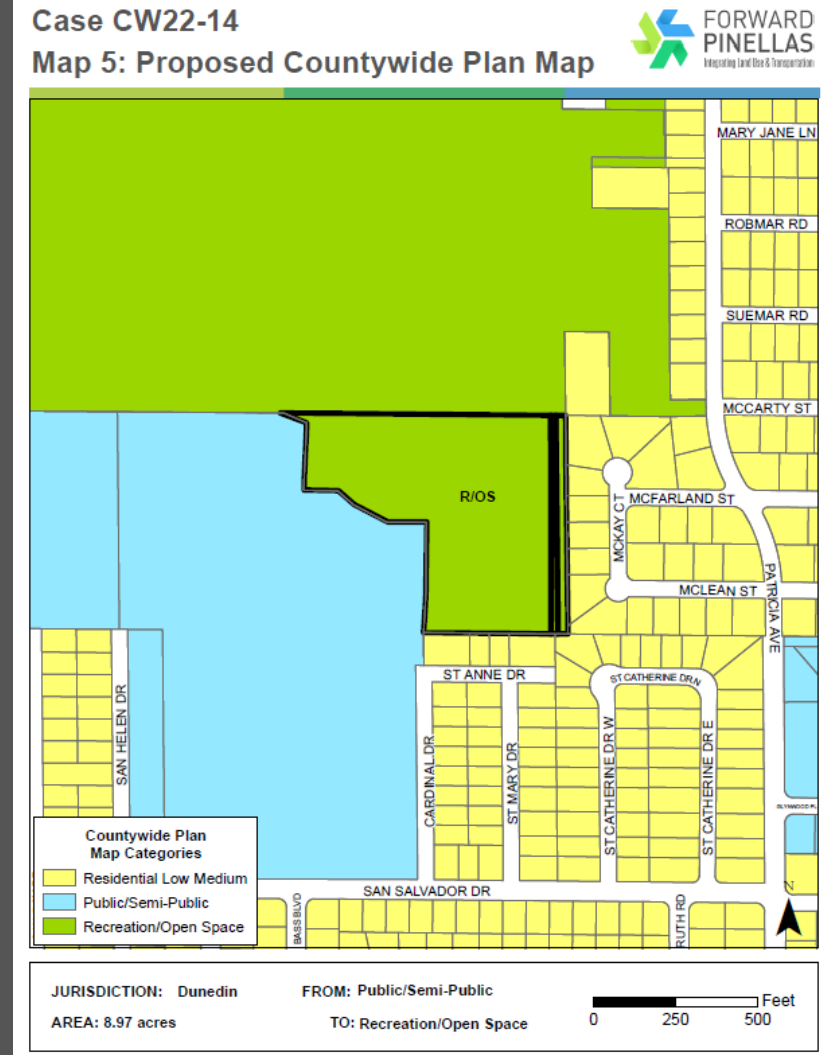
Use	Density/Intensity Standard
Residential and Vacation Rental Use	Shall not exceed 12.5 units per acre (UPA)
Residential Equivalent Use	Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 12.5 UPA
Nonresidential Use	Institutional uses shall not exceed a floor area ratio of (FAR) of .65, nor an impervious surface ratio (ISR) of .85. Transportation/utility uses shall not exceed an FAR of .70, nor an ISR of .90
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.



# Current and Proposed Countywide Plan Category

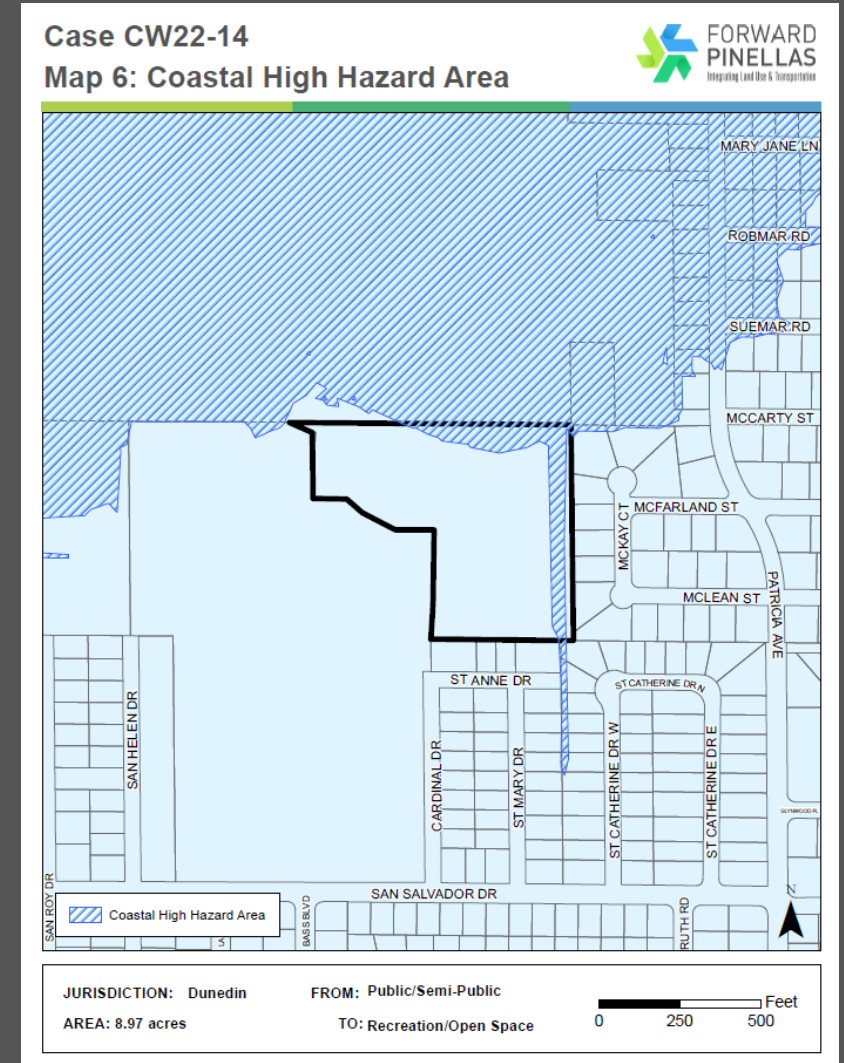
- Category: Recreation/Open Space**

Permitted Uses Not Subject to Acreage Threshold		Permitted Uses Subject to a Five Acre Maximum
<ul style="list-style-type: none"> <li>Recreation/Open Space</li> <li>Community Garden</li> <li>Agricultural – Light</li> <li>Electric substations in compliance with Section 163.3208, F.S.</li> </ul>		<ul style="list-style-type: none"> <li>Transportation/Utility</li> </ul>
Use	Density/Intensity Standard	
All uses	No use shall exceed a FAR of 0.25 nor an ISR of 0.60	



# Coastal High Hazard Area

- Approximately 1.30 acres (~14 percent) of the amendment area is located in the Coastal High Hazard Area
- Amendment area currently allows 12.5 units per acre of residential density under Public/Semi-Public category
- Proposed Recreation/Open Space category will eliminate allowable residential density



### **Conclusion:**

- The proposed amendment is appropriate for the intended purpose, and is consistent with the locational characteristics for the Recreation/Open Space 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): Approximately 1.30 acres of the amendment area is located in the CHHA; however, the proposed amendment will not impact the CHHA.
5. Activity Center and Multimodal Corridor Plan Categories: The amendment area does not involve an AC or MMC; therefore, those policies are not applicable.
6. Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility: The amendment area is not located adjacent to an adjoining jurisdiction. The proposed amendment is adjacent to a public educational facility, but will not impact the facility.
7. Reservation of Industrial Land: The amendment area does not involve Employment or Industrial designated land; therefore, those policies are not applicable.



## Public Comments

- There were no public comments received for Case CW 22-14

