

**CW 22-14**  
**Forward Pinellas Staff Analysis**  
**RELEVANT COUNTYWIDE CONSIDERATIONS:**

- 1) **Consistency with the Countywide Rules** – The proposed amendment is submitted by the City of Dunedin and seeks to amend approximately 8.97 acres of property from Public/Semi-Public to Recreation/Open Space.

The Countywide Rules state that the Recreation/Open Space Category is “intended to recognize recreation/open space uses that serve the community or region.” Furthermore, the locational characteristics for the Recreation/Open Space category are generally appropriate to those public and private open space and recreational facilities dispersed throughout the county.” As this proposed amendment involves the expansion of the existing Hammock Park in the City of Dunedin, it meets the locational characteristics of the proposed category.

The amendment area consists of three parcels located along the southern boundary of Hammock Park. Two of the three parcels are part of the City of Dunedin’s acquisition of land from the Diocese of St. Petersburg, totaling approximately 8.70 acres. The third portion of this amendment area, totaling approximately 0.27 acres, is a narrow parcel of land between two other parcels which were previously acquired by the city from the Diocese as well, and is included as part of this amendment for a uniform land use designation across the entire property. Overall, the Recreation/Open Space category is requested for consistency with the remainder of Hammock Park and to facilitate the preservation of native vegetation and wildlife.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on a roadway segment designated LOS “D” or better; 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 in the CHHA. However, the proposed Recreation/Open Space category eliminates any allowable residential uses, including any allowable densities and/or intensities associated with this use as compared to the current Public/Semi-Public category. Therefore, the proposed amendment will reduce impacts to the CHHA.
- 5) **Designated Development/Redevelopment Areas** – The amendment area does not involve a designated development/redevelopment area; therefore, those policies are not applicable.

- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is not adjacent to an adjoining jurisdiction. The amendment area is adjacent to a public educational facility; however, the proposed amendment will not increase the potential for school-aged children as a result of the proposed Recreation/Open Space designation. Therefore, there will be no impact to the public educational facility.
- 7) **Reservation of Industrial Land** – The amendment area does not involve Employment or Industrially-designated land; therefore, those policies are not applicable.

**Conclusion:**

On balance, it can be concluded that the proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.