

Countywide Planning Authority Countywide Plan Map Amendment

Case CW 25-09 – Dunedin

December 16, 2025

Local Government Request

Subject Property

- 0.53-acre site m.o.l.
- 1050 Main Street

Existing Countywide Plan Map Category (future land use)

- Retail & Services

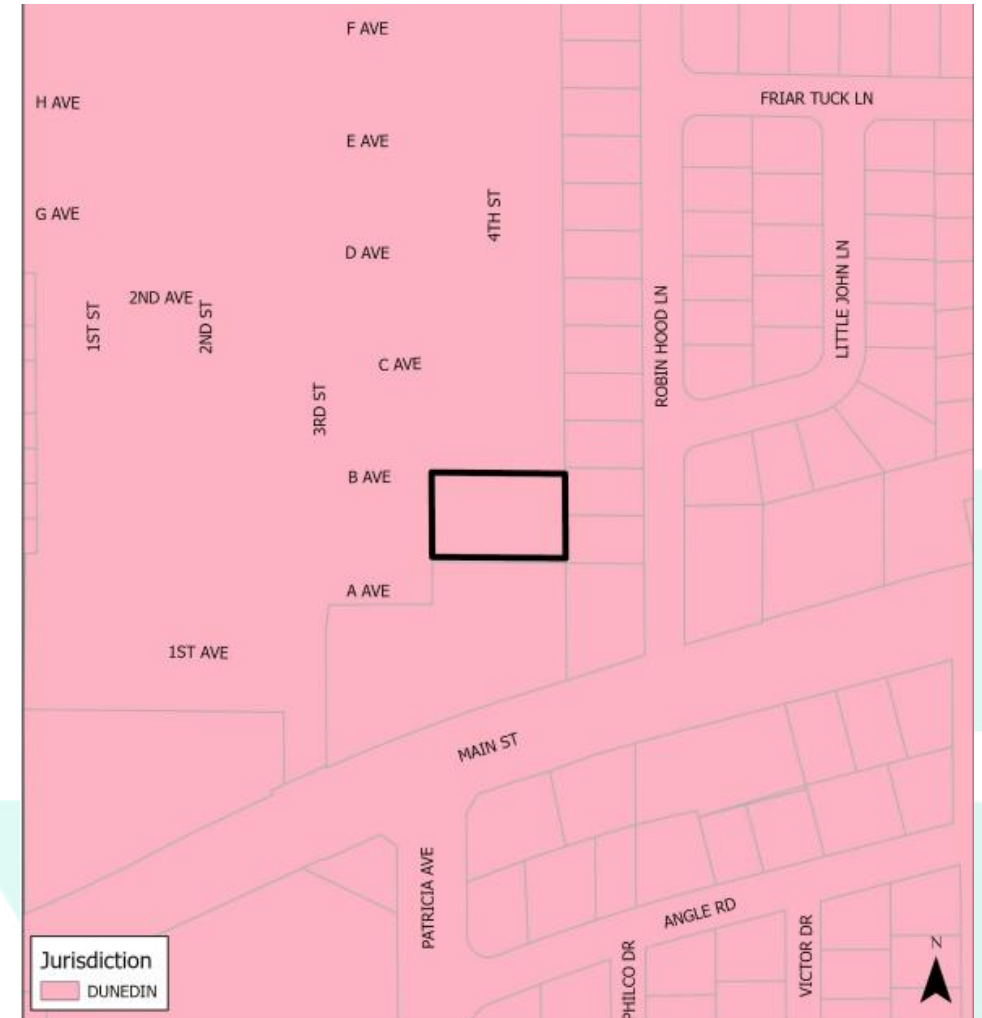
Proposed Countywide Plan Map Category (future land use)

- Residential Low Medium

Existing Use(s): Vacant land, part of the park's common area

Proposed Use(s): Same — remain part of the park's common area (no new development)

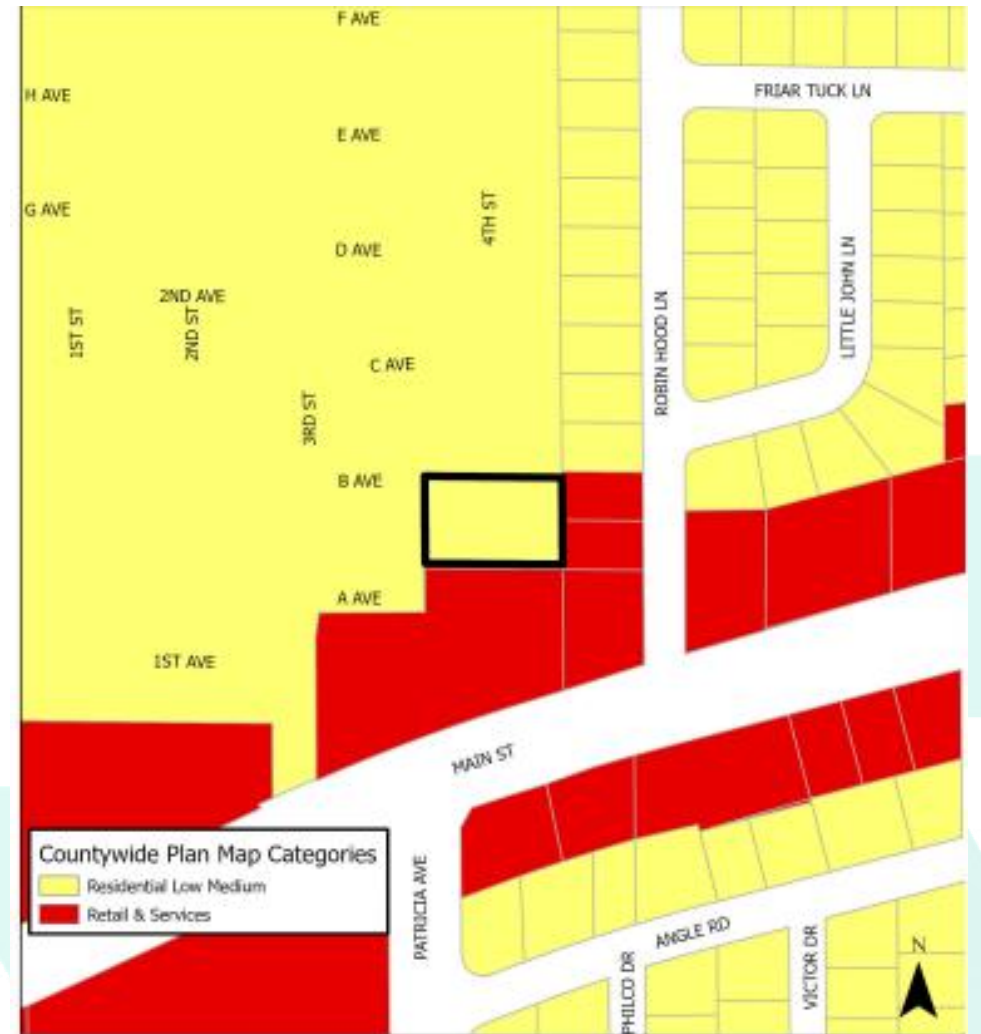
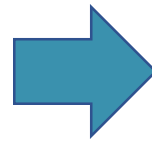
Location



Surrounding Uses



Countywide Plan Map Designation



Recommendation

Proposed Countywide Plan Map Amendment Findings

- The surrounding area is consistent with the locational characteristics for the proposed category.
- The amendment maintains compatibility with adjacent residential uses, provides consistency with the existing Residential Low Medium designation of the surrounding parcels, and represents a reduction in allowable intensity from the existing Retail & Services category.
- The proposed amendment either does not involve, or will not significantly impact, the remaining relevant Countywide considerations.

Staff, the Planners Advisory Committee, and the Forward Pinellas Board finds the proposed amendment consistent with the relevant Countywide Considerations and recommends approval