

Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Plan and Rules** – The proposed amendment is submitted by Dunedin and seeks to reclassify a parcel totaling 2.4 acres. The proposed amendment is from Residential Low Medium (RLM) to Resort (R).

The Resort category is intended to depict areas developed, or appropriate to be developed, in high-density residential and resort use; and to recognize such areas as well-suited for the combination of residential and temporary lodging use consistent with their location, surrounding uses, transportation facilities, and natural resources of such areas.

Additionally, the category as applied to this site and proposed use allows up to 120 hotel rooms. Dunedin has submitted a development agreement with the application that restricts the total number of rooms to 90, along with a 4,000 square foot restaurant. The majority of the parcel is located in the Coastal High Hazard Area, which is indicated in the Countywide Rules as an area that should not see increases in residential dwellings allowed per acre. Therefore, the restriction to only non-residential square footage through the proposed development agreement is helpful to the approval of the request.

The current RLM category is primarily used to recognize residential uses up to 10 units per acre, which would allow up to 24 dwelling units. The current is used to depict areas that are primarily well-suited for suburban, low-density or moderately dense residential uses at a maximum density of 10 dwelling units per acre

This amendment can be deemed consistent with this Relevant Countywide Consideration.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is not located on roadway operating at an LOS of “F.” Additionally, traffic generated by the proposed amendment indicates an increase in daily trips (161 for RLM vs. 670 for R) and will not result in a significant negative impact to the existing LOS. The difference in expected traffic generated between the existing and the proposed categories is an increase of approximately 509 vehicle trips per day.

Therefore, the proposed amendment can be deemed consistent with this Relevant Countywide Consideration.

- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is not located on a SNCC.

- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is located within the CHHA and is therefore subject to the Countywide Rules criteria regarding development in the CHHA. These criteria are used for reviewing proposed amendments that would increase density or intensity, or that would permit certain uses, within the CHHA. The Council and the Countywide Planning Authority may, at their discretion, consider approving such amendments based on a balancing of the ten criteria below:

Access to Emergency Shelter Space and Evacuation Routes – The uses associated with the requested amendment will have access to adequate emergency shelter space as well as evacuation routes with adequate capacities and evacuation clearance times.

With the evacuation plan that is part of the development agreement all hotel guests should be out of the area prior to storm arrival because reservations will be altered based on the storm event and timing.

Utilization of Existing and Planned Infrastructure – The requested amendment will result in the utilization of existing infrastructure, as opposed to requiring the expenditure of public funds for the construction of new, unplanned infrastructure with the potential to be damaged by coastal storms.

The proposed development will be relying on existing infrastructure.

Utilization of Existing Disturbed Areas – The requested amendment will result in the utilization of existing disturbed areas as opposed to natural areas that buffer existing development from coastal storms.

The entire site has been developed over time, but is now vacant. That is, there are no natural, undisturbed areas remaining on the site.

Maintenance of Scenic Qualities and Improvement of Public Access to Water – The requested amendment will result in the maintenance of scenic qualities, and the improvement of public access, to the Gulf of Mexico, inland waterways (such as Boca Ciega Bay), and Tampa Bay.

The subject area does not have any scenic qualities, nor does it impact public access to the water.

Water Dependent Use – The requested amendment is for uses which are water dependent.

The site is not waterfront, so this criterion is not applicable.

Part of Community Redevelopment Plan – The requested amendment is included in a Community Redevelopment Plan, as defined by Florida Statutes for a downtown or other designated redevelopment areas.

The amendment is not part of such plan.

Overall Reduction of Density or Intensity – The requested amendment would result in an increase in density or intensity on a single parcel, in concert with corollary amendments which result in the overall reduction of development density or intensity in the surrounding CHHA.

This amendment is not involved with other parcels.

Clustering of Uses – The requested amendment within the CHHA provides for the clustering of uses on a portion of the site outside the CHHA.

Approximately 50% of the site is in the CHHA and the restaurant is proposed for this non-CHHA. The hotel is proposed for an portion of the site that is in the CHHA.

Integral Part of Comprehensive Planning Process – The requested amendment has been initiated by the local government as an integral part of its comprehensive planning process, consistent with the local government comprehensive plan.

The City conducted a corridor study for Causeway Boulevard and this proposal is consistent with the overall findings in that study to provide a mix of tourist-based and residential uses along the causeway. This request would cause the comprehensive plan to be amended consistent with that corridor study.

- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located in, nor does it impact, a designated development or redevelopment area.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The amendment area is not adjacent to another jurisdiction or to a public educational facility.

Therefore, this request can be considered consistent with these Relevant Countywide Considerations.

Conclusion:

On balance, it can be concluded that the requested amendment from Residential Low Medium to Resort, along with the accompanying development agreement, is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.