

July 11, 2018

6A3. Case CW 18-18 – City of Dunedin



SUMMARY

From: Residential Low Medium
To: Residential Medium
Area: 0.3 acre m.o.l.
Location: 1722 Curlew Road

This proposed amendment is submitted by the City of Dunedin and seeks to amend a property of approximately 0.3 acre from Residential Low Medium (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) to Residential Medium (used to depict areas that are primarily well-suited for medium-density residential uses at a maximum density of 15 dwelling units per acre).

The property contains a 12 bed assisted living facility. If approved, this amendment will be consistent with the City of Dunedin's Comprehensive Plan.

FINDINGS

Staff submits the following findings in support of the recommendation for approval:

- A. The Residential Medium category recognizes the proposed use of the area, and is consistent with the criteria for utilization of this category.
- B. The proposed amendment either does not involve, or will not significantly impact, the remaining relevant countywide considerations.

Please see accompanying attachments and documents in explanation and support of these findings.

LIST OF MAPS & ATTACHMENTS:

Map 1 Locator Map
Map 2 Site Map
Map 3 Aerial Map
Map 4 Current Countywide Plan Map
Map 5 Proposed Countywide Plan Map

Attachment 1 Forward Pinellas Staff Analysis
Attachment 2 Restrictive Covenant

MEETING DATES:

Planners Advisory Committee, July 2, 2018 at 1:30 p.m.
Forward Pinellas, July 11, 2018 at 1:00 p.m.
Countywide Planning Authority, August 7, 2018 at 9:30 a.m.

ACTION: Board, in its role as the Pinellas Planning Council, to recommend approval or denial of the requested amendment to the Countywide Planning Authority.

STAFF RECOMMENDATION: The staff recommends to the board that it recommend approval of the requested amendment.

ADVISORY COMMITTEE RECOMMENDATION: At its July 2, 2018 meeting, the Planners Advisory Committee discussed, but made no recommendation on this amendment.

FORWARD PINELLAS BOARD RECOMMENDATION: The Board met on July 11, 2018 and voted 11-0 to recommend approval of this amendment.