



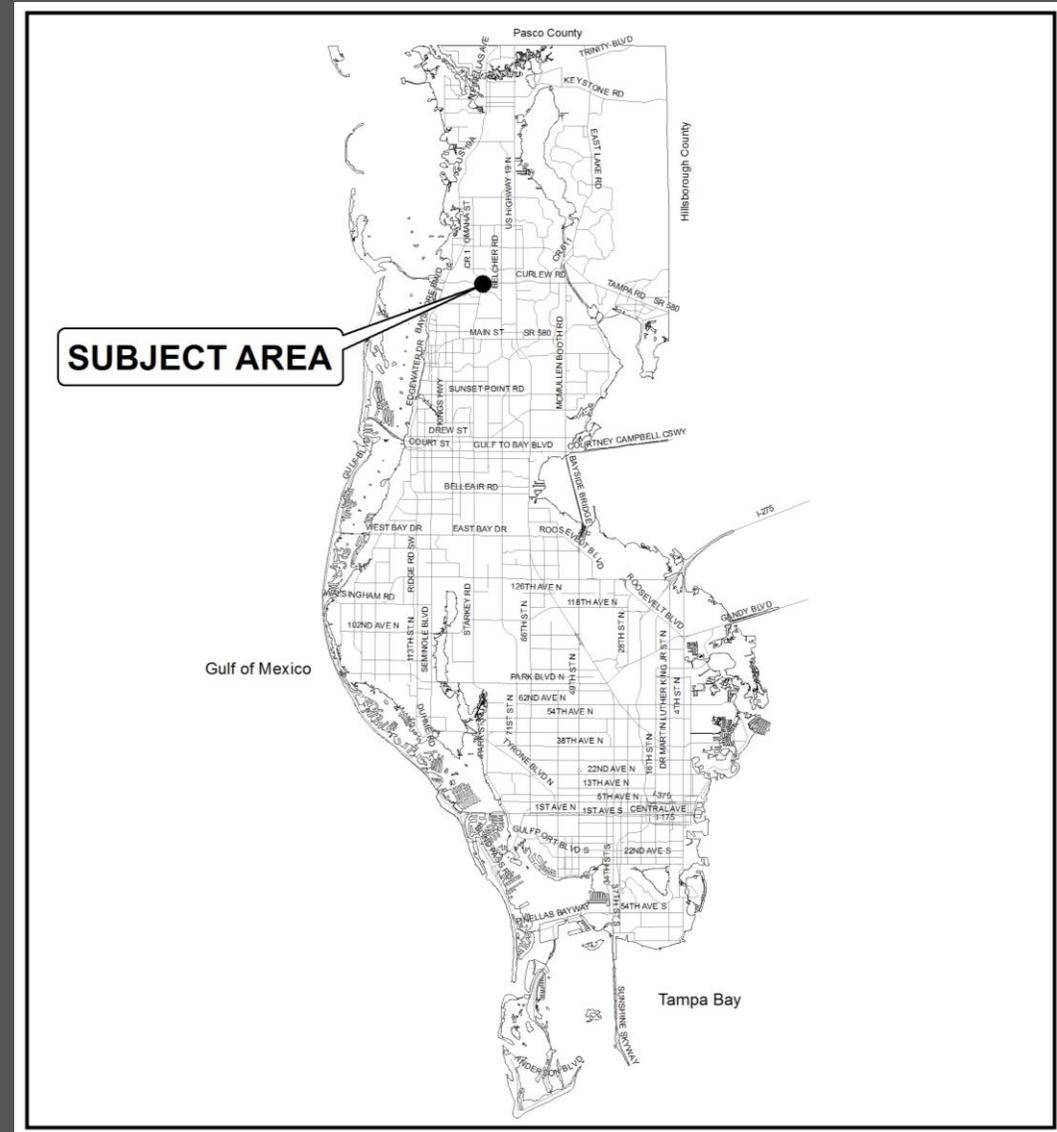
**FORWARD  
PINELLAS**  
Integrating Land Use & Transportation

# Countywide Planning Authority Regular Countywide Plan Map Amendment

Case CW18-18  
City of Dunedin  
August 7, 2018

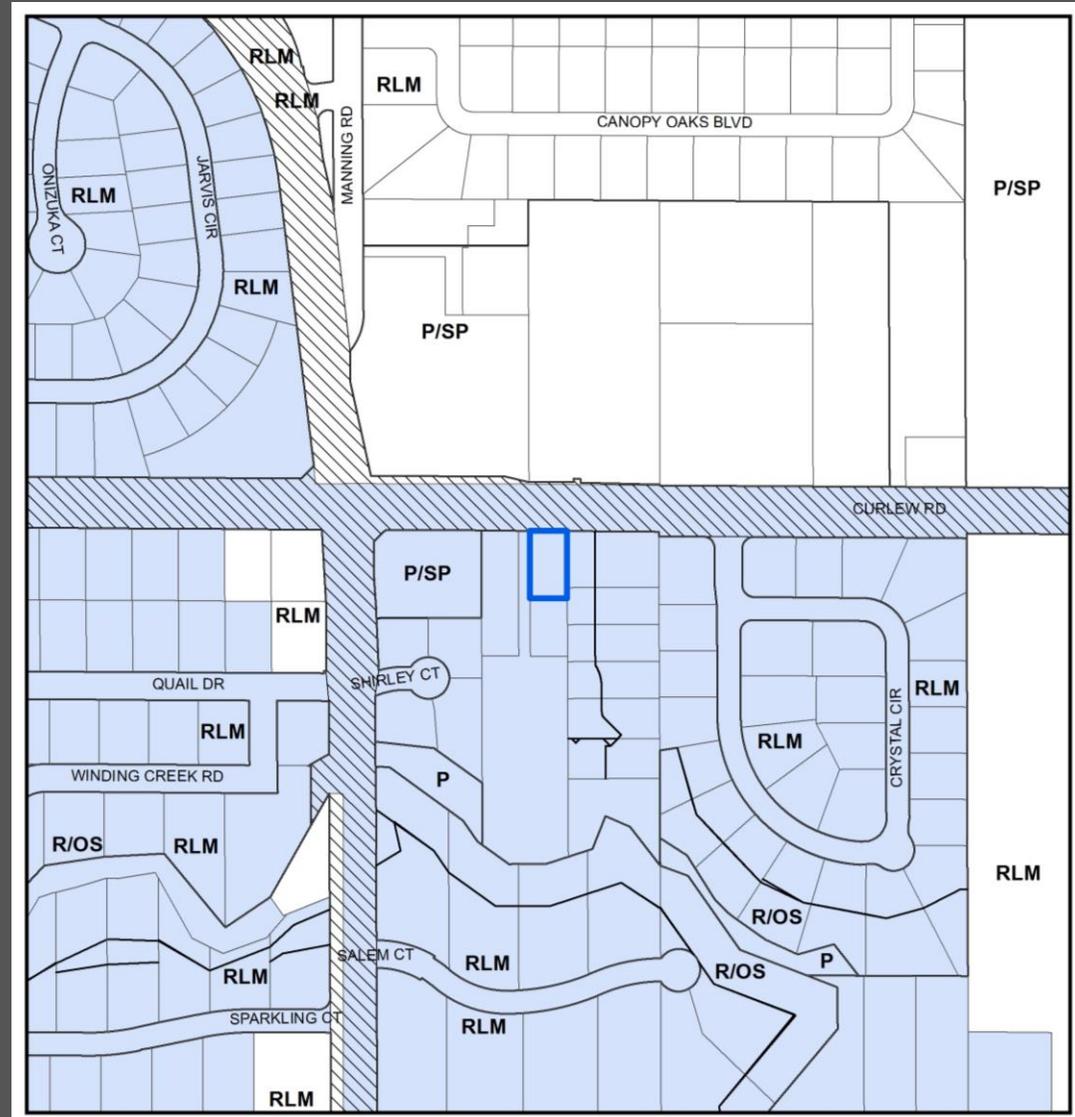
# General Location

- LOCATION: 1722 Curlew Road
- SIZE: 0.3 acre m.o.l.
- EXISTING USES: assisted living facility



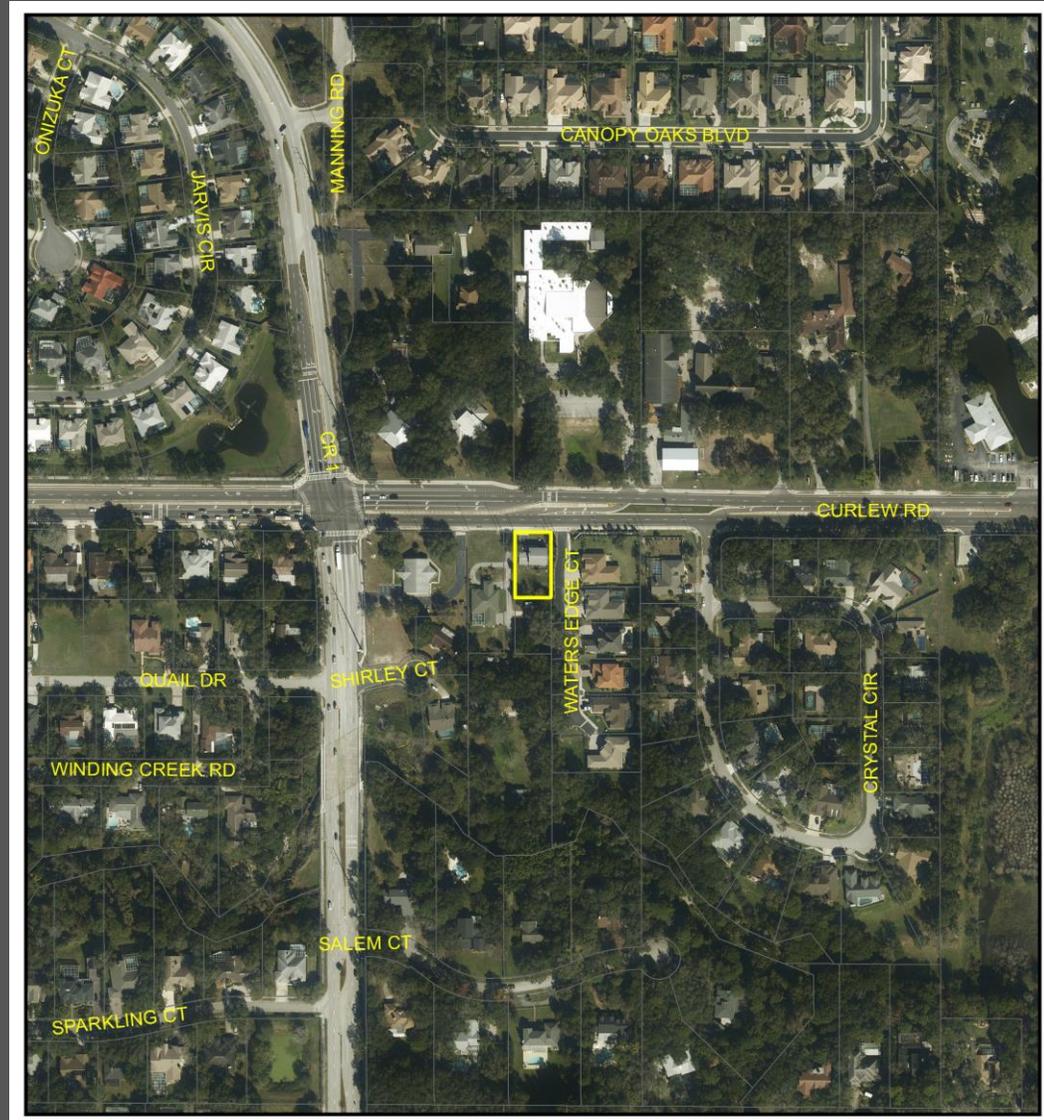
# Jurisdiction

- Amendment area is located in the City of Dunedin and is adjacent to unincorporated Pinellas County



# Area Characteristics

- Uses surrounding the amendment area are residential and public/semi-public



# Assisted living facility on the property



# Assisted Living Facility signage on Curlew Rd.

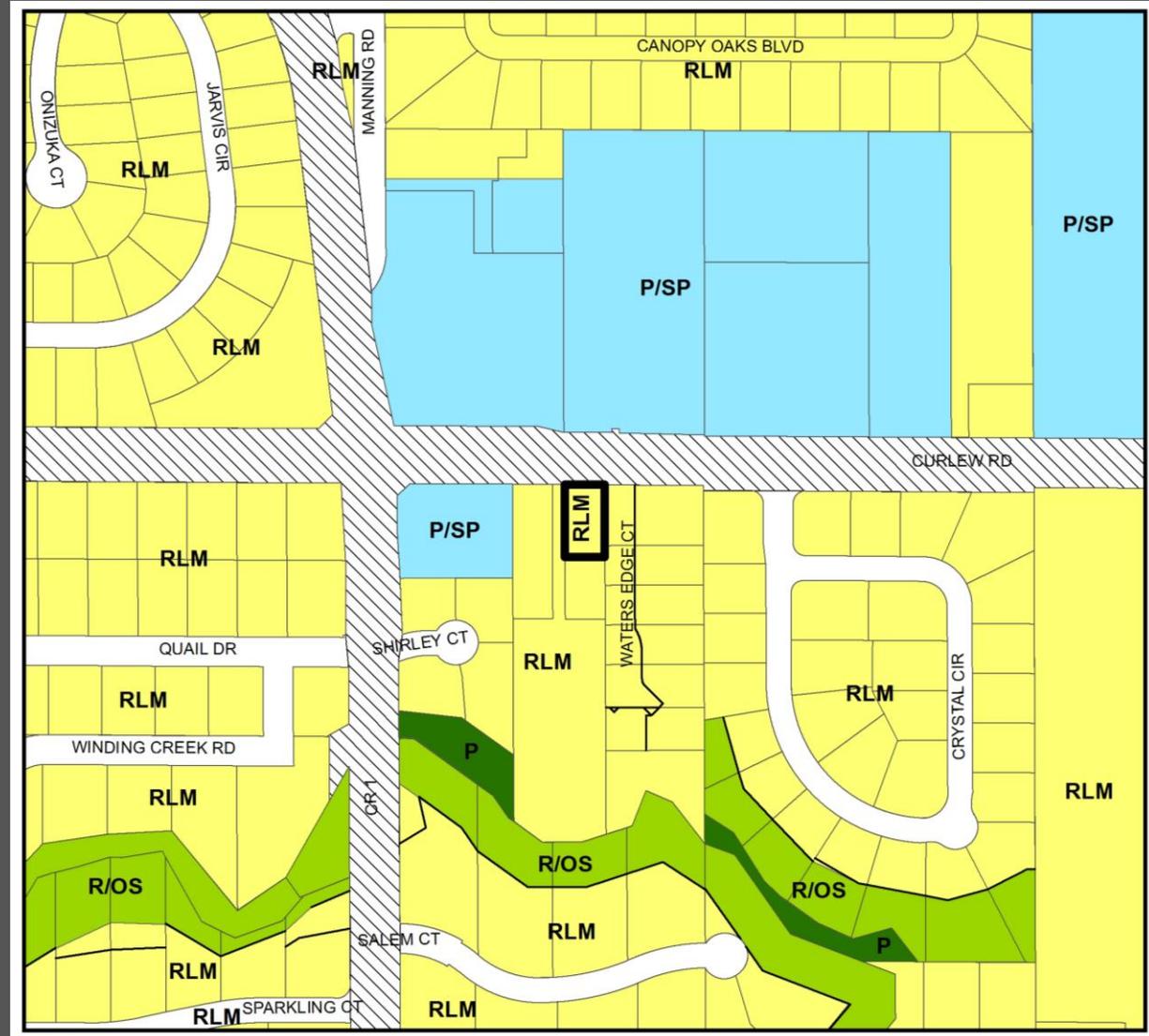


# Church across Curlew Road to the northeast of the property



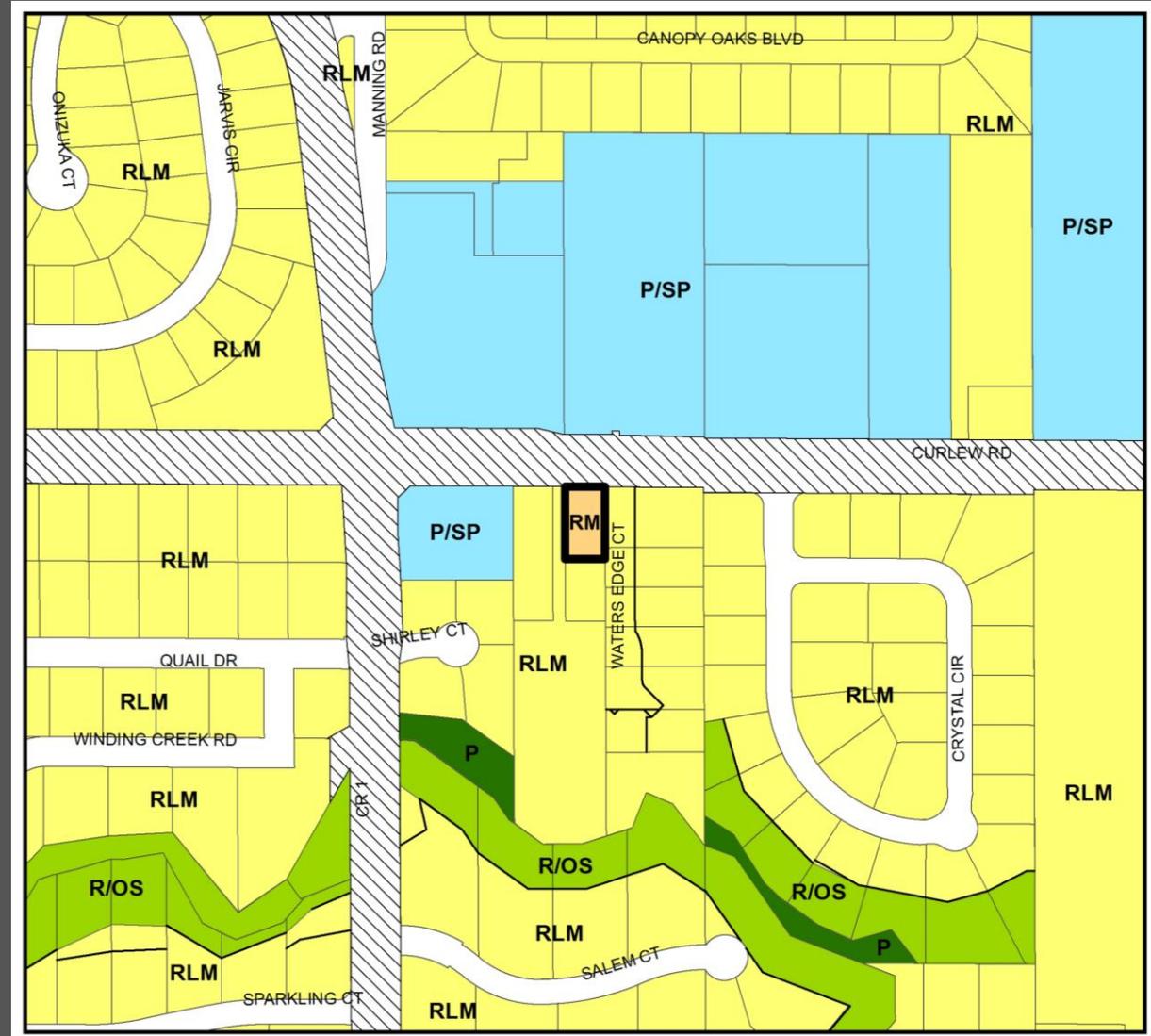
# Expansion Area Current Categories

- Currently categorized as Residential Low Medium



# Expansion Area Proposed Categories

- This amendment seeks to change the category from Residential Low Medium to Residential Medium



# Recommendation

- Consistent with the Countywide Rules, and reviewed against the relevant Countywide Considerations:
  - Legal non-conforming use that serves a demonstrated local need;
  - Restrictive covenant limits the use of the property to either a 12-bed assisted living facility or single family home;
  - Consistent with the utilization of this category; and
  - Will not significantly impact other Countywide Considerations.
- Staff recommends approval

