

CW 22-02
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 the designation of approximately 44.68 The acres of property from Residential Low Medium and Preservation to Recreation/Open Space and Preservation.

The Countywide Rules state that the proposed Residential Low Medium category is “intended to depict areas that are now developed, or appropriate to be developed, in a suburban, low density or moderately dense residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the suburban qualities, transportation facilities, including transit, and natural resources of such areas” and the Preservation category is “intended to recognize natural resource features worthy of preservation and those areas of the county that are now used, or are appropriate to be used, for the conservation, production, and management of the regional potable water supply and the supporting infrastructure, consistent with the natural resources of the area.”

The locational characteristics of the Recreation/Open Space category are “generally appropriate to those public and private open spaces and recreational facilities dispersed throughout the county; and in recognition of the natural and man-made conditions which contribute to the active and passive open space character and recreation use of such locations.” The amendment area is adjacent to a 55-acre lake, currently owned by the Southwest Florida Water Management District. The Gladys E. Douglas Preserve will be created by connecting this lake and the amendment area to create a nearly 100-acre public park, thereby serving the county with passive open space and recreational uses, such as walking trails.

The amendment area is located on the southwest corner of Virginia Avenue and Keene Road. The two parcels of the amendment were acquired by the City of Dunedin in May 2021 with significant financial assistance from Pinellas County in addition to contributions from others, for the purpose of preserving this land for public enjoyment as parklands, known as the Gladys E. Douglas Preserve. The amendment area consists of two properties, the first of which is approximately 33 acres of vacant land, and the second of which is approximately 10 acres containing single-family residential homes and other accessory structures.

The property acquisition and annexation processes have been completed by the City of Dunedin. Now that these steps are complete, a Countywide Plan Map amendment is required facilitate the intended use of the subject properties as public parklands, hence the proposed amendment to the Recreation/Open Space category. Only the areas that are designated Residential Low Medium will be amended to

Recreation/Open Space, while the portions of the amendment area designated Preservation will remain the same.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is located on roadway segment operating at LOS “D” or above; therefore, those policies are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is located within an SNCC; however, the Recreation/Open Space and Preservation categories are compatible with all classifications of SNCCs.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located on a CHHA; therefore, those policies are not available.
- 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 a public educational facility; therefore, those policies are not applicable. The amendment area is adjacent to unincorporated Pinellas County. However, due to their financial role in the acquisition of this land, Pinellas County is aware and supportive of the proposed amendment.
- 7) **Reservation of Industrial Land** – The amendment area does not include Employment or Industrial 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.