

FORWARD PINELLAS STAFF ANALYSIS



APPLICATION NO.: Case CW 25-09

STAFF: Emma Wennick, Program Planner

APPLICANT: City of Dunedin

PROPERTY SIZE: 0.53 acres m.o.l.

**CURRENT COUNTYWIDE
PLAN MAP CATEGORY:** Retail & Services

**PROPOSED COUNTYWIDE
PLAN MAP CATEGORY:** Residential Low Medium

**CURRENT LOCAL
FUTURE LAND USE PLAN
MAP CATEGORY:** Dunedin – Retail & Services

**PROPOSED LOCAL
FUTURE LAND USE PLAN
MAP CATEGORY:** Dunedin – Residential Low Medium

LOCATION / PARCEL ID: 1050 Main Street / 26-28-15-00000-230-1500

BACKGROUND SUMMARY:

The City of Dunedin proposes a Countywide Plan Map amendment to change the designation of a 0.53-acre parcel at 1050 Main Street from Retail & Services to Residential Low Medium. Located within the Golden Acres Mobile Home Park, a 55+ resident-owned community with 224 units, the property has no direct access to Main Street and is currently vacant following the demolition of a single-family home in 2023. The amendment aligns the parcel's designation with the rest of the park, reflecting its intended use as part of the common area. No new development is proposed, and the change reduces allowable density consistent with the surrounding residential area and the City's Comprehensive Plan.

STAFF RECOMMENDATION:

Staff recommends approval of an amendment to the Countywide Plan Map from Retail & Services to Residential Low Medium.

PLANNERS ADVISORY COMMITTEE RECOMMENDATION:

The Planners Advisory Committee met on November 3, 2025 and voted unanimously to recommend approval.

LOCAL GOVERNMENT COUNCIL/COMMISSION ACTION:

The City Commission held a public hearing on the local future land use map amendment on October 9, 2025. The Commission approved the first reading with a vote of 5-0 and there were no public comments.

CURRENT PROPERTY INFORMATION:

Property Use(s):	Vacant land functioning as part of the mobile home park's common area.
Site Features:	Landlocked 0.53-acre site located within a 55+ resident-owned mobile home community; accessible only via private internal streets with no direct connection to Main Street.

PLANNING CONSIDERATIONS:

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The amendment decreases allowable density by changing the designation from Retail & Services to Residential Low Medium, better reflecting the site's existing residential setting and limited accessibility.
2. Aligning the parcel's designation with the surrounding Golden Acres Mobile Home Park ensures land use and zoning consistency across the entire community and eliminates a split designation within the park boundaries.
3. The site's landlocked condition, lack of public street access, and established integration within a 55+ resident-owned mobile home community support its continued use as part of the park's common area rather than for commercial purposes.

RELEVANT COUNTYWIDE CONSIDERATIONS:

The proposed amendment to the Countywide Plan Map is a legislative decision. The standards for the current and proposed Countywide Plan Map categories are summarized below:

	Current Countywide Plan Map Category: Retail & Services	Proposed Countywide Plan Map Category: Residential Low Medium
Purpose:	Intended to depict areas developed with, or appropriate to be developed with, a mix of businesses that provide for the shopping and personal service needs of the community or region, provide for employment opportunities and accommodate target employment uses, and may include residential uses as part of the mix of uses.	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.
Permitted Uses:	<p>Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Commercial Recreation, Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Recreational Vehicle Park; Temporary Lodging; Research/Development- Light; Storage/Warehouse/Distribution- Light; Manufacturing-Light; Recreation/Open Space; Community Garden; Agricultural-Light.</p> <p>Manufacturing-Medium is subject to a three-acre maximum.</p> <p>Institutional; Transportation/Utility; Agricultural; Ancillary Nonresidential are subject to a five-acre maximum.</p>	<p>Residential; Residential Equivalent; Vacation Rental pursuant to the provisions of Section 509.242(1)(c), Florida Statutes; Accessory Dwelling Unit; Public Educational Facility; Recreation/Open Space; Community Garden; Agricultural-Light; Agricultural.</p> <p>Office; Personal Service/Office Support; Retail Commercial are Subject to One Acre Maximum</p> <p>Ancillary Nonresidential; Transportation/Utility are subject to a three-acre maximum.</p> <p>Institutional (except Public Educational Facilities which are not subject to this threshold, pursuant to the provisions of Section 6.5.4.2) are subject to a five-acre maximum.</p>
Max. Density:	24 units per acre	10 units per acre
Max. Floor Area Ratio (FAR):	0.55	0.50

Max. Impervious Surface Ratio (ISR):	0.90	0.75
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Section 6.5.3. of the Countywide Rules provides the review criteria for amendments to the Countywide Plan Map. An analysis of these criteria are provided below:

1. The manner in, and extent to, which the amendment is consistent with the Countywide Rules and with the Countywide Plan Strategies as implemented through the Countywide Rules.

Staff Analysis: The proposed amendment is consistent with the Countywide Rules because it aligns the subject parcel's land use designation with the surrounding Golden Acres Mobile Home Park, maintaining a residential context and reducing allowable density from Retail & Services to Residential Low Medium. The Countywide Rules promote consistency, compatibility, and appropriate density transitions, and this amendment reflects those principles by ensuring the parcel's designation matches its actual use within an established mobile home community. By converting a small, landlocked parcel to Residential Low Medium, the amendment prevents potential conflicts between commercial uses and the existing neighborhood, maintains continuity of the Residential Low Medium designation throughout the park, and supports the Countywide Plan Strategies by reinforcing compatible land use patterns and preserving the character of the established community.

2. Forward Pinellas has developed a multimodal accessibility index (MAX index). Proposed amendments will need to maintain a MAX score equal to or better than the Countywide Average MAX score. The Current Countywide Average MAX score: 7.1; if that score is not reached, balancing criteria will be required. An amendment adopting or amending the Activity Center (AC), Multimodal Corridor (MMC) and Planned Redevelopment District (PRD) categories and affecting fewer than 10 acres shall be subject to the Multimodal Accessibility Index (MAX Index).

Staff Analysis: While the site's MAX score is below the Countywide Average score of 7.1, the amendment reduces allowable density and intensity by changing the designation from Retail & Services to Residential Low Medium, which decreases potential traffic and multimodal demand; therefore the proposed amendment does not require additional balancing criteria evaluation.

- 3. If located within a Scenic/Noncommercial Corridor, the manner in, and extent to, which the amendment conforms to the criteria and standards contained in Section 6.5.4.1 of these Countywide Rules.**

Staff Analysis: The amendment area is not located on a Scenic/Noncommercial Corridor.

- 4. If located within a Coastal High Hazard Area, the manner in, and extent to, which the amendment conforms to the terms set forth in Section 4.2.7.**

Staff Analysis: The amendment area is not located within the Coastal High Hazard Area.

- 5. If the amendment involves the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category, the manner in, and extent to, which the amendment conforms to the purpose and requirements of the applicable category, and addresses the relevant Planning and Urban Design Principles described in Section 6.2.6 and Land Use Goal 16.0 of the Countywide Plan Strategies.**

Staff Analysis: The amendment area does not involve the creation, expansion, contraction of, or substantive change to the Activity Center, Multimodal Corridor, or Planned Redevelopment District category.

- 6. The manner in, and extent to, which the amendment significantly impacts a public educational facility or an adjoining jurisdiction.**

Staff Analysis: The amendment area is not located adjacent to an adjoining jurisdiction and if approved, the amendment would not significantly impact a public educational facility.

- 7. If the amendment involves the conversion from the Employment (E), Industrial (I), or Target Employment Center (TEC) category, the extent to which the amendment area can continue to provide for target employment opportunities as evaluated and set forth in Section 6.5.4.5.**

Staff Analysis: The amendment area does not involve the conversion of Employment, Industrial, or Target Employment Center designated land.

PUBLIC CORRESPONDENCE

The proposed Countywide Plan Map amendment was publicly advertised as required by Section 7.8.4. of the Countywide Rules. No public correspondence has been received to date.

CONCLUSION

Staff finds the proposed amendment is consistent with the Relevant Countywide Considerations found in Section 6.5.3.1 of the Countywide Rules.