

## CW 18-18 Forward Pinellas Staff Analysis

### Relevant Countywide Considerations:

- 1) **Consistency with the Countywide Rules** – The City of Dunedin proposes to amend a parcel approximately 0.3 acres in size. The property is proposed to be amended 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).

It is staff's determination that if approved, this amendment will be consistent with Dunedin's Comprehensive Plan. Staff further concludes that the proposed amendment is consistent with the purpose, location, density, intensity, and use standards contained in the Countywide Rules.

- 2) **Adopted Roadway Level of Service (LOS) Standard** – The amendment area is not located on a roadway operating at an LOS of "F", therefore those standards are not applicable.
- 3) **Location on a Scenic/Noncommercial Corridor (SNCC)** – The amendment area is located along a SNCC considered Residential Classification. The proposed Residential Medium category is considered consistent with this classification of SNCCs.
- 4) **Coastal High Hazard Areas (CHHA)** – The amendment area is not located within a CHHA, therefore those standards are not applicable.
- 5) **Designated Development/Redevelopment Areas** – The amendment area is not located within a designated development/redevelopment area, therefore those standards are not applicable.
- 6) **Adjacent to or Impacting an Adjoining Jurisdiction or Public Educational Facility** – The proposed amendment area is adjacent to unincorporated Pinellas County. Pinellas County staff were provided the application to review and found no major issues. The amendment area is adjacent to the Plato Academy Charter School, which is a public educational facility; however, an assisted living facility use proposed for the site is deemed to have no major impact on school population.

### Conclusion:

On balance, it can be concluded that the proposed amendment is deemed consistent with the Relevant Countywide Considerations found in the Countywide Rules.