

April 11, 2018

6A5. Case CW 18-11 – City of Dunedin



SUMMARY

From: Residential Low Medium
To: Residential Medium
Area: 2.4 acres m.o.l.
Location: 801 Main Street

This proposed amendment is submitted by the City of Dunedin and seeks to amend a property totaling approximately 2.4 acres 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). This amendment qualifies as a Type A subthreshold amendment because it is less than five acres in size and meets the balancing criteria.

The subject property's existing use is a mobile park and townhomes are proposed for the site. 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 site, 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

MEETING DATES:

Planners Advisory Committee, April 2, 2018 at 1:30 p.m.
Forward Pinellas, April 11, 2018 at 1:00 p.m.
Countywide Planning Authority, May 8, 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 April 2, 2018 meeting, the Planners Advisory Committee voted 12-0 to recommend approval of this amendment.

FORWARD PINELLAS BOARD RECOMMENDATION: The Board met on April 11, 2018 and voted 12-0 to recommend approval of this amendment.