

## I. AMENDMENT INFORMATION

From: Residential Low Medium (RLM)

To: Resort (R)

Area: 2.4 acres m.o.l.

Location: 2641 Michael Place, Dunedin, FL (Dunedin Jurisdiction)

## II. RECOMMENDATION

Council recommends to the Countywide Planning Authority that the proposed map amendment to Resort, along with the accompanying development agreement, be approved.

## III. BACKGROUND

This proposed amendment is submitted by the City of Dunedin and seeks to reclassify a 2.4 acre property from Residential Low Medium to Resort.

The site is vacant and the applicant proposes to develop a 90 room hotel (i.e., temporary lodging) and 4,000 square foot restaurant. The Countywide Rules would allow up to 120 rooms; however, Dunedin is entering into a development agreement with the applicant that would restrict the use to the 90 rooms and restaurant. This restriction to temporary lodging uses is helpful to the application's approval as well, because the Resort category would normally allow up to 72 residential dwelling units. However, the majority of the site is located in the Coastal High Hazard Area, which discourages increases in residential development in these areas that are vulnerable to coastal storm damage or exacerbate evacuation issues.

## IV. FINDINGS

**Staff submits the following findings in support of the recommendation for approval:**

- A. The Resort category recognizes the proposed use of the site and is consistent with the criteria for utilization of this category;
- B. The amendment is not adjacent to a roadway segment operating at a LOS "F;"
- C. The amendment is not adjacent to a Scenic/Noncommercial Corridor;

***PPC Action:*** The Council recommended approval of the amendment as noted above (vote 9-0).

***CPA Action:***

- D. The amendment is not adjacent to another jurisdiction or public school; and
- E. 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 the findings.**

**In consideration of and based upon a balanced legislative determination of the Relevant Countywide Considerations, as they relate to the overall purpose and integrity of the Countywide Plan, it is recommended that the proposed Resort Countywide Plan Map category, along with the accompanying development agreement, be approved.**

## **V. PLANNERS ADVISORY COMMITTEE**

At the Planners Advisory Committee meeting on October 5, 2015, the members discussed and recommended approval of staff recommendation (vote 12-0).

## **VI. LIST OF MAPS & ATTACHMENTS**

- Map 1      Location
- Map 2      Current Countywide Plan & Jurisdiction Map
- Map 3      Aerial
- Map 4      Current Countywide Plan Map
- Map 5      Proposed Countywide Plan Map

- Attachment 1    Council Staff Analysis
- Attachment 2    Draft Planners Advisory Committee Summary Actions Sheet

## **VII. SUPPORT DOCUMENTS – available only at [www.pinellasplanningcouncil.org](http://www.pinellasplanningcouncil.org) (see October 2015 Agenda and then click on corresponding case number).**

- Support Document 1    Disclosure of Interest Form
- Support Document 2    Local Government Application
- Support Document 3    Development Agreement

## **VIII. MEETING DATES**

Planners Advisory Committee, October 5, 2015 at 1:30 p.m.  
Pinellas Planning Council, October 14, 2015 at 3:00 p.m.  
Countywide Planning Authority, November 10, 2015 at 9:30 a.m.