

December 13, 2017

6C1. Case CW 17-13 – Dunedin



SUMMARY

From: Public/Semi-Public
To: Retail & Services
Area: 1 acre m.o.l.
Location: 1251 San Christopher Drive

This proposed amendment is submitted by the City of Dunedin and seeks to amend a property totaling approximately 1 acre from Public/Semi-Public (intended to recognize institutional and transportation/utility uses that serve the community or region, especially larger facilities having acreage exceeding the thresholds established in other plan categories, and which are consistent with the need, character, and scale of such uses relative to the surrounding uses, transportation facilities, and natural resource features) to Retail & Services (used to depict areas 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). This amendment qualifies as a Type A subthreshold amendment because it is less than 10 acres in size and meets the balancing criteria.

The subject property has a vacant building, which was formerly the location of the Knights of Columbus fraternal organization. The proposed use is for a window and door contracting business. 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 Retail & Services 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

MEETING DATES:

Planners Advisory Committee, December 4, 2017 at 1:30 p.m.

Forward Pinellas, December 13, 2017 at 1:00 p.m.

Countywide Planning Authority, January 9, 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(S): The Planners Advisory Committee met on December 4, 2017 and voted 11-0 to approve this amendment.

FORWARD PINELLAS BOARD RECOMMENDATION: The Board met on December 13, 2017 and voted 12-0 to recommend approval of this amendment.