



Pinellas County

Legislation Details (With Text)

File #: 25-1775A **Version:** 1

Type: Zoning / Land Use and Related Item **Status:** Passed

File created: 11/4/2025 **In control:** Countywide Planning Authority

On agenda: 12/16/2025 **Final action:** 12/16/2025

Title: Case No. CW 25-09 - City of Dunedin
Countywide Plan Map amendment from Retail and Services to Residential Low Medium, regarding 0.53 acres more or less, located at 1050 Main Street.

Sponsors:

Indexes:

Code sections:

Attachments: 1. State-Filed ORD 25-27 (Corrected), 2. State-Filed Ordinance 25-27, 3. Ordinance CW 25-09 Dunedin, 4. All Maps CW 25-09, 5. Forward Pinellas Staff Analysis, 6. Draft PAC Minutes, 7. Case CW 25-09 City of Dunedin CPA Presentation, 8. Application LUP/ZO-2025-0001, 9. Notice of Public Hearing - Legal Notice, 10. Affidavit of Publication, 11. 59 Speaker Card

Date	Ver.	Action By	Action	Result
12/16/2025	1	Board of County Commissioners	approved	Pass

Subject:

Case No. CW 25-09 - City of Dunedin
Countywide Plan Map amendment from Retail and Services to Residential Low Medium, regarding 0.53 acres more or less, located at 1050 Main Street.

Recommended Action:

Sitting as the Countywide Planning Authority, adopt an ordinance approving Case No. CW 25-09, a proposal by the City of Dunedin to amend the Countywide Plan Map from Retail and Services to Residential Low Medium, regarding 0.53 acres more or less, located at 1050 Main Street.

- The property is located within the Golden Acres Mobile Home Park, a 55+ resident-owned community consisting of approximately 224 units on 23.38 acres.
- The site, formerly developed with a single-family residence that was demolished in 2023, now remains vacant and is accessible only through the park’s private internal streets, with no direct access to Main Street or other public roadways.
- The remainder of the mobile home park carries a Residential Low Medium designation.
- The proposed amendment would align the parcel’s land use designation with the rest of the Golden Acres property, reflecting its established integration into the park and its intended use as part of the community’s common area.
- No new development or additional residential units are proposed.
- The amendment represents a decrease in allowable density and is consistent with the surrounding residential context, the City’s Comprehensive Plan, and the Countywide Rules.
- Forward Pinellas and the Planners Advisory Committee each voted unanimously to recommend approval.

Strategic Priorities:

Prosperity and Opportunity

3.1 Increase the availability of attainable housing.

Summary:

Forward Pinellas, in its role as the Pinellas Planning Council, voted 16-0 to recommend approval of the proposal. The Planners Advisory Committee recommended approval of this case by a vote of 13-0.

Background Information:

Forward Pinellas documentation is attached.

Fiscal Impact:

N/A

Staff Member Responsible:

Rodney, Chatman, Planning Division Manager, Forward Pinellas

Partners:

City of Dunedin

Attachments:

Ordinance

Case Maps

Forward Pinellas Staff Analysis

Draft PAC Minutes

PowerPoint Presentation

Supporting Documents

Affidavit of Publication