

Countywide Plan Map Amendment Application Form

Local Government Contact Information

Requesting Local Government:	
Local Government Contact:	
Address:	
Phone:	
E-Mail Address:	
Local Government Case #:	
Local Government Ordinance #:	

Property Owner Contact Information

Name(s):	
Address:	
Phone:	
E-Mail Address:	

Agent Contact Information (if applicable)

Name(s):	
Address:	
Phone:	
E-Mail Address:	

Characteristics of the Subject Property

Site Address(s):	
Total Acreage of the Amendment Area:	
Existing Use(s):	
Proposed Use(s):	
Parcel Identification #:	
Legal Description of the Amendment Area:	
What is the adjacent roadway's Level of Service (LOS) grade?	
Does the Amendment Area impact: [check all that apply]	<input type="checkbox"/> Activity Center <input type="checkbox"/> Industrial or Employment Land <input type="checkbox"/> Multimodal Corridor <input type="checkbox"/> Target Employment Center <input type="checkbox"/> Planned Redevelopment District <input type="checkbox"/> Scenic/Noncommercial Corridor <input type="checkbox"/> Coastal High Hazard Area

Disclosure of Interest Statement

Do any other persons have any ownership interest in the subject property?	
If so, provide the name and address of the person(s):	
If so, is the interest contingent or absolute?	
If so, what specific interest is held?	
Does a contract exist for the sale of the subject property?	
If so, is the contract contingent or absolute?	
If so, provide the names of all parties to the contract:	
Are there any options to purchase the subject property?	
If so, provide the names of all parties to the option:	
Please provide any other pertinent information which the applicant may wish to submit pertaining to the requested plan map amendment:	

Countywide Plan Map Information

Current Countywide Plan Map Category(ies):	
Proposed Countywide Plan Map Category(ies):	
Amendment tier (subject to confirmation):	<input type="checkbox"/> Tier I <input type="checkbox"/> Tier II <input type="checkbox"/> Tier III <input type="checkbox"/> To be determined

Local Future Land Use Plan Map Information

Current Local Future Land Use Plan Map Category(ies):	
Proposed Local Future Land Use Plan Map Category(ies):	

Local Action Date

Date local ordinance was considered at public hearing and authorized by an affirmative vote of the governing body for transmittal of, and concurrence with, the local government future land use plan map amendment:

Application Checklist

Note: Our email server cannot accept any files with a .zip extension. If you need help with transmitting documents electronically, please call 727.464.8250 or email info@forwardpinellas.org.

All Amendments

The following MUST be furnished with all applications (incomplete applications will not be accepted):

- A completed Countywide Plan Map amendment application form
- A map or map series depicting the current and proposed future land use categories of the subject property and surrounding area
- A copy of the ordinance being considered by the governing body
- A copy of the local government staff report and any other pertinent information considered during the local public hearing process
- A GIS shapefile of the amendment area (if technically feasible)
- A boundary survey (if applicable)
- A development agreement (if applicable)*
- Review against locally-adopted Coastal High Hazard Area balancing criteria consistent with Countywide Rules Section 4.2.7.1 A-H (if applicable)
- Review against conversion criteria for employment-related categories and uses of Countywide Rules Section 6.5.4.4 (if applicable)
- Summary of public outreach conducted and/or public comment received (if applicable)

Additional Requirements for Activity Centers (ACs), Multimodal Corridors (MMCs) and Planned Redevelopment Districts (PRDs)

Tier I, II and III amendments must additionally provide the following:

- Parcel specific boundary map(s) of the entire AC, MMC, or PRD, and shapefile or list of parcels
- Current future land use designations and their acreages, permitted uses and maximum densities/intensities
- Proposed future land use designations and their acreages, permitted uses and maximum densities/intensities, including areawide density/intensity averaging if applicable
- For AC and MMC categories, documentation of consistency with size criteria
- For amendments of 10 acres or more, documentation of how the Planning and Urban Design Principles will be addressed

Tier II and III amendments must additionally provide the following:

- Pre-application meeting
- For amendments of 10 acres or more, transportation impact analysis pursuant to Countywide Rules Section 6.2.5
- Enumeration of existing and proposed plan/code provisions, including schedule for proposed adoption

Tier III amendments must additionally provide the following:

- Justification narrative demonstrating one or more of these unanticipated changes:
 - Improvement in transit facilities
 - Increases in population or employment densities
 - Local government funding study for public infrastructure
 - Other unique conditions

* Any development agreement submitted as part of an application for Countywide Plan Map amendment may become a condition of approval of the amendment and will be subject to the provisions of Countywide Rules Section 6.1.5.

STAFF REPORT

SUBJECT: APPLICATION AN-LUP-ZO 21-10
 KEENE ROAD & 1900 VIRGINIA AVENUE
 (A/K/A THE GLADYS E. DOUGLAS PRESERVE)
 ORDINANCE 21-32, ORDINANCE 21-33 & ORDINANCE 21-34

HEARING DATES: LOCAL PLANNING AGENCY – OCTOBER 13, 2021
 CITY COMMISSION FIRST READINGS – NOVEMBER 4, 2021
 CITY COMMISSION SECOND READINGS – TBD

I. APPLICATION INFORMATION

- A. Owner: City of Dunedin, Florida
- B. Applicant: Jennifer K. Bramley, City Manager
- C. Representatives: George Kinney and Joseph A. DiPasqua
- D. Petition/Request: The City is applying for voluntary annexation of the subject properties, commonly known as the Gladys E. Douglas Preserve from unincorporated Pinellas County into the City of Dunedin including future land use plan and zoning district designations.

II. PROPERTY INFORMATION

A. Location:

Parcel	Address	Tax Parcel No.
1	Keene Road	36-28-15-00000-230-0100
2	1900 Virginia Ave	36-28-15-00000-240-0100

B. Property Size:

Parcel	Address	Acres	Square Feet
1	Keene Road	33.24	1,447,934
2	1900 Virginia Ave	10.20	444,312
Total		43.44	1,492,246

C. FEMA Flood Zones:

Parcel	Address	Flood Zone
1	Keene Road	X, X-Shaded, AE (EL 47)
2	1900 Virginia Ave	X, X-Shaded, AE (EL 47)

D. Land Use Plan Categories:

Parcel	Address	Existing (County)	Proposed (City)
1	Keene Road	Residential Suburban (RS)	Recreation/Open Space (R/OS)
2	1900 Virginia Ave	Residential Low (RL) & Preservation (P)	Recreation/Open Space (R/OS) & Preservation (P)

E. Zoning District Designations:

Parcel	Address	Existing (County)	Proposed (City)
1	Keene Road	Residential Agriculture District (R-A)	Municipal Public Lands (MPL)
2	1900 Virginia Ave	Residential Agriculture District (R-A)	Municipal Public Lands (MPL)

F. Existing Uses:

Parcel	Address	Existing (County)	Proposed (City)
1	Keene Road	Vacant (raw acreage)	Municipal Parklands
2	1900 Virginia Ave	Single-Family (more than one house per parcel)	Municipal Parklands

G. Surrounding Zoning & Uses:

	Existing Zoning District	Existing Use
North	Municipal Public Lands (MPL) (Dunedin)	Municipal Cemetery
South	Low Medium Density Residential (LMDR) & Single-Family Residential (R-3) (Clearwater & Pinellas County)	Single-Family Residential
East	Residential Agriculture District (R-A) & Residential Planned Development (RPD) (Pinellas County)	Raw Acreage & Assisted Living Facility
West	Planned Residential Development (PRD) & Neighborhood Business (NB) (Dunedin)	Single-Family Residential & Offices

III. BACKGROUND

Located on the east side of Keene Road (CR 1), north of Virginia Avenue, the subject properties, known as the Gladys E. Douglas Preserve are two (2) unplatted parcels of land totaling 43.44 acres (MOL). The larger Parcel 1 (33.24 acres) is vacant and the smaller Parcel 2 (10.20 acres) contains single-family residential and several accessory buildings and structures.

As most people probably know, the City acquired these two properties in May 2021 with significant financial assistance from Pinellas County along with the generous contributions of many others so it could be preserved for public enjoyment as parklands.

Now that the acquisition is complete, the next steps are to annex the property into the city limits of Dunedin and place the appropriate future land use plan categories and zoning district designation on the properties to facilitate future use as public parklands. Both parcels are located within the Dunedin Planning Area (DPA) and are contiguous with the city limits to the north so annexation is expected and recommended. After first readings of the ordinances by the City Commission, the future land use plan amendment will be submitted to Forward Pinellas for review and approval by Pinellas County as the Countywide Planning Authority (CPA) then brought back to the City Commission for second and final readings of all three ordinances. We expect those second and final readings to occur in late 2021 or early in 2022.

IV. ADDITIONAL INFORMATION

The following city areas have reviewed this petition and have no objection to the request.

- City Arborist
- City Manager
- Economic & Housing Development
- Engineering
- Fire
- Public Works & Utilities
- Solid Waste
- Stormwater

V. STAFF RECOMMENDATION

Staff recommendation is to approve Application AN-LUP-ZO 21-10 and the following ordinances:

1. Ordinance 21-32 for voluntary annexation of Parcel 1 and Parcel 2 into the City of Dunedin.
2. Ordinance 21-33 to designate Parcel 1 as Recreation/Open Space (R/OS) and Parcel 2 as Recreation/Open Space (R/OS) and Preservation (P) on the City's Future Land Use Plan map following annexation.
3. Ordinance 21-34 to designate Parcel 1 and Parcel 2 as Municipal Public Lands (MPL) zoning district following annexation.

VI. LIST OF EXHIBITS

- | | |
|------------|--|
| EXHIBIT B. | Application AN-LUP-ZO 21-10 |
| EXHIBIT C. | Vicinity Maps |
| EXHIBIT D. | Pinellas County Maps |
| EXHIBIT E. | City of Dunedin Maps |
| EXHIBIT F. | Ordinance 21-32 – Annexation of the Subject Properties |
| EXHIBIT G. | Ordinance 21-33 – Land Use Plan Designations |
| EXHIBIT H. | Ordinance 21-34 – Zoning District Designations |

ORDINANCE 21-33

AN ORDINANCE OF THE CITY OF DUNEDIN, FLORIDA AMENDING THE CITY OF DUNEDIN LAND USE PLAN, AS ADOPTED BY ORDINANCE 20-01, ON CERTAIN REAL PROPERTY FOLLOWING ANNEXATION LOCATED AT KEENE ROAD AND 1900 VIRGINIA AVENUE (PARCEL NUMBERS 36-28-15-00000-230-0100 AND 36-28-15-00000-240-0100) WITH DESIGNATED METES AND BOUNDS AND TOTALING APPROXIMATELY 43.44 ACRES TO ASSIGN RECREATION/OPEN SPACE (R/OS) AND PRESERVATION (P) LAND USE DESIGNATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City as owner of the property described herein has requested that the said property receive an amended land use designation on the Dunedin Land Use Plan following annexation to the Recreation/Open Space (R/OS) and Preservation (P) designation; and

WHEREAS, the Local Planning Agency of the City of Dunedin has duly considered the type of land use designation that would be appropriate on said property and has recommended that the property herein below be changed following annexation to the Recreation/Open Space (R/OS) and Preservation (P) designation; and

WHEREAS, the proposed designation is equal to or less intensive than the restrictions of the current Pinellas County designations for the property; and

WHEREAS, the City Commission of the City of Dunedin has considered such request and finds that such request should be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED:

Section 1. That the Dunedin Land Use Plan as adopted by Ordinance 20-01 be amended by redesignating the following described real property following annexation to the Recreation/Open Space (R/OS) and Preservation (P) designation, as said designation is more particularly described in said Land Use Plan:

See Exhibit "A" attached hereto and made a part hereof.

A legal description of and map clearly showing the proposed Future Land Use Plan designations for each parcel is attached hereto as Exhibit "A" and incorporated herein by reference.

Section 2. The effective date of this small scale development plan amendment shall be 31 days after adoption, unless the amendment is challenged pursuant to Section 163.3187(3), F.S. If challenged, the effective date of this amendment shall be the date a final order is issued by the Department of Economic Opportunity, or the Administration Commission, finding the amendment in compliance with Section 163.3184, F.S. No development orders, development permits or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity, Bureau of Local Planning, 2555 Shumard Oak Blvd., Tallahassee, Florida 32399-2100.

PASSED AND ENACTED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, THIS ____ day of _____, 2021.

Julie Ward Bujalski
Mayor

ATTEST:

Rebecca C. Schlichter
City Clerk

READ FIRST TIME AND PASSED:

READ SECOND TIME AND ADOPTED:

EXHIBIT A
Legal Description

PARCEL 1: (36-28-15-00000-230-0100)

The Southwest 1/4 of the Northwest 1/4 of Section 36, Township 28 South, Range 15 East, lying in Pinellas County, Florida.

LESS AND EXCEPT that part in the Northeast corner included in DUNEDIN CEMETERY, a subdivision as recorded in Plat Book 20, Page 47 and DUNEDIN CEMETERY PARTIAL REPLAT, a subdivision as recorded in Plat Book 110, Page 55, both of the Public Records of Pinellas County, Florida.

ALSO LESS AND EXCEPT those portions taken by Pinellas County for road Right of Way as described in Amended Order of Taking recorded in Official Records Book 3512, Page 143, of the Public Records of Pinellas County, Florida.

ALSO LESS AND EXCEPT any portion thereof lying within the lands described in that Quit Claim Deed recorded in Official Records Book 6119, Page 2049 of the Official Records of Pinellas County, Florida.

Being more particularly described as follows:

COMMENCE at the Southeast corner of the Northwest 1/4 of said Section 36; THENCE run Westerly along the South line of said Northwest 1/4, N89°49'51"W for 1359.48 feet to a line parallel with and 25.00 feet West of the East line of the Southwest 1/4 of said Northwest 1/4; THENCE departing the South line of said Northwest 1/4, run Northerly along said 25.00 foot Westerly parallel line, N00°05'40"W for 40.00 feet to the North Right of Way of Virginia Avenue, a varying width public Right of Way as defined by Official Records Book 3512, Page 143 of said Public Records, and the POINT OF BEGINNING; THENCE departing said 25.00 foot Westerly parallel line, run Westerly along said North Right of Way, N89°49'51"W for 1010.49 feet to the beginning of a tangential curve to the right having a radius of 250.00 feet; THENCE run Northwesterly along said curve for 391.77 feet, through a delta angle of 89°47'11", having a chord bearing N44°56'16"W a distance of 352.89 feet to a tangential line, said tangential line being the East Right of Way of County Road No. 1, also known as Keene Road, a 100 foot public Right of Way as defined by said Official Records Book 3512, Page 143; THENCE run Northerly along said East Right of Way, N00°02'41"W for 1017.23 feet to the South Right of Way of Achieva Way, as identified in the field, a varying width public Right of Way, as dedicated by said Commissioner's Book 3, Pages 452-453, as defined by said DUNEDIN CEMETERY PARTIAL REPLAT; THENCE departing said East Right of Way, run Easterly along said South Right of Way, S89°39'43"E for 387.69 feet to the Westerly boundary of said DUNEDIN CEMETERY; THENCE departing said South Right of Way, run Southerly along the Westerly boundary of said DUNEDIN CEMETERY, S00°22'29"W for 170.03 feet to the Southerly boundary of said DUNEDIN CEMETERY; THENCE departing the Westerly boundary of said DUNEDIN CEMETERY, run Easterly along the Southerly boundary of said DUNEDIN CEMETERY and the Southerly boundary of said DUNEDIN CEMETERY

PARTIAL REPLAT, S89°39'45"E for 897.19 feet to the East line of the Southwest 1/4 of said Northwest 1/4; THENCE departing said Southerly boundary, run Southerly along the East line of said Southwest 1/4, S00°05'40"E for 25.00 feet to a line parallel with and 25.00 feet Southerly of said Southerly boundary; THENCE departing the East line of said Southwest 1/4, run Westerly along said 25.00 foot Southerly parallel line, N89°39'45"W for 25.00 feet to said 25.00 foot Westerly parallel line; THENCE departing said 25.00 foot Southerly parallel line, run Southerly along said 25.00 foot Westerly parallel line, S00°05'40"E for 1067.57 feet to the POINT OF BEGINNING.

PARCEL 2: (36-28-15-00000-240-0100)

The West 396 feet of the Southeast 1/4 of the Northwest 1/4 of Section 36, Township 28 South, Range 15 East, lying in Pinellas County, Florida.

AND the portion of the East 25.00 feet of the Southwest 1/4 of the Northwest 1/4 of Section 36, Township 28 South, Range 15 East, described in Official Records Book 6119, Page 2049 of the Official Records of Pinellas County, Florida.

LESS AND EXCEPT those portions taken by Pinellas County for road Right of Way as described in Amended Order of Taking recorded in Official Records Book 3512, Page 143 of the Public Records of Pinellas County, Florida.

ALSO LESS AND EXCEPT any portion thereof lying within those lands conveyed to The Southwest Florida Water Management District by warranty deed recorded in Official Records Book 6194, Page 2151, of the Public Records of Pinellas County, Florida.

Being more particularly described as follows:

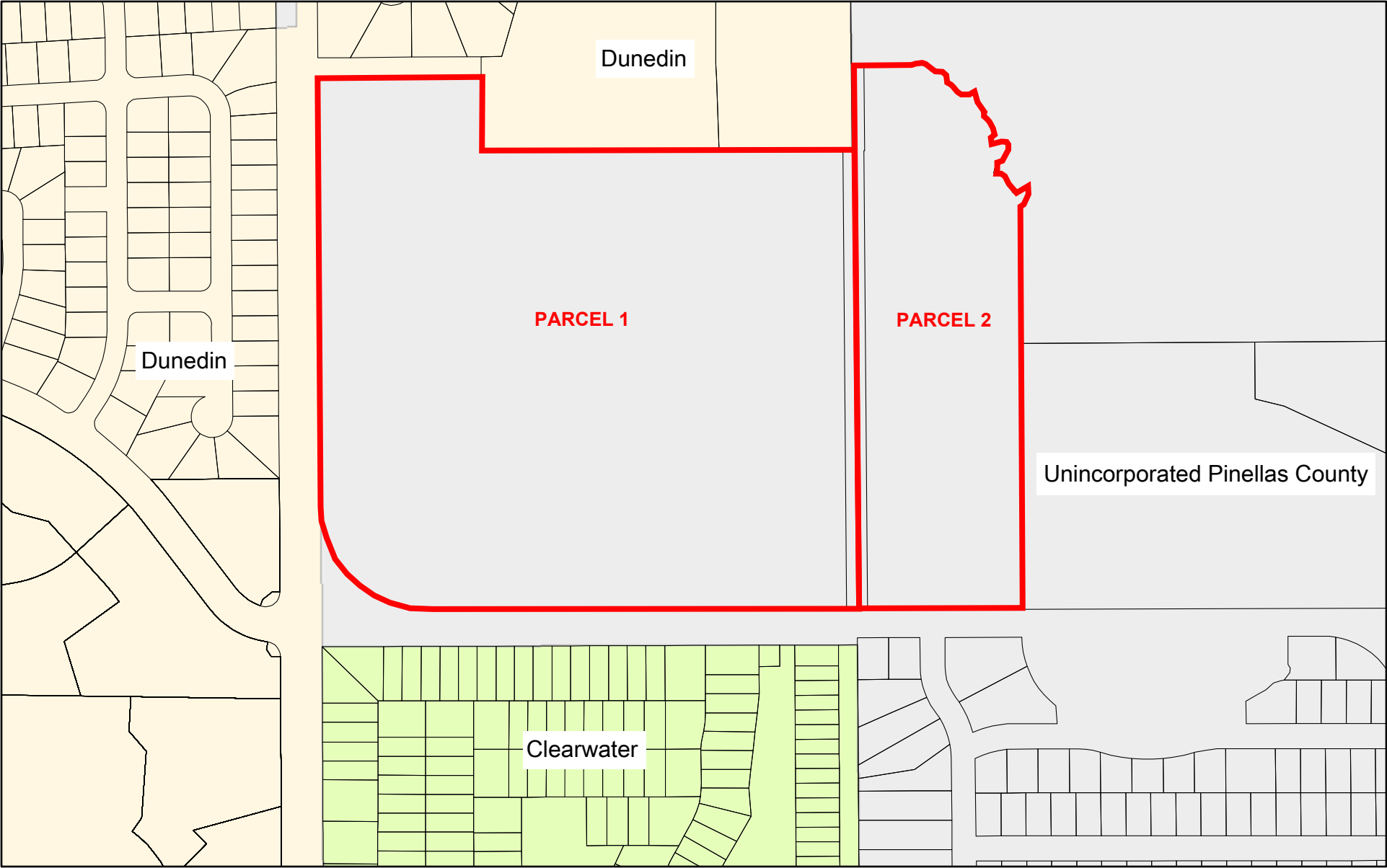
COMMENCE at the Southeast corner of the Northwest 1/4 of said Section 36; THENCE run Westerly along the South line of said Northwest 1/4, N89°49'51"W for 1309.47 feet to a line parallel with and 25.00 feet East of the West line of the Southeast 1/4 of said Northwest 1/4; THENCE departing the South line of said Northwest 1/4, run Northerly along said 25.00 foot Easterly parallel line, N00°05'40"W for 40.00 feet to the North Right of Way of Virginia Avenue, a varying width public Right of Way as defined by Official Records Book 3512, Page 143 of said Public Records, and the POINT OF BEGINNING; THENCE continue Northerly along said 25.00 foot Easterly parallel line and said North Right of Way, as defined by Commissioner's Book 3, Page 452 to 453 of said Public Records and by Official Records Book 6119, Page 2049 of said Public Records, N00°05'40"W for 10.00 feet; THENCE departing said 25.00 foot Easterly parallel line, continue Westerly along said North Right of Way, N89°49'51"W for 50.00 feet to a line parallel with and 25.00 feet Westerly of the West line of said Southeast 1/4; THENCE departing said North Right of Way, run Northerly along said 25.00 foot Westerly parallel line, N00°05'40"W for 1057.57 feet to a line parallel with and 25.00 feet Southerly of the South boundary of DUNEDIN CEMETERY PARTIAL REPLAT, a subdivision as recorded in Plat Book 110, Page 55 of said Public Records; THENCE departing said 25.00 foot Westerly parallel line, run Easterly along said 25.00 foot Southerly parallel line, S89°39'45"E for 25.00 feet to the West line of said Southeast 1/4; THENCE departing said 25.00

foot Southerly parallel line, run Northerly along the West line of said Southeast 1/4, N00°05'40"W for 229.57 feet to the North line of said Southeast 1/4; THENCE departing the West line of said Southeast 1/4, run Easterly along the North line of said Southeast 1/4, N89°56'01"E for 97.33 feet to the water's edge of Jerry Lake; THENCE departing the North line of said Southeast 1/4, run Southeasterly along the water's edge of Jerry Lake the following seven (7) courses and distances; 1) S56°45'41"E for 68.68 feet; 2) S68°41'58"E for 83.38 feet; 3) S50°39'42"E for 61.88 feet; 4) S29°24'07"E for 94.36 feet; 5) S15°44'07"E for 49.84 feet; 6) S34°06'18"E for 52.78 feet; 7) S19°13'12"E for 81.51 feet to the East line of the West 396 feet of said Southeast 1/4; THENCE departing the water's edge of Jerry Lake, run Southerly along the East line of said West 396 feet, S00°05'40"E for 940.33 feet to said North Right of Way; THENCE departing the East line of said West 396 feet, run Westerly along said North Right of Way, N89°49'51"W for 371.00 feet to the POINT OF BEGINNING.

PROPOSED FUTURE LAND USE PLAN DESIGNATIONS

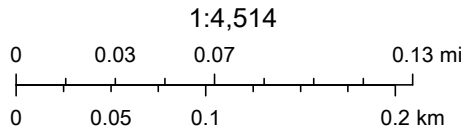


Municipal Boundary Map



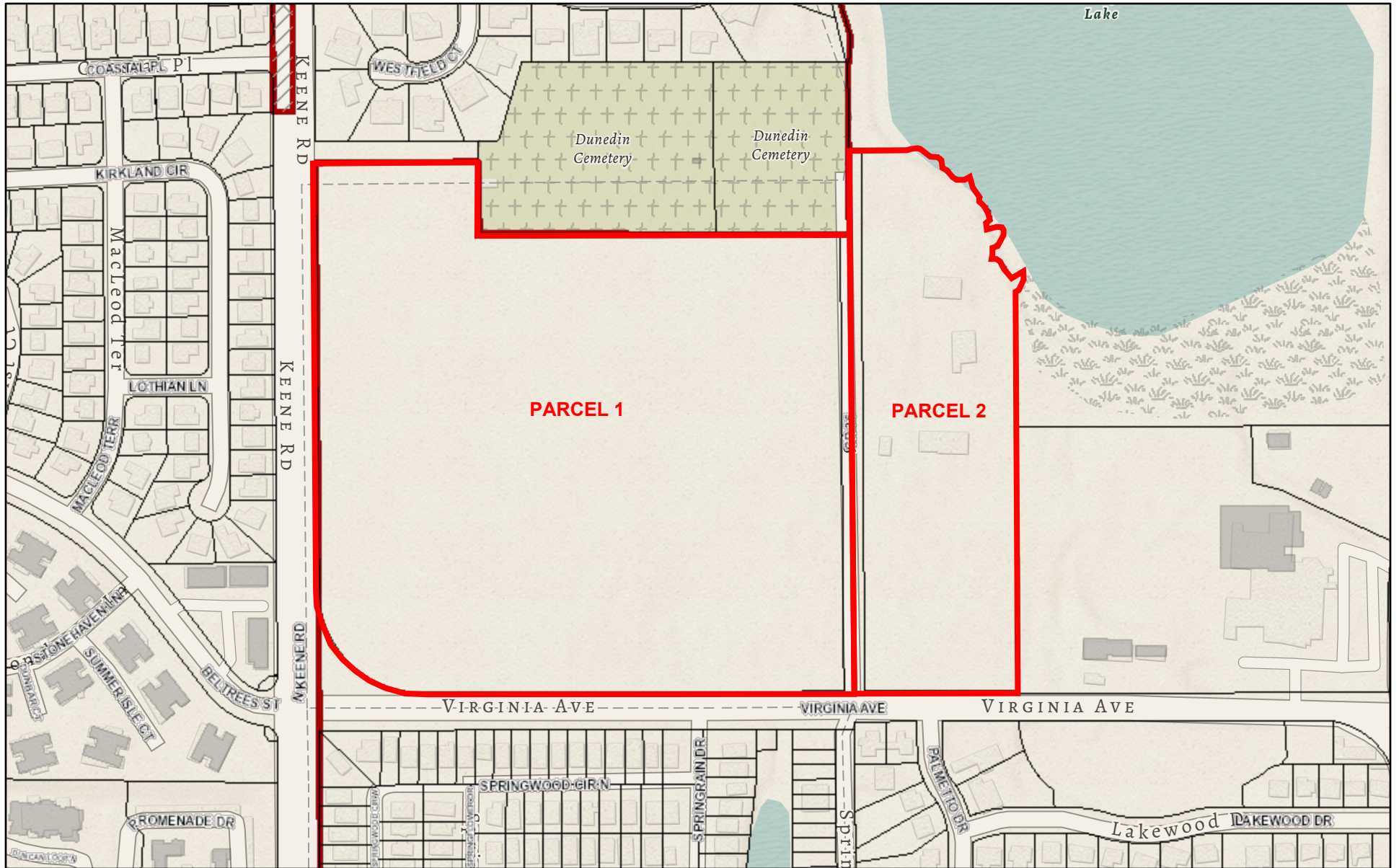
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-  Parcels
-  Clearwater
-  Unincorporated Pinellas County
-  Dunedin

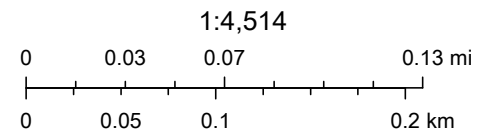


<http://www.pcpao.org>

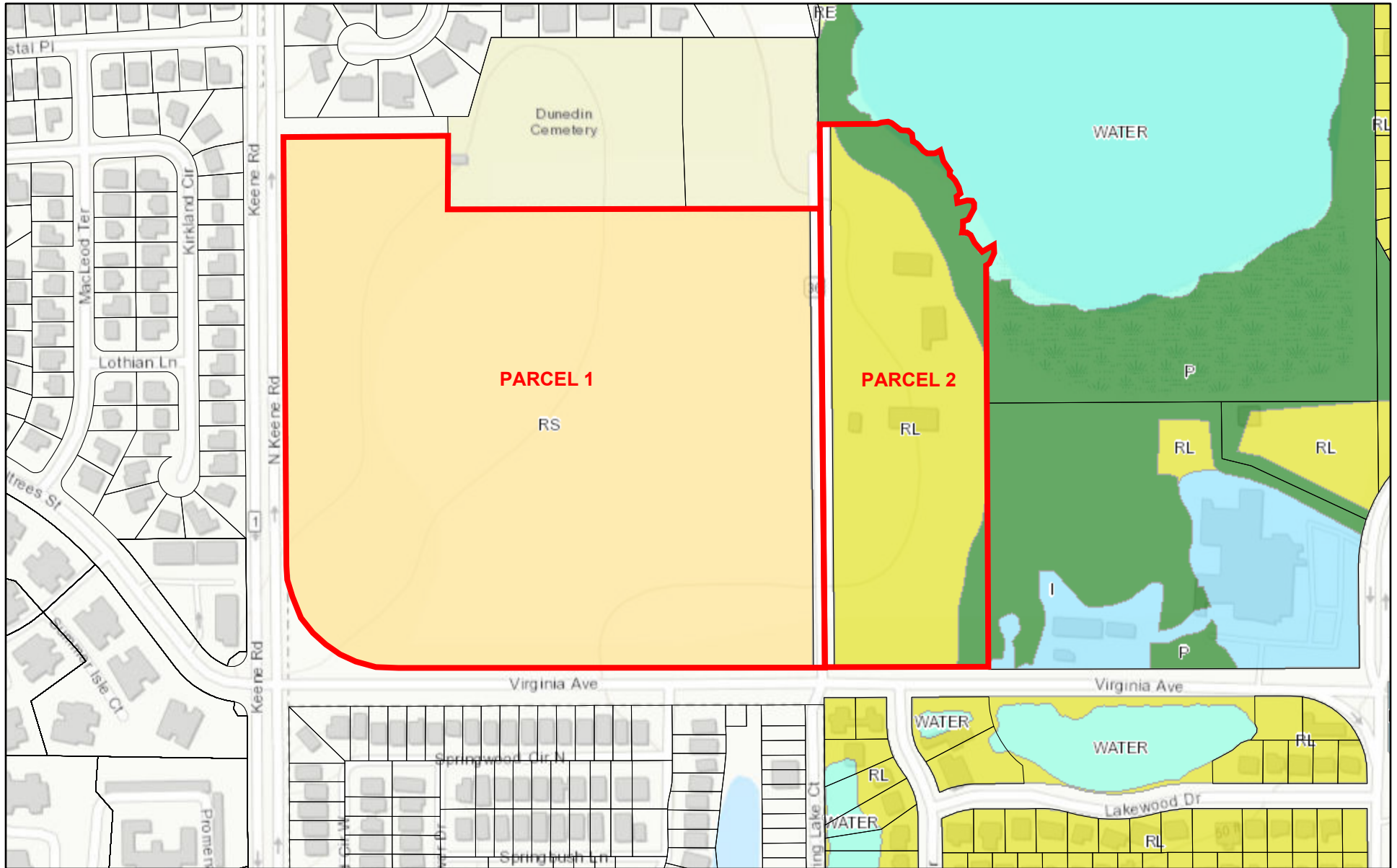
Parcel Map



September 17, 2021



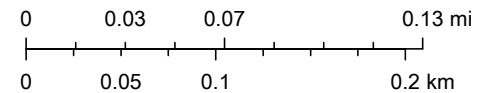
Pinellas County FLUP Map



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- | | | | |
|----------------------------------|----------------------|------------------------|----------------------------|
| Parcels | Residential Estate | Residential Urban | Residential High |
| Future Land Use - Unincorporated | Residential Suburban | Residential Low Medium | Residential/Office/Limited |
| Residential Rural | Residential Low | Residential Medium | Residential/Office/General |

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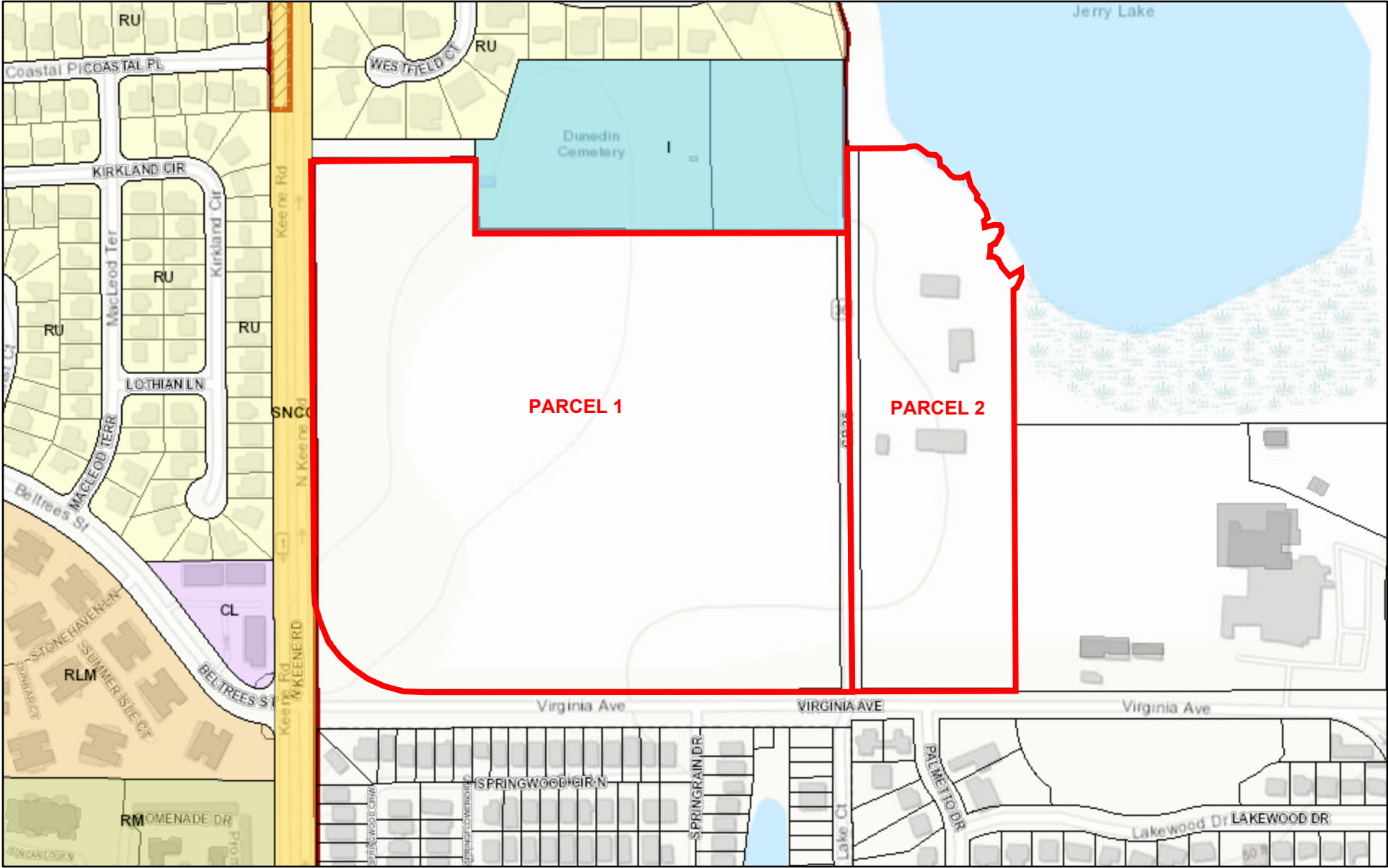


City of Tampa, County of Pinellas, Esri, HERE, Garmin, INCREMENT P,

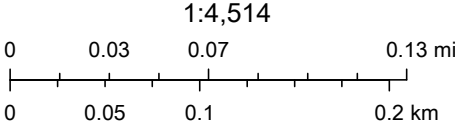
Web AppBuilder for ArcGIS

DATA STEWARD & EDITOR: Pinellas County Safety and Emergency Services, Regional 911 Department, Mark Whitby (727)464-3816 mwhitby@pinellascounty.org

City of Dunedin Future Land Use Plan Map

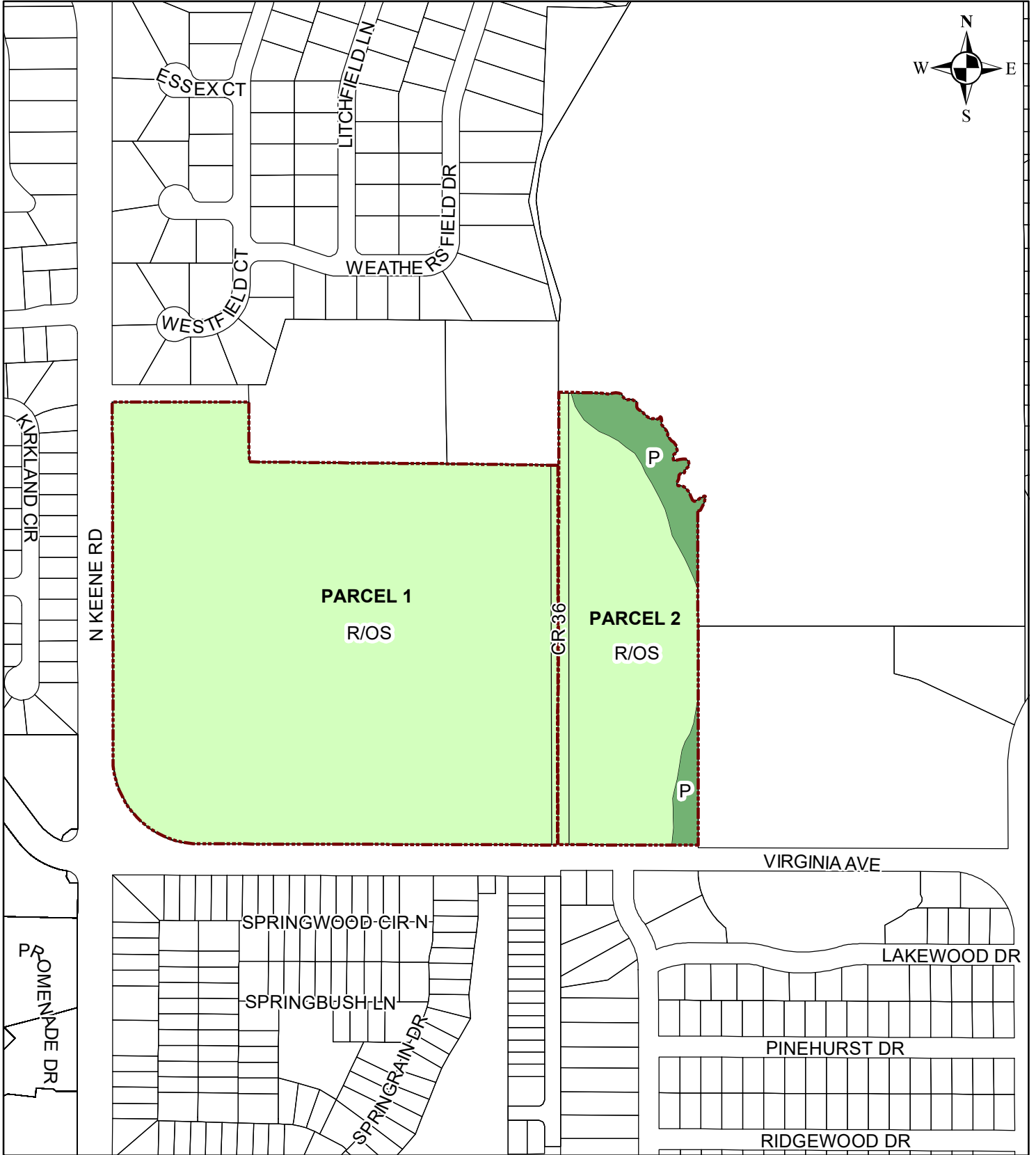


September 17, 2021



Wayne Clark, County of Pinellas, Esri, HERE, Garmin, INCREMENT P,

GLADYS E. DOUGLAS PRESERVE PROPOSED FUTURE LAND USE PLAN (FLUP) DESIGNATIONS

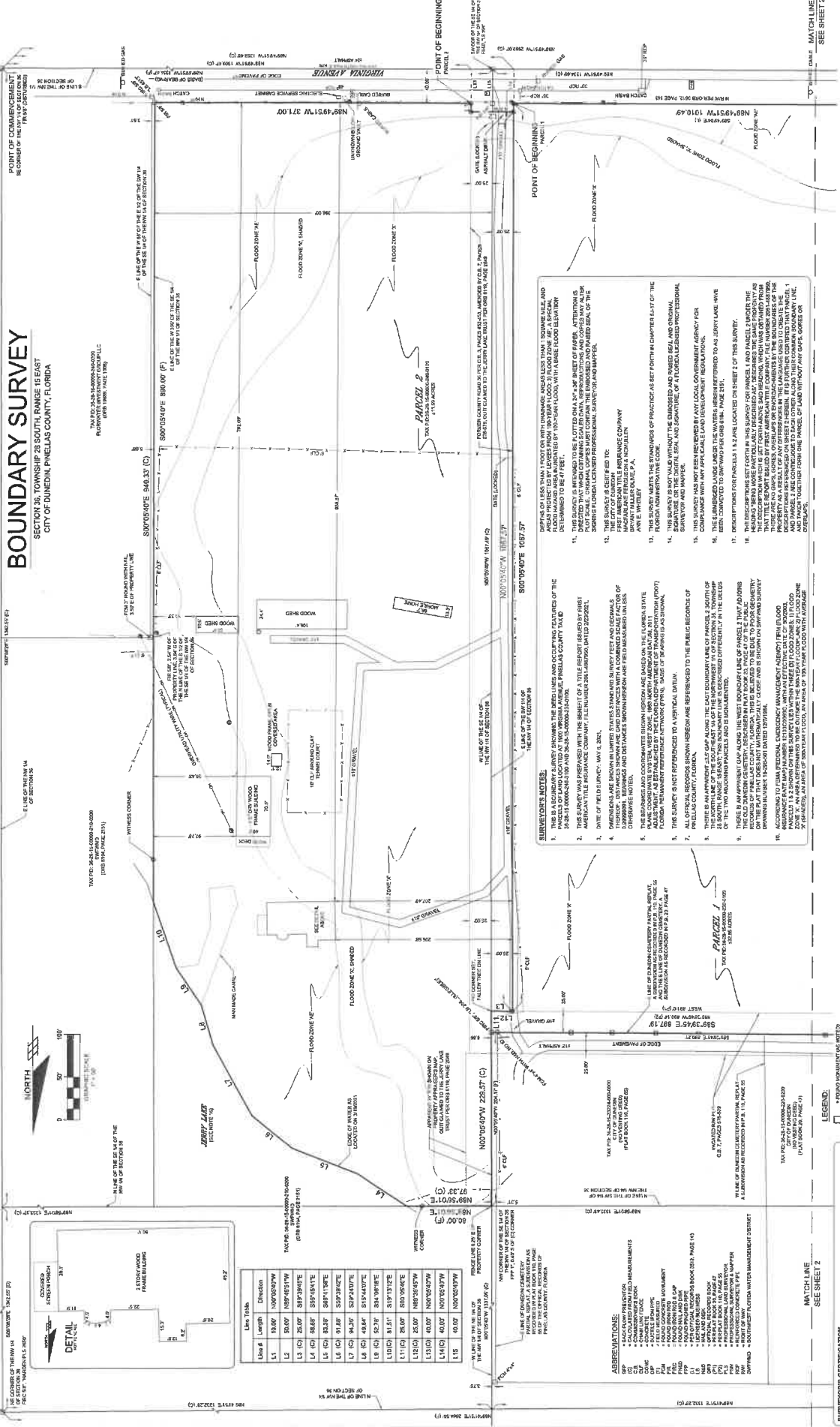


Legend

- Preservation
- Recreation / Open Space

BOUNDARY SURVEY

SECTION 36, TOWNSHIP 28 SOUTH, RANGE 18 EAST
CITY OF DUNEDIN, PINELLAS COUNTY, FLORIDA

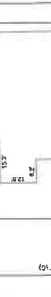


Line #	Length	Bearing	Direction
L1	19.00'	N08°54'00"W	
L2	50.00'	N89°45'15"W	
L3	25.00'	S89°29'45"E	
L4	25.00'	S89°29'45"E	
L5	82.33'	S89°11'30"E	
L6	81.88'	S89°11'30"E	
L7	81.33'	S89°11'30"E	
L8	49.84'	S17°43'07"E	
L9	52.37'	S43°39'12"E	
L10	11.51'	S17°13'17"E	
L11	25.00'	S00°00'00"E	
L12	40.00'	N00°00'00"W	
L13	40.00'	N00°00'00"W	
L14	40.00'	N00°00'00"W	
L15	40.00'	N00°00'00"W	

DATE: 2021.05.11
DRAWN BY: J. BELAND
CHECKED BY: C. BOSSHART

DATE OF SURVEY: 05/11/2021
DRAWING SCALE: 1" = 50' (at 11:00 AM)
PROJECT #: R3200-2015
SHEET #: 1 OF 2

BOUNDARY SURVEY
of
1900 VIRGINIA AVENUE
DUNEDIN, FL 33763
THE CITY OF DUNEDIN



McKim & Creed
ENGINEERS & SURVEYORS

1320 Northshore Blvd., Suite 1105
Pompano Beach, Florida 33062
Phone: (954) 387-2277
Fax: (954) 387-2278
www.mckimandcreed.com

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