

Agenda Item: 3.b

Meeting Date: June 4, 2026

MEMORANDUM

To: City Commission

Through: Jennifer K. Bramley, City Manager

From: Joseph DiPasqua, Assistant Director of Community Development

Date: 2026-06-04

Subject: Application AN/LUP/ZO-2026-0001 - Voluntary Annexation, Land Use Plan Amendment and Zoning District Designation for the property located at 1991 Spanish Pines Drive
First Reading of Ordinance 26-02 - Voluntary Annexation into the City of Dunedin
First Reading of Ordinance 26-03 - Land Use Plan Amendment to Residential Low (RL)
First Reading of Ordinance 26-04 - Zoning District Designation to Single-Family Residential (R-60)

Presenter(s): Geroqe Kinney, Director of Community Development

Staff Recommendation: Staff recommends approval of first readings of Ordinance 26-02, Ordinance 26-03 and Ordinance 26-04 by the City Commission.

Strategic Themes: Good Governance, Infrastructure Planning and Growth

Boards & Committees: Local Planning Agency (LPA)

Budget Impact: N/A

Past Action: May 13, 2026 - LPA unanimously recommended approval to the City Commission of Ordinance 26-02, Ordinance 26-03 and Ordinance 26-04.

Next Action: July 9, 2026 - Second readings of Ordinance 26-02, Ordinance 26-03 and Ordinance 26-04 by the City Commission.

Attachments: [A. Staff Report](#)
[B. Application AN-LUP-ZO-2026-0001 - 1991 Spanish Pines Dr](#)
[C. Boundary Survey- 1991 Spanish Pines Dr](#)
[D. Spanish Pines Subdivision Plat](#)
[E. Dunedin Planning Area Map](#)
[F. ISBA with Pinellas County for Annexation](#)
[G. Aerial, Land Use & Zoning Maps](#)

H. Ordinance 26-02- Annexation into the City of Dunedin
I. Ordinance 26-03- Land Use Plan Amendment to RL
J. Ordinance 26-04- Zoning District Designation to R-60
K. Business Impact Estimates
L. Proof of Public Notices
M. 5/13/2026 LPA Meeting Draft Minutes

Background:

Please see the Staff Report (Exhibit A).