

Agenda Item: 3.a

Meeting Date: July 9, 2026

MEMORANDUM

To: City Commission

Through: Jennifer K. Bramley, City Manager

From: Joseph DiPasqua, Assistant Director of Community Development

Date: 2026-07-09

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
Second Reading of Ordinance 26-02 - Voluntary Annexation into the City of Dunedin
Second Reading of Ordinance 26-03 - Land Use Plan Amendment to Residential Low (RL)
Second Reading of Ordinance 26-04 - Zoning District Designation to Single-Family Residential (R-60)

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

Staff Recommendation: Staff recommends approval of second 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: Approximately \$765.00 in annual ad valorem taxes based on the City's current millage rate.

Past Action: May 13, 2026 - The LPA reviewed and unanimously recommended approval of Ordinance 26-02, Ordinance 26-03 and Ordinance 26-04 to the City Commission.
June 4, 2026 - First readings of Ordinance 26-02, Ordinance 26-03 and Ordinance 26-04 unanimously approved by the City Commission.

Next Action: None

Attachments: [A. Staff Report](#)
[B. Application AN-LUP-ZO-2026-0001](#)
[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 - LUP Amendment to RL
- J. Ordinance 26-04 - Zoning District Designation to R-60
- K. Business Impact Estimates
- L. Proof of Public Notice
- M. 5/13/2026 LPA Meeting Minutes
- N. Forward Pinellas FLUM Administrative Review Letter

Background:

Please see the Staff Report (Exhibit A).