

SUBMITTAL CHECKLIST

In addition to the completed application, you will need to provide:

Title Certification Letter: Certification by a title company or the title opinion of an attorney licensed in Florida showing present titleholder of record and initial date of acquisition, no more than 60 days old. Deeds, title insurance documents, tax bills, etc. are not acceptable.

Property Survey: A recent (less than one year old) Boundary Survey including legal description on ledger paper (11" x 17") and an electronic version in PDF.

Letter of Justification: Please prepare a detailed description of the proposed project.

Fees: Design Review Fee of \$2,000. Make check payable to City of Dunedin.

Site Plans: Submit one ledger size (11" x 17") original set of signed and sealed site plans that include all of the items listed in section [104-24.7.3](#) of the Land Development Code (LDC). In addition, submit an electronic copy as a PDF.

Architectural Renderings: Submit one ledger size (11" x 17") original set of architectural renderings that includes all of the items listed in section [104-24.7.4](#) of the LDC. In addition, submit an electronic copy as a PDF.

Greenspace Plan: Submit one ledger size (11" x 17") original set of greenspace plans that includes all of the items listed in section [104-24.7.5](#) of the LDC. In addition, submit an electronic copy as a PDF.

Traffic Impact Analysis: Submit a traffic impact analysis that includes, at a minimum, the items listed in section [104-24.7.6](#) of the LDC.

Report on Implementation of Citizen Participation Plan: If applicable to your project, provide a written report on the results of the citizen participation efforts. Refer to section [104-24.6](#) of the LDC for guidance on applicability and the plan.

Sustainability Matrix: Submit a completed [Sustainability Matrix](#) found in section [105-28.4.4](#) for the project indicating the number of points being achieved as required by section [105-28.4.2](#) of the LDC.

Parkland Impact Fee (PIF) Application: Submit a completed [Parkland Impact Fee Application](#).

Report of Citizen Participation Plan (if applicable)



City of Dunedin Development Review Committee

Design Review Submittal

JUSTIFICATION LETTER



CAMPO ENGINEERING, INC.
 1725 East 5th Avenue, Tampa, FL 33605
 Office (813) 215-7372 Fax (813) 902-8782
 campoengineering.com

January 25, 2011

Lael Glebel
 City of Dunedin - Planning & Development
 737 Loudon Avenue
 Dunedin, Florida 34697

Subject: **Conceptual Plan Review Submittal and Justification Letter**
 Project: **Caladesi Publix - Store 93**
 Address: **902 Curlew Road**

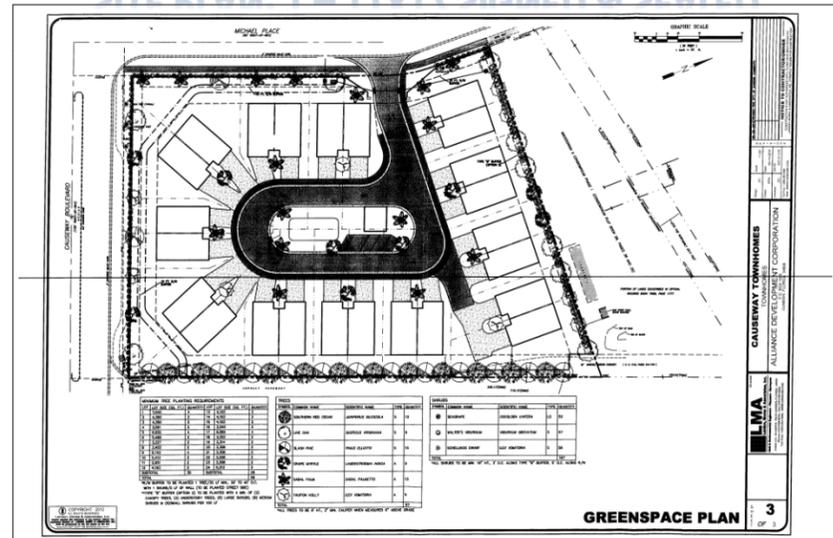
As a follow up to previous meetings with the City of Dunedin, please accept this application for the conceptual review for the redevelopment of the Caladesi Publix Store No. 93 at 902 Curlew Road. The existing Publix Store shall be completely demolished along with 18,080 square feet of existing retail space and replaced with a new 46,031 square foot Publix Supermarket. The project will result in a larger grocery store that shall be modernized and better suited to meet the needs of the community. In addition, the fronting appearance of the remaining strip retail shall be upgraded to match the architectural style of the Publix Supermarket. The project shall revitalize the shopping center and create the potential for more jobs during the construction phase and in the future as vacant tenant space within the center is occupied. The project shall also improve storm water runoff by providing water quality treatment for approximately 6-acres of the 9-acre shopping center in accordance with the Southwest Florida Water Management District regulations. All existing signage shown on the site plan shall remain and receive an aesthetic upgrade. To the south of the project there is the 100 foot right of way of Curlew Road and to the east of the project is St. Marks Drive, a private roadway. The west project boundary faces the Pinellas Trail and US 19 right of way. The project structures shall be set back from the parcel line by 205 feet to the south, 165 feet to the west, 43 feet to the north and 99 feet to the east. The project setbacks and right of way widths are further depicted on the preliminary site plan. In the last two years we are not aware of any public hearings for this project.

In support of the project justification above we have enclosed the following documents for the Conceptual Plan Review submittal:

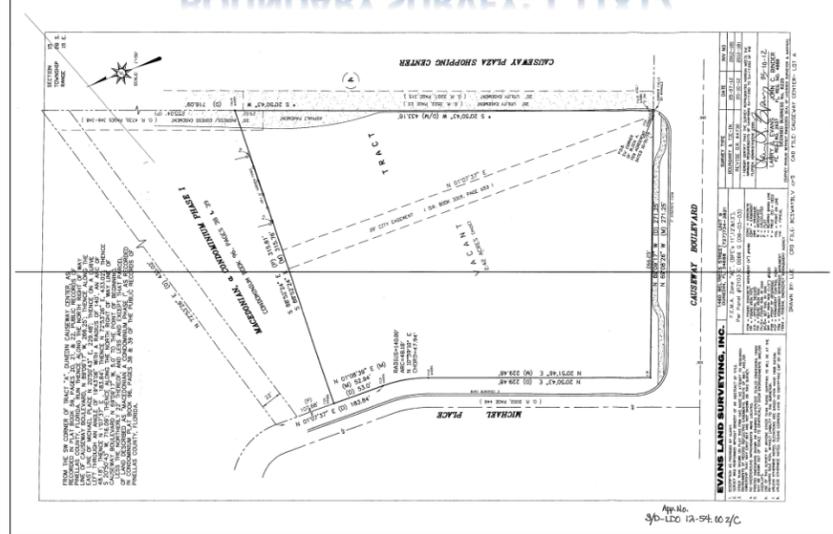
1. One (1) check for \$618.00 made payable to the City of Dunedin;
2. One (1) copy of the signed and notarized Application Form;
3. One (1) copy of the Certificate of Authorization for Publix's Agent;
4. One (1) copy of the Proof of Ownership Letter;
5. One (1) copy of the Project Legal Description;
6. One (1) copy of the Adjacent Owners Notice List;
7. Two (2) copies of the Site Survey at 11" x 17" and 24" x 36";
8. Two (2) Copies of the Site Aerial;
9. Two (2) copies of the Architectural Elevations (Front and Side);

App.No. S/D 11-50.00 z/c

SITE PLAN: 1 – 11X17 SIGNED & SEALED



BOUNDARY SURVEY: 1 11X17



GREENSPACE PLAN: 1 – 11X17



RENDERING: 1 – 11X17



RENDERING: 1 – 11X17



RENDERING: 1 – 11X17



TITLE CERTIFICATION LETTER

Security Title Company

791-A San Christopher Dr. • Dunedin, Florida 34698

Telephone: (727) 733-0466
 Fax: (727) 733-0737

March 1, 2012

TO WHOM IT MAY CONCERN:

We have searched the Public Records of Pinellas County, Florida through February 22nd, 2012 pertaining to the following described property lying and being in Pinellas County, Florida:

Begin at a point 756.0 feet South of the Northeast corner of the SE 1/4 of the NE 1/4 of Section 27, township 28 South, Range 15 East, run thence N 75 deg 57' W 284.6 feet; thence North 125.50 feet; thence N 75 deg 57' W, 155.0 feet for the of Point of Beginning; thence N 75 deg 57' W, 154.85 feet to a point on the East side of Bass Boulevard; thence Northeastly along Bass Boulevard 66.50 feet; thence Southeastly 146.0 feet; thence Southwesterly 67.50 feet to the Point of Beginning, less the Easterly 20.00 feet thereof, Public Records of Pinellas County, Florida.

a/l/a 1245 Bass Blvd Dunedin, FL 34698

Based on a search of the public records we find title by virtue of the last deed of record recorded in O.R. Book 8223, page 2301, vested in Judith A. Johnson

Respectfully submitted,

Lori A. Badders
 Lori A. Badders
 SECURITY TITLE COMPANY

THIS IS A LETTER OF OWNERSHIP ONLY.