

SUBMITTAL CHECKLIST

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

Proof of ownership- Submit a letter showing present title holder of record and initial date of acquisition, no more than 60 days old and prepared by a title company or licensed attorney in the state of Florida. *(Deeds, title insurance documents, tax bills, etc. are not acceptable.)*

Property survey- Submit two 11” x 17” signed and sealed surveys which show all current structures and easements. If survey is larger than 11” x 17”, please supply fourteen (14) copies. Only two of these copies should be signed and sealed.

All of the following documents should be submitted in an electronic format (.pdf, .tif, or .jpeg), in addition to the hard copy requirements below.

Conceptual Review Site Plan- Submit two 24” x 36” folded, signed and sealed site plans and one 11” x 17” copy of the site plan. Preliminary concept plans shall contain at least the following information, as appropriate:

- Property size, including dimensions
- Building size by square footage of use
- Percentage of lot covered by the building footprint, and impervious surface ratio
- Setbacks
- Number of parking spaces per use, required and provided
- Vicinity map, date, north arrow, and scale
- Street access to site, including width of proposed driveways, street names, intersections, centerline, and ultimate right-of-way dimensions
- Location of trash enclosures
- Additional information as may be required by city staff to review

Architectural Renderings- Submit two 11” x 17” sets of a color elevation rendering of all proposed buildings. Renderings shall adhere to the following guidelines, or include the following items:

- Height of all proposed buildings
- Location and screening of all mechanical equipment, including wall-, ground- and roof-mounted (photographs may be substituted for existing buildings)
- A depiction of the view from the north, south, east and west, showing surrounding properties of the site
- A depiction of the relationship of proposed buildings to existing buildings on adjacent properties
- A depiction of an architectural style as outlined in the City of Dunedin Architectural Guidelines; if the proposed style of development does not correspond to any such style, a written narrative may be provided explaining how it fits within the city
- Shall be plotted on a scale of not less than 1” = 200’

****NOTE: Once the initial set of renderings have been approved by city staff, an additional 22 color copies must be submitted.**

Greenspace Plan- Submit two 11” x 17” sets of plans. The greenspace plan should include the following items:

- General plant palette, quantities, size and spacing
- Total amount of open space
- Percentage of site landscaped
- Percentage of parking area landscaped
- Width of perimeter landscape buffers

****NOTE: Once the initial set of greenspace plans have been approved by city staff, an additional 22 color copies must be submitted.**

Traffic Impact Analysis (if applicable)- For projects impacting (within one-half mile of an) “F” rated roadway, the developer shall be responsible for an initial traffic impact analysis.

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 feet 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

PROOF OF OWNERSHIP (ORIGINAL)

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 284.0 feet; thence North 125.50 feet; thence N 75 deg 57' W, 155.0 feet for the 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

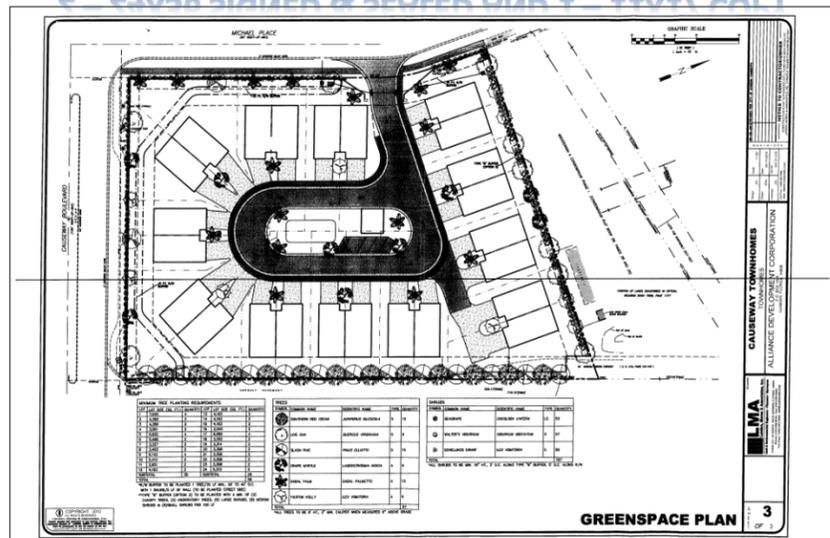
Respectfully submitted,

Lori A. Badders
Lori A. Badders
SECURITY TITLE COMPANY

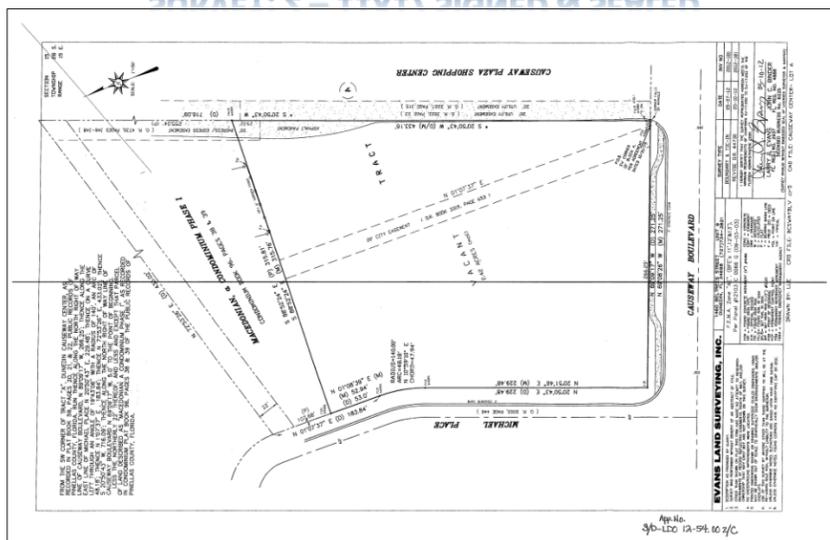
THIS IS A LETTER OF OWNERSHIP ONLY.

CONCEPTUAL PLAN:

2 - 24X36 SIGNED & SEALED AND 1 - 11X17 COPY



SURVEY: 2 - 11X17 SIGNED & SEALED



GREENSPACE PLAN: 2 - 11X17 SIGNED & SEALED



RENDERING: 2 - 11X17



RENDERING: 2 - 11X17



RENDERING: 2 - 11X17

