

**Agenda Item:** 2.a

**Meeting Date:** October 1, 2020

## MEMORANDUM

**To:** City Commission

**Date:** 2020-09-22

**From:** Joseph DiPasqua

**Subject:** Second/Final Hearing of Application DR 20-06 - 1405 Bayshore Blvd  
Design Review approval of an 8-unit townhome subdivision.

**Presenter(s):** Joseph A. DiPasqua, Interim Director of Community Development

**Recommend:** Staff recommends approval of Application DR 20-06.

**Epic Goal(s):** 2. Create a visual sense of place throughout Dunedin.

**Boards & Committees:** Development Review Committee  
Architectural Review Committee  
Local Planning Agency

**Budget Impact:** Assuming a total estimated taxable value of \$2.4 million (\$300,000 per unit) for this project upon completion, the city's portion of the property taxes collected is expected to be approximately \$9,923 annually.

**Past Action:** August 4, 2020 - The Architectural Review Committee reviewed the application and recommended approval of the architectural style.  
August 12, 2020 - The Local Planning Agency unanimously recommended approval with conditions proposed by staff.  
September 3, 2020 - First hearing unanimously approved by the City Commission.  
September 17, 2020 - Second/final hearing postponed to October 1, 2020 by City Commission.

**Next Action:** N/A

**Attachments:**

[A. DR 20-06\\_1405 Bayshore Blvd\\_Staff Report.pdf](#), [B. DR 20-06\\_1405 Bayshore Blvd\\_Maps & Street Views.pdf](#), [C. DR 20-06\\_1405 Bayshore Blvd\\_Design Review Application.pdf](#), [D. Letters of Support - August 2020.pdf](#), [E. Sec. 103-23.19.3 - Dimensional Standards in TF.pdf](#), [F. Revised Architectural Renderings 09102020.pdf](#), [G. Revised Architectural Renderings 09202020.pdf](#),

**Background:**

Please see the attached staff report (Exhibit A).

September 8, 2020 Supplemental Information:

The City Commission asked staff to provide background information on the front setback in the Tourist Facility (TF) zoning district being reduced from 25 feet to 10 feet on Bayshore Blvd and 12.75 feet on Wilson Street using the principles of "new urbanism" as was done in Phase I of the Mira Vista project.

This front setback reduction is specifically authorized in Section 103-23.19.3 of the Land Development Code (LDC). Based on our research, this footnote was added to the LDC in 2010 to encourage the placement of buildings closer to the street and to locate other elements, such as parking to the side and rear of the site. Section 103-23.19.3 is attached as Exhibit E for reference.

On September 10, 2020, the architect provided revised renderings of the buildings and the materials and colors palette based the City Commission comments during first hearing (Exhibit F).

September 17, 2020 - The applicant requested a postponement of the second/final hearing to October 1, 2020 so they can address concerns about the design of the building elevations, more specifically the ground floor walls that face Bayshore Blvd and Wilson Street as shown in Exhibit F. Revised architectural renderings will be submitted to the city before second hearing on October 1, 2020.

September 22, 2020 - In response to the above comments, the applicant has provided revised architectural renderings (Exhibit G dated 9/20/2020) for City Commission review and consideration. The revised elevations facing Bayshore Blvd and Wilson Street now include two (2) double-window projections on the ground floor with wall coverings and roof overhangs to match the existing architectural elements of the buildings and enhance the appearance of the buildings from the public viewpoint.