

Agenda Item: 2.a

Meeting Date: April 4, 2024

MEMORANDUM

To: City Commission

Date: 2024-03-22

From: Joseph DiPasqua, Assistant Director of Community Development

Subject: Application DR 23-03 - Design Review Approval for the development of a mixed-use project on the vacant property located at 265 Causeway Blvd

Presenter(s): Joseph DiPasqua, George Kinney

Recommend: Staff has determined that the application meets all of the applicable review criteria for approval by the City Commission.

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

Boards & Committees: Development Review Committee (DRC)
Architectural Review Committee (ARC)

Budget Impact: Please see the Fiscal Impact statement in the Staff Report (Exhibit A).

Past Action: March 7, 2023 - The ARC did an informal review of the project and provided comments to the project design team.
February 6, 2024 - The ARC reviewed and unanimously recommended approval of the design of the project with certain suggestions.
March 13, 2024 - The LPA unanimously recommended approval of this application to the City Commission with certain considerations.

Next Action: May 2, 2024 - Second hearing by the City Commission.

Attachments: [A. Staff Report](#), [B. Design Review Application DR 23-03](#), [C. Aerial, Land Use & Zoning Maps](#), [D. Aerial Maps of Surrounding Properties & Uses](#), [E. Civil Drawings](#), [F. Greenspace Plan](#), [G. Architectural Drawings](#), [H. Sustainability Matrix](#), [I. Parkland Impact Fee Application](#), [J. Citizen Participation Plan Report](#), [K. Traffic Impact](#)

[Analysis](#), [L. 3/15/2023 DRC Meeting Notes](#), [M. 3/7/2023 & 2/06/2024 ARC Meeting Minutes](#), [N. Public Notices](#), [O. 3/13/2024 LPA Meeting Draft Minutes](#), [P. Staff Presentation - DR 23-03](#), [Q. Applicant Presentation.pdf](#), [R. Applicant Response to LPA 3-13-24.pdf](#),

Background:

Please see Exhibit A for the Staff Report.

March 13, 2024 Local Planning Agency (LPA) Actions:

The LPA reviewed this application and unanimously recommended approval with the following comments for the City Commission to consider.

1. Increasing the setback for Buildings A and B along Causeway Blvd.
2. Continue to look at traffic impacts.
3. Relocate the entrance/exit on Causeway Blvd to the west between Buildings A and B.