

Agenda Item: 2.a

Meeting Date: December 2, 2021

MEMORANDUM

To: City Commission

Date: 2021-11-23

From: George Kinney

Subject: Request to table the First Reading of the Stirling Hotel/Dunedin Residences Design Review Application 21-09 located at 380 Main Street and 830 Douglas Avenue.

Presenter(s): George Kinney

Recommend: Staff recommends motion to table First Reading of DR 21-09 pursuant to a request from the applicant (See Exhibit A.)

Epic Goal(s): Epic! Goals:
1. Create a vibrant, cultural experience that touches the lives of our community and visitors
2. Create a visual sense of place throughout Dunedin

Boards & Committees: Design Review Committee
Architectural Review Committee
Community Redevelopment Agency Advisory Committee
Local Planning Agency

Budget Impact: See attached Fiscal Impact Memo exhibit prepared by Economic Development and dated September 22, 2021.

Past Action: Design Review Committee - April 7, 2021
Architectural Review Committee Informal - June 1, 2021
Architectural Review Committee Formal - August 3, 2021
Community Redevelopment Agency Advisory Committee - July 15, 2021
Local Planning Agency - November 10, 2021

Next Action: City Commission Second Reading

Attachments: [SUPPLEMENT: A. 2021.11.30 DR 21-09 Extension Request,](#)

Background: See attached staff report

Additional discussion was held with the applicants following the LPA meeting on November 10, 2021. The purpose was to provide feedback on the items noted below. Many of the responses to these items will not be available prior to the staffing due date and the applicant has indicated they will not request a delay due to their contractual obligations. Issues discussed include:

1. Provide a comprehensive delivery plan including anticipated truck routes, truck size, schedule, etc. Applicants indicated they will attempt to put this together in time for Commission First Reading.
2. Provide additional parking solutions in advance of Commission meeting. Following the LPA meeting, applicants have provided for 29 additional parking spaces through a stacked parking concept.
3. Clarify use of transportation pull-off(s). Will it be available to future looper, ride/share vehicles, etc.? Applicant indicated they will attempt to put a more comprehensive summary together in time for First Reading.
4. As related to comments on architecture, provide comparison photos of Courtyard on Main 2 to the current proposal, including street side setbacks. Applicant indicated they will attempt to put a more comprehensive presentation/summary together in time for First Reading. Note: Mandatory maximum setbacks apply as noted in the City Land Development Code.
5. Provide meeting minutes from community meeting(s), if available. Applicant indicated they have only informal notes but will be prepared to answer any questions at First Reading.
6. Undergrounding utilities on Douglas. Applicant has agreed to work with Economic Development and this item is included as a staffing condition.