

Agenda Item: 2.b

Meeting Date: July 11, 2024

MEMORANDUM

To: City Commission

Date: 2024-06-21

From: Joseph DiPasqua, Assistant Director of Community Development

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

Presenter(s): George Kinney, Director of Community Development

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)
Local Planning Agency (LPA)

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 reviewed this application and unanimously recommended approval with the following comments for the City Commission to consider.
April 4, 2024 - City Commission unanimously approved the application with items to be addressed by the applicant for second hearing.
May 2, 2024 - City Commission tabled this item.
June 12, 2024 - The LPA reviewed this application for a second time and

unanimously recommended approval to the City Commission.

Next Action: August 8, 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 & 2/6/2024 ARC Meeting Minutes](#), [N. Public Notices \(Initial Hearings\)](#), [O. 3/13/2024 LPA Meeting Minutes](#), [P. 4/4/2024 City Commission Meeting Minutes](#), [Q. 5/2/2024 City Commission Meeting Minutes](#), [R. Public Notices \(Rehearings\)](#), [S. 6/12/2024 LPA Meeting Draft Minutes](#), [T. Staff Presentation](#), [U. Applicant's Presentation](#),

Background: Please see Exhibit A for the Staff Report.