

MEMORANDUM

TO: Rob DiSpirito, City Manager (without attachment)
Denise Kirkpatrick, City Clerk (without attachment)
Sharon Toner, Assistant City Clerk
Tom Trask, City Attorney
Jenna Duncan, Legal Assistant
Greg Rice, Planning & Development Director
Jorge Quintas, Public Works Director
Bob Ironsmith, CRA Director
Lael Giebel, Project Coordinator
Kelly Intzes, Deputy Fire Marshal
Craig Wilson, City Arborist
Joe Goldbach, Engineering Department
Jay Cooper, Engineering Department

FROM: Joan McHale, Business Manager

DATE: October 30, 2015

SUBJECT: Application S/D 15-61.00 – Request for Preliminary Concept Review and Final Design Review per Section 104.24.4 of the LDC. Property located at 520 and 530 Skinner Boulevard. Parcel Numbers 27-28-15-41526-000-0040 and 27-28-15-41526-000-0060.
Owner/Applicant/Representative: Skinner Boulevard LLC, Lon C. Loken / Michelle R. Rocco / Gary A. Boucher, P.E.

1	Applicant submits complete application requirements	COMPLETED
2	Applicant presents concept at CRA Advisory Committee meeting	Wednesday, November 4, 2015
3	Fire, Engineering, Solid Waste, Parks, P/D and Economic Development submit written comments to Project Coordinator	Monday, November 16, 2015
4	Applicant provide additional sets of renderings	Monday, November 23, 2015
5	Applicant notify abutting property owners within 500' radius, and submit certificate of mailing to Business Manager	Monday, November 23, 2015
6	Project Coordinator compile all staff comments and forward to City Manager	Wednesday, November 25, 2015
7	City Manager's memo and staffing due to Business Manager; forward all comments to applicant	Wednesday, December 2, 2015
8	Business Manager distribute application to LPA	Thursday, December 3, 2015
9	Local Planning Agency consider request	Wednesday, December 9, 2015
10	City Clerk's Office include announcement of Public Hearing on Thursday, 12/17/15 City Commission agenda for 1/7/16 meeting	Thursday, December 17, 2015
11	Project Coordinator compile all staffing and LPA comments, forward to City Manager	Friday, December 18, 2015
12	City Manager's memo and staffing due to Business Manager	Wednesday, December 23, 2015
13	Business Manager distribute application, staffing and LPA minutes to City Commission	Wednesday, December 30, 2015
14	City Commission conduct Public Hearing: Consider approval of Preliminary Conceptual Plan	Thursday, January 7, 2016

Application S/D 15-61.00

Page 2 of 2

15	Applicant files Final Design Review Plan (complete submittal)	Thursday, January 14, 2016
16	City Clerk's Office include announcement of Public Hearing on Thursday, 1/21/16 City Commission agenda for 2/4/16 meeting	Thursday, January 21, 2016
17	Fire, Engineering, Solid Waste, Parks, P/D and Economic Development submit written comments to Project Coordinator	Monday, January 18, 2016
18	Project Coordinator forward staffing, LPA recommendation and City Commission's first reading comments to City Manager	Friday, January 22, 2016
19	City Manager's memo and staffing due to Business Manager	Wednesday, January 27, 2016
20	Business Manager distribute application, staffing and LPA minutes to City Commission	Thursday, January 28, 2016
21	City Commission conduct Public Hearing: Consider approval of Final Design Review	Thursday, February 4, 2016



FOR OFFICE USE ONLY

APPLICATION No. _____ DATE REC'D 10/23/15 FEE 636.54
CONCEPTUAL PLAN REVIEW [checked] FINAL DESIGN REVIEW [] ANNEXATION []
LAND USE PLAN [] ZONING [] OTHER: _____

PROJECT NAME: Dunedin Bed and Breakfast

OWNER NAME Skinner Boulevard LLC, Lon C. Loken
ADDRESS 2 Seaside Lane, Apt 403 CITY Bellair, FL STATE 33758
ZIP CODE 33758 PHONE (1) 774-232-6201 (2) _____

APPLICANT NAME Michelle R. Rocco COMPANY _____
ADDRESS 4748 Stonebriar Drive CITY Oldsmar STATE FL
ZIP CODE 34677 PHONE (1) _____ (2) _____

REPRESENTATIVE NAME Gary A. Boucher, P.E. COMPANY Ozona Engineering, Inc
ADDRESS P.O. Box 432 CITY Ozona STATE FL
ZIP CODE 34660 PHONE (1) 727-785-3939 (2) 727-365-2593
E-MAIL gboucher@ozonamail.com FAX 727-785-3434

PROPERTY LOCATION 520-530 Skinner Blvd PARCEL ID 27-28-15-41526-000-0040
GROSS ACRES 0.86 ANY OWNERSHIP INTEREST IN CONTIGUOUS PROPERTY? No 27-28-15-41526-000-0040

ZONING CURRENT CD (FLU CRD) PROPOSED CD (FLU CRD)

LAND USE CURRENT Vacant PROPOSED Bed & Breakfast, Retail

PROPOSED BUILDING(S) USE Bed & Breakfast SQUARE FOOTAGE 7,546 HEIGHT 1 and 2 story
USE Retail SQUARE FOOTAGE 1,204 HEIGHT 1-story

INTENT OF THIS REQUEST Conceptual Plan Review leading to development of a B&B

PLEASE LIST ALL INDIVIDUALS AND ENTITIES WITH AN OWNERSHIP INTEREST IN THE PROPERTY. LIST SHOULD INCLUDE, WITHOUT LIMITATION, ANY AND ALL GENERAL PARTNERS, CORPORATE OFFICERS, AND MANAGERS OF LIMITED LIABILITY COMPANIES. PLEASE DISCLOSE ANY INTEREST FOR A CONTRACT OF SALE. Michelle and Mark Rocco have and purchase contract

I certify that this application and all supplemental data is a true representation of the facts concerning this request. In the event that the applicant/representative is different from the owner, I hereby authorize See Attached Auth letter to act on my behalf in representing this petition.

The filing of this application does not constitute automatic approval. Approval of this application by the LPA and City Commission, if granted, is not the final approval of the project. The purpose of design review is to quickly gain support for the project before it enters the more costly technical site infrastructure permit process. If the request is approved, I will obtain all necessary permits and comply with all applicable codes and regulations pertaining to the use of the subject property.

DATE 10/23/15 SIGNATURE OF OWNER/TRUSTEE Gary A. Boucher

NOTARY The foregoing instrument was acknowledge before me on this 23-25 day of October 20 15 by Gary A. Boucher (applicant), who is personally known to me or has produced as identification.
(Kelly A. Lopez, Notary Public, My Commission # EE 884850, Expires March 17, 2017)



PROJECT NAME: _____

APPLICATION SUBMITTAL ACKNOWLEDGMENT

I fully understand that approval of this application by the LPA (Local Planning Agency) and City Commission, if granted, does not constitute final approval for the project. The purpose of the design review process is to quickly gain support for the project before it enters the more costly technical site infrastructure permit process.

Gary A. Boucher, Agent
SIGNATURE OF APPLICANT
Gary A. Boucher
PRINTED NAME

I fully understand that should any walls or fencing be required to contain the stormwater retention area, such walls and fencing shall match the architectural style of the project as approved, if approval is granted, in the design review application.

Gary A. Boucher
SIGNATURE OF APPLICANT
Gary A. Boucher
PRINTED NAME

The foregoing instrument was acknowledge before me on this 23rd day of October, 20 15 by Gary A. Boucher (applicant), who is personally known to me or has produced _____ as identification.

(SEAL)



Kelly A. Lopez
(Signature of Notary)

Ozona

Engineering, Inc.

P.O. Box 432
Ozona, Florida 34660-432
Phone: 727-785-3939
Fax: 727-785-3434

October 23, 2015

Lael Giebel
City of Dunedin
Planning and Development
737 Louden Avenue
Dunedin, FL 34698

Re: Dunedin Bed and Breakfast
520 & 530 Skinner Blvd.
Conceptual Plan Review
Justification Letter

Thank you for all your help at the DRC meeting on September 23rd. We are moving forward with this submittal of the Conceptual Plan. As we discussed, the proposed bed and breakfast with the retail shops is totally consistent with the current zoning and future land use.

The proposed development is situated on an 0.86 acre parcel immediately adjacent to the City's passive park to the east. The applicant is proposing to construct 5 bedroom units inside the main building with an additional six units in detached duplexes. An additional building will be provided for the owner/manager's residence which will have living space over a two car garage. The main building will have a wrap-around porch while the duplex units will have front porches. The buildings will have an "old florida" appearance with low pitched metal roofs, creating a quaint and pleasant environment where guests can relax and get comfortable in the shade of surrounding trees. There are no specific plans for leasing the retail shop(s), but the new owner will be looking for compatibility with the bed and breakfast.

City water and sewer are readily available in Skinner Boulevard and stormwater will discharge in the direction of the City's stormwater pond on Milwaukee Street after treatment and attenuation. There are two existing curb cuts for this property on Skinner but only one will be utilized.

The proposed development fills a need for relaxed accommodations for people wishing to visit Dunedin's downtown shopping area or the hospital. Because of its proximity to downtown and the Pinellas Trail, guests can venture out on foot or on bikes. The bed and breakfast will be a good neighbor for the City's park, and guests will enjoy the park as well. It would be hard to think of a more appropriate and compatible use for the property. The proposed Dunedin Bed and Breakfast will be a fabulous addition to the Dunedin community.

Gary A. Boucher, P.E.

Security Title Company

791-A San Christopher Dr. ♦ Dunedin, Florida 34698

Telephone: (727) 733-0466
Fax: (727) 733-0737

10/20/2015

TO WHOM IT MAY CONCERN:

We have searched the Public Records of Pinellas County, Florida through October 14, 2015 pertaining to the following described property lying and being in Pinellas County, Florida:

Lots 4 and 5, J.L. HOWELL'S SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 6, of the Public Records of Pinellas County, Florida, LESS that part in Official Records Book 6095, Page 1272;

TOGETHER WITH

The West 38 feet of Lot 7 and ALL of Lot 6, J.L. HOWELL'S SUBDIVISION, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 6, of the Public Records of Pinellas County, Florida, LESS that part in Official Records Book 6095, Page 1272.

Based on a search of the public records we find title by virtue of the those certain Trustee's Deeds recorded in O.R. Book 16747 , page 2225 and Official Records Book 16747, page 2229 , vested in Skinner Boulevard, LLC, a Florida limited liability company

Respectfully submitted,



**Lori A. Badders
SECURITY TITLE COMPANY**

THIS IS A LETTER OF OWNERSHIP ONLY.