

**CITY OF DUNEDIN, FLORIDA**  
**DEVELOPMENT REVIEW COMMITTEE MEETING**  
**Regular Meeting of January 30, 2019**  
**8:30 a.m. – 11:00 a.m.**  
**AGENDA**

**8:30 – 9:00** 1. Internal discussion: DRC feedback

\* \* \* \* \*

**9:00 – 9:45** 2. Meet regarding 520 Skinner Blvd (Beyond the Wall) – attendees:

- Rod Collman, architect
- Mark Rocco, owner
- Michelle Rocco, owner

\* \* \* \* \*

**9:45 – 10:30** 3. Meet regarding 351 Albert St. – attendees:

- Mike Thrasher, potential owner
- Kendle Anz – Project Manager/Designer
- Keaton Smook – Sales/Client Contact
- Wes Osborne – President of SunDog Structures

\* \* \* \* \*

**PLEASE NOTE: *Meetings are mandatory***

**-NEXT REGULAR MEETING-**  
**Wednesday, February 13, 2019**  
**8:30 a.m.**

This meeting establishes among other things, the compatibility of the proposed development to the surrounding area and the natural environment; conformity to the land development code and the comprehensive plan; the health, safety and welfare of city residents; adequacy of existing facilities to serve the development; and the identification of procedural guidelines. The owner or authorized representative shall not in any way interpret the remarks or statements, expressed or implied, of the city departments or employees as being binding upon the city. **LDC 104-24.6.1**

***\*\*The owner/developer is strongly encouraged to attend this initial development meeting\*\****

**Project name and address:** Beyond The Wall Bed and Breakfast

Property Location Parcel ID: 27-28-15-41526-000-0060

**Owner name:** Michelle and Mark Rocco

Owner Telephone: 727-500-2337

**Applicant name:** Michelle and Mark Rocco

Applicant Telephone: 727-500-2337

Email: business@beyondthewalldunedin.com

Gross Acres: 0.87

Current Zoning: DC Proposed Zoning: DC

Current Land Use: Bed and Breakfast Proposed Land Use: Bed and Breakfast

Current Use: Bed and Breakfast Proposed Use: Bed and Breakfast

Proposed Building(s) : Adding 2 more transient rental units and a manager's residence with B&B storage

Square Footage: 1150 Project Value: \$275,000 Height: 2 stories

Plan details/questions: 1st floor storage for B&B operations and manager's residence and 2nd floor will be 2 additional transient rental units.

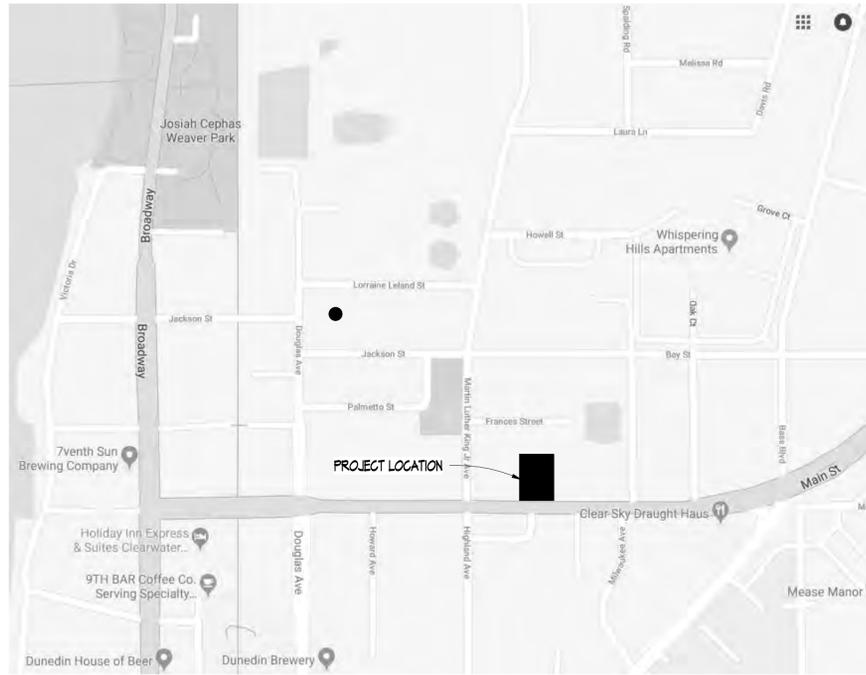
All of the following documents should be submitted in an electronic format (.pdf or .jpeg), or provide 12 hard copies if larger than 11" x 17":

**Basic Site Plan-** The plan should include all of the following items:

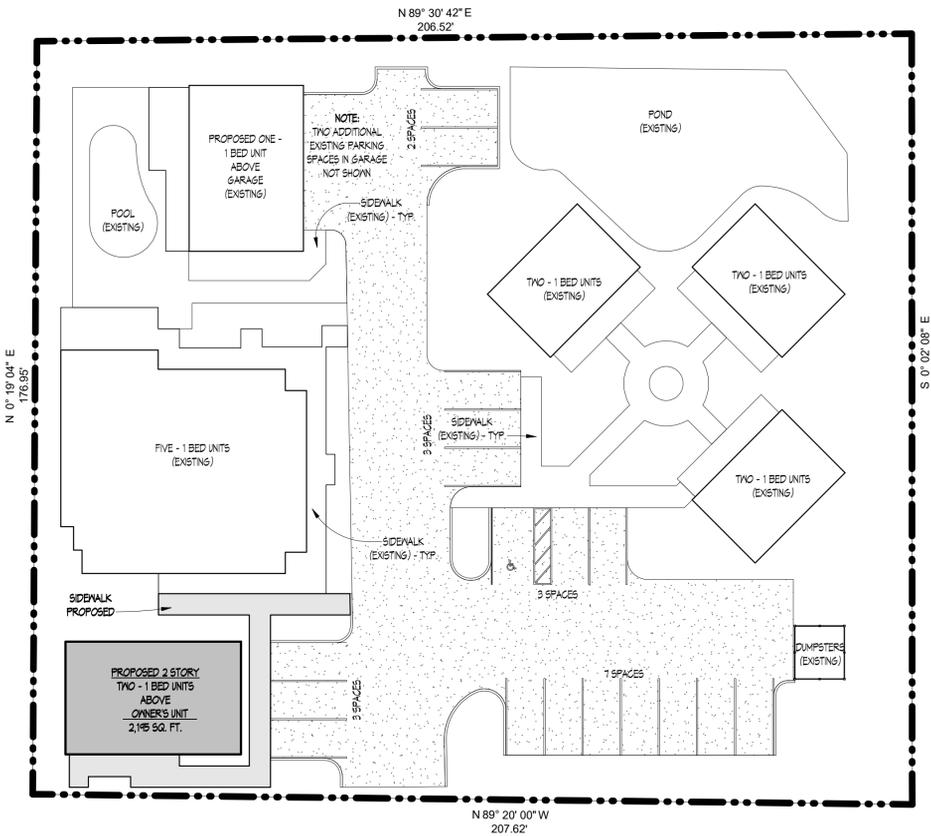
- Property size
- Building size by square footage of use, and building height
- Percentage of lot covered by building footprint
- Setbacks; front, rear, and side
- Number of parking spaces per use; required and provided
- Vicinity of map, date, north arrow, and scale

**Architectural Rendering, If possible** (color elevation renderings are preferred)

***\*\*At time of actual building plan submittal, all signage and tree removals require a separate plan, under a separate permit.***



**LOCATION MAP**  
3/32" = 1'-0"



**SITE PLAN**  
1" = 20'-0"

CONTACTS			
BUILDING OWNER		ARCHITECT	
COMPANY	DR. RICK FANSLER	COMPANY	sdg ARCHITECTURE INC.
ADDRESS	251 CLEARWATER LARGO RD N	ADDRESS	793 SAN CHRISTOPHER DRIVE - SUITE B
CITY/STATE/ZIP	LARGO, FL 33710	CITY/STATE/ZIP	DUNEDIN, FLORIDA 34648
ATTENTION	DR. RICK FANSLER	PRINCIPAL	RODNEY COLLMAN
TELEPHONE	727-504-4500	PROJ. MGR.	RODNEY COLLMAN
FAX		TELEPHONE	727-736-5463
EMAIL	RFANSLERMD@GMAIL.COM	EMAIL	rod@sdgfl.com
		CELL	813-294-9200

**CONSTRUCTION DATA / CODE ANALYSIS**

NFPA 101 CHAPTER 26 LODGING OR ROOMING HOUSES

OCCUPANT LOAD 10 ACTUAL WITH 2 PERSONS PER BEDROOM

AUTOMATIC SPRINKLER SYSTEM NOT REQUIRED PER NFPA 101 26.3.3.2 EXCEPTION - EVERY SLEEPING ROOM HAS DOOR OPENING DIRECTLY TO OUTSIDE OF BUILDING. BATHROOM DOORS SHALL HAVE PRIVACY DOOR HANDLES ALLOWING OPENING FROM THE OUTSIDE IN CASE OF EMERGENCY PER NFPA 101 23.4

FIRE ALARM SYSTEM PROVIDED PER NFPA 12

FLORIDA BUILDING CODE 6TH ED. 2017

OCCUPANCY TYPE: R-1 RESIDENTIAL

CONSTRUCTION TYPE: V-B

SPRINKLERED: NO

PER CHAPTER 5:

- ALLOWABLE FLOOR AREA: 1,000 SQ. FT.
- ACTUAL FLOOR AREA EXISTING: 3,736 SQ. FT. (2,912 SQ. FT. LIVING / 764 SQ. FT. DECK)
- ACTUAL FLOOR AREA PROPOSED: 2,145 SQ. FT. (LIVING)
- ACTUAL FLOOR AREA TOTAL: 5,881 SQ. FT.

OCCUPANT LOAD PER TABLE 1004.1.2  
5,881 SQ. FT. / 200 = 29

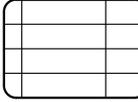
WIDTH OF MEANS OF EGRESS PER TABLE 1005.3.2  
26 x 0.2 = 5.2'  
MINIMUM DOOR WIDTH PROVIDED = 28'

TWO EXITS REQUIRED PER TABLE 1006.3.1  
TWO EXITS PROVIDED FROM SLEEPING AND LIVING SPACES  
200' MAXIMUM EXIT ACCESS TRAVEL DISTANCE PER TABLE 1016.2  
51' MAXIMUM EXIT ACCESS TRAVEL DISTANCE PROVIDED

SITE INFORMATION	
PARCEL ID #:	PROJECT ADDRESS:
27-28-15-41528-000-0040 & 00600	520 SKINNER BOULEVARD DUNEDIN

PARKING REQUIREMENTS	
EXISTING ROOMS (ONE SPACE PER ROOM)	11
ADDITIONAL PROPOSED ROOMS	3
ADDITIONAL PROPOSED RESIDENCE	2
TOTAL PARKING REQUIRED	16
TOTAL PARKING PROVIDED	20 (INCLUDES ONE HANDICAP SPACE)

APPLICABLE BUILDING CODES	
JURISDICTION	CITY OF DUNEDIN, FLORIDA
BUILDING CODE	FLORIDA BUILDING CODE, BUILDING, 6TH EDITION 2017
STRUCTURAL CODE	FLORIDA BUILDING CODE, EXISTING BUILDING, 6TH EDITION 2017
PLUMBING CODE	FLORIDA BUILDING CODE, PLUMBING, 6TH EDITION 2017
MECHANICAL CODE	FLORIDA BUILDING CODE, MECHANICAL, 6TH EDITION 2017
ELECTRICAL CODE	NFPA 70 NATIONAL ELECTRICAL CODE, 2014 EDITION
LIFE SAFETY CODE	FLORIDA FIRE PREVENTION CODE 101, 6TH EDITION 2017
FLORIDA FIRE PREVENTION CODE	FLORIDA FIRE PREVENTION CODE, 6TH EDITION 2017
ACCESSIBILITY CODE	FLORIDA BUILDING CODE, BUILDING, 6TH EDITION 2017
ENERGY CONSERVATION CODE	FLORIDA BUILDING CODE, ENERGY CONSERVATION, 6TH EDITION 2017



**sdg ARCHITECTURE**  
A030003539 727-736-5463  
793 SAN CHRISTOPHER DRIVE • Suite A • Dunedin, FL 34698

**AN ADDITION TO:  
BEYOND THE WALL BED & BREAKFAST**  
520 SKINNER BLVD.  
DUNEDIN, FLORIDA 34698

DRAWN BY	JAB3
CHECKED BY	RLC
PROJECT NUMBER	19-022
DATE	01.24.19

**A050**  
PROPOSED PROJECT SUMMARY  
SCALE AS INDICATED





4 FT

3 FT

6 FT 6

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***\*\*The owner/developer is strongly encouraged to attend this initial development meeting\*\****

**Project name and address:** Dunedin Foundry: 351 Albert St, Dunedin, FL 34698

Property Location Parcel ID: 34-28-15-82044-030-0011

**Owner name:** Mike Thrasher, Thrasher Recognition LLC

Owner Telephone: 404-441-6901

**Applicant name:** Kendle Anz

Applicant Telephone: 813-607-4011

Email: kanz@sundogstructures.com

Gross Acres: 0.19 Acres

Current Zoning: FX-M Proposed Zoning: FX-M

Current Land Use: CL – Commercial Limited Proposed Land Use: \_\_\_\_\_

Current Use: Manufacturing Proposed Use: Multi-Family Residential

Proposed Building(s) : 3-story building with 7 units.

Square Footage: 2880 SF Project Value: \$700,000 Height: 35'

Plan details/questions: Is multi-family allowed for commercial limited land use? Will one accessible unit suffice for ADA requirements? Will a sprinkler system be required for fire regulations?

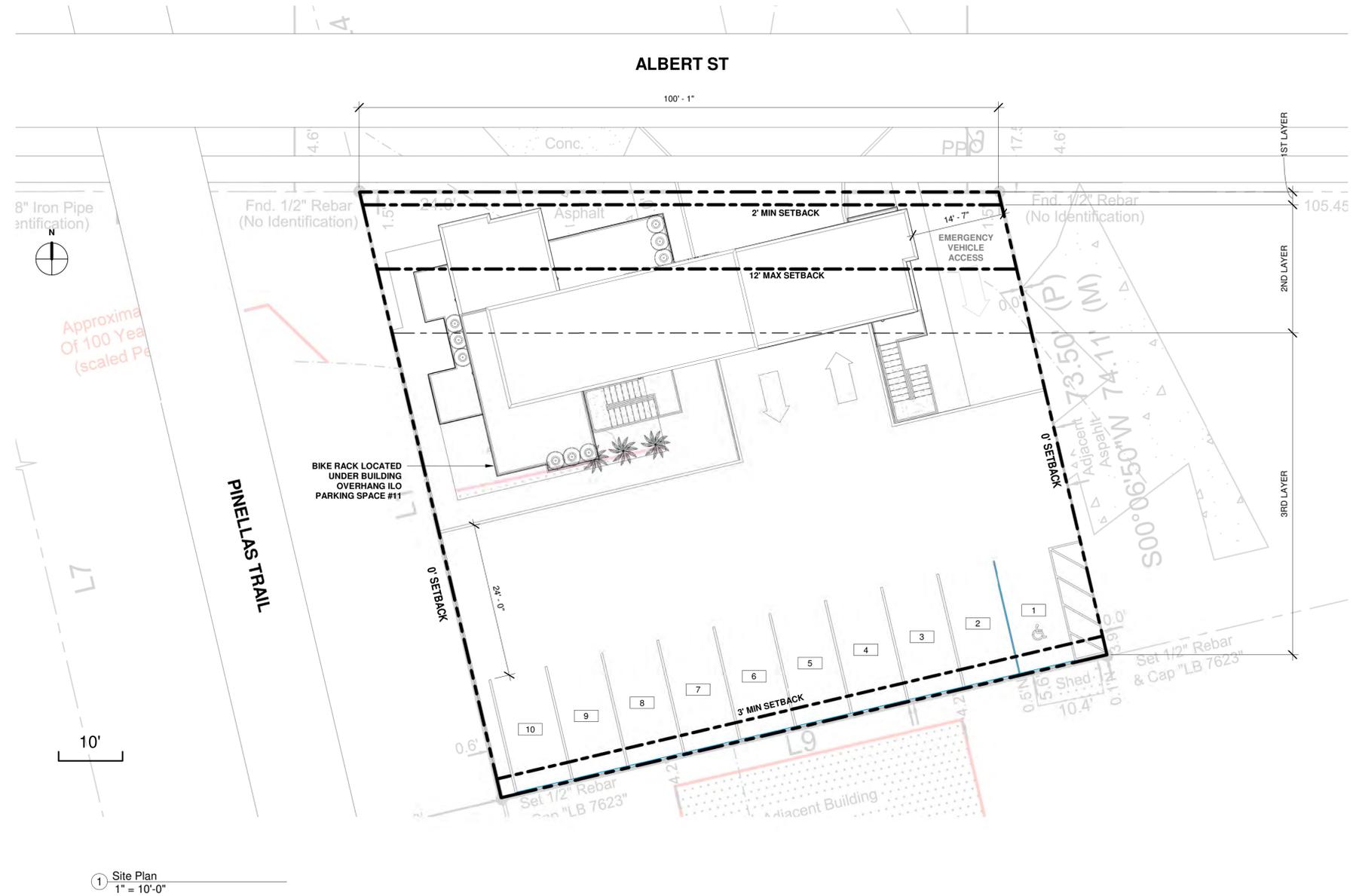
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- Property size
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**Architectural Rendering, If possible** (color elevation renderings are preferred)

***\*\*At time of actual building plan submittal, all signage and tree removals require a separate plan, under a separate permit.***



**SITE LEGEND & NOTES**

**LEGAL DESCRIPTION**  
 SIMPSON & WIFE'S ADD  
 BLK 30, W 100FT OF LOT 1

**SITE DATA**  
 PARCEL CONTROL #: 34-28-15-82044-030-0011  
 ADDRESS: 351 ALBERT ST  
 DUNEDIN, FL 34698

CURRENT ZONING: FX-M

SETBACKS PROVIDED:  
 FRONT: 2' MIN/12'MAX  
 REAR: 3'  
 SIDE: 0'  
 MAXIMUM STORIES: 3

PROPERTY SIZE: 0.19 ACRES

SQUARE FOOTAGE PROPOSED:  
 1ST FLOOR: 1120 SF  
 2ND FLOOR: 1280 SF  
 3RD FLOOR: 640 SF  
 TOTAL UNDER ROOF: 3040 SF  
 BALCONY SPACE: 748 SF

PROPOSED BUILDING HEIGHT: 35'

REQUIRED PARKING:  
 7 UNITS @ 1.5 SPACE/DU  
 11 SPACES  
 PROPOSED PARKING:  
 10 SPACES  
 + 1 BICK RACK

PERCENTAGE LOT COVERAGE:  
 LOT AREA: 8337 SF  
 1ST FLOOR AREA: 1120 SF  
 PERCENT COVERAGE: 13.4%

**VICINITY MAP**



1 Site Plan  
 1" = 10'-0"

**DUNEDIN FOUNDRY  
 MULTI-UNIT DWELLING**

351 ALBERT ST  
 DUNEDIN, FL 34698

SCHEMATIC DESIGN

REV # DATE

REV #	DATE

1/24/2019 3:56:30 PM

SITE PLAN

**A100**

Project Number 2018.134  
 Scale As indicated

## **Dunedin Foundry designed by SunDog Structures**

SunDog Structures, LLC. is a United States modular housing manufacturing company located in Tampa, Florida. SunDog manufactures upscale modular housing using ISO-certified cargo containers, known as Intermodal Steel Building Units (ISBU). We provide residential and commercial structures with both unique properties and high-quality design.

Each year, over 800,000 new cargo containers reach US shores and remain here, as it is more expensive to ship back an empty container than to build new containers in the countries of origin. By repurposing and reusing an existing shipping industry product as our core building material, we can produce environmentally friendly products while providing dwelling structures that can last for generations.

Being local, SunDog Structures is excited for the opportunity to build on these principles and provide the community of Dunedin with a multi-unit transient use and long-term rental destination. Dunedin, an old sailing town with a dynamic atmosphere has quickly become a popular place to retire as well as the perfect place to find a sense of community. The city has a characteristic all its own.

From Honeymoon and Caledesi islands to the 37-mile Pinellas Trail, there is always a way to actively enjoy the coastal weather. Bringing such innovative construction into Dunedin, SunDog wants to incorporate the community atmosphere with the artistic creativity engrained within the town. Bringing a rental destination near the heart of downtown will add to the accessibility of the weekly festivals that support local vendors and artists, the Spring Training for the Toronto Blue Jays as well as the ever-enticing sugar sand of the local beaches. Our unique proposal will further promote the imaginative and one-of-a-kind character of the city.

The site at 351 Albert St is in a prime location for an artist inspired rental property, being only a few blocks from downtown. The site is also on the corner of the Pinellas Trail, giving it a presence and opportunity to be an integral part of the community. The trail takes you through the artsy and festive areas of the town; whether biking, rollerblading or walking past the numerous coffee bars, innovative breweries and quaint shops. It's common to stumble upon many shops with their own unique niche and welcoming feel, decorated with awe-inspiring murals showing off the casual and welcoming ambience this town has to offer.

Our goal is to replace a decaying foundry with a piece of vibrant art that will attract all generations and become an integral part of the city fabric by complementing Dunedin's vision & culture. Our design proposes a 7-unit rental property with a lively spatial arrangement that maximizes balcony space to connect units to the exterior. This blurs the line between the traditional hard building edge separating inside from outside and enhances the visitor's connection to the community. The building was designed to be parallel with the Pinellas trail, giving the front elevation on Albert Street a slight skew. This angle creates a secondary frontage that greets the pedestrian path while continuing the visual connection as the corner is reached. Lastly, we propose to engage with the local mural artist, Steve Spathelf, to include historical images and further emphasize the artistic community.





**SUNDOG**  
STRUCTURES LLC





# df DUNEDIN FOUNDRY

Sustainable  
Artistic  
Unique

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Information on the development:

Our unique proposal will fit with the artistic and one-of-a-kind character of the community and local businesses of Dunedin.



Thrasher LLC In conjunction with Sundog Structures LLC is considering development of the property located at 351 Albert Street into DUNEDIN FOUNDRY, an eco-friendly, multi-family, long term and short term rental complex. Built entirely out of single use containers to support sustainability, DUNEDIN FOUNDRY will be one-of-a-kind residential solution in the city of Dunedin. Our goal is to replace a decaying foundry with a piece of vibrant art that will attract all generations, especially millennials while complementing the Dunedin vision and culture.

## Unique and dynamic atmosphere

- SUNdog Structures is excited for the opportunity to provide the community of Dunedin with a sustainable multi-unit transient use & long-term rental destination
- ISO-certified cargo containers
- Cargo container architecture is an innovative & sustainable building system approved by the International Building Code
- Flood and fireproof, wind resistant and can withstand 60,000 lbs of pressure
- 3-story, 7-unit unique layout & high quality design
- Spatial arrangement that maximizes balcony space to connect units to Dunedin surroundings



Site: 351 Albert St.

- Located on the corner of the Pinellas Trail
- Angled frontage along site (within setbacks) to continue visual connection with trail
- Local artist's murals to incorporate Dunedin's individuality

**Sustainability** - Each year, over 800,000 new cargo containers reach US shores and remain here, as it is more expensive to ship back an empty container than to build new containers in the countries of origin. Re-use of these containers in construction is just the beginning of the sustainable aspects of their use. Typical construction methods can leak air as much as 15 times per day, whereas cargo containers are air and watertight, so heating and cooling needs are greatly reduced. The containers can also be easily relocated and reassembled, and even recycled, at the end of their useful life cycle.

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### **Why Cargo Containers**

Cargo containers were developed in 1956 and have been proven as a safe and reliable method of transporting the world's goods. Steel shipping containers are flood and fire proof, wind resistant and can withstand up to 60,000 lbs of pressure, making them an amazing home building material. Repurposing these retired shipping containers is just the beginning of creating high-end green living spaces. Cargo containers were first used in construction in 1960. Cargo architecture and construction using cargo containers is an innovative and enduring building system approved by the International Building Code.

### **SUNdog Structures, LLC**

SUNdog Structures, LLC., is a United States modular housing manufacturing company located in Tampa, Florida. SUNdog manufactures upscale modular housing using ISO-certified cargo containers, known as Intermodal Steel Building Units (ISBU). SUNdog provides residential and commercial structures with both unique properties and high quality design. By repurposing and reusing an existing shipping industry product as our core building material, we can produce environmentally friendly products while providing dwelling structures that can last for generations. Our products are constructed and produced in a controlled factory setting before being shipped out and minimally assembled on site.

### **The SUNdog Philosophy**

Founded in 2015, SUNdog Structures, LLC strives to produce high quality, one-of-a-kind products. We aim to become a world class ISBU home manufacturer by using existing modular construction philosophies while integrating new technologies that emphasize cutting edge building practices, green and sustainable building systems, and construction specifications that meet and exceed current building codes. We constantly strive to assure that our products comply or exceed all codes, laws and regulations, while providing the customer with state-of-the-art, sustainable structures.



Existing Subject - 351 Albert St



North of Subject



West of Subject



North/West of Subject

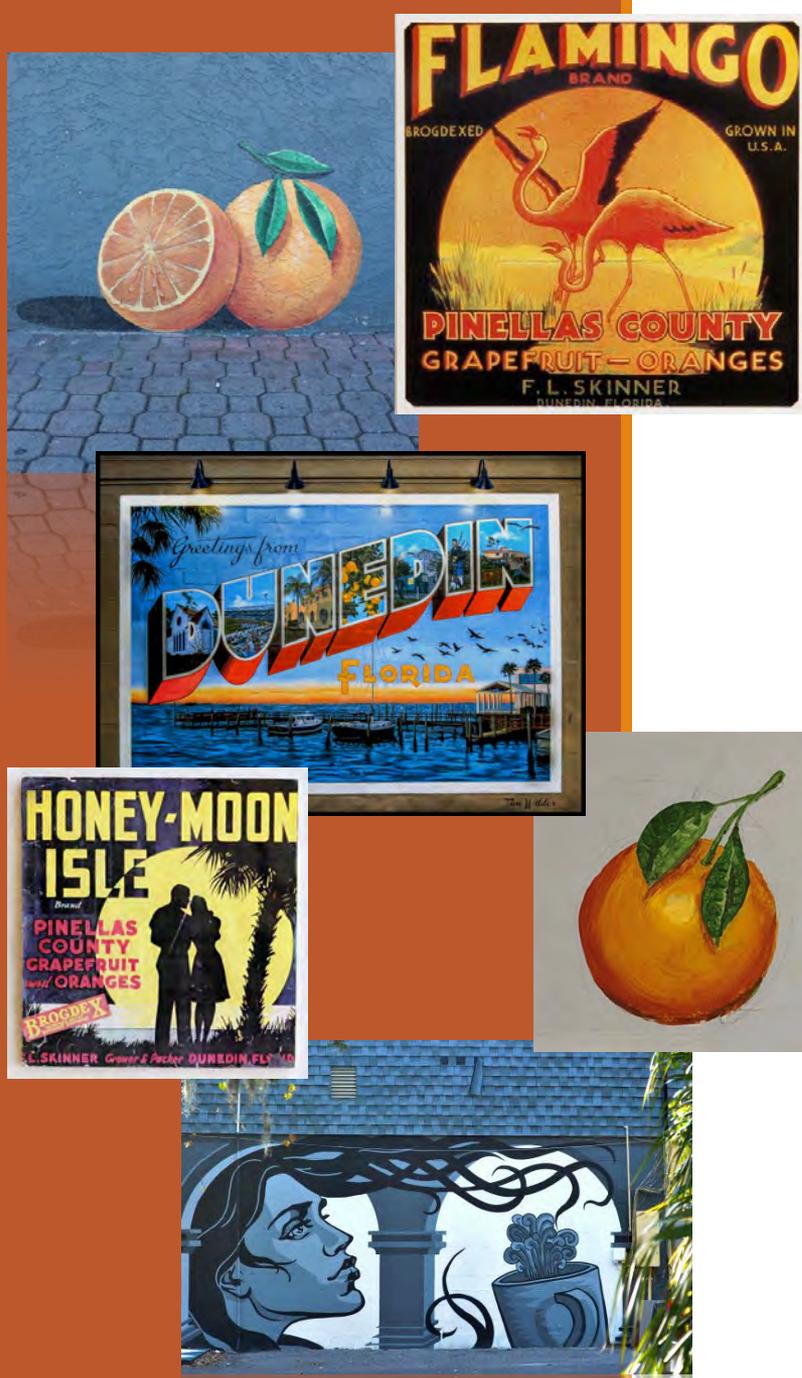


## 351 Albert St. for an artist inspired rental property

- Short walk to downtown and directly off the Pinellas Trail
- Adding innovative and sustainable construction to the dynamic community of Dunedin
- Pedestrian and dog friendly community
- Local Citrus industry excentuates the history of the community throughout their wall murals of local artist Steve Spathelf
- Showcasing the “community vibe” with the artistic creativity engrained in the coastal town through local artists murals incorporated into the design



- Adding accessibility to the weekly festivals thriving from local vendors and artists
- Lending a welcoming ambience to those visiting the vibrant community





## Dynamic Concept

Environmentally friendly structures that can last for generations

- The site is also on the corner of Pinellas Trail, giving it a presence and opportunity to be an integral part of the community.
- The trail takes you through the heart of downtown, showcasing the individuality Dunedin has to offer; whether biking, rollerblading or walking past the numerous coffee bars, innovative breweries and quaint shops.
- Adding to that individuality; a unique and modern appeal to the trail and downtown life.



## SITE PLAN:

DUNEDIN  
FOUNDRY



### SITE LEGEND & NOTES

- LEGAL DESCRIPTION**  
SIMPSON & WIFE'S ADD  
BLK 30, W 100FT OF LOT 1
- SITE DATA**  
PARCEL CONTROL #: 34-28-15-82044-000-0011  
ADDRESS: 351 ALBERT ST  
DUNEDIN, FL 34698
- CURRENT ZONING: FX-M
- SETBACKS PROVIDED:  
FRONT: 2 MIN/12 MAX  
REAR: 3'  
SIDE: 0'  
MAXIMUM STORES: 3
- PROPERTY SIZE: 0.19 ACRES
- SQUARE FOOTAGE PROPOSED:  
1ST FLOOR: 1120 SF  
2ND FLOOR: 1280 SF  
3RD FLOOR: 640 SF  
TOTAL UNDER ROOF: 3040 SF  
BALCONY SPACE: 748 SF
- PROPOSED BUILDING HEIGHT: 35'
- REQUIRED PARKING:  
7 UNITS @ 1.5 SPACE/UNIT  
11 SPACES  
PROPOSED PARKING:  
10 SPACES  
+ 1 BIKE RACK
- PERCENTAGE LOT COVERAGE:  
LOT AREA: 637 SF  
1ST FLOOR AREA: 1120 SF  
PERCENT COVERAGE: 13.4%

### VICINITY MAP





**SUNDOG**  
STRUCTURES LLC





**SUNDOG**  
STRUCTURES LLC



**SUNDOG**  
STRUCTURES LLC