

**CITY OF DUNEDIN, FLORIDA
DEVELOPMENT REVIEW COMMITTEE MEETING**

Regular Meeting of September 11, 2019

9:00 a.m. – 10:30 a.m.

AGENDA

1. 9:00 – 9:45 Internal discussion – Greg Rice
* * * * *

2. 9:45 – 10:30 Meet regarding 1523 Bayshore Blvd – attendees:
 - Jesse Blackstock, engineer
 - Stephanie Allen, owner
 - Matthew Bader, contractor* * * * *

PROJECT PREVIEW SESSION

11:30 – 12:00

No new applications submitted

PLEASE NOTE: *Meetings are mandatory*

-NEXT REGULAR MEETING-

Wednesday, September 25, 2019

8:30 a.m.

Project Info Sheet For Development Review Committee (DRC) Meeting
737 Louden Avenue, Dunedin, FL 34698
Contact: Lael Giebel, Assistant to the City Manager: 727-298-2755

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: Bayshore Vacation Villas – 1523 Bayshore Blvd.

Property Location Parcel ID: 27-28-15-54612-000-0321

Owner name: 1523 Bayshore Blvd LLC

Owner Telephone: 727-644-9523

Applicant name: Same as Owner

Applicant Telephone: 727.644.9523

Email: Stephanieallen.fl@verizon.net

Gross Acres: 0.42

Current Zoning: TF Proposed Zoning: TF

Current Land Use: RES-M Proposed Land Use: RES-M

Current Use: Single family detached residence Proposed Use: Detached transient units

Proposed Building(s) : Four (4) – 390 SF Villas, in addition to the existing two (2) detached units totaling 1,526 sf

Square Footage: 3,086 SF total Project Value: TBD Height: 25’ max height

Plan details/questions: Setback encroachments proposed, parking ratio reduction requested or more appropriate Use applied (instead of single family), porch/eave encroachment/setback requirements, conditional use for detached

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:

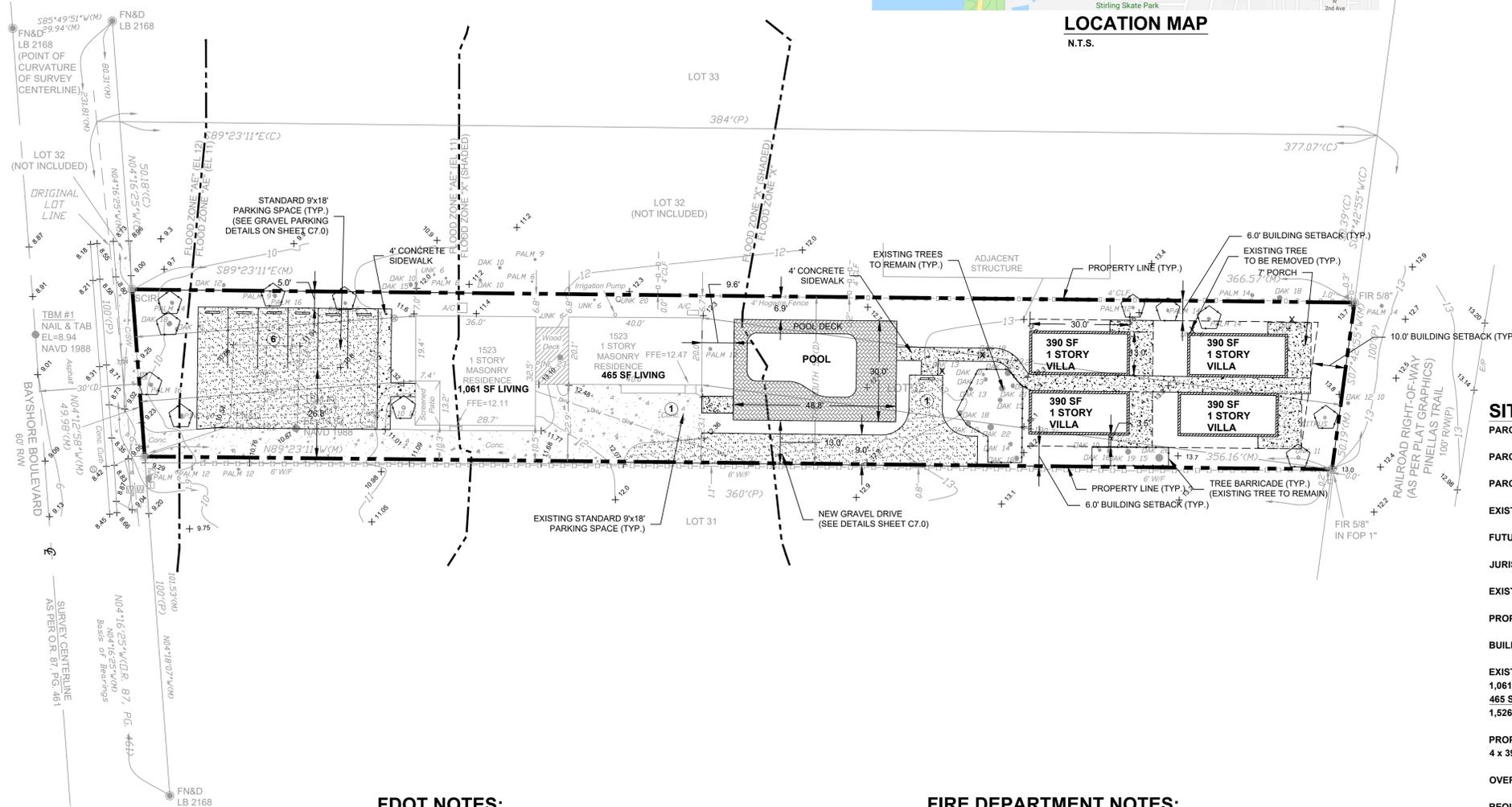
- Property size
- Building size by square footage of use, and building height
- Percentage of lot covered by building footprint
- Setbacks; front, rear, and side
- Number of parking spaces per use; required and provided
- Vicinity of map, date, north arrow, and scale

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.**

PAVING LEGEND

-  GRAVEL DRIVE & PARKING
SEE DETAILS SHEET C7.0
-  CONCRETE SIDEWALK
SEE DETAILS SHEET C7.0



SCALE: 1"=20'

SITE DATA

PARCEL ID: 27-28-15-54612-000-0321
 PARCEL ADDRESS: 625 8th AVENUE WEST
 PARCEL SIZE: 0.42 AC.
 EXISTING ZONING: TF (TOURIST FACILITY)
 FUTURE LAND USE: RESIDENTIAL MEDIUM
 JURISDICTION: CITY OF DUNEDIN
 EXISTING USE: VACANT SINGLE FAMILY
 PROPOSED USE: TRANSIENT VACATION RENTALS
 BUILDING HEIGHT: 1 STORY, 25' MAX. HEIGHT
 EXISTING BUILDINGS:
 1,061 SF
 465 SF
 1,526 SF
 PROPOSED BUILDINGS:
 4 x 390 SF = 1,560 SF
 OVERALL TOTAL BUILDING SF: 3,086 SF

REQUIRED BUILDING SETBACKS:
 • 25' FRONT, X' PROVIDED
 • 10' SIDE, 6' PROVIDED
 • 10' REAR, 6' PROVIDED

PARKING REQUIRED: 1 SPACES/UNIT x 6 UNITS = 6 SPACES

PARKING PROVIDED: 8 SPACES

FDOT NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A RIGHT-OF-WAY USE PERMIT FROM THE FDOT MAINTENANCE OFFICE FOR ANY WORK WITHIN THE ROW. THE CONTRACTOR SHALL INCLUDE IN THE PERMIT APPLICATION A MAINTENANCE OF TRAFFIC PLAN AND PROOF OF LIABILITY INSURANCE.
- THE CONTRACTOR SHALL NOTIFY THE FDOT MAINTENANCE OFFICE (48) HOURS PRIOR TO START OF CONSTRUCTION.
- ALL WORK PERFORMED WITHIN THE FDOT ROW SHALL CONFORM TO:
 - FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
 - FDOT "DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEMS", LATEST EDITION.
 - FDOT "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE FOR STREETS AND HIGHWAYS", LATEST EDITION.
- PERMANENT EROSION CONTROL AND SHOULDER SODDING AND TURF ON EXISTING FACILITIES SHALL CONFORM TO FDOT DESIGN STANDARD INDEX No.'S 570-001 & 570-010.
- CURBS, CURB AND GUTTERS AND SIDEWALKS SHALL CONFORM TO FDOT STANDARD INDEX No.'S 520-001, 522-002 & 522-001.
- TRAFFIC CONTROL THROUGH WORK ZONES SHALL CONFORM TO FDOT STANDARD INDEX No. 102-600.
- STRIPING SHALL CONFORM TO FDOT DESIGN STANDARD INDEX No. 711-001.
- SIGNING AND STRIPING SHALL BE IN ACCORDANCE WITH THE FHWA "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), LATEST EDITION.
- ALL DISTURBED AREAS WITHIN THE FDOT ROW SHALL BE SODDED AND RETURNED TO EQUAL OR BETTER THAN CURRENT CONDITION.

FIRE DEPARTMENT NOTES:

- ALL WORK MUST BE DONE STANDARDS OUTLINED IN NFPA 1, CHAPTER 16, SAFEGUARDS DURING BUILDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.

CONSTRUCTION PLANS

PROJECT: 10017217.00
 DATE: 08/19/2019

No.	Date	Description
1	06/21/2019	PER CITY COMMENTS
2	08/05/2019	PER FDOT COMMENTS

SITE PLAN SHEET C3.0

Bayshore Vacation Villas
Proposed Tourist Facility Development
 1523 Bayshore Blvd.
 Dunedin, FL 34698

BE→U

BLACKSTOCK ENGINEERING UNLIMITED, INC.

PO Box 10099
 Tampa, FL 33679
 727.220.9440
 www.blackstockeng.com
 FL Cert. Of Auth. No. 32307

From: Stephanie Allen PA [mailto:stephanieallen.fl@verizon.net]
Sent: Thursday, August 29, 2019 12:22 PM
To: Giebel, Lael; jesse@blackstockeng.com
Cc: matt@tampabaytinyhomes.com
Subject: Re: DRC Wednesday, September 11, 2019, 9:45 am.

Good Afternoon Lael,

You've been speaking with our engineer, Jesse Blackstock about our concept plan for 1523 Bayshore Blvd....and I thought I would introduce myself and explain a little bit more about what our vision is for 1523 Bayshore Blvd.

I am a North Pinellas County realtor and my husband and I own and manage a vacation rental on Clearwater Beach. When I saw 1523 Bayshore available for sale, and saw that it is zoned Tourist Facility (which allows for up to 6 structures), located in the Transient Use map area....AND had an entrance on Bayshore plus backed up to the Pinellas Trail, we fell in love with the possibilities.

Since the shape of the property is very long and narrow, and there is a group of very large and mature oak trees right in the middle, we were going to leave the front 2 properties (Bayshore Bungalows) pretty much as they are with new exterior paint (the previous owners had already updated the interiors). We would then like to place a pool and rec area on the west side of the trees closest to the 2 existing structures. Again, due to the narrowness of the property, we were thinking of what kind of structures we could fit on the back side (East side of oak trees) of the property along the trail (without removing most of the large oaks), which brought us to the 'tiny home' concept....building 4 tiny homes and refer to it as "Dunedin Trailside Tiny House Village" or something like that. Currently there is nothing like this in Dunedin and it is a very sought after type of vacation stay. Plus, the width of a 'tiny home' would allow us to fit the 4 units on the property. We feel these types of homes built trailside really would complement the Dunedin vibe and create quite the buzz.

Here is a link to an example of a larger village in Siesta Key, and these are mobile tiny homes and we realize we would need to have them build on foundations up to local codes: <https://www.tinyhousesiesta.com/> (these pics do show wheels on the tiny homes, but our will not have wheels or be mobile, but will be built on foundations up to all current local codes) Our contractor, Tampa Bay Tiny Homes is familiar with doing this, taking the look and feel of a tiny home with all of the built ins and building them on foundation. We haven't invested in the actual design of the homes because we don't have approval for our concept yet, but the footprints are indicated on the site plan Jesse had sent. We'd love each of the tiny houses to have it's own interior theme (Farmhouse, Surf Shack, Industrial, Rustic) while keeping the exteriors fairly similar with different colors. And we were going to go with a 'coastal chic' feel for the front 2 existing structures.

Again, we really want to keep the 'wooded' feel of the lot (saving as many trees as possible) and allow guests to stay trailside as well as on Bayshore and having the use of a common pool....taking advantage of this great location. We are very familiar with running a vacation rental, paying the appropriate taxes and allowing guests to really enjoy and spend money in the local community. My son and daughter in law live in Dunedin and they plan on helping me manage our new Bayshore project and helping guests have the best possible experience.

I just wanted to introduce myself and see if you needed anything else from me as far as what we are looking to create on this property before our Sept 11th DRC meeting.

Thank you for your time!
Stephanie

Stephanie Allen
Charles Rutenberg Realty
Cell: 727-644-9523
Fax: 727-937-3036



Blue Oasis



Amy



Aqua Oasis



[Click here to... Book a Stay](#)

Sand Dollar



Red Lifeguard Stand



Flamingo



Prepared by and return to:

Kate Baker
Assure Title, LLC
2470 Sunset Point Road
Clearwater, FL 33765
(727) 793-0070
File No 19-9516

Parcel Identification No 27-28-15-54612-000-0321

[Space Above This Line For Recording Data]

WARRANTY DEED

This indenture made the 16th day of August, 2019 between Shannon Jackson, an unmarried woman, whose post office address is 1282 Palm Street, Clearwater, FL 33755, Grantor, to 1523 Bayshore Blvd LLC, a Limited Liability Company, whose post office address is 309 Crosswinds Drive, Palm Harbor, FL 34683, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Pinellas, Florida, to-wit:

The South 50 feet of Lot 32, L.H. Malone's Subdivision, according to the map or plat thereof, as recorded in Plat Book 1, Pages 35 and 36, Less that portion conveyed to the State of Florida by that certain deed recorded in Official Records Book 87, Page 461, of the Public Records of Pinellas County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2019 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness#1 Wan-M. George
Signature

Shannon Jackson
Shannon Jackson

Witness#1 Wan M George
Printed Name

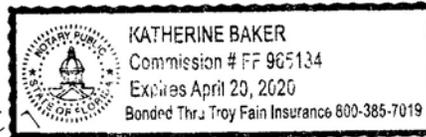
Witness#2 [Signature]
Signature

Witness#2 Katherine Baker
Printed Name

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 15 day of August, 2019, by Shannon Jackson.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: x

Type of Identification _____

Produced: FWDL