

CITY OF DUNEDIN, FLORIDA
DEVELOPMENT REVIEW COMMITTEE MEETING
Dunedin Community Center, 1920 Pinehurst Rd, Meeting Room
Regular Meeting of December 11, 2019
8:30 a.m. – 10:30 a.m.

AGENDA

1. 8:30 – 9:00 Internal discussion: draft Business Survey questions
* * * * *

2. 9:00 – 9:45 Meet regarding 2817 St. Marks Drive (Discovery Charter School) – attendees:
 - Robert Resch, architect
 - Emre Akbaba, Discovery of Science Principal* * * * *

3. 9:45 – 10:30 Meet regarding Causeway at Woodette – attendees:
 - Jeff Craft, owner
 - Brett Martin, owner
 - Trent Stephenson, engineer
 - Ely Payne, engineer* * * * *

PROJECT PREVIEW SESSION

11:30 – 12:00 Highland Crossing Townhomes (968 Highland Ave)

PLEASE NOTE: *Meetings are mandatory*

-NEXT REGULAR MEETING-
Wednesday, January 8, 2020
8:30 a.m.

**Project Info Sheet For Development Review Committee (DRC) Meeting
 1920 Pinehurst Rd, Community Center Meeting Room, 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****

**2817 St. Marks Dr., Dunedin, FL
 1120 Curlew Rd., Dunedin, FL**

Project name and address: Discovery Academy of Science

Property Location Parcel ID: 14-28-15-00000-230-0500

Owner name: St. Mark Lutheran Church

Owner Telephone: (727) 733-0474

Applicant name: Discovery Academy of Science

Applicant Telephone: (727) 330-2424

Email: eakbaba@discoveryacademy.info

Gross Acres: +/- 2.75 acres

Current Zoning: 7153 (Church/Church School) Proposed Zoning: FXM-Form Based Med.

Current Land Use: Churches (71) Proposed Land Use:

Current Use: Educational/Religious Proposed Use: Educational

Proposed Building(s): Existing – to remain with various upgrades

Square Footage: 29,039 Project Value: TBD Height: Existing

Plan details/questions: Current attached buildings are leased by Charter School from the Church. School is seeking to purchase entire parcel of existing buildings to continue to operate as the Charter School with renovations.

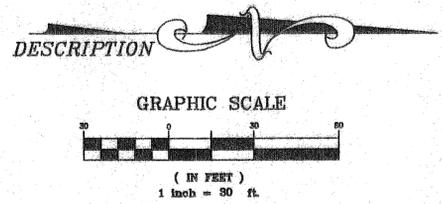
All of the following documents should be submitted in an electronic format (.pdf or .jpeg), or provide 12 hard copies if larger than 11" x 17":

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

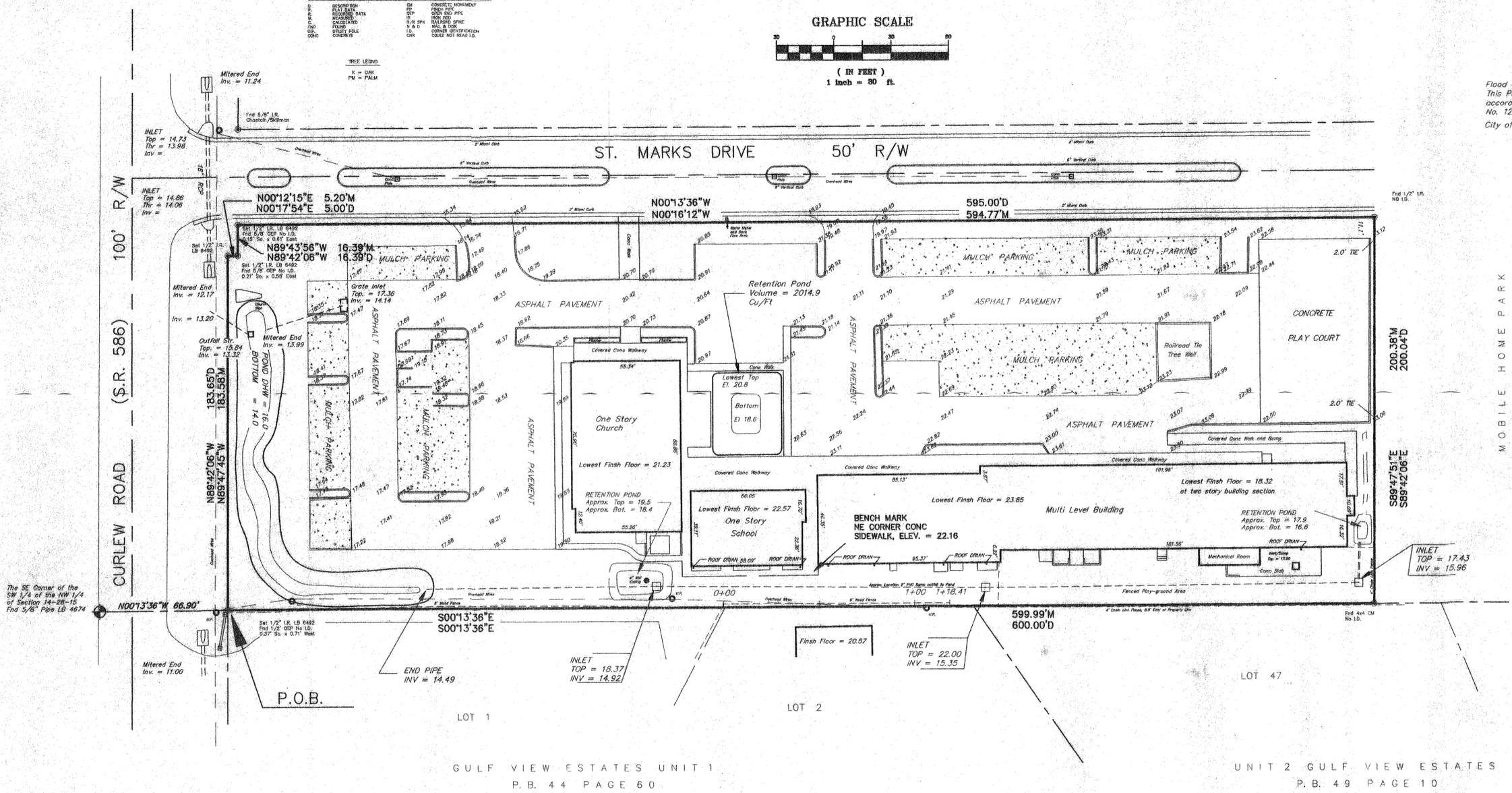
- Property size
- Building size by square footage of use, and building height
- Percentage of lot covered by building footprint
- Setbacks; front, rear, and side
- Number of parking spaces per use; required and provided
- Vicinity of map, date, north arrow, and scale

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.**



Flood Certification:
 This Parcel lies within Flood Zone "C"
 according to Flood Insurance Rate Map
 No. 125103 0005 D Dated, March 7, 1984
 City of Dunedin, Florida



GENERAL NOTES:
 This Survey has been prepared without the benefit of a Title Search.
 Subject to any Easement or Restriction of Record.
 Bearings are referenced to the East boundary, being the 40 acre line, N00°13'36"W as per description.
 The description shown is as recorded in O.R. Book 2386, Page 570 Public Records of Pinellas County, Florida.
 No ground level improvements, such as manholes, valve, etc., were found on the site to indicate the location of underground utilities within the boundary of this Parcel.

DESCRIPTION:
 Start at the SE corner of the SW 1/4 of the NW 1/4 of Section 14, Township 28 South, Range 15 East and go N00°13'36"W, 66.90 feet along the 40 acre line to a point of the North right-of-way line of Curlew Road, State Road S586 for a Point Of Beginning; thence, following said North right-of-way line, N89°42'06"W, 163.65 feet; thence N00°17'54"E, 5.00 feet; thence N89°42'06"W, 16.39 feet; thence leaving said North right-of-way line, go N00°13'36"W, 595.00 feet; thence go S89°42'06"E, 200.04 feet to a point on the 40 acre line; thence go S00°13'36"E, 600.00 feet along the 40 acre line to the Point Of Beginning.
 Containing 2.75 acres M.O.L.

DATE OF SURVEY: 3/09/1996
 DATE OF REVISION: 5/29/1996 Additional Elevations
 DATE OF REVISION: 8/12/1996 Drainage As-Built's
 DATE OF REVISION: 2/27/1997 Certification Names
 DATE OF REVISION: 3/07/1997 Certification Names
 DATE OF REVISION: 10/17/1997 Record Survey
 DATE OF REVISION: 10/24/1997 Retention Pond Calc

RECORD (AS-BUILT) SURVEY

PREPARED FOR: St. Mark Lutheran Church
 SouthTrust Bank of Florida
 Powell, Carney, Hayes & Silverstein
 American Pioneer Title Insurance Company

Surveyor's Certification:
 I hereby certify that this Survey has been prepared under my direct supervision and meets the minimum requirements as set forth by the Board of Professional Land Surveyors in Chapter 61G17-6 of the Florida Administrative Codes, pursuant to Section 472.027 Florida Statutes.



Eugene T. Caudell, P.L.S. # 4821
 E.T. Caudell & Associates, Inc. LB # 6492

Not Valid unless embossed with signing Surveyor's Seal

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Project name and address: DUNEDIN TOWNHOMES - CAUSEWAY BLVD, Dunedin FL

Property Location Parcel ID: 15-28-15-23166-007-0600

Owner name: Jeff Craft – Developer

Owner Telephone: 813-484-1788 - jcraft@evergreenventuresllc.com

Applicant name: Ely Payne – LevelUp Consulting, LLC – Engineer

Applicant Telephone: 813-375-0616

Email: ely@levelupflorida.com

Gross Acres: 0.42

Current Zoning: MF15 Proposed Zoning: MF15

Current Land Use: Residential Medium (RM) Proposed Land Use: Residential Medium (RM)

Current Use: Vacant Proposed Use: single family attached

Proposed Building(s) : 1 Townhouse building – 6 units

Square Footage: 6750 Project Value: 2,200.000 Height: 40

Plan details/questions: Confirm Setbacks, Pond outfall design, Utility connections, sidewalk connections

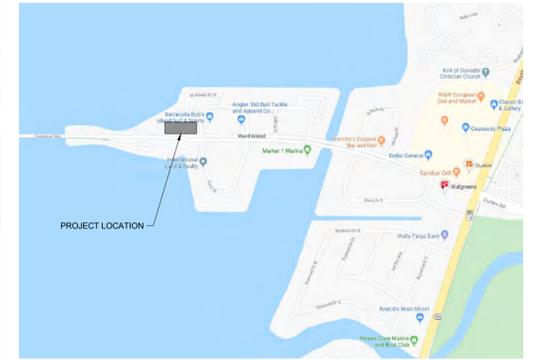
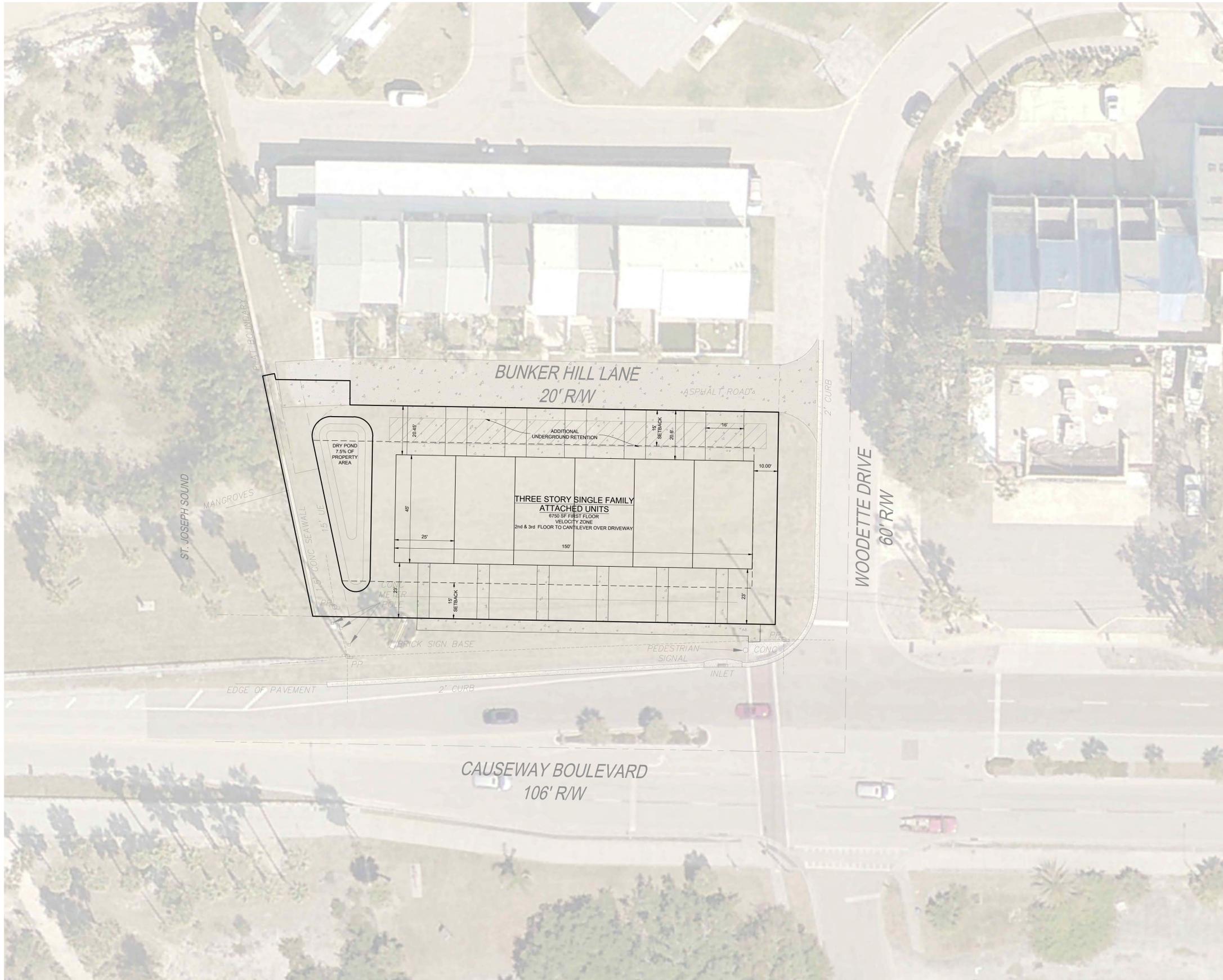
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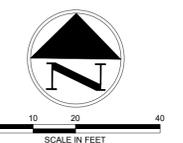
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LOCATION MAP

SITE DATA TABLE

PROJECT LOCATION	PINELLAS COUNTY, FLORIDA
TOTAL PROJECT AREA	0.42-ACRES±
PRODUCT TYPE	TOWNHOMES (SINGLE FAMILY ATTACHED)
PROPOSED NUMBER OF UNITS	6
MINIMUM SIDE SETBACK	10 FEET
MINIMUM FRONT SETBACK	15 FEET
MINIMUM REAR SETBACK	20 FEET
MAXIMUM BUILDING HEIGHT	50 FEET
TOTAL POND AREA	0.3 ACRES + UNDERGROUND
PARCEL NUMBER	15-28-15-23166-007-0600
CURRENT ZONING	MF-15 ZONING
FUTURE LAND USE	RESIDENTIAL MEDIUM (RM)
MAX. ALLOWABLE GROSS DENSITY	15 DU/ACRE
MAX. ALLOWABLE NUMBER OF UNITS	6.3 UNITS



PROJECT NAME: DUNEDIN TOWNHOMES	LEVELUP CONSULTING, LLC  505 E. JACKSON STREET SUITE 200 TAMPA, FLORIDA 33602 OFFICE: 813-375-0616 WWW.LEVELUPFLORIDA.COM
DRAWING TITLE: CONCEPT PLAN	
PREPARED FOR: JEFF CRAFT	
PROJECT No. 001-01-01	
SHEET 1 of 1	

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