

CITY OF DUNEDIN, FLORIDA
DEVELOPMENT REVIEW COMMITTEE MEETING
Dunedin Community Center, 1920 Pinehurst Rd, Meeting Room
Regular Meeting of January 22, 2020
9:45 a.m. – 10:30 a.m.

AGENDA

1. 9:45 – 10:30 Meet regarding – attendees:
 - Alessio Zavaglia, developer
 - Luca Mazzacurati, general contractor

* * * * *

PROJECT PREVIEW SESSION

11:30 – 12:00

No new applications submitted

PLEASE NOTE: *Meetings are mandatory*

-NEXT REGULAR MEETING-
Wednesday, February 12, 2020
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: COO DEL MAR CONDOMINIUMS 1040/1046 BASS BOULEVARD

Property Location Parcel ID: 27/28/15/628F4/003/0080 AND 0050

Owner name: RUGO RALPH

Owner Telephone: _____

Applicant name: ZAVAGLIA ALESSIO / MAZZACURATI LUCA

Applicant Telephone: 727 2767713 / 8138422110

Email: alessiozavaglia@live.it

Gross Acres: 0,17 ACRES + 0,25 ACRES

Current Zoning: _____ **Proposed Zoning:** _____

Current Land Use: VACANT RESIDENTIAL **Proposed Land Use:** RESIDENTIAL

Current Use: VACANT/NOT HOMESTEAD **Proposed Use:** HOMESTEAD RESIDENTIAL

Proposed Building(s): # 10 TOWNHOMES

Square Footage: 1594 S.F EACH **Project Value:** _____ **Height:** MAX 21'-0" TO PROOF

Plan details/questions: _____

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.**

[Interactive Map of this parcel](#)

27-28-15-62874-003-0080

Compact Property Record Card

Updated January 15, 2020

[Email Print](#)

[Radius Search](#)

[Tax Estimator](#)



Ownership/Mailing Address Change Mailing Address	Site Address
RUGO, RALPH 1385 STARKEY RD LARGO FL 33771-3111	1040 BASS BLVD DUNEDIN

Property Use: 0000 (Vacant Residential - lot & acreage less than 5 acres) Total Living: SF: Total Gross SF:

[click here to hide] **Legal Description**
OAKLAND SUB BLK 3, LOT 8

Tax Estimator <input type="checkbox"/> File for Homestead Exemption			2019 Parcel Use	
Exemption	2019	2020		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone <small>(NOT the same as a FEMA Flood Zone)</small>	Flood Zone <small>(NOT the same as your evacuation zone)</small>	Plat Book/Page
13109/1489	\$109,700	121030271012	NON EVAC	Compare Preliminary to Current FEMA Maps	3/3

2019 Interim Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2019	\$94,127	\$16,845	\$16,845	\$94,127	\$16,845

[click here to hide] **Value History as Certified (yellow indicates correction on file)**

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2018	No	\$84,006	\$15,314	\$15,314	\$84,006	\$15,314
2017	No	\$64,202	\$13,922	\$13,922	\$64,202	\$13,922
2016	No	\$43,842	\$12,656	\$12,656	\$43,842	\$12,656
2015	No	\$41,126	\$11,505	\$11,505	\$41,126	\$11,505
2014	No	\$35,334	\$10,459	\$10,459	\$35,334	\$10,459
2013	No	\$9,508	\$9,508	\$9,508	\$9,508	\$9,508
2012	No	\$19,364	\$19,364	\$19,364	\$19,364	\$19,364
2011	No	\$26,219	\$24,669	\$24,669	\$26,219	\$24,669
2010	No	\$22,426	\$22,426	\$22,426	\$22,426	\$22,426
2009	No	\$40,918	\$40,918	\$40,918	\$40,918	\$40,918
2008	No	\$75,900	\$75,900	\$75,900	\$75,900	\$75,900
2007	No	\$77,400	\$77,400	\$77,400	N/A	\$77,400
2006	No	\$82,800	\$82,800	\$82,800	N/A	\$82,800
2005	No	\$51,100	\$51,100	\$51,100	N/A	\$51,100
2004	No	\$30,400	\$30,400	\$30,400	N/A	\$30,400
2003	No	\$30,700	\$30,700	\$30,700	N/A	\$30,700
2002	No	\$24,700	\$24,700	\$24,700	N/A	\$24,700
2001	No	\$21,900	\$21,900	\$21,900	N/A	\$21,900
2000	No	\$18,400	\$18,400	\$18,400	N/A	\$18,400
1999	No	\$16,400	\$16,400	\$16,400	N/A	\$16,400
1998	No	\$16,300	\$16,300	\$16,300	N/A	\$16,300
1997	No	\$14,400	\$14,400	\$14,400	N/A	\$14,400
1996	No	\$16,100	\$16,100	\$16,100	N/A	\$16,100

2019 Tax Information

2019 Tax Bill Tax District: DN
2019 Final Millage Rate 18.9365

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new [Tax Estimator](#) to estimate taxes under new ownership.

Ranked Sales (What are Ranked Sales?) See all transactions

Sale Date	Book/Page	Price	Q/U	V
30 Sep 2003	13109 / 1356	\$105,200	U	V

2019 Land Information

Seawall: No

Frontage:

View: None

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Vacant (00)	50x145	2150.00	50.0000	1.0400	\$111,800	FF

[\[click here to hide\]](#) 2020 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record					

[\[click here to hide\]](#) Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			



If you are experiencing issues with this map loading, you may need to clear your web browsing history, then close and restart your web browser.

- [Interactive Map of this parcel](#)
- [Map Legend](#)
- [Back to Query Results](#)
- [New Search](#)
- [Tax Collector Home Page](#)
- [Contact Us](#)

27-28-15-62874-003-0050

Compact Property Record Card

Tax Estimator

Updated January 15, 2020

[Email Print](#)

[Radius Search](#)

Ownership/Mailing Address Change Mailing Address	Site Address
RUGO, RALPH 1385 STARKEY RD LARGO FL 33771-3111	1046 BASS BLVD DUNEDIN



Property Use: 0000 (Vacant Residential - lot & acreage less than 5 acres)

Total Living: SF:

Total Gross SF:

[\[click here to hide\] Legal Description](#)

OAKLAND SUB BLK 3, LOT 5 & S 1/2 OF LOT 4

Tax Estimator <input type="checkbox"/> File for Homestead Exemption			2019 Parcel Use	
Exemption	2019	2020		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone <small>(NOT the same as a FEMA Flood Zone)</small>	Flood Zone <small>(NOT the same as your evacuation zone)</small>	Plat Book/Page
13109/1489	\$157,900	121030271012	NON EVAC	Compare Preliminary to Current FEMA Maps	3/3

2019 Interim Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2019	\$135,514	\$23,914	\$23,914	\$135,514	\$23,914

[\[click here to hide\] Value History as Certified \(yellow indicates correction on file\)](#)

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2018	No	\$121,005	\$21,740	\$21,740	\$121,005	\$21,740
2017	No	\$92,404	\$19,764	\$19,764	\$92,404	\$19,764
2016	No	\$63,130	\$17,967	\$17,967	\$63,130	\$17,967
2015	No	\$59,209	\$16,334	\$16,334	\$59,209	\$16,334
2014	No	\$50,594	\$14,849	\$14,849	\$50,594	\$14,849
2013	No	\$13,499	\$13,499	\$13,499	\$13,499	\$13,499
2012	No	\$28,074	\$28,074	\$28,074	\$28,074	\$28,074
2011	No	\$33,930	\$33,374	\$33,374	\$33,930	\$33,374
2010	No	\$30,340	\$30,340	\$30,340	\$30,340	\$30,340
2009	No	\$56,777	\$56,777	\$56,777	\$56,777	\$56,777
2008	No	\$103,800	\$103,800	\$103,800	\$103,800	\$103,800
2007	No	\$103,200	\$103,200	\$103,200	N/A	\$103,200
2006	No	\$117,200	\$117,200	\$117,200	N/A	\$117,200
2005	No	\$66,400	\$66,400	\$66,400	N/A	\$66,400
2004	No	\$39,900	\$39,900	\$39,900	N/A	\$39,900
2003	No	\$38,600	\$38,600	\$38,600	N/A	\$38,600
2002	No	\$31,700	\$31,700	\$31,700	N/A	\$31,700
2001	No	\$28,000	\$28,000	\$28,000	N/A	\$28,000
2000	No	\$23,700	\$23,700	\$23,700	N/A	\$23,700
1999	No	\$21,300	\$21,300	\$21,300	N/A	\$21,300
1998	No	\$23,600	\$23,600	\$23,600	N/A	\$23,600
1997	No	\$20,700	\$20,700	\$20,700	N/A	\$20,700
1996	No	\$23,200	\$23,200	\$23,200	N/A	\$23,200

2019 Tax Information

2019 Tax Bill	Tax District: DN
2019 Final Millage Rate	18.9365

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new [Tax Estimator](#) to estimate taxes under new ownership.

Ranked Sales (What are Ranked Sales? See all transactions)

Sale Date	Book/Page	Price	Q/U	V/I
30 Sep 2003	13109 / 1356	\$105,200	U	V

2019 Land Information

Seawall: No

Frontage:

View: None

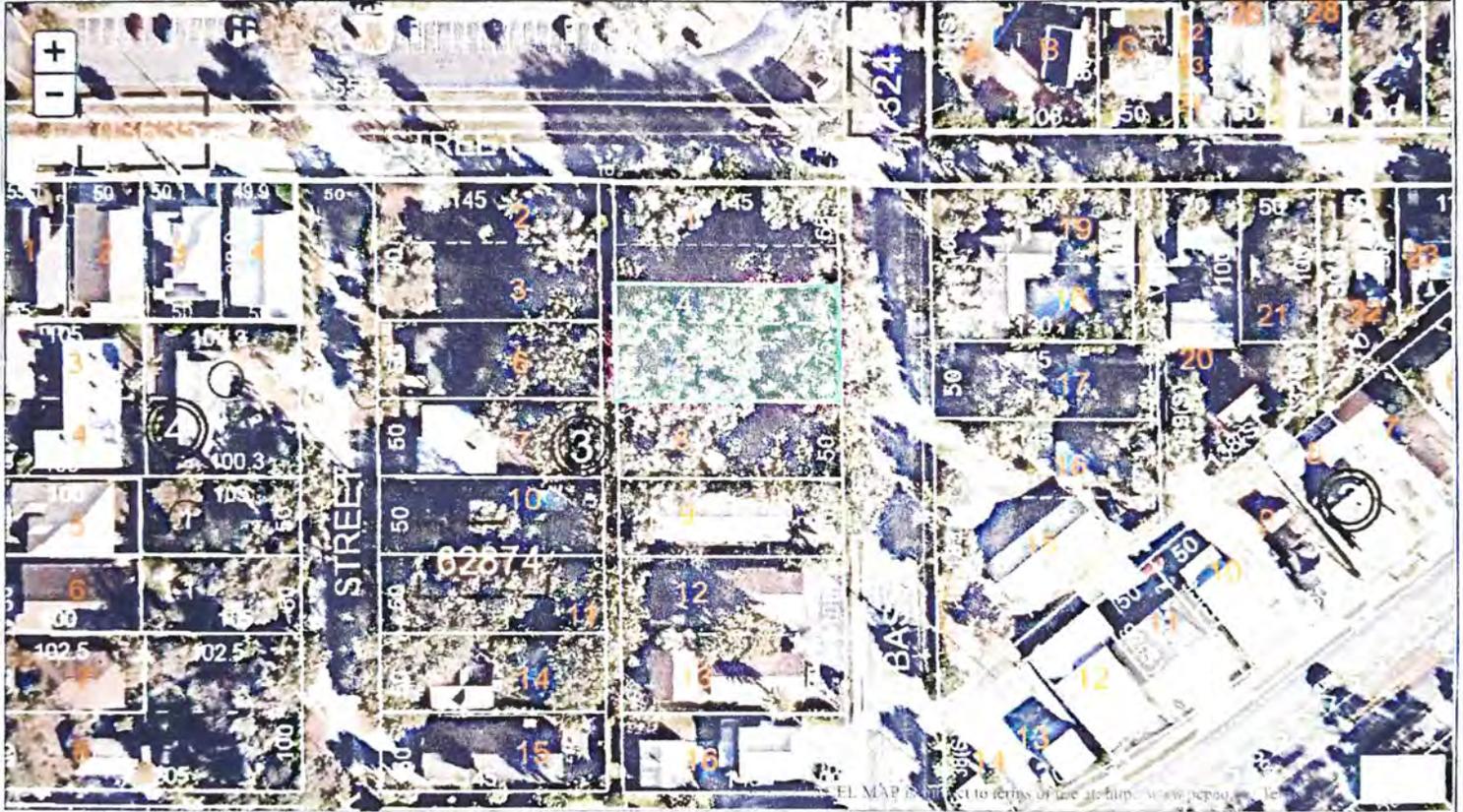
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Vacant (00)	75x145	2150.00	75.0000	0.9984	\$160,992	FF

[click here to hide] 2020 Extra Features						
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year	
No Extra Features on Record						

[click here to hide] Permit Data

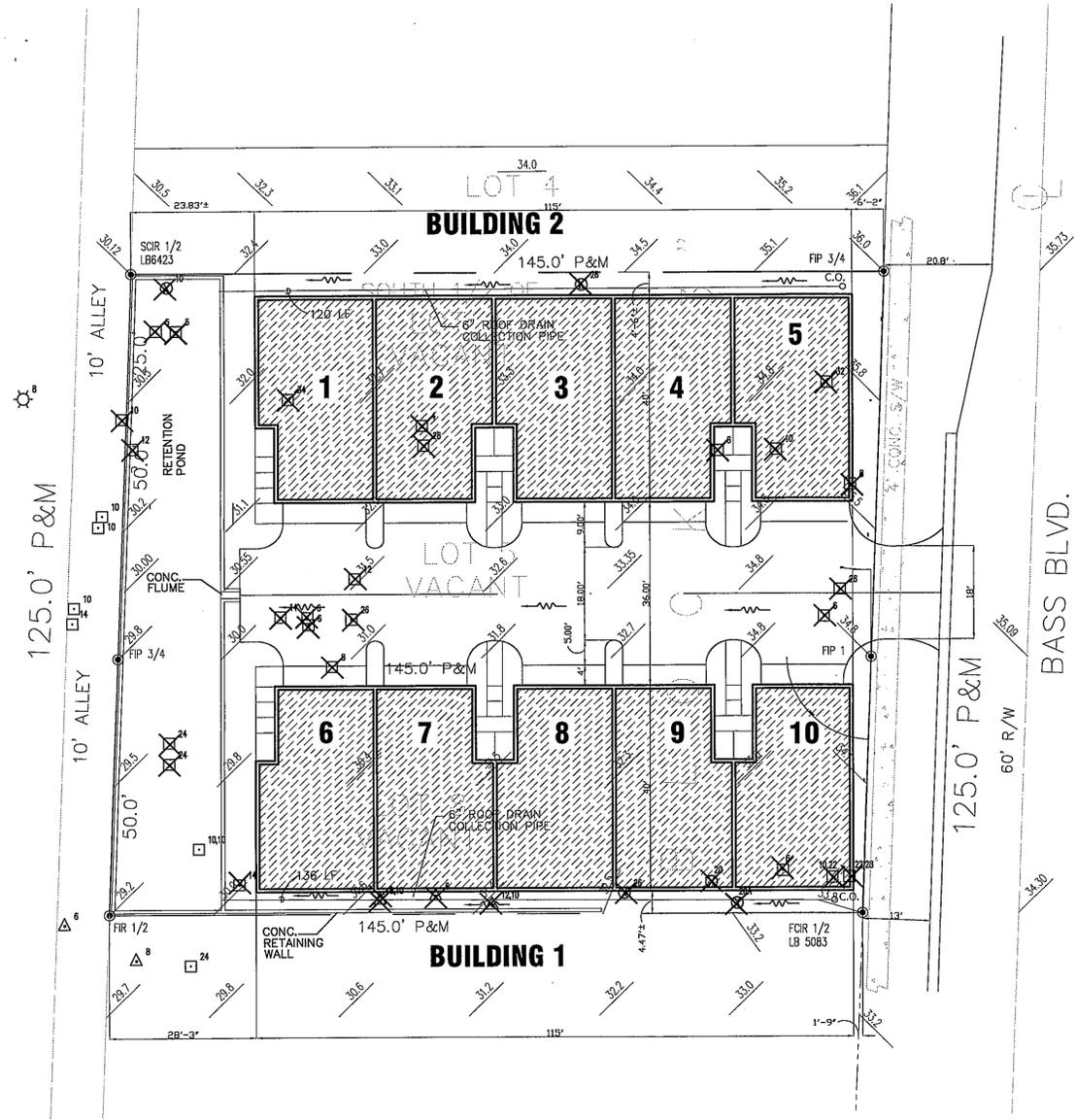
Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			



If you are experiencing issues with this map loading, you may need to clear your web browsing history, then close and restart your web browser.

- [Interactive Map of this parcel](#)
 [Map Legend](#)
 [Back to Query Results](#)
 [New Search](#)
 [Tax Collector Home Page](#)
 [Contact Us](#)



ARCHITECTURAL SITE PLAN

SCALE : 1" = 10'

GENERAL NOTES

ALL CONSTRUCTION TO BE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE 2001

GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS REQUIRED.

DISCREPANCIES BETWEEN PORTIONS OF CONTRACT DOCUMENTS ARE NOT INTENDED.

THE CONTRACTOR SHALL REPORT TO THE DESIGNER OR OWNER ANY ERROR, INCONSISTENCY OR OMISSION HE MAY DISCOVER PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY ERROR AFTER THE START OF CONSTRUCTION WHICH HAS BEEN BROUGHT TO THE ATTENTION OF THE DESIGNER OR OWNER.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES AND PROTECT THEM FROM DAMAGE DURING THE COURSE OF CONSTRUCTION. THE CONTRACTOR SHALL BEAR ALL EXPENSES OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PERSONAL PROPERTY DAMAGED BY OPERATIONS AT NO COST TO THE OWNER. INACTIVE OR ABANDONED UTILITIES SHALL BE CAPPED IN ACCORDANCE WITH LOCAL RESTRICTIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE NEW CONSTRUCTION PORTION OF THE SITE 24 HOURS PER DAY WHILE THE JOB IS IN PROGRESS AND UNTIL THE PROJECT IS SUBSTANTIALLY COMPLETE. THE CONTRACTOR SHALL INCLUDE ALL OWNER FURNISHED AND INSTALLED ITEMS IN THE CONSTRUCTION SCHEDULE AND SHALL COORDINATE WITH THE OWNER TO ACCOMMODATE THESE ITEMS.

DIMENSIONS FOR DOOR AND WINDOW OPENINGS ARE SHOWN NOMINAL. ALLOW FOR 1/4" SHIMMING AND SEALANT OF EXTERIOR FRAMES.

ALL DIMENSIONS ARE ACTUAL AND ARE FACE OF STUD, FACE OF MASONRY WALL, OR CENTERLINE OF COLUMN, UNLESS NOTED OTHERWISE. ALL DEBRIS SHALL BE REMOVED FROM PREMISES BY THE CONTRACTOR ON A DAILY BASIS. DO NOT OBSTRUCT STREETS, SIDEWALKS, OR OTHER RIGHT-OF-WAYS WITHOUT FIRST OBTAINING PROPER PERMITS.

GENERAL NOTES APPLY TO ALL DRAWINGS AND SPECIFICATIONS.

THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING THE GENERAL CONTRACTOR WITH ROUGH-IN INFORMATION NECESSARY TO ACCOMMODATE THE INSTALLATION OF OWNER FURNISHED AND INSTALLED ITEMS. THE CONTRACTOR IS RESPONSIBLE FOR THE SCHEDULING SEQUENCE OF THESE ITEMS.

ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AND RESTRICTIONS.

BUILDING/ INFORMATION

CODE ANALYSIS

GOVERNING CODE	FLORIDA BUILDING CODE 2001
OCCUPANCY CLASSIFICATION	RESIDENTIAL OCCUPANCY GROUP R-2
CONSTRUCTION TYPE	TYPE VI CONSTRUCTION UNPROTECTED
UNIT SEPARATION	2 HR PARTY WALL
BUILDING SEPARATION	NONE

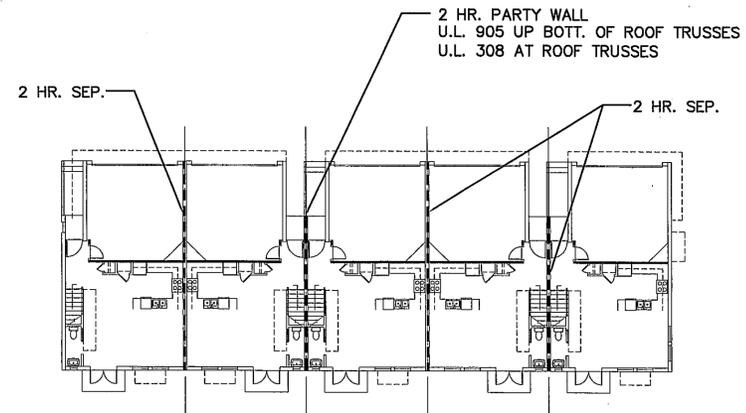
TABLE 500

BUILDING 1	
TYPE VI - UNPROTECTED	
NUMBER OF STORIES	2
ALLOWABLE BUILDING AREA	7000 SQ. FT.
BLDG. 1 UNIT AREA	1232 SQ. FT.
MAX. ALLOWABLE HEIGHT	40'
PROPOSED HEIGHT	28'-4"

SQUARE FOOTAGE

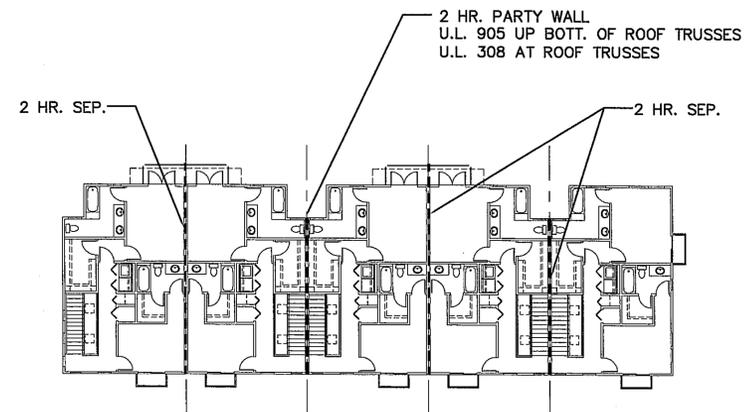
SQUARE FOOTAGE - PROPOSED	
1ST FLOOR LIVING -	492 S.F.
2ND FLOOR LIVING -	740 S.F.
TOTAL LIVING	1,232 S.F.
GARAGE -	362 S.F.
GRAND TOTAL	1,594 S.F.

BUILDING HEIGHT	
TOP OF ROOF	21'-0"
HIGHEST PARAPET	28'-11"



LIFE SAFETY PLAN: FIRST FLOOR

SCALE : 1/16" = 1'



LIFE SAFETY PLAN: SECOND FLOOR

SCALE : 1/16" = 1'

PROJECT NO	1-23-2005
	2-5-2004
APPROVED BY	[Signature]
	[Signature]
DRAWN BY	[Signature]
	[Signature]
SCHEMATIC	1
	2
DES. REV.	3
	4
CONST. DOC.	5
	6
PROC. PRINT	7
	8
ADDITION	9
	10

SEAL
 SET NO
 SHEET
A-1
 OF

PROJECT: **COCO DEL MAR**
 PROPOSED TOWNHOUSE CONDOMINIUMS

CLIENT: **RALPH RUGO**
 6121 MEARS COURT
 CLEARWATER, FLORIDA

CONSULTANTS:
 STRUCTURAL: INTEGRAL ENGINEERING INC.
 MEP: EDC ENGINEERING INC.

SHEET TITLE: **ARCHITECTURAL SITE PLAN**
 GENERAL NOTES

RALPH RUGO LLC.
 6121 MEARS COURT
 CLEARWATER, FLORIDA 33760

TEL: 727-524-6929
 FAX: 727-535-9160

INTEGRAL ENGINEERING, INC.
 11050 W. WINDYBROOK DRIVE
 SUITE 100
 LUTZ, FL 33548
 Phone: (813) 448-4030
 Fax: (813) 448-4032