



ARCHITECTURE

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## 265 CAUSEWAY BLVD.

**Subject: Invitation to meeting to discuss proposed mixed use development at 265 Causeway Blvd.**

To all whom it may concern:

Please accept this invitation to attend a meeting on Wednesday, February 7<sup>th</sup> from 5:00 – 7:00 at 223 Douglas Ave. Meeting Room A Dunedin Public Library. This meeting is to discuss and review the proposed new mixed-use development for the vacant property located at 265 Causeway Blvd. Please RSVP to [Admin@SDGFL.com](mailto:Admin@SDGFL.com) by noon on *Friday, February 2nd* if you can attend.

The development seeks to revitalize an empty lot that serves as part of the Gateway to the city's renowned beaches. The revitalization will include both permanent housing by means of 12 townhomes and short-term rentals by means of a (7) room hotel, as well as a proposed Winery. The entirety of the development is designed to exceed energy efficiency, green concepts as well as storm secure residence. The development will utilize a combination of ICF construction and solar panels to contribute to these efforts.

The site itself will consist of five independent buildings, (2) residential buildings, (1) mixed use building, (1) hotel and a cabana by a pool area and green space. As part of efforts to create an environmentally cohesive development the site will also include a stormwater vault below the driving surface. This vault will allow the development to hold rainwater on site as to not negatively impact the adjacent properties.

The development has been crafted with special care to accentuate a Florida coastal vernacular that will blend seamlessly with the existing architecture. The architectural elements included are lap siding, metal roofing and many fenestration standoffs to create an interesting façade that will be attractive from all aspects of the development.

This new proposed mixed-use development will provide much needed revitalization to an abandoned property that serves as part of the Cities gateway to its renowned beaches. 265 Causeway Blvd will serve as a shining example for community developments that seek to be leaders in new energy efficient, sustainable, storm secure housing in our Florida market. 265 Causeway Blvd is a cumulation of sustainable design, coastal flare and structural security that exceeds the current building codes.

Tim Gilpin

AIBD/CPBD

Managing Partner SDG Architecture