

**DUNEDIN, FLORIDA**  
**MINUTES OF THE CITY COMMISSION**  
**NEW CITY HALL**  
**LISTENING SESSION MINUTES**  
**MARCH 19, 2019**  
**6:00 P.M.**

The New City Hall Listening Session was held at the Dunedin Library located at 223 Douglas Avenue, Dunedin, FL 34698.

City Commission Present: Mayor Bujalski, Vice-Mayor Freaney, Commissioners Gracy and Kynes

City Commission Absent: Commissioner Gow

City Staff Present: City Manager Jennifer K. Bramley, Deputy City Manager Doug Hutchens, City Clerk Denise M. Kirkpatrick, City Clerk's Senior Administrative Assistant Ashley Singh, Housing and Economic Development/CRA Director Bob Ironsmith, Housing and Economic Development/CRA Administrative Coordinator Jeannie Garner, Planning and Development Director Greg Rice, Public Works and Utilities Director/City Engineer Jorge Quintas, Assistant Director of Public works & Utilities Paul Stanek, Library Director Phyllis Gorshe, Community Relations Director Courtney King, TV Production Specialist Justin Catachio and Former City Commissioner John Tornga.

**1. Welcome, Opening Remarks and Introductions --- City Manager Jennifer K. Bramley**

City Manager Bramley welcomed those in attendance and introduced the City Commission and City staff present and Former City Commissioner John Tornga. She explained the purpose of the Listening Session held on an as needed basis to hear from the public on a single issue. Representatives from the Harvard Jolly would be facilitating the meeting guiding the conversation; most of the meeting is reserved for public feedback. She advised the City Commission was present to listen, would take no position and there would be no decisions made this evening.

City Manager Bramley noted the sign in sheet for the public and explained the information would be used to communicate moving forward if there was anything that needed to be followed up after this evening. She advised the speakers would be limited to 3 minutes and all comments would be compiled, memorialized and provided to the City Commission.

**2. New City Hall ---Ward J. Friszolowski, President and Amy Weber, Vice President of Harvard Jolly Architecture provided the presentation.**

Mr. Friszolowski explained the PowerPoint presentation was a brief explanation of the scope of what their company would be doing. He noted it was important for the City Commission and Administration to begin hearing the questions and concerns of the residents in order for them to follow up moving forward with the project.

The project is a New City Hall to replace the existing City Hall on Main Street as well as the existing Municipal and Technical Services buildings on Milwaukee and Louden. Also a parking garage is anticipated with 140 parking spaces for staff and 60 for public use during the day and then the majority of the 200 spaces will be available to the public during downtown peak hours. The new buildings will be located on two blocks bordered by

Virginia, Milwaukee, Wood Street and Highland Avenue and a graphic would be provided of that area where the current Municipal and Technical Services buildings are located. Subsequent to the construction, the City will either sell or lease the remaining land because those two blocks are more than what is needed to accomplish this project.

Currently the project is in Phase I which includes the Space Needs Analysis to determine how big a city hall is needed and where within the two blocks to site the building. There will be three options to show the City Commission. Phase II will be the actual Architectural Engineering and eventually bidding and construction.

Ms. Weber referred to the graphic in the PowerPoint depicting the site to orient those in attendance with the location and provided the following information.

The Space Needs Analysis is a report showing all the spaces that need to be a part of the building and their sizes and relationship to each other. In order to make that determination they are having many detailed conversations with City staff to understand needs, office space as well as Commission Chambers and public use. The analysis will include anticipated growth needs over the next twenty years to make sure the building is designed for the future.

A Market Analysis will be done for downtown Dunedin with their real estate partners Colliers International and an Appraisal of the two blocks.

### **3. Next Steps**

Ms. Weber explained the next steps include the Site Options and they want to hear any thoughts and/or concerns about the site. Some of the issues they will consider are:

- Impact on adjacent properties
- Potential development value of the remaining property
- Best overall use of the two parcels
- Parking considerations
- Estimated Construction Costs and Schedule
- Potential vacation of Loudon Avenue to create one larger parcel
- Possible staff relocation during construction depending on where the new building is sited
- Potential use of alternative energy and sustainability
- Create an iconic and beautiful building to be a sense of pride in the community
- Compatibility within the city
- Economic Analysis

Ms. Weber pointed out the interesting feature of the site being the change in elevation from the high point of 33 feet sloping down to 15 feet.

Mr. Friszolowski explained the other part of this they will be looking at Loudon Avenue to determine whether or not it makes sense to vacate the street. They are not sure that would happen; however, it is part of the study.

#### Concerns About the Project

Mr. Friszolowski commented their company has designed many municipal buildings all over Florida. They are located in Pinellas County. He noted concerns they are already aware of regarding the project as follows:

**Impact on adjacent residential neighborhood**

Wood Street has a different scale and is residential. The City wants to be a good neighbor; therefore, that edge of the project will be different from the others.

**Impact on local businesses**

It could be a positive impact on the businesses and everyone in the general area.

**Impact on Services**

There will be improved service to the public with instead of three different locations where residents or businesses need to go for City services those will be co-located. There will be the efficiency of working together and it will be better for residents who might have come to one building to be told they have to go to a different building.

**Height of the Building**

They are looking at 2 to 3 stories yet to be determined.

**Traffic Patterns**

Civil Engineer Jerry Dabkowski will be working with them to include entering and exiting the site for parking and parking in itself will be part of the analysis to include how the parking can best be used when City Hall is not occupied.

**Lighting**

Lighting should be contained within the block and not spilling over into adjacent areas.

Lighting will be safe and provide the proper amount of light.

**Noise**

Noise is always a consideration; City Hall is a relatively quiet neighbor; however, there will be other potential development on this site to think about.

**Sustainability**

Harvard Jolly prides itself on doing many sustainable projects. All opportunities will be explored.

Solar energy might be a part of the project. They just worked for the City of St. Petersburg on the biggest solar project they have undertaken to date. They understand how to do it and the cost implications.

**Public Art**

Public Art is a part of this project as required by City ordinances and will be incorporated into the project.

**Types of New Development**

This is a relatively large site with two blocks so, it offers the opportunities for other things.

**Architectural Style**

The architectural style is yet to be determined and they look forward to future public meetings to talk about those features.

Mr. Friszolowski commented this first phase is mainly looking at how big is the building, where will it be sited within the two blocks, how much is it going to cost and the time frame. Once the City Commission makes those decisions they will move to the next step of architectural floor

plans, what the building will look at and so forth. There is a process and future public meetings for residents to provide that input.

**4. Questions and Answers - Harvard Jolly**

Lady – asked if this will be a LEED Certified Building and Mr. Friszolowski responded yes.

Man - asked about the plan for Louden Avenue.

Mr. Friszolowski explained they will be looking at whether or not that would be a good thing; it is just a part of the study that may or may not occur. Man commented there are not a lot of ways to get around that part of town without one-way streets and abandoning Louden would not be optimal.

Lady who lives on Louden Avenue recalled originally the discussion was about Gateway for a location and it made sense to have it along Skinner with all the traffic along there, but that is not happening and she does not know why and this is the only choice to have this monolith of two blocks. She is very concerned about the walkability and parking when it could be on the outskirts. She knows the City owns the property, but it has to be more valuable than Gateway and she did not recall that discussion being public.

City Manager Bramley explained originally the City Commission had looked at the Gateway property for the location of City Hall and City staff began examining and doing the pro forma for City Hall at Gateway. The location the City wanted was probably the most valuable property on that site at Milwaukee and Main Street. There was partner in that project and the City does not own that property, but it is owned by a private individual and if that person does not want City Hall specifically at that site and it does lend itself better to retail, restaurants and entertainment. The City Commission had a robust conversation about it at a workshop and she could provide the date and the discussion of the decision that was made in public to put it on the Wood Street lot.

Man – stated he lives on Virginia Street across from this site and expressed his concern that whatever is envisioned will be put in the center of the blocks with setbacks so that it breaks up the bigness of the structure.

Helen Tantum of 222 Buena Vista Drive South owns property on Wood Street. She commented the Baptist Church was torn down about 20 years ago and her understanding was the purpose was to use that property for City Hall. She is happy something is going there as she does not think the extra land should be sold in consideration of the future if another building is needed and all the vacant property is gone the only way is to build up. She thinks whatever is put there should be planned with that idea and make it a park or green space or anything and if all of the property is not going to be used then leave the Municipal building section for some kind of community use. Also, there is a book she believed done by an architectural company out of Tampa, the plans for the looks of all new buildings and construction in Dunedin.

Patricia Turpin of 533 Wood Street advised she lives on the corner of Wood Street and Louden. Her first thought was what was being done to her corner of the world; she is devastated by this. She asked about the Wood Street parking lot being at Multi-level.

Mr. Friszolowski explained the aerial photograph is of what currently exists and they have not done any design work as yet and today they are listening to concerns so that as they do design with all this is kept in mind. She commented they have lived in their home for over 20 years and it is a nice residential, old downtown Dunedin neighborhood and they would like to see it

stay that way as much as possible. Mr. Cherpin stated they would be looking directly across to the parking lot and they have some concerns.

Angelo Speno of 1511 Bass Boulevard commented his concern is looking at the spaces in the central location of the city that are very accommodating to the public. He asked if there would be some consideration for a zero based loss in terms of the loss of public parking spaces with the location being so central to the walkability areas.

Mr. Friszolowski noted there would be approximately 200 parking spaces currently on the land and that is what they will replicate.

Mr. Ironsmith explained the key here is the peak demand times and all the parking that is for employees would be available for the public after 5:00 p.m. He agreed it is a central parking area and they will make sure the design has walkways and so forth.

Harry Steinman of 600 Loudon Avenue commented the City has been doing some wonderful things lately in preserving and protecting compatibility in the city by looking at how the zoning, setbacks and so forth in the downtown are to be used and that helps provide breathing space in the city. He believed the highest and best use for the remaining land is not necessarily mixed-use, more retail and so forth, but something that incorporates and honors the breathing space the city needs to not suffocate. He understands the importance of infill and property tax rolls and he learned from the Citizens' Academy how much the City does for the residents and that is not cheap. At the same time the heart of the city, the spiritual core is the ability for the community to interact and if it is filled to the brim there will not be that opportunity.

Mary Schoonover of 600 Edgewater Drive, #601 and a member of the Dunedin Committee on Environmental Quality commented she knew Mr. Friszolowski because she was on the Belleair Beach City Council when they built the new City Hall eleven years ago. She can say that City was delighted with what was built and she was thrilled his firm was working on the plans. She congratulated the City Commission and City staff for providing the opportunity at the beginning of the process for them to listen to what the citizens are wanting. She asked in light of the City's Ready for 100 commitment if there is information on how it might be planned to make the Municipal Services Complex a Net Zero facility.

Mr. Friszolowski while not getting into all technical aspects explained they will look at every possible sustainability opportunity, for example they have a Landscape Architect, Interior Designer, Civil Engineer who all understand that as well as mechanical, plumbing and electrical. They will look at some common sense approaches of the building envelope including how the building is oriented through looking at solar implications. They do like to look at sustainable features early in the process; there are expenses involved and they also have to work within a budget. The City has indicated from the very beginning that interest.

Debra Mattheus of 646 Scotland Street stated her family has lived here for five generations, over a hundred years. Her great aunt worked for the City of Dunedin for 49 years and the only reason she did not make 50 was she did not want to break in a new boss. Her concern is the scale and height and the lights. Dunedin has always been residential with some small industries and a downtown. She lived through when the downtown was dead and appreciates that it has come back and all the hard work it took to do that. You can't forget why people moved here and the heart of the community; we are not Disney World, not an artificial community. We are a real community and we need to protect that. If 3 stories are put there it's going to block, there is enough height. The old elementary school was 2 stories and the

Baptist Church maybe was 2 stories, but don't go over that. We do need a new City Hall the existing one that was the library is too small, but not more shops and not more housing over it if it takes it beyond what would be good for the neighborhood. She wants to live in a real community.

Justin Catacchio of 613 Lexington Street commented as a person who will be working at this facility he wanted to give his input. He knows people are concerned about the height and we have these large two lots. Personally, he would see something more campus-like with courtyards and he knows parking might be underneath; maybe keep the existing trees and use the whole space and make it more of a campus feel instead of one giant building. Amenities inside the building could perhaps be for the public as well as the employees.

Diane Bernhardt of 1061 McLean Street by the high school stated she has only been here two years, but a campus feel is exactly what she was going to say. She would like to see little courtyards and maybe facing toward Wood Street so people have something nice to look at and lots of trees. And why not with both of those lots use all of it to have a little picnic area for even the people downtown visiting to sit in the shade and not look at a monstrous building. Using both lots completely maybe could stay at 2 stories and have a second story little courtyard for employees and the parking would be all underneath. Also, why not consider a second story kind of balcony going from one street to the other so Loudon would stay open. She wants it to look friendly to everyone. She asked about was advised the Utility Billing would be in the building.

Joe Kokolakakis of 134 Buena Vista Drive North stated he wanted to echo what others have said, we have done a lot of work to implement ordinances to protect the integrity of our little town, the setbacks, the step backs, height limitations and so forth. He thinks the key to addressing most of the concerns is how we anticipate paying for this project. If it is put on the street as a public/private partnership where you bring in a developer, then that developer is going to have his own interests and pro forma to satisfy which would require a more dense project which might have residential and/or retail. As a resident he would rather that this be something that is funded independently to ensure the true intent and use and environment created with the project is what is best for all of Dunedin and not necessarily how many apartments or stores can be put on it or how many parking spaces would be needed for them. Practically speaking we can do that if this is a municipally funded project and does not introduce any element of a developer. His question would be how we anticipate funding this and is there a thought of making this a public/private partnership.

Mr. Friszolowski explained right now the step is to take a look at how big the building is and how it might be developed with a parking garage. Part of that will be the cost and once that cost is determined the City will be in a better position to look at the funding. Right now they are looking at it independently with the City, no developers being a part of it. They will look at other potential development on the site and the City will have the opportunity to do or not do that.

Jackie Nigro stated she does not live downtown; however, has been associated with the city for quite some time and involved with some of the things that have been done. She remembers this coming up going back some years ago the idea was to use both sides of the street and she does remember a parking garage and a bit like Hyde Park that was a very nice and friendly environment and not big tall buildings; it had a hidden with lots of greenery, parking lot intermixed with some retail and some housing, but what she would say is it was

very gently done. It did combine everything which she thinks originally was the plan several years ago.

Lady – asked in all this planning when would construction start. She asked because they went through a part of this with the First Baptist Church was torn down and it has been maybe 20 years. Hopefully this works.

Mr. Friszolowski explained he hesitated to give a schedule because they have to do some work; the City Commission has to give some guidance and then they have to do more work. Typically he would say a year from now if everything works out well to break ground and then probably over a year for construction. This is very early on and that is why the City wanted the citizen input.

Patricia Turpin of 533 Wood Street asked if there are any statistics that would help to understand what this will do to the value of their homes; especially those on Wood Street.

Mr. Friszolowski reiterated they have not done any design; however, he thought residents will be pleased with what they come up with and they will be sensitive and the City wants to be a good neighbor. He believes it will raise the value of the property around. He understands the concerns especially of those close to the site and they will be very sensitive, the City is very concerned about making sure this is done the right way. He invited everyone to future meetings and noted they are listening to everything that is being said tonight and will continue to listen and do the best job they possibly can. He thinks the residents will be proud of it in the end. In terms of “sensitive” an example is the Wood Street where they understand it is a totally different scale, the road is narrow, the houses are right there and they want to be extra sensitive to the setback first of all, to the height, to the amount of greenery they can add as a buffer as well as just the use, what is going to be there so, sensitive in probably every aspect of the word from an architectural standpoint. He acknowledged that includes traffic and everything that was mentioned tonight.

Man – asked if this will be paid parking in this garage and Mr. Friszolowski stated, no that is not anticipated.

Debra Mattheus of 646 Scotland Street asked if this is done will the City also consider re-looking at the surrounding streets, like Scotland has several blocks that are one-way; Wood Street is one-way.

City Manager Bramley explained that is not a component of Phase I or Phase II of the project; however, is something that could be looked at as a result of the project. It is not off the table. She noted there were a number of residents the City met with in regard to traffic circulation in that area.

## 5. Closing

City Manager Bramley acknowledged there are many takeaways and commented:

As Mr. Friszolowski and she had mentioned they are very early on in the process and no design work has been done at this point. She thought it important to engage the public at this point and every important step along the way. One of the things she is hearing in concerns for the area is how the residential is addressed.

She noted that she lives on Wood Street, further east about three blocks away, so not directly impacted, but she walks that probably four or five times a week so, she understands.

The City owning this parcel, they are doing appraisals for the Wood Street lot. It is an important point that the City owns it; therefore, there is even more control than just the Code of Ordinances and Land Development Code, the City can stipulate how the parcel is to be used if it is sold.

The next step is to put all this information together in a package and go back to the City Commission at a public meeting. City staff has the email addresses and will be talking with residents and let them know when that meeting is scheduled to get consensus direction from the Commission for moving forward for the location on the site and then move on to Phase II which is the Architectural Design.

In regard to the construction schedule, this is mission critical for the City at this point. The City's buildings are obsolete and there needs to be a new City Hall. There are many reasons she would not want to go into this evening and it has been a really long time, but every step of the way the City always put those public facilities before a new City Hall, those being the Community Center, the Fine Arts Center, the MLK Recreation Center. It is at a point now where City Hall cannot be dismissed, it has to be built.

There needs to be two-way communication with the City and the residents. The City Commission has heard the comments and everyone's attendance was appreciated.

**ADJOURN MEETING**

The Listening Session adjourned at 6:40 p.m.

**NOTE:** The meeting was completely recorded and the recording is in the official file.

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Julie Ward Bujalski  
Mayor

Attest:

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Denise M. Kirkpatrick  
City Clerk