

**Architectural Review Committee
Dunedin City Hall, 737 Loudon Avenue
Coral Conference Room #114
Meeting Minutes
Tuesday, March 5, 2024**

Officers Present: Jeff Bame, Chair
Members Present: Tim Knowles, Chris Anuszkiewicz, Cathryn Morahan, Katie Ducharme Procissi
Members Absent: Andrew Pavalis
City Staff: Frances Leong Sharp, Tina Geyer

Call to Order: Chair Bame called the meeting to order at 4:32 pm.

Administrative Items

1. a. APPROVAL OF MINUTES

A motion was made by Katie to approve the draft minutes to the February 6, 2024 meeting; 2nd by Tim and all approved.

b. ANNUAL REPORT

Chris made a motion to approve the Committee Annual Report, 2nd made by Katie and all approved. It will be sent to the City Clerk.

New Business

- 2. a. Building Permit, Preliminary Review and Design Review Applications:** None to review
- Frances mentioned there are some projects that should be coming to them soon in April and May.

Old Business

3. a. Architectural Guidelines Follow Up Discussion

Assignment of styles: Main goal is to prepare a supplement that could be used for commercial developers outside of downtown.

- Anglo Caribbean – Jeff shared personal images from Antiqua in the British Isles of a solid stone government building, and Georgetown of a tourist or development agency with a Masonry architectural type of building. Looking at Rosemary Beach and Charleston, they seem more Coastal. The Charleston ones look influenced by French Creole with the porches and the doors off the lower floor on the porch, if they're full length and have shutters on them, then it goes back to Caribbean. A lot of these are being picked up by Caribbean cultures but as far as putting it downtown, I just don't see it on the "big box" types. Which brings up the question again, should it be set up as form based which goes into height, setbacks and amenities to the site like landscape, benches and bike racks or just getting them to follow these specific architectural styles? It could be something similar to what Kimley Horn did a few years ago. They pulled the dominant styles in the area and then describe it as a menu for each of the elements that they could pick and choose from what was dominant in each of those styles and pick one of them. Then we could reference the architectural styles and get a list of elements that are conducive and the developer could pick three from the list and include those in the project. If due to the nature of the

Architectural Review Committee Meeting
March 5, 2024
Page 2

- property or technical limitations, they aren't able to meet the minimum number of features within the architectural styles listed, they could request the Zoning Administrator seek out an executive recommendation from the ARC and we could say if it would work or not. And for the two styles that aren't recommended for outside the CRA, they would need to bring designs to the CRA to show exactly what they have in mind.
- Coastal Landscape – Catherine shared images from coastal areas from around the state. Commercial doesn't really have a very in-depth landscape code or requirements. We see lots of tropical color, mulches, things to reduce degradation, the need for screening for visibility to buildings, the diamond planters, palm trees. It's nice to have a uniform type landscape with architectural styles to make them cohesive with the main access points into downtown.
- Creole: Tim stated it was very hard to find any Creole commercial designs in Dunedin. He referenced The Dunedin Mix, looking at the railing which looks like Masonic basic railing. Page 35 of the Guideline says this style is more permanent and durable, which is Masonry Architecture. That would be a preferred option for commercial and mixed-use development in downtown, however there are no examples of French Creole in Dunedin. They pulled from Key West and made references to Louisiana and Mississippi, so it's interesting how they even arrived at this architectural style for us. It seems as if they are taking that French influence from Key West, New Orleans, Mobile Alabama, taking them from the coastal cities trying to come up with the multiple types of architecture for a city that is compatible. In the surrounding area, they talk about brick, brick arches, colonnades and abstractness, meaning something heavily textured in stucco. The only place to call in French Creole would be downtown, but no one is going to be able to do a colonnade right up against the sidewalk, they'd have to go over the sidewalk which then goes into setback and right of way issues. Page 36 of the Guidelines talks about the commercial and mixed-use guidelines, which basically is a square box balcony diagram, similar to The Chamber of Commerce building. It's a square brick building, that goes up, and then if you add any of these little things, then it's French Creole, according to this. I also notice in their appearance there's glass with big French doors and full height shutters and storefront punched openings instead of typical storefront glass. So, in thinking about commercial guidelines on SR580 and outside of downtown, a developer wouldn't choose this over another style. Interestingly in the Guidelines, it says they're recommending this for all mixed-use development in downtown, but there weren't really many options of different styles downtown back then. Catherine asked if Creole should be eliminated from outside of downtown. It would make sense to eliminate from the downtown core area. We can have just the one image, and if someone wants to do French, we can say see Cooper Johnson, they will have to follow the specifics, what the building has to be, frontage and access up against the sidewalk, etc.
- Coastal Vernacular – Chris shared images, some personal and others found online, and another pattern book. This book is set up very similar but also has a section on commercial districts and talks about forms. Images from his personal collection of The Villages showing some good examples containing tower elements and railings. Coastal is such an ambiguous term, feeling even Anglo-Caribbean is Coastal in many senses. Some images showing a cross of the two, with the brick arches, the gingerbread of the detailed molding. I like the small, quaint signage and it also has a pedestrian walking downtown area. And then New England coastal and Key West, with watercolor and towers and native plants, we're not going to see many commercial developments doing something large like this, but the

Architectural Review Committee Meeting
March 5, 2024
Page 3

accents are nice. One from Seaside, near downtown, that's modern with a mix of everything and also has shell aggregate. One from Rosemary, which looks like a combination with Anglo-Caribbean next door. Other images were found online incorporating use on big box stores and on professional offices.

- Mediterranean – Katie (Split Mediterranean/Creole w/Tim): nothing to share at this time, will share examples with the group at next meeting.
- Craftsman – Andrew was not present, will present at next meeting.

- Discussion:
 - There are many locations that push the “big box” developers who may say that's not going to work for us. But if we have pretty strict design guidelines in place, they'll then realize it's what they need to do to if they want to build in that particular location. Such as, the Home Depot, they designed their façade to look like a small village, not like a typical Home Depot.
 - Where do we find the GIS corridor limits, that would be helpful to know? Is it the Causeway and Alt. 19? What are the distinguishing start and stop points?

Next Meeting Date

Next meeting date scheduled for April 2, 2024.

Open Discussion/Citizen Input

Frances shared with the Committee that she is pregnant and Kevin Nurnberger, Planner, will be sitting in for her while she is on leave. He will lead his first meeting this June, while Frances is on vacation

Meeting adjourned at 5:40 p.m.
Tina Geyer

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