

**Architectural Review Committee  
Dunedin City Hall, 737 Loudon Avenue  
Meeting Minutes  
Tuesday, February 4, 2025**

Officers Present: Jeff Bame, Chair

Members Present: Chris Anuszkiewicz, Cathryn Morahan, Katie Ducharme Procissi, Susan Elftman

City Staff: Frances Sharp, Maria Karp-Kirksey

**Call to Order:** Chair Bame called the meeting to order at 4:30 pm. The members of the ARC, Staff, and Applicants made introductions. Chair Bame deferred the Approval of the Minutes and began the New Business Items.

**Administrative Items**

**1a. APPROVAL OF MINUTES**

Katie made a motion to approve the minutes of the January 2nd meeting. Catherine seconded the motion. All were in favor. Minutes were approved.

**2. New Business**

**2a. Building Permit, Preliminary Review and Design Review Applications:**

- Preliminary Review:

Downtown Parking Garage – 362 Scotland

- Bob Ironsmith, Director of Economic & Housing Development, introduced the Downtown Parking Garage Project, and stated this is especially important, since the Ocean Optics Property, where the City leases sixty parking spaces will be going away, due to a new development, on that property. The city hired THA Consulting to design a three-level parking garage at Scotland and Douglas Streets. THA will present the architectural style including a fly-over with a night-time shot. The city has been hard on THA because they do not want a typical sterile airport garage. THA will be presenting the project to the City Council in March. Jim Zullo, President of THA, delivered an introductory statement in which he emphasized that THA had been commissioned to develop the design criteria package. He came to the City Council meeting and got a true understanding of the character of the town. The landscape architect design will be addressed later as part of the city component. THA focused on the site planning of the facility. They recognized daily that outside of the footprint of the garage, there were opportunities to create places that would interact with the trail, close walk to downtown, but more importantly making sure the garage esthetic would fit into the character of the town. THA Reggie Piggee, Architect & Project Manager stated the focus would be on the esthetics and exterior design. THA took all cues from the neighborhood and the surrounding neighborhoods, mix of small business retail and residential buildings. THA considered the landscape area of opportunities and integrated it with the garage to create a gathering space. The pedestrian stair towers are the anchors to the design. THA presented four similar designs, with changing only middle area where the ramps are, for the parking garage, using a mix of all four architectural designs: Coastal Vernacular, Craftsman, Mediterranean Revival, French Creole. In

options one, two and three is a faux wall, THA is calling it a double wall façade system. It is not a function or structural wall to the garage; it is more for the esthetics. This section is designed to conceal the ramps. In the comparison to Option One: Option Two is removing the Juliette balconies, creating a rhythm with having the windows going straight across. Option Three involves raising the base, eliminating Juliette balconies, adding columns to divide the façade, and creating small openings at the top. Option four involves the structural wall, which has design constraints, including limitations on window size. Javier Sanchez explained the faux wall in options one, two and three is a cladding wall system to make the garage look good. The structural wall in option four is stack wall, low bearing, has limitations and is less expensive. Flythrough was presented at this time. THA is looking for the approval from the ARC to go to the Commission.

Comments include:

- Option one is representative of Dunedin as a signature piece and a place-making element.
- Funding for the parking garage must be allocated to the downtown area. Pinellas County is the city's partner with this project.
- It will triple the parking (195 spaces) in the current place, traffic study has been done. The concern is the amount of traffic coming into a small area. This is the site the City Commission approved to purchase for the garage.
- Option three has a nice cadence and rhythm. Keep the landscaping separate from the building.

Chair Bame stated "There was 4 out of 5 consensus to present Options One and Three, to the Commission in March, with one committee member not agreeing with any of the options". Chris A. seconded the consensus.

Chase Bank – 716 -732 Main St.

- Richard Cahill, BDG Architects, Met with Bob Ironsmith, George Kinney, and Joey DiPasqua a month ago and wanted BDG to present to the ARC. BDG has gone through the design standards with Cooper, Johnson, Smith. They have made certain adjustments to the architectural design and site plan. This is a preliminary review. Since the location is in the downtown area and they needed to choose one of the architectural styles, they selected Coastal Vernacular. Setbacks were confirmed and the entrance is on Main Street. Trish N, BDG Architect, presented the project, the window lines are facing the two streets. When you enter, into the back, that is the secured area with faux windows, to give you a feeling of wrapping the building around. Since it is a bank, they cannot give you faux windows around to give you the full Vernacular feeling of Southern. There are two drive aisles, the first one will be the windowless ATM, the second the bypass lane and then parking. There is a secure 24-hour vestibule ATM. The alley will be widened to accommodate a public easement. Main street is a FDOT roadway with three access cuts, which two will be closed, the one on the far east will be shifted, with an easement for the parking lot. This will create less traffic congestion. They are committed to artwork on the southwest corner, even though it is not required.

Comments include:

- The building is very dark; Chase requires shades of grey: a darker body and light grey tower since their signage looks better on it.
- Switch the color of the awnings to brighten up the buildings.
- Going downtown you have bright buildings.
- The material board presented was much appreciated.
- The pitch of the roof is shallow, roof brackets are in the guidelines.

- Ensure the renderings are highly accurate, incorporating all elements such as signage, color, grade level, planters, and other relevant details.
- It would be nice to incorporate a porch.
- Screen the vehicles from the property line.
- The height of the tower is portioned.
- Bank is under six thousand square feet, so it does not have to go to the Commission for approval but does need to go through permitting.
- Golf Cart parking entrance on Bass Ave.
- Include a landscape plan to soften the building.

A consensus was made to take the suggested comments, make the modifications, and come back to ARC for another review.

- Design Review Application: None to Review

## **2b. ARC Membership and Vacancies**

We still have one vacancy to fill. We have done three social media campaigns. Unfortunately, there were no qualified candidates. They do not have to reside in Dunedin. They do have to be an Architect, not a planner or contractor. If we cannot find a qualified architect, Frances can reach out to the City Clerk's Office and ask if a former member can be considered for the ARC. Currently, we have a quorum.

## **2c. Annual Report – Due March 31<sup>st</sup> to City Clerk**

Chair Bame composed the annual report to show what the ARC accomplished this past year. The ARC is beneficial to the Commission, and they appreciate what the ARC does to keep the charm of Dunedin. Chris A. made a motion to approve the annual report. Katie seconded the motion. All Approved.

## **3. Old Business**

- ### **3.a. Architectural Guideline for Commercial Uses – Letter to Request Consulting Services for Creation of Guideline.**
- Jeff would like Susan's input on the Guidelines. This is an opportunity to insert our opinions, on what is going on with the re-draft. The Guidelines are antiquated and killing good development. Currently, we do not have any updated Guidelines for Commercial Uses.

## **4. Next Meeting March 4, 2025**

### **4.a. Pending Applications for Design and/or Permit Review-**

- Main St and Douglas Ave – Formerly known as the Courtyard on Main. New Team of Designers.
- Flats on Main St - Affordable housing
- 1380 Pinehurst Rd – Townhomes – Approximately eight.

- 4.b. Potential Topics for Discussion – The Park where the old City Hall was. The ARC did not review it.**  
The renderings of the public restrooms are boring. It will be presented to the Parks and Rec. committee, Which they will not comment on the architectural component of it, just the site plan and components within the park. Would they want the ARC's advice? It is very plain, and murals would be nice on the building. Why did they pick green, to blend in with the park greenery? The brick is better than the stucco. It is in phase two, not funded and a concept plan. They will be asking the Commission to give them to move forward to refine the concept plan. Frances will contact Economic Development to inform them of the concerns of the ARC, since it is in a prominent site/area. She also suggested sending an email to the City Manager or Commission as a committee regarding the concerns; They can move forward with the approval, with the condition that it comes before the ARC with the final approval of the building.

**5. Open Discussion, Citizen Input**

No citizens were present.

**6. Adjourn Meeting**

Meeting adjourned at 6:18 p.m.

Respectfully submitted,  
Maria Karp-Kirksey

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