

**CITY OF DUNEDIN
 ARCHITECTURAL REVIEW COMMITTEE MEETING MINUTES
 TUESDAY, JULY 2, 2019 5:30 PM.
 PLANNING & DEVELOPMENT CONFERENCE ROOM
 737 LOUDEN AVE, DUNEDIN FL 34698**

Members Present-	Members Absent-	City of Dunedin-	Guests Present-
Timothy Knowles	Andrew Pavalis	Frances Leong Sharp (Staff Liaison)	Kent McRae (Mease Manor Inc., President/CEO)
Duane Wright		Cecilia Chen (Summer Intern)	Daniel Cinelli (Perkins Eastman, Principal)
Laura Duplain			Valerie Boudreaux (Perkins Eastman, Associate)
Katie Ducharme			Christopher Williams- Expressedly, CEO
Roger Leibin (Alternate)			

I. Call to Order- Meeting was called to order by Tim Knowles at 5:34pm.

II. Administrative

- **Review and approval of Architectural Review Committee draft summary minutes for June 4, 2019-**

The board member has pointed out follow up is needed on logo on the samples.

Motion made by Duane Wright, seconded by Laura Duplain to approve the draft summary minutes for the June 4, 2019 meeting. Motion passed 4-0.

III. New Business

- **Preliminary Review- Mease Manor Concept Master Plan and Preliminary Renderings**

Project Overview-

Before the presentation, Kent McRae briefly introduced the project to the Committee. The project, Mease Manor, will be a lifestyle center for seniors which provide continuum service for short-term rehabilitation and long term care to its residents. Residential types include independent living, assisted living, and rehabilitation care.

The applicant informed the Committee that the average age of residents moving into an independent living facility is 85-88 years old. Due to the market demand for independent living units and an active adult lifestyle center, the project proposes additional independent care housing and the addition of wellness centers, such as a pool and fitness facilities.

Dan Cinelli delivered a presentation on the proposed design of the project. Mease Manor was built in 1966 and had the world's largest loading dock. The existing building is designed as a mid-century modern architectural style. The facility currently has 183 existing units and the proposed expansion will add another 133 units which will be placed in separate buildings on the outskirts of the property. The applicant proposed a similar architecture style that will complement the existing structure on the property. The parking to the additional housing units will be located at the ground floor underneath the structures.

The 1st floor of the existing facility will be public space; 2nd floor & 3rd floor will be assisted living, and 4th to 9th floor will be independent living. New elements to be added within the existing facility include a theater, library, wellness/fitness facilities, multiple dining venues, new marketing offices, and new service areas. Additionally, the applicant proposed to provide an outdoor area for the assisted living units on the second floor as well as creating an activated space on the front entrance of the existing structure with a fountain feature, outdoor dining area and coffee shop.

The applicant anticipates submitting their plans into the design review process when 50% of the drawings are completed. They are seeking preliminary feedback from the Committee prior to submittal.

Comments-

The Committee recognized the quality of the presentation and the design and approach of the project.

The Committee discussed the architecture style of the project. Although the proposed style is not one of the approved architectural styles, the Committee recognizes the approach of the design of the structures in relation to the existing structure and agrees that the style need to complement with the existing structure on the site. The approved architectural styles will not fit with the existing structure on the site. The Committee recommended that the applicant to provide a strong case for allowing an exception to the proposed style in preparation for the City Commission presentation. The Committee suggested that applicant to reach out to the Gateway project team to see the preliminary designs and style of architecture to determine the fit of the proposed style. Additionally, the Committee made a few suggestions regarding to the façade of the new structures such as breaking up the look of the façade, screening of rooftop condensers and removing certain overhangs to make the structure appear less massive. The Committee also suggested watching past Commission meetings regarding this project and past projects to get a better idea of what to anticipate what issues may be brought up at the meeting.

The Committee also discussed preservation of trees on site. The Committee commented that they will need to see a schematic design of the landscape plan when the project is submitted for design review. The Committee would also like to see an entranceway of trees at the corner of Main Street and Skinner Blvd and mechanical equipment and loading docks be screened with landscaping on the hospital side and residential side on New York Ave. The applicant responded that the project plans on replacing trees on hospital lane on the north side of the Orange Ave to help with renovate rusty areas. The Committee also commented that the applicant should also be prepared to address the concern regarding noise from the site in relation to the neighboring residents of the condominiums.

The Committee then discussed the color of the building. The Committee commented that the buildings should blend in with the existing building. The Committee recognized Grey/green as the base. The applicant responded that the project will consider the Committee's comments.

The Committee lastly discussed some recommendations and tips for submitting and presenting the application to the City Commission and other review boards. The Committee expressed a concern that due to the amenities that are being proposed to the project, the amenities may overwhelm the City Commission or the review board that may deviate the conversation from the intended review criteria that the project should be evaluated on. The

Committee recommended that the applicant to provide only the information that the City Commission and the review board need for the review of the project. The Committee also recommended that the applicant be prepared for the public input portion of the review. The Committee suggested viewing past City Commission and LPA meetings to gain a better insight to the anticipated questions raised by the public and City Commission. The Committee suggested the applicant to include the proposed phasing of the project so that there will be no surprises to the City Commission as well.

In regards to the presentation of the project, the Committee suggested the applicant to include a 3D tilt view within Google Earth to present the proposed height of the structures better in context and comparison. The Committee also stressed to make sure that the plans match the renderings in order to ensure consistency, especially for landscaping as it changes through seasons.

The Committee questioned the proposed parking structure in the presentation. The applicant explained that the parking structure in the plan was just a placeholder at this time. The detail regarding parking is still to be figured out in 60-70 days. The applicant's preference is not to propose a structured parking, but if needed, the applicant will be sure to show in elevation. The applicant indicated that the project is short in the proposed number of parking spaces. The applicant would like to explore in gaining some relief from the development code by taking into the consideration for the anticipated ride share users and golf cart users as a result of the project. The project also considers leasing parking lot from the hospital to solve parking problem.

IV. Old Business

- **Discussion of the Vision Corridor**

Due to the limited time, the Committee decided to continue the visioning corridor exercise to the next meeting. Recommendations was made for staff to print a citywide map showing 1 mile radius off the corridors to the next meeting for further discussion. Additionally, the Committee asked the staff to provide a close-up view of the corridor to better identify the gaps between the corridors and low intense areas.

V. Open Discussion, Input

- **Next meeting- August 6, 2019.**

VI. Adjourn Meeting – Meeting was adjourned at 7:00pm.