

**CITY OF DUNEDIN
 ARCHITECTURAL REVIEW COMMITTEE MEETING MINUTES
 TUESDAY, AUGUST 6, 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	Laura Duplain	Frances Leong Sharp (Staff Liaison)	
Andrew Pavalis	Roger Leibin (Alternate)	Greg Rice (Director)	
Katie Ducharme		Cecilia Chen (Summer Intern)	
Duane Wright			

I. Call to Order- Meeting was called to order by Tim Knowles at 5:32pm.

II. Administrative

- **Review and approval of Architectural Review Committee draft summary minutes for July 2, 2019.**

Motion made by Duane Wright, seconded by Katie Ducharme to approve the draft summary minutes for the July 2, 2019 meeting. Motion passed 4-0.

III. New Business

- **Downtown Residential Zoning Designation Discussion**

Project Overview-

Staff informed the Committee that the City has hired Kimley-Horn as consultant to conduct an analysis on existing zoning designation in residential area adjacent to the downtown area. Most of the existing buildings are single-family houses, but the existing zoning designation of the area is primarily multi-family. A neighborhood meeting was held on July 23rd to gather neighborhood feedback regarding residents' awareness of zoning and density, as well as their concerns on heights.

To address this problem and maintain the look and feel of the neighborhood, one suggestion was to establish a zoning character overlay district to control architectural styles, housing types and height of the structures. Another suggestion was to expand the form-based code zone which exists on Douglas Avenue.

Before bringing the project to the City Commission Workshop, the Planning Department is asking the Committee to help with establishing architectural styles and housing types for the area without influencing density and property rights. The help of the Committee would be invaluable asset in addressing the grey area between urban design and architecture styles.

Comment

The Committee asked whether the new style recommendation should follow current guidelines, or it would be a whole different guideline. Staff answered that since it is linked to the current exercise in regards of transition zone between corridors and area outside of corridors, this will be an opportunity for the Committee to provide appropriate feedback based

on the Staff and Consultant's proposal. Staff additionally mentioned that the project is at its early stages of development. This information is for the Committee to be aware of what is to come in future meetings.

IV. Old Business

- **Discussion of the Architectural Guideline for Commercial Uses – Design Exercise**

To continue the discussion from last meeting, staff presented new maps showing each corridor in detail and its quarter-mile buffer area. The Committee asked the staff to display the reference map on the wall as context during future project review. The Committee would like the study area map to include the narrow niches between its buffer area, such as the blank space between the buffer area of Patricia Avenue and Douglas Avenue. The Committee would also like the staff to include the allowable building height on the map.

The Committee may issue its findings to the City Commission for things outside the Committee's purview that may wish to address. For instance, the City has architectural guidelines for new buildings, but projects that are going under renovation façade improvements should also be considered to meeting the architectural style guidelines. For example, LA fitness's façade improvement did not go through the design review process. Therefore there is nothing in the Land Development Code to enforce the requirement for projects that do not require the design review application. To address this problem, the Committee proposed introducing a threshold for requiring architecture style review. For example, if the cost of upgrade or renovation is more than 50% of its existing structural assessed value, then the project has to meet the new architectural styles requirement, as well as other requirements such as landscaping and parking upgrades.

The Committee also discussed that the City should consider requiring projects located in certain neighborhoods with over 3 stories in height to go under architecture style review. Although certain neighborhoods allows the maximum height of 4 stories, projects between 2 and 4 stories in height should go under architecture review to ensure compatibility with the neighborhood context.

The Committee envisioned that as development occurs away from the vision corridors, the less the architectural style guidelines requirements become mandatory but as suggestions or recommendations. The Committee commented that projects located within the buffer zone should be reviewed informally by the Committee.

The one area that the Committee had further discussion was the mobile home area on SR 580 between New York Ave and Patricia Avenue. The Committee felt that this particular area should be an extension to the CRA since it serves as a gateway to the downtown area and a transitional place between CRA and Patricia Ave. Setting guidelines for architectural style would be appropriate at this location to compliment the CRA. Staff responded that due to the existing CRA boundary is the final extension of such effort and with recent changes of designating future CRAs from the state, designating this area to the CRA will be unlikely.

Staff reminded the Committee that four of the vision corridors/areas have architectural style guidelines in place. The only corridor that does not have any guidelines at this time is SR 580. One of the purposes for this exercise is to develop a set of guidelines for SR 580. The Committee commented that the guidelines for SR 580 should speak to the larger parcels and the potential assemblage of parcels to ensure appropriateness to the context of the surrounding

area, similar situation could happen with the shopping plaza at the Causeway area. The Committee determined the best approach to develop the guidelines for SR 580 would be to examine the recently adopted architectural style guideline and categorize them by format, architectural elements and commercial project building sizes.

Staff informed the Committee that during the visioning project, one suggestion the consultant suggested was hiring an architect to recommend appropriate design architectural styles that is specific to Dunedin. Staff asked if that is the direction that the Committee would like to move toward, the City would support in that effort. Staff also mentioned that the land development code in 2010 was open to design guidelines, but as projects were being reviewed, the City Commission found it difficult to determine evaluate whether the style or design is appropriate. The Committee responded that the City has an eclectic style and feel in terms of style which makes it unique. The Committee determined that having architectural styles tailored to Dunedin would risk the loss of character of the look of the City. The Committee did not want to see another Seaside or Celebration, FL for Dunedin.

The Committee decided to study the existing architecture guidelines at the next meeting and decide what is applicable to S.R. 580. The Committee asked the staff to have copies of the existing architectural guidelines and the Gulf Coast style manual printed and prepared for the next meeting.

V. Open Discussion, Input

The Chair reminded the members that a special meeting is scheduled on August 22nd with the consultant to discuss the City Hall project.

- **Next meeting- September 3, 2019.**

VI. Adjourn Meeting – Meeting was adjourned at 6:44pm.