

**CITY OF DUNEDIN
ARCHITECTURAL REVIEW COMMITTEE MEETING MINUTES
TUESDAY, OCTOBER 1, 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	Duane Wright	Frances Leong Sharp (Staff Liaison)	Tim Pfiester, Harvard Jolly
Andrew Pavalis		Greg Rice (Staff Liaison)	Ward Friszolowski, Harvard Jolly
Laura Duplain		Doug Hutchens – Deputy City Manager	Amy Weber, Harvard Jolly
Katie Ducharme			David Wallace, DLW
Roger Leibin (Alternate)			Kathy Wallace, DLW
			Kurt Johnson, DLW

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 August 6, 2019 and September 12, 2019.**

Motion made by Andrew Pavalis, seconded by Laura Duplain to approve the draft summary minutes for the August 6, 2019 and September 12, 2019 meeting. Motion passed 5-0.

III. New Business

- **Preliminary Review- City Hall Elevations, Harvard Jolly Architecture**

Project Overview-

The Consultant, Harvard Jolly Architecture, provided an overview of the City Hall project and explained the reason why they are in front of the Committee for a second presentation of the City Hall elevations. The Consultant explained that a public input meeting was held on September 10th for the unveiling of the three initial designs of the City Hall elevations which the public had mixed reactions to the initial designs. The public and the advisory committees provided valuable comments to the consultant which was taken into consideration as the team designed the next iteration of elevation options.

The Consultant presented four new options as well as a second perspective view rendering to give the audience a better idea of what each of the designs would look like on the site. The Consultant also mentioned that the floor plan was modified to accommodate some comments that were made from the initial public meeting in regards to the entrances and lobby gathering space more prominent. All of the design options presented accommodates the floor plan modification. The first two options showed the pitched roof styles as the citizens suggested and the last two options showed a different approach. The following are the descriptions and images to the four new design options for the City Hall project:

- Option 4- Similar to Option 2 design with smaller event space



- Option 5- Coastal Vernacular style; more covered entry area/ event space; responding to public's comment to be more blended with the surrounding neighborhood





- Option 6- Iconic approach with roof planes; more glass and openness; stone material incorporated



- Option 7- Iconic approach; inspired by City's natural features and branding- waves; better opportunity for solar



Comments

The Committee commented that Option 4 and 5 does not provide the iconic look. The Committee felt that Option 5 is not an appropriate design for the type of use and does not represent what Dunedin is. The Committee felt that Option 5 does not provide the iconic look that some of the Commission and citizens envisioned for City Hall.

The Committee cautioned the Consultant in regards to showing color in the drawings and renderings since the public and City Commission may assume that the colors shown on the images are the actual colors that are going to be used for the project. The Committee suggested to use colors that are closest to what the project is actually going to have so that the public and City Commission get a better idea of what the colors are going to look like. The other suggestion that the Committee provided to the Consultant was to provide images with trees/landscaping and one without trees/landscaping so that the audience can visualize the look of the building itself.

The Committee agreed that the Option 6 and 7 are the strongest options out of the four new designs. One of the concerns that the Committee commented was the actual height of the south side of Option 6 since the roof line is slanted upwards toward the adjacent residential neighborhood. The Committee felt that Option 7's roof line scales better than Option 6 since it gradually slopes down and level at the end. Option 7 provides a better opportunity for solar whereas Option 6 can only provide areas for solar where it is oriented the right direction. The

Committee felt that Option 6 is too contemporary that the public may not receive it well. Option 7 would be more receptive to the public since it has a whimsical design and it is tied back to the City's branding and prominent natural features (symbolism architecture). The Committee concluded that Option 7 would be the preferred design for City Hall.

The Committee commented that an image showing a massing scale in place of the parking garage may help the audience to visualize the appearance of the building from the entry corner. The Committee asked if the Consultant is going to show a view from Milwaukee Avenue at this stage of the project. The Consultant responded that they would like to show that side, but they would like to have a clearer direction from the City before they can move forward with developing another viewpoint for presentation.

The Consultant informed the Committee that they are scheduled to present these designs to the LPA next week and they are scheduled to hold another public input meeting at the Hale Center on October 15th at 6pm. The Consultant would like to extend the invitation to the Committee to attend the public input session so that the public can hear the Committee's take on the four design options. The Deputy City Manager informed the Committee that the parking garage will be shown at the public input session as well, but the intent is to finalize a design for City Hall.

The Committee asked the Consultant to remove the truck in the rendering to prevent any distractions in the drawings. The Committee also suggested including some scale figures (people) in the rendering so that the audience can get a better idea of how big the building is going to be at a human scale.

The Consultant informed the Committee that the retention for the site is being proposed at the proposed alley as a vault system. The Committee wanted the Consultant to be aware that there will be questions raised by the citizens in regards to how the vault system will keep the water out.

In regards to solar, Option 7 would provide the best opportunity to have solar and the intent for the project is to maximize the opportunity to gain as much solar energy as possible. Additionally, the project will provide other sustainable features to help bring down the energy consumption.

The Committee commented that the viewers will have a difficult time in seeing the ideal size for the proposed outdoor covered event space in the renderings. The Committee suggested that the Consultant to provide the dimensions of the proposed space in the floor plan as well as the approximate occupant number to give a clear idea of how big the proposed space is going to be.

- **Review- Seaside Palms Twin Villas, 2624 Paula Drive**
This item has been postponed to the November 5th meeting due to lack of required submittal for the Committee's review.

IV. Old Business

- **Discussion of the Architectural Guideline for Commercial Uses – Design Exercise**
The Committee decided to continue this discussion to future meetings if time permits.

V. Open Discussion, Input

- **Open Discussion**

The Committee concluded their discussion by commenting that the four new designs for City Hall was a vast improvement from the initial designs and they were pleased with the options that were presented at this meeting. The Committee agreed that Option 7 is the best one out of the four designs. The Chair commented that it is important that the Committee members to make plans to attend the public input session to ensure that the Committee's comments and concerns are heard in the meeting.

- **Next meeting- November 5, 2019.**

VI. Adjourn Meeting – Meeting was adjourned at 6:30pm.