

**CITY OF DUNEDIN
ARCHITECTURAL REVIEW COMMITTEE MEETING MINUTES
TUESDAY, MARCH 3, 2020 5:30 PM.
PLANNING & DEVELOPMENT CONFERENCE ROOM
1415 PINEHURST RD, DUNEDIN FL 34698**

Members Present-	Members Absent-	City of Dunedin-	Guests Present-
Duane Wright	Timothy Knowles	Frances Leong Sharp (Staff Liaison)	Charlie Wilson, Toronto Blue Jays
Laura Duplain	Andrew Pavalis		Rod Collman, SDG Architecture
Roger Leibin (Alternate)	Katie Ducharme		Doug Anderson, Developer

I. **Call to Order-** Meeting was called to order by Frances Leong Sharp at 5:41pm.

II. **Administrative**

- **Review and approval of Architectural Review Committee draft summary minutes for February 4, 2020.**

Motion made by Laura Duplain, seconded by Duane Wright to approve the draft summary minutes for the February 4, 2020 meeting. Motion passed 3-0.

III. **New Business**

- **Preliminary Review- Ecoseascapes, 491 Causeway Blvd**

Project Overview

Doug Anderson, Developer of the project, provided the overview of the project located at 491 Causeway Blvd. The prospective applicant is proposed to build a 51 room hotel on the property that is approximately 0.85 acres. The property is zoned FX-M with an underlying future land use of Commercial General. The Committee previously reviewed this project and initial comments were provided to the application.

Since the last review, the project is in partnership with the Toronto Blue Jays in efforts to provide temporary housing for the minor league players who reside in Dunedin part-time of the year. The minor league players will be occupying the rooms from mid-February though the beginning of November. The project proposed that all 51 rooms will be occupied by the minor league players for the four months they are in town and 40 rooms to be occupied by the players throughout the rest of the year. Parking for the project will not be an issue since the players are typically bused to and from their practice and a hotel van service will be provided to allow the players to go to key destinations

throughout the area. The overall building height of the hotel will be less than 35 feet. The project also includes a meeting space on the first floor and lobby on the second floor. The project will be powered with solar energy. The proposed architectural style is coastal vernacular. The materiality and look of the buildings will be similar to the Grant Street project that was previously approved by the Committee. The project is planning to provide some artwork on the west elevation of the building as well as incorporating art throughout the building and site to meet the public art ordinance requirement.

The project has gone through the DRC meeting process. Prior to making a formal design review application, the prospective applicant would like the Committee's feedback on the proposed drawings. The applicant presented updated drawings to the Committee based on the DRC meeting's feedback.

Comments-

The Committee commented that the proposed location of the artwork on the building will not be visible to the public if and when the adjacent property develops the land. The Committee suggested that the applicant to provide a better location for the display of the artwork so that it can be seen by the public.

The Committee encouraged the applicant to watch past City Commission meetings as well as other related City meetings to be informed of anticipated comments and/or questions raised during reviews of projects.

The Committee commented that the form of the building looked off-balanced. The Committee suggested shifting a roof line to make the building appear more balanced.

The Committee asked the applicant to provide rendering/drawings with the proposed landscaping shown (as close to what is going to be planted at the site) and without the proposed landscaping shown to help the reviewers to gain better context and look of the project.

The Committee cautioned the applicant regarding the amount and placement of the columns. The columns shown on the drawings make the building appear more like plantation-style.

The Committee reminded the applicant to be mindful in the location of the dumpster in relation to the pool. The Committee wanted to ensure that no negative impacts result from these two features on the site.

The Committee also reminded the applicant to be sure to provide a landscape plan as part of the submittal for the Committee's formal review of the project.

The Committee asked the applicant to provide the rear elevation of the building for the formal submittal so that the reviewers get a good idea of what the neighboring properties will be viewing as a result of the construction of the project.

The Committee cautioned the applicant to prepare for the anticipated questions regarding the proposed balconies placed in view to the neighboring properties or suggest providing screening for the balconies.

- **Preliminary Review- Mira Vista Phase II, 1405 Bayshore Blvd**

Project Overview

Rod Collman, project architect, provided the overview of the project located at 1405 Bayshore Blvd. The prospective applicant is proposed to build an eight unit townhome on the property that is approximately 0.57 acres. The property is zoned TF with an underlying future land use of RM. This project presented is a second phase of the townhome development to the north which is currently under construction. The proposed townhomes will look identical to the ones under construction and will mirror the placement of the units as well. The applicant provided the Committee renderings of the Phase I project to show the look of what the next phase of the project will look like. Phase I of the project was approved by the City Commission prior to the creation of the Committee.

Comments-

The Committee asked the applicant to include Phase I of the project in the drawings or provide photos of Phase I so that it helps the reviewer to get an idea of what the next phase of the project will look like in relation to what is being constructed. The Committee commented that since the project is located at a prominent corner, the aesthetics and placement of the buildings will be carefully reviewed to ensure compatibility to its surrounding area.

The Committee commented that there is a missing window in the rendering that needs to be shown to show consistency with the elevation drawing.

The Committee reminded the applicant to show the proposed color schemes in the formal submittal of the review.

Comments for both projects-

Staff informed the applicant that the Chair was not able to attend the meeting, but provided initial comments for the applicant to consider. A copy of the Chair's comments was given to the applicant at the meeting for both projects.

Staff went over the next step process for both of the projects in terms of submittal deadline, meeting to be scheduled and items to be submitted for the formal review process.

IV. Old Business

- **Architectural Guidelines- Conditional Exception Language- Final Draft**

Staff presented the draft language of the conditional exception language for the Land Development Code to the Committee at the last meeting. Staff presented the recent draft of the proposed amendment based on the feedback provided from the last meeting. One of the feedbacks was in regards to the materials board requirement which there is a concern for requiring applicants to submit a physical board. Due to that the Committee member who made the comment was not present for the discussion, the present members of the Committee decided to hold off on the discussion till the next meeting. Staff reminded the Committee members to email any feedback or comments to staff regarding the draft for final adjustments.

- **Discussion of the Architectural Guideline for Commercial Uses- Design Exercise (follow up)**

Due to that half of the Committee was present, the Committee decided to postpone this discussion to the next meeting when all the members are present. Duane provided his material to the staff to keep for the next meeting (Patricia Avenue).

V. Open Discussion, Input

- **Other Discussion**

Future Review

Staff informed the Committee that there will be a preliminary review application for 990 Broadway. Staff informed that this project will not be required through the Design Review process, but staff informed the applicant it would be recommended to meet with the Committee for initial input.

Sunshine Meeting

Duane mentioned to the Staff that there is a sunshine meeting that will be scheduled for the Boards and Committees to go over the sunshine laws.

City Hall Project

Duane shared that he attended the City Commission meeting regarding the City Hall project design selection and spoke on the Committee's behalf on the design options. The Committee is anticipating that the selected design of the project will come back to the Committee for another review. The discussion of the parking garage is still to be determined.

- **Boards and Committees Annual Strategic Plan Meeting- April 1, 2020, 6pm-8pm at Hale Center Ballroom**

- **Next meeting- April 7, 2020**

VI. Adjourn Meeting – Meeting was adjourned at 6:46pm.