CITY OF DUNEDIN
ARCHITECTURAL REVIEW COMMITTEE MEETING MINUTES
TUESDAY, JULY 7, 2020 5:30 PM.
ZOOM VIRTUAL MEETING

Members Present-	Members Absent-	City of Dunedin-	Guests Present-
Timothy Knowles	Roger Leibin (Alternate)	Frances Leong Sharp (Staff Liaison)	Joe Kokolakis, Kokolakis Contracting
Andrew Pavalis		Joseph DiPasqua, Interim Director of Community Development	Will Kochenhour, Santec Management
Duane Wright			David Wallace, DLW Architects
Katie Ducharme			
Laura Duplain			

I. Call to Order- Meeting was called to order by Timothy Knowles at 5:35pm.

II. Administrative

- **Review and approval of Architectural Review Committee draft summary minutes for March 3, 2020.**

  Due to the lack of members who were at the last meeting present to vote to approve the minutes, the Committee decided to push the approval of the March 3, 2020 meeting minutes to the next meeting.

III. New Business

- **Preliminary Review- Gateway Project**

  Project Overview
  Joe Kokolakis, Developer of the project, provided the overview of the Gateway Project which is situated on a series of vacant parcels that are bounded between Main Street and Skinner Boulevard in addition to two parcels that are adjacent to Milwaukee Avenue. The prospective applicant is proposed to build a mixed use project which consists of apartments, townhomes, boutique/tapestry hotel, food hall/restaurants retail and structure parking uses on the assembled properties that is approximately 3.73 acres. The property is zoned DC and DR with an underlying future land use of Community Redevelopment District.

The proposed project will be three to four stories in height and the proposed architectural style is primarily Contemporary which complements to the similar style to the developer's recent Artisan project on Douglas Avenue as evidenced with utilizing gray brick, large glazing with wood detailing materials on the underside of the roof and covering. The intent of the proposed architectural style is to integrate the old warehouse feel to the new contemporary feel. The proposed project will include some public art in the form of murals, planters placed on the second floor and throughout the project to bring in some landscape element into the project and open courtyard spaces to allow the public to congregate and enjoy the space.

Comments-

The Committee complimented the project regarding the intent of meeting the old style with the new style to give character to the project. The Committee commented that they would like to see some pops of color like it is shown at the Artisan project, especially when there is artwork that is going to be incorporated within the project. The Committee suggested the developer to consider in coordinating with the City's Fine Arts Committee in making a call for local artists to commission the artwork for the project so that the art can provide a statement piece that identifies with the spirit of the community. The Committee recognized that art is subjective to the viewer and anticipates that feedback will be provided by the public with regards to proposed artwork. The Committee suggested indicating a placeholder for art in the project instead of providing an artwork example will better represent the intent of providing location of the artwork instead of risking of leading the viewer's conversation to the artwork example itself (i.e. city hall example).

The Committee cautioned the developer regarding the color of the perspective renderings which the public and officials may not understand that the color may change under different lighting and angle perspective. For example, the proposed white color is shown in different tones based on the lighting and angle of the rendering view. The Committee suggests that they try to make the colors close to what it is actually being utilized for the project. The Committee also commented that the proposed colors of the railings are not consistent in the renderings. The Committee suggested keeping the railing colors the same (bronze and black) and still changing the style of the railings in certain parts of the project. The Committee suggested the applicant to provide some texture in the middle of the units like the Oxford Exchange to break up the monotony. The Committee reminded the applicant to emphasize the proposed material in the rendering to ensure that the viewers know the material proposed on the structure (i.e. brick wall looking like solid wall).

The Committee recognized that the proposed architectural style is not one of the approved styles adopted by the City Code. The Committee informed that a Code amendment will be made in the coming future to provide exceptions to deviating from the five approved architectural styles. The Committee

commented that the proposed architectural style resembles structures that are found in St. Petersburg, New York or Ybor City where it has a loft/warehouse look to it. The Committee cautioned the developer with regards to the proposed style to anticipate that the public or officials will push back on the look of the buildings and be ready to respond in support of the proposed style.

The Committee commented that the proposed parking garage is hard to understand in the site plan and drawings. The Committee would like to see the proposed parking garage to be clearly defined in drawings. The Committee suggested that the applicant to provide a section drawing to better depict the proposed parking garage with the change in elevation. The Committee also asked the applicant to provide the parking count for the banquet facility on the parking data table.

The Committee suggested the applicant to identify the perspective drawings by indicated the location of the view in site plan to help better orient the viewer of the location and side of the project they are viewing.

The Committee pointed out that the rounded corner on Sheet A439 of the perspective rendering does not fit into the rest of the structures' style. The rounded corner is perceived to be Art Deco in style which does not fit within the predominant styles of existing architecture in the downtown area. The Committee suggested that the corner be squared off and the ends can be finished with some finesse with height change or the image which was shown by Duane Wright as an example. The image was later forwarded to the applicant for reference.

Regarding ornamentation and details, the Committee commented that the proposed placement of the sunscreen over the windows do not provide any function to the project. The Committee also suggested the applicant to provide some daylighting (glass/opening) into the stair towner located on Milwaukee Ave to create more architectural interest for the structure as well as better visibility for the users. An example that the Committee pointed out is the proposed parking garage stair tower where glass brick is used in that structure of the project. On Sheet 433, the Committee suggested to the applicant to provide some detail on the windows to distinguish the hierarchy of the function of the space. On Sheet 436, the Committee suggested to change the material of the detail to emphasize the horizontality of the windows. The Committee cautioned the applicant with regards to the placement of the windows to make sure that none are placed in a manner that the occupant can potentially look into the other unit, especially when the units are faced across from each other. The Committee also commented on the proposed look and placement of the brackets look flimsy and not in proportionate in scale. The Committee suggested increasing the scale of the brackets as well as providing louvres at the top windows to complete the look.

The Committee reminded the applicant to make sure that the proposed outdoor seating and pool deck area is meeting the requirements for ADA.

The staff liaison informed the applicant that the landscape architect reviewer had to leave the meeting, but will provide her initial comments in an email that will be forwarded to them after the meeting.

IV. Old Business

- **Land Development Code Amendment**

  - **Architectural Guidelines- Conditional Exception Language and Submittal Requirements- Final Draft**

    Staff presented the draft of the conditional exception language and architectural review submittal requirements of the Land Development Code with changes based on the Committee's comments from the last meeting. The Committee had additional adjustments for the Staff to revise and will present the latest draft with changes in the next meeting.

  - **Corner Lot Provision**

    Due to the lengthy discussion from the preliminary review, the Committee decided to postpone this item to the next meeting if time permits.

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

  Due to the lengthy discussion from the preliminary review, the Committee decided to postpone this discussion to the next meeting if time permits.

V. Open Discussion, Input

- **Other Discussion**

- **Next meeting- August 4, 2020**

  - **Pending Applications for Design Review**
    - **Mira Vista**
    - **Causeway Hotel**

- **Other Discussions**

The Committee had no additional discussions.

VI. Adjourn Meeting – Meeting was adjourned at 7:35pm.