

**CITY OF DUNEDIN
ARCHITECTURAL REVIEW COMMITTEE MEETING MINUTES
TUESDAY, AUGUST 4, 2020 5:30 PM.
ZOOM VIRTUAL MEETING**

Members Present-	Members Absent-	City of Dunedin-	Guests Present-
Duane Wright	Roger Leibin (Alternate)	Frances Leong Sharp (Staff Liaison)	Rod Collman, SDG Architecture
Laura Duplain			John Benton, SDG Architecture
Timothy Knowles			Drew Copley, Copley Design
Andrew Pavalis			Doug Anderson, Ecoscapes
Katie Ducharme			

I. **Call to Order-** Meeting was called to order by Tim Knowles at 5:30pm.

II. **Administrative**

- **Review and approval of Architectural Review Committee draft summary minutes for March 3, 2020 and July 7, 2020.**

Motion made by Duane Wright, seconded by Laura Duplain to approve the draft summary minutes for the March 3, 2020 meeting. Motion passed 5-0. Motion also made by Duane Wright, seconded by Laura Duplain to approve the draft summary minutes for the July 7, 2020 meeting. Motion passed 5-0.

III. **New Business**

- **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 project has gone through a preliminary review with this Committee. The applicant presented updated drawings to the Committee based on the Committee's feedback from the preliminary review.

Comments-

The Committee commented to anticipate the City Commission to question what is being proposed on the “blank wall” on the street side level in the aerial view. The Committee suggests to the applicant to show the proposed landscaping in the rendering to ensure that the west side elevation is not proposed to be a “blank wall”.

The Committee also commented that some of the elements are not shown in elevation but is shown in plan (i.e. windows). The Committee suggests the applicant to clean up the look of the perspective renderings to ensure consistency with the proposed plans and elevations.

The Committee asked the applicant to provide a materials board that best represent the material and colors to be used on the project. The Committee suggested to provide photos of the first phase of the project since the second phase of the project is identical in style.

In regards to the proposed landscaping for the project, the Committee commented that the proposed plantings’ colors do not have a lot of variations. The Committee asks the applicant to provide a variation of texture and color to the proposed landscaping on site.

A motion was made by Duane Wright and seconded by Andrew Pavalis to approve the proposed architecture style of coastal vernacular for the project provided that the comments provided by the Committee are addressed prior to LPA and City Commission review. The motion was approved 5-0.

- **Design Review- Causeway Hotel, 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 through 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 a preliminary review with this Committee. The applicant presented updated drawings to the Committee based on the Committee's feedback from the preliminary review.

Comments-

The Committee complimented the proposed colors of the project. The Committee would like to ensure that the proposed colors that are shown in the renderings are the accurate shade or hue that is being used for the project. The Committee suggests the applicant to incorporate a dark gray into the color palette to compliment the proposed yellow color.

The Committee appreciates the applicant for responding accordingly to the preliminary comments. The Committee would like to see some differentiation between the proposed dormers in relation to the columns to help break up the long façade. The Committee would like to see the same decorative railings that are shown on the courtyard side on the street side as well. The Committee also suggests the applicant to show the location of the proposed sign in the rendering.

The Committee suggested evening out the number of dormers in relation to the number of bays. On the east façade partial perspective, the columns appear to be squatty. The Committee reminded to be conscientious of the ADA regulations and compliance as well as screening and privacy is considered.

In relation to landscaping, the Committee suggests the applicant to consider evergreen trees, increase in spacing and tighter placement for the south side of the property for better screening against the neighboring properties (12 ft. on center). Additionally, add some color within the proposed landscaping.

Additional comments provided by the alternate member were read out loud to the applicant and forwarded to the applicant for reference as well.

A motion was made by Duane Wright and seconded by Katie Ducharme to approve the proposed architecture style of coastal vernacular for the project provided that the comments provided by the Committee are addressed prior to LPA and City Commission review. The motion was approved 5-0.

IV. Old Business

- **Land Development Code Amendment:**

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

Staff presented the recent draft of the proposed amendment based on the feedback provided from the last meeting and any emailed comments provided by the Committee members. The Committee reviewed the draft of the proposed language and determined that there are no further changes that need to be made for this portion of the proposed Code amendment. Staff informed that the next steps for the amendment process will be to coordinate with the City Attorney's office to draft the ordinance and work with administration to determine the date of presentation to the LPA and City Commission.

- **Corner Lot Provision**

Since Greg Rice's departure, staff reintroduced the discussion regarding the City Commission's concerns for corner lot development where recent projects resulted blank walls and lack of screening to parking and storage area. Since the last discussion, staff informed the Committee that the City Commission tasked the staff to engage with this Committee to provide a design standard to address the corner lot frontage for future projects. Staff presented a draft to the Committee for review which staff pulled from other jurisdictions for guidance and consideration to be included in the development code. Based on the review, the Committee would like to further develop this section by bringing in more clarification to the term fenestration, consider addressing structures facing the side and rear of the site as well as proposed landscaping and fenestrations/openings. The Committee also would like to address sites located in the floodplain to ensure that spaces are properly screened or designed and meet the floodplain regulations at the same time. Staff will research the various definitions for fenestration to present to the next meeting for discussion. Staff asked the Committee members to provide any feedback or changes they would like to see in the next draft for review in the upcoming meeting by August 18th.

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

Due to the constraints of meeting on a monthly basis as well as meeting virtually, the Committee had a discussion to find ways to modify their process in getting this assignment started. Since Staff have set up a Dropbox folder for members to access and view documents, the Committee decided to utilize the Dropbox as a method to view the documents pertaining to the exercise and formulate their observation and ideas to discuss in the upcoming meeting. Instead of having each member to present and work on a single visioning area/corridor, the Committee decided to look at each corridor together for discussion at future meetings. The Committee decided on starting the research on SR 580 which Laura Duplain has all the researched documents that will be placed in the Dropbox folder for others to view to start formulating ideas for the guidelines for the corridor. Staff asked the Committee members to provide their ideas or topics for discussion in an email by August 25th so that staff can organize and compile the information for the upcoming meeting for discussion.

V. Open Discussion, Input

- **Other Discussion**

Future Review

Staff briefed the Committee that there are no scheduled applications to review at this time.

Preliminary Review- 719 Douglas Ave

Staff reminded the Committee that the preliminary comments for the project at 719 Douglas Ave are past due. Comments need to be emailed to staff at their earliest convenience so that it can be distributed to the applicant. Committee members will be copied onto the email to indicate the distribution and reference of the comments.

DRC Comments

The Committee appreciates the staff for providing the DRC comments as reference for the preliminary review of 719 Douglas Ave. The Committee asked the staff moving forward that future DRC comments to be forwarded to them to help gain insight to what was commented for future projects that require the Committee's feedback and review.

- **Next meeting- September 1, 2020**

VI. Adjourn Meeting – Meeting was adjourned at 7:34pm.