

**Architectural Review Committee  
Dunedin City Hall, 737 Louden Avenue  
Coral Conference Room #114  
Meeting Minutes  
Tuesday, February 6, 2024**

Officers Present: Tim Knowles, Chair  
Members Present: Andrew Pavalis, Jeff Bame, Chris Anuszkiewicz, Cathryn Morahan,  
Katie Ducharme Procissi  
Members Absent: None  
Guest: Vice Mayor Maureen Freaney  
City Staff: Frances Leong Sharp, Joan McHale

**Call to Order:** Chair Knowles called the meeting to order at 4:30 pm.

**Administrative Items**

**1. a. APPROVAL OF MINUTES**

A motion was made by Andrew to approve the draft minutes to the December 5, 2023 meeting; 2<sup>nd</sup> by Chris and all approved.

**b. ELECTION OF OFFICERS**

Annual election of Chair and Vice Chair; Katie nominated Jeff Bame for Chairperson and Tim Knowles for Vice Chair; both accepted and all voted yes.

**c. ANNUAL REPORT**

Chair Tim will prepare the report which is due March 31<sup>st</sup> and submit to Frances for all to review.

**New Business**

**1. a. PRELIMINARY REVIEW**

**STARBUCKS ON CAUSEWAY, 2602 BAYSHORE BOULEVARD**

**Attendees: Steve Spencer, Architect (+ 2 Owners)**

Steve Spencer introduced this project of a Starbucks next to the retail project at the east end of the Causeway Plaza at U. S. Alternate 19. This is an added Starbucks to the retail building that came before this board on March 7, 2023. After meeting with City staff (Frances & Kevin), we are making the following changes:

- a) Adding glazing on the front (east elevation) to be more consistent with the retail side. It is in a visible area facing U. S. Alt 19.
- b) Incorporating some of the same elements of the retail building - metal roof and outdoor area with trellis on the south of the building
- c) Entire area will be reworked with additional landscaping. Starbucks have certain species of plants – more zero scaped and native species. *ARC member Catherine did landscape plan but preliminary plan with calculations. If it becomes a vote she will abstain.*
- d) Improve entry and access to the site (revised drive)

**Committee comments:**

- a) Ensure the colors are as accurate as possible when presenting to the City Commission.
- b) They will submit for 2 separate permits simultaneously (Plaza and Starbucks). It will go before the City Commission as one package since it exceeds the square foot threshold. The ARC will not see a final Starbucks review, but the retail will go through formal Design Review. Suggest including the Starbucks in all elevations next to the Plaza for their visualization.
- c) Likes the height of tower over the parapet. Starbucks seems a little small, and it will help with proportions seeing the retail next to the Starbucks. Starbucks 24', Parapet 27'. With Starbucks, their equipment is more visible, so they raised the parapet up a bit.
- d) Likes Starbucks design with horizontal siding and colors.
- e) Is glazing needed on the right side, especially with all the glazing on the retail portion next door. Suggest some canopies to break it up, without adding too much glass.

**b. DESIGN REVIEW**

**CASE DR 23-03: 265 CAUSEWAY BOULEVARD**

**Attendees: Rod Collman and Tim Gilpin, SDG Architecture;**

**Alyna and Anthony Pauturos, Owners; Doug Anderson, Coastal ICF Construction**

**Note: Preliminary ARC review date of March 7, 2023**

Tim Gilpin distributed printouts of plans. *Chris recused himself from the meeting as the architect who drew the plans.* Tim explained the overall goal as a mixed use project with 12 townhomes, an annex of the Blue Jays hotel with 7 executive suites, and a winery on the east end of a residential unit. Changes since the last review incorporated comments from the preliminary ARC review and include:

- a) Incorporated a 2<sup>nd</sup> floor step back
- b) Some color changes
- c) Former café redesigned into a winery
- d) Rooftop to be nearly 100% solar with rooftop trellis
- e) Enhanced west elevation

**Committee Comments:**

- a) Bring materials board to City Commission meetings with accurate color swatches. Note: Townhomes are beige with 2 shades of blue, J Hotel annex is same colors as J Hotel. Provide colors you plan to use with pictures of nearby properties (showing their colors: Frenchy's Outpost, Frenchy's Market, Marker 1). Previous meeting comments requested a differentiation between colors of the residential and hotel spaces.
- b) Show image of entry gates on Causeway side of townhomes for visualization. Include a visual of the setback from the sidewalk. From the renderings, the building looks right up against the road. *Tim to enhance the view from a person standing on the sidewalk.*
- c) Suggest covering the entrance to the Winery. Could drop the awning down.
- d) Solar the cabana?
- e) Like the design of the townhomes.
- f) Increase low voltage lighting on Causeway for visibility with possible up lighting. *Applicant: On alleyway there will be lighting on all buildings facing the drive and in common area. There are entry lights, and we can do some up lighting and landscape lighting, and down lighting on the building for appeal.*
- g) Need signage for Winery, appears to blend together with residential units.
- h) Concern that parking may meet code requirements but may be insufficient at the public Winery. Each townhome has 4 spaces (2 inside garage, 2 inside covered carport), and it is not expected that residents will need any of the required additional parking.

- i) Applicant met with Bill Pickrum from Solid Waste and planned for double enclosed dumpster off Gary Circle. One for trash, one for recyclables. Applicant planning for covered and lockable enclosures.
- j) Discussion regarding the hotel and concern of having to walk through parking area and enter the lobby to get to elevator. Suggestion made to turn elevator 90 degrees and come into the side. However, applicant designed it this way to force a card access for entry. Blue Jays are very strict about the security of their players, and if opening the hotel annex to the public, will handle the issue with signage on the doors.

Katie made a motion to recommend approval of the architecture of this project, Andrew 2<sup>nd</sup> and all approved.

## **Old Business**

### **2. a. Architectural Guidelines Follow Up Discussion**

*Background:* Committee members performed reviews of all corridors in Dunedin (SR 580, U. S. Alt 19, Douglas Avenue, CRA) & looked at all architectural styles. What we see missing in the Land Development Code is commercial guidelines. We discussed some of the many larger areas that may be redeveloped (example: Winn Dixie Plaza on SR 580/Keene) or others on SR 580. How could we help these developments/redevelopments in the area? Tim designed a template of Commercial Design Guidelines as a starting point for all to review. It was sent via email to all members to add their suggestions or changes.

Commercial design guidelines are being prepared to help the City with commercial properties that are outside the core in the areas that don't have architectural styles. We haven't had many commercial projects like this to review, but see potential for redevelopment. The template Tim designed will have guidelines for "do this" "don't do that" with a lot of graphics. Once we start adding images, it will be easier for us to work through the categories. It is being proposed that we produce a more visual document with many graphics.

*Action:* Committee members were asked take or find uncopied pictures to be selected for use in referencing the various styles in the new commercial guidelines. They will be discussed at the next meeting. Assignment of styles:

- Anglo Caribbean - Jeff
- Coastal Vernacular - Chris
- Coastal Landscape - Catherine
- Craftsman – Andrew
- Creole - Tim, Mediterranean – Katie (Split)

## **Next Meeting Date**

Next meeting date scheduled for March 5, 2024.

## **Open Discussion/Citizen Input**

None

Meeting adjourned at 5:40 p.m.

Joan McHale

*Disability Provisions:* *It is the policy of the City of Dunedin not to discriminate against disabled persons in employment or the provisions of services. If you have a disability that requires accommodation, please notify the ADA Coordinator 48 hours prior to the scheduled meeting at (727) 298-3043.*