

**Architectural Review Committee
Dunedin City Hall, 737 Loudon Avenue
Coral Conference Room #114
Meeting Minutes
Tuesday, April 2, 2024**

Officers Present: Jeffrey Bame, Chair
Members Present: Andrew Pavalis, Cathryn Morahan
Members Absent: Chris Anuskiewicz, Katie Ducharme Procissi, Tim Knowles
Guests: Maryla Hawekotte-Owner/Applicant, Greg Presby-TranSystems Representative, Steven DiGiovanni-DiGiovanni Homes-Builder, Commissioner John Tornga
City Staff: Frances Leong Sharp, Tina Geyer

CALL TO ORDER: Chair Bame called the meeting to order at 4:37 pm.

1. Administrative

1.a. Approval of Minutes

Catherine made a motion to approve the draft minutes to the March 5, 2024 meeting; 2nd by Andrew and all approved.

2. New Business

2.a. Design Review Application

DR 24-02 for property located at 534 Howell St

Attendees: Maryla Hawekotte, Owner/Applicant; Greg Presby, TranSystems and Steven DiGiovanni, DiGiovanni Homes

Greg Presby presented an overview of the Sunrise Townhomes project. This project is for a 2-story, 8-townhome units building, consisting of masonry and frame structure, stucco finish and siding, fiberglass shingle roof. Currently a 50-bed Assisted Living Facility (ALF) is on the parcel, they will be splitting the parcel. In order to achieve the allowable density, they are proposing to reduce the number of beds in the ALF down to accommodate the proposed 8-townhome units. Each unit will have a 2-car garage with 2 additional grass parking spaces for guests. The front elevation is very similar to the Highland Crossing project, which we felt came out very nicely. Similar concept, but different because of the shape of the land, but the elevations have a lot of the same features that we found successful with the mix of stucco and siding, the nicer garages, a little hardwood with some stone, a balcony in the front with a railing. We worked closely with an interior decorator to take similar colors but different so it will be a completely distinct product.

Committee Questions/Comments:

- a) Were you required to do a tree survey? Yes, some of the trees are remaining. What are the species? They are oaks and palms. Are they live oak? It just says oak, I'm not sure. There's a parking space pretty close to the oaks, are you going to do any stabilization of it? That is a grass parking space, we're not planning on putting any stabilization there, unless the city wants us to put a geogrid down. We'll make note of that. Catherine stated it depends on what the tree is that is there, if it's a 17" oak, then your parking space is impacting that oak. Greg mentioned they worked with the City Arborist and he seemed ok with the design, we will definitely work closely with him to make sure it's sustainable for the trees.
- b) Does this need to go to City Commission? Yes. So, they will need materials? Frances loaded the materials list that was provided into the Dropbox which is now available for everyone to see.

- c) Catharine asked to see the landscape design. She commented she realizes there's no buffer requirement between similar uses, but is there any intention of doing that? Also, with the tree species that are shown for the buffer, which you may want to talk to the Arborist about, the Eagleston Holly had an issue with Witch's Broom disease and I believe that may still be true. The Roundleaf Hawthorne may not provide the screening you were hoping for, it may get 6'-8' tall and 4' wide, it's not a really big screening tree. What's next door? Single story with a couple two story duplexes. So, it would be nice to extend the buffer back there to offer some privacy. Are any trees being removed? Yes, there are some trees being removed. Ok, so you will have some replacements, it might be nice to use that replacement for your buffer as opposed to dipping into your tree fund.
- d) Frances mentioned to the Committee that since this project is not within any of the Five Corridors, they are not required to adhere to a specific approved architectural style. Your recommendation should be if it is suitable in context of the overall neighborhood or any feedback to the applicant to improve or add, in preparation for the LPA or City Commission for the formal design review.
- e) Andrew commented that he thinks it looks really good, doesn't know if it's necessary to raise the end towers at the truss bearing, it was raised up about a foot, it looks really nice on the front view for those porches, but you could keep that same truss bearing the whole way across.
- f) Jeffrey mentioned this project is required to be part of the City's Public Art Program, and asked if they had chosen one of the two options? They had not yet, Greg inquired if the applicant has an artist that can prepare something, is it something that would be donated to The City to be placed somewhere or would it be placed in a location on the property site? Jeffrey responded that there is a procedure to be followed, if you have a particular art piece or an idea that would just go through review as a formality, suggest they review that form.
- g) Jeffrey commended them on the exterior for the step back on the second floor so it doesn't look so imposing on the driveway. Steve replied that they believe this creates a real aesthetic that's appealing, and the front of the building is so important.
- h) Andrew made a motion to approve the application based on the conditions of the landscaping buffers, tree species and working with the Arborist regarding the existing trees, with a 2nd made by Catherine.

3. Old Business

3.a. Architectural Guideline-Follow up discussion – tabled until next meeting. Katie was not present at today's meeting and Andrew was not prepared for today.

4. Next Meeting - May 7, 2024

4.a. Pending Applications for Design and/or Permit Review

- Nothing pending submitted at this time. There is a preliminary review for Mease Hospital, they are looking to update their façade in painting the existing brick and would like to get your feedback on that. They have asked to be placed on the May agenda for you to provide feedback to them. This project would not require them to go through Design Review as they are just updating their façade.
- Jeffrey stated he attended the DRC last month on the 20th, listening to the presentations for the renovation for the Methodist Church, would assume that would eventually come through. Frances confirmed, stating it will eventually come through this avenue. She explained to them that they have the opportunity to do a preliminary review, but she has not heard from Susan Elfman yet. Jeffrey asked if they were waiting on feedback from the real estate listing, as they were looking to sell a portion of their property to finance the work. Frances did not believe it would require them to go through Design Review but would come through Building Permits, and she would have made the recommendation to come to the ARC before they submit plans.
- Another one is the Dog Pub at the corner of Alt. 19 & Michigan, looking to renovate the gas station that was there into a pub with a dog area in the back. FDOT had provided them with extensive comments regarding their existing driveway openings coming off of Alt. 19 and the state would like

them to close off both of them since they do have an opening off Michigan. The owners are wanting to see if they can at least keep one, but none of the driveways coming into that roadway are conforming to the state standard. This is a change of use permit, and the Land Development Code is very specific in making sure everything is up to current code standards.

4.b. Potential Topics for Discussion – None

5. Open Discussion/Citizen Input

- Andrew asked what was decided at the last meeting about the guidelines. Catherine said we want to make it easier, eliminating a few of the styles and just providing pictures and try to simplify it. Frances mentioned providing an example of the existing South Dunedin character overlay and how that can just be an example of picking and choosing each of the categories of the architectural style so they are not strictly tied to that specific style to giving them the key features to each.
- No citizens in attendance

6. Adjourn Meeting – Jeffrey confirmed no further discussion, adjourned meeting at 5:17pm

Next Meeting Date

Next meeting date scheduled for May 7, 2024.

Meeting adjourned at 5:17 p.m.
Tina Geyer

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