

ABBREVIATED MINUTES
Architectural Review Board
 March 16, 2006

The City of Bradenton Architectural Review Board met in regular session March 16, 2006 at 2:00 p.m. in the City Hall Council Chambers, 101 Old Main Street, Bradenton, Florida.

ATTENDANCE

Architectural Review Board Members (shaded area indicates absence):

Chairman Mary Margaret Moore	Vice Chair Eugene Bay	Lucienne Gaufillet
Darin Autrey	David Bishop	Bob Gause

Staff:

PCD	PCD continued	Other
Director Tim Polk	Dev. Review Manager Ruth Seewer	City Attorney Bill Lisch
Assistant Director Matt McLachlan	Executive Assistant Janet Mitchell	
Building Official Darin Cushing		

PRELIMINARIES

- 1) Meeting called to order by Chairman Moore.
- 2) Flag salute led by Chairman Moore.
- 3) Oath of Office administered to new Board Member, Bob Gause.
- 4) Lucienne Gaufillet moved, with a second by Bob Gause, to approve the minutes of September 22, 2005. Motion passed 4 – 0.
- 5) All applicants and any other persons wishing to address the Board or make a presentation stood to be sworn in by Ms. Mitchell.

New Business:

CA,05.0010

Request of Dale Johnson, Agent for First Dartmouth Homes, for a Certificate of Appropriateness for approval for demolition and redevelopment in the area bounded by

9th Street East, Manatee Avenue (SR64), 14th Street East and the Manatee River in Bradenton, Florida. (Zoned R-1B, C-1, PDP)

Chairman Moore read the request and advised that the Public Hearing would be held on the demolition portion only. She noted that a workshop on the redevelopment portion would be held following the Public Hearing.

Ed Vogler, attorney for the applicant, introduced the project team and noted that although the subject property is not located within the Historic District, it is adjacent to it and includes 19 structures older than 65 years of age. He stated that the team accepts each of the three conditions appended to approval of the demolition, noting their commitment to work to relocate any of the buildings considered important to any interested group; preparation of appropriate recognition somewhere within the project of either families or historical events of the past; and following site plan approval by City Council, a commitment to come back before the Architectural Review Board for review of actual architectural style and elements of the proposed buildings.

Ellen Uguccioni, Janus Research, gave a brief background noting her experience in the historic preservation field and explained the criteria used in determining the historic significance of a building. She referred to the Historic Resources Preliminary Analysis Report prepared by Janus Research, stating that of the 19 structures slated for demolition only four would qualify for potential local historic designation.

Terry Cope, Walton H. Chancey & Associates Architects, explained the process followed in developing the conceptual architectural style for the project. He offered a visual presentation depicting the types of structures represented in the area and stated that rather than recreating style, they determined an eclectic style representing a period from the early 1800's to 1940's and beyond would best represent "Old Manatee."

Mr. Vogler noted that all the buildings being considered for demolition are owned by Mr. Maggio of Dartmouth Homes.

Public Hearing: Open

Chairman Moore asked anyone wishing to speak in favor of the demolition to come forward:

Nick Baden, 1101 6th Ave. W., advised that he neither favors nor opposes the demolition, but is concerned with the neglect of the area. He stated that he is in favor of saving buildings on site, but noted as a last resort, one building could be relocated to property owned by the Historical Commission.

Jaqueline Clark, 102 14th St. E., favors the demolition due to drug and gang problems in the area.

Sara Weintraub, 106 & 108 8th St. E., favors the demolition due to crime in neighborhood.

Trudy Williams, 322 14th St. E., volunteer Executive Director for Reflections of Manatee, disagreed with the report by Janus Research that only 4 of the 19 structures slated for demolition would qualify for potential local historical designation, noting that many have already been designated and approved by the State of Florida. She displayed a map demonstrating properties of the subject project and requested that the board postpone a decision until they have more time to research historical significance of all the buildings.

Jackie Atwood, 1010 Riverside Dr. E., favors demolition of buildings that are of no historic significance.

Jeff Williams, 322 14th St. E., favors an architectural review of the area prior to demolition.

Claudia Desheau (no address given) asked if the map included with the agenda accurately reflects all the property owned by Dartmouth homes.

Mr. Polk advised that the properties are either owned by or are under contract to Dartmouth homes.

Less Atwood (no address given) advised that he is not under contract with the developers.

Nick Cole (no address given) favors the demolition.

Mary Shultis, 1302 2nd Ave. E., favors the demolition as a deterrent to criminal activity in the area.

Preston Griffith, President of the Old Manatee Neighborhood Association, favors the demolition of the buildings with the stipulation that the ordinance is followed regarding homes 65 years and older.

Reed Gifford, 1118 4th Ave. E., favors the demolition as long as those with historical significance are saved.

Keith Ballenger (no address given) asked if Glazier Gates Park could accommodate some of the homes, and noted he is in favor of the demolition if the homes can be saved.

Gus Sokos, Old Manatee Neighborhood Association, advised that he is in favor of the demolition because the neighborhood is not safe, but noted that 90 days should be given to determine the historical significance of the homes in question.

Ken McDonald, 1002 Riverside Dr. E., favors the demolition as long the homes over 65 years of age are considered for historical significance.

Chairman Moore asked all those wishing to speak against the demolition to come forward:

Several individuals came forward to speak against the project and were informed that the public hearing only concerned the demolition and that the public hearing on the redevelopment would be heard by the Planning Commission.

Trudy Williams, 322 14th St. E., requested that the board postpone approval of a Certificate of Appropriateness until the City has sufficient time to consider which buildings are historically significant to the nation. She stated that many people don't understand the qualifications for eligibility for state, local and national recognition. She advised that if a structure built prior to 1950 is moved more than 30 feet or so that it changes direction, it will not be eligible for the National Register and will no longer be eligible to receive grant money.

Nick Baden asked the Board not to consider the current condition of structures as to whether or not they should be saved, noting that they can be restored.

Cathy Slusser, historian, provided a report titled *Economic Impacts of Historic Preservation in Florida*, and asked the Board to delay their vote on demolition until more information is available to the neighborhood regarding the proposed development. She also urged the City to discontinue allowing homeowners to "demolish by neglect."

Several residents stated they could not be in favor of the demolition until they know what is going to be developed. One resident (no name given) is not in favor of the demolition unless all the trees are saved.

Public Hearing: closed

Mr. Vogler clarified that all of the property being considered for demolition has been acquired by Frank Maggio and Dartmouth Homes.

Ms. Uguccioni explained that the Florida Master Site File is not a register of historic places, but an inventory of properties over 50 years old. She noted the criteria for meeting historic place designation is the same for national, state and local. She also stated that as long as the context remains the same, moving a structure does not automatically cause it to lose its historic significance.

Mr. Bishop joined the meeting at 3:58 p.m.

Ms. Gauffillet advised that she was prepared to make a motion, and a brief discussion followed.

Staff recommended approval with the following stipulations:

1. Make every effort possible to work with the outside interested parties to relocate structures wherever feasible, sharing in the cost or relocation process.
2. Recognition of the original homeowners and their contributions to the history of Bradenton should be made so that it is accessible for view by the general public somewhere on the proposal site.
3. Design compatibility of proposed buildings with the surrounding historic elements should be reviewed by the ARB prior to final approval of building plans by the building division of the DPCD.

Lucienne Gauffillet moved, with a second by Bob Gause, to approve CA.05.0010, with 2 additional stipulations, and with the inclusion of one sentence to stipulation #1:

...Decision as to who is going to relocate or remove the structures shall be determined within 180 days of this approval.

Stipulation #4: Preservation of the 4 structures, 330 11th St. E; 416 14th St. E; 1219 2nd Ave. E. and 332 12th St. E., with an emphasis placed on preservation in place.

Stipulation #5: Completion of an archeological assessment of the site for all archeological resources, as well as preparation of a historic study for each of the 19 properties to be kept at the historic library prior to demolition of any of the properties.

Motion passed 4 – 0, with David Bishop declining to vote, stating he had not heard enough testimony to make a decision.

Recess

WORKSHOP

Chairman Moore opened the Workshop.

City Attorney Bill Lisch stated that a workshop is a public meeting, not a public hearing. He noted that staff would be asking for a professional opinion from the Board to be passed along for future consideration by the Planning Commission and City Council. He advised the public that they were welcome to watch the workshop but noted that the applicants would not be arguing legalities and non-legalities during the proceeding.

Mr. Polk read the staff report.

Chairman Moore asked the applicant to come forward.

Betsy Benac, Planner with WilsonMiller, advised that the applicant was not prepared to make a presentation.

Mr. Polk advised the applicant that the item could be continued to the next ARB meeting.

Following further discussion, the applicant moved forward with a presentation.

Terry Cope, Walton H. Chancy Architects, designer of the project, displayed renderings and gave an overview of the project. He explained that the project team had met with city staff, consultants and neighborhood residents prior to the plan evolving into the current project. He stated the current plan includes more town homes and that uses are mixed along Manatee Avenue. He noted that the intent of the plan has never been to diminish the area of Glazier Gates Park, but plans are to trade park land for other parts of parcels owned by the developer with the hopes of developing a more usable system from Manatee Avenue to the River. He advised that the plan includes three waterfront towers, each of which have been staggered in height, with the tallest being 19 stories.

Ms. Benac asked for clarification on the role of the ARB.

City Attorney Lisch advised that the ARB is being asked for advice.

Ms. Benac advised that she was prepared to make a presentation to the Planning Commission and suggested that the two Boards be combined, again questioning the role of the ARB.

Ms. Gaufillet stated that as a Planning Commission Member, she would appreciate input from the ARB.

Mr. Bishop stated that mass and scale are architecturally significant.

Ms. Benac noted that the final site plan had not been submitted.

Ms. Gaufillet commented that she has concerns with the design of the town homes.

Mr. Cope advised that the design is still in process.

Chairman Moore questioned the plans regarding Glazier Gates Park.

Mr. Cope stated they planned to trade other property for the Park property.

Mr. Autrey inquired about plans for development along the River?

Mr. Cope stated that had not been decided yet.

Chairman Moore expressed reluctance at relinquishing Glazier Gates Park.

Ms. Benac stated that only a portion of the Park would be taken, and that the Park would be totally redeveloped to make it more usable.

Mr. Autrey inquired if public parking would continue to be available to the basketball court, and expressed concern with regards to a lack of public access to the water front.

Ms. Benac advised that parking would be available, stating that the plan is to make the Park more usable and safe. She noted there had been concern with vehicular access to the River, and turning the Park into a pedestrian park was in consideration of it being a neighborhood park.

Mr. Gause expressed concern with regards to a 13 story building being adjacent to property lines.

Mr. Bishop commented that the three towers along the waterfront appear more East Coast than West Coast.

Mr. Cope stated that he understood all the concerns, and that the developer would work with everyone to come up with the solution that works best for a lot of people.

Mr. Bishop commented that Tower A is appropriate but that Towers B and C are not buffered enough from adjacent homeowners.

Mr. Polk asked Charlie Siemon to give a presentation relating to height.

Mr. Siemon stated that while the City's Comprehensive Plan allows for taller buildings and higher density in the proposed project designation, it has to fit into the location and context of where it is being built. He stated that he was having a difficult time dealing with the design and location of the towers. He gave a PowerPoint presentation showing a similar type of development in an area located in Boca Raton, noting how well they had incorporated the taller buildings with the surrounding structures.

Mr. Polk asked Pete Sechler to give a presentation relating to public realm.

Mr. Sechler gave a picture image presentation and stressed the importance of public space in an urban setting. He stated that if most of the parcels did not have access to the water it would create a problem.

Mr. Polk advised the Board that staff was looking for their concerns.

In summary, the Board expressed concerns with the size of the structure of the buildings in proximity to adjacent properties and with street access. They also expressed slight concern with the design of the town homes and the repetitive nature of the building footprints.

Mr. Polk read from the staff report, recommending that the technical advice and conclusions provided in the attached memos be considered as part of the Board's advisory opinion to City Council regarding design, compatibility and public waterfront access.

Mr. Polk advised that the architectural elevations will come back before the ARB.

Workshop concluded.

Recess

Chairman Moore reconvened the meeting.

Oath of Office administered to new Board Member, David Bishop.

CA.06.0011

Request of Tom O'Brien, Agent for Tarpon Pointe Properties, LLC, for a Certificate of Appropriateness for approval for demolition and redevelopment, BeauVue Estates Subdivision, 103-234 6th St. N.E.; 215 8th St. E., Bradenton, Florida (Zoned C1-1A, PDP)

Chairman Moore read the request and advised that the Public Hearing would be held on the demolition portion only. She noted that a workshop on the redevelopment portion would be held following the Public Hearing.

Darin Autry recused himself due to a professional interest in the project.

Tom O'Brien, introduced the project team.

Stephen Thompson, Attorney for the project, advised that the property is not located within the Historic District and that there are no plans to demolish any home older than 65 years of age. He noted that although there is no legal requirement for Architectural Review Board approval of the plan, the developer has agreed to go through the review process.

Mr. O'Brien gave a PowerPoint presentation of the project site depicting color photographs of seven properties selected for demolition. He commented that none of the structures have any distinctive characteristics and that all are impacted by the commercial activity of the Manatee Landing Marina. He stated that the entire neighborhood has been rezoned from residential to C-1A and that the demolition of the subject structures to accommodate the expansion of the marina and the condominium uses is appropriate.

Mr. Thompson provided a report stating there is nothing unique about the architecture of the structures listed for demolition.

Public Hearing: Open

Chairman Moore asked all parties wishing to speak in favor of the demolition to come forward.

Joseph Loccisano Jr., 514 Riverside Drive E., commented that the plan includes property not under contract with the developer. He stated that he, personally, would like to see change and development, but is sensitive to the needs of his neighbors. He also expressed concern with the proposed demolition of a Memorial Tree Park.

Robert Miller, 220 6th St. N.E., stated he is opposed to the demolition, noting that he is not under contract to the developer, but that his house is one of the properties listed for demolition.

Chairman Moore advised that only those in favor of the demolition are being asked to speak at this time.

Brian Zoller, 512 Riverside Dr. E., commented that the agenda stated that the Certificate of Appropriateness was for demolition and redevelopment.

City Attorney Lisch stated that the meeting was public, but clarified that the Public Hearing was only on the demolition. He noted that the Public Hearing on the project would be held during Planning Commission and City Council meetings. He advised that the Board would discuss the redevelopment during the workshop.

Mr. Zoller advised that if the project is allowed to go forth as proposed, he would be opposed to the demolition. He read a letter into the record written by an attorney, which stated the developers own certain properties, and he said the information was incorrect.

Sara Weintraub, 106 & 108 8th St. E., stated that there was poor notification to homeowners concerning the meeting. She noted that she is in favor of the demolition, but is concerned for Mr. Miller's property.

Chairman Moore asked all parties wishing to speak against the demolition to come forward:

Robert Miller, 220 6th St. N.E. stated that he owns his property and is not under contract with the developers.

Ms. Gaufillet stated there is no way this Board will approve the demolition of a home without permission of the homeowner or without a contract.

City Attorney Lisch advised that even if the Board did approve the demolition, it would not happen without the permission of the property owner.

Mr. Thompson advised that the developer is not seeking to demolish Mr. Miller's property.

Ruth Seewer, Development Review Manager, pointed out that the Memorial Tree Park previously referred to is actually a city owned median in which memorial trees have been planted.

Anita Rogers 515, 1st Ave. E., stated she would like to see all archeological issues cleared, with regards to the Angola Project, prior to demolition.

City Attorney Lisch advised that the land in question is pumped-in fill.

Mr. O'Brien came forward, stating he would like to clarify that although Mr. Miller's property is a desirable acquisition for the proposed plan, it is not included in the request for the Certificate of Appropriateness. He noted that the report to the ARB indicates properties that will be affected by the proposal, and the proposal is contingent upon making certain land acquisitions.

Chase Landre, 512 3rd Ave. E., commented that traffic generated by the proposed project will unfairly impact everyone residing in the neighborhood.

Bernice Scott, 513 1st Ave. E, commented that the project will interfere with her enjoyment of fishing and limit her quality of life.

Public Hearing: Closed

Staff recommended approval without stipulations.

David Bishop, moved, with a second by Lucienne Gaufillet, to approve CA.06.0011, request Tom O'Brien, Agent for Tarpon Pointe Properties, LLC, for a Certificate of Appropriateness for demolition and redevelopment, BeauVue Estates Subdivision.

Motion passed 4 – 0.

WORKSHOP

Chairman Moore opened the Workshop.

Ms. Gaufillet inquired as to whether the review should continue until all the property has been acquired?

Mr. Polk advised that the City has been presented with a letter stating that all the property in question is under the control of the developers.

City Attorney Lisch advised that the review could continue, noting the project will not be allowed to move forward if the developers do not own the property.

Mr. Polk noted that the Board would only be rendering an advisory opinion.

Mr. Polk read the Staff Report.

Mr. OBrien began his presentation with an aerial photograph showing the area to be developed, noting that the proposed project is separated from the historic district by existing commercial development. He displayed pictures of existing homes in the area, noting that the character of the homes had been taken into consideration when selecting the type of architectural style for the project. He introduced his partner, Emily Smith, and displayed renderings of a project she had designed for the fishing village of Cortez, which included a series of Key West style homes backing up to a marina. He stated that is the type of feeling they want to create with this project.

Ms. Smith read from prepared notes, stating her goal is to create a structure of timeless, ageless appeal by including rich cultural design elements that create feelings of nostalgia, warmth, hospitality, belonging and inviting welcome to the city of Bradenton.

Mr. O'Brien advised that towers were included in the plan to create more open space, noting that all the primary living spaces have river views.

Mr. Gause commented that he liked most of the proposed project but has concerns with the styles and heights of the towers, noting that his preference would be to have the western most tower eliminated. He also expressed his concern that too much public access to the waterfront is being eliminated.

In response to questioning by Chairman Moore, Mr. O'Brien advised that the west tower is 13 stories, the east tower is 15 stories and the north tower is 19 stories.

Mr. Bishop commented that his only recommendation to the Planning Commission and City Council would be that they consider the proximity of the west tower to the adjacent neighborhood.

Ms. Gauffillet commented that she liked the design of the townhouses and noted that although she liked the towers, she felt they may contain too much ornamentation as it relates to the context around the project. She expressed concern that the towers would cause the residents to the west to be shadowed until midday, and suggested reversing the west tower and the center of the parking deck. She also stated that she could not support cutting off public access to the entire waterfront.

Chairman Moore stated that she shares the concerns of fellow Board Members regarding the west tower.

Chairman Moore noted that she had been given three letters to be included with the record, and read one from Anna Marie Rogers expressing concerns with the demolition of the Memorial Park. She noted the other letters expressed the same concerns.

Mr. Polk asked Pete Sechler of Glatting Jackson to comment.

Mr. Sechler commented that whenever public property is being taken away from the public realm, the issue needs to be discussed very carefully. He also expressed concern

that under the plan presented two homes, which currently have unobstructed views of the water, will now be looking at an end view of a building, a garage entrance and a restaurant. He further commented that he had height and density issues with the project, suggesting that if the unit sizes were decreased the heights of the buildings could be lowered. He noted that in general it would be a wonderful project for Bradenton.

Mr. Polk read from the Staff Report, recommending that the technical advice and conclusions provided in the attached memos be considered as part of the Board's advisory opinion to City Council regarding design, compatibility, and public waterfront access.

Mr. Polk asked the Board for their advisory opinion.

In summary the Board expressed concerns with the west tower, building height, public park and public access to the waterfront.

Mr. Polk thanked the Board.

Meeting Adjourned 8:11 P.M.

Mary Margaret Moore, Chairman

PURSUANT TO FLORIDA STATUTE 286.0105, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, COUNCIL, AGENCY OR COMMISSION AT THIS MEETING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, MAY NEED TO INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Note: This is not a verbatim record. A recorded CD is available upon request for a \$10.00 service charge.
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