

ABBREVIATED MINUTES
Architectural Review Board
 May 17, 2007

The City of Bradenton Architectural Review Board met in regular session May 17, 2007 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):

Vice Chair Gene Bay	Lucienne Gaufillet	David Bishop
Darin Autrey	David Gjertson	Vacancy

Staff:

PCD	PCD continued	Other
Director Tim Polk	Dev. Review Manager Ruth Seewer	City Attorney Bill Lisch
Assistant Director Tom Cookingham	Executive Assistant Janet Mitchell	
Building Official Darin Cushing	Planner Michael Huang	

A brief work session preceded the meeting.

PRELIMINARIES

- 1) Meeting called to order by Vice Chair Bay
- 2) Flag salute led by Vice Chair Gene Bay
- 3) Oath of Office administered to new Board Member, David Gjertson
- 4) Election of Officers:
 - **Ms. Gaufillet moved, with a second by Mr. Bishop, to nominate Gene Bay as Chairman. Nominations closed. Motion to elect Mr. Bay Chairman passed unanimously.**
 - **Mr. Autrey moved, with a second by Mr. Bishop, to nominate Lucienne Gaufillet Vice Chairman. Nominations closed. Motion to elect Ms. Gaufillet Vice Chairman passed unanimously.**
- 5) Minutes of March 15, 2007 approved as presented.
- 6) All applicants and any other persons wishing to address the Board or make a presentation stood to be sworn by Ms. Mitchell.

New Business:

CA.07.0014

Request of Alan Parsons, Wilson Miller, Inc. Agent for Riviera Southshore Ventures, for Architectural Design approval of the Riviera Southshore PDP located at 1203 Manatee Ave. E. (Zoned R1B, C-1A, C-1, PDP)

Chairman Bay asked for Staff comment.

Mr. Polk gave a brief background of the project, commenting that due to its location and importance, it has undergone a large amount of scrutiny. He noted that that six site plan changes have been made to the project, the last of which resulted in a settlement dispute between the developer and the City of Bradenton. He stated that an agreement was reached and the project received preliminary approval from City Council. He advised that the project has received a thorough evaluation based on design principles and policies gathered from Downtown by Design and the Joint City/County Compatibility Study. He advised that staff is satisfied that the developer has submitted a design plan that the City can endorse, and he recommended approval with stipulations that he noted could be expanded upon following the applicant's presentation.

Chairman Bay asked if the Board had questions for staff.

None.

Chairman Bay called for the applicant to make his presentation.

Terry Cope, Architect, Chancy Design Partnership, introduced himself and advised that his firm has been with the project from the beginning. He presented an overview of the project using the overhead projector and commented on issues and concerns raised by staff in their report:

1. Staff would like more information regarding the appearance of the building facades on all elevations. *Balconies, overhangs, warm colors, materials will be consistent on all four elevations of every building.*
2. Staff recommends stepping the building back at higher elevations to transition the height in a manner that creates less visual impact for the existing community and pedestrian traffic. *Landscaping, mixed use commercial loft structures along Manatee Avenue, one or two three story town homes in the middle of the site and larger buildings along the river are transitioning techniques that will work just as well as stepping back the larger buildings.*
3. Staff is concerned with the amount of fencing utilized for first floor units over long stretches of streetscape. The appearance of a blank wall over the course of a block is not pedestrian oriented. *Will explore avenues to open up walls that are not retaining walls.*
4. Easement for the extension of 3rd Avenue should be provided. *The developer has agreed to make accommodations for the future extension of 3rd Avenue.*

5. Staff is concerned with the insufficient detail to the treatment of public area along the waterfront. *The landscaping plan has not been completed, but trees and bushes are being planted, and a continuation of pavement patterns and street furniture already in use by the city, as well as fountains and arbored trellises will be incorporated.*

Mr. Cope referred to drawings of the proposed project, and explained the process used in developing the architectural style that would be relevant to Old Manatee. He noted that the elements included the use of balconies; both sloped and flat roofs; stucco walls; more vertically proportioned than horizontal windows; streetscapes; residential, in some cases, over commercial; punched openings; overhangs; aluminum railings; and that they are leaning toward metal roofs, although tile or concrete tile may be used. He emphasized that although some elements of Mediterranean style may be incorporated, the project will not be designed as a Mediterranean style complex.

Chairman Bay opened the Public Hearing:

All those wishing to speak in favor: None

All those wishing to speak in opposition:

Lydia Copeland McNeal, 1002 3rd Avenue East, expressed concern that the development would increase flooding due to the low elevation of her property. She also commented with regards to the relocation of the lift station and stated that she was opposed to the developer's trade off of land for the public park. She noted the park would now abut property, creating an increased security and noise problem for her and her family. She also expressed concern that the development would generate increased traffic throughout the neighborhood. She stated that she had been assured there were no plans for a retention pond.

Reed Gifford, 1118 4th Avenue East, expressed concern for increased flooding in the area and stated his objection to the removal of 227 trees in the neighborhood.

Mr. Polk advised that new utility pipes in the area would improve the flooding problem and noted that the developer would have to meet all the regulations set by the City's Public Works Department.

Public Hearing closed.

Mr. Bishop advised that although the ARB is sensitive to the concerns of the public, storm water issues are beyond the scope of the Board and must be addressed by the Southwest Florida Water Management District and the City of Bradenton Public Works Department. He noted that because an agreement has been reached between the Developer and the City regarding the footprint and the site plan, this Board will only be concerned with the architectural elements and details of the buildings.

Board member comment:

Mr. Bishop thanked Mr. Cope for his presentation. He expressed agreement with the staff recommendation that better detailing of blocks 1 thru 4 is needed, noting his concern for the building mass on the back side of the project. He also stated that he would prefer a more vertical than horizontal element in the project.

Ms. Gaufillet asked the applicant to clarify how 11th Street in the sketch aligns with the site plan. She stated that the site plan appears to show 9 story linear buildings and the sketch appears to show an L-shaped building.

Mr. Cope stated that it is not an L-shaped building. He advised that all 4 sides will have residential units in front of them, noting that the parking structure is surrounded by units, which is why they are called linear units.

Mr. Polk interjected that staff does not have a problem with hiding the parking structure, but is concerned with pedestrian movement. He advised that staff would like to see more articulation and some ins and outs in the architecture that would give more interest while breaking up the wall.

Ms. Gaufillet commented that as 11th Street is going to be one of the main corridors from Manatee Avenue to the public park, articulation of that view will be critical to receiving City Council approval.

Mr. Autrey expressed concern that the large mass of buildings on the corner would create a stark contrast with the park directly across the street, and suggested breaking it into two separate masses.

Mr. Vogler commented that the architectural drawings were prepared by the City's consultants. He noted that the plan reflected a revised building layout that was a major compromise accepted by the developer as part of the settlement agreement. He stated that City's consultant had developed a plan that would allow the developer to achieve the number of units required in exchange for height limitation. He advised that any readjusting of the floor plans and unit count could not be accommodated with this design.

Mr. Polk advised that it is important for the Board to know that the scale, mass, height and density have all been agreed upon and approved by City Council. He commented that he wanted the applicant to demonstrate, to the Board, their approach with regards to materials and finishes they plan to use as they develop their architectural plan and design of the buildings, and make sure it received approval of the ARB. He advised that the final finishes will be approved administratively.

Ms. Gaufillet expressed concern for the pedestrian scale of the 9 story buildings, and suggested using brick or stone façade at the 2nd or 3rd story mark on each of the 9 story buildings exposed to the roadway, or at a bare minimum, use darker earth tones in order to ground the building. She commented that the retaining wall is more a part of the

ground than the building, and as such, should be worked into the landscaping, and recommended using a rough finish on the lower levels to give the appearance of stone, as opposed to using cinder block or a smooth stucco finish. She also suggested the use of taller hedge materials or climbing vines, as opposed to opaque walls, on the privacy areas above the retaining walls, and noted she would like to see Washingtonians eliminated from the landscape plan.

Mr. Bishop stated that in addition to his earlier comments concerning the further development of elevations, he would like to see different types of roofing materials or different colored roofs in order to break up the homogenous look.

Mr. Cope stated that the creation of more drawings would be very time consuming and would not necessarily depict exactly what the Board wishes to see.

Mr. Gjertson commented that he did not believe the applicant had effectively dealt with the ground plan. He stated that the streetscape should be three dimensionally depicted to show how it works from a pedestrian eye level, and as it relates to connecting Manatee Avenue to the Riverfront.

Mr. Autrey commented that he would like to add a stipulation that in the tallest element no single fascia will be longer than 50 feet.

Mr. Bishop commented that he believed limiting the fascias to 50 feet would be too specific, and would limit the architect's flexibility. He stated that the real concern is the breaking of the façade and that should be shown in further graphics, and commented that the Board's recommendation should include the stipulation that full renderings of the buildings be forwarded to City Council.

Mr. Autrey agreed with Mr. Bishop's comments.

Chairman Bay asked if there was any further comment from the Board. There being none he asked for a motion.

Mr. Vogler commented that he believed all the comments made were unanimously approved by all the Board Members, and suggested forwarding all the recommendations to City Council. He stated that the applicant will accommodate all the concerns articulated by the ARB.

David Bishop moved, with a second by Darin Autrey, that the unanimous recommendations of the ARB discussion be forwarded to the Bradenton City Council for deliberation, consideration and approval. Motion passed unanimously.

Mr. Polk asked that the recommendations be listed for the record:

1. **The development should contain more vertical architectural elements than horizontal, particularly as pertaining to windows.**
2. **Brick or stone material finishes should be applied to the lower two stories of the condominium towers, or at a bare minimum, the use of darker earth tones to ground the building.**
3. **Retaining walls should contain a rough finish to give the appearance of stone, rather than using concrete masonry unit construction with stucco finish.**
4. **Privacy barriers shall utilize hedge materials or climbing vines rather than opaque masonry barriers.**
5. **Eliminate Washingtonians from landscape plan.**
6. **Vary roof materials and design appearance to break up long stretches of continuous roofline.**
7. **Show architectural renderings from the streetscape as it relates to connecting Manatee Avenue to the Riverfront.**
8. **Further develop architectural features, such as breaking up continuous rooflines, articulation of building masses to minimize the amount of large continuous building facades, and the use of other architectural features to mitigate height incompatibility with neighboring structures.**

Mr. Vogler commented that the applicant did not find fault with any of the recommendations.

Mr. Polk thanked the Board Members and stated that a date had not been set for the ARB recommendations to go before City Council.

Ms. Gaufillet inquired as to the status of the Miller Building, stating that the Board had previously granted approval for its demolition.

Mr. Polk advised that the building had been sold and is being renovated.

Chairman Bay thanked the applicant for the presentation and the citizens who came and expressed their opinions.

Meeting adjourned 4:10 PM.

Chairman