

Agenda Item: 3.a

Meeting Date: March 19, 2026

MEMORANDUM

To: City Commission

Through:

From: Frances Sharp, Planner II

Date: 2026-03-02

Subject: First Reading of Ordinance 25-02: Amending Chapter 111 of the Land Development Code, Historic Preservation

Presenter(s): Frances Sharp, George Kinney and Blair Knighting (Kimley Horn & Associates)

Staff Recommendation: Staff is requesting Ordinance 25-02 be continued to the April 16, 2026, regularly scheduled 6:00 p.m. City Commission meeting being held at Dunedin City Hall in Commission Chambers. Staff has not yet received review comments from the Florida Department of State, Division of Historic Resources Division and the National Park Service as it relates to the updated draft ordinance. The revised draft ordinance was submitted to the state on January 30, 2026 and please refer to Exhibit O for email correspondence related to that transmittal.

Strategic Themes: Strategic Theme C: Community Amenities

Boards & Committees: Historic Preservation Advisory Committee (HPAC)
Local Planning Agency

Budget Impact: Fiscal Year 2023 Business Plan Initiative - \$18,100 from Professional Services

Past Action: October 27, 2015- City Commission held a workshop to discuss and provide direction to move forward in creating a new historic preservation ordinance.
October 17, 2017- City Commission held a workshop to review the first draft of the new historic preservation ordinance.
October 4, 2018- Ordinance 18-28 was adopted to create Chapter 111- Historic Preservation of the Land Development Code.
September 5, 2019- Ordinance 19-21 was adopted to amend Chapter 111- Historic Preservation of the Land Development Code to provide the review and process for nominating historic landmarks to the National Register of Historic Place; add review

criteria for brick roadways, walkways and alleyways; and replace references of Dunedin Historic Preservation Commission to City Commission. Resolution 19-29 was adopted to approve the Certificate of Appropriateness (COA) Matrix and Guidelines for Historic Landmarks.

December 17, 2024- City Commission held a workshop to review the draft of the Historic Preservation Ordinance and COA Matrix update since the adoption of the new ordinance. City Commission provided comments and directed staff to schedule a follow up workshop to provide additional information and present an updated draft ordinance for review and discussion.

March 4, 2025- City Commission held a follow up workshop to receive additional information from staff and an updated draft ordinance for further review and discussion. City Commission provided consensus to staff to move forward with the draft ordinance and COA Matrix for the adoption process.

June 11, 2025- Staff presented Ordinance 25-02 and Resolution 25-13 to the Local Planning Agency for recommendation of approval for the proposed ordinance and resolution. The Local Planning Agency directed staff to provide additional information and responses to questions raised by concerned citizens and present them to the next available meeting prior to the Board's recommending decision.

July 9, 2025- Staff presented Ordinance 25-02 and Resolution 25-13 to the Local Planning Agency with additional information and responses raised by concerned citizens from the June 11, 2025 meeting. The Local Planning Agency voted 5-1 to recommend approval for the proposed ordinance and resolution with a condition that the language that permits the City Manager to initiate a historic district application based on failure to designate a proposed district as a historic district would result in irreparable harm to the character of the city.

Next Action:

April 16, 2026- Second Reading and Adoption of Ordinance 25-02 by the City Commission

Attachments:

[B. Resolution 25-13 COA Matrix.pdf](#)

[C. COA Matrix Adopted 2019.pdf](#)

[D. June 11, 2025 LPA Meeting Minutes.pdf](#)

[E. July 9, 2025 LPA Draft Meeting Minutes.pdf](#)

[F. March 4, 2025 City Commission Work Session Minutes.pdf](#)

[G. 12.17.2024 City Commission Work Session Minutes.pdf](#)

[H. City Commission Workshop Meeting Minutes- Combined.pdf](#)

[I. City Commission Meeting Minutes- Combined.pdf](#)

[J. Historic Preservation Advisory Committee Meeting Minutes- Combined.pdf](#)

[K. Historic Preservation Advisory Committee Workshop Minutes- Combined.pdf](#)

[L. Historic Preservation Advisory Committee Annual Report- Combined.pdf](#)

[M. Final_ORC_Report_12-14-2021.pdf](#)

[N. FAQ For LPA.pdf](#)

[O. Email Correspondence-RE_ Second Transmittal for the City of Dunedinpdf](#)

Background:

Update: The City made revisions to the draft ordinance based on the comments provided by the Division of Historic Resources and National Park Service. The updated ordinance was transmitted to the state Division of Historic Resources and National Park Service for a second review on January 30, 2026. Staff followed up with the state Division of Historic Resources on the status of the review on February 23, 2026 and received a response that the draft ordinance was sent to the National Park Service for review. On February 27, 2026, the state Division of Historic Resources informed the City that the National Park Service confirmed the receipt of second transmittal of the ordinance and will share their comments to the state Division of Historic Resources when it's developed. Detailed email correspondence are attached as Exhibit O for reference.

In 2003, the City of Dunedin passed a historic preservation ordinance, which allowed for voluntary local designation with regulatory review, the creation of a historic preservation overlay zoning district and the creation for preservation tax incentives. When the City's Uniform Development Code was overhauled in 2010, the Historic Preservation Chapter was eliminated as not a single property owner had applied for landmark designation due to the voluntary nature of the ordinance. However, the desire for Dunedin to have an effective Historic Preservation Ordinance did not diminish.

In October 2015, City Commission held a workshop to discuss the City's historic preservation program and directed staff to accomplish a few tasks to re-establish the program including developing a new Historic Preservation Ordinance. In October 2017, staff along with HPAC presented the first draft of the new Historic Preservation Ordinance to the City Commission at a workshop which ultimately led to the adoption the current Historic Preservation Ordinance in the following year. In 2019, an amendment to the Historic Preservation Ordinance was adopted by the City Commission to meet the State's requirements to become a Certified Local Government. Additionally, the City Commission adopted the COA Matrix by resolution.

Since the adoption and implementation of the Ordinance and COA Matrix, as confirmed by the City's Ordinance Review Committee's supplemental review of the Land Development Code in 2021 (see attached report), in 2022 the HPAC made a recommendation to the City to review and update the Ordinance and COA Matrix to provide clarity of the landmark designation and

COA processes. In 2023, the City obtained Kimley-Horn and Associates to work with and assist HPAC in drafting of the Ordinance and COA Matrix update.

Through various meetings and workshops held by HPAC, the proposed draft was presented to the City Commission on December 17, 2024 as a workshop item for feedback and direction. At the workshop, staff was directed by City Commission to schedule a follow up workshop to provide additional information and present an updated draft of the ordinance based on the comments provided for further review and discussion.

On March 4, 2025, staff followed up with the City Commission in a workshop with an updated draft ordinance and additional information for review and discussion. The workshop resulted a consensus from the City Commission to move the proposed ordinance and COA matrix forward to the Local Planning Agency for review and recommendation.

On June 11, 2025, staff presented Ordinance 25-05 and Resolution 25-13 to the Local Planning Agency for recommendation of approval for the proposed ordinance and resolution. At the conclusion of the presentation, the Board directed staff to provide additional information and responses to questions raised by concerned citizens to be presented at the next available meeting before the Board makes a recommending decision.

On July 9, 2025, Staff presented Ordinance 25-02 and Resolution 25-13 to the Local Planning Agency with additional information and responses raised by concerned citizens from the June 11, 2025 meeting. The Local Planning Agency voted 5-1 to recommend approval for the proposed ordinance and resolution with a condition that the language that permits the City Manager to initiate a historic district application based on failure to designate a proposed district as a historic district would result in irreparable harm to the character of the city.

The attached is an updated draft Ordinance and COA Matrix which will be presented to the City Commission for feedback and recommendation. Supplemental documents such as past meeting and workshop minutes of the City Commission and HPAC as well as HPAC annual reports related to this Ordinance and COA Matrix update are attached to this report for reference. Additionally, a frequently asked question (FAQ) document and slide presentation is provided for reference. A copy of the draft meeting minutes for the June