

Agenda Item: 3.d

Meeting Date: April 2, 2026

MEMORANDUM

To: City Commission

Through: Jennifer K. Bramley, City Manager

From: George Kinney

Date: 2026-01-26

Subject: First Hearing of Application DR-2025-0003 - Request for Design Review Approval for the development of a new 4-story (3 stories over ground floor parking) multifamily residential building with 5 dwelling units total on a 0.21-acre vacant parcel located on Skinner Blvd.

Presenter(s): George Kinney and Robert Ironsmith

Staff Recommendation: Staff find that Application DR-2025-0003 is inconsistent with the criteria for physical compatibility of the proposed application with the surrounding environment as set forth in Objective 2.9 in the Future Land Use Element of the City of Dunedin Comprehensive Plan and recommends that the Commission not approve this application.

Strategic Themes: Good Governance, Infrastructure, Planning and Growth

Boards & Committees: DRC - July 17, 2024: See Exhibit F for Meeting Minutes
ARC - June 3, 2025: See Exhibit G for Meeting Minutes
LPA - January 14, 2025: See Exhibit J for Meeting Minutes

Budget Impact: N/A

Past Action: DRC - July 17, 2024
ARC - June 3, 2025
LPA - January 14, 2025

Next Action: May 7, 2026: Second hearing by the City Commission

Attachments: [A. Staff Report](#)
[B. Application DR-2025-0003](#)
[C. Aerial, Land Use, Zoning & CRA Street Type Maps](#)
[D. Aerial Map of Surrounding Properties & Uses](#)
[D1. FLU 2.9](#)
[D2. ArcUrban GIS Perspective Compatibility Renderings](#)

E. Staff Chronology
F. 7/17/2024 DRC Minutes
G. 6/3/2025 ARC Minutes
H. Condo and Permit Background
I. Public Notice
J. LPA Minutes 01-14-26

Background:

Please see Exhibit A for the Staff Report.