

Agenda Item: 2.c

Meeting Date: April 7, 2022

MEMORANDUM

To: City Commission

Date: 2022-03-17

From: George Kinney

Subject: Ordinance #22-08 of the City of Dunedin establishing the South Dunedin Character Overlay.

Presenter(s): Jennifer Bramley, George Kinney, Kimley Horn and Associates, INC.

Recommend: Staff recommends approving Ordinance 22-08 on first reading.

Epic Goal(s): Epic Goal 2. Create a visual sense of place throughout Dunedin.

Boards & Committees: LPA - March 22, 2022. The LPA has unanimously recommended approval of the South Dunedin Overlay to the City Commission

Budget Impact: See Scope of Services Exhibit H.

Past Action: December 10, 2019 - City Commission Workshop (see meeting minutes)
April 13, 2021 - City Commission Workshop (see meeting minutes)
October 5, 2021 - Stakeholder Workshop (see meeting minutes)
October 28, 2021 - Public Meeting Workshop (no minutes taken)
February 1, 2022 - City Commission Workshop (see meeting minutes)
February 15, 2022 - Public Meeting Workshop (no minutes taken)
March 22, 2022 - LPA Review and Recommendation

Next Action: City Commission Second Reading

Attachments: [A. Ordinance 22-08 - South Dunedin Overlay](#), [B. 2019.12.10 Meeting Minutes](#), [B1. 2019.12.10 PPT KH](#), [C. 2021.04.13 Meeting Minutes](#), [C1. 2021.04.13 PPT KH](#), [D. 2021.10.05 Joint Committee Meeting Minutes](#), [D1. 2021.10.05 PPT KH](#), [E.](#)

[2021.10.28 PPT KH, F.](#) [2022.02.01 Meeting Minutes, F1.](#) [2022.02.01 PPT KH, G.](#)
[2022.02.15 PPT KH, H.](#) [KH Scope of Services, I.](#) [Dunedin Staff PPT, J.](#) [Kimley Horn](#)
[PPT-CC-1stReading, K.](#) [LPA Special Meeting 03-22-22 Draft Minutes,](#)

Background:

The South Dunedin Character Overlay is proposed to assist in implementing the goals, objectives, and policies in the Dunedin Comprehensive Plan pertaining to the protection of the character of existing neighborhoods and to ensure development and redevelopment that is compatible with the surrounding land and land uses.

The intent is to establish this character overlay with the intent of ensuring compatibility as defined by the Dunedin Comprehensive Plan. It is anticipated that this overlay will promote development and redevelopment that will lead to the continuation, conservation and improvement that complements the scale and physical character of the original buildings located in this area. This will lead to increased property value and encouraging rehabilitation and reuse as opposed to demolition. The overlay will further protect neighborhoods that have significant architectural and historic merit and a distinct character but do not qualify for, or have not yet received, historic designation.

The presentation to the City Commission will consist of a City staff presentation followed by a consultant presentation.