

Agenda Item: 2.b

Meeting Date: April 7, 2022

MEMORANDUM

To: City Commission

Date: 2022-03-17

From: George Kinney

Subject: Ordinance #22-07 of the City of Dunedin providing for an overlay framework and amending Division 3: Overlay Zoning Districts to incorporate Section 103-31.3 establishing the "C" (CHARACTER OVERLAY)

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

Recommend: Staff recommends approving Ordinance 22-07 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 unanimously recommended approval of both the Overlay Framework and adoption of the South Dunedin Character 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 22-07 - Adding Character Overlay Category, 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 of the overlay framework is to create processes, Citizen-Initiated and Commission-Initiated, by which character overlay districts can be established. The objectives of the character overlay districts are to ensure that compatibility, as defined by the Dunedin Comprehensive Plan, is maintained in areas of critical concern by encouraging residents to participate in the planning process within their general geographic areas, encouraging development and redevelopment that will lead to the continuation, conservation and improvement that complements the scale and physical character of the original buildings, encouraging rehabilitation and reuse as opposed to demolition, and protecting neighborhoods or districts 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.