

CODE CHANGE ILLUSTRATIONS



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CHAPTER 103 CHANGES



HOTEL ROOM DENSITY

DESCRIPTION

In February 2015, the City adopted the "Alternative Density/Intensity" standards for temporary lodging available in the Pinellas County Countywide Land Use Rules. Adopting these Countywide standards allow for higher hotel room densities in designated land use categories both inside and outside the Coastal High Hazard Area (CHHA).

RECOMMENDATION

Require a Development Agreement for projects inside and outside CHHA.



4

PRD RECOMMENDATIONS

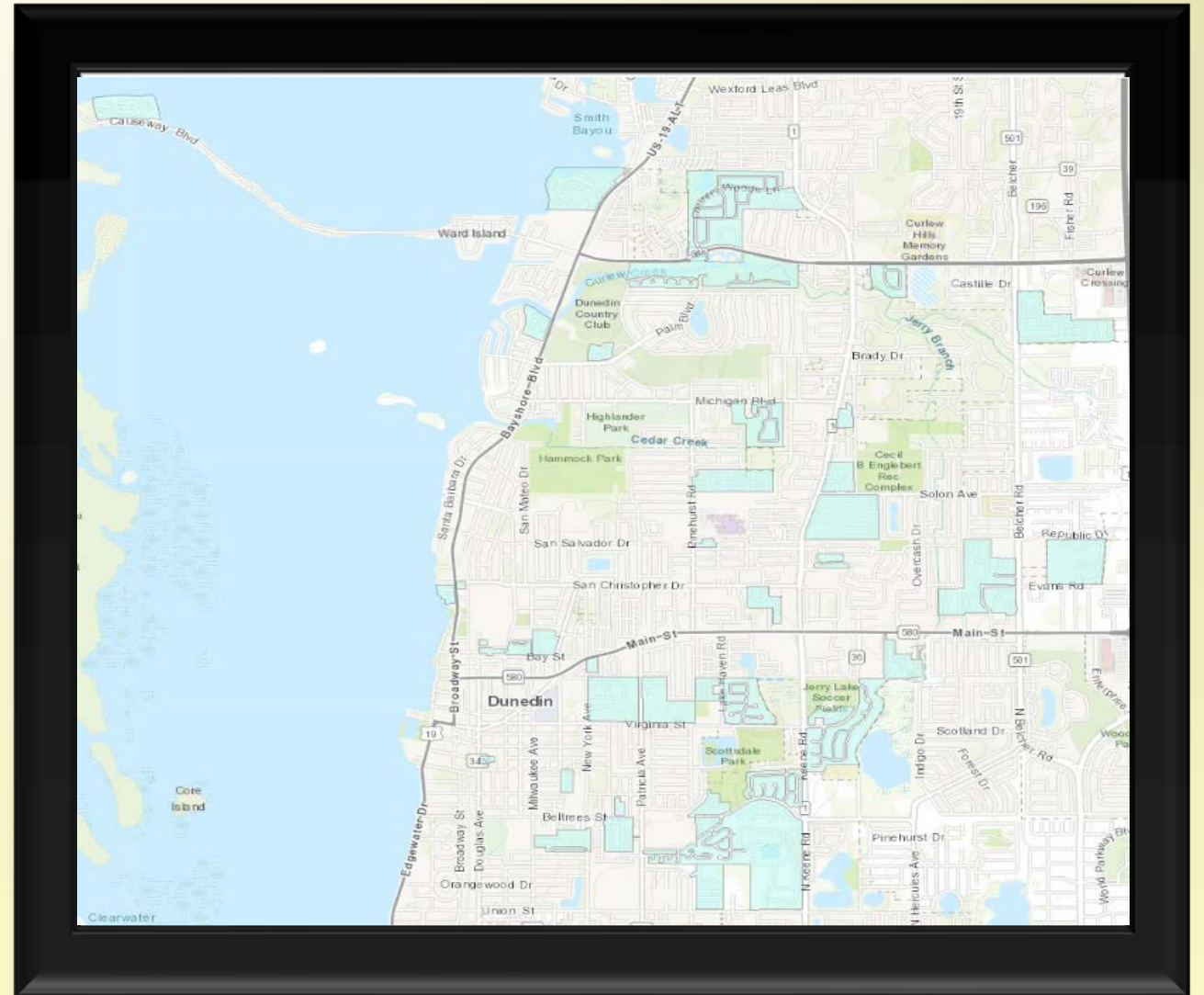


5 PRD ZONING DISTRICTS

Legend



Planned Residential Development (PRD)



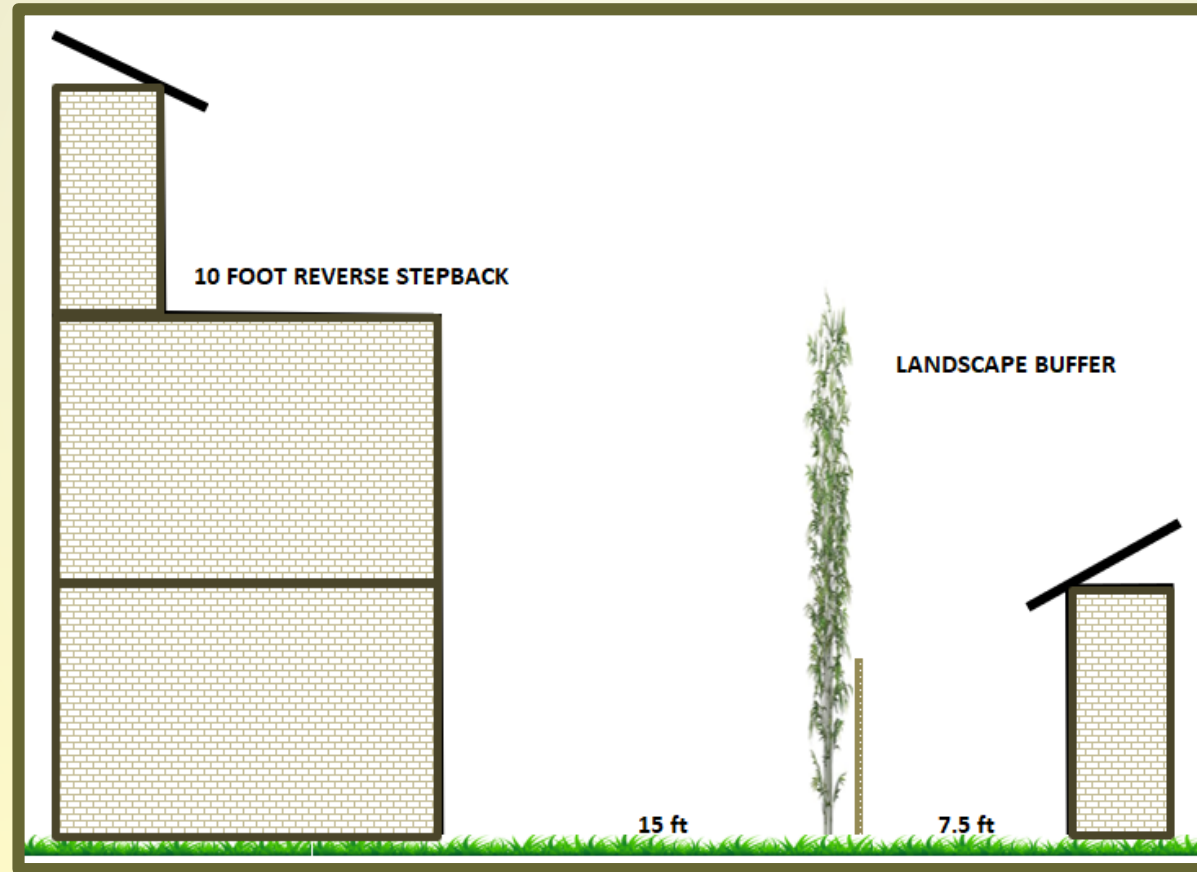
6 PRD ISSUE #1

ISSUE: Side/Rear: Height to setback ratios need to be established.

RECOMMENDATION: Require 15 foot side and rear perimeter setbacks.



7 RATIO: 3 STORIES TO 1 STORY



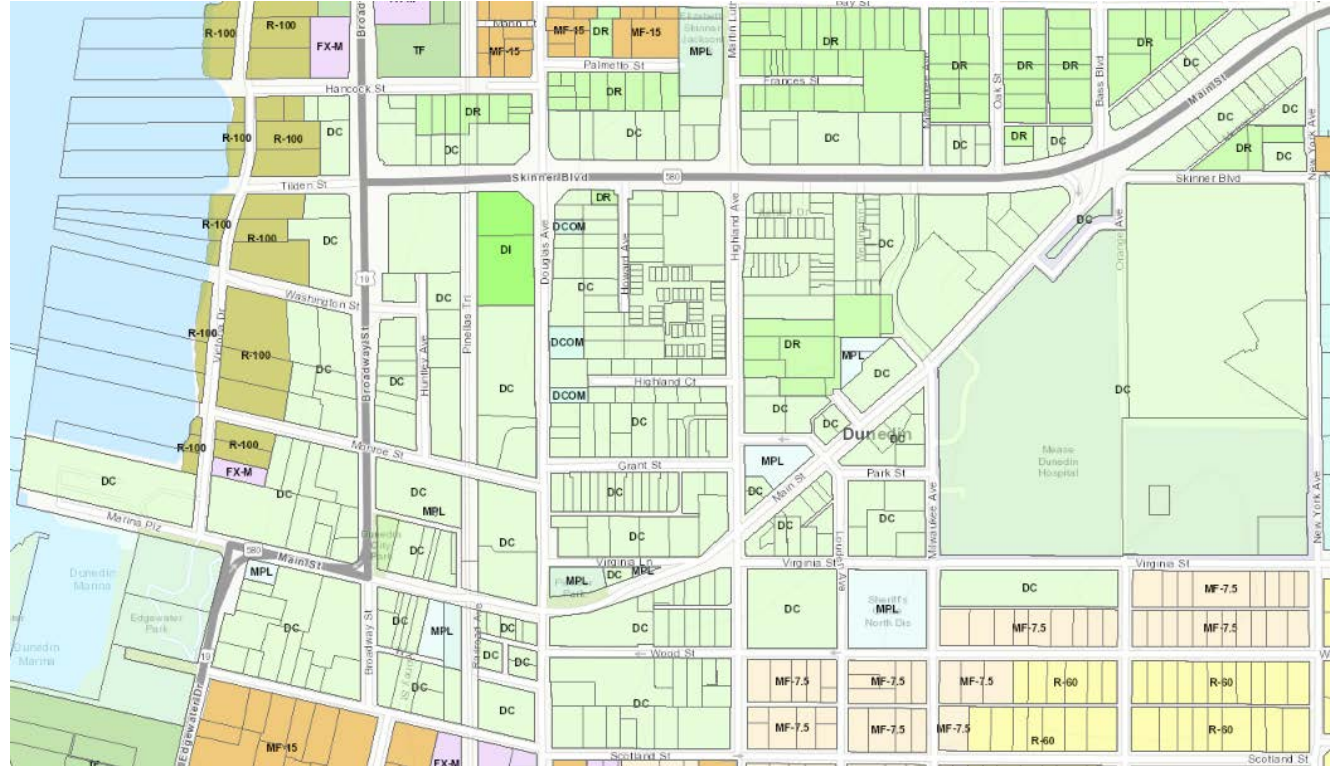
8 PRD ISSUE #2

- **ISSUE:** 40 ft Maximum Height
- **RECOMMENDATION:** Lower to 2 story / 27 foot maximum with 3 story / 35 foot allowed with City Commission design review approval.



9

CRA ZONING DISTRICT



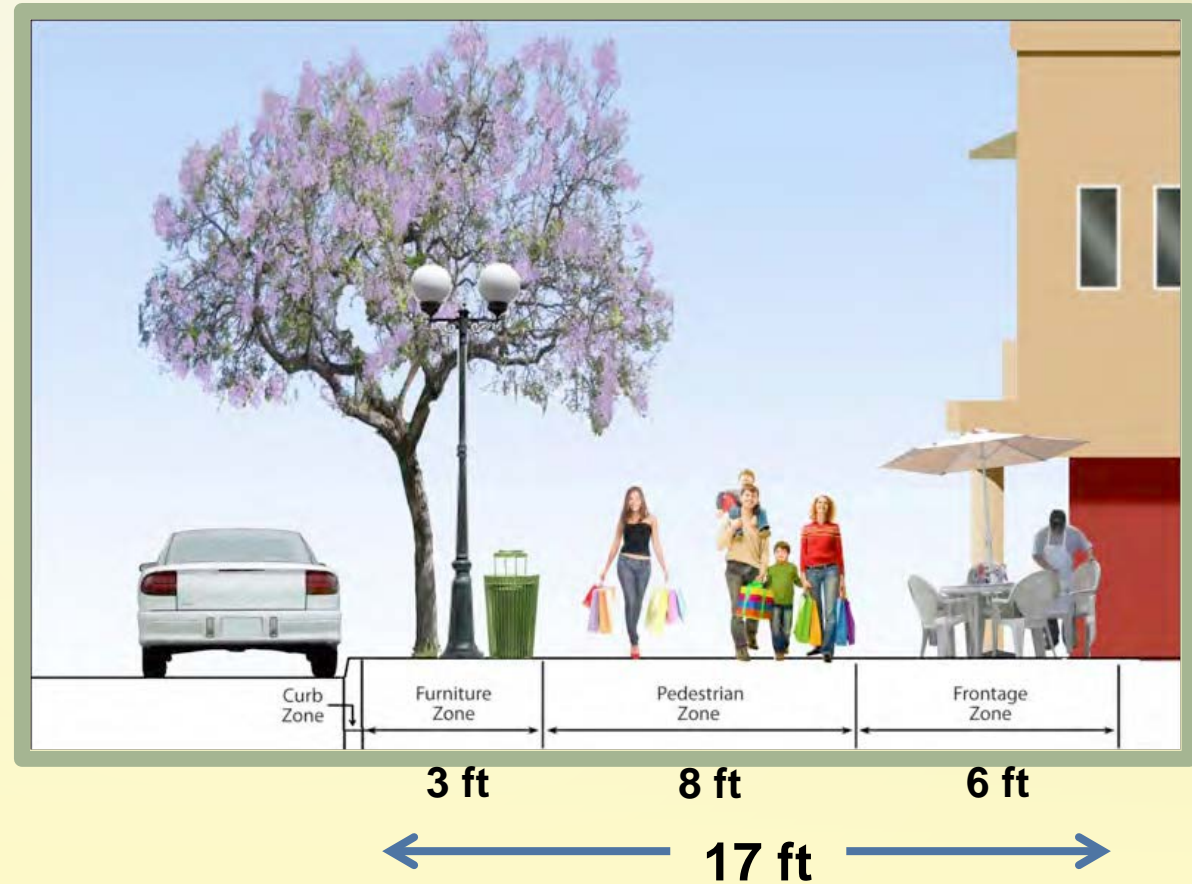
10 VICTORIA PLACE AND ARTISAN APARTMENTS



CRA ISSUE #1

ISSUE: Current building frontage zones should be larger.

RECOMMENDATION: 17 feet from the edge of payment.



12 CRA ISSUE #2

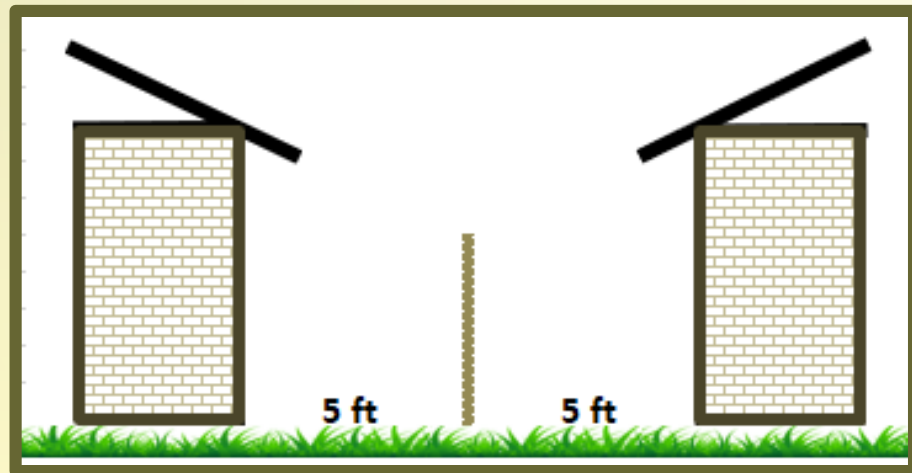
ISSUE: Side/Rear: Height to setback ratios need to be established.

RECOMMENDATION: Require side and rear minimum setbacks for properties abutting vacant or one story residential development.

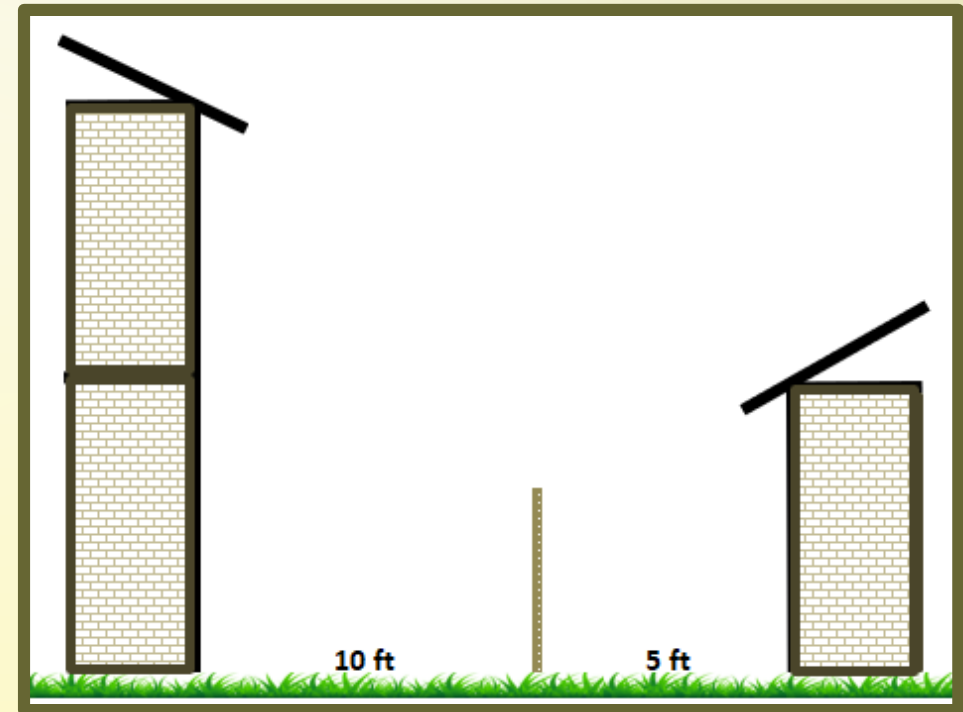


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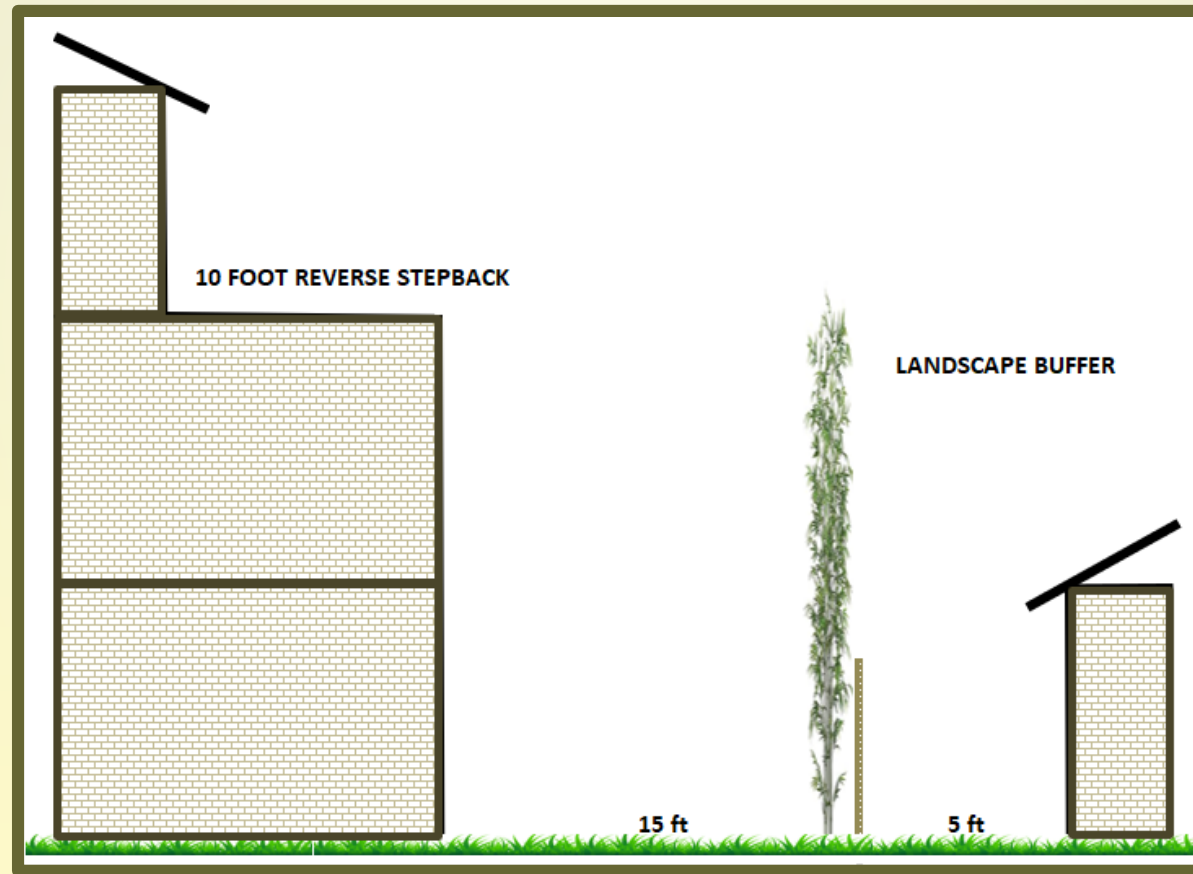
RATIO: 1 STORY TO 1 STORY



RATIO: 2 STORIES TO 1 STORY



14 RATIO: 3 STORIES TO 1 STORY



FX-M RECOMMENDATIONS

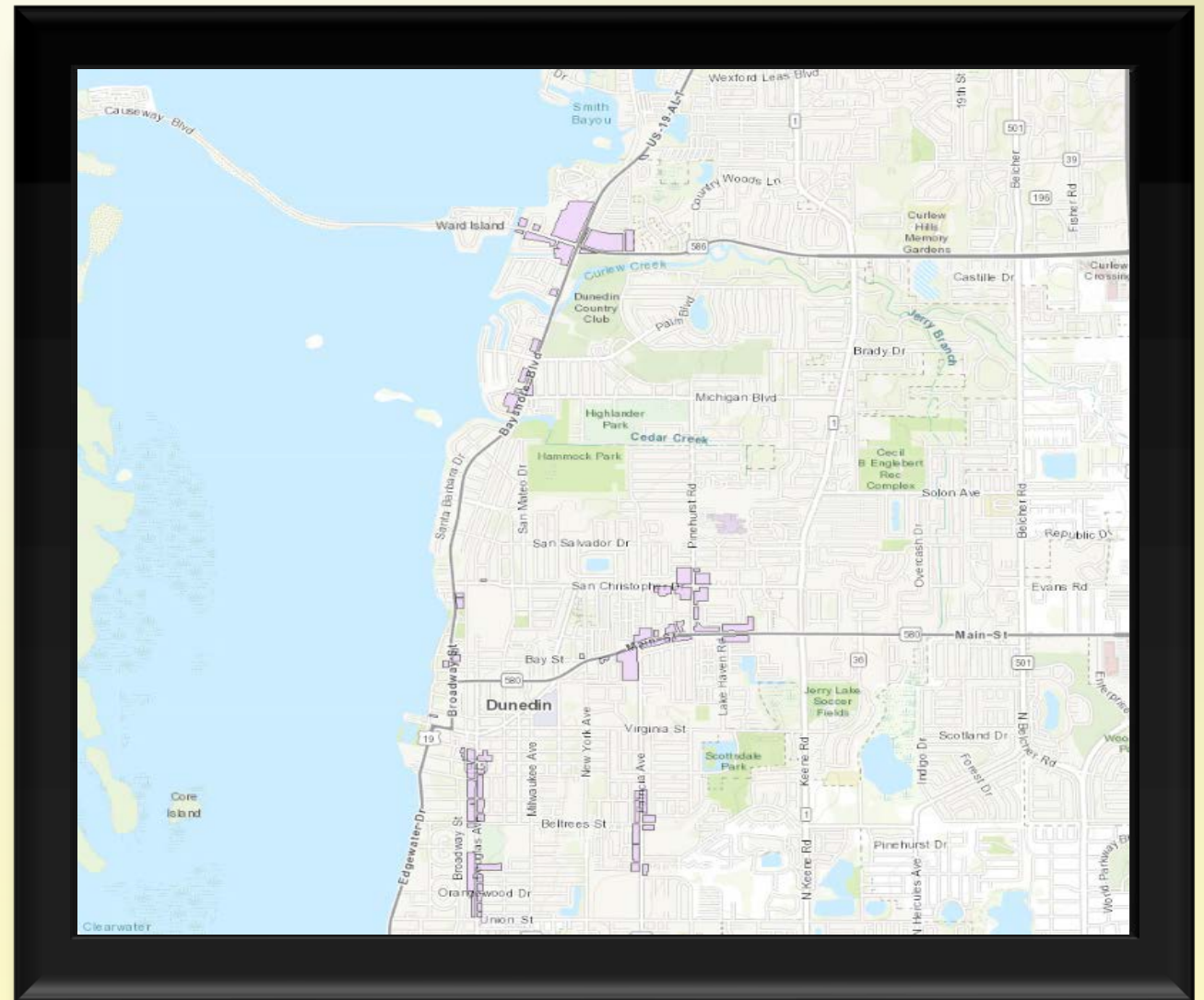


16 FX-M DISTRICTS

Legend



Form-based Medium (FX-M)



17 FX-M ISSUE #1

ISSUE: 3 Story Maximum Height

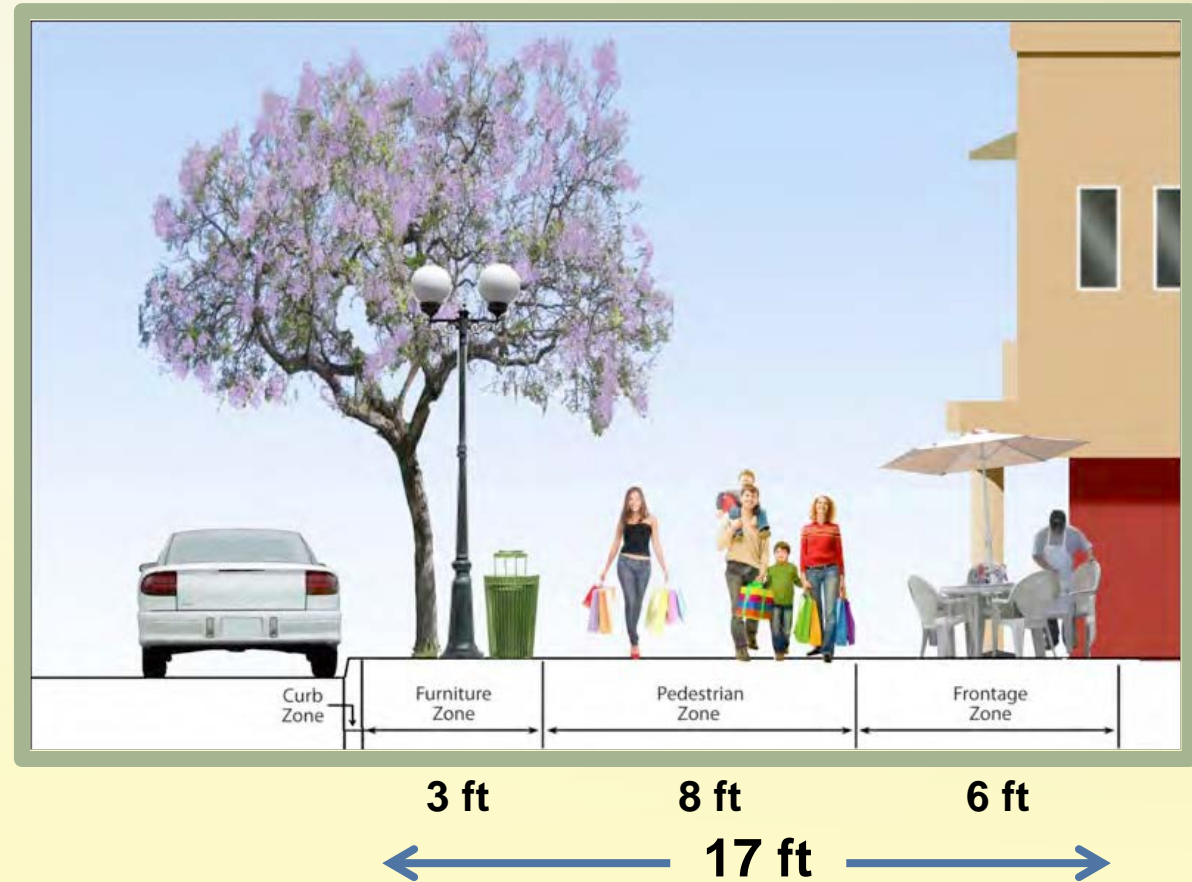
RECOMMENDATION: Lower to 2 story / 27 feet maximum with 3 story / 35 feet allowed only with City Commission design review approval.



18 FX-M ISSUE #2

ISSUE: Frontage – Sidewalk Zones.

**RECOMMENDATION: 17 feet
from the edge of payment.**



19 FX-M ISSUE #3

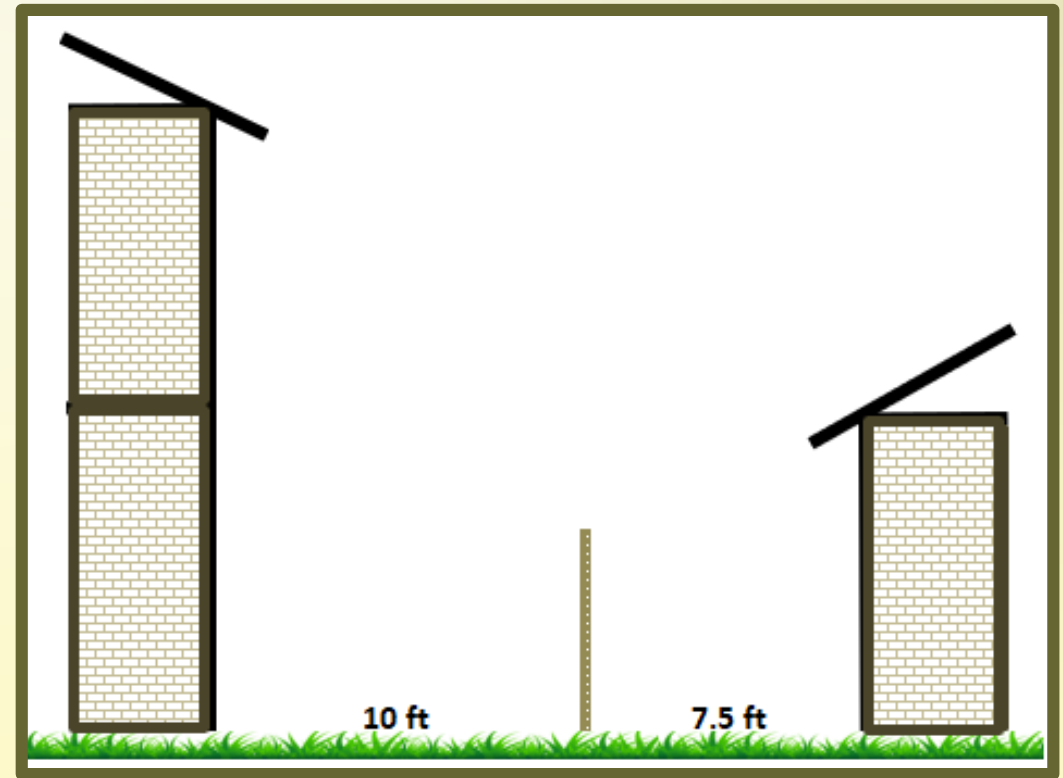
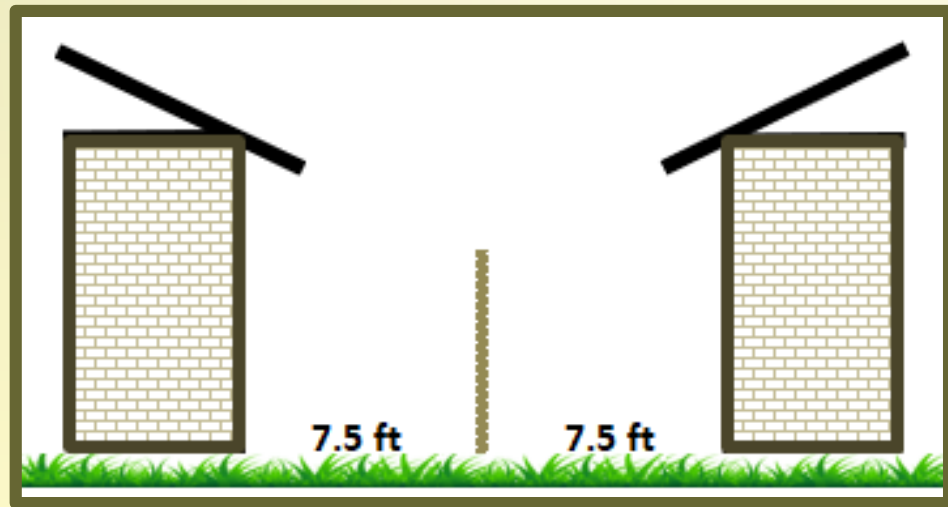
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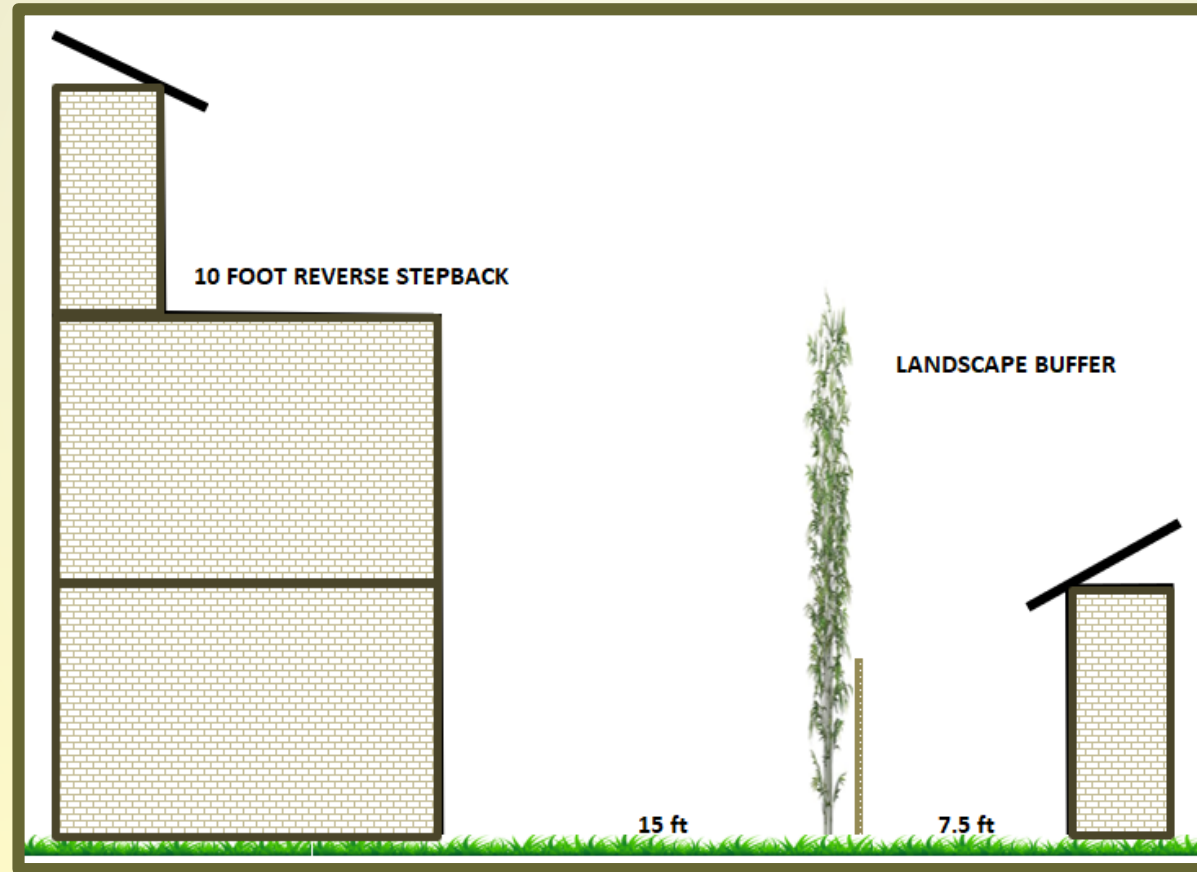


RATIO: 1 STORIES TO 1 STORY

RATIO: 2 STORIES TO 1 STORY



21 **RATIO: 3 STORIES TO 1 STORY**



22 FX-M ISSUE #4

ISSUE: Permitted uses that are too intense for adjacent neighborhoods

RECOMMENDATION: Adjust Use Matrix to remove permitted uses that may adversely impact adjacent neighborhoods.

Recommend keeping these currently permitted uses →

Use/Activity	FX-M
Residential	
Dwelling, single-family detached	Z
Dwelling, two family (duplex)	Z
Multifamily dwelling (condo, townhome, apartment)	P
Live-work unit	P
Group living home (6 or fewer residents / live-in care)	C
Community residential home (7 to 14 residents)	P
Assisted living facility	P
Congregate care facility	P
Transient Use	
Bed-and-breakfast inn	P
Hotel, motel, condo-hotel	P
Commercial	
Shop, store or bank building	P
Shop, store or bank building with drive-through facility	P
Convenience store w/o gas	P
Beer, wine, and liquor store (off-premises consumption of alcohol)	P
Bars, taverns, nightclubs, close before 10:00 p.m no amplified music.	P
Restaurant	P
Grocery store	P
Office Building	P
Service industry / maintenance contractor	P
Industrial	
Cottage industry	P
Light / clean manufacturing	P
Target employment industry (see definition)	P
Laboratory facility	P

Use/Activity	FX-M
Public Assembly	
Performance arts facility	P
Movie theater	P
Cultural facility (library, museum, zoo, others)	P
Amusement, sports, or recreation establishment	P
Fitness, recreational sports, gym, or athletic club	P
Exhibition, convention, or conference structure	P
Religious facilities	P
Institutional or Community Facilities	
Hospital	P
Clinic	P
Municipal service building (fire, law enforcement, city hall, other)	P
School, public or private	P
Day care center	P
Social services	P
Emergency and relief services	P
Animal hospitals	P
Funeral homes	P
Post offices	P
Fraternal organizations	P
Transportation-Related Facilities	
Surface Parking	P
Parking structure	P
Transit station	P
Communication towers	C
Food trucks, roadside stands, pushcarts, kiosk, etc.	Z
Agriculture, Forestry, Fishing, and Hunting	
Urban greenhouses/nurseries	P
Kennels and other canine-related facilities	P

Currently Unpermitted Uses

Use/Activity	FX-M
Residential	
Manufactured / mobile home	-
Commercial	
Dry cleaning facilities (hazardous chemicals on site)	-
Industrial	
Heavy manufacturing facilities	-
Industrial parks	-
Recycling business	-
Warehouse or storage facility	-
Wholesale trade	-
Public Assembly	
Active open space/athletic fields/golf courses	-
Institutional or Community Facilities	
Cremation facilities	-
Transportation-Related Facilities	
Bus or truck maintenance facility	-
Taxi and limousine service	-
Towing and other road services	-
Agriculture, Forestry, Fishing, and Hunting	
Commercial nursery	-
Equine related activities	-
Marina Facilities	
Transient Use	-
Commercial Use	-

Recommend Changes

CHANGE FROM PERMITTED TO CONDITIONAL USE		
Commercial		
Bars, taverns, and nightclubs, close after 10:00 p.m.	Z	C
Craft /micro brewery, winery or distillery	P	C
CHANGE FROM PERMITTED TO UNPERMITTED		
Commercial		
Department store	Z	-
Warehouse discount store / superstore / home improvement store	Z	-
Gasoline station with or without convenience store	P	-
Automobile repair and service structures (enclosed)	P	-
Motor vehicle dealer	Z	-
Motor vehicle rental and leasing	Z	-
Parts, accessories or tires	P	-
Car wash	P	-
Boat or marine craft dealer	P	-
Truck and freight transportation services	Z	-
Courier and messenger services	P	-

CHAPTER 104 CHANGES



25 DESIGN REVIEW EXPIRATION

- Currently there is no expiration date for City Commission approved Design Review projects.
- We have six month expirations on both infrastructure and building permit approvals, but neither of these push projects to start in a timely manner.

RECOMMENDATION:

Create a twelve month expiration for City Commission Design Review approvals.

CHAPTER 105 CHANGES



27 PARKING ALTERNATIVES



OFFSITE PARKING

DESCRIPTION

The Planning & Development Director may approve the location of required off-street parking spaces on a separate lot from the lot on which the principal use is located if the offsite parking complies with standards below.

Offsite Parking

Location - No offsite parking space may be located more than 1,000 feet from the primary entrance of the use served (measured along the shortest legal pedestrian route) unless remote-parking shuttle service is provided.

Agreement for Offsite Parking - In the event that an offsite parking area is not under the same ownership as the principal use served, a written agreement between the record owners will be required. The agreement will be for five years and recorded in the Pinellas County public records.

Examples: Rusty Lyons and Pearly Beach Eats

RECOMMENDATION

Move the approval authority up to the City Commission utilizing a revocable Parking Requirement Agreement.

SHARED PARKING

DESCRIPTION

The Planning & Development Director may approve shared-parking facilities for developments or uses with different operating hours or different peak business periods if the shared parking complies with the standards below.

Shared Parking

Location - *Shared-parking spaces must be located within 1,000 feet of the primary entrance of all uses served, unless remote-parking shuttle-bus service is provided.*

Agreement for Shared Parking - *A shared-parking plan will be enforced through written agreement among all owners of record. The agreement will be for five years and recorded in the Pinellas County public records.*

Examples: Dunedin Brewery and Eli's

RECOMMENDATION

Move the approval authority up to the City Commission utilizing a revocable Parking Requirement Agreement.

VALET PARKING

DESCRIPTION

The Planning & Development Director may approve valet parking as a means of satisfying otherwise applicable off-street parking requirements.

- *A valet-parking plan must be reviewed and approved in accordance with design review procedures if a plan was not submitted with the entitlement application that created the development.*
- *All parking areas, except allowed tandem and stacked-parking areas, must be designed so that a vehicle may enter or exit without having to move another vehicle. Stacked parking may be authorized by the Planning & Development Director in valet parking facilities and other parking lots with a parking attendant.*
- *The development must provide a designated drop-off and pick-up area. The drop-off and pick-up area may be located adjacent to the building, but it may not be located within a fire lane, impede vehicular and/or pedestrian circulation, or cause queuing in the right-of-way or drive aisle.*

RECOMMENDATION

Move the approval authority up to the City Commission utilizing a revocable Parking Requirement Agreement.

CRA PARKING INCENTIVES

DESCRIPTION

The CRA is considered an urban, walkable downtown that is not dependent on the automobile for people to enjoy the areas shops and restaurants. Parking incentives for the CRA come in two forms.

Urban parking requirements for shops, restaurants, offices, and bars. In 2015, restaurant parking requirements were increased to 1 space 200 sf. of gross floor area in the CRA.

RECOMMENDATIONS

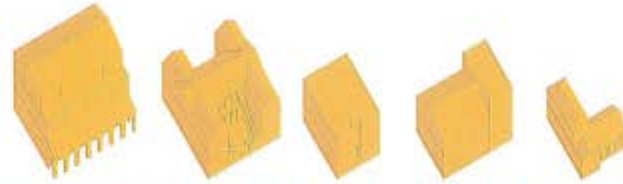
I. Return restaurant to 1 space per 400 sf of gross floor area.

Other city's restaurant requirements:

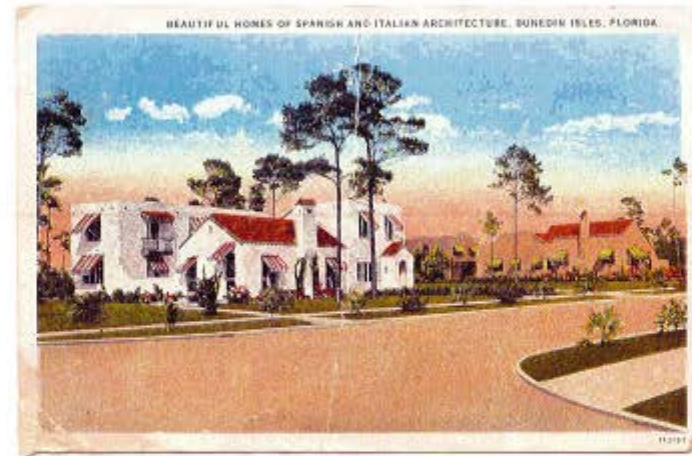
- Clearwater Beach – no parking requirement.
- Safety Harbor (CRA) – 1 per 400 sf. of gross floor area.
- St. Petersburg (DC) – 1 per 500 sf. of gross floor area.
- Tarpon Springs – 1 per 3 seats (30% reduction – proximity to municipal lots).
- Palm Harbor Historic District – 1 per 500 sf. of gross floor area.

ARCHITECTURAL GUIDELINE CHANGES





ARCHITECTURAL GUIDELINES



CITY OF DUNEDIN ~ FLORIDA

VERSION 1.1

SEPTEMBER 5, 2008

COOPER JOHNSON SMITH ARCHITECTS & TOWN PLANNERS



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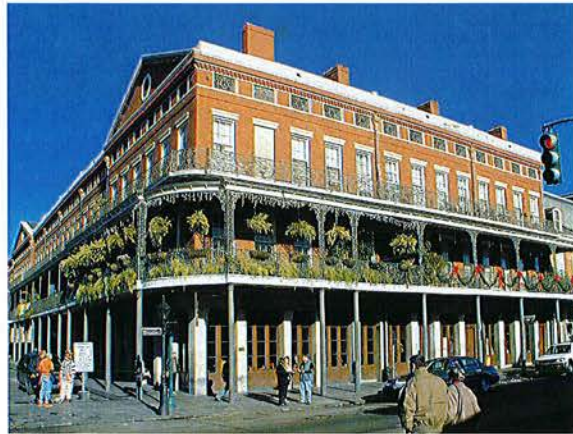
Mediterranean Revival (Dunedin, FL)



Coastal Vernacular (Dunedin, FL)



Craftsman Bungalow (Dunedin)



French Creole (New Orleans, LA)



Anglo-Caribbean (St. Augustine, FL)

DUNEDIN ARCHITECTURE

The traditional architecture of Dunedin includes a wide variety of styles built in different time periods with unique regional adaptations to styles and building types. Dunedin's architectural heritage has been primarily identified by Main Street's vernacular commercial buildings, the Victorian houses along Victoria Drive, and the Coastal Vernacular houses and Craftsman bungalows nestled in the Southside Neighborhoods. Mediterranean Revival architecture is a less common style in the city, primarily found in Dunedin Isles and in institutional buildings around town, but has made valuable contributions to the City of Dunedin's architectural history.

Other varieties of traditional architecture exist in the Tampa Bay region and are relevant and appropriate styles for the City of Dunedin. Examples of this include Anglo-Caribbean, French Colonial, and French Creole architecture which are hybrids of British, Spanish and French colonial architecture adapted to the sub-tropical climate in the southern United States, specifically on the Gulf Coast of Florida, Alabama, Mississippi and Louisiana. Caribbean influences are also apparent in these styles as the European architectural traditions were adapted to the climate and culture of the islands during their respective colonization periods.

35 RECOMMENDATIONS

- Make the Cooper-Johnson Architectural Guidelines (5 styles) mandatory for Patricia Ave., Douglas Ave., CRA, Causeway Blvd., and US Alt. 19. Projects outside of these five corridors to be approved by site plan with Architectural Review Board recommendation.
- Eliminate all current architectural regulations in the LDC. Adopt the Cooper-Johnson Guidelines by reference.
- New Architectural Review Board to utilize Cooper-Johnson Guidelines for review recommendations.

36 GREEN BUILDING AND SUSTAINABILITY



GREEN BUILDING INCENTIVES

DESCRIPTION

The following is a list of incentives offered by the City for green building initiatives.

1. Fast track permitting.
2. Recognition at a City Commission meeting.
3. Inclusion of project details on the City's green building webpage.
4. Informative banners placed at the project site.

RECOMMENDATION

With input from meetings with the CEQ, add the solar energy incentive below.

A solar energy incentive grant for the installation of solar panels on new or existing construction. The grant will be at a rate of \$0.25 per watt of solar power generated to a maximum grant of \$2,500.00.

38 SUSTAINABILITY WORKSHEET

In 2015, The City of Dunedin introduced the concept of a sustainability worksheet to encourage developers to build “green”. After three years, the worksheet needed to be updated and also require higher standards.

RECOMMENDATION: New proposed code language is shown below.