

## **BACKGROUND:**

In 2005, Dunedin conducted its first citywide Visioning Exercise which catalyzed the following reports and regulations:

1. Douglas Avenue Corridor Study
2. Patricia Avenue Corridor Study
3. Causeway Blvd. Corridor Study
4. CRA Masterplan Update
5. State Route 580 Corridor Study
6. New Land Development Code

In August 2017 the City conducted second Visioning Exercise designed to build on the work done since the 2005 Visioning. The City hosted fourteen public meetings and an online survey to support the goal of maximum citizen participation. 517 Dunedin residents participated in a consultant-led SWOT (strengths, weaknesses, opportunities, threats) analysis, preference survey, and map exercise. In the fall of 2017, the data was compiled and analyzed to create the 2017 Visioning Report.

In April and July 2017, the draft report was presented at two City Commission Work Sessions. The report recommendations, with City Manager and City Commission direction were the basis for the following initiatives.

- |   |                     |
|---|---------------------|
| 1. State Route 580 Corridor – Next Steps Workshop | October 2018        |
| 2. Chapter 103 Land Development Code Changes      | January 9, 2019 LPA |
| 3. Chapter 104 Land Development Code Changes      | January 9, 2019 LPA |
| 4. Chapter 105 Land Development Code Changes      | January 9, 2019 LPA |
| 5. Patricia Avenue Corridor – Next Steps Workshop | March 2019          |

This staff report represents items 2, 3, and 4 above. The proposed Land Development Code changes, listed by chapter and summarized below, are designed to improve Dunedin's built environment moving forward.

NOTE: To assist in the presentation of this topic and for further reading, two additional attachments are included with this agenda item.

1. Presentation PowerPoint
2. Ordinances 19-05, 19-06 and 19-07.

## **CHAPTER 103**

### **CITYWIDE**

#### **103-15.1 - Alternative Density/Intensity**

**ISSUE:** The development impact of hotels can vary based on corridor location and relationship to adjacent neighborhoods.

**RECOMMENDATION:** Require a development agreement for all hotel applications. This requirement will provide additional City Commission control at the beginning of the development review process.

## PLANNED RESIDENTIAL DEVELOPMENT “PRD”

### 103-23.17.3 - Dimensional Standards

ISSUE: Three-story structures close to the property line can overwhelm adjacent single-story residential development.

RECOMMENDATION: Require 15-foot front, side and rear perimeter setbacks.

### 103-40.2 - Maximum Height

ISSUE: 40 ft Maximum Height

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

## DOWNTOWN CORE “DC”

### 103-23.24.3 - Dimensional Standards

ISSUE: The Community of Dunedin prefers wide frontage promenades for pedestrians, additional trees, and outdoor dining.

RECOMMENDATION: Create a combination of public and private frontage divided into three zones.

- Support Zone (from edge of pavement) 0-3 feet
- Pedestrian Zone (City ROW and private property) 5-8 feet
- Activity Zone (private property) 4-6 feet

ISSUE: Three and four-story structures built on or close to the property line can overwhelm adjacent single-story residential development.

RECOMMENDATION:

1. Require side and rear minimum setbacks for “B” Street parcels.
  - Side set back 5 feet
  - Rear setback 10 feet
2. For “C” Street parcels allow a maximum of 3 stories, with a 4<sup>th</sup> story allowed only with City Commission approval.

## FORM-BASED MEDIUM “FX-M”

### Table 3.1 – Form-based Medium

ISSUE: The Community of Dunedin prefers wide frontage promenades for pedestrians, additional trees, and outdoor dining.

RECOMMENDATION: Create a combination of public and private frontage divided into three zones.

- Support Zone (from edge of pavement) 0-3 feet
- Pedestrian Zone (City ROW and private property) 5-8 feet
- Activity Zone (private property) 4-6 feet

ISSUE: Three and four-story structures built on or close to the property line can overwhelm adjacent single-story residential development.

RECOMMENDATION: Require side and rear minimum setbacks for properties abutting vacant or one-story residential development to have the following height to setback standards.

- Height to Setback – 1 story to 1 story 7.5 feet
- Height to Setback – 2 story to 1 story 10 feet
- Height to Setback – 3 story to 1 story\* 15 feet
- \*Requires landscape buffer and 6 ft fence / wall

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.

### **Table 103-60.1 Land Development Code Use Matrix**

ISSUE: Permitted uses that are too intense for adjacent neighborhoods

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

## **CHAPTER 104**

### **104-24.7.10 – Design Review Expiration**

ISSUE: Projects receiving City Commission Design Review approval should move receive to infrastructure and building permit approval in a timely manner.

RECOMMENDATION: New proposed code language is shown below.

*City Commission Design Review approvals shall expire under the following conditions:*

- (A) *Failure to obtain infrastructure review approval and vertical building permits within twelve months from the date of City Commission Design Review approval.*
- (B) *Failure to meet the construction timeline standards in Section 104-41.3 - Time Limits for Completion of Construction.*
- (C) *Phased construction with a gap of more than twelve months following the issuance of a Certificate of Occupancy for Phase I.*

*One six-month extension may be granted by application to the City Manager. Projects with expired Design Review approvals will be required to submit a new Design Review application.*

## **CHAPTER 105**

### **105-24.4.4 - Offsite Parking**

ISSUE: 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.

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

### **105-24.4.5 - Shared Parking**

ISSUE: The Planning & Development Director may approve shared-parking facilities for developments or uses with different operating hours or different peak business periods.

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

#### **105-24.4.6 - Valet Parking**

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

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

#### **105-24.4.8.1 - Downtown Core Parking—Additional Reduction Incentives**

ISSUE: 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.

1. 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.

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

### **105-28 - Building Design**

#### **105-28.1 – Architectural Styles**

##### **ARCHITECTURAL GUIDELINES**

ISSUE: Current Land Development Code Architectural Regulations are Flawed

RECOMMENDATION: The Cooper-Johnson Architectural Guidelines, version 1.1 (September 2008) are hereby adopted by reference. The Cooper Johnson book provides detailed information for the Mediterranean, Coastal Vernacular, Craftsman, French Creole and Anglo Caribbean architectural styles. These five architectural styles will be mandatory for Patricia Ave., Douglas Ave., the CRA, Causeway Blvd., and US Alt. 19. Projects outside of these five corridors will be approved by the City Commission with architectural style recommendations from the Local Planning Agency, the Architectural Review Committee and City staff.

#### **105-28.3.4 - Private Voluntary Solar Energy Incentives**

ISSUE: The City of Dunedin is committed to a future of 100% Renewable Energy and would like to offer solar energy grants to residents and business owners.

RECOMMENDATION: New proposed code language is shown below.

*The City may offer incentives for new construction, new additions, and buildings conversions involving solar energy. Incentives may include, but are not limited to, those listed below:*

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

*At the time of application for Design Review, the developer shall be required to submit a solar energy plan as a good faith demonstration of the developer's intent to utilize solar energy to power the project. The Solar Energy Incentive Grant is paid as a reimbursement.*

#### **105-28.4 - Sustainability**

ISSUE: 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.

*This section sets forth a range of site and building design options for sustainability to enhance other mandatory sustainability-related requirements integrated throughout this Code. For each development subject to this section, applicants shall select a sufficient number of sustainable site and building design options from Table 105-28.4 below to achieve the minimum number of points outlined for that type of development. Compliance with this section shall be determined as part of the entitlement review process.*

- (A) *Nonresidential or Mixed-Use Development - consisting of new buildings or substantial renovations to existing buildings shall achieve a minimum score of 100 of 320 points available.*
- (B) *Multifamily Residential Development - consisting of new buildings or substantial renovations to existing buildings shall achieve a minimum score of 100 of 320 points available.*
- (C) *All Other Residential Development - consisting of new buildings or substantial renovations to existing buildings shall achieve a minimum score of 100 of 320 points available.*