

ORDINANCE 25-11

AN ORDINANCE OF THE CITY OF DUNEDIN, FLORIDA AMENDING THE CITY OF DUNEDIN LAND DEVELOPMENT CODE TO AMEND EACH SUBSECTION OF SECTION 105-28.4 SUSTAINABILITY TO PROVIDE FOR A SUSTAINABLE DEVELOPMENT SCORECARD AND EXEMPTIONS THERETO AS AN ALTERNATIVE TO THE EXISTING SUSTAINABILITY MATRIX AND CORRECTING GRAMMATICAL ERRORS; PROVIDING FOR APPLICABILITY AND SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, in 2015 the City of Dunedin (“City”) adopted sustainability polices in Ordinance 15-31, as subsequently amended with Ordinance 10-07, in an effort to encourage developers to build green; and

WHEREAS, the City desires to provide an alternative sustainable development scorecard to more accurately tier and weigh points, clarify existing and introduce new strategies, define submittal requirements, and provide for an exemption for developments that are certified with approved third-party green building certifications; and

WHEREAS, the City staff received input from the Committee on Environmental Quality and Sustainability, the Faith and Action for Strength Together organization, local developers, Pinellas Suncoast Transit Authority, the City Commission, and the community in developing the alternative sustainability scorecard; and

WHEREAS, the City staff has recommended the alternative sustainable development scorecard; and

WHEREAS, the recommendations of staff have been found meritorious by the City Commission; and

WHEREAS, the local planning agency has reviewed and made recommendations on this ordinance at a public hearing; and

WHEREAS, the City Commission has received input from the public at two public hearings.

WHEREAS, the City Commission finds that enacting this Ordinance is consistent with its Comprehensive Plan; and

WHEREAS, the City Commission finds that enacting this Ordinance is consistent with its powers and in the public interest.

NOW THEREFORE, BE IT ORDAINED AND ENACTED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED:

Section 1. RECITALS.

That the above recitals are true, correct, and incorporated herein by reference as the findings of the City.

Section 2. That Section 105-28.4.1 of the Code is hereby amended as follows:

105-28.4.1 - Purpose

This section is intended to promote sustainable development within the City of Dunedin by creating incentives for compact, mixed-use development ~~patterns~~; encouraging solar and other alternative energy sources; promoting alternative means of transportation like bicycling and walking that can improve community health while helping reduce air pollution; protecting trees and expanding native plant landscapes that absorb greenhouse gases and reduce storm water runoff and pollutants; and, ~~encouraging water-efficient landscaping and protecting water resources~~ local ecosystems.

Section 3. That Section 105-28.2 of the Code is hereby amended as follows:

105-28.4.2 – Applicability

This section sets forth a range of site and building design options for ~~sustainable~~ development to enhance other mandatory sustainability-related requirements integrated throughout this Code. For ~~each~~ all development subject to this section, applicants shall select a sufficient number of sustainable site and building design options from either Table 105-28.4(a) or Table 105-28.4(b) ~~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. For the applicant that selects to proceed under *Table 105-28.4(a) Sustainability Matrix*, they must achieve the minimum number of points outlined below for that type of development:

a. 1. Nonresidential or Mixed-Use Development - consisting of new buildings or substantial renovations to existing buildings shall achieve a minimum score of 100 of ~~320~~ 311 points available.

b. 2. Multifamily Residential Development - consisting of new buildings or substantial renovations to existing buildings shall achieve a minimum score of 100 of ~~320~~ 311 points available.

c. 3. All Other Residential Development - consisting of new buildings or substantial renovations to existing buildings shall achieve a minimum score of 100 of ~~320~~ 311 points available.

d. 4. Substantial Renovation for the purposes of this section shall include any renovation, rehabilitation, restoration, or repair work that includes an addition of floor area equal to 50 percent or more of the existing floor area; or the addition of new floors. The calculation shall include attached garages, but not include detached garages. For the purpose of calculation, the increase in floor area shall be aggregated over a three-year period.

b. For the applicant that selects to proceed under *Table 105-28.4(b), Sustainable Development Scorecard*, they must achieve at least 500 minimum point of 2415 available points.

Section 4. That Section 105-28.4.3 of the Code is hereby amended as follows:

105-28.4.3 - Exemption

- a. Any project not requiring design review.
- b. For the applicant that selects to proceed under Table 105-28.4(b), Sustainable Development Scorecard, any project that has been certified by a third-party agency including LEED, Green Globes, FGBC, fitwel, or similar accredited certifying organization with written City Sustainability Staff approval. Copy of project certification and documentation from certification must be submitted to the City for verification and once verified the Scorecard can be waived.

Section 5. That Section 105-28.4.4 of the Code is hereby amended as follows:

105-28.4.4 - Administration

- a. Either the Sustainability Worksheet Matrix or the Sustainable Development Scorecard shall be submitted with the application for Design Review. The required minimum sustainability points will be certified by the City's Sustainability Coordinator Manager.
- b. For the Sustainability Matrix, 100 points of ~~320~~ 311 are required utilizing at least four different categories.
- c. For the Sustainable Development Scorecard, 500 points of 2415 are required utilizing each category except the "Additional Strategies for Sustainability" category. Sustainability strategies selected for the project may be eligible for points in multiple categories per review by City. Ongoing and long-term maintenance is the key to success for all implemented strategies. The property owner is required to maintain the selected strategy post construction.
- i. To complete the Sustainability Scorecard, the applicant must complete all of the following phases:
 - a. PHASE 1 – Preliminary Concept: Determine which points best fit the project at hand. Submit how many points that are expected to be pursued and achieved for the project in each category and strategy, ensuring the minimum requirements are met.
 - b. PHASE 2 – Drawings Review: Submit reference page numbers to the site, architecture, mechanical, engineering, building, etc. plans to ensure these selected strategies are being incorporated into the project.
 - c. PHASE 3 – Documentation and Proof of Points: Submit documentation of strategies being installed / completed by sending copies of receipts, invoices, photos, etc.
 - d. Best practice is to submit documentation of points throughout the entire duration of the project. Documentation of points is required prior to Certificate of Occupancy (CO). Documentation is to be sent

to the City's Sustainability Program Manager. Digital and/or printed documentation is allowed.

e. For Sustainability Matrix see below:

MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY MATRIX

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TABLE 105-28.4(a) MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY (“SUSTAINABILITY MATRIX”)

Topic	Points	Submitted Points	Graded Points
<p>Energy Intent: Encourage on-site renewable energy production; promote the design and construction of energy efficient buildings; reduce air, water, and land pollution from energy consumption; and reduce the heat island effect.</p>			
<p>1.1 Renewable Energy Sources Design and incorporate on-site renewable energy generation technologies such as solar, wind, geothermal, or biomass. Two points granted for each 1% of the project's annual electrical energy demand generated up to a maximum of 30 points.</p>	2—30		
<p>1.2 District Heating and Cooling Design and incorporate into the project a district heating and/or cooling system for space conditioning and/or water heating of new buildings in the project (at least two buildings total must be connected).</p>	4		
<p>1.3 Heat Island Reduction Use any combination of the following strategies for 50% of the non-roof impervious site landscape (including roads, sidewalks, courtyards, parking lots, and driveways).</p> <ul style="list-style-type: none"> • Provide shade from open structures such as those supporting solar panels, canopies walkways, pergolas, all with a Solar Reflectance Index (SRI) of at least 29. (SRI is a measure of the roof's ability to reject solar heat; a higher SRI yields a cooler roofing choice). (2 points) • Use paving materials with a Solar Reflectance Index (SRI) of at least 29. (1 point) • Use an open grid pavement system (at least 50% pervious). (2 points) 	1—4		

TABLE 105-28.4(a) MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY (“SUSTAINABILITY MATRIX”)

Topic	Points	Submitted Points	Graded Points
<p>1.4 Cool Roofs/Walls Use roofing materials that have a SRI equal to or greater than 78 for low-sloped roofs (<2:12) or 29 for steep-sloped roofs (>2:12) for a minimum of 75% of the roof surface of all new buildings within the project. (2 points) OR Install a vegetated roof on a minimum of 50% of the total project roof area, or at least one vegetative exterior wall of structure. (5 points)</p>	2—5		
<p>1.5 Solar-Ready Design • For stand-alone buildings, design and build the project so that it will readily accommodate the installation of solar photovoltaic panels or solar thermal hot water heating devices, including roof load, roof pitch and orientation. (5 points) >• For projects with multiple buildings, design and build at least 20% of the buildings to be solar-ready as described above. Two additional points granted for each additional 20% provided up to a total of 100% solar-ready buildings. (2—10 points)</p>	2—10		
<p>1.6 Solar Heated Pool In lieu of gas or electric conventional heating: • Private pool/hot tub. (2 points each) • Public pool. (6 points each) *Maximum of 30 per development.</p>	2—30		
<p>Recycling and Waste Reduction Intent: Encourage recycling of household and commercial projects; reduce the amount of waste hauled to and disposed of in landfills, and promote the reuse of materials.</p>			

TABLE 105-28.4(a) MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY (“SUSTAINABILITY MATRIX”)

Topic	Points	Submitted Points	Graded Points
<p>2.1 Waste Reduction-Construction Make provisions to recycle/salvage at least 50% of non-hazardous construction and demolition debris.</p>	5		
<p>2.2 Waste Reduction-Composting Provide on-site composting station or location for all occupants with scheduled on site distribution.</p>	2		
<p>2.3 Recycling Stations/Dumpsters As part of the project, include at least one station per building dedicated to the collection, separation, and storage of materials for recycling including, at a minimum, paper, corrugated cardboard, glass, plastics, and metals. Establish a City-approved schedule and plan with the local trash hauler for retrieving the recyclable materials on a weekly basis.</p>	3		
<p>2.4 Recycle Containers In mixed-use and non-residential developments, include recycle containers adjacent with other waste-collection receptacles in areas accessible to pedestrians including streets, walkways, and common areas.</p>	2		
<p>2.5 Pet Waste Station One point per approved pet waste station, with a maximum of 2 points.</p>	1—2		
<p>2.6 Cigarette Butt Station One point per approved cigarette butt station, with a maximum of 2 points.</p>	1—2		

TABLE 105-28.4(a) MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY (“SUSTAINABILITY MATRIX”)

Topic	Points	Submitted Points	Graded Points
<p>2.7 Recycled Content in Infrastructure For new roadways, parking lots, sidewalks, and curbs (above-ground structured parking and underground parking are exempt from this option), any aggregate base and aggregate sub-base shall be at least 50% by volume recycled aggregate materials such as crushed cement concrete and asphalt concrete.</p>	2		
<p>2.8 Salvage Building Materials</p> <ul style="list-style-type: none"> • Use green building materials (recycled materials, locally-produced materials, sustainably-harvested wood, etc.) in the construction of the project. (5 points) • Use furniture made from recycled materials, locally-produced materials, sustainably-harvested wood, etc. in the project. (5 points) • Use flooring made from recycled or rapidly renewable materials such as PET carpeting, bamboo, cork flooring, etc. in the project. (5 points) 	5-15		
<p>Urban Nature Intent: Provide a variety of appealing and comfortable open spaces close to work and home; encourage physical activity and time spent outdoors, support natural resources and habitat conservation, and promote social networking, civic engagement, personal recreation and other activities.</p>			
<p>3.1 Minimum Open Space Provide common open space that exceeds the base requirements of <i>Section 105-22</i> by 10%. Five additional points granted for each additional 10% up to a total of 40% above code.</p>	5-20		

TABLE 105-28.4(a) MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY (“SUSTAINABILITY MATRIX”)

Topic	Points	Submitted Points	Graded Points
<p>3.2 Habitat Conservation Higher Standards For implementing higher standards on sites <u>that</u> have significant habitat. For the purposes of this and the following item, "significant habitat" includes, but is not limited to (five points <u>each per</u> category with a maximum of 20 points: <ul style="list-style-type: none"> • Habitat for species that are listed or are candidates for listing under state or federal threatened and endangered species acts; • Grand trees • Wetlands • Mangroves </p>	5-20		
<p>3.3 Organic Farming Community sustainable food such as eggs, milk, honey, or chicken. Co-op featuring the same items count for points.</p>	1—5		
<p>3.4 Community Gardens For residential or mixed-use projects, dedicate permanent and viable growing space and related facilities (such as greenhouses) within the project at a minimum of ten sq. ft. per dwelling unit for 20% of the project. Provide fencing, watering systems, soil, and/or garden bed enhancements (such as raised beds), secure storage space for garden tools, solar access, and pedestrian access for these spaces.</p>	10		
<p>3.5 Tree Canopy Provide trees in an amount that exceeds the base requirements of <i>Section 105-35 Trees</i>, by 10%. Two additional points granted for each additional 10% up to 50% above Code.</p>	2-10		

TABLE 105-28.4(a) MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY (“SUSTAINABILITY MATRIX”)

Topic	Points	Submitted Points	Graded Points
<p>Transportation Intent: Promote public health by encouraging daily physical activity associated with alternative modes of transportation such as walking and bicycling; encourage the use of transportation and, design parking facilities to minimize adverse environmental impacts to pedestrians.</p>			
<p>4.1 Charging Stations For new residential, nonresidential and mixed-use buildings, provide charging stations in the parking area. Two points per station - max of ten</p>	2-10		
<p>4.2 Bike Sharing Program 1 point for every 10 bikes; 2 points maximum.</p>	2		
<p>4.3 Facilities for Bicycle Commuters Provide the following: <ul style="list-style-type: none"> • Indoor or self-contained bicycle storage lockers equal to a minimum of 5% of the vehicle parking spaces provided. (2 points) • Shower and dressing areas for employees. (2 points) </p>	2—4		
<p>4.4 Developer-Sponsored Transit For a minimum of three years, provide year-round, developer sponsored transit service (vans, shuttles, or buses) from at least one central point in the project to major transit facilities and/or other major destinations such as a retail area, tourist destination or employment center.</p>	5		
<p>4.5 Parking On SR 580, locate all new off-street surface parking lots at the side or rear of buildings, leaving building frontages and streetscapes free of</p>	2—10		

TABLE 105-28.4(a) MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY (“SUSTAINABILITY MATRIX”)

Topic	Points	Submitted Points	Graded Points
<p>surface parking lots. Building entrances must be easily accessible from the public way. (2 points) -OR- Provide structured parking to meet 20% of the total parking requirement for nonresidential and multifamily residential projects. Note: Two additional points will be granted for each additional 20% up to a total of 100%. In addition, as applicable on SR 580, locate all new off-street surface parking lots at the side or rear of buildings, leaving building frontages and streetscapes free of surface parking lots. (2—10 points)</p>			
<p>Water Intent: Minimize water use in buildings to reduce impacts to natural water resources; and, minimize outdoor water use for landscape irrigation.</p>			
<p>5.1 Water-Efficient Landscape Limit turf grass beyond base code requirements. • Single-family residential: Turf limited to 25% of landscaped area.</p>	2		
<p>5.2 Water-Efficient Plants To the extent possible, all landscaping plants, including those on green roofs, shall be selected from a list of water-efficient vegetation maintained by the Florida Yards and Neighborhood Handbook from the University of Florida, and utilize the principles of Florida Friendly Landscaping.</p>	2		
<p>5.3 Landscape Irrigation System Drip or subsurface irrigation systems shall be utilized for all landscape irrigation systems when irrigation is necessary. Drip irrigation systems</p>	1—2		

TABLE 105-28.4(a) MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY (“SUSTAINABILITY MATRIX”)

Topic	Points	Submitted Points	Graded Points
<p>must be equipped with pressure regulators, filters, and emitters. Each drip emitter must be rated at less than 20 gallons per hour (gph). (1 pt for drip, 2 pts for subsurface)</p>			
<p>5.4 Surface Treatments Non-turf landscaped areas must be completely covered by a two-inch-minimum layer of air- and water-permeable mulch to reduce evaporation. Living groundcovers qualify as mulch provided the individual plants are installed at sufficient density to assure 100 percent ground coverage at maturity. If a weed barrier is used beneath the mulch, it must be manufactured to be air- and water-permeable to reduce evaporation and run-off.</p>	1		
<p>5.5 Vault System or Treatment Wetland</p> <ul style="list-style-type: none"> • Utilization of a vault system for stormwater management to aid in the increased flow rate due to development. -OR- • Installation of a treatment wetland that creates a natural environment for flora and fauna and aids in the removal of nutrients from stormwater. 	8		
<p>5.6 Rain Barrels Reduce water use, stormwater runoff, and erosion by the utilization of rain barrels or cisterns to collect rain water. The installed rain barrel or cistern shall be directly connected to the on-site irrigation system (1 point per barrel, up to 4 points).</p>	1—4		

TABLE 105-28.4(a) MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY (“SUSTAINABILITY MATRIX”)

Topic	Points	Submitted Points	Graded Points
<p>Additional Strategies for Sustainability Intent: Implement strategies of existing above-code programs or explore and implement new, unique or innovative ways to increase the sustainability of the project and community.</p>			
<p>6.1 Above-Code Programs Design and build the project to meet the standards of an above-code program such as LEED, Green Globes, Energy Star, FGBC, etc. As a good faith demonstration of the developer's intent, the applicant will utilize solar energy to power the project or achieve green building certification demonstrating the method that will be used to achieve said certification. The most recent LEED Scorecard, most recent version of the FGBC checklist, or equivalent green building certificate checklist shall be submitted depending on the certification the developer is seeking.</p>	20		
<p>6.2 Innovative Products or Strategies Provide documentation of an innovative product or strategy that increases the sustainability of the project or community but is not provided in this Section (i.e. Stormwater Placard). Up to five Innovative Products or Strategies may be submitted for review. Points awarded at the discretion of the Development Review Committee based on the capacity of the proposed product or strategy to increase the sustainability of the project in any of the above categories. (1—5 points for each Innovative Strategy)</p>	1—15		
<p>6.3 Higher Flood Plain Management Standards Three points for each 1 foot of freeboard above</p>	3—15		

TABLE 105-28.4(a) MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY (“SUSTAINABILITY MATRIX”)

Topic	Points	Submitted Points	Graded Points
the required minimum, for a maximum of 15 points.			
<p>6.4 Phased Development For projects consisting of 5 acres or greater, and capable of constructing in phases (i.e. a combination project of retail and multi-family housing, a housing development with multiple housing types), the utilization of phased construction in which a section is completed to final stabilization prior to commencement of construction on a subsequent phase of the project. Points based on size and number of phases to be completed. 3 points for 5—10 acre project with two phases. 4 points for 10—15 acre project with three phases. 5 points for projects over 15 acres with at least three phases of development.</p>	3—5		
<p>6.5 Sustainable Art Installation Points awarded by the City's Arts & Culture Committee</p>	1—5		
<p>6.6 Hurricane Hardening Designed and constructed to meet a recognized hurricane hardening certification standard</p>	20		

f. For the Sustainable Development Scorecard see below:

MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABLE DEVELOPMENT SCORECARD

**TABLE 105-28.4(b) MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY
 (“ SUSTAINABLE DEVELOPMENT SCORECARD”)**

TOPIC	<u>Available Points</u>	<u>PHASE 1 – Submitted Points.</u>	<u>PHASE 2 – Submitted Drawings</u>	<u>PHASE 3 – Submitted Documenta tion</u>	<u>Points Awarded by City</u>
<i>EXAMPLE OF A COMPLETED SCORECARD</i>	<i>5-10</i>	<i>5</i>	<i>A100</i>	<i>Invoices Submitted</i>	<i>Approved</i>
	<u>1.0 ENERGY AND HEAT REDUCTION</u> <u>Intent: Encourage on-site renewable energy production; promote the design and construction of energy efficient buildings; reduce air, water, and land pollution from energy consumption; and reduce the heat island effect.</u>				
<u>1.1 Solar-Ready Design</u> <u>Design and build the project so that it will readily accommodate the installation of solar photovoltaic panels or solar thermal hot water heating devices, including roof load, roof pitch, orientation, and electrical hookups. Points granted for number of buildings built with solar-ready standards. (10 points per building with a maximum of 40 points)</u> <u>Documentation to Submit: Solar-Ready Plan, building plan page numbers, receipts, invoices, photos.</u>	<u>10-40</u>				
<u>1.2 Renewable Energy Sources</u> <u>Design and incorporate on-site renewable energy generation technologies such as solar, wind, geothermal, or biomass. Points granted based on estimated percentage of energy demand offset by on-site generation (select only one tier):</u>	<u>30-100</u>				

**TABLE 105-28.4(b) MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY
 (“ SUSTAINABLE DEVELOPMENT SCORECARD”)**

TOPIC	<u>Available Points</u>	<u>PHASE 1 – Submitted Points.</u>	<u>PHASE 2 – Submitted Drawings</u>	<u>PHASE 3 – Submitted Documenta tion</u>	<u>Points Awarded by City</u>
<ul style="list-style-type: none"> • <u>1% - 24% energy generation = 30 points</u> • <u>25% or more energy generation = 40 points</u> • <u>50% or more energy generation = 60 points</u> • <u>75% or more energy generation = 80 points</u> • <u>95% or more energy generation = 100 points</u> <p><i><u>Documentation to Submit: renewable energy design plan, electrical drawings, projected annual electrical energy demand and energy offset calculations, product receipts and invoices, photos of completed project.</u></i></p>					
<p><u>1.3 Heat Island Reduction</u> <u>Use any combination of the following strategies for 50% of the non-roof impervious site landscape (including roads, sidewalks, courtyards, parking lots, and driveways):</u></p> <ul style="list-style-type: none"> • <u>Provide shade from open structures such as those supporting solar panels, canopies, walkways, pergolas, with a Solar Reflectance Index (SRI) of at least 29. (SRI is a measure of the roof's ability to reject solar heat; a higher SRI yields a cooler roofing choice). (15 points)</u> 	<p><u>10-65</u></p>				

**TABLE 105-28.4(b) MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY
 (“ SUSTAINABLE DEVELOPMENT SCORECARD”)**

<u>TOPIC</u>	<u>Available Points</u>	<u>PHASE 1 – Submitted Points.</u>	<u>PHASE 2 – Submitted Drawings</u>	<u>PHASE 3 – Submitted Documentation</u>	<u>Points Awarded by City</u>
<ul style="list-style-type: none"> • <u>Use paving materials with a Solar Reflectance Index (SRI) of at least 29. (20 points)</u> • <u>Use an open grid pavement system (at least 50% pervious). (20 points)</u> • <u>Provide shade utilizing shade trees and/or vegetated structures. (10 points)</u> <p><i><u>Documentation to Submit: Product sheets and invoices indicating SRI values and pervious ratios, landscape plan and plant list with scientific plant names listed if applicable.</u></i></p>					
<p><u>1.4 Cool Roofs/Walls</u> <u>Select either strategy or both strategies to achieve points:</u></p> <p><u>Use roofing materials that have an SRI equal to or greater than 78 for low-sloped roofs (<2:12) or 29 for steep-sloped roofs (>2:12) for a minimum of 75% of the roof surface of all new buildings within the project. (30 points)</u></p> <p><u>Use cool wall materials that have a Solar Reflectance (SR) of at least 0.60 on the side(s) of all new buildings within the</u></p>	<p><u>20-50</u></p>				

**TABLE 105-28.4(b) MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY
 (“ SUSTAINABLE DEVELOPMENT SCORECARD”)**

TOPIC	<u>Available Points</u>	<u>PHASE 1 – Submitted Points.</u>	<u>PHASE 2 – Submitted Drawings</u>	<u>PHASE 3 – Submitted Documenta tion</u>	<u>Points Awarded by City</u>
<p>project that receive the most direct sunlight. (20 points)</p> <p><i>Documentation to Submit: Roofing material invoices / receipts that indicate SRI value in the product sheet. Roofing documents with slope and surface calculation with percentage of cool roofing material. Cool wall material invoices / product sheets indicating solar reflectance (SR) and site plan locating cool walls were installed on the sunniest side of the building(s). Provide applicable photos.</i></p>					
<p><u>1.5 Solar Heated Pool</u> In lieu of gas or conventional electric heating, install solar panels to heat the pool or hot tub. (5 points per hot tub, 10 points per pool. Not to exceed 30 maximum points)</p> <p><i>Documentation to Submit: solar designs, electrical sheet page number(s), invoices, photos.</i></p>	<p><u>5-30</u></p>				
<p><u>1.6 Energy Efficient Building Envelope</u> Design and construct the building to have a tight building envelope for increased energy efficiency. A building envelope is the physical barrier that separates a building’s interior from the</p>	<p><u>40</u></p>				

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 (“ SUSTAINABLE DEVELOPMENT SCORECARD”)**

<u>TOPIC</u>	<u>Available Points</u>	<u>PHASE 1 – Submitted Points.</u>	<u>PHASE 2 – Submitted Drawings</u>	<u>PHASE 3 – Submitted Documentation</u>	<u>Points Awarded by City</u>
<p><u>exterior environment and includes the walls, roof, foundation, windows, and doors. Tight building envelopes are more energy efficient in Florida’s climate and reduce air leaks and moisture inside.</u></p> <p><i>Documentation to Submit: R-value for walls to be between R13 – R21 and/or a U-value of 0.3 W/m²K or lower.</i></p>					
<p><u>1.7 LED Lighting</u> <u>Install lighting products that utilize light-emitting diodes (LEDs) as their source of illumination for all interior lighting. Design, color of light, and atmosphere can be customized to the project as cool-colored to warm-colored LED lights are widely available. LED lights use up to 75% less energy compared to traditional incandescent bulbs.</u></p> <p><i>Documentation to Submit: Electrical sheet page number(s), receipts of lighting products purchased.</i></p>	<u>5</u>				
<p><u>1.8 District Heating and Cooling</u> <u>Design and incorporate into the project a district heating and/or cooling system for space conditioning and/or water heating of new buildings in the project. At least two buildings must be connected</u></p>	<u>80</u>				

**TABLE 105-28.4(b) MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY
 (“ SUSTAINABLE DEVELOPMENT SCORECARD”)**

<u>TOPIC</u>	<u>Available Points</u>	<u>PHASE 1 – Submitted Points.</u>	<u>PHASE 2 – Submitted Drawings</u>	<u>PHASE 3 – Submitted Documenta tion</u>	<u>Points Awarded by City</u>
<p>to be eligible for points in this strategy.</p> <p><i>Documentation to Submit: Site plan page number(s) indicating heating and cooling and which buildings are connected to the system.</i></p>					
		<p><u>2.0 RECYCLING AND WASTE REDUCTION</u> <u>Intent: Encourage recycling for household and commercial projects; reduce the amount of waste hauled to and disposed of in landfills, reduce various forms of litter and pollution, encourage the practice of composting and its use, and promote the reuse of materials.</u></p>			
<p><u>2.1 Waste Reduction- Construction</u> <u>Make provisions to recycle / salvage non-hazardous construction and demolition debris.</u> <u>50% of salvageable materials = 20 points</u> <u>75% of salvageable materials = 40 points</u> <u>90% of salvageable materials = 60 points</u></p> <p><i>Documentation to Submit: calculation of recycled material by volume compared to total waste of the project. Provide dump tickets from recycling facility.</i></p>	<p><u>20-60</u></p>				
<p><u>2.2 Composting on Site or Composting Collections</u> <u>Provide on-site composting station(s) or location for all property occupants to dispose of compostable items and</u></p>	<p><u>40</u></p>				

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 (“ SUSTAINABLE DEVELOPMENT SCORECARD”)**

<u>TOPIC</u>	<u>Available Points</u>	<u>PHASE 1 – Submitted Points.</u>	<u>PHASE 2 – Submitted Drawings</u>	<u>PHASE 3 – Submitted Documenta tion</u>	<u>Points Awarded by City</u>
<p>establish collections with a local composting hauler with collections occurring on a weekly basis. <u>Documentation to Submit: Site plan page number(s) indicating compost staging area and weekly collection contract.</u></p>					
<p><u>2.3 Recycling Stations/Dumpsters</u> <u>Include at least one station per building for all occupants to utilize that is dedicated to the collection, separation, and storage of materials for recycling including, at a minimum, paper, corrugated cardboard, glass, plastics, and other metals. Establish a schedule and plan with a local recycling hauler for retrieving the recyclable materials on a weekly basis. (15 points)</u></p> <p><u>In mixed-use and/or non-residential developments, include recycling containers adjacent with other waste-collection receptacles in areas accessible to pedestrians including streets, walkways, and common areas. (5 additional points available once above points are achieved)</u></p> <p><u>Documentation to Submit: Site plan page number(s) indicating recycling staging</u></p>	<p><u>15-20</u></p>				

**TABLE 105-28.4(b) MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY
 (“ SUSTAINABLE DEVELOPMENT SCORECARD”)**

TOPIC	<u>Available Points</u>	<u>PHASE 1 – Submitted Points.</u>	<u>PHASE 2 – Submitted Drawings</u>	<u>PHASE 3 – Submitted Documentation</u>	<u>Points Awarded by City</u>
<p><i>area and weekly collection contract. For mixed-use and/or non-residential properties, provide site plans notating location of recycling receptacles in common areas. Provide product sheets, invoices, and applicable photos.</i></p>					
<p>2.4 Pet Waste Station <u>One point per approved pet waste station, with a maximum of 10 points. Pet waste negatively impacts local waterways and presents sanitary and health concerns when not collected. Strategically staging pet waste stations through the property allows all occupants to easily access these stations.</u> <u>Documentation to Submit: Site plan page number(s) indicating location of pet waste stations and product receipts/invoices.</u></p>	<p><u>1-10</u></p>				
<p>2.5 Smoke Free Property OR Cigarette Butt Station <u>Designate property as a smoke free property. (10 points)</u> <u>-OR-</u> <u>One point per approved cigarette butt station, with a maximum of 10 points. (1-10 points)</u> <u>Documentation to Submit: Either smoke free designation or signage. -OR- Site plan</u></p>	<p><u>1-10</u></p>				

**TABLE 105-28.4(b) MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY
 (“ SUSTAINABLE DEVELOPMENT SCORECARD”)**

TOPIC	<u>Available Points</u>	<u>PHASE 1 – Submitted Points.</u>	<u>PHASE 2 – Submitted Drawings</u>	<u>PHASE 3 – Submitted Documentation</u>	<u>Points Awarded by City</u>
<p><i>page number(s) indicating location of cigarette butt stations and product receipts/invoices.</i></p>					
<p><u>2.6 Recycled Content in Infrastructure</u> For new roadways, parking lots, sidewalks, and curbs, <u>utilize 15% or more of recycled aggregate materials by volume such as crushed cement concrete and/or asphalt concrete. Typical construction projects average between 25% to 35%. (65 points)</u></p> <p><i><u>Documentation to Submit: provide drawing detail specifications and invoices ensuring recycled content was utilized in infrastructure. Provide calculation of recycled percentage by volume in products used.</u></i></p>	<p><u>65</u></p>				
<p><u>2.7 Sustainable Materials & Products</u></p> <ul style="list-style-type: none"> • <u>Use green building materials (recycled materials, locally-produced materials, sustainably-harvested wood, etc.) in the construction of the project. (20 points)</u> • <u>Use furniture made from recycled materials, locally-produced materials, sustainably-harvested wood, etc. in the project. (20 points)</u> 	<p><u>20-60</u></p>				

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TOPIC	<u>Available Points</u>	<u>PHASE 1 – Submitted Points.</u>	<u>PHASE 2 – Submitted Drawings</u>	<u>PHASE 3 – Submitted Documenta tion</u>	<u>Points Awarded by City</u>
<ul style="list-style-type: none"> • <u>Use flooring made from recycled or rapidly renewable materials such as PET carpeting, bamboo, cork flooring, etc. in the project. (20 points)</u> <p><i><u>Documentation to Submit: Provide drawing detail specifications, product sheets, invoices of products purchased, and applicable photos.</u></i></p>					
	<p><u>3.0 URBAN NATURE & SUSTAINABLE LANDSCAPING</u> <u>Intent: Promote preservation and improvements for green space, encourage native plant landscaping, habitat conservation, sustainable landscaping and land use, provide a variety of appealing and comfortable open spaces close to work and home; encourage physical activity and time spent outdoors, and promote social networking, civic engagement, personal recreation and other activities.</u></p>				
<p><u>3.1 Minimum Open Space</u> <u>Exceed the base code requirements of Section 105-22 by 10% for increased common open space. (10 points)</u> <u>Five additional points granted for each additional 10% up to a total of 40% above code. (up to 20 additional points)</u></p> <p><i><u>Documentation to Submit: Site plan page number(s) referencing above-code common open space. Provide</u></i></p>	<p><u>10-30</u></p>				

**TABLE 105-28.4(b) MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY
 (“ SUSTAINABLE DEVELOPMENT SCORECARD”)**

TOPIC	<u>Available Points</u>	<u>PHASE 1 – Submitted Points.</u>	<u>PHASE 2 – Submitted Drawings</u>	<u>PHASE 3 – Submitted Documentation</u>	<u>Points Awarded by City</u>
<p><i><u>open space above-code calculation. Provide as-built documents to ensure completion of this strategy.</u></i></p>					
<p><u>3.2 Vertical Development with Green Space Preservation / Restoration</u> <u>Design and construct development to prioritize vertical development for increased density with a smaller footprint to preserve green space. Development not to exceed impervious surface ratio (ISR) value of .60, while not exceeding height maximum restrictions, and designating 40% or more of property to be preserved / restored as green space. Green space is defined as open, undeveloped, and accessible outdoor area that is covered in vegetation. Available for areas where vertical development is approved, including the following corridors: SR580, Causeway, downtown CRA, Patricia Ave, Douglas Ave.</u></p> <p><i><u>Documentation to Submit: Site plan page number(s) and preservation / conservation plan for 40% or more of property. Plans should include a list of Florida Friendly and Florida native plant species being preserved and/or restored with submission of</u></i></p>	<p><u>100</u></p>				

**TABLE 105-28.4(b) MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY
 (“ SUSTAINABLE DEVELOPMENT SCORECARD”)**

TOPIC	<u>Available Points</u>	<u>PHASE 1 – Submitted Points.</u>	<u>PHASE 2 – Submitted Drawings</u>	<u>PHASE 3 – Submitted Documentation</u>	<u>Points Awarded by City</u>
<i>scientific plant names. As-built documents and applicable invoices and photos to be submitted.</i>					
<p><u>3.3 Habitat Conservation</u> <u>Preservation and/or restoration of wildlife habitat has lasting impacts on local and migratory ecological systems. Habitat conservation can be one or a combination of the following categories:</u></p> <ul style="list-style-type: none"> A) <u>Habitat for species that are listed or are candidates for listing under state or federal endangered species acts</u> B) <u>Grand trees and forests</u> C) <u>Wetlands</u> D) <u>Mangroves</u> <p><u>(5 points per category)</u></p> <p><u>Additional points awarded based on percentage of property preserved or restored for wildlife habitat:</u></p> <ul style="list-style-type: none"> • <u>10% or more of property = 20 points</u> • <u>20% or more of property = 40 points</u> • <u>30% or more of property = 60 points</u> • <u>40% or more of property = 80 points</u> • <u>50% or more of property = 100 points</u> <p><u>Documentation to Submit: preservation plan, efforts and</u></p>	<p><u>5-120</u></p>				

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TOPIC	<u>Available Points</u>	<u>PHASE 1 – Submitted Points.</u>	<u>PHASE 2 – Submitted Drawings</u>	<u>PHASE 3 – Submitted Documentation</u>	<u>Points Awarded by City</u>
<p><i>documentation. Plans should detail Florida Friendly and Florida native plant species with scientific plant names listed that are being preserved or restored. Photos of preservation and/or restoration. Applicable percentage calculations and as-built documents.</i></p>					
<p>3.4 Local Farming <u>Local farming can contribute to increasing the sustainability of personal and community food supplies such as eggs, milk, honey or chicken. Dedicate proper space for animal needs. Co-op featuring the same items counts for this strategy.</u></p> <p><i>Documentation to Submit: Site plan page number(s). Invoices and photos of completed project.</i></p>	<p><u>5</u></p>				
<p>3.5 Community Gardens <u>Dedicate permanent and viable growing space and related facilities (such as greenhouses) within the project. Provide fencing, watering systems, soil, and / or garden bed enhancements (such as raised beds), secure storage space for garden tools, solar access, and pedestrian access for these spaces. (2 points per garden bed / raised garden bed, up to 10 garden beds for 20 points).</u></p>	<p><u>2-25</u></p>				

**TABLE 105-28.4(b) MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY
 (“ SUSTAINABLE DEVELOPMENT SCORECARD”)**

TOPIC	<u>Available Points</u>	<u>PHASE 1 – Submitted Points.</u>	<u>PHASE 2 – Submitted Drawings</u>	<u>PHASE 3 – Submitted Documentation</u>	<u>Points Awarded by City</u>
<p>(5 additional points granted for <u>at least one garden bed and its surrounding walkway on all sides to be ADA accessible</u>)</p> <p><i>Documentation to Submit: provide site plan page number and landscape plan for documentation. Provide invoices and photos of completed project.</i></p>					
<p><u>3.6 Native Plants / Florida Friendly Plants</u> <u>To the extent possible, all landscaping plants shall be selected from a list of Florida native and/or Florida-Friendly plants (10 points for 100% Florida Friendly Landscape, 20 points for 90% or more of the landscape being comprised of Florida Native plants).</u></p> <p><i>Documentation to Submit: Landscape plan and plant legend. Photos and invoices with scientific Latin plant names of plants installed.</i></p>	<p><u>10-20</u></p>				
<p><u>3.7 Limited Turf Grass</u> <u>Limit turf grass to 25% of the landscaped area. (10 points)</u> <u>Additional points awarded if the other 75% of the landscape is planted with Native and/or Florida Friendly plants which are more water efficient. (20 additional points)</u></p>	<p><u>10-30</u></p>				

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(" SUSTAINABLE DEVELOPMENT SCORECARD")**

TOPIC	<u>Available Points</u>	<u>PHASE 1 – Submitted Points.</u>	<u>PHASE 2 – Submitted Drawings</u>	<u>PHASE 3 – Submitted Documenta tion</u>	<u>Points Awarded by City</u>
<p><i><u>Documentation to Submit:</u></i> <u>Landscape plan and plant legend noting scientific Latin plant names. Invoices and photos of products used for project completion.</u></p>					
<p><u>3.8 Landscape Irrigation System</u> <u>Drip or subsurface irrigation systems shall be utilized for all landscape irrigation systems when irrigation is necessary. Drip irrigation systems must be equipped with pressure regulators, filters, and emitters. Each drip emitter must be rated at less than 20 gallons per hour (gph). (5 points for drip OR 5 points for subsurface).</u></p> <p><i><u>Documentation to Submit:</u></i> <u>Landscape plan and irrigation plan and calculations. Invoices of completed project.</u></p>	<p><u>5</u></p>				
<p><u>3.9 Surface Treatments</u> <u>Non-turf landscaped areas must be covered by a 2" minimum layer of air- and water-permeable mulch to reduce evaporation. Living groundcovers qualify as mulch provided the individual plants are installed at sufficient density to assure 100 percent ground coverage at maturity. If a weed barrier is used beneath the mulch, it must be manufactured to be air- and water- permeable to reduce</u></p>	<p><u>3-10</u></p>				

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 (“ SUSTAINABLE DEVELOPMENT SCORECARD”)**

TOPIC	<u>Available Points</u>	<u>PHASE 1 – Submitted Points.</u>	<u>PHASE 2 – Submitted Drawings</u>	<u>PHASE 3 – Submitted Documentation</u>	<u>Points Awarded by City</u>
<p>evaporation and run-off. Although thick surface treatments reduce evaporation, they do make it difficult for native insect populations to thrive. Additional points awarded for leaving a dedicated area of bare soil. (3 points for complete mulching) 50% or more of surface treatment is living ground cover (5 additional points) 1% - 2% of landscaped area left as bare soil (2 additional points)</p> <p><i>Documentation to Submit: Landscape plan, percentages for surface treatments, invoices and photos for completed project.</i></p>					
<p><u>3.10 Compost in Landscaping</u> Incorporate nutrient-rich compost into landscaping for the benefits of improved soil health, increased stormwater absorption, and reduction or elimination of the need for artificial fertilizer use.</p> <p><i>Documentation to Submit: Landscape plan, invoices for compost utilized.</i></p>	<u>5</u>				
<p><u>3.11 Green Roof</u> Install a vegetated roof on a minimum of 40% of the total project roof area, and/or at</p>	<u>20-60</u>				

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<p>least one vegetative exterior wall of the structure. (20 points for exterior wall, 40 points for roof)</p> <p><i>Documentation to Submit: building plan page number(s) indicating green roof and/or exterior wall(s). Invoices and photos of completed project.</i></p>					
<p><u>3.12 Expanded Tree Canopy & Tree Preservation</u> Exceed the base code requirements of Section 105-35 by 10% above the code to provide and/or preserve trees on the property. (10 points)</p> <ul style="list-style-type: none"> • <u>10 additional points granted for each additional 10% above Code up to 50% above code. (up to 40 additional points)</u> • <u>5 additional points for each shade tree planted above code, up to a max of 10 points.</u> • <u>10 additional points for each grand tree preserved on property up to a max of 20 points.</u> <p><i>Documentation to Submit: Landscape plan / tree inventory and preservation plan / report provided by an ISA certified arborist, tree calculations, and Tree Evaluation Form. Invoices</i></p>	<p><u>10-80</u></p>				

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<i>and/or photos of trees planted and/or preserved.</i>					
<p><u>3.13 Old Growth/Grand Trees</u> Preserve old growth / grand trees on property. Grand tree designation is outlined in Section 105-35 and is dependent on diameter breast height (DBH) as well as an overall condition rating of at least 4.0 based on the criteria and rating system for Grand Trees in the City of Dunedin <u>Tree Condition Rating Guidelines and the Tree Evaluation Form for Overall Condition Rating</u></p> <p>Preserve grand trees based on DBH and rating in code:</p> <ul style="list-style-type: none"> • <u>One grand tree on property: 20 points</u> • <u>Two grand trees on property: 30 points</u> • <u>Three grand trees on property: 40 points</u> • <u>Four grand trees on property: 50 points</u> <p><u>Documentation to Submit: Landscape plan / tree inventory and preservation plan / report provided by an ISA certified arborist, and Tree Evaluation Form. Photo of grand trees preserved through construction.</u></p>	<u>20-50</u>				
<u>3.14 Tree Box Filter / Structural Soil Cell</u>	<u>20-50</u>				

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TOPIC	<u>Available Points</u>	<u>PHASE 1 – Submitted Points.</u>	<u>PHASE 2 – Submitted Drawings</u>	<u>PHASE 3 – Submitted Documenta tion</u>	<u>Points Awarded by City</u>
<p><u>Structural soil cells or tree box filters help preserve the integrity of urban trees and promote enhanced stormwater capture as they limit soil compaction. They are great for trees being placed in parking lots, sidewalks, and other urban areas.</u></p> <p><u>Install box or cells to accommodate:</u></p> <ul style="list-style-type: none"> • <u>5% of trees on property: 20 points</u> • <u>10% of trees on property: 30 points</u> • <u>20% of trees on property: 40 points</u> • <u>30% of trees on property: 50 points</u> <p><u>Documentation to Submit: Tree preservation plan, arborist report from ISA certified arborist, landscape plan, product receipts / invoices.</u></p>					
	<p>4.0 MULTI-MODAL TRANSPORTATION <u>Intent: Promote public health by encouraging daily physical activity associated with alternative modes of transportation such as walking and bicycling; promote emissions reduction by encouraging transit, micro-mobility, alternatively-fueled vehicles and designing parking facilities to minimize adverse environmental impacts to pedestrians.</u></p>				
<p><u>4.1 EV Ready and EV Charging Stations</u> <u>Encourage the use of alternative fuel vehicles by</u></p>	<p><u>2-25</u></p>				

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<p>installing electric vehicle (EV) charging station units or outlets in parking areas, garages, covered parking, or street parking. 5 points per outlet, 10 points per station - max of 20 points. Make one station ADA compliant with proper space and height accommodations. Bonus 5 points. -OR- Make parking area EV Ready by installing conduit to at least two parking spots for future connection to EV charging stations. (2 points)</p> <p><i>Documentation to Submit: Site, building, and/or electrical plan page number(s) referencing conduit and/or applicable charging stations. Invoices and/or photos of completed project.</i></p>					
<p><u>4.2 Micro-mobility Sharing Program</u> Purchase micro-mobility equipment to be available for all occupants of the property to utilize.</p> <ul style="list-style-type: none"> • <u>Scooters (2 points each, max of 20 points)</u> • <u>Bicycles (5 points each, max of 25 points)</u> • <u>E-scooter (10 points each, max of 30 points)</u> • <u>E-bikes (15 points each, max of 45 points)</u> 	<p><u>2-100</u></p>				

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<ul style="list-style-type: none"> • <u>Golf Carts (30 points, max of 60 points)</u> <p><u>Section not to exceed 100 points.</u> <u>Documentation to Submit: invoices / receipts.</u></p>					
<p><u>4.3 Facilities for Alternative-Transportation Commuters</u> <u>Provide the following:</u></p> <ul style="list-style-type: none"> • <u>Install additional bicycle racks above the minimum requirements. (1 point per every 10 bicycle spaces, up to 2 points). Additional points for artistic bike racks may be awarded from the Additional Strategies for Sustainability section.</u> • <u>Indoor or covered bicycle/scooter storage. (2 points)</u> • <u>Shower and dressing areas for occupants. (4 points)</u> • <u>Lockers for personal belongings. (2 points)</u> <p><u>Documentation to Submit: Site plan and building plan page number(s) indicating location of facilities. Invoices and/or photos of completed project(s).</u></p>	<u>1-10</u>				
<p><u>4.4 Golf Cart / Low Speed Vehicles (LSVs) Parking</u> <u>For properties within golf cart and low speed vehicle permitted zones, designate golf cart / LSV parking to</u></p>	<u>2-10</u>				

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<p><u>promote alternative forms of transportation. (2 points) per designated golf cart / LSV parking spot, (5 points) for designating two golf cart / LSV parking spots into one traditionally sized parking space. Parking spots must be designated with striping and signage.</u> (Max of 10 points) <u>Documentation to submit: Site plan page number(s). Photos of completed project.</u></p>					
<p><u>4.5 Developer or Property Owner-Sponsored Transit</u> <u>For a minimum of one year, provide year-round, developer-sponsored transit service (vans, shuttles, buses, ferries) from at least one central point in the construction project to a major transit facility (And/Or) for an additional year, provide year-round developer-sponsored transit services from at least one central point in the project site to a major transit facility and/or other major destinations such as a retail area, business corridor, tourist destination or employment center.</u></p> <ul style="list-style-type: none"> • <u>Remote parking and transportation provided to construction crews during construction (20 points)</u> • <u>Remote parking for post-construction transit</u> 	<p><u>20-60</u></p>				

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<p><u>provided for occupants (40 points)</u></p> <p><i>Documentation to Submit: Site plan page number(s) indicating designated area of transit pick up/drop off. Remote location to transit location. Contract or invoice for transit services.</i></p>					
<p><u>4.6 Designated Transit Location / Improvement</u> For properties near existing bus stops, provide improvements to the stop. Coordination and approval of bus stop improvement(s) is required to be completed through the Pinellas Suncoast Transit Authority (PSTA). Not to exceed 50 points.</p> <ul style="list-style-type: none"> • <u>PSTA approved Dark-Sky lighting, solar-powered preferred, and long-term maintenance of lighting (10 points)</u> • <u>PSTA approved bench (10 points)</u> • <u>PSTA approved bike rack (10 points)</u> • <u>PSTA approved trash receptacles + shared maintenance commitment (15 points)</u> • <u>PSTA approved shelter (30 points)</u> • <u>PSTA approved shade trees (35 points)</u> 	<p><u>5-50</u></p>				

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<ul style="list-style-type: none"> • <u>PSTA approved ADA improvements (35 points)</u> <p><u>-OR-</u></p> <p><u>Designate a loading zone that is easily accessible for transit, carpool, rideshare, or taxi to load and unload passengers. (5 points)</u></p> <p><u>Documentation to Submit: Bus stop improvement plan with PSTA approval OR site plan page number(s) indicating designated transportation loading zone. Submit photos of completed project and applicable invoices.</u></p>					
<p><u>4.7 Walkable Community</u> <u>To promote a more walkable community, utilize strategies of complete streets that promote safe access to all users including pedestrians, bicyclists, motorists, etc.</u></p> <ul style="list-style-type: none"> • <u>Create new access to existing trails = 10 points</u> • <u>Improve sidewalks and paths to be ADA compliant = 5 points</u> • <u>Plant street trees near sidewalk and paths for increased shade = 5 points</u> • <u>Create connections to schools, parks, public</u> 	<p><u>5-55</u></p>				

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<p>facilities, other points of interest = 10 points</p> <ul style="list-style-type: none"> • <u>Install property entrance path from parking area = 5 points</u> • <u>Create connections to main sidewalk system = 5 points</u> • <u>Fill sidewalk gaps = 5 points</u> • <u>Install interior project sidewalks = 5 points</u> • <u>Work with City to update unsafe sidewalks = 5 points</u> <p><i><u>Documentation to Submit: Site plan page number(s) and photos of completed project(s).</u></i></p>					
<p><u>4.8 Façade Prioritization for Walkability</u></p> <p><u>To promote a more walkable community, improve the façade of the property in one of two ways.</u></p> <p><u>Locate all new surface parking lots at the side or rear of buildings, leaving building frontages and streetscapes free of surface parking lots and open for walking/biking. Building entrances must be easily accessible from the public way. (25 points)</u></p> <p><u>- (OR) -</u></p>	<p><u>25-65</u></p>				

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<p><u>Provide structured parking to meet 20% of the total parking requirements. (25 points)</u> <u>Note: Ten additional points will be granted for each additional 20% up to a total of 100% of the parking requirement. In lots at the side or rear of buildings, leave building frontages and streetscapes free of surface parking lots. (up to 40 additional points)</u></p> <p><i>Documentation to Submit: Site plan page number(s), parking percentages, as-built documents.</i></p>					
<p>5.0 GREEN STORMWATER INFRASTRUCTURE <u>Intent: To utilize nature-based solutions for stormwater treatment through capturing and cleaning stormwater to promote improved overall water quality.</u></p>					
<p>5.1 Rain Barrels or Cisterns <u>Reduce water use, stormwater runoff, and erosion by the utilization of rain barrels or cisterns to collect rainwater. The installed rain barrel or cistern shall be directly connected to the on-site irrigation system (1 point per barrel up to 5 points) (1 additional point for every 100-gallons of holding capacity provided, with a max of 5 additional points for 500-gallons of holding capacity).</u></p> <p><i>Documentation to Submit: Site plans page number(s).</i></p>	<p>1-10</p>				

**TABLE 105-28.4(b) MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY
 (“ SUSTAINABLE DEVELOPMENT SCORECARD”)**

TOPIC	Available Points	PHASE 1 – Submitted Points.	PHASE 2 – Submitted Drawings	PHASE 3 – Submitted Documentation	Points Awarded by City
<i>landscape plans if applicable, invoices, holding capacity values if applicable, and photo of the completed project.</i>					
5.2 Rain Garden or Bioretention Cell Collect and filter stormwater from roofs, gutters, driveways, sidewalks, and/or streets through use of a shallow landscaped rain garden. <i>Documentation to Submit: Landscape plans, photo of completed project.</i>	<u>20</u>				
5.3 Bioswale Install a bioswale to collect and filter stormwater from streets, sidewalks, and parking lots using a bioswale system. Bioswales are linear, vegetated ditches that collect, convey, and filter the infiltration of stormwater. <i>Documentation to Submit: Site plan page number(s), landscape plans, photo of completed bioswale(s).</i>	<u>35</u>				
5.4 Permeable Pavement or Pavers Utilization of porous materials that increase the permeability of the property in lieu of traditionally paved or impervious areas for 50% or more of the non-roof impervious site landscape (including sidewalks, paths,	<u>20</u>				

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<u>TOPIC</u>	<u>Available Points</u>	<u>PHASE 1 – Submitted Points.</u>	<u>PHASE 2 – Submitted Drawings</u>	<u>PHASE 3 – Submitted Documentation</u>	<u>Points Awarded by City</u>
<p>courtyards, parking spaces, and patios).</p> <p><i>Documentation to Submit: Site plan page number(s), pervious surface calculations, product invoices, and landscaping plan if applicable.</i></p>					
<p>5.5 Blue Roof <u>Utilization of sealed membrane on all building roofs within the project to temporarily store rainwater and slow the release of water into a connected drainage system.</u></p> <p><i>Documentation to Submit: Site and building plan page numbers. Invoices of blue roof products and materials. Provide details for connected drainage system.</i></p>	40				
<p>5.6 Vault System <u>Stormwater Treatment</u></p> <ul style="list-style-type: none"> • <u>Utilization of a vault system for stormwater management to aid in the increased flow rate due to development.</u> <p><u>-OR-</u></p> <ul style="list-style-type: none"> • <u>Installation of a treatment wetland that creates a natural environment for flora and fauna and aids in the removal of nutrients from stormwater.</u> 	10				

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<u>TOPIC</u>	<u>Available Points</u>	<u>PHASE 1 – Submitted Points.</u>	<u>PHASE 2 – Submitted Drawings</u>	<u>PHASE 3 – Submitted Documenta tion</u>	<u>Points Awarded by City</u>
<p><u>Documentation to Submit: Site plan page number(s), applicable landscape plan, photos/invoices of completed project.</u></p>					
<p><u>5.7 Increased Filtration and Capacity for Stormwater Ponds</u> <u>Achieve a minimum of 50% Florida native plants and 100% Florida Friendly plants in vegetation plan around stormwater pond for increased filtration. (15 points)</u></p> <p><u>Additional points awarded for increasing the holding capacity of the stormwater pond. Points awarded based on the year storm:</u></p> <ul style="list-style-type: none"> • <u>50-year storm = 70 points</u> • <u>100-year storm = 100 points</u> • <u>Over 100-year storm = 150 points</u> <p><u>Documentation to Submit: Site plan page number(s), landscape plan, and storm-year detention pond calculations if applicable.</u></p>	<p><u>15-165</u></p>				
<p><u>5.8 Living Shoreline</u> <u>Installation of living shoreline conversion to increase ecological benefits and storm resiliency through elements such as mangroves, seagrasses, and oysters. Only</u></p>	<p><u>70-170</u></p>				

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<p><u>available for coastal water-front properties.</u></p> <ul style="list-style-type: none"> • <u>50% or more of shoreline = 70 points</u> • <u>75% or more of shoreline = 100 points</u> • <u>95% or more of shoreline = 150 points</u> <p><u>Achieve a minimum of 75% Florida native plants and 100% Florida Friendly plants in vegetation plan for living shoreline. (20 additional points)</u></p> <p><u>Documentation to Submit: Living shorelines site plan and photo of finished project, landscaping plan and plant percentages with scientific Latin plant names used in installation.</u></p>					
	<p><u>6.0 ADDITIONAL STRATEGIES FOR SUSTAINABILITY</u> <u>Intent: To award additional strategies for project sustainability, provide for points to be awarded for developer and property owner innovation of strategies not outlined in the overall scorecard.</u></p>				
<p><u>6.1 Innovative Products or Strategies</u> <u>Incorporate an innovative product or strategy that increases the sustainability of the project or community but is not provided in this Section (i.e. stormwater placard, environmental placemaking, solar art, etc.). Points awarded at the discretion of the</u></p>	<p><u>10-50</u></p>				

**TABLE 105-28.4(b) MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY
 (“ SUSTAINABLE DEVELOPMENT SCORECARD”)**

TOPIC	<u>Available Points</u>	<u>PHASE 1 – Submitted Points.</u>	<u>PHASE 2 – Submitted Drawings</u>	<u>PHASE 3 – Submitted Documenta tion</u>	<u>Points Awarded by City</u>
<p><u>Development Review Committee (10 points for each Innovative Strategy, up to 5 different strategies / products)</u></p> <p><i>Documentation to submit: Product or strategy description, applicable plans and/or receipts / photos.</i></p>					
<p><u>6.2 On-site Gray Water Reuse System</u></p> <p><u>Onsite non-potable gray water reuse systems to use for toilet and urinal flushing in compliance with the Florida gray water program in compliance with NSF 350 or above.</u></p> <p><i>Documentation to Submit: Gray water reuse system, plumbing building plan page numbers, invoices and product sheets.</i></p>	<p><u>20</u></p>				
<p><u>6.3 Higher Flood Plain Management Standards</u></p> <p><u>Resiliency to a project can be achieved through elevating the associated structure(s). Thirty points for each 1 foot of freeboard above the required minimum, for a maximum of 90 points for a total of 3 feet of freeboard above the required minimum.</u></p> <p><i>Documentation to Submit: Site plan page number(s) and proof of building elevation.</i></p>	<p><u>30-90</u></p>				

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<p><u>6.4 Sustainable Art Installation</u> <u>Install art made from eco-friendly materials (5 points)</u> <u>-And / Or –</u> <u>Install an art piece that represents an environmental or sustainability theme. (5 points)</u> <u>Art installation does not need to be public art. Points awarded by the City's Arts & Culture Committee.</u></p> <p><i><u>Documentation to Submit: Art proposal, invoice or receipts, and optional photo of installation. Contact City of Dunedin to be added to Arts & Culture Committee meeting agenda.</u></i></p>	<p><u>5-10</u></p>				
<p><u>6.5 Noise Pollution Reduction</u> <u>Noise pollution negatively impacts people and wildlife. Utilize noise barriers during the construction phase to deflect noise from nearby neighbors. (5 points)</u></p> <p><i><u>Documentation to Submit: Receipt of noise barriers and site plan page number(s) indicating location of barriers during construction phases to ensure they create barriers to all applicable residential neighbors. Map specifying residential neighbors in relation to project site.</u></i></p>	<p><u>5-15</u></p>				

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<u>TOPIC</u>	<u>Available Points</u>	<u>PHASE 1 – Submitted Points.</u>	<u>PHASE 2 – Submitted Drawings</u>	<u>PHASE 3 – Submitted Documenta tion</u>	<u>Points Awarded by City</u>
<p><u>Schedule working hours, especially those involving demolition or pile driving, to occur on weekdays only during less sensitive times. (10 points)</u></p> <p><i>Documentation to Submit: Work schedule.</i></p>					
<p><u>6.6 Light Pollution Reduction</u></p> <p><u>Light pollution negatively impacts local and migrating species of birds, insects, reptiles, and nocturnal mammals. Exceed base code requirements of Section 107-40 by following Dark Sky practices and ensuring all exterior lighting fixtures installed are Dark-Sky approved. (10 points)</u></p> <p><u>Additional points awarded for efforts made to reduce light pollution derived for the interior of the building. This can include motion sensor lights, light timers, warm downward-facing lights, automatic curtains, and window films. (5 points)</u></p> <p><i>Documentation to Submit: Building, electrical plan page number(s) indicating exterior lighting. Receipts / invoices of Darky Sky approved exterior light fixtures. Applicable</i></p>	<p><u>10-15</u></p>				

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TOPIC	<u>Available Points</u>	<u>PHASE 1 – Submitted Points.</u>	<u>PHASE 2 – Submitted Drawings</u>	<u>PHASE 3 – Submitted Documentation</u>	<u>Points Awarded by City</u>
<i>invoices for products or strategies reducing light pollution from building interior.</i>					
<p><u>6.7 Hurricane Preparedness & Hardening</u> <u>Hurricane hardening strategies increase the resiliency of buildings and structures. Design and construct building(s) to meet a recognized hurricane hardening certification standard. These standards are specific and codified focusing on wind, impact, water, and structural resilience. Examples include but are not limited to the Insurance Institute for Business & Home Safety (IBHS) Fortified Program, FEMA’s Coastal Construction Manual, and Florida Building Code. (100 points)</u></p> <p><u>Documentation to Submit: Building and site plan page numbers indicating strategies for hurricane hardening and rating. Applicable certification standard level and invoices of hurricane rated products and strategies.</u></p> <p><u>-OR-</u></p> <p><u>Installation of whole-building hurricane hardening measures including impact windows and doors and strategies to harden roof. (60 points)</u></p>	<p><u>60-100</u></p>				

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<u>TOPIC</u>	<u>Available Points</u>	<u>PHASE 1 – Submitted Points.</u>	<u>PHASE 2 – Submitted Drawings</u>	<u>PHASE 3 – Submitted Documenta tion</u>	<u>Points Awarded by City</u>
<p><i><u>Documentation to Submit: Invoices and/or receipts of hurricane products showing applicable certification standards and/or ratings.</u></i></p>					
<p><u>6.8 Phased Development</u> For projects consisting of 5 acres or greater, and capable of constructing in phases (i.e. a combination project of retail and multi-family housing, a housing development with multiple housing types), the utilization of phased construction in which a section is completed to final stabilization prior to commencement of construction on a subsequent phase of the project. Points based on size and number of phases to be completed. 3 points for 5-10 acre project with two phases. 4 points for 10-15 acre project with three phases. 5 points for projects over 15 acres with at least three phases of development.</p> <p><i><u>Documentation to submit: Phased development plan and schedule with site plans and details outlining phased development process.</u></i></p>	<p><u>3-5</u></p>				
<p><u>TOTALS</u></p>	<p><u>Max of 2415 points</u></p>				

Section 6. APPLICABILITY.

For the purposes of jurisdictional applicability, this ordinance shall apply in the City of Dunedin, Florida. This ordinance shall apply to all applications for development, including building permit applications and subdivision proposals submitted on or after the effective date of this ordinance.

Section 7. CODIFICATION.

It is the intent of the City Commission that the provisions of this ordinance shall be codified and be made a part of the Code, together with any cross-references thereto, may be renumbered to accomplish such codification.

Section 8. SEVERABILITY.

Each provision of this Ordinance shall be deemed separate and severable and if any section or part thereof is held to be invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected.

Section 9. CONFLICT.

That all ordinances or parts thereof inconsistent herewith are repealed and superseded.

Section 10. EFFECTIVE DATE.

This Ordinance shall become effective upon final passage and enactment.

**PASSED AND ENACTED BY THE CITY COMMISSION OF THE CITY OF
DUNEDIN, FLORIDA, THIS _____ day of _____, 20____.**

Maureen "Moe" Freaney
Mayor

ATTEST:

Rebecca C. Schlichter
City Clerk

APPROVED AS TO FORM:

Jennifer R. Cowan
City Attorney

READ FIRST TIME AND PASSED: _____

READ SECOND TIME AND ADOPTED: _____