

ORDINANCE 13-28

AN ORDINANCE OF THE CITY OF DUNEDIN, FLORIDA AMENDING CHAPTER 103 OF THE LAND DEVELOPMENT CODE OF THE CITY OF DUNEDIN BY AMENDING SECTION 103-31-2.1 REGARDING REPLACEMENT CRITERIA OF A HISTORIC STRUCTURE DUE TO ITS CONDITION, NON-COMPLIANCE WITH CURRENT BUILDING, LIFE SAFETY AND FIRE CODES AND/OR ITS LOCATION IN THE FLOODPLAIN AND DETERMINING WHETHER THE SINGLE SITE HISTORIC OVERLAY DISTRICT IS APPLICABLE BASED ON THE DESIGN AND ARCHITECTURE OF THE PROPOSED STRUCTURE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, City staff has reviewed Chapter 103 of the Land Development Code and has determined that certain revisions and additions to Chapter 103 are found to be necessary and appropriate; and

WHEREAS, the Single Site Historic Overlay Zoning District limits the capability of developers to re-develop properties where historic structures should be demolished due to its condition, noncompliance with current codes, or its location in the floodplain; now, therefore

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

Section 1. That Subsection 103-31.2.1 of the Land Development Code of the City of Dunedin shall be amended to read as follows:

103-31.2.1 - Purpose

The purpose of the "SSH" (Single Site Historic) overlay zoning district is to identify and preserve historic sites within the city that are worthy of redevelopment and protection. Historic sites will be identified using the criteria needed to be placed on the National Historic Register. When it is in the public interest to replace a historic structure due to its condition, noncompliance with current building, life safety and fire codes and/or its location in the floodplain, the City Commission shall determine if the "SSH" overlay zoning district is still applicable based on how a new structure maintains the design or architectural style of the old structure. The redevelopment will be conducted in a manner that respects and protects the interest of abutting properties to insure compatibility with existing uses. A development agreement, including a perpetual or time limited restrictive covenant, will be recorded in the public records of the county to insure compliance with the purposes of the "SSH" (Single Sit Historic) overlay zoning district.

Section 2. That this Ordinance shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, THIS 9th day of January, 2013.



Dave Eggers
Mayor

ATTEST:



Denise M. Schlegel
City Clerk

READ FIRST TIME AND PASSED: _____ December 19, 2013

READ SECOND TIME AND ADOPTED: _____ January 9, 2014