ORDINANCE 15-01

AN ORDINANCE AMENDING CHAPTER 104 OF THE LAND DEVELOPMENT CODE OF THE CITY OF DUNEDIN; PROVIDING FOR THE AMENDMENT OF SUBPARAGRAPH (B) OF SECTION 104-10.1; TO AMEND STEP 3 BY DELETING THE TERMS "FINAL DESIGN REVIEW (SEE § 104-24.8) &"; BY AMENDING SECTION 104-24.7.2 TO PROVIDE MANDATORY NEIGHBORHOOD REVIEW OF COMMERCIAL OR INSTITUTIONAL PROJECTS ABUTTING RESIDENTIALLY ZONED PROPERTIES, AND PUBLIC HEARING REQUIREMENTS; BY AMENDING SECTION 104-24.7.3.1 REGARDING NEIGHBORHOOD MEETING AND PUBLIC HEARING REQUIREMENTS; BY DELETING SECTION 104-24.8 IN ITS ENTIRETY; BY AMENDING SECTION 104-24.11.1 TO DELETE "FINAL" FROM "DESIGN REVIEW" IN THE FIRST LINE; TO PROVIDE THAT THE SITE PLAN, ARCHITECTURAL RENDERINGS AND GREEN SPACE PLAN ARE CONCEPTUAL AND MAY NEED TO BE MODIFIED; TO CHANGE THE PERCENTAGE FROM 5 PERCENT (5%) TO TEN PERCENT (10%); TO ADD "OR DECREASE" AFTER "INCREASE"; TO REPLACE THE TERM "AMENDMENTS" WITH "MODIFICATIONS"; AND TO REPLACE THE TERMS "AUTHORIZED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT" WITH "APPROVED"; BY ADDING SECTION 104-80 TRANSFER OF DEVELOPMENT RIGHTS; BY ADDING SECTION 104-80.1 TO PROVIDE THE PURPOSE OF ESTABLISHING PROCEDURES FOR TRANSFER OF DENSITY FROM NONCONTIGUOUS LAND PARCELS TO ANOTHER; BY ADDING SECTION 104-80.2 TO PROVIDE THE PURPOSE FOR THE TDR ORDINANCE; BY ADDING SECTION 104-80.3 REGARDING THE CITY'S AUTHORITATIVE RIGHTS; BY ADDING SECTION 104-80.4 REGARDING TRANSFER OF DEVELOPMENT RIGHTS AND REQUIREMENTS THEREOF; BY ADDING SECTION 104-80.5 REGARDING DETERMINATION OF DEVELOPMENT RIGHTS AND TDR CERTIFICATE; BY ADDING SECTION 104-80.6 REGARDING RESPONSIBILITIES OF ZONING ADMINISTRATOR, APPLICATIONS FOR A DEVELOPMENT PERMIT, AND TRANSFER OF DEVELOPMENT RIGHTS CERTIFICATES; BY ADDING SECTION 104-80.7 REGARDING INSTRUMENT OF TRANSFER OF DEVELOPMENT RIGHTS; BY ADDING SECTION 104-81 REGARDING

DENSITY/INTENSITY AVERAGING; BY ADDING SECTION 104-81.1 REGARDING ESTABLISHING A PROCEDURE FOR DENSITY/INTENSITY AVERAGING BETWEEN TWO CONTIGUOUS LAND PARCELS SUBJECT TO THIS SECTION'S REQUIREMENTS; BY ADDING SECTION 104-81.2 TO PROVIDE THE PURPOSE FOR THE DENSITY/INTENSITY ORDINANCE; BY ADDING SECTION 104-81.3 REGARDING CITY'S INTENT TO EXERCISE ITS AUTHORITY IN ACCORDANCE WITH THE REQUIREMENTS OF F.S. § 163.3171(1) AND THE LOCAL GOVERNMENT COMPREHENSIVE PLANNING AND LAND DEVELOPMENT REGULATION ACT; BY ADDING SECTION 104-81.4 REGARDING RIGHT TO DENSITY/INTENSITY AVERAGE BETWEEN PARCELS; BY ADDING SECTION 104-81.5 REGARDING DETERMINATION OF DEVELOPMENT RIGHTS; BY ADDING SECTION 104-81.6 REGARDING ADMINISTRATION; BY ADDING SECTION 104-81.7 REGARDING INSTRUMENT OF TRANSFER; BY ADDING DEFINITIONS TO APPENDIX A OF THE LAND DEVELOPMENT CODE FOR "RECEIVING PARCEL", "SENDING PARCEL", "TRANSFEREE" AND "TRANSFEROR"; BY REPLACING APPENDIX B OF THE LAND DEVELOPMENT CODE IN ITS ENTIRETY; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, subsequent to the adoption of Chapter 104 of the Land Development Code, certain changes, corrections, and amendments are necessary for the proper functioning of the code; now, therefore

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

Section 1. That Section 104-10.1 of Chapter 104 of the Land Development Code of the City of Dunedin is amended to read as follows:

104-10.1 - Generally

No development or development activity is permitted unless all applicable development approvals are issued in accordance with this chapter. Development approvals are required for all development, unless otherwise stated, to ensure compliance with the various adopted codes, standards, and laws, and to ensure consistency with the comprehensive plan and policies of the city. This division describes procedural elements common to all applications. The specific procedures followed in reviewing various applications for development approval differ. Reference shall be made to the appropriate section in this chapter, which addresses the procedures and requirement of a particular application. Generally, the procedures for all applications have five common elements:

A) Submittal of a complete application, including required fee payments and appropriate information and studies;

B) Review of the submittal by appropriate staff, agencies, and boards;

Step 1 - Concurrency Review (see Chapter 106 - Concurrency)

Step 2 - Preliminary Concept Review (see § 104-24.6)

Step 3 - Parkland Dedication (see § 104-26) if applicable

Step 4 - Infrastructure/Site Construction Plan Review (see § 104-50)

Step 5 - Infrastructure/Site Construction Permit Issuance

Step 6 - Infrastructure/Site Construction Final Inspection and Approval (see § 104-50)

Step 7 - Platting Procedures (see § 104-60)

Step 8 - Recording of Plat (see § 104-60)

Step 9 - Building Permit(s) for Vertical Construction

C) A decision to approve, approve with conditions, or deny

D) If necessary, amending the decision; and

E) Recording the decision.

Section 2. That Section 104-24.7 of Chapter 104 of the Land Development Code of the City of Dunedin is amended to read as follows:

104-24.7 - Neighborhood Participation Plan

104-24.7.1 - Purpose

The purpose of citizen participation is to:

- Encourage applicants to pursue early and effective communication with the affected public in conjunction with applications, giving the applicant an opportunity to understand and attempt to mitigate any adverse impact of the proposed project on the adjoining community and to educate and inform the public;

- Provide citizens and property owners of affected areas with an opportunity to learn about applications and to work with applicants to resolve concerns at an early stage of the process; and

- Facilitate ongoing communication between the applicants, and interested citizens.

104-24.7.2 - Applicability

It is the policy of the city to encourage applicants to meet with surrounding neighborhoods prior to filing an application for a development approval requiring review and public hearing. Neighborhood review is mandatory for any commercial or institutional project abutting any residentially zoned property. At the option of the applicant, citizen participation may be included as a preparatory step in the development process for staff level design review. This section requires neighborhood meetings prior to the public hearing; it requires the documentation of efforts made to resolve any potential concerns prior to the formal application process.

104-24.7.3 - Recommended Procedures for the Neighborhood Participation Plan

104-24.7.3.1 - Meetings

The applicant shall hold at least one meeting with surrounding neighborhoods before the first public hearing.

104-24.7.3.2 - Affected Neighborhood Area

The affected neighborhood area shall include property owners and/or neighborhood associations within the public hearing notice area required by state statute and the LDC (see *§ 104-12 Notice Provisions* of this chapter). Mailed notices to the effected neighborhood area shall include general information about the project and its location, in addition to the date, time, and location where the neighborhood meeting for citizen participation will take place.

104-24.7.3.3 - Report on Implementation of Citizen Participation

The applicant shall provide a written report on the results of his/her citizen participation efforts with the filing of the final design review application. The report shall be forwarded to the reviewing agencies. At a minimum, the citizen participation report shall include details of techniques the applicant used to involve the public, including:

A) Invitation content, dates mailed, list of addresses noticed, and copy of any other meeting notices or publications;

B) Attendance sheet providing the name, address, and contact information of all those participating; and

C) A summary of concerns, issues, and problems expressed during the meeting(s), and how the application will address or is unable to address such concerns, issues, or problems.

Section 3. That Section 104-24.11 of Chapter 104 of the Land Development Code of the City of Dunedin is amended to read as follows:

104-24.11 – Modifications to Approved Design Review Submittals During Infrastructure and Building Permit Approval

The site plan, architectural renderings, and green space plan presented in the Design Review process are conceptual in nature and may need to be modified to satisfy the technical requirements of infrastructure and vertical building permit approvals. Modifications to a previously approved design review submittal shall be classified as either a minor or major revision. Minor amendments may be administratively approved by the appropriate members of the Development Review Committee and will not be subject to review by the local planning agency or city commission. Major amendments will require local planning agency and city commission approval.

104-24.11.1 - Minor Amendments

Minor amendments to an approved ~~final~~ design review application include a shift in on-site location and change in size, shape, intensity, or configuration of less than ten (10%) percent; or a ten (10%) percent or less increase or decrease in either impervious surface or floor area over what was originally approved. Minor modifications may be approved provided that they comply with all of the following criteria:

A) No previous minor amendment has been granted pursuant to this section;

Section 4. That Section 104-80 of Chapter 104 of the Land Development Code of the City of Dunedin is added to read as follows:

104-80 TRANSFER OF DEVELOPMENT RIGHTS (TDR)

104-80.1 - Generally

This section is to establish a procedure for the transfer of density from one noncontiguous land parcel to another noncontiguous land parcel subject to the requirements of this section.

104-80.2 - Purposes

The purposes of this ordinance are to:

(A) Preserve open space, scenic views, critical and sensitive areas, and natural hazard areas.

(B) Retain open areas in which healthful outdoor recreation can occur.

(C) Allow flexibility for the redevelopment of the City's commercial corridors and downtown core.

(D) Protect lands and structures of aesthetic, architectural, and historic significance.

(E) Ensure that the owners of preserved, conserved, or protected land may make reasonable use of their property rights by transferring their right to develop to eligible zones.

(F) Provide a mechanism whereby development rights may be reliably transferred.

(G) Ensure that development rights are transferred to properties in areas or districts that have adequate community facilities, including transportation, to accommodate additional development.

104-80.3 - Authority

In accordance with the requirements of F.S. § 163.3171(1), the city hereby declares its intent to exercise all authority under the Local Government Comprehensive Planning and Land Development Regulation Act for the total area under its jurisdiction and any additional area annexed to the city in the future. Furthermore, the city shall, in its planning, establish policies and plans for areas adjacent to the city to be applicable to such areas upon annexation.

104-80.4 - Right to Transfer Development Rights

Transfer of development rights shall be as provided for in the applicable local government comprehensive plan, special area plans, and land development regulations, subject to the following:

(A) The land use characteristics within any given Countywide Plan Map category shall be consistent with those land use characteristics enumerated for each Countywide Plan Map category, and no transfer of development rights shall be permitted which is inconsistent with the use characteristics of a given Countywide Plan Map category.

(B) There shall be no transfer of development rights from existing developed property, irrespective of whether or not that property has

been developed to the maximum density/intensity permitted under the Countywide Plan and Countywide Rules, except for preservation of archaeological, historical, environmental, or architectural sites or features or for Leadership in Energy and Environmental Design (LEED) building certification purposes.

(C) Transfer of development rights is permitted between all Countywide Plan Map categories except as follows:

1. There shall be no transfer to the Recreation/Open Space or Preservation categories.

2. There shall be no transfer from the Activity Center (AC), Central Business District (CBD), Community Redevelopment District (CRD) or Planned Redevelopment (PR) categories governed by a special area plan, except as may be provided for in such special area plan.

(D) The maximum permitted density/intensity of the Countywide Plan Map category for any parcel of land to which development rights are transferred shall not exceed twenty-five (25) percent of the otherwise maximum permitted density/intensity allowed for each respective Countywide Plan Map category applicable to such parcel, except as may be otherwise specifically provided for as follows:

1. Within the AC, CBD, CRD and PR categories on the Countywide Plan Map governed by a special area plan, the transfer of development rights and permitted increase in maximum density/intensity as a function of such transfer shall be governed by the provisions of the applicable special area plan.

(E) Any transfer of development rights pursuant to this ordinance authorizes only an increase in maximum density or maximum floor area ratio and shall not alter or waive the development standards of the receiving district, including standards for floodplains, wetlands, and [other environmentally sensitive areas]. Nor shall it allow a use otherwise prohibited in a receiving district.

104-80.5 - Determination of Development Rights; TDR Certificate

(A) Where development rights are transferred from a sending parcel, that property shall only be used in a manner and to the extent specified in the transfer and recording mechanism. Any parcel from which development rights are transferred will be limited to the use and density/intensity that remains after the transfer. In particular:

1. The residual development rights on the sending parcel will be limited to the remnant use and density/intensity available under the Countywide Plan Map category, and not otherwise transferred.

2. Determination of available remnant use and density/intensity for any mixed use, or combination of distinct uses, shall be in accord with the consistency criteria as set forth in Sec. 4.2.3 and 4.2.4 of the Countywide Rules.

3. Neither the use nor density/intensity of a sending parcel shall be double-counted and the transfer of development rights shall not result in any combination of use or density/intensity above that which was otherwise permitted under the applicable Countywide Plan Map category for each the sending and receiving parcels, when taken together.

4. A sending parcel from which all development rights are transferred shall not thereafter be available for use except consistent with the use characteristics and density/intensity standards of the Recreation/Open Space category, except for sending parcels classified as Preservation or required to be classified as Preservation as a function of the transfer, in which case such parcels shall be limited to the use characteristics and density/intensity standards of the Preservation category.

(B) Where all development rights have previously been transferred from a sending parcel through a local government approved or Countywide Plan Map approved process, no additional development rights shall be transferable from that sending parcel.

(C) There shall be no transfer of development rights from or to submerged land, or from outside the coastal high hazard area into the coastal high hazard area.

(D) Where development rights cannot otherwise be determined for the Preservation or Recreation/Open Space category based on local government provisions for transfer of development rights, such categories shall be assigned a maximum density/intensity of one (1) dwelling unit or five (5) percent floor area ratio per acre, or both, as is applicable based on the use characteristics to be utilized in the receiving parcel for any transfer of development rights under the Countywide Plan Map and these Countywide Rules.

(E) Where an entire parcel of property is located in a Preservation or Recreation/Open Space category, and the development rights of such parcel have not been and cannot be transferred, such

property shall be permitted a minimum beneficial use subject to the various provisions of these Countywide Rules and the Countywide Plan Map, but private property shall not be taken without due process of law and the payment of just compensation.

104-80.6 - Administration

(A) Zoning Administrator responsibilities:

1. Determining, upon application by a transferor, the development rights that may be transferred from a property in a sending district to a property in a receiving district and issuing a transfer of development rights certificate upon application by the transferor.

2. Maintaining permanent records of all certificates issued, deed restrictions and covenants recorded, and development rights retired or otherwise extinguished, and transferred to specific properties.

3. Making available forms on which to apply for a transfer of development rights certificate.

(B) The application shall be part of an application for a development approval. The transfer of development rights application shall contain:

1. A signed written agreement between the applicant and a proposed original transferor, which contains information required by Section 104-80.6 below and in which the proposed transferor agrees to execute an instrument of such rights on the proposed receiving parcel when the use of those rights, as determined by the issuance of a development permit, is finally approved.

2. A certificate of title for the sending parcel prepared by an attorney licensed to practice law in the State of Florida.

3. Two copies of a signed and sealed survey of the proposed sending parcel and a legal description of the sending parcel prepared by licensed land surveyor.

4. A statement of the type and number of development rights in terms of density or FAR being transferred from the sending parcel, and calculations showing their determination.

5. Applicable fees.

6. Such additional information required by the zoning administrator as necessary to determine the number of development rights that qualify for transfer.

(C) A transfer of development rights certificate shall identify:

1. The transferor and the transferee.

2. A legal description of the sending parcel on which the calculation of development rights is based.

3. A statement of the number of development rights in either dwelling units per net acre or square feet of nonresidential floor area eligible for transfer.

4. If only a portion of the total development rights are being transferred from the sending property, a statement of the number of remaining development rights in either dwelling units per net acre or square feet of nonresidential floor space remaining on the sending property.

5. The date of issuance.

6. The signature of the zoning administrator.

7. A certificate number assigned by the zoning administrator.

104-80.7 - Instrument of Transfer

(A) Any project utilizing transfer of development rights shall require the local government having jurisdiction to provide for a recording mechanism, in a form approved by the Countywide Planning Authority, which shall as a minimum, require written evidence of the transfer of development rights in a document to be recorded in the public records with the Clerk of the Circuit Court for Pinellas County, and a record copy of same to be filed with the PPC.

1. An instrument of transfer shall conform to the requirements of this Section and contain the following information.

(a) The names of the transferor and the transferee.

(b) A certificate of title for the rights to be transferred prepared by an attorney licensed to practice law in the State of Florida.

(c) A legal description and plat of the sending parcel prepared by a licensed surveyor named in the instrument;

(d) The transfer of development rights certificate described in Section 104-80.4 above.

(e) A covenant the transferor grants and assigns to the transferee and the transferee's heirs, assigns, and successors, and assigns a specific number of development rights from the sending parcel to the receiving parcel.

(f) A covenant by which the transferor acknowledges that he has no further use or right of use with respect to the development rights being transferred.

(g) A covenant indicating the number of development rights remaining on the sending parcel and stating the sending parcel may not be subdivided or developed to a greater density or intensity than permitted by the remaining development rights.

(h) A covenant that all provisions of the instrument of original transfer shall run with and bind the sending parcel and may be enforced by the City of Dunedin.

(i) Any other relevant information or covenants.

Section 5. That Section 104-81 of Chapter 104 of the Land Development Code of the City of Dunedin is added to read as follows:

104-81 DENSITY / INTENSITY AVERAGING

104-81.1 - Generally

This section is to establish a procedure for the transfer of density from one noncontiguous land parcel to another noncontiguous land parcel subject to the requirements of this section.

104-81.2 - Purposes

The purposes of this ordinance are to:

(A) Allow flexibility for the redevelopment of the City's commercial corridors and downtown core.

(B) Protect lands and structures of aesthetic, architectural, and historic significance.

(C) Provide a mechanism whereby development rights may be reliably averaged.

(D) Ensure that development rights are averaged between properties in areas or districts that have adequate community facilities, including transportation, to accommodate additional development.

104-81.3 - Authority

In accordance with the requirements of F.S. § 163.3171(1), the city hereby declares its intent to exercise all authority under the Local Government Comprehensive Planning and Land Development Regulation Act for the total area under its jurisdiction and any additional area annexed to the city in the future. Furthermore, the city shall, in its planning, establish policies and plans for areas adjacent to the city to be applicable to such areas upon annexation.

104-81.4 – Right to Density / Intensity Average Between Parcels

Density / intensity averaging shall be permitted as provided for in this section.

(A) Density / intensity averaging may occur from any Future Land Use Map (FLUM) category to any other Plan category, except as follows:

1. There shall be no density / intensity averaging to the Preservation or Recreation/Open Space Plan categories.

2. There shall be no density / intensity averaging from the Activity Center (AC), Community Redevelopment District (CRD) or Planned Re-development (PR) categories governed by a special area plan, except as may be provided for in such special area plan.

3. There shall be no density / intensity averaging from or to submerged land or from outside the coastal high hazard area into the coastal high hazard area.

(B) Density / intensity averaging may occur only in accordance with the following:

1. Aggregation within contiguous property(ies) in the same Plan category based on the maximum density / intensity allowed in that category.

2. Aggregation within contiguous property(ies) in different Plan categories based on the maximum density/intensity allowed in the combination of applicable categories, provided that the subject area does not exceed a maximum area of five (5) acres.

3. Such aggregation of density / intensity as provided for in either A. or B. above shall require the property(ies) to be subject to a local government site plan or comparable approval process and a written record of the density / intensity averaging recorded in the public

record with the Clerk of the Circuit Court for Pinellas County, and a record copy of same filed with the Pinellas Planning Council.

(C) Density / intensity averaging as otherwise governed by these Rules shall be allowed to include any development rights available to, but previously unused by, existing developed property that is being added to or redeveloped using the density / intensity averaging provisions of these Rules.

104-81.5 - Determination of Development Rights

(A) Where development rights are averaged between two parcels, the properties shall only be used in a manner and to the extent specified in the recording mechanism.

104-81.6 - Administration

(A) Zoning Administrator responsibilities.

1. Maintaining permanent records of all certificates issued, deed restrictions and covenants recorded, and development rights averaged between two contagious parcels.

2. Making available forms on which to apply for density / intensity averaging.

(B) The application shall be part of an application for a development permit. The density / intensity averaging application shall contain.

1. A signed written agreement between the two parcel owners.

2. A certificate of title for each parcel prepared by an attorney licensed to practice law in the State of Florida.

3. Two copies of signed and sealed surveys, including legal descriptions, for the proposed parcels prepared by licensed land surveyor.

4. A statement of the type and number of development rights in terms of density or intensity being averaged.

5. Applicable fees.

6. Such additional information required by the zoning administrator as necessary to determine the number of development rights that qualify for averaging.

(C) A density / intensity averaging certificate shall identify:

1. The two parcel owners.

2. A legal description of the two parcels to be averaged on which the calculation of development rights is based.

3. A statement of the number of development rights in either dwelling units per net acre or square feet of nonresidential floor area eligible for averaging.

4. If only a portion of the total density/intensity available for averaging is used, a statement of the number of remaining development rights in either dwelling units per net acre or square feet of nonresidential floor area remaining on the properties.

5. The date of issuance.

6. The signature of the zoning administrator.

7. A certificate number assigned by the zoning administrator.

104-81.7 - Instrument of Transfer

(A) Any project utilizing density/intensity averaging shall require the local government having jurisdiction to provide for a recording mechanism, in a form approved by the Countywide Planning Authority, which shall as a minimum, require written evidence of the density / intensity averaging in a document to be recorded in the public records with the Clerk of the Circuit Court for Pinellas County, and a record copy of same to be filed with the PPC.

1. An instrument of transfer shall conform to the requirements of this Section and contain the following information.

   (a) The names of the parcel owners.

   (b) A certificate of title for the rights to be averaged prepared by an attorney licensed to practice law in the State of Florida.

   (c) A legal description and survey of the parcels being averaged by a licensed surveyor named in the instrument.

   (d) The density / intensity averaging certificate described in Section 104-81.6 (C) above.

(e) A covenant between the parties, their heirs, assigns, and successors, that assigns a specific number of development rights to be averaged.

(f) A covenant by which the transferor acknowledges that he has no further use or right of use with respect to the development rights being averaged.

(g) A covenant indicating the number of development rights remaining on the parcels stating that the parcels may not be subdivided or developed to a greater density or intensity than permitted by the remaining development rights.

(h) A covenant that all provisions of the instrument of averaging shall run with and bind the parcels and may be enforced by the City of Dunedin.

(i) Any other relevant information or covenants.

Section 6. That Appendix A of the Land Development Code shall be amended to add the following definitions:

Receiving Parcel – means a parcel of land that is the subject of a transfer of development rights, where the owner of the parcel is receiving development rights, directly or by intermediate transfers, from a sending parcel, and on which increased density and/or intensity is allowed by reason of the transfer of development rights.

Sending Parcel – means a parcel of land that is the subject of a transfer of development rights, where the owner of the parcel is conveying development rights of the parcel, and on which those rights so conveyed are extinguished and may not be used by reason of the transfer of development rights.

Transferee – means the person or legal entity, including a person or legal entity that owns the receiving parcel that purchases the development rights.

Transferor – means the landowner of a sending parcel in a transfer of development rights.

Section 7. That Appendix B of the Land Development Code shall be replaced in its entirety with the attached Exhibit "A," which is attached hereto and made a part hereof.

Section 8. That this Ordinance shall become effective immediately upon final passage and adoption.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, THIS 23rd day of April, 2015.

Julie Ward Bujalski
Mayor

ATTEST:

Denise M. Kirkpatrick
City Clerk

READ FIRST TIME AND PASSED: April 09, 2015

READ SECOND TIME AND ADOPTED: April 23, 2015

Ordinance 15-01

Exhibit A

Appendix B

PLANT LIST

Plant List for Dunedin Landscape Code

The following plant species are recommended for planting providing the cultural requirements match the cultural conditions of the site where they will be planted.

Species: Includes the plant's scientific name followed by the common name

Native to Florida: Native species are tough, low maintenance, resistant to drought, disease, insects and better adapted to our climate. Many are beautiful and have much greater value to wildlife.

Soil: Xeric (X) is characterized by soils with coarse texture such as sandy soils and soils with good drainage. Xeric soils are typically infertile. Mesic (M) soils are medium textured loamy soils with a mixture of sand, silt and clay particles. They have average fertility and drainage. Hydric (H) soils are dominated by fine-textured clay particles, have poor drainage (retain water) and high fertility. It is important to match the tree to its soil type. Soil pH is a measure of a soil's acidity or alkalinity. Most trees prefer acidic soils, but some grow well in soils that are slightly alkaline.

Drought: Drought refers to a tree's ability to survive drought periods. A tree with a high drought tolerance can survive extended drought periods. However, even the most drought tolerant plants should receive irrigation in urban areas. Typically the driest months in Dunedin are, March, April, May, June and November.

Light: Light describes a tree's light needs. Some trees prefer full sun and will only flower in full sun (FS) while other trees either need partial shade (PS) or full shade (S).

Salt: Salt refers to a tree's ability to withstand aerosol salt spray. Some trees grow in areas of direct salt spray while other trees can only tolerate minimal salt in the air.

Wind Resistance: High wind resistant trees are recommended for our coastal community. Proper pruning for a central leader can help to make trees more wind resistant.

SHADE TREES						
Species	**Native**	**Soil**	**Drought**	**Light**	**Salt**	**Wind Resistance**
Acer rubrum, red maple	Yes	H	Med	FS/PS	Low	Med to Low

Carya glabra, pignut hickory	Yes	X-M	High	FS/PS	Low	High to Med
Carya illinoensis, pecan	No	X-M	High	FS	Low	Med
Celtis laevigata, sugarberry	Yes	M-H	High	FS/PS	Mod	High
Jacaranda mimosifolia , jacaranda	No	M-H	High	FS	Low	Low
Juniperus silicicola, Southern redcedar	Yes	X-M	High	FS	High	Med to Low
Liquidambar styraciflua, Sweetgum	Yes	M-H	Med	FS/PS	Mod	Med to High
Magnolia grandiflora, Southern magnolia and cultivars, City of Dunedin's official tree	Yes	X-M	High	FS/S	Mod	High
Magnolia virginiana, sweetbay	Yes	H	Low	FS/PS	Mod	Med to High
Nyssa sylvatica, blackgum Black tubelo	Yes	H	Med	FS/PS	Mod	Med to High
Peltophorum pterocarpum, Yellow poinciana	No	M	High	FS	Mod	Med to Low
Pinus elliottii, slash pine	Yes	X-M	High	FS/S	Mod	Med to Low
Pinus palustris, longleaf pine	Yes	X-M	High	FS/S	Mod	Med to Low
Pinus taeda, loblolly pine	Yes	M	Med	FS/PS	Mod	Med to Low
Platanus occidentalis, sycamore	Yes	M-H	Med	FS	Mod	Med to Low
Quercus laurifolia, laurel oak	Yes	M-H	Med	FS/PS	Low	Med to Low
Quercus gemintata, sand live oak	Yes	X-M	High	FS/PS	High	High
Quercus nigra, water oak	Yes	M	Med	FS/PS	Low	Med to Low
*Quercus virg*iniana, live oak	Yes	X-M	High	FS/PS	High	High
Taxodium ascendens, pond cypress	Yes	H	Med	FS/PS	Mod	High
Taxodium distichum, bald cypress	Yes	M-H	Med	FS/PS	Mod	High
Ulmus alata, winged elm	Yes	M-H	Med	FS/PS	Mod	Med to High
Ulmus americana, Florida elm	Yes	M-H	Med	FS/PS	Mod	Med to Low
Ulmus parvifolia, Chinese elm Incl. 'Drake', Allee, lacebark etc.	No	X-M	High	FS/PS	Mod	Med to Low

ORNAMENTAL TREES

Species	Native	Soil	Drought	Light	Salt	Wind Resistance
Acacia farnesiana , sweet acacia	Yes	X-M	High	FS	Mod	Med to High
Callistemon citrinus, bottlebrush	No	X-M	High	FS	Mod	Med to Low
Cercis canadensis, eastern redbud	Yes	X-M	High	FS/PS	Low	Med to High
Chionanthus virginicus, fringe tree	Yes	X-M	High	FS/PS	Low	
Cordia boissieri, white geiger	Yes	M-H	High	FS/PS	High	Med to Low
Diospyros virginiana, persimmon	Yes	M	High	FS/PS	Mod	Med to High
Elaeocarpus decipens, Japanese blueberry	No	M	High	FS/PS	High	Med to High
Eriobotrya japonica, loquat	No	X-M	High	FS/PS	Mod	Med to Low
Ilex attenuate, Eagleston holly	Yes	M	High	FS/PS	Mod	High
Ilex cassine, dahoon holly	Yes	H	Med	FS/S	Mod	High
Ilex vomitoria, yaupon holly	Yes	X-M	High	FS/S	High	High
Ilex opaca, American holly	Yes	M	High	FS/PS	High	High
Lagerstroemia indica, crape myrtle	No	X-M	High	FS	Mod	High
Ligustrum japonicum, wax privet	No	M	Med	FS/PS	Mod	Med to High
Podocarpus macrophyllus, Podocarpus	No	X-M	High	FS/PS	Mod	High
Prunus angustifolia, Chickasaw plum	Yes	X-M	High	FS	Low	Med to High
Prunus umbellata, Flatwoods Plum	Yes	X-M	High	FS/PS	Mod	Med to High
Raphiolepis umbellata, Round-leaf hawthorn	No	X-M	Med	FS/PS	High	Med to High
Tabebuia chrysoticha, Yellow trumpet tree	No	X-M	Med	FS	Mod	Med to Low
Tabebuia heterophylla Pink trumpet tree	No	X-M	High	FS	Mod	Med to Low
Viburnum obovatum, Walter's viburnum	Yes	M	Med	FS-PS	High	Med to High

PALMS

Note: Wind resistance depends on how a palm is pruned. Excessively pruned (Hurricane cut) palms have poor wind resistance. Properly pruned palms where just the dead fronds are removed have a higher wind resistance

Species	Native	Soli	Drought	Light	Salt	Wind Resistance
Acoelorrhaphe wrightii Paurotis palm	Yes	M-H	Med	FS/S	Med	Med to High
Bismarckia nobilis, Bismarck palm	No	M	Med	FS/PS	Mod	Unknown
Butia capitata, pindo palm	Yes	X-M	High	FS/PS	Mod	High
Chrysalidocarpus lutescens, Areca palm	No	M-H	Med	FS/S	Mod	High
Livistona decora, ribbon palm	No	X-M	High	FS/PS	Mod	Unknown
Phoenix canariensis, Canary island date palm	No	X-M	High	FS	High	High
Phoenix dactylifera, date palm	No	X-M	High	FS	High	High
Phoenix Robellini, Pygmy date palm	No	X-M	Med	FS/PS	Mod	High
Sabal palmetto, Sabal palm or cabbage palm	Yes	X-H	High	FS/S	High	High
Wodyetia bifurcate, foxtail palm	No	X-M	Med	FS/PS	Mod	Unknown

SHRUBS

Species	Native	Soil	Drought	Light	Salt	Mature Height
Acca sellowiana, pineapple guava	No	X-M	High	FS/PS	Low	8' - 15'
Agarista populifolia, Pipe-stem	Yes	M-H	Med	PS/S	Low	12'
Ardisa escalloniodes, marlberry	Yes	M	High	FS/PS	Low	10 - 20'
Camellia japonica, camellia	No	M	Med	PS	Low	10 - 20'

Callicarpa americana, beautyberry	Yes	X-H	High	FS/S	Mod	6 - 8'
Carissa macrocarpa, natal plum	No	X-M	High	FS/PS	High	2 - 20'
Cocoloba uvifera, seagrape	Yes	X-M	High	FS/PS	High	3 - 35'
Codiaeum variegatum, croton	No	X-H	Med	FS/PS	Mod	3 - 8'
Conocarpus erectus, Silver buttonwood	Yes	X-H	High	FS	High	5 - 50'
Duranta erecta, golden dewdrop	No	X-H	High	FS	Mod	4 - 18'
Eugenia spp, white stopper	Yes	X-H	High	FS/PS	High	6 - 20'
Forestiera segregate, florida privet	Yes	M	High	FS/PS	High	4 - 15'
Feijoa sellowiana, feijoa	No	X-M	High	FS/PS	Mod	8 - 20'
Hamelia patens, firebush	Yes	X-H	Med	FS/S	Mod	5 - 20'
Heptapleurum arboricola Dwarf schefflera	No	X-H	High	FS/PS	Mod	4 - 15'
Ilex cornuta, Carissa holly	No	X-M	Med	FS/PS	Low	3 - 5'
Ilex glabra, gallberry	Yes	M-H	Med	FS/S	High	3 - 7
Ilex vomitoria, Schellings dwarf	Yes	X-M	High	FS/PS	High	4 - 6'
Illicium parviflorum, yellow anise	Yes	M-H	Med	FS/PS	Low	6 - 20'
Ixora coccinea, ixora	No	X-M	High	FS/PS	Mod	6 - 15'
Jasminum multiflorum, Downy jasmine	No	X-M	Med	FS/PS	Low	5 - 10'
Jasminum nitidum, star jasmine	No	M	Med	FS/PS	Mod	10 - 20'
Jatropha integerrima, Jatropha	No	X-H	High	FS/PS	Mod	8 - 15'
Juniperus chinensis Cultivars such as Parsonii	No	X-M	High	FS/PS	Mod	2 - 3'
Ligustrum japonica, Japanese privet	No	X-M	High	FS/PS	Mod	8 - 12'
Lyonia ferruginea, rusty lyonia	Yes	M	High	FS/PS	Mod	10 - 12'
Myrcianthus fragrans Simpson's Stopper	Yes	X-H	Med	FS/S	High	6 - 30'

Myrica cerifera, wax myrtle	Yes	X-H	Med	FS/PS	Mod	10 - 30'
Nerium oleander, 'Petite pink'	No	X-M	Med	FS/PS	High	6 - 10'
Philodendron selloum, selloum	No	M	Med	FS/S	Low	1 - 12'
Philodendron "Xanadu'	No	M	Med	FS/S	Low	1 - 3'
Pittosporum tobira, pittosporum	No	X	High	FS/PS	High	1 - 12'
Plumbago auriculata, sky flower	No	X-M	Med	FS/PS	Mod	4 - 8'
Podocarpus macrophyllus Pringle Podocarpus	No	X-M	High	FS	High	3 - 6'
Psychotria nervosa, wild coffee	Yes	M-H	Med	FS/S	Mod	4 - 10'
Raphiolepis indica Indian hawthorn	No	X-M	High	FS/PS	Mod	2 - 10'
Russelia equisetiformis Firecracker plant	No	X-M	High	FS	High	3 - 5'
Sabal minor, dwarf palmetto	Yes	X-H	High	FS/S	Mod	4 - 9'
Schefflera arboricola Dwarf schefflera	No	X-M	High	FS/S	Mod	
Serenoa repens, saw palmetto	Yes	X-M	High	FS/S	High	6 - 12'
Sophora tomentosa, necklace pod	Yes	X-M	High	FS	High	6 - 10'
Viburnum obovatum 'Reifer's Densa' Walters viburnum	Yes	X-H	High	FS	Low	4 - 8'
Viburnum odoratissimum, Sweet viburnum	No	M	Med	FS/PS	Low	15 - 30'
Viburnum suspensum, Sandankwa viburnum	No	M	Low	FS/PS	Mod	6 - 12'
Zamia floridana, coontie	Yes	X-M	High	FS/PS	High	2 - 3'

VINES

Species	**Native**	**Soil**	**Drought**	**Light**	**Salt**	**Mature Height**
Aster carolnianus, Climbing Aster	Yes	X-H	Med	FS/S	Low	1 - 12'

Bignonia capreolata, Cross Vine	Yes	X-M	High	FS/PS	Mod	1 - 50'
Bougainvilla cvs, Bougainvilla	No	X	High	FS/PS	Mod	4 - 40'
Campsis radicans, Trumpet Vine	Yes	X-M	Med	FS/PS	Low	1 - 40'
Ficus pumila, Creeping Fig	Yes	X-M	High	FS/S	High	1 - 40'
Gelsemium sempervirens, Carolina Jessamine	Yes	X-M	Low	FS/PS	Low	20 - 30'
Ipomoea spp., Morning Glory	Yes	X-M	High	FS/PS	High	10 - 20'
Lonicera sempervirens Coral Honeysuckle	Yes	X	Med	FS/PS	Mod	10 - 15'
Pandorea jasminoides, Bower Vine	No	M	Med	FS/PS	Low	1 - 20'
Passiflora incarnate, Passion Vine	Yes	M	High	FS	Mod	5 - 10'
Petrea volubilis, Queens Wreath	No	X	Med	FS/PS	Low	30 - 40'
Trachelospermum jasminoides, Confederate Jasmine	Yes	X-M	Med	FS/PS	Low	1 - 40'

GROUNDCOVERS

Species	**Native**	**Soli**	**Drought**	**Light**	**Salt**	**Mature Height**
Arachis glabrata, Perennial Peanut	Yes	X-M	High	FS	High	½ - 1'
Dryopteris spp, Autumn Fern	Yes	X	Med	PS/S	Low	1 - 4'
Dysshoriste oblongifolia Twin Flower	Yes	X	High	FS/PS	Low	½ - 1'
Juniperus conferta, Shore Juniper	No	X-M	High	FS	High	1 - 2'
Liriope muscari, Liropie spp.	Yes	X-M	High	FS/S	Mod	1 - 2'
Mimosa strigillosa Sunshine Mimosa	Yes	X-M	Med	FS	Mod	½ - ¾"
Ophiopogon japonicas Mondo Grass	Yes	X-M	Med	PS/S	Mod	½ - 1'

Thelpteris kunthii Southern Shield Fern	Yes	M-H	Med	PS/S	Low	2 - 3'
Trachelospermum asiaticum Asiatic Jasmine	Yes	X-H	Med	FS/PS	Mod	½ - 2'
Trachelospermum jasminoides Confederate Jasmine	Yes	M-H	Med	FS/PS	Low	1 - 3'
Zamia floridana, Coontie	Yes	X-M	High	FS/S	High	1 - 5'
Zamia furfuracea Cardboard Palm	No	X-M	High	FS/S	High	2 - 5'

GRASSES

Species	Native	Soli	Drought	Light	Salt	Mature Height
Eragrostis elliottii Elliott's Grass	Yes	X-M	High	FS/PS	High	1 – 3'
Eragrostis spectabilis Purple Lovegrass	Yes	X-M	High	FS/PS	High	1 - 3'
Muhlenbergia capillaris, Muhly Grass	Yes	X-H	High	FS	High	2 - 5'
Paspalum quadrifarium Crown Grass	Yes	X-M	High	FS	High	3 - 4'
Spartina spp, Cordgrass	Yes	X-H	High	FS	High	3 - 4'
Tripsacum dactyloides Fakahatchee Grass	Yes	X-M	High	FS/PS	Mod	4 - 6'
Tripsacum floridana Florida Gama Grass	Yes	X-H	Med	FS/PS	Mod	2 - 4'