

105-28.2 Required Architectural Styles

105-28.2.1 Craftsman Style

In Dunedin, the Craftsman style occurs mostly in the Southside Neighborhood and in Downtown in the form of small bungalows. The word “bungalow”, from the Hindi *bangla*, or house in the Bengal style, originally referred to a type of colonial dwelling in East India. In the early twentieth century, the American Arts & Crafts movement unofficially adopted it as the ideal Craftsman house. It is a finely detailed style that is most appropriate for single-family detached residential buildings on smaller lots in more urban areas, but as the photo below shows, it is now used in larger multi-family dwellings.

Craftsman



105-28.2.2 Shingle Style

Shingles wrap the house, undulating over oriels, corners, and eyebrow windows. Asymmetry is evident, with cross gables and roof sections of the different pitch, wings, turrets, bays and oriels. Put simply, Shingle Style is described as the Architecture of the American Summer.

Shingle



105-28.2.3 Anglo Caribbean

The architectural traditions that make up the Anglo-Caribbean style are varied and complex. Architects have only recently adopted this term as it most acutely describes the British-influenced architecture in the West Indies. However, the genesis of this term is from the architecture developed for the new town of Windsor in Vero Beach, Florida designed by Duany Plater-Zyberk & Company. The architecture was based upon building traditions in St. Augustine, Florida which is a striking example of hybrid architecture where British colonists built wooden additions directly on top of simple masonry Spanish structures.

This architectural tradition is not prevalent in the City of Dunedin but is historically, culturally and environmentally appropriate and suitable for the Tampa Bay region, the State of Florida, and the entire Gulf Coast. It also provides an additional style consisting of durable masonry buildings suitable for downtown.

Anglo
Caribbean



105-28.2.4 Colonial/Spanish/Mediterranean Revival

In the City of Dunedin, this style was most visibly recognized by the Fenway Hotel, built in 1925-26. The Mediterranean Revival style first appeared in residential construction predominately in Dunedin Isles, a master planned development designed by John Nolen in the early 1920's. Mediterranean homes also appeared sporadically in the Southside Neighborhoods and along Edgewater Drive facing the Gulf of Mexico. The forms of this style are identified by their romantic asymmetry, although the Italian Renaissance brought more formality and symmetry. The most unique features of this style are the simple use of materials - rough stucco and clay tile roofs and the extensive use of arcades, balconies, loggias and lush, intimate courtyards.

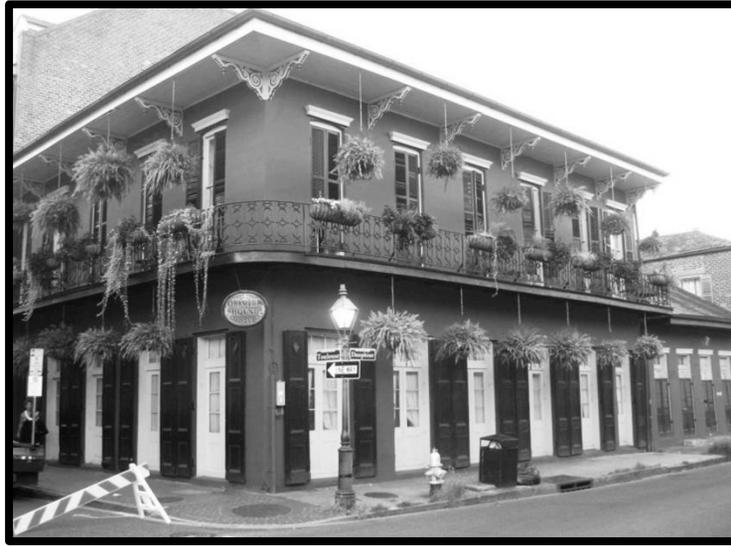
Colonial/Spanish
Mediterranean
Revival



105-28.2.5 French Creole

Historically derived from the French colonists who migrated from Nova Scotia and later settled along the Gulf Coast, French Creole is an architectural tradition commonly found in Louisiana, Mississippi and Alabama. Also influencing this architectural style is the Caribbean building traditions imported from the French colonies in the West Indies. This cross-pollination of building traditions, uniquely adapted to the climate, environment and culture of the region, has resulted in one of the most appealing styles in the Caribbean and Gulf Coast. Although this style is not prevalent in the City of Dunedin today, it is an appropriate tradition to resurrect because of its effectiveness in the region as a timeless and sustainable building tradition. This style is a more permanent and durable masonry architecture that would be a preferred option for commercial and mixed-use development in downtown Dunedin.

French Creole



105-28.2.6 Caribbean

The Caribbean architectural style is defined by its new urbanist feel, featuring large windows, balconies, arches, and the widespread use of wrought iron on upper floors.

Caribbean



105-28.2.7 Coastal Vernacular

Dunedin's Coastal Vernacular style is a broad category that includes primarily wood frame vernacular dwellings absent of decorative features. "Vernacular architecture might well be called the architecture of habit. It is the simplest, most straightforward way of building, the result of pragmatism and familiarity, of custom-rooted and oft-times unconscious preference for basic forms and layouts – even on occasion for certain materials and details. Florida's vernacular tradition of building, during the early settlement period, is commonly referred to as "Florida Cracker" architecture.

**Coastal
Vernacular**



105-28.2.8 Art Deco

The style is described as elegant, functional and modern. A great example of this architectural style is the "Art Deco District" of Miami Beach.

Art Deco



105-28.2.9 Miami Modernist

Miami Modernist architecture or MiMo, is a regional style of architecture that developed in South Florida during the post-war period. The style was internationally recognized as a regionalist response to the International Style and its origins can be found in most of the larger Miami and Miami Beach resorts built after the great depression. Because MiMo styling was a not just a response to international architectural movements but also client demands, themes of glamour, fun, and material excess to otherwise stark, minimalist, and efficient styles of the era became rooted. Miami Modernist is known for its acute angles, boomerangs and trapezoids forms.

**Miami
Modernist**



105-28.2.10 Postmodernism

Post modernism reintroduces ornament, color, decoration and human scale to buildings. Form was no longer to be defined solely by its functional requirements or minimal appearance. In breaking away from modernism, it also strives to produce buildings that are sensitive to the context within which they are built.



105-28.4 SUSTAINABILITY

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 that absorb greenhouse gases and reduce storm water runoff and pollutants; and, encouraging water- efficient landscaping and protecting water resources.

105-28.4.2 Applicability

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

- a. Nonresidential or Mixed-Use Development
 1. Nonresidential or mixed-use development consisting of new buildings or substantial renovations to existing buildings shall achieve a minimum score of 42 points.
- b. Multifamily Residential Development - consisting of new buildings or substantial renovations to existing buildings shall achieve a minimum score of 38 points.
- c. All Other Residential Development - consisting of new buildings or substantial renovations to existing buildings shall achieve a minimum score of 31points.
- d. 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.

105-28.4.3 Exemption

Any project not requiring design review or any project with a Design Review Committee application.

105-28.4.4 Administration

- a. The Sustainability Worksheet shall be submitted with the application for Design Review. The required minimum sustainability points will be certified by the City's Sustainability Coordinator.
- b. Required points must be generated from at least three different categories.

MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY

TABLE 105-28.4 MENU OF SITE AND BUILDING DESIGN OPTIONS FOR SUSTAINABILITY

Points	Points	Submitted Points	Graded Points
1. 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.			
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.	2 to 30		
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).	4		
1.3 Shade Structures Where appropriate, provide shade structures over windows/doors to minimize glare and unwanted solar heat gain. Such structures shall provide shading to at least 50% of the south- and west-facing glazing on June 21 at noon with one additional point granted for each additional 25% of the glazing shaded. Structures may include awnings, screens, louvers, architectural features, or similar devices.	2-4		
1.4 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). <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 and open grid pavement system (at least 50% pervious). (2 points) 	4		
1.5 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)	2-5		
1.6 Covered Parking Locate at least 20 percent of all off-street parking spaces under cover with one additional point granted for each additional 20% of covered parking up to a maximum of 100%. Note: Cover may be provided by a combination of tree canopy, a building, a deck, or a shade structure. Tree canopy coverage to be determined by mature shade trees selected from the City's approved tree list. Additional shaded public parking provided = 1 point for every ten spaces.	1-5		
1.7 Shaded Walkways Provide shaded walkways along a minimum of 60% of all building facades adjacent to or facing streets, drive aisles, outdoor gathering spaces, or parking areas. May be accomplished with additional tree canopy beyond the base landscaping requirement. One additional point granted for each additional 10% provided up to a total of 100%.	1-5		
1.8 Solar-Ready Design <ul style="list-style-type: none"> • 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 all necessary conduit, chases, roof penetrations, roof pitch and orientation. (2 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) • For residential development, offer solar photovoltaic panels or solar thermal hot water heating as a design option. (2 points) 	2-10		
1.9 Energy Efficiency			

<ul style="list-style-type: none"> •Provide energy-efficient lighting such as compact fluorescent or LED lighting throughout a minimum or 75% of the project. (1 point) •Reduce solar heat gain through the use of glazing/fenestration with a U-factor less than .50 and a solar heat gain coefficient (SHGC) less than .30. (2 points) •Provide increased insulation to achieve a minimum R-19 in walls and R-38 in ceilings. (2 points) •Locate HVAC ductwork within conditioned space. (1 point) •Select high-efficiency HVAC equipment for the project. (2 points) 	1-8		
1.10 Green Power Provide at least 10% of the project's total energy consumption through renewable energy sources by engaging in a contract to purchase green power for at least two years. One additional point granted for each additional 10% of the project's total energy provided through green power up to a maximum of 50%. The renewable energy sources must be certified per the Center for Resource Solution's Green-e requirements.	1-5		
1.11 Solar Heated Pool In lieu of gas or electric conventional heating: <ul style="list-style-type: none"> •Lap pool or hot tub. (2 points) •Single-family home. (4 points) max of 6 points per subdivision. •Commercial pool. (6 points) 	2-6		
2. 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.			
2.1 Waste Reduction-Construction Make provisions to recycle/salvage at least 50% of non-hazardous construction and demolition debris.	3		
2.2 Waste Reduction-Composting Provide on-site composting station or location for all occupants with scheduled on site distribution.	2		
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.	3		
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.	2		
2.5 Pet Waste Station One point per approved pet waste station, with a maximum of 2 points.	1-2		
2.6 Cigarette Butt Station One point per approved pet cigarette butt station, with a maximum of 2 points.	1-2		
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.	2		
2.8 Salvage Building Materials <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. (2 points) •Use furniture made from recycled materials, locally-produced materials, sustainably-harvested wood, etc. in the project. (1 point) •Use flooring made from recycled or rapidly renewable materials such as PET carpeting, bamboo, cork flooring, etc. in the project. (1 point) 	1-4		
3. Urban Design Intent: Encourage balanced land uses, new development near existing communities or public transportation infrastructure; support alternative transportation choices; and, improve the mental and physical health of the community by reducing work commute time and increasing time devoted to leisure, community activities, and family.			
3.1 Proximity to Existing Infrastructure			

Site new development so that at least 25% of the perimeter is contiguous with existing development that is already served by public infrastructure, including water, wastewater, reclaimed water, roads, and electric. Replacement of or other on-location improvements to existing infrastructure may be considered existing for the purpose of this option.	3		
3.2 Use Mix Include a minimum of three of the following use types: residential, office, commercial (besides office), or public/institutional. •No use type shall amount to less than 10% or more than 80% of the total development gross floor area. •Individual phases of multiphase projects may have a lesser mix of uses if the applicant provides assurances acceptable to the City that later phases will produce the required mix of uses overall.	3		
3.3 Compact Development/Walkability Locate at least 20% of dwelling units within ½ mile of a mixed-use development, commercial development, religious assembly use, park or school. One additional point granted for each additional 20% of dwelling units within a ½ half-mile distance up to a total of 100%.	1-5		
3.4 Phased Development For projects consisting of 5 acres or greater, and are 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.	3-5		
3.5 Reduced Parking Footprint For a development site, allocate less than 25% of the impervious surface area to surface parking.	2		
3.6 Workforce Housing For developments with a residential component, include a proportionate amount of dwelling units priced for households earning between 80% and 120% of area medium income (AMI.) 1 point for 5% of units, 2 points for 10% of units, 3 points for 15% of units.	1-3		
3.7 Public Art Installation Points awarded by the City’s Arts & Culture Committee	1-5		
4. 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.			
4.1 Minimum Open Space Provide common open space that exceeds the base requirements of Section 105-22 by 10%. One additional point granted for each additional 10% up to a total of 40% above code.	1-4		
4.2 Access to Parks and Open Space Locate or design the project so that a park, publicly-accessible open space, multi-use path, trail or plaza lies within ½ mile of 20% of planned and existing dwelling units and business entrances. One additional point granted for each additional 20% of dwelling units within a ½ half-mile distance up to a total of 100%.	1-5		
4.3 Parkland Dedication For developments that provide land instead paying the fee in lieu of land, one point granted for each ¼ acre provided.	1-5		
4.4 Habitat Conservation-Avoidance Locate the project on a site that does not have significant habitat. For the purposes of this and the following item, “significant habitat” includes: •Habitat for species that are listed or are candidates for listing under state or federal endangered species acts; •Grand tree avoidance •Wetland avoidance •Mangrove avoidance	3		
4.5 Organic Farming Organic sustainable food such as eggs, milk, honey, chicken, beef or pork. Co-op featuring the same items count for points.	1-5		
4.6 Habitat Conservation-Setback			

For projects on a site that has significant habitat, design the site such that all development is a minimum of 100 feet away from such habitat. For the purposes of this item, "significant habitat" is defined in item 4.4 above.	2		
4.7 Habitat Restoration Using only native-friendly plants, restore pre-development native habitat on the project site in an area equal to or greater than 10% of the development footprint. Work with a qualified arborist or landscape architect to ensure that restored areas feature xeriscaping, native and drought tolerant plants.	3		
4.8 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. One additional point granted for community garden space provided for each additional 20% of the project up to 100%.	1-5		
4.9 Tree Canopy Provide trees in an amount that exceeds the base requirements of Section 105- 35 Trees, by 10%. One additional point granted for each additional 10% up to 50% above Code.	1-5		
5. 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.			
5.1 Proximity to Transit Locate the project near existing or planned transit service so that the development is within ¼ mile of a transit stop served by buses with at least one-hour headways.	1-5		
5.2 Charging Stations For new residential, nonresidential and mixed-use buildings, provide charging stations in the parking area. One point per station – max of four.	1-4		
5.3 Pedestrian System Design and build a project such that no block length exceeds 600 feet. •If longer blocks are necessary, mid-block crossings shall be provided every 600 feet. •Exceptions are permitted to avoid incursion into or damage to sensitive natural areas or to accommodate major institutional buildings or uses, such as hospitals, parks, or schools, or for infill developments where the street pattern	5		
5.4 Bicycle Bank Offer 1 point for every \$2,500 donated to the City's decorative bike rack program – max of 3.	1-3		
5.5 Bicycle Circulation Systems Build a network of on-site bicycle pathways that provide safe, continuous bicycle access to all uses within the development site and to land uses on adjacent properties.	2		
5.6 Bike Sharing Program 1 point for every 10 bikes; 2 points maximum.	2		
5.7 Pedestrian/Bicycle Networks (master planned communities only) Provide safe pedestrian and bicycle routes between major residential centers in a development and schools, churches, and other major community facilities and gathering places. •Safety features shall include raised/marked pedestrian crossings, narrow streets, or streets with pedestrian medians, and similar features. (1 point) •Avoid erecting obstructions such as signage and utility poles in sidewalks. (1 point) •Provide separated grade crossings. (1 point)	1-3		
5.8 Facilities for Bicycle Commuters Provide the following: •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	2-4		
5.9 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	5		

other major destinations such as a retail or employment center.			
5.9 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 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)	2-10		
6. Environmental Health Intent: Encourage the use of green building practices in the design, construction, or retrofit of buildings; promote the reuse of land by developing sites where development is complicated by environmental contamination; prevent pollution and erosion from stormwater runoff; and, improve nighttime visibility and reduce glare.			
6.1 Green Building •Use green building materials (recycled materials, locally-produced materials, sustainably-harvested wood, etc.) in the construction of the project. (2 points) •Use furniture made from recycled materials, locally-produced materials, sustainably-harvested wood, etc. in the project. (1 point) •Use flooring made from recycled or rapidly renewable materials such as PET carpeting, bamboo, cork flooring, etc. in the project. (1 point)	1-4		
6.2 Daylighting Incorporate daylighting strategies into the design of the project to minimize the use of artificial lighting.	2		
6.3 Light Pollution Reduction Reduce light pollution by using full cutoff exterior lighting and using down- lighting only.	2		
7. Water Intent: Minimize water use in buildings to reduce impacts to natural water resources; and, minimize outdoor water use for landscape irrigation.			
7.1 Water-Efficient Landscape Limit turf grass beyond base code requirements. •Single-family residential: Turf limited to 25% of landscaped area.	2		
7.2 Water-Efficient Plants 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.	2		
7.3 Landscape Irrigation System 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). (1 pt for drip, 2 pts for subsurface)	1-2		
7.4 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.	1		
7.5 Vault System or Treatment Wetland Stormwater Treatment •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.	4		
7.6 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).	1-4		

8. 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.

8.1 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.

10

8.2 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)

1-2

8.3 Higher Flood Plain Management Standards

One point for each 1 foot of freeboard above the required minimum, for a maximum of 5 points.

1-5