

## **ORDINANCE 15-31**

**AN ORDINANCE OF THE CITY OF DUNEDIN AMENDING IN ITS ENTIRETY CHAPTER 105, DEVELOPMENT STANDARDS, OF THE LAND DEVELOPMENT CODE; PROVIDING FOR THE AMENDMENT OF SECTION 105-21 TO IDENTIFY DEVELOPMENT SUBJECT TO THE DESIGN REVIEW STANDARDS, SECTION 105-22 TO REQUIRE OPEN SPACE IN ALL TYPES OF DEVELOPMENT AND TO UTILIZE THE OPEN SPACE AS PARKLAND DEDICATION FEE (LDO) CREDIT, SECTION 105-23 TO SUPPORT THE CREATION OF A HIGHLY CONNECTED TRANSPORTATION NETWORK FOR PEDESTRIANS, SECTION 105-23.3.1 TO REQUIRE VEHICULAR CROSS-ACCESS EASEMENTS, SECTION 105-23.3.2 TO REQUIRE PEDESTRIAN CIRCULATION IN AND AROUND DEVELOPMENT, SECTION 105-24.2.4.7 TO REVISE THE PARKING REQUIREMENT SCHEDULE AND INCREASE PARKING REQUIREMENTS FOR DOWNTOWN, SECTION 105-24.2.4.8 TO ALLOW FOR OFF-STREET PARKING IN ORDER TO MEET PARKING REQUIREMENTS IN CERTAIN SITUATIONS, SECTION 105-25.4 TO REDUCE THE REQUIRED NUMBER OF AND WIDTH OF LANDSCAPE BUFFERS, SECTION 105-25.5.1 TO SIMPLIFY PARKING LOT LANDSCAPE REQUIREMENTS, SECTION 105-25.2 TO PROVIDE NEW STANDARDS FOR PARKING LOT SCREENING, SECTION 105-27.1 TO PROVIDE FOR DESIGN STANDARDS OF SINGLE-FAMILY AND DUPLEX DEVELOPMENT, SECTION 105-27.2 TO PROVIDE FOR DESIGN STANDARDS OF MULTIFAMILY DEVELOPMENT, SECTION 105-27.2(A)10 TO ESTABLISH DENSITY BONUSES FOR AFFORDABLE HOUSING, SECTION 105-27.3 TO PROVIDE FOR DESIGN STANDARDS OF COMMERCIAL, MIXED-USE AND INDUSTRIAL DEVELOPMENT, SECTION 105-27.3.3 TO REQUIRE EXTERIOR TREATMENT ON PARKING GARAGES WHICH ARE VISIBLE FROM THE RIGHT-OF-WAY, SECTION 105-28.1 TO ESTABLISH ENHANCED BUILDING DESIGN PRINCIPLES, SECTION 105-28.2 TO PROVIDE FOR TEN ARCHITECTURAL STYLE OPTIONS, SECTION 105-28.4 TO PROVIDE FOR ADDITIONAL SUSTAINABILITY REQUIREMENTS OF NEW AND SUBSTANTIALLY IMPROVED BUILDINGS, SECTION 105-29 TO PROVIDE FOR MINOR CHANGES TO THE SIGNAGE REQUIREMENTS, SECTION 105-33.5 TO PROVIDE FOR MULTIMODAL IMPACT FEES, SECTION 105-35 TO PROVIDE FOR SIGNIFICANT CHANGES TO THE REGULATIONS OF TREE REMOVAL, REPLACEMENT AND REPLANTING, AND SECTION 105-41.4.1 TO COMPLY WITH THE FLORIDA BUILDING CODE**

**PERMIT EXCEPTIONS; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.**

**WHEREAS**, the City Commission of the City of Dunedin adopted Ordinance 10-19 in December of 2010, replacing the City of Dunedin Uniform Development Code in its entirety with the City of Dunedin Land Development Code; and

**WHEREAS**, upon adoption of the Land Development Code in 2010, the City Commission determined a reevaluation of the Design Review process requiring City Commission review of certain development projects would be necessary after several years of implementation; and

**WHEREAS**, City staff has conducted exit interviews with developers who have utilized the Design Review process and has recommended that revisions to the design criteria for development projects are necessary; and

**WHEREAS**, suggested revisions to the design criteria include a requirement for common open space which can be utilized for parkland dedication (LDO) credit, the requirement to design for pedestrian circulation and the inclusion of cross-access ways on adjacent lots, new parking, loading and stacking requirements which matches the uses listed within Table 103-60.1- Land Development Code Use Matrix, an increase to the parking requirements for certain uses within the downtown and a provision for off-street parking methods, a reduction in the number and width of parking buffers, revisions to the parking lot landscape requirements, new design standards for single-family, multifamily, commercial, mixed-use and industrial development, density bonuses for affordable housing, a list of ten required architectural styles for all types of development, a menu of site design options for sustainability, revisions to signage regulations, the provision of multimodal impact fees on new development, and building permit exceptions and display; and

**WHEREAS**, suggested revisions to the Land Development Code are significant enough to amend Chapter 105, Development Standards, of the Land Development Code, in its entirety; and

**WHEREAS**, the Local Planning Agency of the City of Dunedin has considered the revisions to the text of the Land Development Code and has recommended the changes are necessary; and

**WHEREAS**, the recommendations of City staff and the Local Planning Agency have been found by the City Commission to be meritorious; now, therefore

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

**Section 1.** That Chapter 105 of the Code of Ordinances of the City of Dunedin is amended in its entirety to read as follows:

**See Exhibit "A" attached hereto**

**Section 2.** That this Ordinance shall become effective upon final passage and adoption and only if Ordinances 15-30 and 15-32 are adopted as well.

**PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, THIS 7th day of January, 2016.**

  
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Julie Ward Bujalski  
Mayor

ATTEST:

  
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Denise M. Kirkpatrick  
City Clerk

READ FIRST TIME AND PASSED:	<u>December 03, 2015</u>
READ SECOND TIME AND PASSED:	<u>December 17, 2015</u>
READ THIRD TIME AND ADOPTED:	<u>January 07, 2016</u>