

# South Douglas Character Overlay

Community Workshop  
**October 28, 2021**

# Welcome! Thanks for coming!

## Why are we here?

- CONCERN: Future development coming in that doesn't match character of the neighborhood (i.e. zoning allows 3 to 5 stories, multi-family that might not fit, larger homes, etc.)
- Build onto past conversations
- Discuss our focus on addressing issues via a "Character Overlay"

### More Specifically:

- You got a notice in the mail
- You own property in the area
- Live or work in the area
- Interested in what happens in the community

# Overview for Tonight

## Presentation (20 Minutes)

- Background (What are we trying to address)
- Character Overlay (How are we addressing)
- Next Steps

## Open House Activities

# Challenges

- Development pressure south of downtown (multi-family, larger homes)
- Proposed development that does not meet character of the area
- Area south of downtown primarily single family homes, some historic
- 1980s adjustments to zoning

# Purpose & Strategy

- Develop a Character Overlay



# Background: Concerns

## Multi-family and Heights



## Larger Homes



# Background: 2017 Vision Update

## Dunedin Vision 2017 Update

- Identified multi-family zoning entitlements as threat
- Smaller scaled buildings (1 to 3 stories) preferred
- Concern that new developments will negatively impact the current “character”
- Historic preservation



# Background: Where Have We Been?

What has been done?

- 2019 Study looked at number of strategies in smaller area
  - Rezoning
  - Form-Based Code
  - Character Overlays
- 2020: Voluntary (Re)Zoning Effort
- 2021: Zoning in Place (ZIP) –
  - In place until January 2022
  - Develop a Character Overlay



# Background: 2019 Study - Styles



Mediterranean Revival

Average Score: 2.54



Coastal Vernacular

Average Score: 3.03



Craftsman

Average Score: 4.57



# Background: 2019 Study – Types/Height



Different Sized Units  
(supports various income levels)

Average Score: 2.31



Bungalow Court

Average Score: 3.57



Tiny Homes

Average Score: 3.08



1-2 Floors

Average Score: 3.24



3 Floors

Average Score: 1.84



4+ Floors

Average Score: 1.16

1 ← Neutral → 5  
Very Negative      Very Positive

# Overview for Tonight

## Presentation (20 Minutes)

- Background
- Discuss Character Overlay

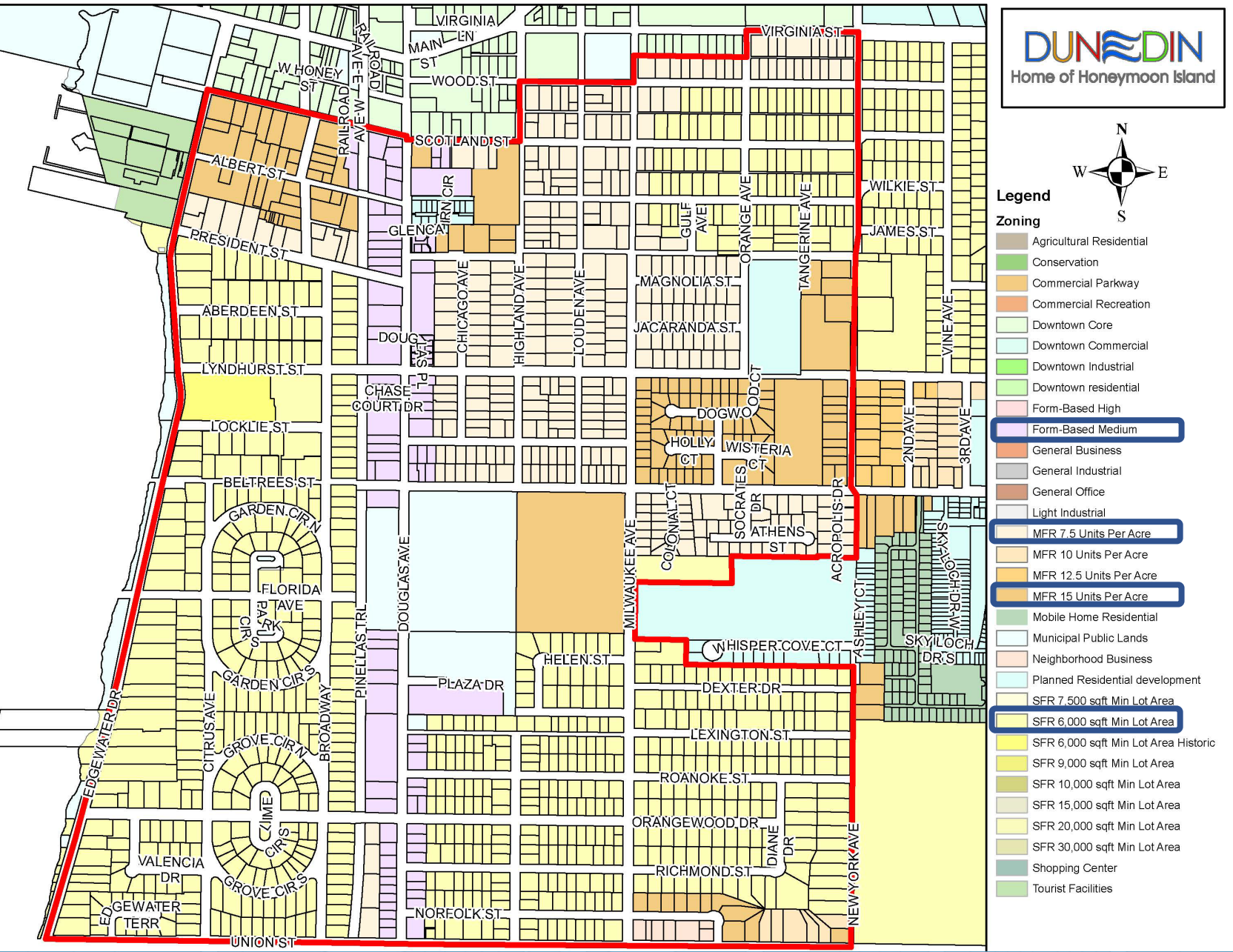
## Open House Activities

# What is a Character Overlay?

- Applies to a specific geographic area (typically with transitions)
- Maintains underlying zoning districts
- Additional rules on how property can be developed and redeveloped
- Looks at neighborhood design compatibility



# Dunedin Zoning: What does this apply to?



## Zoning in Progress includes:

- **MF-7.5**  
Multi-Family Residential  
(7.5 Units/Acre)
- **MF-15**  
Multi-Family Residential  
(15 Units/Acre)
- **FX-M**  
Form-Based Medium
- **R-60**  
Single Family Residential  
(6,000 Sq. Ft. Min Lot Area)

# What an Overlay is not?

- Removal of base zoning (existing rights)
- Does not change density or entitlements
- A solution for everything



# Character Overlay: Pros

- Encourages property owners to participate in the process within their neighborhoods
- Encourages new construction that will lead to the continuation, conservation, and improvement of neighborhoods
- Protects **neighborhoods distinct identities**



# South Douglas Character Overlay DRAFT

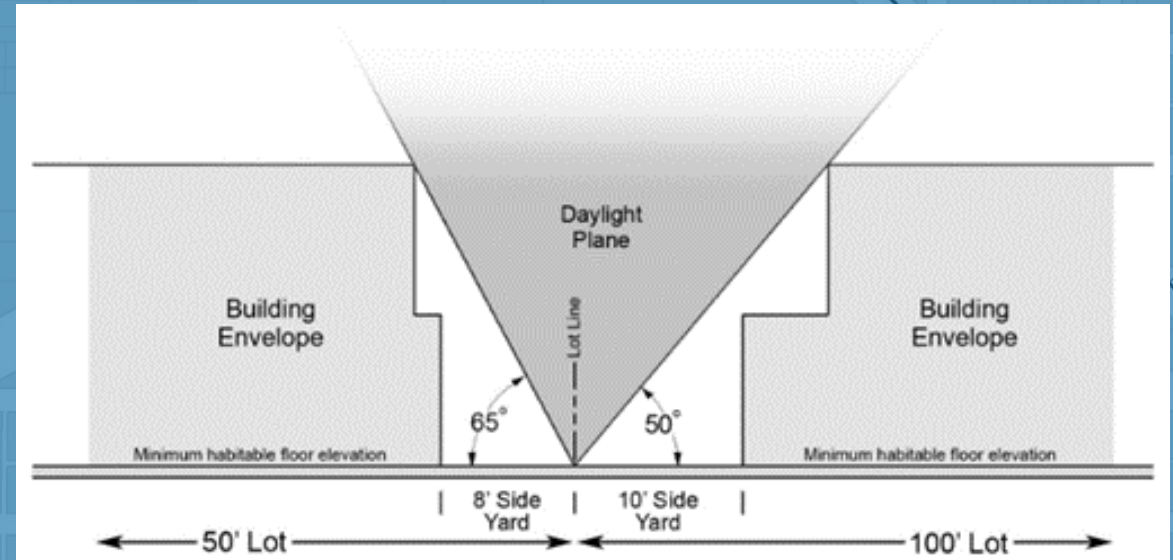
- **Overall:** Requirements for development in the area
- **Purpose:** To further the goals, objectives, and policies of the Comprehensive Plan relating to compatibility and preserving neighborhood character.

## **OBJECTIVE 2.9:**

**Evaluate development and redevelopment for compatibility with the surrounding land and its uses. Development and redevelopment deemed not compatible will be denied. Compatibility shall be broadly defined to include physical dimensions, compatibility with surrounding properties, economic use compatibility, architectural compatibility with commercial areas and residential areas, and other matters that are relevant to the integration of the proposed development or redevelopment into the portion of the City which it is located.**

# South Douglas Character Overlay DRAFT

- **Issue:** Height and Larger Homes  
(Compatibility Concerns)
- **Addressed:** Daylight Plane





# Compatibility Concerns



# South Douglas Character Overlay DRAFT

- **Issue:** Homes not meeting the Character
- **Addressed:** Building Design
  - Orientation
  - Garage/carport placement (parking)
  - Building elevation



# South Douglas Character Overlay DRAFT

- **Issue:** Homes not meeting the Character
- **Addressed:** Architectural Style
  - Standards
    - Exterior building materials
    - Front porches or balconies
    - Roof lines
    - Windows and Doors
  - Styles
  - Craftsman, Mid-Century Ranch, Coastal Vernacular, Mediterranean Revival



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## Presentation (20 Minutes)

- Background
- Discuss Character Overlay
- Next Steps

## Open House Activities

# Next Steps

- Further development of the Character Overlay (Oct. – Dec.)
- Local Planning Agency (November 17)
- City Commission (December)



# Questions?