

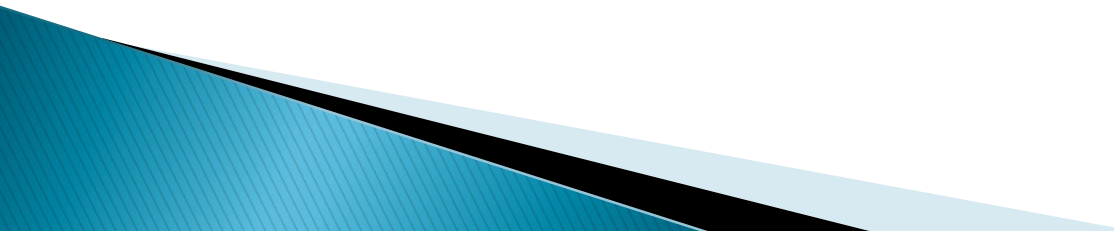
**President Street
Neighborhood Meeting
Voluntary Rezoning to
Single-Family Residential (R-60)**

Dunedin Library Meeting Room B

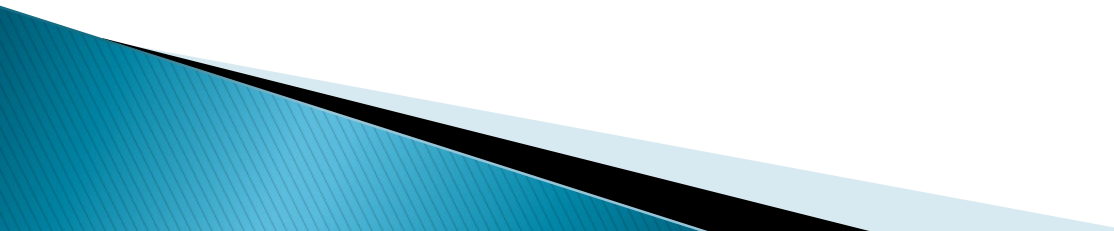
Tuesday, December 8, 2020

6:00 p.m.

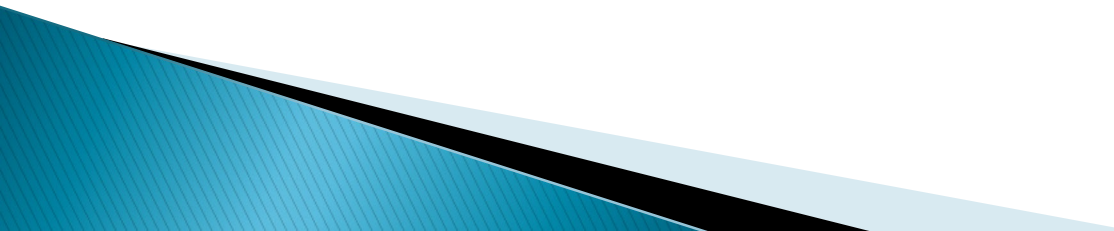
Agenda

- ▶ Introductions and Opening Remarks
 - ▶ Project Background
 - ▶ Zoning Designations – MF-7.5 v. R-60
 - ▶ Voluntary Rezoning v. Overlay District
 - ▶ Questions and Comments
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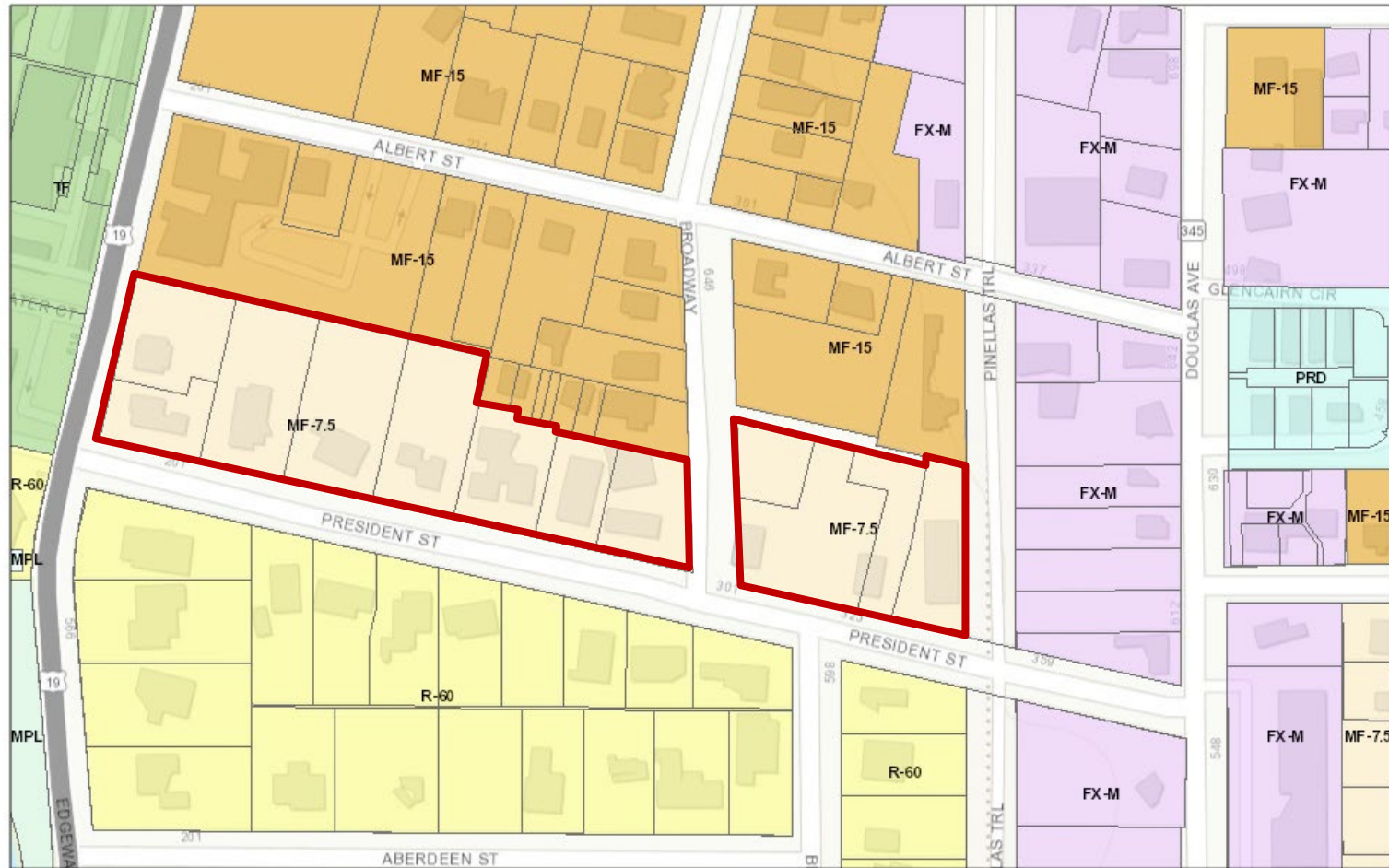
City Staff

- ▶ Jennifer K. Bramley, City Manager
 - ▶ Lael Giebel, Assistant to the City Manager
 - ▶ Joseph A. DiPasqua, Interim Director of Community Development
 - ▶ Frances Sharp, Planner II
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Project Background

- ▶ 2017 Visioning Exercises
 - ▶ City Commission Strategic Planning Sessions
 - ▶ Neighborhood Meeting - July 23, 2019
 - ▶ Neighborhood Meeting - November 18, 2019
 - ▶ Commission Workshop - December 10, 2019
 - ▶ President St Neighborhood (virtual) Meeting - September 24, 2020
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President Street Zoning Map



12 PARCELS TOTAL

Zoning – MF-7.5 v. R-60

- ▶ What is zoning?
- ▶ Current Zoning District Designation on North Side of President Street
 - Multifamily Residential (MF-7.5)
- ▶ Single-Family Residential Zoning District Designation
 - Single-Family Residential (R-60)
- ▶ MF-7.5 v. R-60

What is Zoning?

- ▶ Divides the city into zoning districts
- ▶ Separates land uses for the safety and welfare of the public (i.e. industrial, residential)
- ▶ Rules on how property can be developed and how big it can be
 - What types of land uses
 - Height, location of building on a lot
 - How many units can be built
 - How much space it takes up on a property

Current Zoning District Designation on the North Side of President Street

- ▶ MF-7.5
 - Multifamily Residential
 - Permitted Uses
 - Dimensional Standards



Single-Family Residential Zoning

- ▶ R-60
 - Single-Family Residential
 - Permitted Uses
 - Dimensional Standards



MF-7.5 v. R-60



MF-7.5

- Up to 7.5 units per acre
- Housing type flexibility
- Mostly duplex and cluster apartments
- Encourages the use and reuse of small older lots



R-60

- Single-family detached
- 7.5 units per acre
- Duplexes and apartments may be allowed with Conditional Use approval

Density Example: MF-7.5 v. R-60

- ▶ 110' x 200' lot = 22,000sf
- ▶ 22,000sf = 0.51 acres
- ▶ $0.51 \times 7.5 \text{upa} = 3.83$ or 4 dwelling units

MF-7.5 Zoning District

- ▶ 110' x 200' lot = 22,000sf
- ▶ 22,000sf = 0.51 acres
- ▶ One (1) single-family residence + 1 accessory dwelling unit

R-60 Zoning District

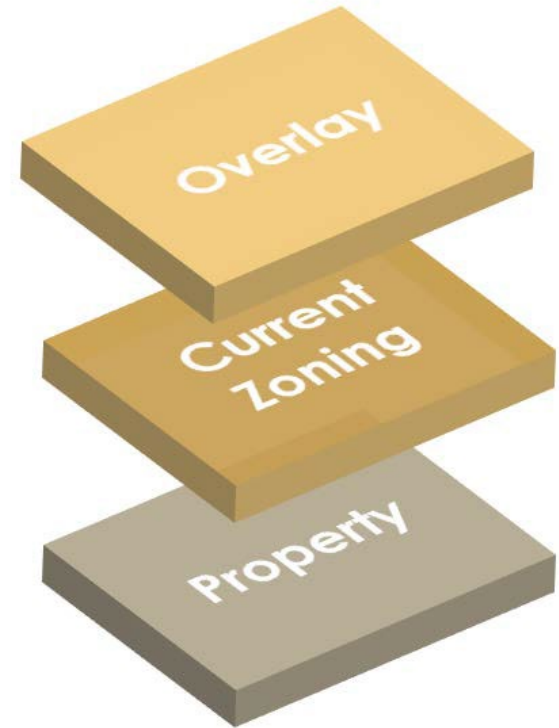
Voluntary Rezoning

- ▶ Residents choose to change their property's zoning district designations
 - Resident led effort
 - Changes permitted land uses
- ▶ Process
 - Local Planning Agency
 - City Commission
- ▶ Disclaimer to “down” zoning
 - Potential for making existing structures nonconforming
 - Change in permitted density and dimensional standards



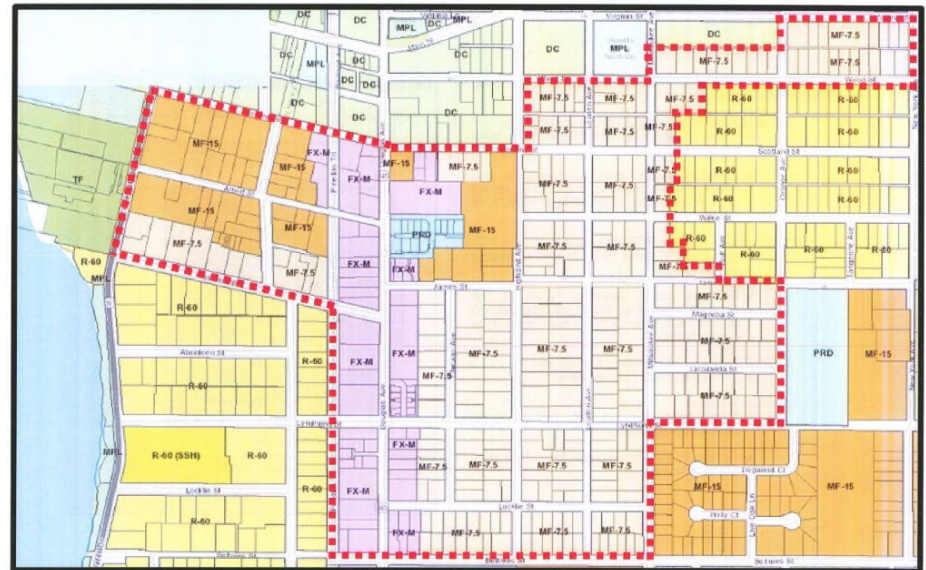
Overlay District

- ▶ Placed over existing zoning to protect a resource or encourage a certain development type
- ▶ Existing zoning doesn't change
- ▶ Regulates
 - Building Height
 - Building Placement
 - Lot Size
 - Setbacks
 - Street Frontage
 - Parking (location and area)
- ▶ City's Position



Summary

- ▶ Project Background
- ▶ Zoning
 - MF-7.5
 - R-60
- ▶ Voluntary Rezoning
 - Process
 - Potential Issues
- ▶ Overlay District



Questions?

