

South Douglas Character Overlay

Community Workshop
February 15, 2022

Presentation Overview

- Recap of Purpose
 - Provide an update on the overlay
- Recap of Outreach Events and draft Character Overlay elements
- Next Steps

Why Are We Here

Zoning in Progress (ZIP) until End of April 2022

- Standards below are temporary!
- Related to the Overlay, but not the standards being included!

ZIP Standards

- Addresses architectural styles
- New construction or development does not exceed a single-story - may not exceed 18' in height (Height)
- The new construction or development does not include more than a single dwelling unit (excepting ADU requests)
- The new construction or development traverses/crosses a parcel property line regardless to common ownership

RESOLUTION 21-33

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, EXTENDING THE ZONING IN PROGRESS INVOKED BY RESOLUTION 21-08 FOR AN ADDITIONAL 120 DAYS WHILE CITY STAFF AND ITS CONSULTANTS COMPLETE THEIR RESPECTIVE WORK; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Dunedin (the City) by and through its City Charter has all powers of home rule authorized by The Florida Constitution; and

WHEREAS, the City has invoked the "Zoning In Progress" doctrine to develop a character overlay district by adoption of Resolution 21-08 on May 6, 2021; and

WHEREAS, the Zoning in Progress invoked by Resolution 21-08 for the Overlay District and Study Area, as both terms are defined therein, is scheduled to expire on January 1, 2022;

WHEREAS, additional time is needed to review, study, investigate impacts, hold public hearings, and promulgate proposed regulations and amendments to the Land Development Code for the Overlay District; and

WHEREAS, the City's professional staff and its Consultant, Kimley-Horn and Associates, Inc., reasonably estimate that it will take an additional 120 days (until April 30, 2022) to complete the study, investigate impacts, and promulgate proposed regulations and amendments to the Land Development Code for the Overlay District; and

WHEREAS, a present need continues to exist to continue to preserve the status

Recap of Purpose

- CONCERN: Future development coming in that doesn't match character of the neighborhood
- PURPOSE: Develop a character overlay for South Douglas by addressing:
 - Building Design
 - Compatibility Concerns
 - Architectural Styles

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



What an Overlay is not?

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



Compatibility

- **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.

Components of the overlay

3 Main Components

- ① **Daylight Plane**
*Addressing Compatibility Concerns
(Mass and Height of homes)*
 - ② **Orientation of homes**
Addressing character of the area
 - ③ **Architectural Requirements**
Addressing character of the area
- **Other Components being discussed:**
 - *Process and clarity*
 - *Refine lot combination suggestions*
 - *Address parking*



1 Daylight Plane: What is it?

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

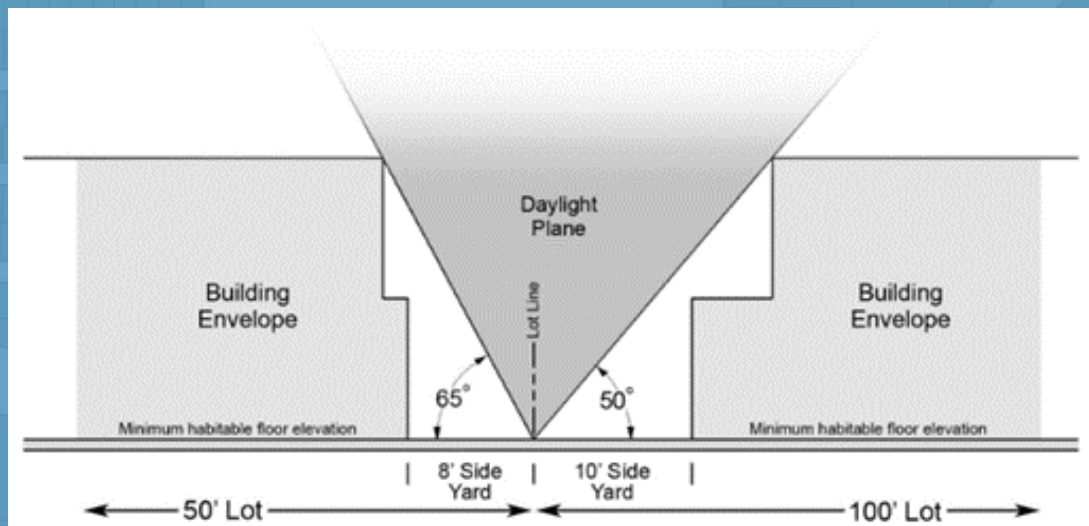


EXHIBIT A

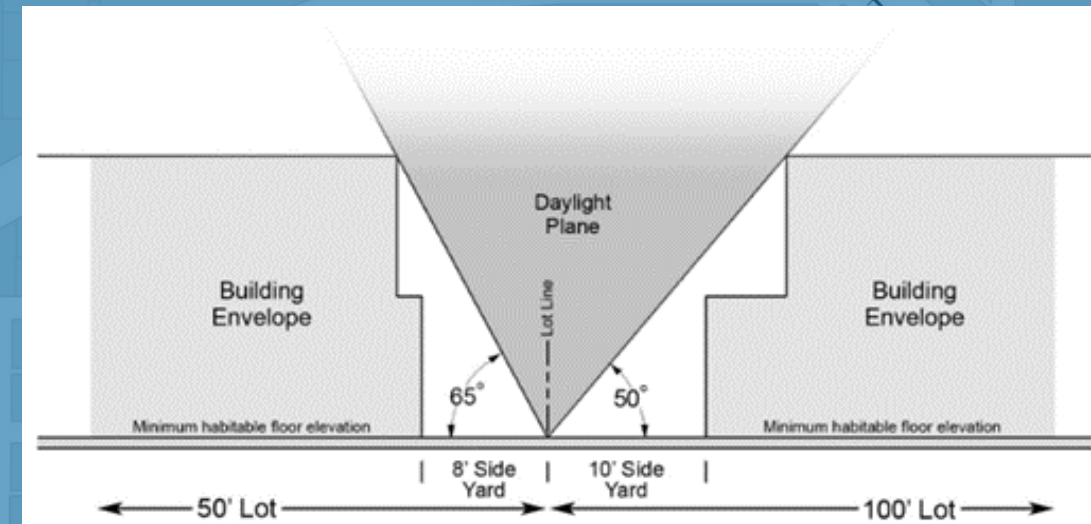
Lot Width (feet)	Daylight Plane Angle (degrees)	Lot Width (feet)	Daylight Plane Angle (degrees)	Lot Width (feet)	Daylight Plane Angle (degrees)	Lot Width (feet)	Daylight Plane Angle (degrees)	Lot Width (feet)	Daylight Plane Angle (degrees)
50 or less	65	60	62	70	59	80	56	90	53
51	65	61	62	71	59	81	56	91	53
52	64	62	61	72	58	82	55	92	52
53	64	63	61	73	58	83	55	93	52
54	64	64	61	74	58	84	55	94	52
55	64	65	61	75	58	85	55	95	52
56	63	66	60	76	57	86	54	96	51
57	63	67	60	77	57	87	54	97	51
58	63	68	60	78	57	88	54	98	51
59	62	69	59	79	56	89	53	99	50
								100 or more	50

1

Daylight Plane: What have we heard

1st Public Meeting: October 28, 2021

- General Comments
 - Prefer to see **impervious surface or open land percentage**
 - Request for more information on **sides/back** for **corner lots**
 - How will **non-compliant structures** be addressed?
- Concerns:
 - **Limiting square footage** and development rights
 - Is the overlay concept **scalable**?
 - Impact to **trees**



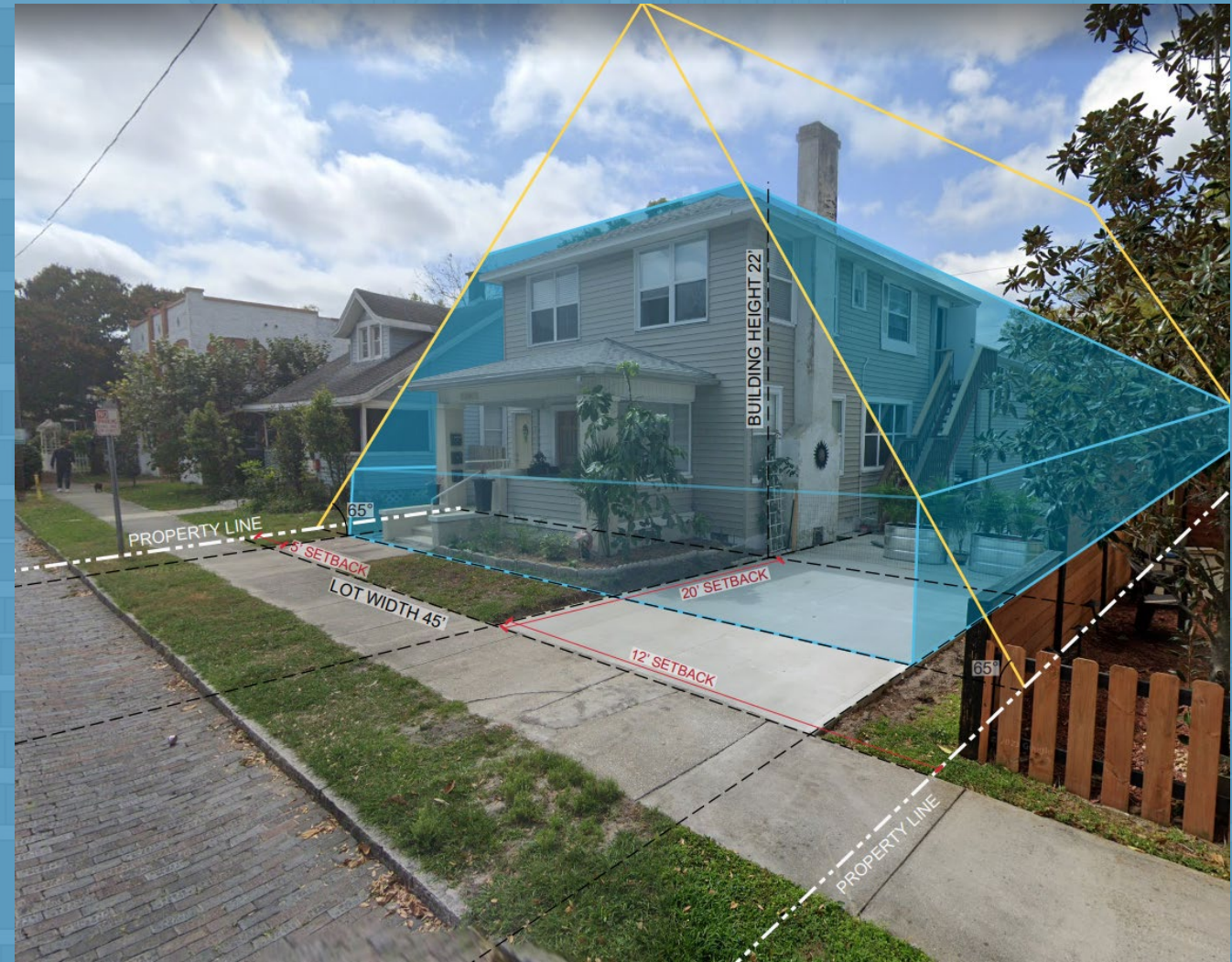
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Daylight Plane Example: (Mass and Height) Option 1



1 Daylight Plane Example: Option 1

- Example of a home that could fit within the proposed standards



2 Daylight Plane Example: Option 2

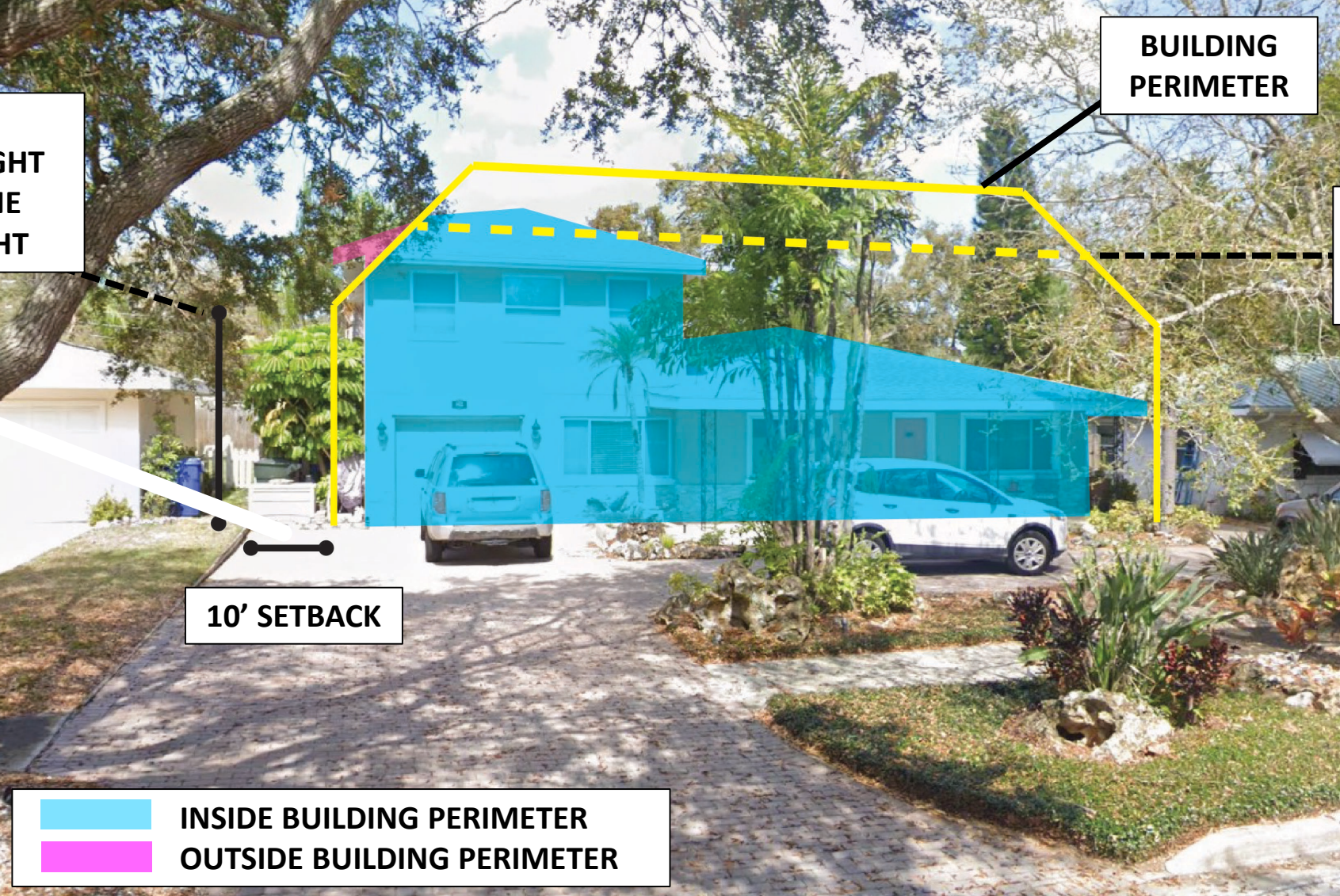
Utilizes existing setbacks

15' DAYLIGHT PLANE HEIGHT

BUILDING PERIMETER

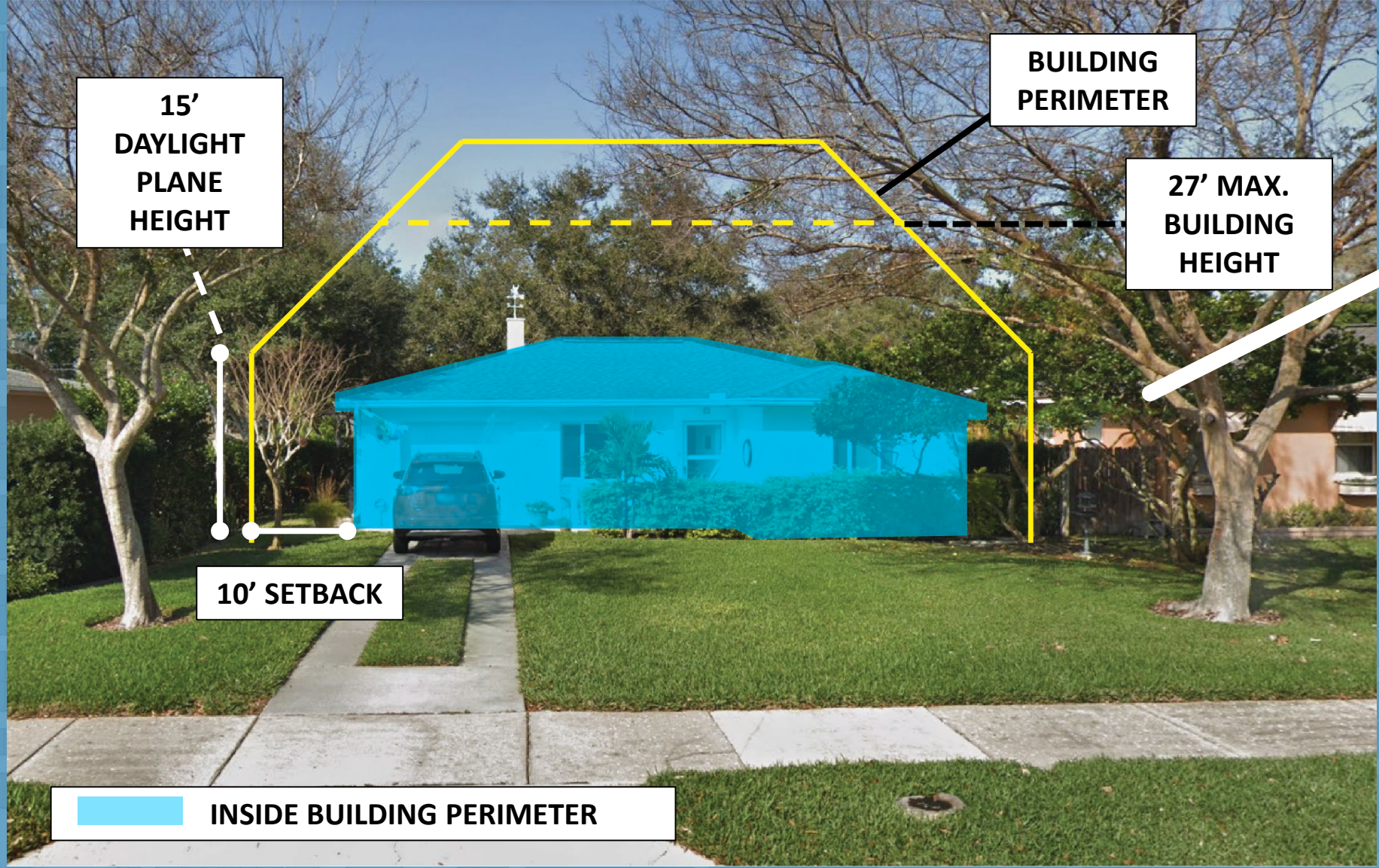
27' MAX. BUILDING HEIGHT

10' SETBACK



INSIDE BUILDING PERIMETER
OUTSIDE BUILDING PERIMETER

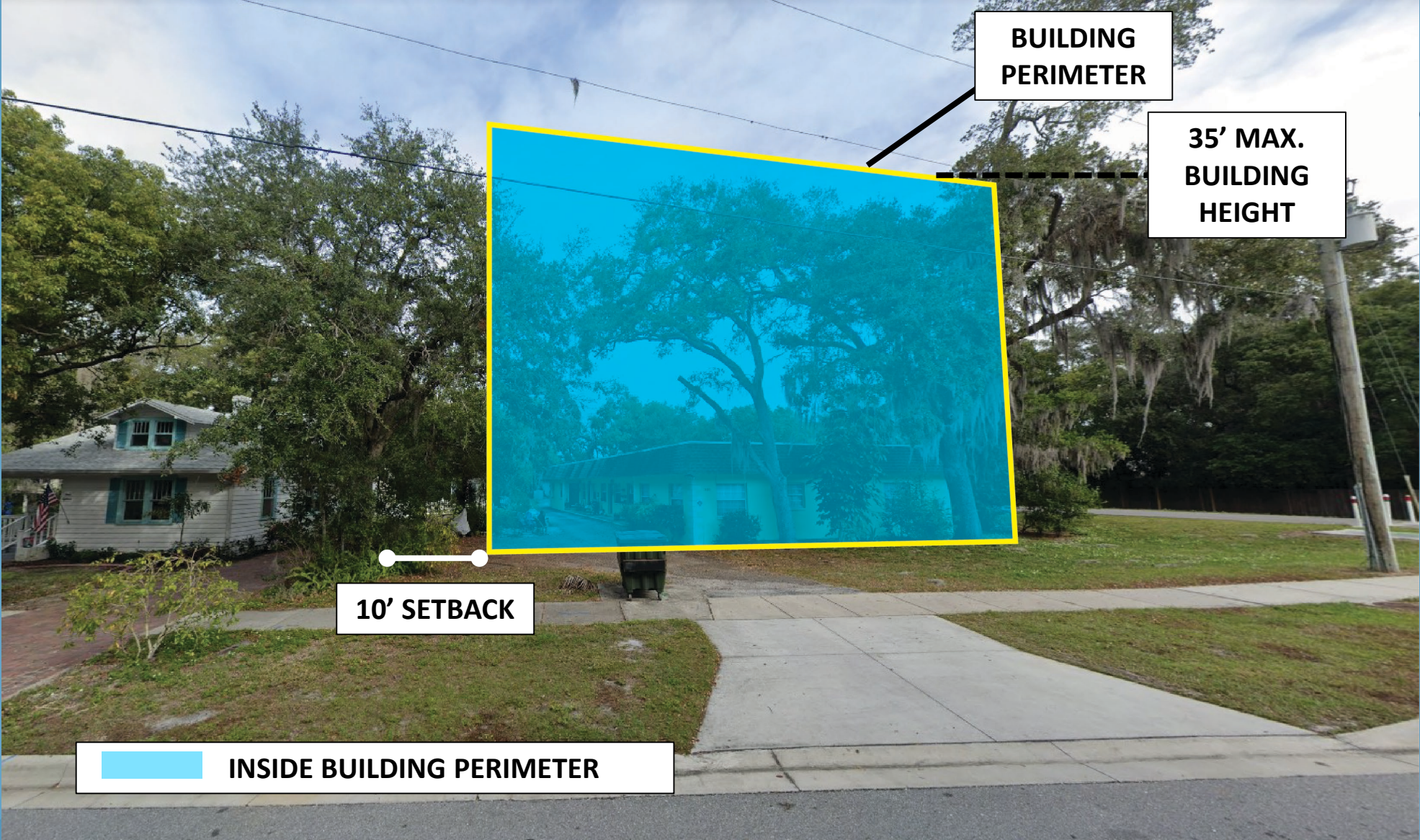
2 Daylight Plane Example: Option 2



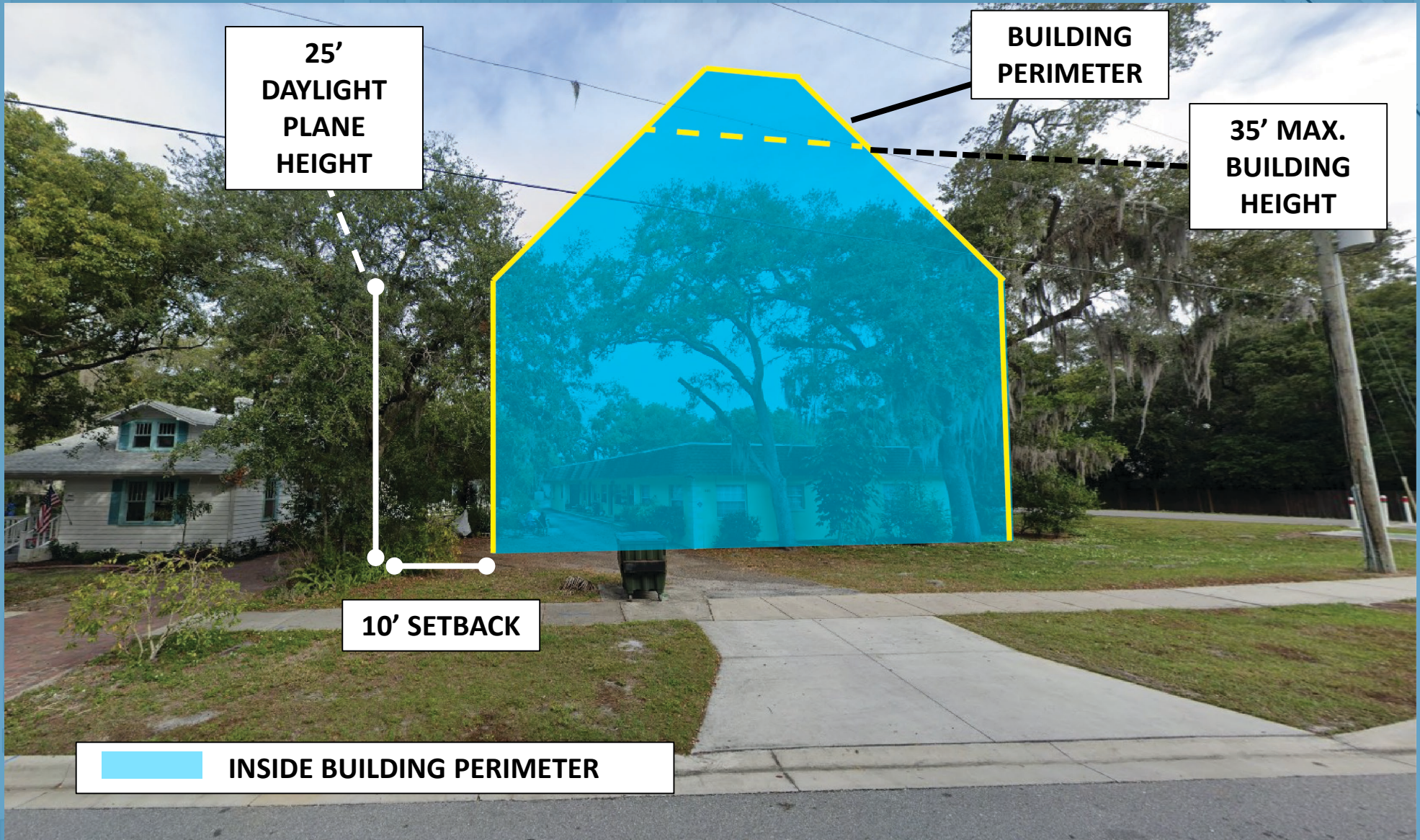
Fits character

INSIDE BUILDING PERIMETER

2 Daylight Plane Example: Option 2



2 Daylight Plane Example: Option 2



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Update on Other Considerations Brought up

- Maximum residential intensity allowed on parcels or maximum residential building coverage

		NT-1	NT-2	NT-3
Minimum Lot Width	Residential	45 ft.	50 ft.	60 ft.
	Nonresidential	180 ft.	200 ft.	240 ft.
Minimum Lot Area (square feet)	Residential	4,500	5,800	7,620
	Nonresidential	22,860	25,400	30,480
Maximum Residential Density (units per acre)		15 (1 principal unit and 1 accessory unit per lot) ⁽¹⁾	15 (1 principal unit and 1 accessory unit per lot) ⁽¹⁾	7 (1 principal unit; accessory unit not permitted)
Maximum Residential Intensity (floor area ratio) ⁽²⁾⁽³⁾		0.50	0.40	0.40
Maximum Nonresidential Intensity (floor area ratio)		0.50	0.50	0.40
Maximum Residential Building Coverage (includes all enclosed structures) except where the primary structure is one story then a 0.60 building coverage is allowed		0.55	0.55	0.55
Maximum Impervious Surface (site area ratio)	Residential	0.65	0.65	0.65
	Nonresidential	0.55	0.55	0.55

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Building Design

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



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Architectural style

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



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Architectural style: What have we heard 1st Public Meeting: October 28, 2021

General Comments:

- Range of responses
 - **Like traditional home styles**, some **want more flexibility**
 - **Some dislike for modern styles**
 - **Apply to ADUs**

Concerns:

- Range of responses
 - **Do not like added restrictions**
 - Some mentioned mid-century homes not meant to be permanent)
 - **Focus on the size and character** of homes
 - Dislike older homes torn down



What We Have Heard

1st Public Meeting: October 28, 2021

Character Overlay Process

General Comments:

- Seeking **well-defined process** for future residents
- **Mixed feelings on multi-family** development and mixed housing
- Desire for **information** on existing overlay applications
- Setback needs **for Edgewater**

Concerns:

- Concerns over **compatibility and character (2 stories)** verbiage
- Parking
- Questions on **how compatibility will be reviewed**
- Need for enforcement, **not allowing variances**

Next Steps

- LPA – Anticipated March 9, 2022
- Commission First Meeting – April 7, 2022
- Commission Second Meeting – April 21, 2022



Questions?

