

South Douglas Character Overlay

Local Planning Agency
March 22, 2022



Presentation Overview

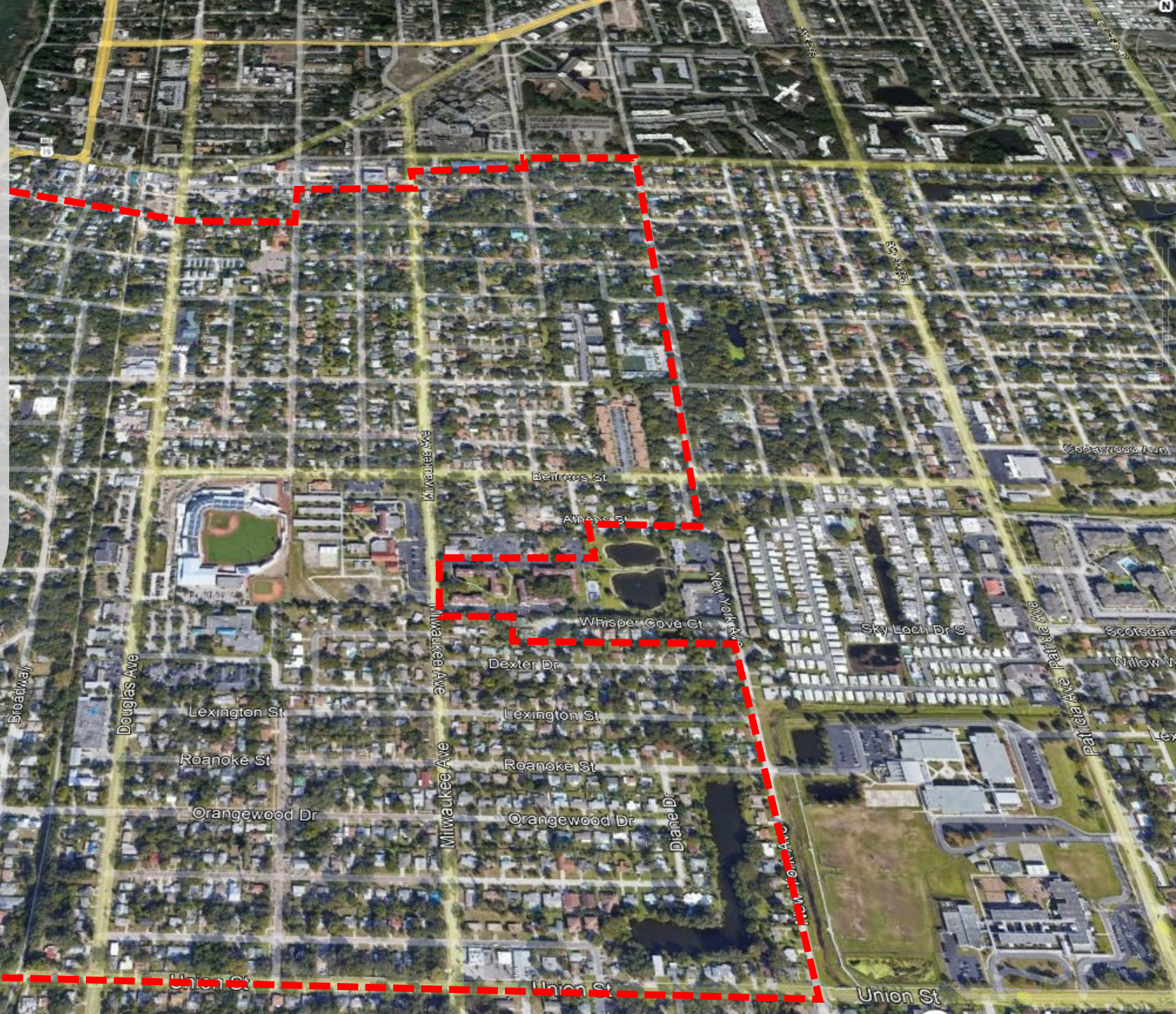
- Recap of Purpose/Why are We Here?
- What We Have Heard?
- Overlay Mechanics
- Next Steps

Challenges

- Development pressure in South of Downtown neighborhoods
- Proposed new development does not meet the existing character of the area (scale and bulk)
- Area south of downtown primarily single family homes, some historic
- 1980s adjustments to zoning

Purpose & Strategy

- Develop a Character Overlay



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

Background: Concerns

Multi-family and Heights



Larger Homes



Background: 2017 Vision Update

Dunedin Vision 2017 Update

- Identified multi-family zoning entitlements as a 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 Progress (ZIP)
- 2022: ZIP Extension



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

What is a Character Overlay?

- Applies to a specific geographic area (typically with transitions)
- Maintains underlying zoning districts
- Additional regulation 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:

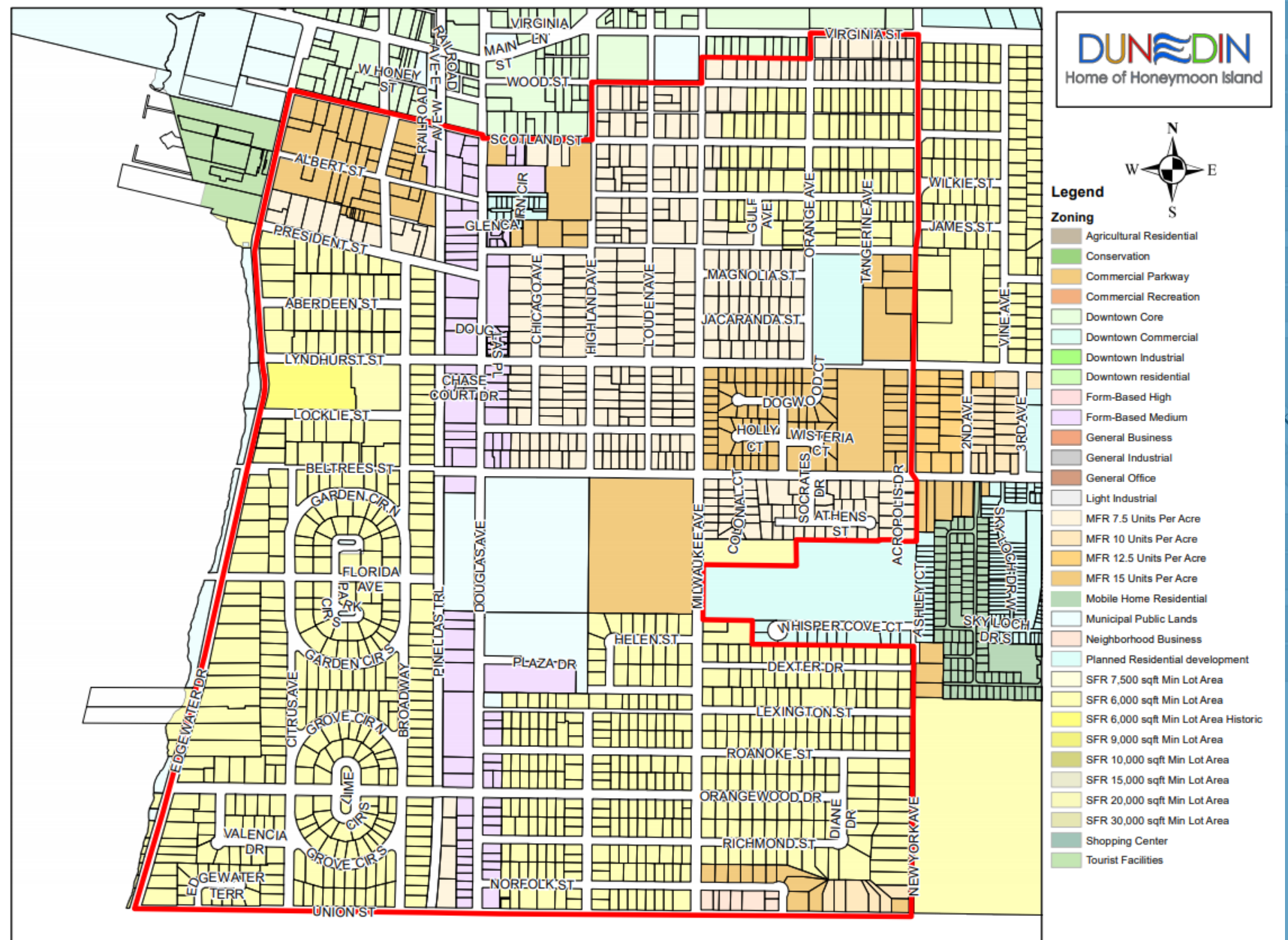
Evaluate development and redevelopment for compatibility with the surrounding land and its uses. Development and redevelopment deemed not compatible will be denied. Compatibility shall be broadly defined to include physical dimensions, compatibility with surrounding properties, economic use compatibility, 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.

What We Have Heard On Overlay

- City Commission Update: April 13, 2021
- Stakeholder Meeting: October 5, 2021
- Public Meeting: October 28, 2021
- City Commission Update: February 1, 2022
- Public Meeting: February 15, 2022

Overview

Only applies to parcels with zoning designation of R-60, MF-7.5, and/or MF-15



Components of the Overlay

3 Main Components

- ① **Height and Daylight Plane**
*Addressing Compatibility Concerns
(Mass and Height of homes)*
- ② **Building Design**
Addressing character of the area
- ③ **Architectural Style**
Addressing character of the area



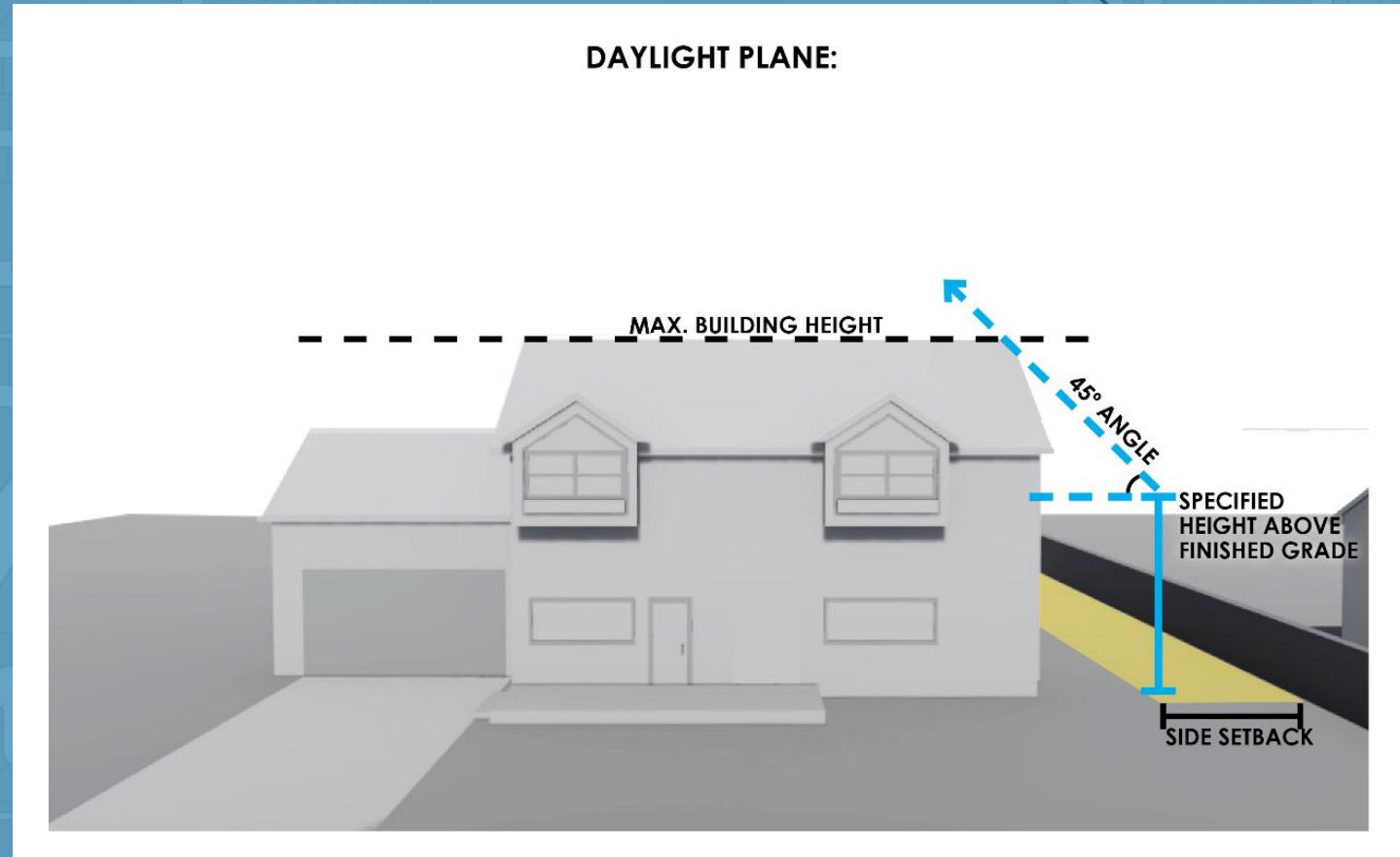
1 Daylight Plane: What is it?

- **Issue:**

- General compatibility
- Impacts of height on neighboring properties
- Privacy
- Gradual transitions

- **Addressed:**

- Daylight Plane



1 Daylight Plane: What have we heard

- General Comments

- Prefer to see **predictable method of measurement**
- Request for more information on **sides/back**s for **corner lots**
- How will **non-compliant structures** be addressed?

- Concerns:

- **Corner lots**
- **Impact on shape of homes**
- **Limiting square footage** and development rights
- Impact to **trees**

1 Daylight Plane: How does it work

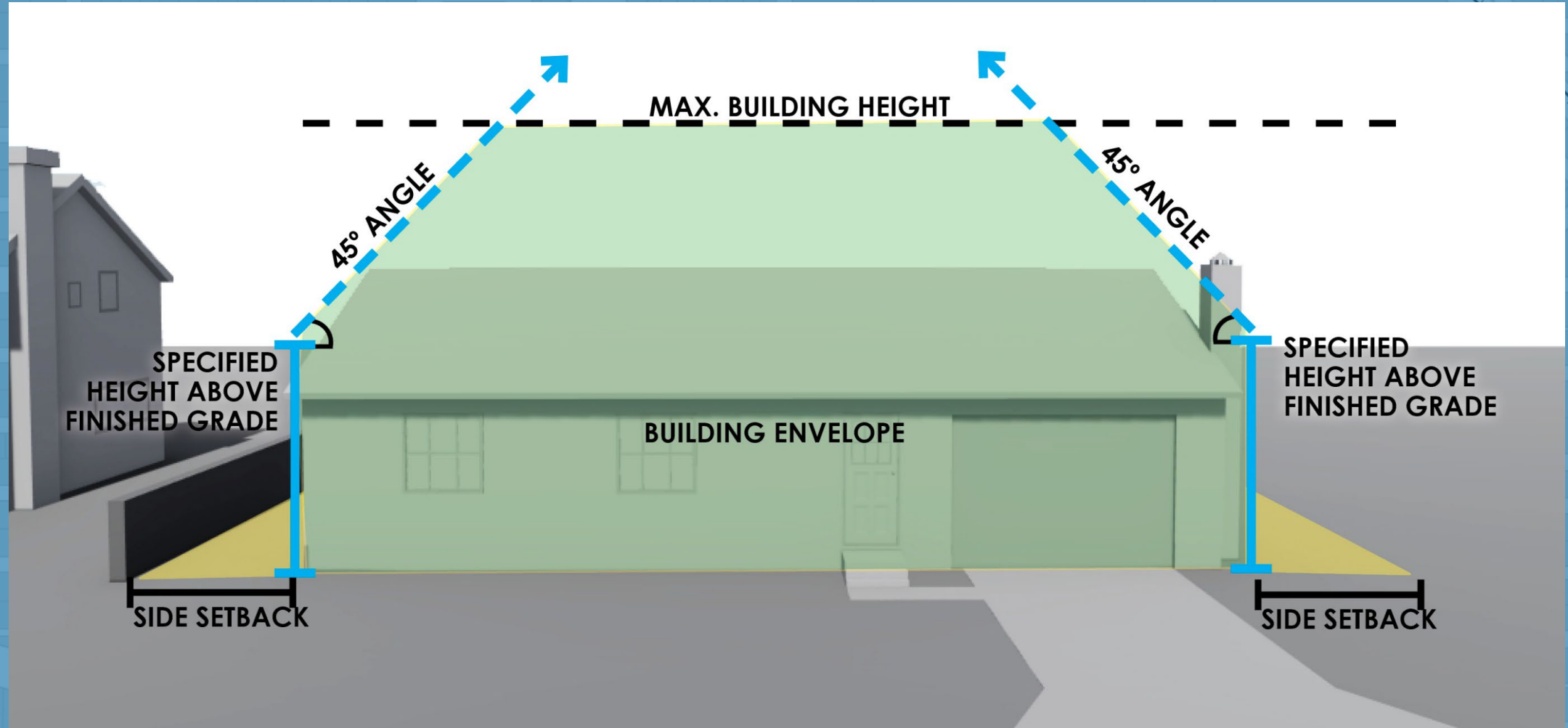
- Definitions: “Daylight Plane” is an inclined plane, beginning at a stated height above grade and extending into the site at a stated upward angle to establish the building envelope within which all new structures or additions will be contained.
- The Daylight Plane requirements of South Dunedin Character Overlay shall not apply to:
 - 1. Chimneys
 - 2. Roof
 - 3. Dormer(s)
 - 4. television antenna or dish antenna
 - 5. Side property lines on residential property which borders property which is zoned nonresidential;
 - 6. If the Daylight Plane would render the property entirely unusable for residential purposes.

“All single-family and multi-family structures shall not be of such height or size that they penetrate the Daylight Plane. The Daylight Plane shall begin at the heights listed in 3.a.iv below, measured at the side yard setback line and extending into the site at a 45-degree angle to the horizontal, up to the maximum height limit of the zoning district.”

The specified heights, above finished lot grade unless otherwise specified within Section 103-40.3, from which the Daylight Plane is to be measured are as follows:

- 1. 15’ within the R-60 zone district,*
- 2. 15’ within the MF-7.5 zone district, and*
- 3. 25’ within the MF-15 zone district.*

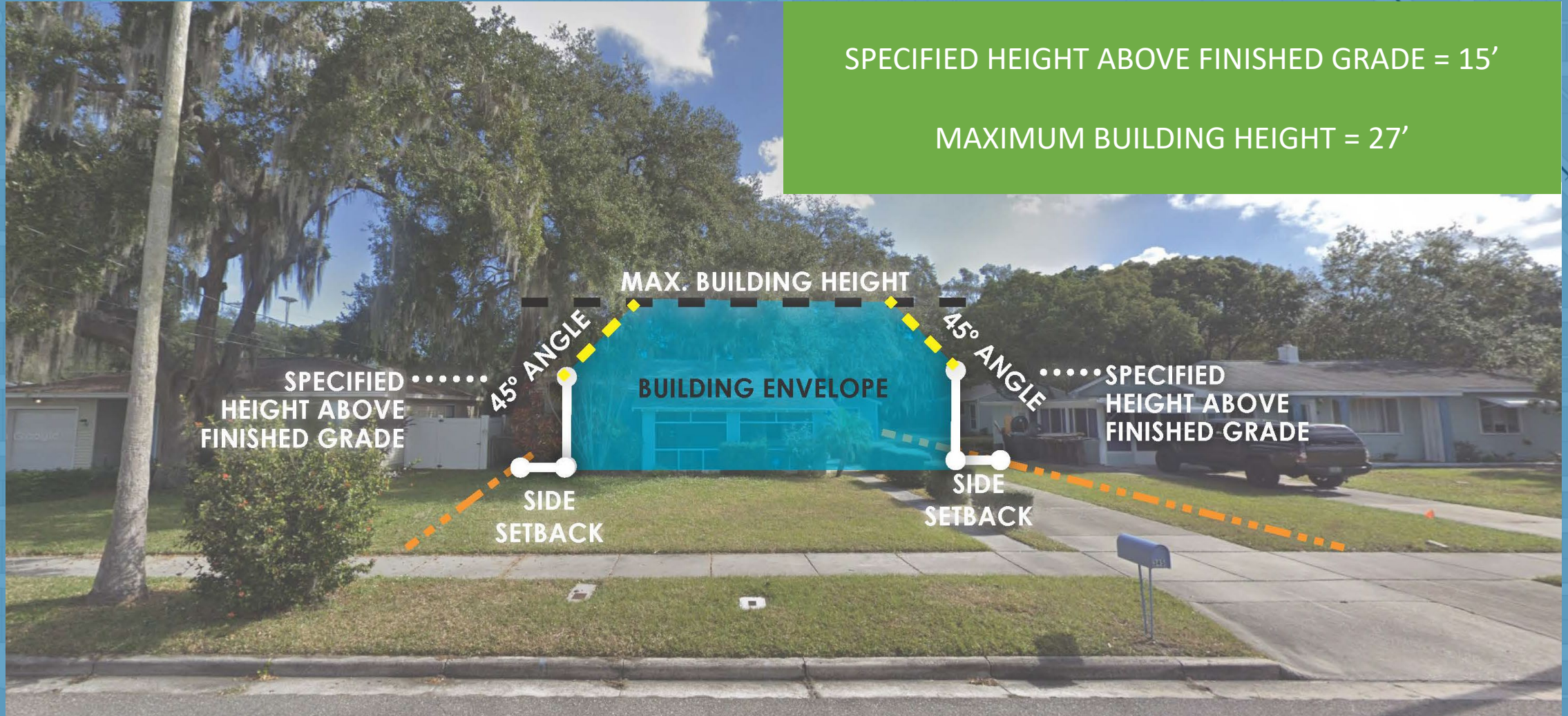
Daylight Plane: What is it/how does it work?



Daylight Plane: R-60

SPECIFIED HEIGHT ABOVE FINISHED GRADE = 15'

MAXIMUM BUILDING HEIGHT = 27'



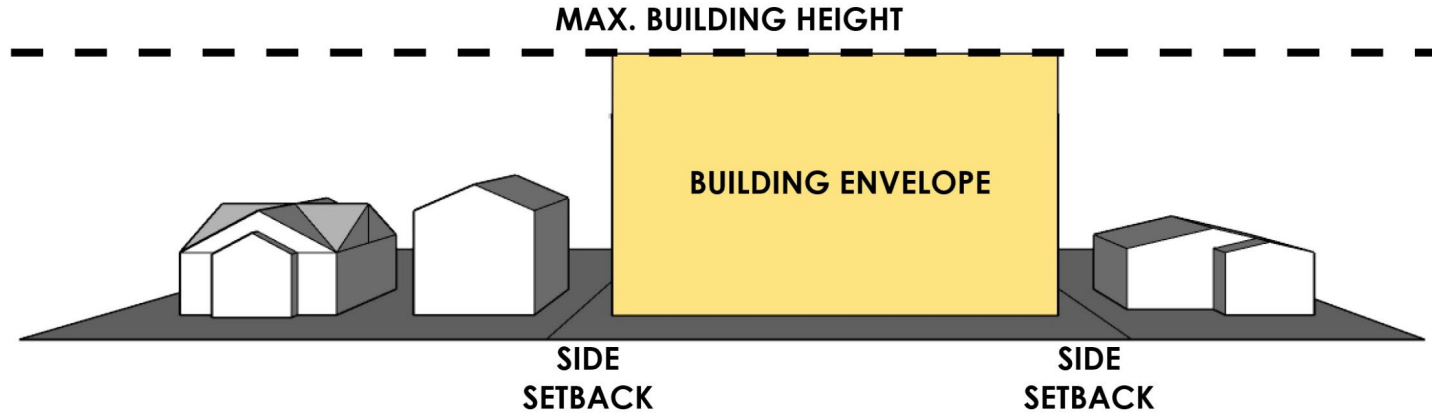
Daylight Plane: MF – 7.5



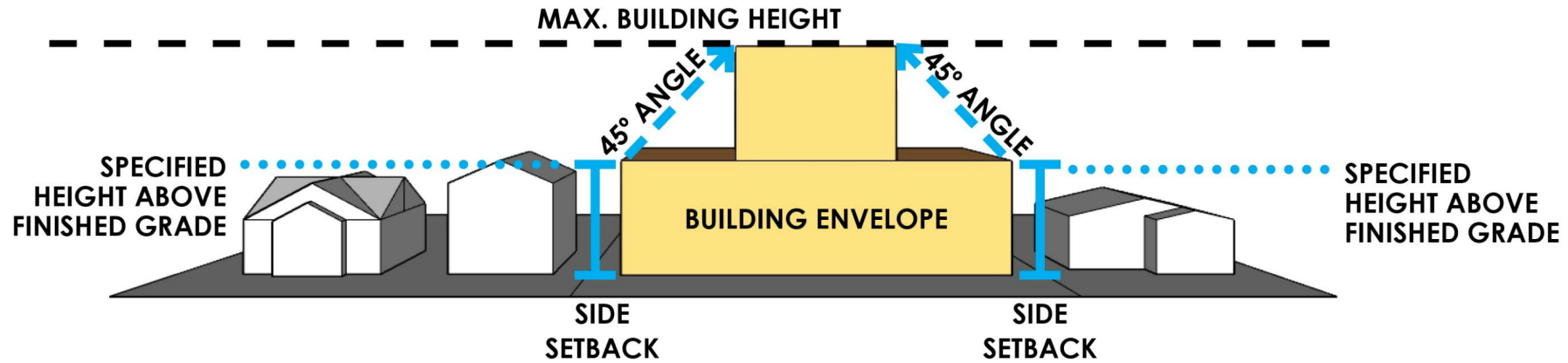
Daylight Plane: MF - 15



MF - 15 EXISTING BY RIGHT



MF - 15 PROPOSED DAYLIGHT PLANE



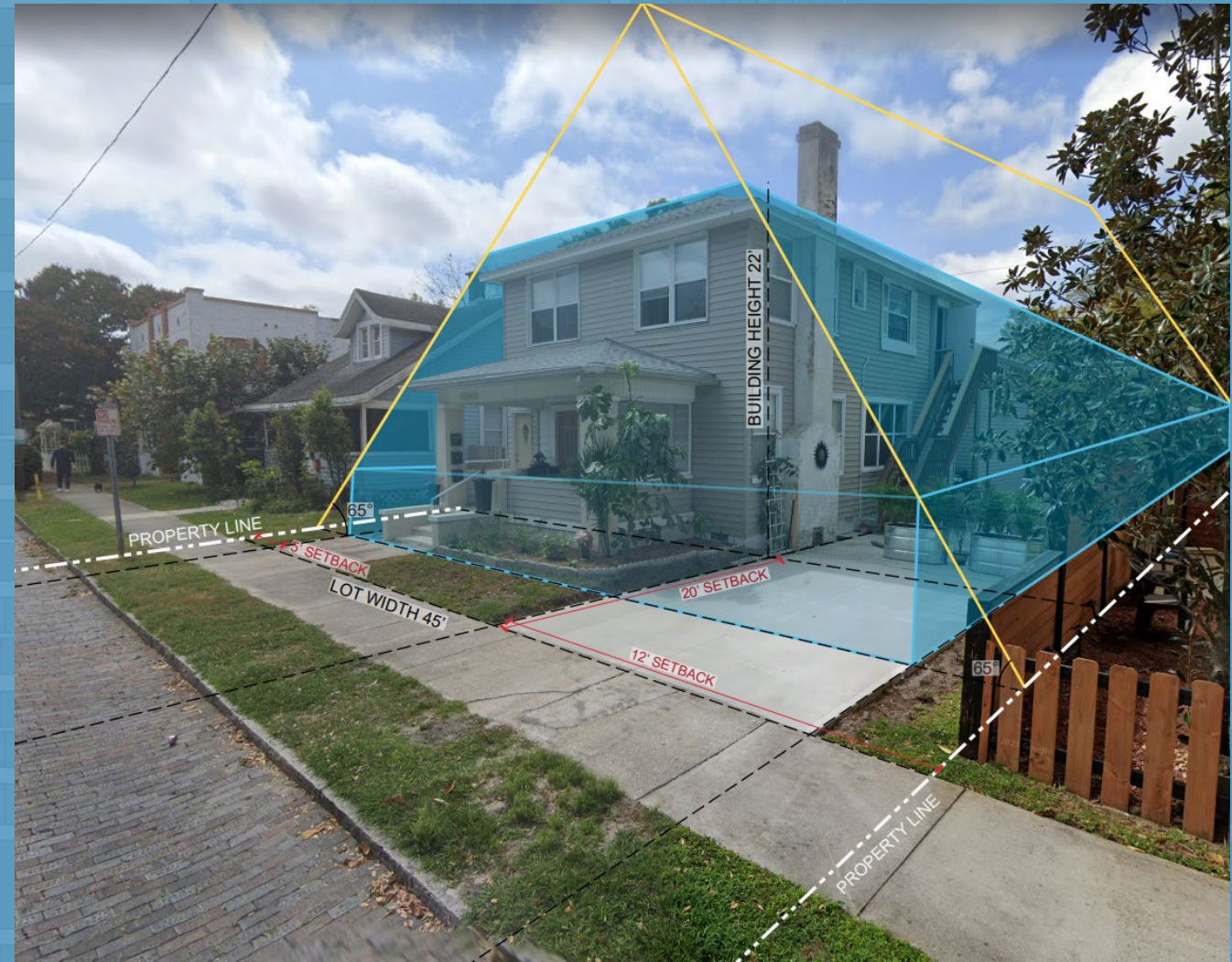
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Daylight Plane Example: (Mass and Height) Option 1



1 Daylight Plane Example: Option 1

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



2 Daylight Plane Example: Option 2

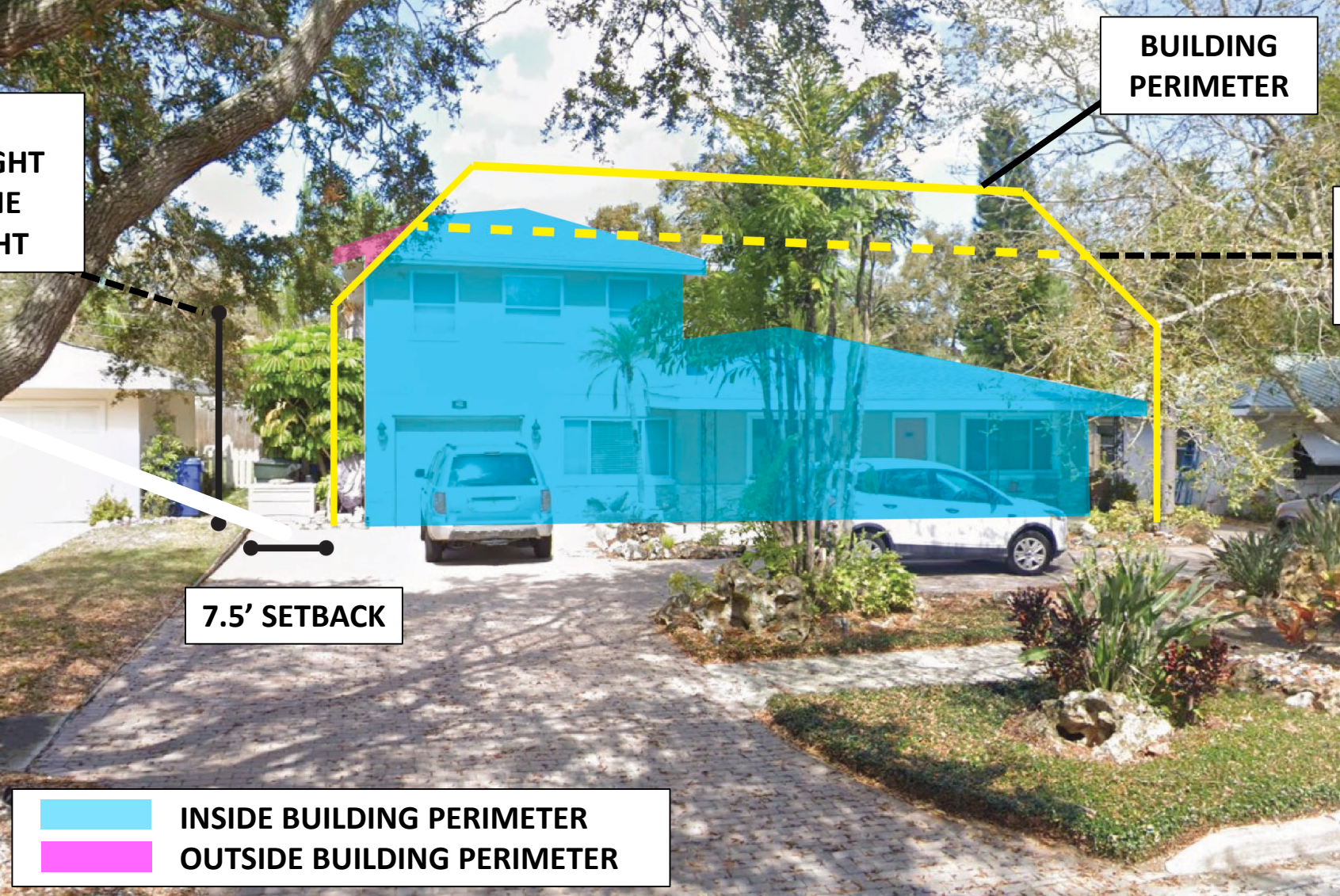
Utilizes existing setbacks

15' DAYLIGHT PLANE HEIGHT

BUILDING PERIMETER

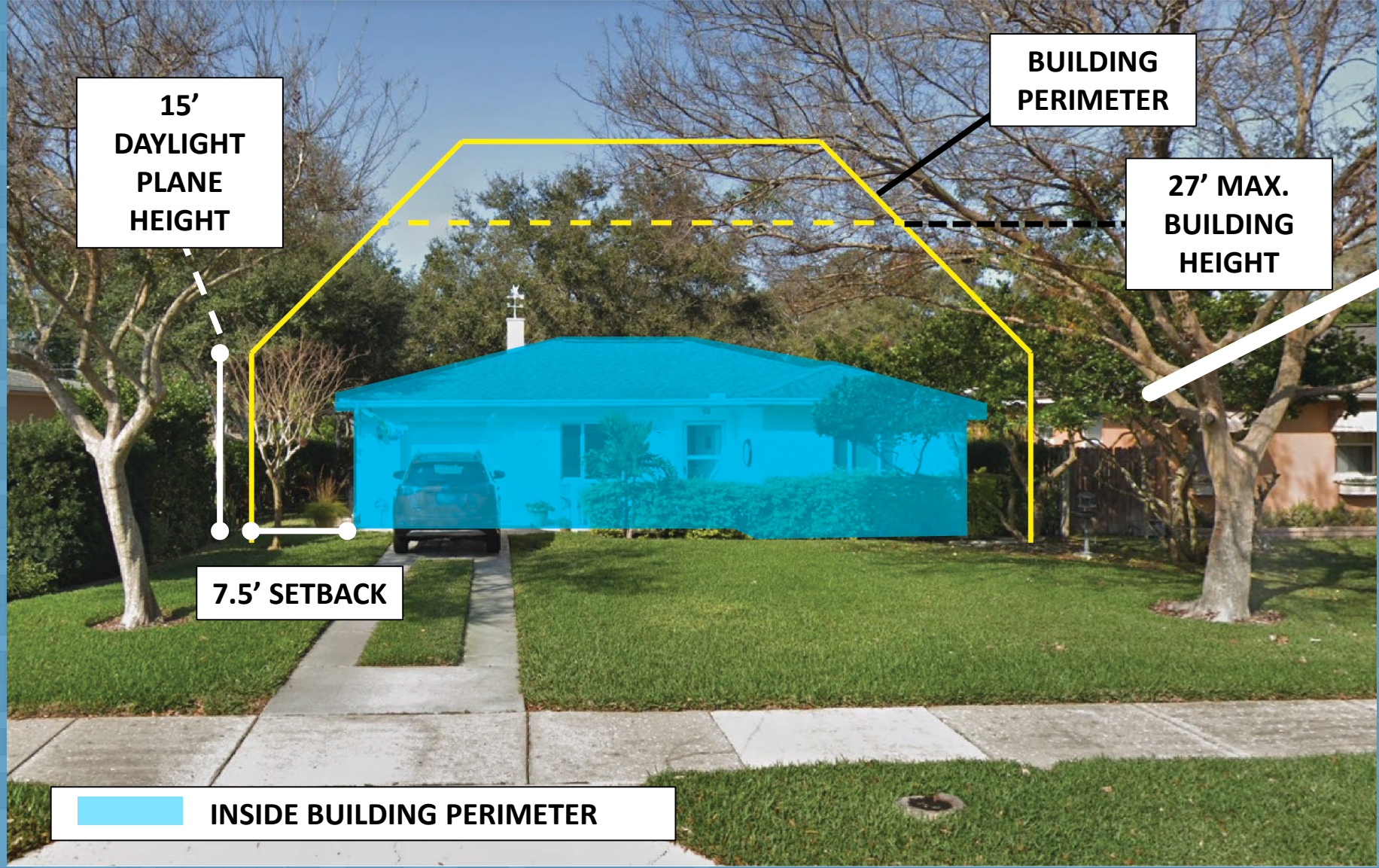
27' MAX. BUILDING HEIGHT

7.5' SETBACK



INSIDE BUILDING PERIMETER
OUTSIDE BUILDING PERIMETER

2 Daylight Plane Example: Option 2



Fits character

INSIDE BUILDING PERIMETER

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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
 - Maximum building width
 - Buildings erected to a width greater than 60' (measured parallel to front setback) will be subject to City Commission Design Review
 - This correlates with minimum lot width of R-60, character of the neighborhood



3 Architectural style

- **Issue:** Homes not meeting the Character
- **Addressed: Architectural Style**
 - **Standards**
 - Exterior building materials
 - Roof lines
 - Characteristic Features (e.g., porches, window treatments)
 - **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



Next Steps

- Commission First Meeting –
April 7, 2022
- Commission Second Meeting –
April 21, 2022



Questions?

