

COURTESY MEETINGS



Infrastructure pre-review meeting:

As a courtesy, our Engineering Department offers a pre-review meeting before you submit your infrastructure plans, to help make your submittal a successful process. Once you have selected your architectural/engineering team, please schedule a meeting through the Engineering Department at: 727-298-3172.

Pre-site/construction meeting:

As a courtesy, our Engineering Department offers a pre-site/construction meeting before your site infrastructure permit is issued, to ensure that your site construction goes smoothly. Once you have selected your contractor team, please schedule a meeting through the Engineering Department at: 727-298-3172.



Be sure to meet with our Economic Development Director to take advantage of possible development incentives and grants available. Call: 727-298-3204 for information.

In addition to the DRC and courtesy meetings listed above, staff is happy to meet with you at any time along the way if you need assistance or have questions about your project.



DRC Staff

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City of Dunedin

DEVELOPMENT AT A GLANCE



DUNEDIN
Home of Honeymoon Island

Form-based codes emphasize the physical character of development (its form) and de-emphasize the land uses.



DEVELOPMENT PROCESS

The DRC is the first step in the development process, and provides an opportunity for developers to get development questions answered.

- ⇒ DRC (Development Review Committee)
- ⇒ Design Review (if applicable)
 - Architectural Review Committee
 - Project Review Session
 - LPA
 - Neighborhood Participation Plan
 - City Commission
 - City Commission – 2nd hearing
- ⇒ Concurrency
- ⇒ Infrastructure Site Review (if applicable)
- ⇒ Vertical Permitting

In order to expedite the permitting process, building will gladly accept your vertical application to review concurrently while your infrastructure is under review.

POTENTIAL FEES

- ◆ Development fees (application fees, development agreement, .5% Public Art fee, etc)
- ◆ Infrastructure review fees
- ◆ Building permit fees (typically 1.5% - 2% of construction cost)
- ◆ Fire review fees
- ◆ Tree removal/mitigation fees
- ◆ Impact fees (multimodal, parkland, water, sewer, fire, law enforcement)
- ◆ Change order fees
- ◆ Addressing fees

URBAN LOT LINES

Many zoning districts in the City of Dunedin have little to no setback required (referred to as urban lot line properties). Those zones and corresponding setbacks are as follows:

<i>DC (Downtown Core) A-Street</i>	<i>0'-12' front</i>
	<i>0' side & rear</i>
<i>B-Street</i>	<i>0'-12' front</i>
	<i>5' side</i>
	<i>10' rear</i>
<i>C-Street</i>	<i>0'-12' front</i>
	<i>0' side & rear</i>
<i>DR (Downtown Residential)</i>	<i>set by site plan</i>
<i>FX-M (Form-Based Medium)</i>	<i>2'-17' front</i>
<i>*Height To Setbacks for Adjacent Buildings</i>	
<i>Side/Rear 1 to 1 story</i>	<i>7.5 ft. min</i>
<i>Side/Rear 2 to 1 story</i>	<i>10 ft. min.</i>
<i>Side/Rear 3 to 1 story</i>	<i>15 ft. min (fence and landscape buffer required)</i>

FX-H (Form-Based Higher) set by site plan

PRD (Planned Residential) set by site plan
**15' perimeter easement required in PRD*

While the reduced setbacks do allow more useable space, there are several things to keep in mind when developing an urban lot line property:

- ◆ Although you have reduced setbacks, you will still need to meet the ISR (impervious surface ratio) required in that zoning district.
- ◆ Keep in mind that setbacks relate to structures above the ground, while utility easements typically represent utilities underground. Each must be treated independently – they are not the same.

URBAN LOT LINES CONT.

- ◆ Dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 10 feet of combustible walls, openings or combustible roof eave lines.
- ◆ Requirement trees must be satisfied prior to any replacement tree figures. If tree requirements cannot be satisfied with the reduction or relocation of a building, then tree mitigation fees must be made to the City of Dunedin's Tree Bank in lieu of planting.
- ◆ Foundation plantings shall be provided for 100% of the front building façade, excluding areas for ingress and egress, for all properties with frontage on a street right of way.
- ◆ On sites where foundation plantings are limited or obsolete, hardscaping and urban art may be substituted with approval by Planning & Development.
- ◆ Perimeter utility easements may be required.
- ◆ Constructing to the lot line cannot obstruct site runoff or existing runoff from adjacent properties.
- ◆ Drainage from roofs cannot impact an adjacent property.
- ◆ Depending upon the use, the exterior walls may need a fire-resistant rating of 1 to 3 hours.
- ◆ Projections & openings are not permitted if 0' setback.

