

## ORDINANCE 19-11

**AN ORDINANCE OF THE CITY OF DUNEDIN, FLORIDA, AMENDING SECTION 103-40.4 - DOWNTOWN CRA STREET TYPES AS TO BUILDING HEIGHTS AND SETBACKS; AMENDING EXHIBIT C-1, CRA STREET TYPE MAP; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.**

**WHEREAS**, City staff reviewed Section 103-40.4 of the Land and has recommended that certain revisions are necessary; and

**WHEREAS**, the recommendations of staff have been found meritorious by the City Commission; and

**WHEREAS**, the City Commission has received input from the public at two public hearings.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED:**

**Section 1.** That Section 103-40.4 of Chapter 103 of the Land Development Code is hereby amended to read as follows:

### **103-40.4 - Downtown CRA Street Types**

In keeping with the design-based approach to limiting heights within the Downtown CRA district, three distinct street types, listed herein as "A" streets, "B" streets and "C" streets, are established to help perpetuate consistent height-to-width relationships for all new development or redevelopment. As such, new construction and/or redevelopment of all parcels located within the CRA district Boundary, as identified in Exhibit C-1 and designated DC, DR, MF-15 and MF 7.5 shall conform to the additional criteria as listed in § 103-40.4.1 through § 103-40.4.3.

#### **103-40.4.1 - "A" Streets**

"A" streets — New construction shall be built along a mandatory build-to line that is set back a minimum of zero feet to a maximum of twelve feet from the fronting street or edge of public right-of-way. One passageway between buildings (seven-foot maximum width) shall be provided mid-point per block. Passageway construction may be waived at the discretion of the zoning administrator if no demonstrated public benefit is achieved by the provisions of such passageway. Maximum building height shall be limited to three stories, or ~~40~~ 36 feet, whichever is less. First floor minimum height shall be 16 feet and remaining floors shall be a minimum height of ten feet. Minimum floor heights may be varied at the discretion

of the city commission. Application to the city commission, through the local planning agency (LPA) shall be made by an applicant for the city to determine if a proposed floor height reduction meets the intent of the zoning district and the applicable standards.

For multiple story buildings, a ten-foot minimum step back behind the primary facade of the building shall be required for stories above the second story for portions of a building facing or bordering a public right-of-way or the Pinellas Trail. Step back area may be utilized as a balcony, gallery, or similar purpose. At the discretion of the City Commission, the ten-foot step back may be waived if other architectural features are able to eliminate the "canyon effect" caused by multi-storied buildings with flat, non-dimensional frontage. Portions of roadways and/or right-of-way areas designated as "A" streets within the CRA district are referenced in Exhibit C-1.

#### **103-40.4.2 - "B" Streets**

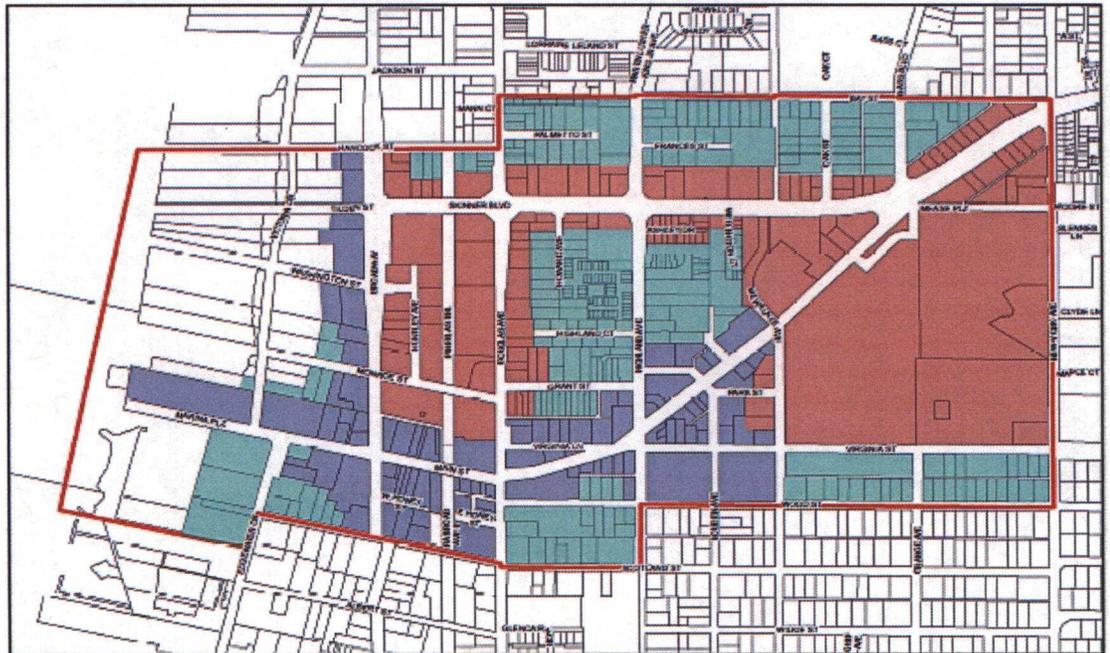
"B" streets — New construction shall be built along a mandatory build-to line that is set back a minimum of zero feet to a maximum of twelve feet from the fronting street or edge of public right-of-way. One passageway between buildings (seven-foot maximum width) shall be provided midpoint per block. Passageway construction may be waived at the discretion of the zoning administrator if no demonstrated public benefit is achieved by the provisions of such passageway. Maximum building height shall be limited to three stories, or 36 feet, whichever is less. For all mixed-use (two or more vertically integrated retail, commercial office or residential development uses within each project) buildings, the first-floor minimum height shall be 16 feet and remaining floors shall be a minimum height of ten feet. Minimum floor heights may be varied at the discretion of the city commission. Application to the city commission, through the local planning agency (LPA) shall be made by an applicant for the city to determine if a proposed floor height reduction meets the intent of the zoning district and the applicable standards. For multiple story buildings, a ten-foot minimum step back behind the primary facade of the building shall be required for stories above the second story for portions of a building facing or bordering a public right-of-way or the Pinellas Trail. Step back area may be utilized as a balcony, gallery, or similar purpose. At the discretion of the City Commission, the ten-foot step back may be waived if other architectural features are able to eliminate the "canyon effect" caused by multi-storied buildings with flat, non-dimensional frontage. Portions of roadways and/or right-of-way areas designated as "B" streets within the CRA district are referenced in Exhibit C-1.

#### **103-40.4.3 - "C" Streets**

"C" streets — New construction shall be built along a mandatory build-to line that is set back a minimum of zero feet to a maximum of twelve feet from the fronting street or edge of public right-of-way. One passageway

between buildings (seven-foot maximum width) shall be provided mid-point per block. Passageway construction shall be waived at the discretion of the zoning administrator if no demonstrated public benefit is achieved by the provisions of such passageway. Maximum building height shall be limited to three stories, or 36 feet, whichever is less. A fourth story with a maximum height of 46 feet is possible with City Commission Design Review approval. For all mixed use (two or more vertically integrated retail, commercial office or residential development uses within each project) buildings, the first-floor minimum height shall be 16 feet and remaining floors shall be a minimum height of ten feet. Minimum floor heights may be varied at the discretion of the city commission. Application to the city commission, through the local planning agency (LPA) shall be made by an applicant for the city to determine if a proposed floor height reduction meets the intent of the zoning district and the applicable standards. For multiple story buildings, a ten-foot minimum step back behind the primary facade of the building shall be required for stories above the second story for portions of a building facing or bordering a public right-of-way or the Pinellas Trail. Step back area may be utilized as a balcony, gallery, or similar purpose. At the discretion of the City Commission, the ten-foot step back may be waived if other architectural features are able to eliminate the "canyon effect" caused by multi-storied buildings with flat, non-dimensional frontage. Portions of roadways and/or right-of-way areas designated as "C" streets within the CRA district are referenced in Exhibit C-1.

**EXHIBIT C-1**

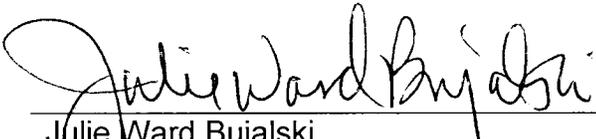


**City of Dunedin  
Downtown CRA District  
Street Types**  
5-6-2019

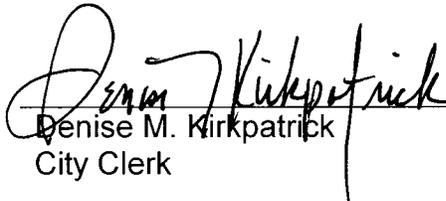
- Legend**
- Type A (2 Stories, 1 Step Back 0 Ft. Set Back)
  - Type B (2 Stories, 1 Step Back 0 to 10 Ft. Set Back)
  - Type C (2 Stories, 2 Step Back 0 to 10 Ft. Set Back)

**Section 2.** That this Ordinance shall become effective upon final passage and adoption.

**PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, THIS 16th day of May, 2019.**

  
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Julie Ward Bujalski  
Mayor

ATTEST:

  
\_\_\_\_\_  
Denise M. Kirkpatrick  
City Clerk

READ FIRST TIME AND PASSED: May 02, 2019

READ SECOND TIME AND ADOPTED: May 16, 2019