

Agenda Item: 4.a

Meeting Date: May 4, 2021

MEMORANDUM

To: City Commission

Date: 2021-04-27

From: George Kinney

Subject: Continued Discussion on Accessory Dwelling Units (ADU)

Presenter(s): George Kinney; Joseph DiPasqua; Robert Ironsmith

Recommend: Staff is seeking policy direction from the City Commission on possible amendments to Section 107-21 of the LDC regarding the City's rules and regulations for Accessory Dwelling Units (ADU).

Epic Goal(s): Epic Goal 2. Create a visual sense of place throughout Dunedin.

Boards & Committees: N/A

Budget Impact: N/A

Past Action: February 2, 2021 - Initial Work Session Discussion by the City Commission.

Next Action: Develop any necessary revisions to the LDC based on policy direction from the City Commission.

Attachments: [A. 2021.02.02 Staff PPT](#), [B. 2021.02.02 Staff Peak Memo](#), [C. Model Regulations FHC](#), [D. Model Regulations AARP](#), [E. Staff PPT Housing Tool Kit](#), [F. PPT Housing Needs](#), [G. 2019 Housing Needs Assessment](#),

Background: Staff has compared the current City of Dunedin ADU regulations against the Florida Housing Coalition model Ordinance and the recently released AARP national publication for best practices and model regulations. Staff will

present their findings on this analysis. Staff will also provide information in response to the inquiries made by the Commission at its February meeting. Those inquiries, included but were not limited to, implications related to lifting maximum occupancy requirements, indicating where ADU's are currently located, providing a square foot cost analysis, investigating the establishment of a pilot project area, parking implications related to occupancy requirements, and impact fee implications.