

ORDINANCE 24-23

AN ORDINANCE OF THE CITY OF DUNEDIN, FLORIDA, AMENDING SECTION 107-32, OUTDOOR DINING REGULATIONS, OF THE CITY OF DUNEDIN LAND DEVELOPMENT CODE TO PROVIDE FOR OUTDOOR HOSPITALITY AND SIDEWALK CAFÉ REGULATIONS; AMENDING APPENDIX C DEVELOPMENT CHARGES AND IMPACT FEES TO REMOVE THE FEE FOR CONDITIONAL USE FOR OUTSIDE DINING AND ADD A RIGHT-OF-WAY USE AGREEMENT FEE; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Article VII, Section 2 of the Florida Constitution, and Chapter 166, Florida Statutes, provides municipalities with the authority to exercise any power for municipal purposes, except where prohibited by law, and to adopt ordinances in furtherance thereof; and

WHEREAS, the City desires to clarify certain provisions of the currently adopted Outdoor Dining Regulations and associated fee schedule; and

WHEREAS, the City has worked with the Business Resident Committee (BRC) for more than a year in order to assure that all viewpoints were considered; and

WHEREAS, City staff reviewed the City of Dunedin Land Development Code Section 107-32, Outdoor Dining Regulations, and has recommended amendments that promote health, safety, and welfare; and

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

WHEREAS, the City Commission finds that enacting this Ordinance is consistent with its Comprehensive Plan; and

WHEREAS, the City Commission desires to minimize disruption to outdoor dining properties by allowing property owners currently operating an outdoor dining establishment a three (3) year grace period to obtain either an outdoor hospitality area permit or sidewalk café right-of-way use agreement; and

WHEREAS, this is an ordinance revising the land development regulations and therefore, pursuant to s. 166.041(4)(c), Fla. Stat., this ordinance is exempt from the business impact estimate requirement of s. 166.041(4)(a), Fla. Stat.; and

WHEREAS, the City Commission finds that enacting this Ordinance is consistent with its police powers and will protect the public health, safety, and welfare of the residents of the City.

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

Section 1. That the above recitals are true, correct, and incorporated herein by reference as the findings of the City.

Section 2. That Section 107-32, Outdoor Dining Regulations, of the City of Dunedin Land Development Code shall be amended to read as follows:

107-32 - OUTDOOR HOSPITALITY AND SIDEWALK CAFÉ REGULATIONS

107-32.1 - Generally

The City Commission finds that outdoor hospitality and sidewalk cafes are important for the success and vitality for commercial-corridor areas of the city, encourage a pedestrian-oriented environment, and help create a visually attractive atmosphere and streetscape.

107-32.2 – Applicability.

Regulated by the provisions of Section 107-32, outdoor hospitality and sidewalk cafes are permissible for any restaurant, bar, café, or related business whose primary operation is to provide food or drink service to its patrons for on-site consumption. For the purpose of this section, outdoor hospitality or sidewalk cafes shall be considered incidental and supplementary to the primary use of a business. Any property owner operating an outdoor hospitality area or sidewalk café on September 1, 2024, must obtain the proper permit (as defined in section 107-32.2) or Right-of-way Use Agreement (as defined in section 107-32.3) by no later than September 1, 2027.

107-32.3 – Outdoor Hospitality

- (A) Definitions - The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Outdoor hospitality means a use used exclusively for dining, drinking, and pedestrian circulation, located wholly on private property, in open air or under a separate cover, which is associated with a business establishment which provides food or drink service and is located on the same property.

Outdoor hospitality area means the area identified on a site plan as outdoor hospitality or the area approved by the City by zoning permit.

Separate cover means an overhead shelter associated with an outdoor hospitality establishment separate from the principal structure and not requiring a building permit pursuant to the Florida Building Code.

- (B) General Requirements

1. Prior to business operation within an outdoor hospitality area, a zoning permit shall be issued by the city. In lieu of a zoning permit required by this

- section, design-review conditional use approval, pursuant to Sec. 104-241, is required for any outdoor hospitality area greater than or equal to 2,000 sf.
2. The issuance of the outdoor hospitality zoning permit does not negate the obligation to comply with all other codes, rules, regulations, permits, and/or license requirements, including but not limited to, alcoholic beverage licenses from the State of Florida.
 3. The operating hours of the outdoor hospitality area are limited to the legal hours of operation of the business holding the permit.
 4. Noise levels will be regulated by Section 107-41 and Chapter 34 – Environment. Repeat nuisance activity shall be subject to the penalties provided for in Chapter 34 – Environment and may result in permit revocation. Any application made for Outdoor Hospitality shall include the applicant's acknowledgement that they have read and understand these provisions.
 5. The property on which the principal use is located shall be designed to provide parking for and restroom facilities to serve patrons of the outdoor hospitality area at maximum permitted capacity per applicable zoning code and Florida Building Code requirements.
 6. Upon severe thunderstorms, tornados, tropical storm or hurricane warnings issued by the National Weather Service for Pinellas County or as required by declarations of state or local emergency, all tables, chairs, umbrellas, equipment and other objects within the outdoor hospitality area shall be removed from the outdoor hospitality area.

(C) Design Standards

1. Outdoor hospitality elements including tables, chairs, umbrellas, heaters and misters, televisions, and other objects associated with outdoor hospitality shall be placed only in the permitted (and designated) outdoor hospitality area.
 - i. Patio heaters. Portable heaters shall be turned off when the area in which they are being used is not occupied or being monitored closely, and keeping any flammable materials, as found in NFPA 1 (Fire Code) and NFPA 101 (Life Safety Code), at least 3 feet away.
2. The perimeter around the outdoor hospitality area shall be delineated using fixtures such as fencing, railings, planters, decorative chains or other approved fixtures no less than 30 inches and no greater than 42 inches in height as approved by the zoning permit.
 - i. No portion of the delineated perimeter may encroach beyond the permitted outdoor hospitality area.
 - ii. Fencing or railing shall be limited to material made of wood, PVC, wrought-iron or its equivalent, and shall be no more than fifty percent

(50%) opaque in order to maintain sight visibility for traveling pedestrians.

- iii. Posts with pointed ends facing upward are prohibited.
- iv. Plant material must be maintained in accordance with Section 105-34 Landscape Plan.
- v. A landscaped buffer, wall, or fence constructed at eight (8) feet in height shall be required along the common property when the adjoining property is occupied by residential use. This requirement may be waived by mutual agreement of property owners.

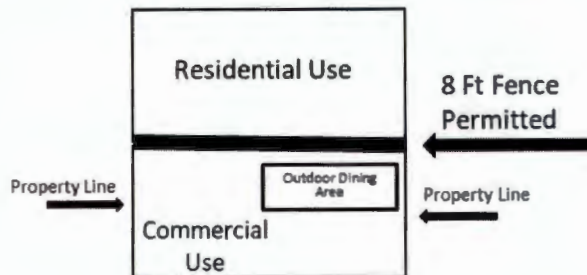


Figure 1 - Location of 8-foot landscaped buffer, wall or fence.
(For illustrative purposes only)

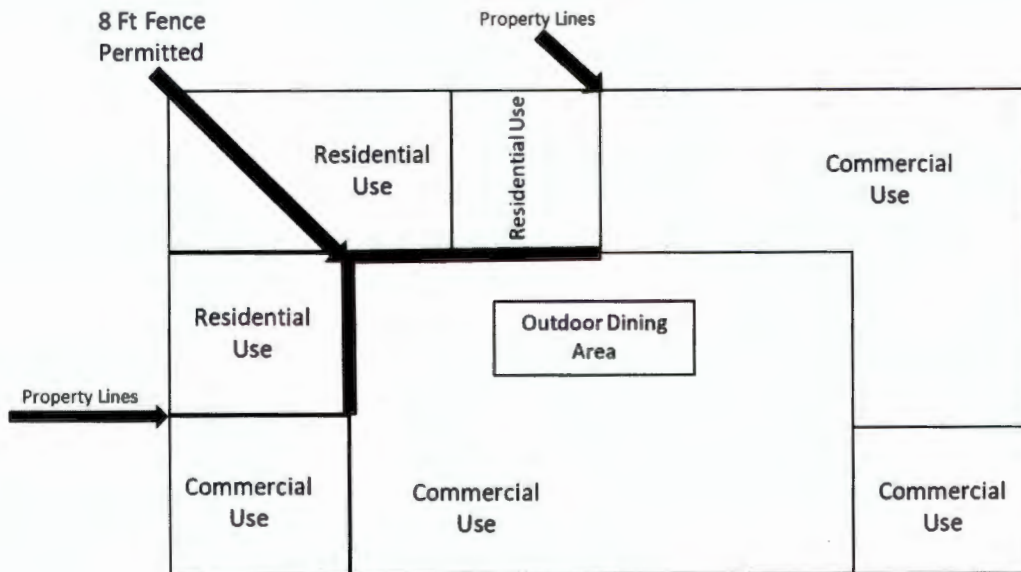


Figure 2 - Location of 8-foot landscaped buffer, wall or fence.
(For illustrative purposes only)

3. Parking

- i. For an outdoor hospitality area that is greater than 500 square feet, an outdoor hospitality area shall be counted toward the gross square feet for the property for the purposes of calculating minimum off-street parking requirements. For an outdoor hospitality area that is 500 or less square feet, no additional parking is required.
 - ii. In the DC zoning category, parking shall be implemented pursuant to Section 105-24.4.8.1.
 - iii. Outdoor hospitality in all other zoning districts shall provide adequate parking pursuant to Section 105-24.2.4.7.
4. Means of egress shall be continuously maintained free of all obstructions or impediments to full instant use in the case of fire or other emergency at all times.
5. An exit enclosure or the perimeter around the outdoor hospitality area shall provide a continuous protected path of travel to an exit discharge for both occupants dining inside the establishment and those located in the outdoor hospitality area.

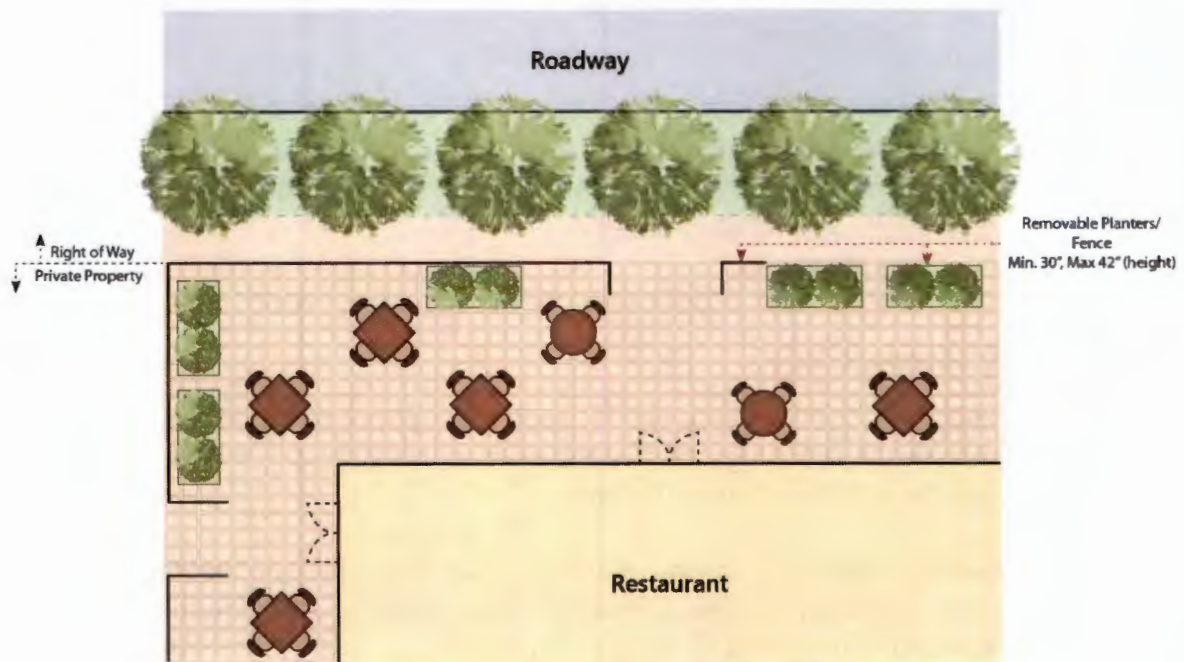


Figure 3 – Outdoor Hospitality Design Standards

(For illustrative purposes only)

- (D)Zoning Permit Required – Zoning Permit application shall be made to the Community Development Department for review and approval prior to the operation of the outdoor hospitality permit. The permit application shall include the following information:

1. Survey of the property.
2. Site plan depicting the proposed outdoor hospitality area drawn to scale. The plan shall include the following information:
 - i. Number and placement of all seating/table arrangements and other elements within the outdoor hospitality area.
 - ii. Location, size, type and fuel source of any portable BBQ grill or smoker, which is not included in the total allowed square footage of the outdoor hospitality area as regulated by Section 107- 32.3(C) 1., and which covering of shall meet NFPA 701 code.
 - iii. For tenants as applicants, a letter of authorization from the property owner.
 - iv. Occupant load of all existing business area(s).
 - v. Number of all existing bathrooms and fixtures.
 - vi. Carts or other food storage or service equipment shall be shown on the site plan and shall not be visible from a public right-of-way.
 - vii. A sound attenuation plan shall be provided when an adjoining property is occupied by a residential use. The plan shall be prepared by a qualified professional in acoustics, sound engineering or related area.

(E) Prohibited Elements and Use in the Outside Hospitality Area

1. Vending machines.
2. Signage except those signs which are made valid by approved sign permit.
3. Advertising on umbrella(s).
4. Portable toilets.
5. Cooking, food or drink preparation, storage, cooling, or refrigeration.

107-32.4 – Sidewalk Café

- (A) Definitions - The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Sidewalk means the portion of a municipal street between the curb lines or lateral lines of a roadway and the adjacent property lines, which is improved and designed for or is ordinarily used for pedestrian travel.

Sidewalk Café means a use located wholly on a public sidewalk or right-of-way adjacent to and directly in front of a street-level eating and/or drinking establishment that contains removeable tables, chairs, planters, or related appurtenances, located within the sidewalk area and used exclusively for dining, drinking, and pedestrian circulation.

Sidewalk Café area means the area calculated by multiplying the frontage of that portion of the property or building containing the business establishment by the width of the sidewalk, less the area reserved for the unobstructed pedestrian walkway; or the area approved by the City for use as a sidewalk café.

Right-of-way use agreement means an agreement that authorizes the use of the public right-of-way for a sidewalk café. This agreement allows for landscaping, fences, and decorative items to be placed in the City's right-of-way so long as the principal use and the sidewalk café are not in violation of and shall have complied with applicable provision of laws, ordinances, rules and regulations of the City of Dunedin. The property owner is responsible for all future maintenance of the plants and irrigation, fences and decorative landscaping within the public right-of-way.

(B) General Requirements

1. The operation of a sidewalk café, shall be contingent upon the execution of a right-of-way use agreement made between the property owner and the City.
2. Approval of a right-of-way use agreement does not negate the obligation to comply with all other codes, rules, regulations, permits, and/or license requirements, including but not limited to, alcoholic beverage licenses from the State of Florida.
3. Unless otherwise provided for in the approved right-of-way use agreement, the operating hours of the sidewalk café area are limited to the legal hours of operation of the business. Additional restrictions such as hours and days of operation may be provided for in the approved right-of-way use agreement.
4. Noise levels will be regulated by Section 107-41. and Chapter 34 – Environment. Repeat violation may result in revocation of the right-of-way use agreement.
5. The approved right-of-way use agreement shall delineate and approve the sidewalk café area and shall be designed to serve patrons at maximum permitted capacity per applicable zoning code and Florida Building Code requirements. The principle use will provide restroom facilities to serve sidewalk café area patrons.
6. Upon severe thunderstorms, tornados, tropical storm or hurricane warnings issued by the National Weather Service for Pinellas County or as required by declarations of state or local emergency, all tables, chairs, umbrellas, equipment and other objects within the sidewalk café area shall be removed from the sidewalk café area.
7. A right-of-way use agreement is transferable unless otherwise provided for in the right-of-way use agreement.

(C) Design Standards

1. Sidewalk café elements including tables, chairs, umbrellas, televisions, and other objects associated with the café shall be delineated and approved as part of the right-of-way use agreement. Heaters and misters are prohibited unless otherwise provided for in the right-of-way use agreement.
2. Patio heaters. Portable heaters shall be turned off when the area in which they are being used is not occupied or being monitored closely, and keeping any flammable materials, as found in NFPA 1 (Fire Code) and NFPA 101 (Life Safety Code), at least 3 feet away.
3. Landscaping shall be delineated and approved as part of the right-of-way use agreement.
4. A contiguous and unobstructed corridor space shall be maintained at all times to ensure a clear pedestrian passageway as provided for in the approved right-of-way use agreement. The pedestrian passageway should be a straight line, parallel to the building face and curb line, for the entire length of the sidewalk café.
5. Sidewalk cafés shall be located on sidewalks as provided for in the approved right-of-way use agreement.
6. Sidewalk café elements shall be non-permanent and readily removable, and cause no damage to the surface of the right-of-way. No element may be anchored, attached, chained, or in any manner affixed to any tree, post, sign, or other fixture.
7. All sidewalk café elements shall be uniform in design and manufactured for commercial outdoor use.
8. Sidewalk café tables shall be a maximum of three (3) feet in diameter for circular tables and up to nine (9) square feet for square or rectangular tables unless otherwise provided for in the right-of-way use agreement.
9. Tables within the sidewalk café area shall seat no more than four people, unless otherwise approved by the right-of-way use agreement.
10. Sidewalk cafés shall not exceed 24 seats, unless otherwise approved by the right-of-way use agreement.
11. Parking is not required unless otherwise approved as part of the right-of-way use agreement.
12. Means of egress shall be continuously maintained free of all obstructions or impediments to full instant use in the case of fire or other emergency at all times.
13. An exit enclosure or the perimeter around the sidewalk café area shall provide a continuous protected path of travel to an exit discharge for both those dining inside the establishment and those in the sidewalk café areas.
14. The property owner will be responsible for the replacement or repair of improvements made on the City's right-of-way.

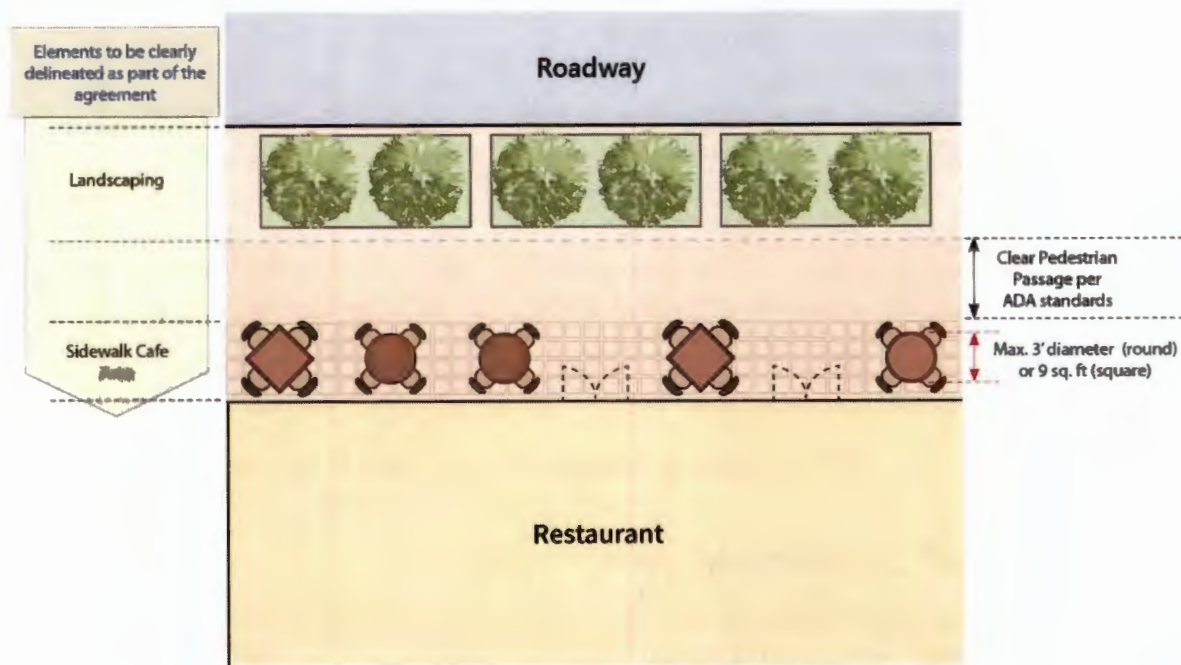


Figure 4 - Sidewalk Café Design Standards

(For illustrative purposes only)

(D) Right-of-way Use Agreement Required – Application shall be made to the City Engineering Department including any fee required. The right-of-way use agreement shall be approved by the City Commission by Resolution and prior to operation of a sidewalk café. The right-of-way use agreement shall include the following information:

1. Survey of the property and the adjacent right-of-way proposed for the sidewalk café area.
2. Site plan depicting the proposed sidewalk café area, certified by a design professional and drawn to scale. The plan shall include the following information:
 - i. Total square footage of the proposed sidewalk café area.
 - ii. Number and placement of all seating/table arrangements and other elements within the sidewalk café area.
 - iii. Sidewalk café tables shall be placed in a manner which maintains a minimum accessible path on the sidewalk per the ADA Standards, as amended from time to time.
 - iv. Occupant load of all existing business areas.
 - v. Number of all existing bathrooms and fixtures.

(E) Prohibited Elements and Use of the Sidewalk Café Area

1. Vending machines.
2. Signage except those signs which are made valid by approved sign permit.
3. Advertising on umbrella(s).
4. Portable toilets.
5. Cooking, food or drink preparation, storage, cooling or refrigeration, unless otherwise approved as part of a right-of-way use agreement.

Section 3. That Appendix C Development Charges and Impact Fees, of the City of Dunedin Land Development Code shall be amended to read as follows:

Appendix C DEVELOPMENT CHARGES AND IMPACT FEES

Fees shown below are effective March 18, 2021.

DEVELOPMENT CHARGES AND IMPACT FEES

BUILDING PERMIT FEES
Building permit fees shall be assessed as follows:
Where the construction valuation does not exceed \$500, no permit shall be required unless an inspection is required, in which case a fee of \$70 shall be charged. This exemption does not apply when construction, repair, remodeling, or improvement is a part of a larger or major operation whether undertaken by the same or different contractors or in which a division of the operation is made in contracts of amounts less than \$500 for the purpose evading this part or otherwise.
Building Permit Fee: The building permit fee shall be 0.80 percent of the construction valuation, minimum of \$60.00.
Building Plan Review Fee: The building plan review fee shall be 25 percent of the building permit fee.
Construction valuation shall include total value of work, including materials and labor, for which the permit is being sought, such as building, electrical, gas, mechanical, plumbing equipment and permanent systems. Combination permits may include building, electrical, gas, mechanical and plumbing work.
Construction valuation shall be estimated as set forth in the most current Building Valuation Data as published by the International Code Council, Inc. or an actual signed contract for the construction valuation may be used to determine the applicable fees. Construction valuation shall be calculated on the gross area of the building for new construction and the work areas for additions, alterations, rehabilitations, remodeling and renovations. For residential uses, unconditioned, open and covered areas will be calculated as Utility Occupancy. All permit fees for alterations, rehabilitations, remodeling and renovations shall be calculated the same as new construction, based on the work area. Construction valuation is subject to review and approval by the building official.

MISCELLANEOUS BUILDING PERMIT FEES		
Fence	\$50.00	Each
Moving or Relocation of Building	\$75.00	Per building
Tent	\$30.00	Each
ELECTRICAL PERMIT FEES		
Miscellaneous Work:		
Base Fee	\$70.00	Each
Plus \$5.00 per each \$1,000.00 or fraction of the cost thereof for the electrical work		
GAS PERMIT FEES		
Miscellaneous Work		
Base Fee	\$70.00	Each
Plus \$5.00 per each \$1,000.00 or fraction of the cost thereof for the gas work		
MECHANICAL PERMIT FEES		
Miscellaneous Work		
Base Fee	\$70.00	Each
Plus \$5.00 per each \$1,000.00 or fraction of the cost thereof for the mechanical work		
PLUMBING PERMIT FEES		
Miscellaneous Work		
Base Fee	\$70.00	Each
Plus \$5.00 per each \$1,000.00 or fraction of the cost thereof for the plumbing work		
MISCELLANEOUS FEES		
Change of Contractor/Subcontractor	\$20.00	Per trade
Partial or Special Inspection	\$75.00	Each
Change Order, Commercial	\$75.00	Each
Change Order, Residential	\$40.00	Each
Reinstate Expired Permit, Commercial	\$100.00	Each
Reinstate Expired Permit, Residential	\$50.00	Each
Re-Inspection	\$75.00	Each
House/Building Moving	\$100.00	Each
Stop Work Order Release	\$150.00	Each
DEVELOPMENT FEES		
Land Use/Zoning		
Rezoning	\$1,500.00	
Land Use Plan Amendment	\$1,500.00	
Rezoning & Land Use Plan Amendment	\$2,000.00	
Development Review		
Design Review	\$2,000.00	
Development Agreement	\$5,000.00	
Subdivision Plat Review	\$600.00	Plus Conformity Review Fee

Other Land Use Fees		
Parkland Impact Fee	See Section 104-26.7 LDC	
Vacation of Land	\$1,500.00	
Conditional Use	\$1,500.00	
Conditional Use – Outdoor Dining/Food-Truck	\$500.00	
Variance	\$1,500.00	
Appeal	\$1,500.00	
Appeal/Variance to BBAA	\$250.00	
Minor Change to Site Plan	\$1,200.00	
Zoning Verification	\$100.00	
Address Change	\$275.00	
Miscellaneous Actions	\$500.00	
Miscellaneous Fees		
Alcoholic Beverage License Review	\$100.00	
Temporary Alcoholic Beverage Permit Review	\$50.00	
Tree Permit*	\$25.00	
Parking Bank*	\$8,000.00	Per Space
Short Term Vacation Rental Annual Registration	\$200.00	
IMPACT FEES		
Fire Department Development Fee		
Residential	\$270.00	Per Dwelling Unit
Nonresidential	\$285.00	Per 3,000 SF
Law Enforcement Development Fee		
Residential	\$94.73	Per Dwelling Unit
Nonresidential	\$0.08	Per SF
Water Development Fee		
Residential	\$2,159.00	Per Dwelling Unit
Nonresidential	\$2,159.00	Residential Equivalent
Sewer Development Fee		
Residential	\$1,834.00	Per Dwelling Unit
Nonresidential	\$1,834.00	Residential Equivalent
The sewer and water development fee established shall increase or decrease annually on October 1 as determined by the percentage by which the Construction Cost Index published by Engineering News-Record (commonly referred to as the ENR-CCI) has increased or decreased. (Sec. 78-423)		
FIRE DEPARTMENT FEES		
Fire Protection Fees		
<i>Plan Review Fees</i>		
Structural Development	\$0.07	Per SF

Structural Remodel	\$0.07	Per SF
<i>Fire Prevention Fees</i>		
Preliminary Site Plans	\$53.00	
Minimum construction/renovation	\$53.00	
<i>Fire Protection Systems</i>		
NFPA 13, 13R, 13D Systems	\$53.00	+\$1.00 per Head
Fire Pumps	\$265.00	Revi Insp. Acceptance Test
Foam Systems	\$53.00	Per Nozzle +\$1.00 Per Sprinkler Head
Gas/Chemical Fixed Systems	\$53.00	
Fire Alarm System Heat/Smoke Detection System	\$53.00	Per Panel +\$1.00 Initiating Device
Voice Alarm	\$160.00	
Fire Command Station/Communication System	\$53.00	+Cost of Other Installed Systems
Pre-engineered Fire Suppression System or Hood System.	\$53.00	
Certificate of Occupancy Inspection	\$53.00	
Change of Occupancy Inspection	\$53.00	
Renovation Inspection	\$53.00	
Flammable/Combination Liquid Storage	\$53.00	
Tanks/Container Areas	\$53.00	
Tank Removal/Install	\$53.00	
LP Storage Cylinders	\$53.00	
Hotwork	\$53.00	
Fireworks Display	\$160.00	
Tent Permits and Inspection	\$53.00	
ALF's	\$53.00	Per Floor
Nursing Homes	\$53.00	Per Floor
<i>Other Services & Miscellaneous Inspections</i>		
Hospitals	\$53.00	Per Floor
Group Homes	\$53.00	
Foster Homes	\$53.00	
Disaster Plan Reviews	\$53.00	
Daycare	\$53.00	
Business Tax License Inspection	\$53.00	
Red Tag Fee	\$53.00	
ENGINEERING FEES		

Site/Infrastructure Review	
<i>Small Commercial Development/Redevelopment</i>	
1 Business, Existing Utilities, 1 Utility Meter	
First Submittal	\$325.00
Second Submittal	No Charge
Each Subsequent Submittal	\$325.00
<i>Total Project/Property Site less than 10 Acres</i>	
Commercial, Multi-Family, Mixed Use	
First Submittal	\$875.00
Second Submittal	No Charge
Each Subsequent Submittal	\$325.00
<i>Total Project/Property Site 10 Acres or greater</i>	
Commercial, Multi-Family, Mixed Use	
First Submittal	\$1,200.00
Second Submittal	No Charge
Each Subsequent Submittal	\$325.00
<i>Site/Infrastructure Project Closeout</i>	
Includes, but not limited to: As-Built/Record Drawing Review, Misc. Document Review and Processing, Cost Estimate, Bill of Sale, Covenants/Agreements, Performance/Maintenance Guarantees, Agency Final Clearance Permits, Easements, Punch List Preparation, Required Site/Infrastructure Inspections.	
<i>Small Commercial Development/Redevelopment</i>	
1 Business, Existing Utilities, 1 Utility Meter	
First Review	\$175.00
Second Review	No Charge
Each Subsequent Review	\$80.00
<i>Total Project/Property Site less than 10 Acres</i>	
Commercial, Multi-Family, Mixed Use	
First Review	\$325.00
Second Review	No Charge
Each Subsequent Submittal	\$150.00
<i>Total Project/Property Site 10 acres or greater</i>	
Commercial, Multi-Family, Mixed Use	
First Review	\$500.00
Second Review	No Charge
Each Subsequent Review	\$225.00
Right-of-Way Use Permit (Not to be confused with ROW Use Agreement)	
Single Family Residence - Single Unit (Includes ROW permit review and inspection fee)	\$50.00
Commercial/Multi-Family/Mixed Use -Independent of Site/Infrastructure Process (Includes ROW permit review and inspection fee)	
First Review	\$250.00
Second Review	No Charge

Each Subsequent Review	\$125.00
Site/Infrastructure Projects-Required with all submittals (Includes ROW permit review and inspection fee)	\$250.00
Miscellaneous Engineering Review and Inspection Fees (Independent of ROW Use Permits and/or the Site/Infrastructure Process)	
May include, but not limited to: fences, slabs, retaining/seawalls, planters, fuel tanks, pools, decks, docks, wells, sheds, sinkholes, lot grading, communication antennas, screened porch enclosures, construction trailers, generators, etc.	
Small Commercial/Multi-Family/Mixed Use (not full site/infrastructure)	\$100.00
Single Family Residence	\$50.00
<i>Right-of-Way use Agreement</i>	
Right-of-Way Use Agreement	\$250.00
MULTIMODAL IMPACT FEES (Per Section 150-40 of the Pinellas County Code)	
Non-CRA	Schedule A General Fee Schedule is hereby adopted by reference as if set out at length in this Section.
CRA	Schedule B Downtown Redevelopment Fee Schedule is hereby adopted by reference as if set out at length in this Section.

NO REFUND on permit fees, unless issued in error on part of the City.

NO REFUND if work has commenced or if permit is over 180 days old.

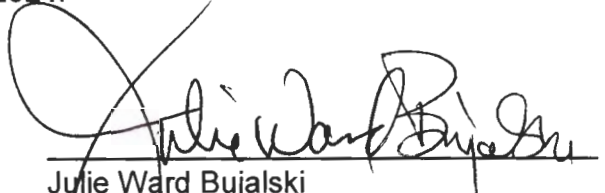
Section 4. This Ordinance shall be codified and made part of the Land Development Code, City of Dunedin, Florida, and all existing section numbers in Subpart B of the Dunedin City Code, together with any cross-references thereto, may be renumbered to accomplish such codification.

Section 5. Each provision of this Ordinance shall be deemed separate and severable and if any section or part thereof is held to be invalid by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected.

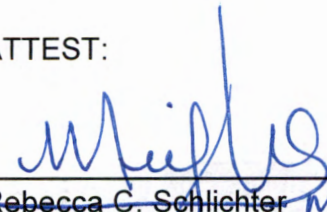
Section 6. That all ordinances or parts thereof inconsistent herewith are repealed and superseded.

Section 7. This Ordinance shall become effective on September 5, 2024.

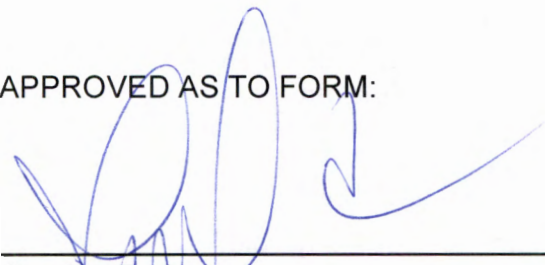
PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN,
FLORIDA, THIS 5th DAY OF September, 2024.


Julie Ward Bujalski
Mayor

ATTEST:


~~Rebecca C. Schlichter~~ Michelle Wells
City Clerk, Deputy

APPROVED AS TO FORM:


Jennifer R. Cowan
City Attorney

READ FIRST TIME AND PASSED: August 1, 2024

READ SECOND TIME AND PASSED: September 5, 2024