



**NOTICE OF PUBLIC MEETING
CITY COMMISSION REGULAR MEETING
DUNEDIN CITY HALL, 737 LOUDEN AVE
FEBRUARY 5, 2026
6:00 PM
AGENDA**

CALL TO ORDER

INVOCATION AND THE PLEDGE OF ALLEGIANCE

1. PRESENTATIONS

- 1.a [Florida Gulf Coast Hope Spot Day Proclamation](#)
Commission reading of the Florida Gulf Coast Hope Spot Day Proclamation.
EXHIBIT: [Florida Gulf Coast Hope Spot Day Proclamation 2026.pdf](#)
- 1.b [Toronto Blue Jays Welcome Back Proclamation](#)
Commission reading of the Welcome Back 2026 Toronto Blue Jays Proclamation.
EXHIBIT: [A. Blue Jays Welcome Back Proclamation - Opening Day 2026.pdf](#)

CITIZEN INPUT

2. CONSENT AGENDA

- 2.a [Approve the Minutes for the:](#)
 - A. [12/18/2025 Regular Meeting](#)
 - B. [1/6/2026 Workshop](#)Staff recommends to approve the minutes for the meetings identified above.
EXHIBIT: [A. 12-18-25 RM Minutes.pdf](#)
EXHIBIT: [B. 01-06-26 WS Minutes.pdf](#)
- 2.b [Board and Committee Appointments](#)
 - A. Arts and Cultural Advisory Committee
 - Move Elizabeth Glushko Cerasoli from an alternate to a partial regular term ending 4/1/2028
 - Appoint Taryn Nicoll to a partial alternate term ending 4/1/2028
 - B. Community Redevelopment Agency Advisory Committee
 - Reappoint Alan McHale to a regular term ending 3/1/2029
 - Reappoint Douglas Moat to a regular term ending 3/1/2029
 - Reappoint Sally Caron to a regular term ending 3/1/2029
 - C. Edgewater Drive Advisory Committee
 - Reappoint Stephanie Sarkis to a regular term ending 3/1/2029
 - D. Library Advisory Committee

- Move Susan Davis from an alternate to a regular term ending 3/1/2029
- Reappoint Jean Perrin to a regular term ending 3/1/2029
- Reappoint Barbara Ferry to a regular term ending 3/1/2029

EXHIBIT: [A. ACAC Applicant Packet.pdf](#)

EXHIBIT: [B. CRAAC Roster.pdf](#)

EXHIBIT: [C. EDAC Roster.pdf](#)

EXHIBIT: [D. LAC Roster.pdf](#)

- 2.c** [Dunedin 2026 Mardi Gras Celebration, presented by the City of Dunedin and the Greater Dunedin Chamber of Commerce, Inc., Revocable License Agreement.](#)

Motion to approve the Revocable License Agreement with the Greater Dunedin Chamber of Commerce, Inc., for the 2026 Mardi Gras Celebration.

EXHIBIT: [A. 2026 MARDI GRAS REVOCABLE LICENSED AGREEMENT.pdf](#)

- 2.d** [Purchase a Trailer Mounted Wastewater Bypass Pump from Mersino Water Solutions, via "piggybacking" the Florida Sheriffs' Association \(FSA\) Cooperative Purchasing Program, at a cost of \\$85,445.17.](#)

Motion to approve the purchase of a trailer mounted, diesel powered Global 6-inch Wastewater Bypass Pump and Accessories from Mersino Water Solutions, of Auburn Hills, MI, via "piggybacking" the Florida Sheriffs' Association (FSA) Cooperative Purchasing Program (Contract FSA23-EQU21.0), at a cost of \$85,445.17.

EXHIBIT: [A. Collections Division Memorandum Requesting Trailer Mounted Pump.pdf](#)

EXHIBIT: [B. Purchasing Memo-Piggyback purchase of Purchase Trailer Mounted Wastewater Bypass Pump.pdf](#)

EXHIBIT: [C. Mersino Pump Quote and Description.pdf](#)

EXHIBIT: [D. FSA23-EQU21.0 Bid Excerpt.pdf](#)

3. ACTION ITEMS

- 3.a** [Second Reading of Ordinance 25-11 - Regarding Dunedin Sustainability Matrix and Sustainable Development Scorecard Ordinance. Amending Chapter 105 Section 28.4 of the Land Development Code.](#)

Staff recommends that the City Commission approve second reading of Ordinance 25-11.

EXHIBIT: [A. Sustainability Matrix & Sustainable Development Scorecard Update 02-05-2026 Second Reading City Commission PowerPoint.pdf](#)

EXHIBIT: [B. Current Sustainability Matrix.pdf](#)

EXHIBIT: [C. Proposed Ordinance 25-11 - Sustainability Matrix and Sustainable Development Scorecard.pdf](#)

EXHIBIT: [D. Business Impact Estimate Statement - Sustainability Matrix and Sustainable Development Scorecard.pdf](#)

EXHIBIT: [E. TBT Public Notice for 02-05-2026.PDF](#)

- 3.b** [Resolution 26-02 - Non-Ad Valorem Revenue Note Series 2026 - Non-Revolving Credit Agreement](#)

Staff Recommends approval of Resolution 26-02, Non-Ad Valorem Revenue Note, Series 2026 - Non-Revolving Credit Agreement

EXHIBIT: [A. Background for Storm Line of Credit.pdf](#)

- EXHIBIT: [B. Note Resolution 26-02.pdf](#)
- EXHIBIT: [C. Storm Expenses - FEMA Reimbursement & City Match.pdf](#)
- EXHIBIT: [D. Budget Adjustment - Marina Line of Credit Interest.pdf](#)
- EXHIBIT: [E. Purchasing Memo RFP 25-2546 Request for Bank Loan Proposals.pdf](#)

- 3.c** Consideration and approval of Resolution 26-03 of the City of Dunedin, Florida, approving a \$610,000.00 loan to the Flats on Main Street, LLC.
 Approve Resolution 2026-03, approving a \$610,000.00 loan to the Flats on Main Street, LLC.

- EXHIBIT: [A. Flats on Main Loan Resolution Background 02.05.26 CC.pdf](#)
- EXHIBIT: [B. The Flats on Main CC Loan Resolution 23-06 With Exhibits_01_26_2026.pdf](#)

- 3.d** Application DR-2025-0004 - Second Hearing of Design Review Approval for the development of a two-story, 21-unit residential vacation home project called Azul Ave Vacation Homes located at 1380 Pinehurst Rd.

Staff has determined that the application meets all of the applicable review criteria for approval by the City Commission.

- EXHIBIT: [A. Staff Report](#)
- EXHIBIT: [B. Application DR-2025-0004](#)
- EXHIBIT: [C. Aerial, Land Use & Zoning Maps](#)
- EXHIBIT: [D. Aerial Map of Surrounding Properties & Uses](#)
- EXHIBIT: [E. Civil Drawings](#)
- EXHIBIT: [F. Greenspace Plan and Tree Preservation Plan](#)
- EXHIBIT: [G. Architectural Drawings](#)
- EXHIBIT: [H. Citizen Participation Plan and Report](#)
- EXHIBIT: [I. Traffic Impact Analysis Report](#)
- EXHIBIT: [J. Sustainability Matrix](#)
- EXHIBIT: [K. Parkland Impact Fees](#)
- EXHIBIT: [L. Public Art Program](#)
- EXHIBIT: [M. 12-19-2024 DRC Meeting Notes](#)
- EXHIBIT: [N. ARC Meeting Minutes](#)
- EXHIBIT: [O. Public Notices](#)
- EXHIBIT: [P. Section 103-14.7. Short Term Rentals.pdf](#)

- 3.e** The proposed agenda for the February 19, 2026, Commission Meeting
 Staff recommends approving the proposed agenda for the February 19, 2026, Commission Meeting.

- EXHIBIT: [A. Proposed Agenda February 19, 2026 Regular Meeting.pdf](#)

4. INFORMATIONAL ITEMS

- 4.a** [Commission Discussion and Comments](#)
 The Commission shares topics of concern, future issues they wish to address, events attended, announcements, and liaison updates.

- 4.b** [City Clerk's Update](#)
 City Clerk's Update

4.c [City Manager's Update](#)

City Manager's Update

4.d [City Attorney's Update](#)

City Attorney's Update

ADJOURN MEETING

DUNEDIN PUBLIC PARTICIPATION & DECORUM RULES

Note: Please put cell phones and pagers on silent or vibrate during the meeting. This meeting is televised; therefore, you may appear on TV at any time.

Public Appearance: CITIZEN INPUT is for comments from members of the audience regarding items not listed on the agenda for this meeting (please give name and address and limit all comments to a maximum of three minutes).

AS FOR ITEMS ON THE AGENDA individual speakers are limited to a maximum of three minutes. A representative of a group consisting of 5 individuals who are present during the meeting may speak on behalf of the group for up to 10 minutes at the Chair's discretion. To do so, the individuals must have waived their time to the representative by providing their name and address on the back of the comment card.

Public Hearings: During public hearings the Chair will open the agenda item to the public for comment. If you wish to comment come to the microphone at the podium and give your name and address for the record. This meeting is for agenda items only. Other issues should be presented to the City Manager or City Clerk for discussion at a future Commission meeting.

Appeals: Per section 286.0105 of the Florida Statutes - If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Disability Provisions: It is the policy of the City of Dunedin not to discriminate against disabled persons in employment or the provisions of services. If you have a disability that requires accommodation, please notify the ADA Coordinator 48 hours prior to the scheduled meeting at (727) 298-3042.

COPIES OF THIS AND ALL COMMISSION AGENDAS ARE AVAILABLE TO THE PUBLIC AT THE OFFICE OF THE CITY CLERK, 737 LOUDEN AVENUE, ON THE MONDAY PRIOR TO THE MEETING DATE. COPIES ARE ALSO AVAILABLE ON THE CITY'S WEBSITE AT WWW.DUNEDIN.GOV.