



**NOTICE OF PUBLIC MEETING
CITY COMMISSION REGULAR MEETING
DUNEDIN CITY HALL, 737 LOUDEN AVE
OCTOBER 9, 2025
6:00 PM
AGENDA**

CALL TO ORDER

INVOCATION AND THE PLEDGE OF ALLEGIANCE

1. PRESENTATIONS

- 1.a [City of Dunedin Pipe Band Recognition - World Piping Championships](#)
Recognize accomplishments of Dunedin Pipe Band at World Piping Championships

CITIZEN INPUT

2. CONSENT AGENDA

- 2.a [Approve the Minutes for the:](#)
 - A. [8/5/2025 Workshop](#)
 - B. [8/6/2025 Budget Workshop](#)Staff recommends to approve the minutes for the meetings identified above.
EXHIBIT: [A. 08-05-25 WS Minutes.pdf](#)
EXHIBIT: [B. 08-06-25 Budget Workshop 2 Minutes.pdf](#)
- 2.b [Board and Committee Appointments](#)
 - A. Architectural Review Committee
 - Appoint Lee Weintraub to a partial regular term ending 12/31/2026
 - B. Board of Finance
 - Reappoint Al Crossman to a regular term ending 10/1/2028
 - Reappoint Christopher Krampert to a regular term ending 10/1/2028
 - C. Committee on Environmental Quality & Sustainability
 - Appoint Patrick Francois to a partial alternate term ending 12/1/2026
 - D. Edgewater Drive Advisory Committee
 - Move Stefanie Sarkis from alternate to partial regular term ending 3/1/2026
 - Appoint Lee Weintraub to a partial alternate term ending 3/1/2027
 - E. Stormwater Advisory Committee
 - Appoint Seema Balwani to a partial regular term ending 6/1/2027
 - Appoint Marilyn Ready to a partial regular term ending 6/1/2027
 - Appoint Karen Mullins to a partial regular term ending 6/1/2027**EXHIBIT:** [A. ARC Applicant Packet.pdf](#)

- EXHIBIT: [B. BOF Roster.pdf](#)
- EXHIBIT: [C. CEQS Applicant Packet.pdf](#)
- EXHIBIT: [D. EDAC Applicant Packet.pdf](#)
- EXHIBIT: [E. SAC Applicant Packet.pdf](#)

2.c Award of a General Engineering Consultant (GEC) Service Authorization Task Assignment to CPH Consulting, LLC., in the amount of \$150,000.00, for planning and designing services for the Josiah Cephas Weaver Park shoreline improvements project.

Commission approval of the GEC scope and fee for services by CPH Consulting, LLC., of Sanford, FL, consisting of planning and designing the Josiah Cephas Weaver Park shoreline improvements project, in the amount of \$150,000.00; and to designate Jorge M. Quintas, P.E., Deputy City Manager, as the City's authorized designee to execute the GEC Service Authorization.

- EXHIBIT: [A. Service Authorization CPH Weaver Park Shoreline Improvements.pdf](#)
- EXHIBIT: [B. GEC Contract 03-18-2025 CPH.pdf](#)
- EXHIBIT: [C. Purchasing Agent Memo Weaver Park Shoreline Improvements.pdf](#)
- EXHIBIT: [D. FY25 BPI Budget Project Sheet - Weaver Park Shoreline Assessment.pdf](#)
- EXHIBIT: [E. Pinellas County FL Code of Ordinances Section 58-573.pdf](#)
- EXHIBIT: [F. Grant Procurement Tracking Form - 2025 Weaver Park Living Shoreline.pdf](#)

2.d Approval to utilize the City of Dunedin participant agreement with Tetra Tech, Inc., of Pasadena, CA, a Delaware Corporation for debris monitoring and management services for City drainage channel debris clearing and hauling efforts, per Pinellas County Cooperative Contract RFP #22-0601-P(J), in the estimated amount of \$136,380.

Commission to authorize the City Manager to utilize the executed participation agreement with Tetra Tech, Inc., of Pasadena, CA, and subsequently issue a Purchase Order (PO), in the estimated amount of \$136,380 for debris monitoring and management services associated with drainage channel debris clearing and hauling efforts.

- EXHIBIT: [A. PINELLAS COUNTY ILA DISASTER DEBRIS INTERLOCAL AG Executed.pdf](#)
- EXHIBIT: [B. 17_22-1722A AATF - Services Agreement - Tetra Tech, Inc..pdf](#)
- EXHIBIT: [C. First Amendment to Tetra Tech Agreement__02805847-3__TT Signed initialed__rev 2-5-25.pdf](#)
- EXHIBIT: [D. Tetra Tech Estimate.pdf](#)
- EXHIBIT: [E. Tetra Tech Inc. Purchasing Memo](#)
- EXHIBIT: [F. Project Location Map.pdf](#)

3. ACTION ITEMS

3.a First Reading of Ordinance 25-07 - Amendments to the City's Floodplain Management Regulations

To approve first reading of Ordinance 25-07.

- EXHIBIT: [A. Ordinance 25-07 - Amendments to FPM Regulations](#)
- EXHIBIT: [B. FBC Excerpts Related to Ordinance 25-07](#)

- EXHIBIT:** [C. Chapter 2025-190, Laws of Florida](#)
- EXHIBIT:** [D. Ordinance 15-40 \(Adopted on 12-17-2015\)](#)
- EXHIBIT:** [E. Business Impact Estimate - Ordinance 25-07](#)
- EXHIBIT:** [F. Legal Notice - Ordinance 25-07](#)
- EXHIBIT:** [G. 9/10/2025 LPA Meeting Draft Minutes](#)

- 3.b** Application LUP/ZO-2025-0001 - Land Use Plan Amendment and Rezoning request for the property located at 1050 Main Street.
 - First Reading of Ordinance 25-08 - Land Use Plan Amendment from Retail & Services (R&S) to Residential Low Medium (RLM)
 - First Reading of Ordinance 25-09 - Rezoning from Form-Based Medium (FX-M) to Mobile Home (MH)

To approve first readings of Ordinance 25-08 and Ordinance 25-09.

- EXHIBIT:** [A. Staff Report - Application LUP-ZO-2025-0001](#)
- EXHIBIT:** [B. Ordinance 25-08 - 1050 Main St, LUP Amendment to RLM](#)
- EXHIBIT:** [C. Ordinance 25-09 - 1050 Main St, Rezoning to MH](#)
- EXHIBIT:** [D. Application LUP-ZO-2025-0001 - 1050 Main St](#)
- EXHIBIT:** [E. Boundary Survey - 1050 Main St](#)
- EXHIBIT:** [F. Aerial, Land Use & Zoning Maps - Application LUP-ZO-2025-0001](#)
- EXHIBIT:** [G. RLM Land Use Category](#)
- EXHIBIT:** [H. MH Zoning District](#)
- EXHIBIT:** [I. Business Impact Estimate - Ordinance 25-08](#)
- EXHIBIT:** [J. Business Impact Estimate - Ordinance 25-09](#)
- EXHIBIT:** [K. Public Notices - Application LUP-ZO-2025-0001](#)
- EXHIBIT:** [L. 9/10/2025 LPA Meeting Draft Minutes](#)

- 3.c** Second Reading of Ordinance 25-02: Amending Chapter 111 of the Land Development Code, Historic Preservation

The National Park Service (NPS) has not yet responded. Staff is requesting that Action Item 3.c., Ordinance #25-02, be tabled until further discussions have concluded with the State Historic Division and NPS. The item will be readvertised. Please see the background Update for additional information.

- EXHIBIT:** [A. Ordinance No. 25-02.pdf](#)
- EXHIBIT:** [B. State Comments Letter.pdf](#)
- EXHIBIT:** [C. City Response Letter to State.pdf](#)
- EXHIBIT:** [D. State Email Review Update.pdf](#)
- EXHIBIT:** [E. State Email Government Shutdown.pdf](#)

- 3.d** Resolution 25-13: Amending the Certificate of Appropriateness Matrix as required by Chapter 111 of the Land Development Code.

Staff is requesting that Action Item 3.d. Resolution 25-13, be tabled as this item is complementary to Ordinance 25-02.

- EXHIBIT:** [A. Resolution 25-13 COA Matrix.pdf](#)
- EXHIBIT:** [B. COA Matrix Adopted 2019.pdf](#)
- EXHIBIT:** [C. June 11, 2025 LPA Meeting Minutes.pdf](#)
- EXHIBIT:** [D. July 9, 2025 LPA Draft Meeting Minutes.pdf](#)
- EXHIBIT:** [E. March 4, 2025 City Commission Work Session Minutes.pdf](#)
- EXHIBIT:** [F. 12.17.2024 City Commission Work Session Minutes.pdf](#)
- EXHIBIT:** [G. City Commission Workshop Meeting Minutes- Combined.pdf](#)
- EXHIBIT:** [H. City Commission Meeting Minutes- Combined.pdf](#)

- EXHIBIT:** [I. Historic Preservation Advisory Committee Meeting Minutes-Combined.pdf](#)
- EXHIBIT:** [J. Historic Preservation Advisory Committee Workshop Minutes-Combined.pdf](#)
- EXHIBIT:** [K. Historic Preservation Advisory Committee Annual Report-Combined.pdf](#)
- EXHIBIT:** [L. Final_ORC_Report_12-14-2021.pdf](#)
- EXHIBIT:** [M. FAQ For LPA.pdf](#)
- EXHIBIT:** [N. Proof of Notice.pdf](#)

- 3.e** [Approval of agreement with Crowdergulf Joint Ventures, Inc., for debris removal from City drainage channels with grant funding from USDA Natural Resource Conservation Service \(NRCS\) Emergency Watershed Protection \(EWP\); "Not To Exceed" \(NTE\) grant funding in the amount of \\$1,378,275.](#)
 Commission approval of contract agreement with Crowdergulf Joint Ventures, Inc., for debris and vegetative removal from Citywide drainage channels with grant funding from the USDA Natural Resource Conservation Service (NRCS) Emergency Watershed Protection (EWP); "Not To Exceed" (NTE) grant funding in the amount of \$1,378,275.
- EXHIBIT:** [A. Commission Agenda 2e 11.7.24 Agreement with CrowderGulf.pdf](#)
 - EXHIBIT:** [B. Pinellas County Amendment_Fee.pdf](#)
 - EXHIBIT:** [C. City of Dunedin NRCS Estimate.pdf](#)
 - EXHIBIT:** [D. City of Dunedin EWP Grant Agreement Award.pdf](#)
 - EXHIBIT:** [E. PA Memo Crowder Gulf Joint Ventures Inc. for debris removal.pdf](#)
 - EXHIBIT:** [F. Project Location Maps.pdf](#)
 - EXHIBIT:** [G. Legal & Purchasing Review Correspondence.pdf](#)

- 3.f** [The proposed agenda for the October 23, 2025, Commission Meeting.](#)
 Staff recommends approving the proposed agenda for the October 23, 2025, Commission Meeting.
- EXHIBIT:** [A. October 23, 2025 Proposed Agenda.pdf](#)

4. INFORMATIONAL ITEMS

- 4.a** [Commission Discussion and Comments](#)
[A. School Transportation Safety Committee \(STSC\), Forward Pinellas - recommend appointee](#)
 The Commission shares topics of concern, future issues they wish to address, events attended, announcements, and liaison updates.
- EXHIBIT:** [A. STSC October Agenda Packet.pdf](#)
- 4.b** [City Clerk's Update](#)
 City Clerk's Update
- 4.c** [City Manager's Update](#)
 City Manager's Update
- EXHIBIT:** [A. Golf Inc Renovation of the Year_Dunedin Golf Club.pdf](#)
- 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. Make all comments and queries to or through the Chair. 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 Florida Statute 286.0105 - 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.DUNEDINGOV.COM.