



**NOTICE OF PUBLIC MEETING
LOCAL PLANNING AGENCY
CITY HALL, 737 LOUDEN AVE
JANUARY 14, 2026
6:00 PM
AGENDA**

CALL TO ORDER

1. BUSINESS

1.a Approval of Meeting Minutes

A. December 10, 2025 LPA Meeting

Review and approval of draft meeting minutes.

EXHIBIT: [A. LPA Minutes 12-10-25.pdf](#)

1.b Application DR-2025-0002 - Request for Design Review Approval for the development of a new project called Main Street Exchange, consisting of a three- and four-story mixed-use building comprising an 89-room boutique hotel, marketplace, theater, food hall, restaurants, social establishments, retail spaces, and a parking garage on a 1.78-acre parcel located at 830 Douglas Avenue.

Staff has determined that the application meets all of the applicable review criteria for a recommendation of approval to the City Commission by the Local Planning Agency.

EXHIBIT: [A. Application DR-2025-0002 - Staff Report](#)

EXHIBIT: [B. Applications and Survey](#)

EXHIBIT: [C. Aerial, Land Use, Zoning & CRA Street Type Maps](#)

EXHIBIT: [D. Staff Aerial Map of Surrounding Properties](#)

EXHIBIT: [D1. Applicant Aerial Map of Surrounding Properties](#)

EXHIBIT: [E. Revocable Parking Agreement \(BMO Review\)\(925149.4\) with Exhibits](#)

EXHIBIT: [F. Site Historical Chronology](#)

EXHIBIT: [G. Project Site Renderings](#)

EXHIBIT: [G1. Off-Site Parking Garage Renderings](#)

EXHIBIT: [H. Report Analysis Traffic](#)

EXHIBIT: [H1. Main Street Exchange TIA Peer Review ICE](#)

EXHIBIT: [H2. Report Analysis Drainage and Geotechnical](#)

EXHIBIT: [I. Arch and Comment Response Narratives](#)

EXHIBIT: [J. Site and Landscape Plan](#)

EXHIBIT: [K. DRC Meeting Minutes Multiple](#)

EXHIBIT: [L. ARC Meeting Minutes Multiple](#)

EXHIBIT: [M. CRA and CRAAC Meeting Minutes Multiple](#)

EXHIBIT: [N. Publication and Notice](#)

1.c [Application DR-2025-0003 - Request for Design Review Approval for the development of a new 4-story \(3 stories over ground floor parking\) multifamily residential building with 5 dwelling units total on a 0.21-acre vacant parcel located on Skinner Blvd.](#)

Staff find that Application DR-2025-0003 is inconsistent with the criteria for physical compatibility of the proposed application with the surrounding environment as set forth in Objective 2.9 in the Future Land Use

Element of the City of Dunedin Comprehensive Plan. In addition, staff find that the ARC recommendation of approval to the LPA was based on conditions that have not been addressed. Accordingly, staff recommends that the LPA not recommend approval of this application to the City Commission.

EXHIBIT: [A. Staff Report](#)

EXHIBIT: [B. Application DR-2025-0003](#)

EXHIBIT: [C. Aerial, Land Use, Zoning & CRA Street Type Maps](#)

EXHIBIT: [D. Aerial Map of Surrounding Properties & Uses](#)

EXHIBIT: [E. Staff Chronology](#)

EXHIBIT: [F. 7/17/2024 DRC Minutes](#)

EXHIBIT: [G. 6/3/2025 ARC Minutes](#)

EXHIBIT: [H. Condo and Permit Background](#)

EXHIBIT: [I. Public Notice](#)

1.d [Selection of Chair & Vice Chair of the Local Planning Agency for 2026](#)

Discussion and Vote

1.e [Recommendation to select members for Local Planning Agency](#)

Discussion and recommendation for one (1) alternate vacancy on the LPA to fill current vacancy. The individual selected will be recommended for appointment by the City Commission.

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

ADJOURN

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 for such purpose 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, per Florida Statute 286.0105. The City of Dunedin does not discriminate on the basis of race, color, national origin, sex, religion, age, political affiliation, marital status, sexual orientation, and disabled status in employment or the provision of services.

Disability Provisions: It is the policy of the City of Dunedin not to discriminate against disabled persons in employment or the provision 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.

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