



**NOTICE OF PUBLIC MEETING
CITY COMMISSION REGULAR MEETING
DUNEDIN CITY HALL, 737 LOUDEN AVE
MAY 7, 2026
6:00 PM
AGENDA**

CALL TO ORDER

INVOCATION AND THE PLEDGE OF ALLEGIANCE

1. PRESENTATIONS

- 1.a** [Teacher Appreciation Week Proclamation 2026](#)
Share proclamation and Chamber Education Foundation activities to celebrate Teacher Appreciation Week, May 4-8, 2026, in Dunedin.
EXHIBIT: [A. Teacher Appreciation Week Proclamation \(2026\).pdf](#)
- 1.b** [15th Annual City of Dunedin Mayor's Top Apple School Awards](#)
Announce winners and present awards of the City of Dunedin 15th Annual Mayor's Top Apple School Awards:
- "A" Schools - Academie Da Vinci Charter School, Curtis Fundamental Elementary, Dunedin Highland Middle School, Garrison-Jones Elementary, and San Jose Elementary;
- Achievement in the Arts - Orlando Pena - Academie Da Vinci Charter School;
- Excellence in Technology - Natalie Paul - Academie Da Vinci Charter School;
- Health and Wellness Initiative - Haley Kukoleck - San Jose Elementary School;
- Visionary Leadership - Commander Jones & Chief Johnson - Dunedin High School; and
- Golden Apple - Teacher of the Year - Mariangelie Vazquez Llanis - Garrison-Jones Elementary School.
- 1.c** [57th Annual Professional Municipal Clerks Week Proclamation - May 3 - 9, 2026](#)
Read/present proclamation to City Clerk staff.
EXHIBIT: [A. Municipal Clerks Week 2026 - ltr.pdf](#)
- 1.d** [Older Americans Month 2026 Proclamation](#)
Reading and Presentation of the Older Americans Month 2026 Proclamation by the Commission.
EXHIBIT: [A. Older Americans Month Proclamation \(2026\).pdf](#)

CITIZEN INPUT

2. CONSENT AGENDA

- 2.a** [Approve the Minutes for the:](#)
[A. 3/5/2026 Regular Meeting](#)
[B. 3/19/2026 Regular Meeting](#)

Staff recommends to approve the minutes for the meetings identified above.

EXHIBIT: [A. 03-05-26 RM Minutes.pdf](#)

EXHIBIT: [B. 03-19-26 RM Minutes.pdf](#)

- 2.b** [Increase Purchase Order \(PO\) amount for contracted services with Raftelis Financial Consultants, Inc. \(Raftelis\) for the completed Solid Waste Rate Sufficiency Study and Financial Consulting Services.](#)

Authorization to increase the Raftelis Purchase Order (PO #250500) for the Solid Waste Utility Fund Sufficiency Study, in the amount of \$3,165.95 to process final invoicing for services rendered.

EXHIBIT: [Exhibit A. Raftelis PO \(#250500, dated 02-07-25\).pdf](#)

EXHIBIT: [Exhibit B. Raftelis Invoices \(dated 01-12-26, 03-16-26, 04-13-26\).pdf](#)

EXHIBIT: [Exhibit C. BA BT Request Form - Raftelis Solid Waste Rate Study Increase.pdf](#)

EXHIBIT: [Exhibit D. Delegated Authority Memo \(SW Rate Study, Raftelis, 01-23-25\).pdf](#)

- 2.c** [Settlement Agreement in the amount of \\$35,000 - Maurice Welch v. City of Dunedin](#)

Staff recommends Commission approval of the negotiated settlement amount with Mr. Welch.

EXHIBIT: [City of Dunedin-BI Release-MWelch-signed.pdf](#)

3. ACTION ITEMS

- 3.a** [Historic Preservation Advisory Committee Continuance](#)

Staff recommends to continue the Historic Preservation Advisory Committee for another three years.

EXHIBIT: [A. HPAC Enacting Resolution Complete.pdf](#)

EXHIBIT: [B. HPAC Annual Report 2025 Approved.pdf](#)

- 3.b** [First Hearing of Application DR-2026-0001 - Request for Design Review Approval for the development of a mixed-use project consisting of 12 townhomes, a retail winery and a 7-room hotel on the 1.05-acre vacant property located at 265 Causeway Blvd and 10, 12, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26 Outlook Way.](#)

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

EXHIBIT: [A. Staff Report](#)

EXHIBIT: [B. Design Review Application DR-2026-0001](#)

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

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

EXHIBIT: [E. Civil/Site Drawings](#)

EXHIBIT: [F. Greenspace Plan](#)

EXHIBIT: [G. Architectural Drawings](#)

EXHIBIT: [H. Sustainability Matrix](#)

EXHIBIT: [I. Public Art Application](#)

EXHIBIT: [J. Parkland Impact Fee Application](#)
EXHIBIT: [K. Citizen Participation Plan Report](#)
EXHIBIT: [L. Traffic Impact Analysis](#)
EXHIBIT: [M. 2/25/2026 DRC Meeting Notes](#)
EXHIBIT: [N. 3/3/2026 ARC Meeting Minutes](#)
EXHIBIT: [O. Proof of Public Notices](#)
EXHIBIT: [P. 7/11/2024 CCRM Minutes](#)
EXHIBIT: [Q. 3/20/2025 CCRM Minutes](#)
EXHIBIT: [R. Resolution 25-09 & 265 Causeway Subdivision Plat](#)
EXHIBIT: [S. 4/8/2026 LPA Meeting Draft Minutes](#)

- 3.c [The proposed agenda for the May 21, 2026, Commission Meeting](#)
Staff recommends approval of the proposed agenda for the May 21, 2026, Commission Meeting.
EXHIBIT: [A. PROPOSED May 21, 2026 Commission Meeting Agenda.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
EXHIBIT: [A. GPT Form - EDA - 2026 Dunedin Marina Rehabilitation.pdf](#)
EXHIBIT: [B. GPT Form - Firehouse Subs - 2026 Extrication Equipment Replacement.pdf](#)
EXHIBIT: [C. GPT Form - DEMP - 2026 Class 8 Garbage Truck Replacements.pdf](#)
EXHIBIT: [D. GPT Form - HLMP - 2026 Citywide Roof Replacement.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. 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.