



**NOTICE OF PUBLIC MEETING
LOCAL PLANNING AGENCY
CITY HALL, 737 LOUDEN AVE
SEPTEMBER 10, 2025
6:00 PM
AGENDA**

CALL TO ORDER

1. BUSINESS

1.a [Approval of Meeting Minutes](#)

[A. July 9, 2025 LPA Meeting](#)

Review and approval of draft meeting minutes.

EXHIBIT: [A. 7/9/2025 LPA Meeting Draft Minutes](#)

1.b [Ordinance 25-07 - Amendments to the City's Floodplain Management Regulations](#)

To recommend approval of Ordinance 25-07 to the City Commission.

EXHIBIT: [A. Ordinance 25-07 - Amendments to the 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](#)

1.c [Application LUP/ZO-2025-0001 - Land Use Plan Amendment and Rezoning request for the property located at 1050 Main Street.](#)

- [Ordinance 25-08 - Land Use Plan Amendment from Retail & Services \(R&S\) to Residential Low Medium \(RLM\)](#)

- [Ordinance 25-09 - Rezoning from Form-Based Medium \(FX-M\) to Mobile Home \(MH\)](#)

To recommend approval of Ordinance 25-08 and Ordinance 25-09 to the City Commission.

EXHIBIT: [A. Staff Report - Application LUP/ZO-2025-0001](#)

EXHIBIT: [B. Ordinance 25-08 - 1050 Main St; LUP Amendment from R&S to RLM](#)

EXHIBIT: [C. Ordinance 25-09 - 1050 Main St; Rezoning from FX-M 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](#)

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. 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: 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 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.