



**NOTICE OF PUBLIC MEETING
LOCAL PLANNING AGENCY
CITY HALL, 737 LOUDEN AVE
JULY 9, 2025
6:00 PM
AGENDA**

CALL TO ORDER

1. BUSINESS

- 1.a** [City Attorney update on LPA meeting format](#)
Discuss difference between quasi-judicial items versus legislative items and how it may affect meeting format
- 1.b** [Approval of Meeting Minutes](#)
[A. June 11, 2025 LPA Meeting](#)
Review and approval of draft meeting minutes.
EXHIBIT: [A. 6/11/2025 LPA Meeting Draft Minutes](#)
- 1.c** [Recommendation to the City Commission regarding Ordinance 25-02: Amending Chapter 111 of the Land Development Code, Historic Preservation; and Resolution 25-13: Amending the Certificate of Appropriateness Matrix as required by Chapter 111 of the Land Development Code.](#)
LPA recommendation to approve the Legislative Items Ordinance 25-02 and Resolution 25-13 to the City Commission.
EXHIBIT: [A. Ordinance No. 25-02 - Amending Chapter 111\(18066.9\).pdf](#)
EXHIBIT: [B. Resolution 25-13 COA Matrix.pdf](#)
EXHIBIT: [C. COA Matrix Adopted 2019.pdf](#)
EXHIBIT: [D. March 4, 2025 City Commission Work Session Minutes.pdf](#)
EXHIBIT: [E. 12.17.2024 City Commission Work Session Minutes.pdf](#)
EXHIBIT: [F. City Commission Workshop Meeting Minutes- Combined.pdf](#)
EXHIBIT: [G. City Commission Meeting Minutes- Combined.pdf](#)
EXHIBIT: [H. Historic Preservation Advisory Committee Meeting Minutes- Combined.pdf](#)
EXHIBIT: [I. Historic Preservation Advisory Committee Workshop Minutes- Combined.pdf](#)
EXHIBIT: [J. Historic Preservation Advisory Committee Annual Report- Combined.pdf](#)
EXHIBIT: [K. Final_ORC_Report_12-14-2021.pdf](#)
EXHIBIT: [L. FAQ For LPA .pdf](#)
EXHIBIT: [M. 2nd LPA Hearing HP Ordinance PPT.pdf](#)

- 1.d** [Application DR-2025-0001 - Request for Design Review Approval for the development of an affordable multifamily residential housing project called The Flats on Main Street consisting of 78 apartments on 3.34 acres of property located at 1419, 1421, 1422, 1440, 1445 Carnation Drive and 1150 Friendly Lane](#)
Staff has determined that the application has met all of the applicable review criteria for a recommendation of approval to the City Commission by the Local Planning Agency.
- EXHIBIT:** [A. Application DR-2025-0001 - Staff Report](#)
EXHIBIT: [B. Application DR-2025-0001](#)
EXHIBIT: [C. Aerial, Land Use & Zoning Maps](#)
EXHIBIT: [D. Aerial Map of Surrounding Properties & Uses](#)
EXHIBIT: [E. 6/19/2025 ICE Review of TIA](#)
EXHIBIT: [F. The Flats on Main Street Design Modifications and Compatibility Review](#)
EXHIBIT: [G. 12/18/2024 DRC Meeting Notes](#)
EXHIBIT: [H. 1/07/2025 ARC Meeting Minutes](#)
EXHIBIT: [I. Ordinance 25-01 & Development Agreement](#)
EXHIBIT: [J. Public Notices](#)

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 of 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.