



**NOTICE OF PUBLIC MEETING  
CITY COMMISSION REGULAR MEETING  
DUNEDIN CITY HALL, 737 LOUDEN AVE  
FEBRUARY 19, 2026  
6:00 PM  
AGENDA**

**CALL TO ORDER**

**INVOCATION AND THE PLEDGE OF ALLEGIANCE**

**1. PRESENTATIONS**

- 1.a** [Peace Pole Proclamation 2026](#)  
Staff recommends reading and presentation of proclamation  
**EXHIBIT:** [A. Peace\\_Day\\_in\\_Dunedin\\_2026 02.pdf](#)
- 1.b** [Government Communicators Day, February 20, 2026 - Proclamation](#)  
Read/present Government Communicators Day proclamation  
**EXHIBIT:** [A. Gov Comms Day Proclamation 2026.pdf](#)
- 1.c** [World Whale Day 2026 - Proclamation](#)  
Read/present proclamation to Sierra Club, Suncoast Group  
**EXHIBIT:** [A. World Whale Day 2026.pdf](#)

**CITIZEN INPUT**

**2. CONSENT AGENDA**

- 2.a** [Approve the Minutes for the:  
A. 1/8/2026 Regular Meeting](#)  
Staff recommends to approve the minutes for the meetings identified above.  
**EXHIBIT:** [A. 01-08-26 RM Minutes.pdf](#)
- 2.b** [Board and Committee Appointments](#)
  - A. Committee on Aging
    - Appoint Denise Gammonley to a partial alternate term ending 8/1/2027
    - Appoint Teresa Conte to a partial alternate term ending 8/1/2027
  - B. Committee on Environmental Quality & Sustainability
    - Move Patrick Francois from an alternate to a partial regular term ending 12/1/2026
    - Appoint Jane O'Donovan to a partial regular term ending 12/1/2026
    - Appoint Alex Fawbush to a partial alternate term ending 12/1/2026
  - C. Library Advisory Committee

- Reappoint Donna Moore to a regular term ending 3/1/2029
- D. Local Planning Agency
- Move James "Jim" Johns from an alternate to a partial regular term ending 12/31/2026
- E. Stormwater Advisory Committee
- Appoint Virginio Delessandro to a partial regular term ending 6/1/2028
- EXHIBIT: [A. COA Applicant Packet.pdf](#)
- EXHIBIT: [B. CEQS Applicant Packet.pdf](#)
- EXHIBIT: [C. LAC Roster.pdf](#)
- EXHIBIT: [D. LPA Roster.pdf](#)
- EXHIBIT: [E. SAC Applicant Packet.pdf](#)

### 3. ACTION ITEMS

- 3.a** [First Reading of Solid Waste Ordinance 26-01 amending Section 66-101 of Chapter 66 of the Code of Ordinances for the City of Dunedin, Florida.](#)  
 Motion to approve the First Reading of Ordinance 26-01 amending Section 66-101 of Chapter 66 of the City Code of Ordinances.  
 EXHIBIT: [Exhibit A. Ordinance 26-01-Solid Waste Rates BMO Review Approved As To Form.pdf](#)  
 EXHIBIT: [Exhibit B. Board of Finance Support Email.pdf](#)  
 EXHIBIT: [Exhibit C. City of Dunedin Business Impact Statement \(SW\).pdf](#)
- 3.b** [First Hearing of 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. Applicant for this item has requested that the second hearing be moved from March 19 to March 5. Should the Commission concur, staff will readvertise the second hearing for March 5.
- 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](#)  
**EXHIBIT:** [O. City Noise Ordinance](#)

- 3.c** [Applicant has requested that the first hearing for Design Review application DR-2025-0003 be continued from February 19 until April 2 at 6:00 p.m. at Dunedin City Hall in the Commission Chambers.](#)

Staff recommends the City Commission continue the application as requested and will readvertise accordingly.

**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:** [D1. FLU 2.9](#)  
**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](#)

- 3.d** ["After-the-Fact Ratification" of Emergency Authorization to increase the Purchase Order \(PO\) amounts to CrowderGulf Joint Ventures, Inc., by \\$1,233,200, and Tetra Tech, Inc., by \\$211,420, respectively; to allow work to continue without delay for the Grant funded Ditch Maintenance Program - NRCS EWP Channel Clearing & Monitoring Project.](#)

Motion for "After-the-Fact Ratification" of the Emergency Authorization Memo to increase the PO (#260216) with CrowderGulf Joint Ventures, Inc., in the amount of \$1,233,200; and the PO (#260223) with Tetra Tech, Inc., in the amount of \$211,420; to allow work to continue without delay for the Grant funded Ditch Maintenance Program - NRCS EWP Channel Clearing & Monitoring Project (#532601, Acct #443-5300-538-054610- SU).

**EXHIBIT:** [Exhibit A. Request for Emergency Increase to PO's for Project 532601.pdf](#)  
**EXHIBIT:** [Exhibit B. Revised PO # 00260216-01 & PO #0026223-01.pdf](#)

- 3.e** [The proposed agenda for the March 5, 2026, Commission Meeting](#)  
Staff recommends approving the proposed agenda for the March 5, 2026, Commission Meeting.

**EXHIBIT:** [A. PROPOSED March 5, 2026 Regular Meeting Agenda.pdf](#)

#### **4. INFORMATIONAL ITEMS**

- 4.a** [The proposed agenda for the March 3, 2026, Commission Workshop](#)  
Staff recommends review of the proposed agenda for the March 3, 2026, Commission Workshop as it currently stands.

**EXHIBIT:** [A. PROPOSED March 3, 2026 Workshop Agenda.pdf](#)

- 4.b** [Commission Discussion and Comments](#)

The Commission shares topics of concern, future issues they wish to address,

events attended, announcements, and liaison updates.

**4.c** [City Clerk's Update](#)

City Clerk's Update

**4.d** [City Manager's Update](#)

City Manager's Update

**EXHIBIT:** [A. FCCMA Next Gen 2026 Internship Program Grant Tracking Form.pdf](#)

**EXHIBIT:** [B. CM Update Report February 2026.pdf](#)

**4.e** [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**

