



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

CALL TO ORDER

1. BUSINESS

1.a Approval of Meeting Minutes

A. March 12, 2025 LPA Meeting

Review and approval of draft meeting minutes.

EXHIBIT: [A. 03-12-2025 LPA Meeting Draft Minutes](#)

1.b Ordinance 25-01 - Approving and Authorizing the Execution of a Development Agreement between the City of Dunedin and The Flats on Main Street, LLC for The Flats on Main Street project at 1422 Carnation Drive

Recommend approval to the City Commission of Ordinance 25-01 approving and authorizing the execution of a Development Agreement between the City of Dunedin and The Flats on Main Street, LLC for The Flats on Main Street project at 1422 Carnation Drive.

EXHIBIT: [A. Ordinance 25-01 - Development Agreement with The Flats on Main Street, LLC](#)

EXHIBIT: [B. Development Agreement with The Flats on Main Street, LLC](#)

EXHIBIT: [C. Development Agreement Request by The Flats on Main Street, LLC](#)

EXHIBIT: [D. Ordinance 25-01 - Aerial, Land Use & Zoning Maps](#)

EXHIBIT: [E. Ordinance 25-01 - Business Impact Statement](#)

EXHIBIT: [F. Ordinance 25-01 - Public Notices](#)

1.c Ordinance 25-03 - Recommendation to the City Commission to contract approximately 0.70 acres of real property located at 2201 Main Street, identified as Pinellas County Tax Parcel No. 30-28-16-000000-320-0200 and generally located at the southeast intersection of Belcher Road and State Road 580.

Review and recommendation to the City Commission of Ordinance 25-03 for the Voluntary Contraction of the property located at 2201 Main Street.

EXHIBIT: [A. Ordinance No. 24-03 - Contraction of Largo Medical Center parcel \(02760383-4\)](#)

EXHIBIT: [B. Map: Aerial, Land Use, Zoning](#)

EXHIBIT: [C. 2024.09.06 Contraction Request Letter](#)

EXHIBIT: [D. Property Concept Site Plan](#)

- EXHIBIT:** [E. Property Appraiser Summary](#)
EXHIBIT: [F. Title Survey](#)
EXHIBIT: [G. Legal Description](#)
EXHIBIT: [H. 2024 Property Appraiser TRIM Notice](#)
EXHIBIT: [I. Map: Dunedin Clearwater Municipal Boundary](#)
EXHIBIT: [J. Map: Dunedin Planning Area \(DPA\) Property View](#)
EXHIBIT: [K. Business Impact Statement](#)
EXHIBIT: [L. Publication](#)

2. OPEN FURUM

Opportunity for the Board to discuss an item not otherwise on the agenda.

3. PUBLIC INPUT

Opportunity for the public to address an item not otherwise on the agenda.

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.