



**NOTICE OF PUBLIC MEETING
CITY COMMISSION REGULAR MEETING
DUNEDIN CITY HALL, 737 LOUDEN AVE
MARCH 5, 2026
6:00 PM
AGENDA**

CALL TO ORDER

INVOCATION AND THE PLEDGE OF ALLEGIANCE

1. PRESENTATIONS

- 1.a** [Letter of Recognition from Lady Margaret of the Elliot Clan Authorizing City of Dunedin to use the Elliot Tartan](#)
Accept the letter from Lady Margaret, Chief of the Scottish Clan Elliot
- 1.b** [Recognition of Adam Granot in attaining Scouting's highest rank of Eagle Scout and in celebration of his Court of Honor.](#)
Staff recommends congratulating Adam Granot in attaining the rank of Eagle Scout.
- 1.c** [Dunedin Youth Guild Scholarship Day - Proclamation](#)
Read and present Dunedin Youth Guild Scholarship Day Proclamation to DYG
EXHIBIT: [A. Dunedin Youth Guild Scholarship Day.pdf](#)

CITIZEN INPUT

2. CONSENT AGENDA

- 2.a** [Approve the Minutes for the:](#)
[A. 1/22/2026 Regular Meeting](#)
Staff recommends to approve the minutes for the meetings identified above.
EXHIBIT: [A. 01-22-26 RM Minutes.pdf](#)
- 2.b** [Board and Committee Appointments](#)
 - A. Firefighters' Pension Trust Fund Board of Trustees
 - Reappoint Kevin Naylor to a regular term ending 3/1/2028
 - B. Marina Advisory Committee
 - Appoint Cleveland Laycock to a partial regular term ending 6/1/2027
 - Appoint Craig Polito to a partial alternate term ending 6/1/2027**EXHIBIT:** [A. FFPTF Roster.pdf](#)
EXHIBIT: [B. MAC Applicant Packet.pdf](#)

- 2.c** Award the replacement of carpet tiles for the Main area of the Library, the Teen Room, Friends Bookstore, and Circulation Areas to Shaw Industries Inc., of Atlanta, GA, via "Piggybacking" Sourcewell Cooperative Contract #061323-SII, in the amount of \$181,764.73.

Approve the award of a contract to Shaw Industries, Inc., of Atlanta, GA, to purchase and install replacement carpet tiles for the Dunedin Library Main Floor area, Teen Room, Friends Bookstore, and Circulation areas, in the amount of \$181,764.73, via "Piggybacking" Sourcewell Cooperative Contract #061323-SII.

EXHIBIT: [A. Dunedin Main Library Carpet Proposal \(Shaw Industries, Inc.\).pdf](#)

EXHIBIT: [B. Purchasing Manager Memo - Carpert Replacement \(Main Library, Teen, Bookstore & Circulation Areas\).pdf](#)

EXHIBIT: [C. Library Flooring - Budget Adjustment.pdf](#)

EXHIBIT: [D. Prior Delegated Authority Memo Excerpt \(08-10-23\) Library - Rear Area Carpet Replacement.pdf](#)

- 2.d** 2026 St. Patrick's Day Celebration Revocable License Agreement with Flanagan's Irish Pub

Staff recommends approval of the Revocable License Agreement with Flanagan's FC MGT CO dba Flanagan's Irish Pub to host the 2026 St. Patrick's Day Celebration.

EXHIBIT: [2026 FLANAGANS ST PATRICKS DAY CELEBRATION REVOCABLE LICENSE AGREEMENT.pdf](#)

3. ACTION ITEMS

- 3.a** Second 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.

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 Original](#)
EXHIBIT: [N1. Publication and Notice Reflecting March 5 Hearing Date](#)
EXHIBIT: [O. City Noise Ordinance](#)
EXHIBIT: [P. LPA Minutes 01-14-26](#)
EXHIBIT: [Q. MSX Follow-Up](#)

3.b RFP #25-2535 - Loan-Grant Administration and Compliance Services

Approve the selection of Colliers Engineering & Design, Inc.; Witt O'Brien's, LLC; and CohnReznick Advisory LLC, and enter into continuing services contracts with each firm.

EXHIBIT: [A. Purchasing Memo - RFP 25.2535 Loan Grant Administration and Compliance Services.pdf](#)

EXHIBIT: [B. RFP 25.2535 Loan Grant Administration and Compliance Services.pdf](#)

EXHIBIT: [C. Cohn Reznick Response to RFP 25-2535.pdf](#)

EXHIBIT: [D. Colliers Bidding Response to RFP 25-2535.pdf](#)

EXHIBIT: [E. Witt OBrien Response to RFP 25-2535.pdf](#)

3.c The proposed agenda for the March 19, 2026, Commission Meeting

Staff recommends approving the proposed agenda for the March 19, 2026, Commission Meeting.

EXHIBIT: [A. PROPOSED March 19, 2026 City Commission Regular 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

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.