



**NOTICE OF PUBLIC MEETING
LOCAL PLANNING AGENCY
CITY HALL, 737 LOUDEN AVE
APRIL 8, 2026
6:00 PM
AGENDA**

CALL TO ORDER

1. BUSINESS

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

[A. March 11, 2026 LPA Meeting](#)

Review and approval of draft meeting minutes.

EXHIBIT: [A. 3/11/2026 LPA Meeting Draft Minutes](#)

1.b [Application DR-2026-0001 - Request for Design Review Approval for the development of a mixed-use project consisting of 12 townhomes, a retail winery and a 7-room hotel on the 1.05-acre vacant property located at 265 Causeway Blvd and 10, 12, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26 Outlook Way.](#)

Staff has determined that this application meets all of the applicable review criteria for a recommendation of approval to the City Commission by the Local Planning Agency.

EXHIBIT: [A. Staff Report](#)

EXHIBIT: [B. Application for Design Review DR-2026-0001](#)

EXHIBIT: [C. Aerial, Land Use & Zoning Maps](#)

EXHIBIT: [D. Aerial Maps of Surrounding Properties & Uses](#)

EXHIBIT: [E. Civil Drawings](#)

EXHIBIT: [F. Greenspace Plan](#)

EXHIBIT: [G. Architectural Drawings](#)

EXHIBIT: [H. Sustainability Matrix](#)

EXHIBIT: [I. Public Art Application](#)

EXHIBIT: [J. Parkland Impact Fee Application](#)

EXHIBIT: [K. Traffic Impact Analysis](#)

EXHIBIT: [L. 2/25/2026 DRC Meeting Notes](#)

EXHIBIT: [M. 3/3/2026 ARC Meeting Draft Minutes](#)

EXHIBIT: [N. Proof of Public Notices](#)

EXHIBIT: [O. 7/11/2024 CCRM Minutes](#)

EXHIBIT: [P. 3/20/2025 CCRM Minutes](#)

EXHIBIT: [Q. Resolution 25-09 & 265 Causeway Subdivision Plat](#)

1.c [Presentation of Module 3 of the recommended and draft Land Development Code updates.](#)

LPA presentation, discussion and feedback related to recommended changes to the Land Development Code rewrite. The LPA acting as the LDC rewrite taskforce will review Module 3, which includes modifications to Development Review Bodies, Development Review Procedures, Nonconformities, Enforcement, Violations, and Penalties and Word Usage.

EXHIBIT: [2026 0409 LPA LDC Module 3 PPT.pdf](#)

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. 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 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.DUNEDIN.GOV.