



## NOTICE OF PUBLIC MEETING

### CITY COMMISSION REGULAR MEETING/ TELECONFERENCE

Virtual

SEPTEMBER 03, 2020

6:00 PM

### AGENDA

#### **CORONAVIRUS 2019 (COVID-19) NOTE:**

To reduce exposure to COVID-19, the meeting can be accessed on the City's website (<https://www.dunedingov.com>), Facebook (City of Dunedin Florida - Government) and Zoom as well as the following public access TV channels: Spectrum Channel 639, Frontier Channel 15 and WOW! Channel 15. This meeting is being held in accordance with Governor Desantis' Executive Order 20-69 which authorizes the use of communication media technology such as telephonic or video conferencing and provided in section 120.54(5)(B)2, Florida Statutes.

CALL TO ORDER

INVOCATION AND THE PLEDGE OF ALLEGIANCE

1. PRESENTATIONS

CITIZEN INPUT

#### How to participate in the meeting

- Members of the public wishing to address the body may do so virtually by visiting [https://zoom.us/webinar/register/WN\\_BuiFCBWRTv6O0y-qLE4tYQ](https://zoom.us/webinar/register/WN_BuiFCBWRTv6O0y-qLE4tYQ)
- or calling the ZOOM meeting at one of the following numbers: 1-646-558-8656; or 1-312-626-6799; or 1-301-715-8592; or 1-346-248-7799; or 1-669-900-9128; or 1-253-215-8782.  
You will be asked to enter a Webinar ID number. That number is 960 7730 3196.  
Passcode: 193706#
- **E-Comment:** E-comments are accepted up to one hour prior to start of the meeting and they will be read aloud during the meeting.  
**DUNEDINGOV.COM/CITYHALL/COMMISSION-MEETINGS-AGENDAS** Please limit your comments to 400 words as the comments are limited to three minutes.
- **Email:** Email your comments prior to meeting: [PublicComment@DunedinFL.net](mailto:PublicComment@DunedinFL.net)

The comments will be read aloud during the meeting. Enter the meeting date in the subject line with your subject title and please limit your comments to 400 words as the comments are limited to three -minutes.

## 2. ACTION ITEMS

- 2.a.** [Second Reading of Ordinance 20-26 - Affordable Housing Incentives](#)  
Staff recommends to adopt Ordinance 20-26.  
**EXHIBIT:** [A. Ordinance 20-26\\_Revised 08142020.pdf](#)  
**EXHIBIT:** [B. Ordinance 20-26\\_Amendments in Legislative Format\\_Revised 08142020.pdf](#)  
**EXHIBIT:** [C. Ordinance 20-26\\_Comparison\\_Revised 08142020.pdf](#)  
**EXHIBIT:** [D. Affordable Housing PPT\\_03172020.pdf](#)
- 2.b.** [Second Reading of Ordinance 20-27 amending Article IX - Stormwater Management of the Code of Ordinances](#)  
Staff recommends to adopt Ordinance 20-27.  
**EXHIBIT:** [A. Stormwater Enforcement Ordinance PowerPoint \(2nd Reading\).pdf](#)  
**EXHIBIT:** [B. ARTICLE IX. - STORMWATER MANAGEMENT.pdf](#)  
**EXHIBIT:** [C. Ordinance 20-27 - Stormwater.pdf](#)  
**EXHIBIT:** [D. Notice of Public Hearing Advertisement - \(Ord 20-27 Amending Article IX - Stormwater Management\) - \[Aug. 19, 2020\].pdf](#)
- 2.c.** [First Reading of Ordinance 20-17, amending Chapter 34 of the Dunedin Code of Ordinances, more specifically Section 34-1. to require parcel owners to maintain vegetation in the city right-of-way between their property line and the street](#)  
Staff recommends to approve Ordinance 20-17 on first reading.  
There will be a second reading of Ordinance 20-17 on September 17, 2020.  
**EXHIBIT:** [A. Ord 20-17 \(ORC - Changes to Chapter 34\) - Rev. 4-15-20.pdf](#)  
**EXHIBIT:** [B. Excerpt of the January 16, 2020 Commission Meeting Minutes.pdf](#)  
**EXHIBIT:** [C. Excerpt of the March 3, 2020 Work Session Minutes.pdf](#)  
**EXHIBIT:** [D. Chapter 34, Environment.pdf](#)
- 2.d.** [First Reading of Ordinance 20-18, Amending Chapter 38 of the Dunedin Code of Ordinances, more specifically:](#)
- [Section 38-31. to adopt the current edition of the Florida Fire Prevention Code, as amended;](#)
- [Section 38-34. to delete the committee designated to determine new materials, process or occupancies requiring permits for Fire Protection and Prevention;](#)
- [Section 38-35. to require all private fire hydrants to be painted red](#)
- Staff recommends to approve Ordinance 20-18 on first reading.  
There will be a second reading of Ordinance 20-18 on September 17, 2020  
**EXHIBIT:** [A. Ord 20-18 \(ORC - Changes to Chapter 38\).pdf](#)

- EXHIBIT:** B. Excerpt of the January 16, 2020 Commission Meeting Minutes.pdf
- EXHIBIT:** C. Excerpt of the March 3, 2020 Work Session Minutes.pdf
- EXHIBIT:** D. Chapter 38, Fire Protection and Prevention.pdf

**2.e.** First Reading of Ordinance 20-19, amending Chapter 42 of the Dunedin Code of Ordinances by creating Sections 42-1. through 42-3. to provide for the general purpose, general powers and the definition for discriminatory practice therein  
Staff recommends to approve Ordinance 20-19 on first reading.

There will be a second reading of Ordinance 20-19 on September 17, 2020.

- EXHIBIT:** A. Ord 20-19 (ORC - Changes to Chapter 42).pdf
- EXHIBIT:** B. Excerpt of the January 16, 2020 Commission Meeting Minutes.pdf
- EXHIBIT:** C. Excerpt of the March 3, 2020 Work Session Minutes.pdf
- EXHIBIT:** D. Chapter 42, Human Relations.pdf

**2.f.** First Hearing of Application DR 20-06 - 1405 Bayshore Blvd Design Review approval of an 8-unit townhome subdivision.

Staff recommends to approve Application DR 20-06 on first reading.

- EXHIBIT:** A. DR 20-06\_1405 Bayshore Blvd\_Staff Report.pdf
- EXHIBIT:** B. DR 20-06\_1405 Bayshore Blvd\_Maps & Street Views.pdf
- EXHIBIT:** C. DR 20-06\_1405 Bayshore Blvd\_Design Review Application.pdf
- EXHIBIT:** D. Letters of Support - August 2020.pdf
- EXHIBIT:** E. 20-08-12 Local Planning Agency minutes.pdf

**2.g.** Resolution 20-13, establishes the Tentative Millage Rate for FY 2021  
Resolution 20-14, establishes the Tentative Budget for FY 2021

Staff recommends:

- A. To adopt Resolution 20-13, establishing a Tentative Millage Rate for FY 2021 of 4.1345.
- B. To adopt Resolution 20-14, establishing a Tentative Operating and Capital Budget for FY 2021.

- EXHIBIT:** A. Staffing Background Tentative Millage & Tentative Budget .pdf
- EXHIBIT:** B. Resolution 20-13 Tentative Millage Rate for FY2021.pdf
- EXHIBIT:** C. Resolution 20-14 Tentative Budget for FY2021 with Exhibit A.pdf
- EXHIBIT:** D. Follow-up Memo Budget Workshop #4 with CRA Long Range Fund.pdf
- EXHIBIT:** E. FY 2021 Tentative Operating and Capital Budget.pdf
- EXHIBIT:** F. CC Workshop 09 03 2020 for Presentation - Dark Bgrnd for Handout.pdf

**2.h.** Authorization to begin Development Agreement negotiations with Gateway Dunedin, LLC., Joseph Kokolakis on the Gateway tract

Staff recommends that the City Commission to authorize the City Manager to begin Development Agreement negotiations with developer, Gateway Dunedin, LLC., Joseph Kokolakis on a comprehensive development plan for the Gateway (boutique hotel, retail, food hall, and apartments).

- EXHIBIT: A. [Aerial\\_showing\\_property\\_ownership\\_of\\_Gateway\\_site\\_\\_2\\_.pdf](#)
- EXHIBIT: B. [GP-Gateway-08142020.pdf](#)
- EXHIBIT: C. [GATEWAY DUNEDIN - OVERALL SITE - 11x17 60 SCALE - 06.29.2020.pdf](#)
- EXHIBIT: E. [Dunedin Gateway Narrative 08182020.pdf](#)
- EXHIBIT: D. [City of Dunedin Development Request REV 8.12.20.pdf](#)

- 2.i. [The proposed agenda for the September 17, 2020 Commission Meeting](#)  
Staff recommends to approve the proposed agenda for the September 17, 2020 Commission Meeting.  
EXHIBIT: A. [September 17, 2020 Proposed Agenda.pdf](#)

### 3. INFORMATIONAL ITEMS

#### ADJOURN MEETING

#### DUNEDIN PUBLIC PARTICIPATION & DECORUM RULES

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: Per Florida Statute 286.0105 - 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) 298-3043.

**COPIES OF THIS AND ALL COMMISSION AGENDAS ARE AVAILABLE TO THE PUBLIC AT THE OFFICE OF THE CITY CLERK, 1415 PINEHURST ROAD, SUITE D, ON THE MONDAY PRIOR TO THE MEETING DATE. COPIES ARE ALSO AVAILABLE AT CITYHALL, 542 MAIN STREET AND THE CITY'S WEBSITE AT [WWW.DUNEDINGOV.COM](http://WWW.DUNEDINGOV.COM).**