

Agenda Item: 3.a

Meeting Date: January 8, 2026

MEMORANDUM

To: City Commission

Through:

From: Natalie Gass

Date: 2025-12-05

Subject: First Reading of Ordinance 25-11 - Regarding Dunedin Sustainability Matrix and Sustainable Development Scorecard Ordinance. Amending Chapter 105 Section 28.4 of the Land Development Code.

Presenter(s): Natalie Gass, Sustainability Program Manager

Staff Recommendation: Staff recommends that the City Commission approve first reading of Ordinance 25-11.

Strategic Themes: Strategic Theme D: Environmental Resiliency & Sustainability

Boards & Committees: Committee on Environmental Quality & Sustainability (CEQs)
Local Planning Agency (LPA)

Budget Impact: N/A

Past Action: In 2015, the City of Dunedin introduced the concept of a sustainability worksheet to encourage developers to build green. The Sustainability Matrix was approved in Section 105-28.4 of the Code of Ordinances on January 7, 2016, through Ordinance 15-31.

The Sustainability Matrix Worksheet was amended on February 21, 2019, through Ordinance 19-07.

The Sustainability Matrix and Sustainable Development Scorecard proposed updates were presented as an informational workshop item to City Commission at the Tuesday, October 7, 2025, City Commission Workshop Meeting.

The Local Planning Agency (LPA) recommended approval of Ordinance 25-11 to the City Commission on December 10, 2025.

Next Action: Second Reading of Ordinance 25-11 by City Commission on

February 5, 2026.

Attachments:

- [A. PowerPoint Slides Sustainability Matrix & Sustainable Development Scorecard First Reading City Commission 01-08-2026.pdf](#)
- [B. Current Sustainability Matrix.pdf](#)
- [C. Proposed Ordinance 25-11 - Sustainability Matrix and Sustainable Development Scorecard.pdf](#)
- [D. Business Impact Estimate Statement - Sustainability Matrix and Sustainable Development Scorecard.pdf](#)
- [E. Tampa Bay Times Public Notice.PDF](#)

Background:

The Dunedin Sustainability Matrix is a development requirement that is triggered by Design Review.

HISTORY & BACKGROUND

In 2015, the City of Dunedin introduced the concept of a sustainability worksheet to encourage developers to build green. The Sustainability Matrix was approved in Section 105-28.4 of the Code of Ordinances on January 7, 2016, through Ordinance 15-31. The Worksheet was amended on February 21, 2019, through Ordinance 19-07, increasing the minimum point requirement to 100 points for all development types. On October 7, 2025, proposed updates to the Sustainability Matrix were presented to City Commission as an informational workshop item.

PURPOSE

The purpose of updating the Sustainability Matrix is to more accurately tier and weigh points, clarify strategies, include new strategies, clearly define submittal requirements for documentation, outline phases of the process, change the name for clarification, and provide for an exemption for developments certified with approved third-party green building certifications.

LOGISTICS

Based on regulations from Senate Bill 180, the City is currently prohibited from adding or changing language that makes the Sustainability Matrix more restrictive or burdensome. To provide an update that is in compliance with this regulation, it is recommended by City Staff and the City Attorney to move forward with two pathways for developers to choose from. The current Sustainability Matrix will remain the same and continue to be a means of complying with this Design Review requirement. The edited and expanded set of guidelines, the Sustainable Development Scorecard, will act as a new, alternative pathway to meet this Design Review requirement. Developers will have the option to select the pathway that best fits their project. Once a developer selects a pathway, they will need to follow it through to completion; changing pathways at any other point in the project will not be permitted.

This route forward of providing two pathways allows for compliance with Senate Bill 180. In the future, if regulations change and allow for higher standards, the Sustainable Development Scorecard may become the sole pathway to achieve the sustainability requirement for Design Review.

ADDING STRATEGIES

The proposed Sustainable Development Scorecard includes twenty (20) new strategies, thus increasing opportunities for developers to achieve points. Higher point opportunities and new strategies that encourage nature-based solutions have been incorporated into the proposed scorecard. Certain strategies may be eligible to achieve points in multiple categories.

EXEMPTION

The Sustainable Development Scorecard proposes that any project that has been certified by a third-party agency including LEED, Green Globes, FGBC, fitwel, or a similar accredited certifying organization with written City Sustainability Staff approval be exempt from submitting the City of Dunedin's Sustainability Matrix or Sustainable Development Scorecard. A copy of the project certification and documentation from the certification would need to be submitted to the City of Dunedin for verification and record. Once reviewed and approved by the City's Sustainability Staff, the Sustainability Matrix and Sustainable Development Scorecard may be waived.

Third-party accredited certifying organizations update their strategies and increase their point minimums on a more frequent basis than what will be seen for the City's Sustainability Matrix or Sustainable Development Scorecard. This means that developments that receive third-party certifications are achieving a higher set of standards and strategies than what would be achieved through the City's Sustainability Matrix or Sustainable Development Scorecard.

POINT SCALES AND MINIMUM REQUIREMENTS

The points in the current Sustainability Matrix range from 136 points to 311 points. The current matrix requires a minimum of 100 points to be achieved in at least four (4) different categories, which is equivalent to achieving 32.15% of the maximum possible points. The proposed Sustainable Development Scorecard ranges from 860 points to 2415 points. Points are more accurately weighed to encourage the most environmentally impactful strategies. Strategies have a higher range of points, awarding larger scaled versions of the strategies compared to smaller scaled versions. This allows for right sizing of awarded points based on the type of strategy and the development size. It is recommended that the newly proposed scorecard require 500 minimum points to be achieved in every category except the

Additional Strategies for Sustainability category. This is equivalent to achieving 20.75% of the maximum possible points.

INTERNAL STAFF REVIEW

The proposed scorecard has been edited and reviewed by staff from a range of departments and divisions including Strategy & Sustainability, Public Works, Community Development, Parks & Recreation, and Engineering.

EXTERNAL REVIEW

City staff received input and feedback from the Committee on Environmental Quality & Sustainability (CEQS), the Faith and Action for Strength Together (FAST) organization, the Pinellas Suncoast Transit Authority (PSTA), and local developers.

ADDITIONAL PROGRAM OPTIONS - CERTIFICATION LEVELS AND MAINTENANCE EDUCATION

-Assigning tiers of points to certification levels may be a method to encourage development projects to go above and beyond the minimum requirements. Recognition for achieving said certifications could be provided through City Commission meetings, social media, blogs posts, and physical signage or flags installed on the awarded property. As this would increase staff workload, capacity and feasibility would need to be determined.

-For long-term success of the sustainable strategies incorporated into development projects, ongoing maintenance is critical. Providing additional education, conducting on-site visits, and providing resources for best practices for property managers and property owners may be a beneficial method of ensuring sustainable success of environmental strategies. As this would increase staff workload, capacity and feasibility would need to be determined.

NEXT STEPS

Proposed Ordinance 25-11 sets forth inclusion of a Sustainable Development Scorecard for a more clearly organized, right sized, and balanced framework, while at the same time keeping the existing Sustainability Matrix for compliance with Senate Bill 180. Staff recommends a motion to approve first reading of Ordinance 25-11, providing Consensus Direction and Concurrence with staff's proposed implementation.

Second Reading of Ordinance 25-11 by City Commission scheduled for February 5, 2026.