

**Agenda Item:** 2.b

**Meeting Date:** October 7, 2025

## **MEMORANDUM**

**To:** City Commission

**Through:**

**From:** Natalie Gass

**Date:** 2025-08-05

**Subject:** Sustainability Matrix Update: City of Dunedin Code of Ordinances, Section 105-28.4

**Presenter(s):** Natalie Gass, Sustainability Program Manager

**Staff Recommendation:** Commission introduction and discussion of the updated Sustainability Matrix; providing Consensus Direction and Concurrence with staff's proposed implementation.

**Strategic Themes:** Environmental Resiliency & Sustainability

**Boards & Committees:** Committee on Environmental Quality & Sustainability

**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.

**Next Action:** Tentative Schedule: Local Planning Agency review scheduled for November 12, 2025; City Commission First Hearing scheduled for December 4, 2025; City Commission Second Hearing tentatively scheduled for January 2026

**Attachments:** [A. Sustainability Matrix Update PowerPoint Slides.pdf](#)  
[B. Current Sustainability Matrix.pdf](#)  
[C. Updated Sustainable Development Scorecard - Redlined version .pdf](#)  
[D. Updated Sustainable Development Scorecard - Clean version .pdf](#)

**Background:** 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 for all development types.

#### 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 matrix, change the name for clarification, and provide for an exemption for developments certified with approved third-party green building certifications.

#### ADDING AND REMOVING 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 similar accredited certifying organization with written City Sustainability Staff approval be exempt from submitting the City of Dunedin's 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 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 / 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 / Scorecard.

#### POINT SCALES AND MINIMUM REQUIREMENTS

The points in the current Sustainability Matrix range from 136 points to 314 points. The current matrix requires a minimum of 100 points be achieved in at least four (4) different categories, which is equivalent to achieving 31.85% of the maximum possible points. The proposed Sustainable Development Scorecard

ranges from 860 points to 2410 points. Points are more accurately weighed to encourage the most environmentally impactful strategies. Strategies have a much 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 development size. It is recommended that the new scorecard requires 500 minimum points utilizing at least four different categories. 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 from the Committee on Environmental Quality & Sustainability (CEQS) and the Faith and Action for Strength Together (FAST) organization. Staff is actively pursuing input and feedback from local developers and the Pinellas Suncoast Transit Authority (PSTA).

#### 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

The proposed Sustainable Development Scorecard sets forth a more clearly organized, right sized, and balanced framework. Staff requests for Commission discussion of the updated Sustainability Matrix; providing Consensus Direction and Concurrence with staff's proposed implementation. This item is tentatively scheduled to be reviewed by the Local Planning Agency on November 12, 2025, receive City Commission's First

Hearing on December 4, 2025, and tentatively receive City Commission's Second Hearing in January 2026.