



**NOTICE OF PUBLIC MEETING
CITY COMMISSION REGULAR MEETING
DUNEDIN CITY HALL, 737 LOUDEN AVE
MAY 8, 2025
6:00 PM
AGENDA**

CALL TO ORDER

INVOCATION AND THE PLEDGE OF ALLEGIANCE

1. PRESENTATIONS

- 1.a** [Teacher Appreciation Week Proclamation 2025](#)
Share proclamation and Chamber Education Foundation activities to celebrate Teacher Appreciation Week in Dunedin
EXHIBIT: [A. Teacher Appreciation Week Proclamation \(2025\).pdf](#)
- 1.b** [14th Annual City of Dunedin Mayor's Top Apple School Awards](#)
Announce winners and present awards of the City of Dunedin 14th Annual Mayor's Top Apple and School Awards:
- Top Apples - (A) Schools, or went up a grade: Academie Da Vinci, Curtis Fundamental, Dunedin Elementary (from C to B), Dunedin Highland Middle School, Dunedin High School, and San Jose Elementary;
- Achievement in the Arts - Alicia Urbano - Dunedin Highland Middle School;
- Excellence in Technology - Stephanie Brosnan - Academie Da Vinci;
- Health & Wellness - Sydney Hitt - Academie Da Vinci;
- Visionary Leadership - Mariangelie Vazquez, Amy Valentino, Kathy Hawkes - Garrison Jones Elementary; and
- Golden Apple - Teacher of the Year - Janessa Bacon - Dunedin Elementary
- 1.c** [Proclamation for Emergency Medical Services \(EMS\) Week, May 18-24, 2025.](#)
Staff recommends the City Commission recognize May 18-24, 2025 as EMS Week, celebrating the theme of "We Care. For Everyone."
EXHIBIT: [A. National EMS Week 2025 - ltr.pdf](#)
- 1.d** [Older Americans Month 2025 Proclamation](#)
Reading and Presentation of the Older Americans Month 2025 Proclamation by the Commission.
EXHIBIT: [A. Older Americans Month Proclamation \(2025\).pdf](#)
- 1.e** [Dunedin Environmental Hero Award 2025](#)
Presentation of award from the Committee on Environmental Quality & Sustainability (CEQS) to the all-around 2025 Dunedin Environmental Hero, who

has demonstrated honorable action in promoting a healthy and sustainable community in Dunedin.

1.f [National Safe Boating Week, May 17-23, 2025](#)

[Appearance: Grady Altman of the USCG Auxiliary Flotilla 11-10 and the USCG Auxiliary](#)

Present a proclamation to the representatives of the USCG Auxiliary Flotilla 11-10 and the USCG Auxiliary

EXHIBIT: [A. USCG Auxiliary National Safe Boating Week 2025 - ltr.pdf](#)

CITIZEN INPUT

2. CONSENT AGENDA

2.a [Approve the Minutes for the:](#)

A. 2/14/2025 Strategic Planning Session Workshop

B. 3/20/2025 Special Meeting

C. 3/20/2025 Regular Meeting

D. 4/1/2025 Work Session

EXHIBIT: [A. 02-14-25 Strategic Planning Session Workshop Minutes.pdf](#)

EXHIBIT: [B. 03-20-2025 Special Meeting Minutes.pdf](#)

EXHIBIT: [C. 03-20-25 RM Minutes.pdf](#)

EXHIBIT: [D. 04-01-25 WS Minutes.pdf](#)

2.b [Board and Committee Appointments](#)

A. Board of Adjustment and Appeal

- Move Virginia Lambertson from an alternate to a partial regular term ending 12/1/2026

B. Library Advisory Committee

- Move Meghan Truchan from an alternate to a partial regular term ending 3/1/2027

- Appoint Susan Davis to a partial alternate term ending 3/1/2028

EXHIBIT: [A. BAA Roster.pdf](#)

EXHIBIT: [B. LAC Applicant Packet.pdf](#)

2.c [After-the-Fact Ratification of Approved Purchase Order for Emergency Repairs to Stormwater Pipes at James St and Tangerine Ave to TLC Diversified, Inc., \(TLC\) in an amount not to exceed \\$61,000.](#)

After-the-Fact Approval of the Emergency Repairs to the Stormwater Pipes at James St and Tangerine Ave to TLC Diversified, Inc., (TLC) of Palmetto, FL, in an amount not to exceed \$61,000; ratifying the issuance of Purchase Order (PO) #250664 for the subsequent required emergency actions.

EXHIBIT: [A. Emergency Repair Authorization Memo - Stormwater Pipe Failure, James St & Tangerine Ave.pdf](#)

EXHIBIT: [B. TLC Quote for James & Tangerine.pdf](#)

EXHIBIT: [C. Purchase Agent Memo - Emergency Repairs to Stormwater Pipes \(St. James & Tangerine\).pdf](#)

EXHIBIT: [D. Bid Packet 24-0073.pdf](#)

EXHIBIT: [E. Agreement 24-0073 BCC \(3-5-24\).pdf](#)

EXHIBIT: [F. COD PO 00250664.pdf](#)

- 2.d** [After-the-Fact Ratification of an Approved Purchase Order for Emergency Repairs to the stormwater system at 1457 Santa Anna Drive to TLC Diversified, Inc., \(TLC\) in the amount of \\$60,359.03.](#)

After-the-Fact Ratification and Approval of Purchase Order (PO) #250682 for Emergency Repairs to the stormwater system at 1457 Santa Anna Drive to TLC Diversified, Inc., (TLC) of Palmetto, FL, in the amount of \$60,359.03.

EXHIBIT: [A. CM Emergency PO Authority Memo - \(Santa Anna Dr. Stormwater Pipe Grouting & Abandonment\).pdf](#)

EXHIBIT: [B. Purchasing Agent Memo - \(Emergency PO for 1457 Santa Anna\).pdf](#)

EXHIBIT: [C. TLC Diversified Quote for 1457 Santa Anna Dr Pipe Repair.pdf](#)

EXHIBIT: [D. Pinellas County Bid #24-0073.pdf](#)

EXHIBIT: [E. Agreement 24-0073 BCC \(3-5-24\).pdf](#)

EXHIBIT: [F. COD PO 00250682 \(1457 Santa Anna\).pdf](#)

- 2.e** [Approval of RFQu 2505 for the purchase of Marina Shore Power Pedestals from Marina Electrical Equipment \(MEE\), of Williamsburg, VA, in the amount of \\$210,696.](#)

Commission Approval of RFQu 2505 for the purchase of a total of ninety-seven (97) Marina Shore Power Pedestals from Marina Electrical Equipment (MEE), of Williamsburg, VA, in the amount of \$210,696.

EXHIBIT: [A. Purchase Agent Memo - Marina Shore Power Pedestals.pdf](#)

EXHIBIT: [B. Bid Tabulation Marina Shore Power Pedestal.pdf](#)

EXHIBIT: [C. Marina Electrical Equipment - Quote RFQu 2505.pdf](#)

EXHIBIT: [D. BA Request Form - Marina Electric Pedestals \(Purchase & Installation\).pdf](#)

- 2.f** [Award of RFQu 2506 for the installation of Marina Shore Power Pedestals to Buell Electric Inc., of Dunedin, FL, in the amount of \\$38,960.](#)

Commission Award of RFQu 2506 for the installation of ninety-seven (97) Marina Shore Power Pedestals to Buell Electric Inc., of Dunedin, FL, in the amount of \$38,960.

EXHIBIT: [A. Purchasing Agent Memo - Marina Shore Power Pedestals Installation.pdf](#)

EXHIBIT: [B. Bid Tabulation - Marina Shore Power Pedestals Installation.pdf](#)

EXHIBIT: [C. Buell Electric Inc. - Quote \(RFQu 2506\).pdf](#)

EXHIBIT: [D. BA Request Form - Marina Electric Pedestals \(Purchase & Installation\).pdf](#)

3. ACTION ITEMS

- 3.a** [First Reading of Ordinance 25-01 - Approving and Authorizing the Execution of a Development Agreement between the City of Dunedin and The Flats on Main Street, LLC for The Flats on Main Street affordable housing project at 1422 Carnation Drive](#)

Approve first reading of Ordinance 25-01 authorizing the execution of a Development Agreement (DA) with the understanding that the illustration contained within the DA is subject to any change(s) resulting from the Design Review and approval process.

EXHIBIT: [A. Ordinance 25-01 - Development Agreement with The Flats on Main](#)

[Street, LLC](#)

EXHIBIT: [C. Development Agreement Request by The Flats on Main Street, LLC](#)

EXHIBIT: [B. 5.01.2025 - Development Agreement - Flats on Main Street 4910-0336-2346 Modified to Remove Parkland Impact Fee Waiver](#)

EXHIBIT: [D. Ordinance 25-01 - Aerial, Land Use & Zoning Maps](#)

EXHIBIT: [E. Ordinance 25-01 - Business Impact Statement](#)

EXHIBIT: [F. Ordinance 25-01 - Public Notices](#)

EXHIBIT: [G. 04-09-2025 LPA Meeting Draft Minutes](#)

- 3.b** First Reading of Ordinance 25-03 - To contract approximately 0.70 acres of real property located at 2201 Main Street, identified as Pinellas County Tax Parcel No. 30-28-16-000000-320-0200 and generally located at the intersection of Belcher Road and State Road 580.

Approval of Ordinance 25-03 for the voluntary contraction of the property located at 2201 Main Street.

EXHIBIT: [A. Ordinance No. 25-03](#)

EXHIBIT: [B. Map Aerial Land Use Zoning](#)

EXHIBIT: [C. 2024.09.06 Contraction Request Letter](#)

EXHIBIT: [D. Site Layout Plan](#)

EXHIBIT: [E. Survey and Legal](#)

EXHIBIT: [F. Property Appraiser TRIM Notice](#)

EXHIBIT: [G. Map Dunedin Clearwater Municipal Boundary](#)

EXHIBIT: [H. Map Dunedin Planning Area \(DPA\) Property View](#)

EXHIBIT: [I. Business Impact Statement](#)

EXHIBIT: [J. Publication](#)

EXHIBIT: [K. LPA Minutes 04-09-25](#)

- 3.c** Resolution 25-12 Providing for the Adoption of the Updated 2025 Pinellas County Local Mitigation Strategy.

Commission approval of Resolution 25-12 Providing for the Adoption of the Updated 2025 Pinellas County Local Mitigation Strategy.

EXHIBIT: [A. 2025 LMS Adoption DUNEDIN Res No 25-12 \(BMO Review\).pdf](#)

EXHIBIT: [B. Division of Emergency Management Pinellas County LMS Plan Approved Pending Adoption.pdf](#)

EXHIBIT: [C. Key Changes since 2020 LMS Plan.pdf](#)

EXHIBIT: [D. Pinellas County Multi-jurisdictional Local Mitigation Strategy.pdf](#)

EXHIBIT: [E. Pinellas County RES. NO. 25-33 Adopting 2025 LMS.pdf](#)

- 3.d** *STARRED ITEM: Award of Bid #25-2517, for construction of the Lift Station #32 Rebuild project to TLC Diversified, Inc., (TLC) of Palmetto, FL, in the total amount of \$2,092,430.

Commission award of Bid #25-2517, for construction of the Lift Station #32 Rebuild project to TLC Diversified, Inc., (TLC) of Palmetto, FL, for the 'Base Bid' (\$1,992,430) plus 'Alternate No. 1' (\$100,000) for Back-up Diesel Pump, in the total amount of \$2,092,430.

EXHIBIT: [A. Purchase Agent Memo - LS #32 Rebuild.pdf](#)

EXHIBIT: [B. Bid Tabulation - LS #32 Rebuild.pdf](#)

EXHIBIT: [C. Bid Submittal \(#25-2517\) - TLC Diversified, Inc..pdf](#)

EXHIBIT: [D. BA-BT Request Form - Lift Station #32.pdf](#)

EXHIBIT: [E. LS 32 Location Map.pdf](#)

- 3.e** [The proposed agenda for the May 22, 2025, Commission Meeting.](#)
Staff recommends approving the proposed agenda for the May 22, 2025, Commission Meeting.

EXHIBIT: [A. May 22, 2025 Proposed 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
EXHIBIT: [A. City Manager's Update Report April 2025.pdf](#)

- 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. 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) 298-3042.

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.DUNEDINGOV.COM.