



**NOTICE OF PUBLIC MEETING
CITY COMMISSION REGULAR MEETING
DUNEDIN CITY HALL, 737 LOUDEN AVE
AUGUST 6, 2026
6:00 PM
AGENDA**

CALL TO ORDER

INVOCATION AND THE PLEDGE OF ALLEGIANCE

1. PRESENTATIONS

- 1.a** [Artist Recognition: Leland Chase Outdoor Gallery Public Art Project - Phase II & III](#)
Recognition of the Artist contribution towards the Leland Chase Outdoor Gallery Phase II & III
EXHIBIT: [A. Leland Chase Art Submissions Round 3.pdf](#)
EXHIBIT: [B. Bios_Leland Chase Artists_Rounds 2 & 3.pdf](#)

CITIZEN INPUT

2. CONSENT AGENDA

- 2.a** [Approve the Minutes for the:](#)
[A. 7/7/2026 Workshop](#)
Staff recommends to approve the minutes for the meetings identified above.
EXHIBIT: [A. 07-07-26 WS Minutes.pdf](#)
- 2.b** [Board and Committee Appointments](#)
A. Code Enforcement Board
- Reappoint Chris Alexander to a regular term ending 9/1/2029
B. Committee on Aging
- Reappoint Arlene Ryan-Veldhuis to a regular term ending 8/1/2029
- Reappoint Cindy Cole to a regular term ending 8/1/2029
C. Dunedin Causeway & Coastal Waterways Committee
- Appoint John Kramer to a partial regular term ending 6/1/2028
- Appoint Amanda Crescenzo to a partial alternate term ending 6/1/2028
D. Parks & Recreation Advisory Committee
- Reappoint Christopher Anuszkiewicz to a regular term ending 7/1/2029
- Reappoint Mark Barten to a regular term ending 7/1/2029
EXHIBIT: [A. Code Enforcement Board Roster](#)
EXHIBIT: [B. Committee on Aging Roster](#)
EXHIBIT: [C. DCCWC Application Packet](#)
EXHIBIT: [D. Parks & Recreation Advisory Committee Roster](#)

- 2.c** [Authorize Task Order #2026-04 for Sanitary Sewer Cured-In-Place-Pipe \(CIPP\) Lining to Vortex Services, LLC, in the amount of \\$41,090.](#)
Commission approval to authorize the issuance of Task Order #2026-04 for Sanitary Sewer (CIPP) Pipe Lining to Vortex Services, LLC, of Riverview, FL, under the terms and conditions of the previously awarded Bid #25-2542 for a 'Multi-Year Continuing Services Contract', in the amount of \$41,090.
EXHIBIT: [A. Task Order - TO2026-04.pdf](#)
EXHIBIT: [B. Bid #25-2542_Vortex Services LLC Agreement.pdf](#)
EXHIBIT: [C. Locations - TO2026-04.pdf](#)
- 2.d** [The Restated Coastal Route Funding Agreement with the Pinellas Suncoast Transit Authority \(PSTA for the Jolley Trolley\)](#)
Staff recommends approval of the Restated Coastal Route Funding Agreement with the Pinellas Suncoast Transit Authority (PSTA for the Jolley Trolley)
EXHIBIT: [A. Jolley Trolley_Restated Agreement_Restated Jolley Trolley Agreement_08_06_26 CC_Final.pdf](#)
EXHIBIT: [B. Jolley Trolley_Restated Agreement_Background_08_06_26 CC.pdf](#)
EXHIBIT: [C. Exhibit 1_Original Agreement_Jolley Trolley - Four Organizations.pdf](#)
EXHIBIT: [D. Exhibit 2_PSTA - Jolley Trolley Agreement.pdf](#)
EXHIBIT: [E. Exhibit 3_Coastal Route Summary of Proposed Funding Formula.pdf](#)
- 2.e** [Approval of Addendum #1 to include additional services to Kimley-Horn's existing Service Authorization #M-3-25 and Purchase Order #250477-001, in the amount of \\$43,230, for Construction Administration Services for the Marina Bulkhead Repair Project, for a total contract amount of \\$341,313.](#)
Motion to approve Addendum #1 to include additional services to Kimley-Horn's existing Service Authorization #M-3-25 and Purchase Order #250477-01, in the amount of \$43,230, for Construction Administration Services for the Marina Bulkhead Repair Project, for a total contract amount of \$341,313.
EXHIBIT: [A. Addendum #1 - Kimley-Horn.pdf](#)
EXHIBIT: [B. Service Authorization \(M-3-25\) - Kimley-Horn.pdf](#)

3. ACTION ITEMS

- 3.a** [Application LUP/ZO-2026-0001 - City-initiated Land Use Plan Amendment and Rezoning request along with a Declaration of Restrictive Covenants for the city-owned property located at 1241 San Christopher Drive.](#)
[First Reading of Ordinance 26-06 - Land Use Plan Amendment from Public/Semi-Public \(P/SP\) to Retail & Services \(R&S\)](#)
[First Reading of Ordinance 26-07 - Rezoning from Municipal Public Lands \(MPL\) to Form-Based Medium \(FX-M\)](#)
Staff is recommending approval on first readings of Ordinance 26-06 and Ordinance 26-07 together with the Declaration of Restrictive Covenants.
EXHIBIT: [A. Staff Report](#)
EXHIBIT: [B. Application LUP/ZO-2026-0001](#)
EXHIBIT: [C. Aerial, Land Use & Zoning Maps](#)
EXHIBIT: [D. Ordinance 26-06 - Land Use Plan Amendment from P/SP to R&S](#)
EXHIBIT: [E. Ordinance 26-07 - Rezoning from MPL to FX-M](#)

EXHIBIT: [F. Declaration of Restrictive Covenants](#)
EXHIBIT: [G. Business Impact Estimates](#)
EXHIBIT: [H. Proof of Public Notice](#)
EXHIBIT: [I. 10/18/2022 CCWS Minutes](#)
EXHIBIT: [7/8/2026 LPA Meeting Draft Minutes](#)

3.b [Second Reading of Ordinance 25-02: Amending Chapter 111 of the Land Development Code, Historic Preservation](#)

Staff recommends approval of Ordinance 25-02.

EXHIBIT: [A. Ordinance No. 25-02 - amending chapter 111.pdf](#)
EXHIBIT: [B. City Commission Meeting Minutes- Combined.pdf](#)
EXHIBIT: [C. LPA Meeting Minutes- Combined.pdf](#)
EXHIBIT: [D. Historic Preservation Advisory Committee Meeting Minutes- Combined.pdf](#)
EXHIBIT: [E. First Transmittal State Comments Letter and City Response Letter.pdf](#)
EXHIBIT: [F. Email Correspondence- First Transmittal to State and NPS.pdf](#)
EXHIBIT: [G. Second Transmittal Letter and Approval Letter from State.pdf](#)
EXHIBIT: [H. Email Correspondence- Second Transmittal to State and NPS.pdf](#)
EXHIBIT: [I. City Commission Workshop and Work Session Minutes- Combined.pdf](#)
EXHIBIT: [J. Ord 25-02 City of Dunedin Business Impact Statement.pdf](#)
EXHIBIT: [K. Proof of Notice.pdf](#)

3.c [Resolution 25-13: Amending the Certificate of Appropriateness Matrix as required by Chapter 111 of the Land Development Code.](#)

Staff recommends approval of Resolution 25-13.

EXHIBIT: [A. Resolution 25-13 COA Matrix.pdf](#)
EXHIBIT: [B. COA Matrix Adopted 2019.pdf](#)
EXHIBIT: [C. LPA Meeting Minutes Combined.pdf](#)
EXHIBIT: [D. City Commission Workshop Meeting Minutes- Combined.pdf](#)
EXHIBIT: [E. City Commission Meeting Minutes- Combined.pdf](#)
EXHIBIT: [F. Historic Preservation Advisory Committee Meeting Minutes- Combined.pdf](#)
EXHIBIT: [G. Historic Preservation Advisory Committee Workshop Minutes- Combined.pdf](#)
EXHIBIT: [H. Proof of Notice.pdf](#)

3.d [FY 2025 ACFR and Audited Financial Statements](#)

Staff recommends the City Commission accept City's Annual Comprehensive Financial report for Fiscal Year ended September 30, 2025.

EXHIBIT: [A. DunedinFY25ACFR_Final.pdf](#)
EXHIBIT: [B. Dunedin Final Required Communication Letter.pdf](#)
EXHIBIT: [C. Dunedin - FY25 Forvis Mazars Presentation.pdf](#)

3.e [Letter of Agreement \(LOA\) between the City of Dunedin and 968 Douglas Avenue, LLC, and Euro-American Investments of Pinellas, LLC, outlining the terms and conditions associated with the delivery and construction activities for the Main Street Exchange and Douglas Avenue Parking Garage project.](#)

Motion to approve the "Letter of Agreement" between the City of Dunedin and 968

Douglas Avenue, LLC, and Euro-American Investments of Pinellas, LLC, outlining the terms and conditions associated with the delivery and construction activities for the Main Street Exchange and Douglas Avenue Parking Garage project; designating Jennifer K. Bramley, City Manager, as the City's authorized designee to execute the referenced "Letter of Agreement" (LOA).

EXHIBIT: [A. Main Street Exchange - Letter of Agreement \(Signed\).pdf](#)

EXHIBIT: [B. Main St. Exchange - Douglas Ave Parking Garage - Proposed Delivery Route.pdf](#)

EXHIBIT: [C. Douglas Parking Center Precast Erection MOT Plan & Schedule \(07-30-26\).pdf](#)

3.f [The proposed agenda for the September 3, 2026, Commission Meeting](#)

Staff recommends approving the proposed agenda for the September 3, 2026, Commission Meeting.

EXHIBIT: [A. PROPOSED September 3, 2026 Commission Meeting Agenda.pdf](#)

4. INFORMATIONAL ITEMS

4.a [The proposed agenda for the September 1, 2026, Commission Workshop](#)

Staff recommends review of the proposed agenda for the September 1, 2026, Commission Workshop as it currently stands.

EXHIBIT: [A. PROPOSED September 1, 2026 Commission Workshop Agenda.pdf](#)

4.b [Commission Discussion and Comments](#)

The Commission shares topics of concern, future issues they wish to address, events attended, announcements, and liaison updates.

4.c [City Clerk's Update](#)

City Clerk's Update

4.d [City Manager's Update](#)

City Manager's Update

4.e [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. 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 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.DUNEDIN.GOV.