



**NOTICE OF PUBLIC MEETING
CITY COMMISSION REGULAR MEETING
DUNEDIN CITY HALL, 737 LOUDEN AVE
JANUARY 22, 2026
6:00 PM
AGENDA**

CALL TO ORDER

INVOCATION AND THE PLEDGE OF ALLEGIANCE

1. PRESENTATIONS

- 1.a** [City of Dunedin Martin Luther King Jr. Essay Contest Winners](#)
Recognize the winners of the 2026 Martin Luther King, Jr. Essay Contest:
~ Noah Berry - San Jose Elementary School
~ Daphne Golden - Sora Schools Middle School
~ Amelia Hardie - Garrison-Jones Elementary School
~ Dylan Hernandez - Dunedin Highland Middle School
~ Indira Yengera - Dunedin High School
EXHIBIT: [A. MLK, Jr Essays \(2026\).pdf](#)
- 1.b** [Love Your Library Month](#)
Share proclamation for Love Your Library Month
EXHIBIT: [A. Love Your Library Month Proclamation \(2026\).pdf](#)

CITIZEN INPUT

2. CONSENT AGENDA

- 2.a** [Approve the Minutes for the:](#)
[A. 12/2/2025 Workshop](#)
[B. 12/4/2025 Regular Meeting](#)
Staff recommends to approve the minutes for the meetings identified above.
EXHIBIT: [A. 12-02-25 WS Minutes.pdf](#)
EXHIBIT: [B. 12-04-25 RM Minutes.pdf](#)
- 2.b** [Board and Committee Appointments](#)
A. Historic Preservation Advisory Committee
- Reappoint Susan Elftman to a regular term ending 2/1/2029
EXHIBIT: [A. HPAC Roster.pdf](#)
- 2.c** [Award of Bid #25-2541 for North Douglas Avenue Drainage Improvements to Stage Door II, LLC, of Apopka, FL, in the amount of \\$193,502.10.](#)

Motion for Commission award of Bid #25-2541 for N. Douglas Ave Drainage Improvements to Stage Door II, LLC, of Apopka, FL, in the amount of \$193,502.10.

EXHIBIT: [A. Purchasing Agent Memo - Bid #25-2541 \(N. Douglas Drainage Improvements\).pdf](#)

EXHIBIT: [B. Initial Bid Opening Summary \(Bid #25-2541\).pdf](#)

EXHIBIT: [C. Bid Submittal Stage Door II, LLC .PDF](#)

EXHIBIT: [D. Bid Tabulation Spreadsheet.pdf](#)

3. ACTION ITEMS

- 3.a** [Application LUP/ZO-2025-0001 - Land Use Plan Amendment and Rezoning request for the property located at 1050 Main Street](#)
[Second Reading of Ordinance 25-08 - Land Use Plan Amendment from Retail & Services \(R&S\) to Residential Low Medium \(RLM\)](#)
[Second Reading of Ordinance 25-09 - Rezoning from Form-Based Medium \(FX-M\) to Mobile Home \(MH\)](#)

Approve second readings of Ordinance 25-08 and Ordinance 25-09.

EXHIBIT: [A. Staff Report](#)

EXHIBIT: [B. Ordinance 25-08 - 1050 Main St, LUP Amendment to RLM](#)

EXHIBIT: [C. Ordinance 25-09 - 1050 Main St, Rezoning to MH](#)

EXHIBIT: [D. Application LUP/ZO-2025-0001 - 1050 Main St](#)

EXHIBIT: [E. Boundary Survey - 1050 Main St](#)

EXHIBIT: [F. Aerial, Land Use & Zoning Maps - Application LUP/ZO-2025-0001](#)

EXHIBIT: [G. RLM Land Use Category](#)

EXHIBIT: [H. MH Zoning District](#)

EXHIBIT: [I. Business Impact Estimate - Ordinance 25-08](#)

EXHIBIT: [J. Business Impact Estimate - Ordinance 25-09](#)

EXHIBIT: [K. Public Notices - Application LUP/ZO-2025-0001](#)

EXHIBIT: [L. 9/10/2025 LPA Meeting Minutes](#)

EXHIBIT: [M. 12/17/2025 CPA Approval - Case CW 25-09](#)

- 3.b** [FY26 City of Dunedin Vehicle Replacement Plan \(VRP\) - Vehicle and Equipment Purchases of Twenty-Three \(23\) Assets, for a total expenditure of \\$1,788,225.53.](#)
Motion to approve the purchase of Twenty-Three (23) Vehicle / Equipment Replacement Assets from various funds and Departments, as detailed herein, for a total expenditure of \$1,788,225.53.

EXHIBIT: [Exhibit A. FY2026 Fleet Replacement Memo and LAC letter.pdf](#)

EXHIBIT: [Exhibit B. All Quotes Price Page FY2026.pdf](#)

EXHIBIT: [Exhibit C. Purchasing Memo Fleet Replacement Fund List FY 2026.pdf](#)

EXHIBIT: [Exhibit D. Budget Detail FY2026 Vehicles Replacement Plan Summary Final.pdf](#)

- 3.c** [Acceptance of the Midtown Parking Garage's Three Statements of Qualifications from Short-Listed Firms](#)

Staff recommends accepting the Midtown Parking Garage's three Statements of Qualifications from short-listed firms.

EXHIBIT: [A. Parking Garage_CC_01.22_Staffing.pdf](#)

EXHIBIT: [B. Purchasing Memo Approval of the shortlisted Firms for the RFQ No. 25-2532 Mid-Town Parking Garage Project \(2\).pdf](#)

EXHIBIT: [C. Creative Contractors_Bidding Document.PDF](#)

EXHIBIT: [D. Finrock_Bidding Document.PDF](#)

EXHIBIT: [E. J. Kokolakis_Bidding Document.PDF](#)

- 3.d** [Award a Multi-Year Continuing Services Contract of Bid #25-2542 - Stormwater & Sanitary Sewer Cured-in-Place-Pipe \(CIPP\) Lining, to Vortex Services, LLC, as indicated in the Budget Impact Section.](#)

Motion for Commission award of a Multi-Year Continuing Services Contract of Bid #25-2542 - Stormwater & Sanitary Sewer Cured-in-Place-Pipe (CIPP) Lining, to Vortex Services, LLC, of Riverview, FL, as indicated in the Budget Impact Section.

EXHIBIT: [A. Purchasing Memo for Bid #25-2542 Sanitary & Stormwater Sewer CIPP Lining Contract.pdf](#)

EXHIBIT: [B. Bid Tabulation Bid #25-2542.pdf](#)

EXHIBIT: [C. Bid Submittal Vortex Services, LLC.PDF](#)

- 3.e** [*STARRED ITEM: Renaming of Old City Hall site to "Grand Oak Park".](#)
Approval of "Grand Oak Park" as the new name for the site of the Old City Hall.

- 3.f** [*STARRED ITEM: Award of Piggyback Agreement for the Old City Hall Park Restroom Facility to Public Restroom Company, in the amount of \\$454,679](#)
Piggyback Agreement for Old City Hall Park Restroom Facility with Public Restroom Company, of Minden, NV, in the amount of \$454,679, via "piggybacking" a State of Minnesota Sourcewell Cooperative Contract (081721-PRM) for Restroom and Shower Facilities.

EXHIBIT: [A. Former City Hall Park Site Renderings - Site Plan with Prefab Bathroom Details.pdf](#)

EXHIBIT: [B. Purchasing Manager Memo - Old City Hall Park Restroom Piggyback Cooperative Purchase Request \(12-01-25\).pdf](#)

EXHIBIT: [C. COD Restroom Project - Old City Hall - Piggyback Agreement Cost Proposal \(Excerpt\).pdf](#)

EXHIBIT: [D. Old City Hall Park - Restroom Piggyback Agreement \(Signed by PRC, 158 Pages\).pdf](#)

EXHIBIT: [E. Old City Hall_Email_Bathroom Facilities_1_11_2026.pdf](#)

- 3.g** [The proposed agenda for the February 5, 2026, Commission Meeting](#)
Staff recommends approving the proposed agenda for the February 5, 2026, Commission Meeting.

EXHIBIT: [A. Proposed Agenda February 5, 2026 Regular Meeting.pdf](#)

4. INFORMATIONAL ITEMS

- 4.a** [The proposed agenda for the February 3, 2026, Commission Workshop](#)
Staff recommends review of the proposed agenda for the February 3, 2026, Commission Workshop as it currently stands.

EXHIBIT: [A. Proposed Agenda February 3, 2026 Workshop.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

A. Update on Proposed Historic Preservation Ordinance

B. Grant Tracking

C. City Manager's Report

EXHIBIT: [B. Grant Tracking form for FDEP 2025 Garbage Truck Replacements.pdf](#)

EXHIBIT: [C. City Manager's Update Report January 2026](#)

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

