



**NOTICE OF PUBLIC MEETING
CITY COMMISSION REGULAR MEETING
DUNEDIN CITY HALL, 737 LOUDEN AVE
DECEMBER 18, 2025
6:00 PM
AGENDA**

CALL TO ORDER

INVOCATION AND THE PLEDGE OF ALLEGIANCE

1. PRESENTATIONS

- 1.a** [Presentation of the 2025 Holiday Parade Winners](#)
Commission receives presentation of the 2025 Holiday Parade Winners.
- 1.b** [Recognition of Landon Ray in attaining Scouting's highest rank of Eagle Scout and in celebration of his Court of Honor.](#)
Staff recommends congratulating Landon Ray in attaining the rank of Eagle Scout.

CITIZEN INPUT

2. CONSENT AGENDA

- 2.a** [Approve the Minutes for the:](#)
 - [A. 11/4/2025 Workshop](#)
 - [B. 11/6/2025 Regular Meeting](#)Staff recommends to approve the minutes for the meetings identified above.
EXHIBIT: [A. 11-04-25 WS Minutes.pdf](#)
EXHIBIT: [B. 11-06-25 RM Minutes.pdf](#)
- 2.b** [Board and Committee Appointments](#)
 - A. Architectural Review Committee
 - Reappoint Christopher Anuszkiewicz to a regular term ending 12/31/2028
 - Reappoint Jeffrey Bame to a regular term ending 12/31/2028
 - B. Local Planning Agency
 - Reappoint Deborah Kynes to a regular term ending 12/31/2028
 - Reappoint Paul Stanek to a regular term ending 12/31/2028
 - C. Public Safety Committee
 - Reappoint Debbie Wilson to a regular term ending 1/1/2029**EXHIBIT:** [A. ARC Roster.pdf](#)
EXHIBIT: [B. LPA Roster.pdf](#)
EXHIBIT: [C. PSC Roster.pdf](#)

- 2.c** Request approval to issue a Purchase Order (PO) via "Piggybacking" the "Panhandle Area Educational Consortium (PAEC) Agreement" with Precision Sidewalk Safety Corporation (PSSC) for the City Sidewalk Inspection & Maintenance Program Repairs at a "Not to Exceed" (NTE) amount of \$75,000 for FY26.

Motion to approve the attached scope of services for sidewalk inspection and repairs to be provided by Precision Sidewalk Safety Corporation (PSSC), of Ocala, FL, via "Piggybacking" with the same terms and conditions as the Panhandle Area Educational Consortium Agreement (PAEC), Contract #22-139; "Florida Buy Program", at a "Not to Exceed" amount of \$75,000.

EXHIBIT: [A. Purchasing Manager Memo - Piggybacking PAEC Contract #22-139 for Precision Sidewalk Safety Corp.pdf](#)

EXHIBIT: [B. COD Precision Sidewalk Safety Proposal.pdf](#)

EXHIBIT: [C. COD Sidewalk Asset Maintenance Program Executive Summary \(11-04-25\).pdf](#)

EXHIBIT: [D. Piggybacking Agreement with Precision Sidewalk Safety Corp \(PSSC Signed FINAL\).pdf](#)

- 2.d** Approval of the Interlocal Agreement (ILA) with Pinellas County for the Cooperative Procurement of Post Storm Recovery Services

Approve and authorize the City Manager to execute the ILA with Pinellas County for the Cooperative Procurement of Post Storm Recovery Services. In addition, staff requests that the City Commission authorize the City Manager to execute Participation Agreements with the seven ranked contractors if and when the need arises.

EXHIBIT: [A. ILA with Pinellas County for Post Storm Recovery Services](#)

EXHIBIT: [B. Pinellas County's RFP Ranking of Firms](#)

EXHIBIT: [C. Purchasing Memo - ILA with Pinellas County for Post Storm Recovery Services](#)

- 2.e** PSTA Bus Shelter Cost Sharing Interlocal Agreement in the amount of \$13,400

Staff recommends approving the Bus Shelter Cost Sharing Interlocal Agreement.

EXHIBIT: [A. Skinner_Background_Bus Shelters.pdf](#)

EXHIBIT: [B. Delegated Authority, Econ & Housing Dev - Bus Shelters.pdf](#)

EXHIBIT: [C. Agreement PSTA 2 Skinner Bus Shelters.pdf](#)

EXHIBIT: [D. Brasco Proposal.pdf](#)

EXHIBIT: [E. Skinner_Bus Shelter_Example.pdf](#)

EXHIBIT: [F. Purchasing Memo approving the Bus Shelter Cost Sharing \(002\).pdf](#)

- 2.f** Approval of the First Amendment to the Interlocal Agreement between Pinellas County and NPDES MS4 Co-Permittees for Water Quality Monitoring and Assessment.

Motion to approve the first amendment to the Interlocal Agreement between Pinellas County and NPDES MS4 Co-Permittees for Water Quality Monitoring and Assessment.

EXHIBIT: [A. ILA WQ Monitoring Co-Permittee 2025 Amendment.pdf](#)

EXHIBIT: [B. Dunedin ILA WQM 2025 Unsigned Signature Sheet.pdf](#)

EXHIBIT: [C. Pinellas County Water Quality Assessment Program 2019.pdf](#)

EXHIBIT: [D. Co-Permittee's Water Quality Monitoring Invoice.pdf](#)

EXHIBIT: [E. ILA Pinellas County and Co-Permittees for WQ Monitoring and Assessment Agenda Item 08_2020.pdf](#)

EXHIBIT: [E. 2020 WQM_ILA_Muni_Final_10062020_Signed.pdf](#)

2.g [Duke Energy Easement for Pad Mounted Switch Gear at Amberlea Park \(1680 Amberlea Drive N.\)](#)

Motion to authorize the Mayor to execute a Duke Energy Easement for the purpose of undergrounding and installing Pad Mounted Switch Gear at Amberlea Park (1680 Amberlea Drive N.).

EXHIBIT: [A. Duke Energy Easement - 1680 Amberlea Dr. N. - City of Dunedin - \(REV -12.10.25\).pdf](#)

2.h [Award of Bid #25-2539 - Water Treatment Plant \(WTP\) Administration Building Hardening Project, to Best Home Protection Windows and Doors, Inc, in the amount of \\$349,410.](#)

Commission award of Bid #25-2539 - WTP Administration Building Window Replacement Project, to Best Home Protection Windows and Doors, Inc., of Hialeah, FL, in the amount of \$349,410.

EXHIBIT: [A. Purchasing Manager Memo - ITB #25-2539 - WTP Admin Bldg Hardening.pdf](#)

EXHIBIT: [B. Bid Tabulation \(ITB #25-2539\).pdf](#)

EXHIBIT: [C. Bid Submittal Best Home Protection Windows and Doors.pdf](#)

3. ACTION ITEMS

3.a [Second Reading of Ordinance 25-10- Historic Landmark Designation of 558 Beltrees Street.](#)

Staff recommends a motion to approve second and final reading of Ordinance 25-10.

EXHIBIT: [A. 558 Beltrees St Staff Report.pdf](#)

EXHIBIT: [B. 558 Beltrees St Application for Designation of Historic Landmark.pdf](#)

EXHIBIT: [C. 558 Beltrees St Property Appraiser General Information Card.pdf](#)

EXHIBIT: [D. 558 Beltrees St Images.pdf](#)

EXHIBIT: [E. Applicant Narrative.pdf](#)

EXHIBIT: [F. Ordinance 25-10.pdf](#)

EXHIBIT: [G. Proof of Public Notices.pdf](#)

EXHIBIT: [H. Business Impact Statement for Ordinance 25-10.pdf](#)

3.b [Application DR-2025-0004 - First Hearing of Design Review Approval for the development of a two-story, 21-unit residential vacation home project called Azul Ave Vacation Homes located at 1380 Pinehurst Rd.](#)

SUPPLEMENT: Applicant has requested that this item be continued to the January 8, 2026, regularly scheduled City Commission meeting being held at Dunedin City Hall for first reading and the February 5, 2026, City Commission meeting for second reading. City staff will assure the item is readvertised accordingly.

EXHIBIT: [A. Staff Report](#)

EXHIBIT: [B. Application DR-2025-0004](#)

EXHIBIT: [C. Aerial, Land Use & Zoning Maps](#)

EXHIBIT: [D. Aerial Map of Surrounding Properties & Uses](#)

EXHIBIT: [E. Civil Drawings](#)
EXHIBIT: [F. Greenspace Plan and Tree Preservation Plan](#)
EXHIBIT: [G. Architectural Drawings](#)
EXHIBIT: [H. Citizen Participation Plan and Report.pdf](#)
EXHIBIT: [I. Traffic Impact Analysis Report](#)
EXHIBIT: [J. Sustainability Matrix](#)
EXHIBIT: [K. Parkland Impact Fees](#)
EXHIBIT: [L. Public Art Program](#)
EXHIBIT: [M. 12-19-2024 DRC Meeting Notes](#)
EXHIBIT: [N. ARC Meeting Minutes](#)
EXHIBIT: [O. Public Notices](#)

3.c [Award of Bid \(ITB #25-2534\) for the Old City Hall Park Site, for the "Base Bid" \(\\$486,258.25\) and "Bid Alternate" \(\\$28,770.30\) to Mali Contracting Corp, in the total amount of \\$515,028.55.](#)

Award of Bid (ITB #25-2534) to Mali Contracting Corp, of Tampa, FL, for the "Base Bid" (Park Site Development @ \$486,258.25) and "Bid Alternate" (Sidewalk Enhancement @ \$28,770.30), for a total combined award amount of \$515,028.55.

EXHIBIT: [A. Old City Hall Park Site Renderings.pdf](#)
EXHIBIT: [B. Purchasing Manager Memo - ITB #25-2534 - \(Old City Hall Park\).pdf](#)
EXHIBIT: [C. Bid Tabs - ITB #25-2534 - \(Old City Hall Park\).pdf](#)
EXHIBIT: [D. Bid #25-2534 - Mali Contracting Corp Bid Package.pdf](#)
EXHIBIT: [E. Mali Contracting Corp - Reference Checks.pdf](#)

3.d [Award of Piggyback Agreement for the Old City Hall Park Restroom Facility to Public Restroom Company, in the amount of \\$454,679](#)

Staff is recommending that this item be continued to the January 22, 2026, regularly scheduled City Commission meeting being held at Dunedin City Hall.

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](#)

3.e [First Written Amendment to the Agreement with KCI Construction Services, LLC, d/b/a KCI Communications Infrastructure, for Bid #25-2515 - Skinner Blvd Electrical Improvements for Undergrounding, previously awarded on August 7, 2025, in the amount of \\$172,992.25, under Agenda Item #2.c. There is no cost associated with this Amendment, this is to add the required newly adopted State Statute language for Substantial Completion.](#)

Approval and Execution of the First Amendment to the Agreement with KCI

Construction Services, LLC, Tampa, FL, d/b/a KCI Communications Infrastructure, for Bid #25-2515 - Skinner Blvd Electrical Improvements for Undergrounding, previously awarded on August 7, 2025, in the amount of \$172,992.25, under Agenda Item #2.c. There is no cost associated with this Amendment, this is to add the required newly adopted State Statute language for Substantial Completion.

EXHIBIT: [A. KCI Construction Services, LLC Agreement for Execution.pdf](#)

EXHIBIT: [B. First Amendment to Agreement KCI Construction Services, LLC for Execution.pdf](#)

- 3.f** [First Written Amendment to Agreement with BDI Marine Contractors, LLC \(BDI\) for Bid #25-2523 - Marina East Wall Replacement and North Wall Repair. There is no cost associated with this Amendment, this is to add the required newly adopted State Statute language for Substantial Completion.](#)

Approval and Execution of First Written Amendment to Agreement with BDI Marine Contractors, LLC (BDI), of Hobe Sound, FL, for Bid #25-2523 - Marina East Wall Replacement and North Wall Repair. There is no cost associated with this Amendment, this is to add the required newly adopted State Statute language for Substantial Completion.

EXHIBIT: [A. First Written Amendment to Agreement with BDI Marine Contractors \(for execution\).pdf](#)

EXHIBIT: [B. BDI Marine Contractors Agreement - \(fully executed\).pdf](#)

- 3.g** [The proposed agenda for the January 8, 2026, Commission Meeting](#)
Staff recommends approving the proposed agenda for the January 8, 2026, Commission Meeting.

EXHIBIT: [A. PROPOSED January 8, 2026 Commission Meeting Agenda.pdf](#)

4. INFORMATIONAL ITEMS

- 4.a** [The proposed agenda for the January 6, 2026, Commission Workshop](#)
Staff recommends review of the proposed agenda for the January 6, 2026, Commission Workshop as it currently stands.

EXHIBIT: [A. PROPOSED January 6, 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

EXHIBIT: [A. City Manager's Update Report December 2025](#)

- 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 Florida Statutes section 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.DUNEDIN.GOV.