

Agenda Item: 2.b

Meeting Date: March 3, 2026

MEMORANDUM

To: City Commission

Through: Jennifer K. Bramley, City Manager

From: Jennifer K. Bramley City Manager

Date: 2026-02-26

Subject: Dunedin Marina Revised Master Plan Presentation

Presenter(s): Clayton "Clay" Watkins, P.E., Director of Utilities & Engineering; James Pankonin, Kimley-Horn; Casey Long, P.E. Kimley-Horn, Tony Mulkey, Parks & Recreation Director; and Laurie Ferguson, Harbormaster

Staff Recommendation: Review and Discussion regarding the Dunedin Marina Revised Master Plan

Strategic Themes: Community Amenities

Boards & Committees: Marina Advisory Committee

Budget Impact: TBD

Past Action:

- 1.) City Commission Workshop on May 14, 2024; Award of Consultant Services for the Dunedin Marina & Associated Public Facilities Master Plan, (Agenda Item #4.a);
- 2.) The Marina & Associated Public Facilities Master Plan was originally presented at a City Commission "Special Meeting" held on August 21, 2024, (Agenda Item #1.a);
- 3.) Hurricane Helene (September 26, 2024) - [Category 4 with sustained winds of 140 mph and 8 inch storm surge in coastal areas]; and Hurricane Milton (October 10, 2024) - [Category 3 with sustained winds of 115 mph and severe flooding due to rainfall of 14 inches in 24 hours] impacted the Dunedin Marina causing substantial damages throughout the basin;
- 4.) A structural damage assessment inspection was performed by Kimley-Horn on October 16, 2024, with the Damage Assessment Report provided to the City on December 16, 2024. As identified in the Damage Assessment Report Post Hurricane, Hurricane Milton severely damaged the eastern bulkhead beyond repair, and damaged the northern bulkhead. The replacement and repair of these walls is vital to stabilizing the marina. The wall

replacement and repairs are currently under construction;

5.) At the January 21, 2025 Commission Work Session, approval was granted to issue a Purchase Order (PO) to Kimley-Horn Associates, LLC, St. Petersburg FL, for \$298,083 for design, permitting, and post design services for the Marina Stage 1 repairs to the North Wall, and replacement of the East Wall (Agenda Item #3.a);

6.) At the April 15, 2025 Commission Work Session, approval was granted to award a Service Authorization for design, permitting, and post design services to Kimley-Horn Associates, LLC, St. Petersburg, FL, for the replacement of the City Marina Fishing Pier, in the amount of \$259,822 (Agenda Item #2.e);

7.) At the July 17, 2025 Commission Meeting, an Interlocal Agreement between the City of Dunedin and the City of Clearwater was approved for assistance with repairs to the Ferry Landing / Dock at the Dunedin Marina, by City of Clearwater staff (Agenda Item #2.e);

8.) At the July 17, 2025 Commission Meeting, Bid #25-2523 - Marina East Wall Replacement & North Wall Repair was awarded to BDI Marine Contractors, LLC, of Hobe Sound, FL, in the amount of \$3,047,451 (Agenda Item #3.e);

9.) Construction of the Marina East Wall Replacement & North Wall Repair commenced in October 2025;

10.) At the January 8, 2026 Commission Meeting, Bid #25-2540 - Marina Fishing Pier Replacement was awarded to On-Point Contracting Company, LLC, in the amount of \$1,742,991.45 (Agenda Item #3.c);

11.) On February 5, 2026, Pinellas Suncoast Transit Authority received an \$828,000 USDOT appropriation to restore the Ferry Dock in Dunedin, and support the Clearwater Ferry service between Dunedin, Downtown Clearwater, and Clearwater Beach;

12.) On-Point Contracting Company, LLC has been issued a "Notice-to-Proceed" (NTP) for the Fishing Pier Replacement Project, for March 9, 2026;

13.) RFQ #25-2528 will be presented during the March 19, 2026 Commission meeting recommending authorization to award a Professional Services Agreement for the design, permitting, post permitting design, and construction services for the replacement of Docks A & B.

Next Action: Approve the updated Marina Master Plan.

Attachments: [A. Dunedin Marina Master Plan - 20260226.pdf](#)

Background: The City of Dunedin desired to develop a Master Plan for the Dunedin Marina and the associated public facilities. Kimley-Horn and Associates, Inc., was selected to provide the consulting services to develop the master plan. The project began with a kick-off meeting with staff representing the various departments throughout the City. A structural assessment was also performed

on various existing infrastructure in the marina inclusive of the docks, boat ramp, fishing pier, and harbormaster building.

The Consultant subsequently conducted a series of stakeholder meetings to gain insight into the particular needs, wants, and challenges of the various user groups. The stakeholders consisted of recreational slip users, commercial slip users, boat ramp users, the Dunedin Boat Club, sailing programs, and general park patrons. In addition, a survey was sent to the community to identify their visions and priorities. The survey yielded over 1,000 responses.

Kimley-Horn used all of the information provided to develop several options for a master plan, including two (2) scenarios for the docks, and three (3) potential layouts for the upland facilities. The draft master plan was presented at a Community Meeting held at the Hale Senior Activity Center on April 30, 2024, and during a City Commission Workshop on May 14, 2024. Both presentations discussed the results of the site analysis, stakeholder meetings, and the community survey. The presentations also outlined the options for slip configurations, fixed versus floating docks, wave attenuation, boat ramp usage, connectivity to Edgewater Park, as well as traffic and pedestrian circulation. The draft plan identified the needed priority order for immediate replacement or rehabilitation, as well as phasing options for the future improvements.

Valuable feedback was received regarding the draft plan from both the Community Meeting as well as the City Commission Workshop. Kimley-Horn subsequently worked to incorporate changes to the Master Plan which addressed those attributes that were well received, as well as items of concern. The revised Master Plan was presented to the Marina Advisory Committee on July 29, 2024, and at a second Community Meeting held on August 6, 2024.

The presentation for the proposed Master Plan includes the facility replacements, repairs and improvements to the upland areas, pedestrian connectivity and safety, improved and expanded parking circulation, and the addition of a marina walk. The plan continues to provide options for fixed or floating docks, including options for concrete or aluminum floating docks within the Marina basin.

A cost analysis has been performed by the Finance Department for each of the three scenarios (fixed docks, floating aluminum docks, and floating concrete docks). The current funding assumptions are based upon the Marina Enterprise Fund paying for all of the dock replacements (including docks A, B, C and slips on the south, west, and commercial walls), and FEMA

reimbursement. All other improvements such as the fishing pier, Harbormaster building repairs and improvements, parking, and pedestrian circulation would be funded from other funding sources such as the General Fund or Penny Fund.

The Marina Advisory Committee (MAC) reviewed the plan during their July 29, 2024, August 12, 2024, and February 16, 2026 meetings. The MAC voted unanimously in support of the floating aluminum docks, single lane boat ramp, and the remainder of the proposed Master Plan.

On August 21, 2024, a Special Commission meeting was held to present the Marina Master Plan. At that time, the Commission requested staff evaluate the life expectancy of Dock A. The Commission approved the relocation of the boat ramp, 4-1.

Subsequently, Hurricane Helene on September 26, 2024 and Hurricane Milton on October 10, 2024 impacted the Dunedin Marina. Hurricane Helene, a Category 4 Storm with sustained winds of 140 mph and 8 inch storm surge in coastal areas; and Hurricane Milton, a Category 3 Storm with sustained winds of 115 mph and severe flooding due to rainfall of 14 inches in 24 hours caused significant damage to the Dunedin Marina. The damages throughout the basin were inclusive of: the fishing pier; some of the wood piles for the docks and finger piers were raised; electrical pedestals were submerged in saltwater, with several knocked over from the storm surge; and debris from other docks floated into the basin with the rising tides into the Marina during Hurricane Helene. Hurricane Milton brought rain and winds that caused damages to the north seawall, as well as the collapse of a large segment of the east seawall. The collapse of the eastern seawall subsequently caused damage to the adjacent parking lot.

As a result of the damage caused by these storms, staff shifted their focus to recovery, repair, and reconstruction of the impacted Marina facilities. As recovery construction has begun, staff seeks to update the Commission regarding the Marina Master Plan in an effort to solicit consensus direction in order to finalize the vision for the City's Marina.