

Agenda Item: 2.b

Meeting Date: October 6, 2026

MEMORANDUM

To: City Commission

Through: Jennifer K. Bramley, City Manager

From: Tony Mulkey

Date: 2026-10-01

Subject: Gladys Douglas Preserve Phase II Development Update

Presenter(s): Wannemacher Jensen Architects, LLC; and Tony Mulkey, Director of Parks & Recreation

Staff Recommendation: Project update presentation for City Commission feedback and direction.

Strategic Themes: Community Amenities

Boards & Committees: Parks & Recreation Advisory Committee

Budget Impact: Budgeted for: Architectural & Design \$650,000, Construction \$1,650,000.

Past Action:

- 1.) Commission approval for the City of Dunedin to submit an application with Pinellas County to the Florida Communities Trust for the acquisition of the Gladys E. Douglas Preserve on October 20, 2020;
- 2.) Commission approval of the Agreement of Purchase and Sale with Highland Memorial Gardens, Inc., on February 23, 2021;
- 3.) Commission approval of an Interlocal Funding Agreement between the City of Dunedin and Pinellas County on February 23, 2021;
- 4.) Commission approval of the Department of Environmental Protection (DEP) Grant Agreement Number F2104 on February 28, 2022;
- 5.) Commission approval of Department of Environmental Protection (DEP) Grant Agreement, Amendment No. 1 on March 7, 2023;
- 6.) Commission approval of Reconciliation Statement of the Florida Communities Trust Grant Project #20-004-FF21 on February, 9, 2024; and
- 7.) Commission award of Phase II Architectural & Engineering Design Services to Wannemacher Jensen Architects, Inc., (WJA)

on April 15, 2025.

Next Action:	Completion of documentation to solicit construction bids, utilizing Base Bid + various Bid Alternates.
Attachments:	A. Gladys Douglas Preserve - Project History (10-06-26 Workshop Presentation).pdf B. Gladys Douglas Conceptual Presentation (WJA) - Commission Workshop (10-06-26) - R.pdf C. GDP - WJA Estimate of Probable Cost (EPOCC) - 90% Plans (08-25-26).pdf
Background:	On October 20, 2020, the City Commission provided direction and approval to City staff to pursue the acquisition of the Gladys E. Douglas Preserve (GDP), and to work in partnership with Pinellas County to submit a grant application to the Florida Communities Trust (FCT). On December 15, 2020, the City of Dunedin and Pinellas County submitted a joint grant application to the State of Florida, Department of Environmental Protection (DEP). On November 29, 2021, the Florida Communities Trust notified applicants the priority list had been approved and the Gladys E. Douglas Preserve application had been formally selected for funding. On February 4, 2022, the City of Dunedin and Pinellas County received the FCT grant agreement. The grant would provide for 40% of eligible costs of the appraised value of the property and the acquisition costs, not to exceed \$2,400,000. The terms of the agreement include various obligations by Pinellas County and the City of Dunedin for the use and development of the property. The grant funds were received on April 23, 2024, in the amount of \$1,200,000 (split equally with Pinellas County). The FCT Grant outlines the required development and recreational amenities for the GDP, further detailed below. The grant also requires nature programs, connectivity to adjacent neighborhoods, and vegetative enhancements. An Interlocal Agreement with Pinellas County details the responsibilities of each party for the development and management of the preserve. Phase 1 of the Gladys E. Douglas Preserve opened on February 25, 2023. Phase 1 includes nature trails, interpretive signage, temporary parking, and temporary restroom facilities. Phase 2 will add elements that are required as part of the FCT agreement. The planned improvements in the agreement include a small pier, canoe/kayak launch, restroom facilities, and picnic shelters. In addition, basic infrastructure and utilities will include a parking lot, driveway, City water, sewer, electric, and stormwater improvements. Pinellas County is responsible for the conversion

of the recreational building to a nature museum, as well as exotic plant removal and native plantings.

The current cost projections for all elements of the project exceeds allocated funding; as such, the "Base Bid" work will prioritize access to the currently undeveloped portion of the property, including Jerry Lake. This work will consist of the civil infrastructure, parking, restrooms, and access to the lake for kayak and canoe launching.

Additional elements of the pier and shelters will be included as "Bid / Add Alternates" in the bid package, and will be considered in any future bid award recommendation should market rates become more favorable at the time the project is advertised, compared to current projected costs. "Bid Alternate" elements will be planned for future project phases if the scope exceeds available funding.