Agenda Item: 2.c

Meeting Date: November 19, 2026

MEMORANDUM

To: City Commission

Through: Jennifer K. Bramley, City Manager

From: Robert C. Ironsmith, Dir. of Economic & Housing Dev./CRA

Date: 2026-10-27

Subject: Standard parking license agreement with BayCare Health System (Mease Dunedin Hospital) for parking lots at the northeast corner of Virginia Street and Milwaukee Avenue and northwest corner of Virginia Street and New York Avenue.

Presenter(s): Matt Jackson, Economic Development Manager

Staff Recommendation: Motion to approve the standard parking license agreement with BayCare Health System (Mease Dunedin Hospital).

Strategic Themes: Infrastructure, Planning and Growth

Boards & Committees: N/A

Budget Impact: N/A

Past Action:

1. April 07, 2016: Commission approved a parking agreement with BayCare Health System for the parking lot at the northwest corner of Virginia Street and New York Avenue.
2. April 15, 2019: Commission approved the first amendment to the BayCare Health System Parking Agreement for the parking lot at the northwest corner of Virginia Street and New York Avenue.
3. October 01, 2019: Commission approved the second amendment to the BayCare Health System Parking Agreement for the parking lot at the northwest corner of Virginia Street and New York Avenue.
4. March 18, 2021: Commission approved the third amendment to the BayCare Health System Parking Agreement for the lot at the northwest corner of Virginia Street and New York Avenue.
5. April 13, 2021: Commission approved a parking agreement with BayCare Health System for the parking lot at the northeast corner of Virginia Street and Milwaukee Avenue
6. February 15, 2022: Commission approved the first amendment to the BayCare Health System Parking Agreement for the parking lot at the northeast corner of Virginia Street and Milwaukee

Avenue.
7. September 21, 2023: CRA approved the second amendment to the BayCare Health System Parking Agreement for the parking lot at the northeast corner of Virginia Street and Milwaukee Avenue.

Next Action: City Manager executes the agreement on behalf of the City of Dunedin, subject to Commission approval.

Attachments:
A. Baycare Health System Parking Lease.pdf
B. FY27 Self-Insurance Letter.pdf
C. BayCare Email Accepting Self Insurance Letter_10.27.2026.pdf
D. Baycare Health System Parking Lease - Location Map.pdf

Background: BayCare Health System (Mease Dunedin Hospital) has been a great partner with the City since 2016 to provide general and special-event parking. This two-year lease includes combining two lots previously leased under separate agreements. The lots are at the northeast corner of Virginia Street and Milwaukee Avenue (approximately 37 spaces) and the northwest corner of Virginia Street and New York Avenue (approximately 189 spaces) as shown in Exhibit A of the lease agreement.

The lease allows for the use of the premises during the parking time periods for any municipal use, including but not limited to public parking for special events and vendor staging, such as Arts and Crafts, Wines the Blues, Mardi Gras and other special events as listed. There is no cost to the City, and the City Parks and Recreation Department takes care of the maintenance during special events.

The City Attorney and the Human Resources and Risk Management Division reviewed the lease and identified no issues. Additionally, the attached self-insured letter was accepted by BayCare to satisfy the insurance requirements as demonstrated in the attached email.

Staff recommends approval of the parking lease.