

**Agenda Item:** 3.b

**Meeting Date:** May 8, 2025

## **MEMORANDUM**

**To:** City Commission

**Through:** Jennifer K. Bramley, City Manager

**From:** George Kinney

**Date:** 2025-04-28

**Subject:** First Reading of Ordinance 25-03 - To contract approximately 0.70 acres of real property located at 2201 Main Street, identified as Pinellas County Tax Parcel No. 30-28-16-000000-320-0200 and generally located at the intersection of Belcher Road and State Road 580.

**Presenter(s):** George Kinney, Jennifer Cowan

**Staff Recommendation:** Approval of Ordinance 25-03 for the voluntary contraction of the property located at 2201 Main Street.

**Strategic Themes:** 1. City Services; 6. Good Governance; 7. Infrastructure, Planning and Growth

**Boards & Committees:** Local Planning Agency (LPA)

**Budget Impact:** See Exhibit F. Approximately \$3K in lost annual property tax. The City of Dunedin provided funding to (re)construction of the site in 2014 including \$12K from Economic Development for site plan assistance, facade improvements and demolition. The City also contributed \$18K in utility funding toward the design and construction of a sanitary force main.

**Past Action:** The Local Planning Agency considered the matter on April 9, 2025 and recommended approval to the City Commission. See attached minutes for additional information (Exhibit K.).

**Next Action:** June 5, 2025 - Second Reading of Ordinance 25-03 by the City Commission

**Attachments:** [A. Ordinance No. 25-03](#)  
[B. Map Aerial Land Use Zoning](#)  
[C. 2024.09.06 Contraction Request Letter](#)  
[D. Site Layout Plan](#)  
[E. Survey and Legal](#)

[F. Property Appraiser TRIM Notice](#)  
[G. Map Dunedin Clearwater Municipal Boundary](#)  
[H. Map Dunedin Planning Area \(DPA\) Property View](#)  
[I. Business Impact Statement](#)  
[J. Publication](#)  
[K. LPA Minutes 04-09-25](#)

**Background:**

The Largo Medical Center intends to construct a new emergency care medical facility on the southeast corner of Main Street and Belcher Road. The project will span properties currently located in both the City of Clearwater and the subject Dunedin property. Applicant is requesting to contract the City of Dunedin parcel in accordance with Section 171.051, Florida Statutes (see Exhibit C.). This contraction is being requested to allow for the unified development of the overall site. The City of Clearwater is able to service the site with all required facilities more efficiently and contraction offers the developer a unified approach as it pertains to servicing utilities, utility billing, code enforcement, emergency services and permitting.

While the City assisted in the funding of certain infrastructure improvements in 2014, the current proposal will demand significant upgrades that are better and more efficiently served by the City of Clearwater. A new 36 to 48 inch force main running approximately 1,700 linear feet to the nearest point in the existing City of Dunedin collection system would be needed absent contraction and is not cost effective. In addition, the LMC would be the only customer that would be in utility billing for Clearwater water service and utility billing for Dunedin sewer service. Tax implications are minimal and no past impact service fees will be refunded to the property owner.

It is anticipated that contraction will remove the property from the Dunedin Planning area and temporarily return it to unincorporated Pinellas County. The City of Clearwater would then annex the property to create the uniformity anticipated. Adjustments to the local Planning Areas for both Clearwater and Dunedin will follow in the future. Exhibits I. and J. show the property location and its position to the respective municipal boundaries.