

April 29, 2025

Mr. Glenn Bailey, Interim Director
Pinellas County Department of Housing & Community Development
315 Court Street
Clearwater, FL 33756

Re: Submittal of Voluntary Contraction Petition to City of Clearwater

Dear Mr. Bailey:

Please be advised that the City of Dunedin is proceeding with the voluntary contraction of the following property. The first reading of Ordinance 25-03 will be at the City Commission meeting of Thursday, May 8, 2025:

Owner:	Largo Medical Center, Inc.
Applicant:	Largo Medical Center, Inc.
Representative:	K. Clayton Bricklemeyer, Hill Ward Henderson
Project Name:	Contraction of property into City of Clearwater
Address:	Belcher Road at S. R. 580 (Southeast Corner)
Parcel Number(s):	30-28-16-00000-320-0200
Land Use Designation:	Retail & Services (R&S)
Ordinance Number:	25-03
Local Planning Agency:	April 9, 2025
Public Hearing First Reading:	May 8, 2025
Public Hearing Second Reading:	June 5, 2025

Copies of Ordinance 25-03, the contraction request letter, and maps are attached. Please feel free to contact me if any further information is requested.

Sincerely,

Joan McHale

Joan McHale
Business Manager
(727) 298-3198
jmchale@dunedinfl.net

ORDINANCE 25-03

AN ORDINANCE OF THE CITY OF DUNEDIN, FLORIDA FOR THE VOLUNTARY CONTRACTION OF THE CITY BOUNDARY BY CONTRACTING APPROXIMATELY 0.70 ACRES OF REAL PROPERTY, IDENTIFIED AS PINELLAS COUNTY TAX PARCEL 30-28-16-00000-320-0200 AND GENERALLY LOCATED AT THE INTERSECTION OF N BELCHER ROAD AND STATE ROAD 580, AS MORE PARTICULARLY AND LEGALLY DESCRIBED IN THIS ORDINANCE; PROVIDING FOR THE AMENDMENT OF THE CITY'S BOUNDARIES TO CONTRACT THE SUBJECT PARCEL; PROVIDING FOR NOTICE TO APPROPRIATE AGENCIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Largo Medical Center, Inc. ("Owner") owns the entirety of approximately 0.70 acres of real property, identified as Pinellas County Tax Parcel 30-28-16-00000-320-0200 and generally located at the intersection of N Belcher Road and State Road 580, as depicted and legally described on the survey attached to and incorporated in this Ordinance as Exhibit A ("Parcel"), which is currently within the City's limits; and

WHEREAS, the Parcel is bordered by the City Clearwater to the east and south and is the only parcel south of SR 580 (Main St) and east of N Belcher Rd in the Dunedin Planning Area, essentially creating a pocket parcel in Clearwater; and

WHEREAS, Owner also owns contiguous property to the east of the Parcel, which lies within the boundaries of the City of Clearwater; and

WHEREAS, Owner is seeking to develop the Parcel and the contiguous property as a unified development and have a unified utility service provider; and

WHEREAS, the Parcel is located within the City of Clearwater Water and Wastewater Service Areas; and

WHEREAS, the City of Clearwater utilities are better located to serve both the Parcel and the contiguous property within the City of Clearwater; and

WHEREAS, the City is unable, without the Owner incurring significantly more expense, to provide certain municipal services to the Parcel that would be

required for the Parcel to be developed for its intended purpose, which would involve significant infrastructure upgrades; and

WHEREAS, Owner has requested that the Parcel be contracted from the City to allow for the unified urban development of the Parcel and the adjacent parcel; and

WHEREAS, chapter 171, Florida Statutes, provides the exclusive method of municipal annexation or contraction in order to ensure sound urban development and efficient provision of urban services; and

WHEREAS, section 171.051, Florida Statutes, provides for contraction procedures, and provides that a municipality may by ordinance contract its municipal boundaries upon a finding that the area to be excluded fails to meet the criteria for annexation set forth in section 171.043, Florida Statutes; and

WHEREAS, the City has found that the Parcel cannot be a unified development for urban purposes within the City; and

WHEREAS, the City wishes to contract the Parcel consistent with chapter 171, Florida Statutes and the City of Clearwater has expressed a desire to annex the property to provide for unified urban development; and

WHEREAS, the Owner consents to the contraction of the Parcel; and

WHEREAS, the Parcel does not lie between the City and an area to be served by the City's municipal services; and

WHEREAS, the contraction of the Parcel will not result in a portion of the City becoming noncontiguous with the rest of the municipality; and

WHEREAS, it is in the best interest of the public that this Parcel and its adjacent parcel are developed as a unified development with consistent services from one municipality; and

WHEREAS, in the best interest of the public health, safety, and welfare of the citizens of the City, the City Commission of the City desires to contract the Parcel from the municipal boundaries of the City; and

WHEREAS, upon adoption of this Ordinance, the municipal boundary lines of the City shall be redefined to exclude the Parcel.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED THAT:

Section 1: The above recitals are true and correct and incorporated in this Ordinance by reference.

Section 2: The Parcel, as depicted and legally described in Exhibit A, is de-annexed from the City. Exhibit A is attached to this Ordinance and incorporated by reference. The Parcel will be excluded from the existing boundaries of the City from the effective date of this ordinance.

Section 3: The City Manager, or her designee, shall ensure that the Parcel is removed from the City's Comprehensive Plan and the map of the City's limits. The City Manager, or her designee, is authorized and directed to legally describe and map the revised limits of the City and to take any and all appropriate actions or propose actions to the City Commission as may be authorized in accordance with controlling law.

Section 4: Within seven (7) days after the effective date of this Ordinance, the City Clerk shall file a copy of the Ordinance with the Clerk of the Circuit Court of Pinellas County, the Chief Administrator of Pinellas County, the Florida Department of State, and with such other agencies and entities as may be required by law or otherwise desirable.

Section 5: All ordinances or parts thereof inconsistent herewith are repealed and superseded.

Section 6: If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

Section 7: This Ordinance shall become effective upon final passage and enactment.

**PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF
DUNEDIN, FLORIDA, THIS XX DAY OF XX, 2025.**

Maureen "Moe" Freaney
Mayor

ATTEST:

Rebecca C. Schlichter
City Clerk

APPROVED AS TO FORM:

Jennifer R. Cowan
City Attorney

READ FIRST TIME AND PASSED: _____

READ SECOND TIME AND PASSED: _____

Exhibit A
(Legal Description)

PARCEL 1:

THE EASTERLY 120.00 FEET OF THE WESTERLY 150.00 FEET OF THE NORTHERLY 396.00 FEET OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, LESS ROAD RIGHTS OF WAY.

THE ABOVE PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, THENCE SOUTH 89° 54' 28" EAST, ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 30 (CENTERLINE OF STATE ROAD NO. 580) 150.00 FEET; THENCE SOUTH 00° 19' 32" EAST, 66.74 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 580, FOR A POINT OF BEGINNING; THENCE SOUTH 00° 19' 32" EAST, 329.27 FEET; THENCE NORTH 89° 54' 28" WEST 95.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF BELCHER ROAD; THENCE NORTH 00° 19' 32" WEST, ALONG SAID EAST RIGHT OF WAY LINE, 291.26 FEET; THENCE NORTH 44° 52' 33" EAST, 53.55 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 580; THENCE 89° 54' 35" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 57.00 FEET TO THE POINT OF BEGINNING.

SENDER'S DIRECT DIAL:
813-506-5178

SENDER'S E-MAIL:
Clayton.Bricklemyer@hwhlaw.com

September 6, 2024

VIA EMAIL:

Jennifer R. Cowan, Esq.
Bryant Miller Olive, P.A.
400 N. Tampa St., Ste. 1600
Tampa, FL 33602
jcowan@bmolaw.com

Re: Contraction of Parcel in Dunedin

Dear Jennifer:

As you are aware, we represent Largo Medical Center, Inc., the owner of the southwest corner of N Belcher Road and State Road 580 (Parcel Number 30-28-16-000000-320-0200), which is currently within the Dunedin city limits. Pursuant to our previous conversations, this letter formally requests that you begin the process of contracting this parcel from the City in accordance with Section 171.051, Florida Statutes. Our client owns contiguous property to the east of the subject parcel that lies within the City of Clearwater, and this contraction is being requested to allow for the unified development of the overall site. Further, the City of Dunedin has informed us that they are unable or unwilling to service the site with all required facilities, so unified development wholly within the City of Clearwater is the logical outcome. I have attached a survey where Parcel 1 is the relevant parcel. Please do not hesitate to email or call me with any questions.

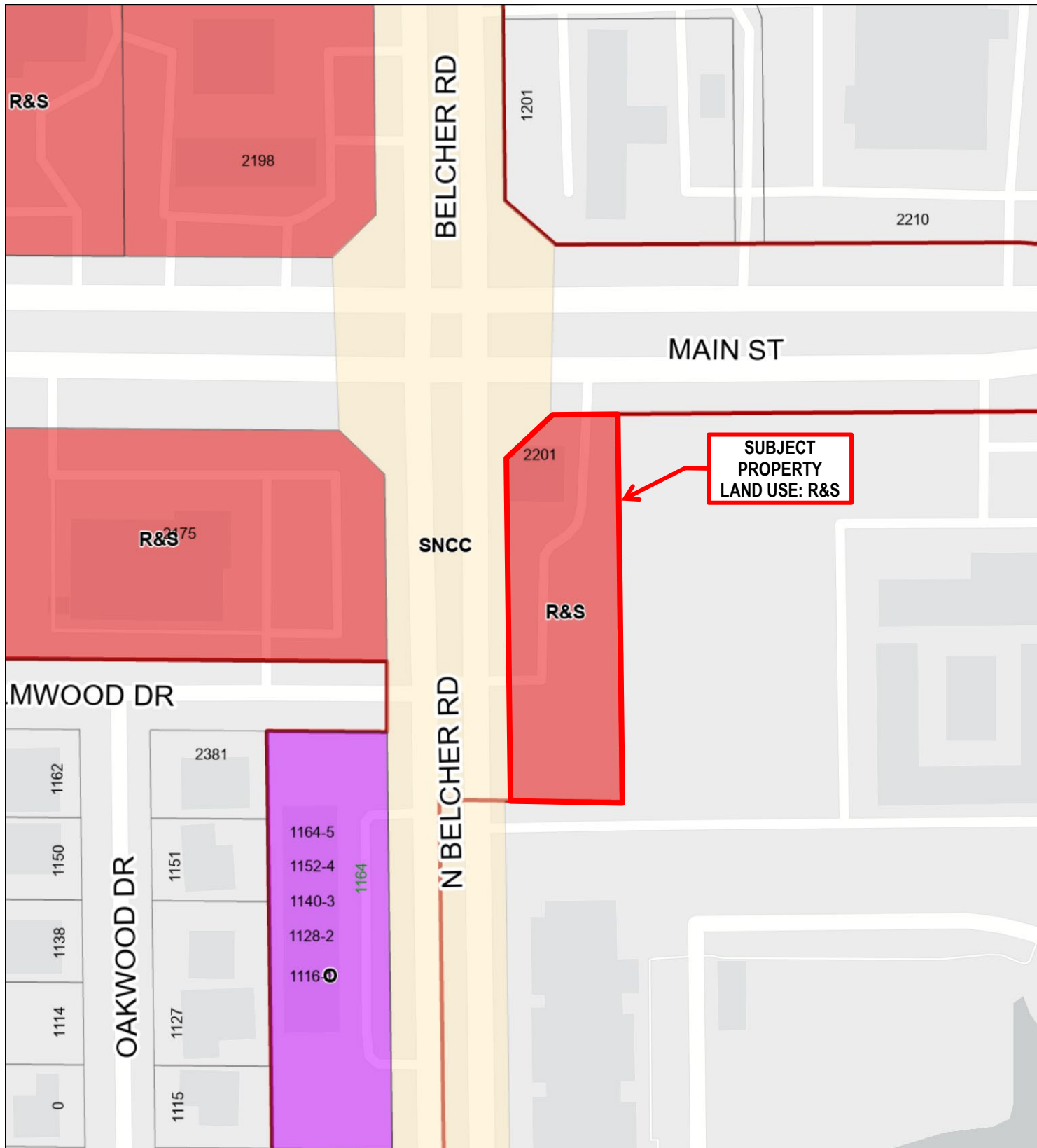
Yours truly,

HILL WARD HENDERSON



By: K. Clayton Bricklemyer

KCB/ama
Enclosure



DRAWING TITLE

LAND USE MAP

ORDINANCE NO.

ORDINANCE 25-03

PROJECT ADDRESS

2201 MAIN ST



737 LOUDEN AVENUE, SUITE 137
DUNEDIN, FL 34698



DRAWING TITLE

ZONING MAP

ORDINANCE NO.

ORDINANCE 25-03

PROJECT ADDRESS

2201 MAIN ST

City of
DUNEDIN
Community Development

737 LOUDEN AVENUE, SUITE 137
DUNEDIN, FL 34698