



# Pinellas County

## Staff Report

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File #: 16-2296A, Version: 1

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### **Subject:**

Voluntary annexation of a parcel of land located within the Palm Harbor Fire District into the City of Dunedin.

### **Recommended Action:**

Approve the requested annexation of unincorporated property, located within the Palm Harbor Fire District, into the City of Dunedin.

### **Strategic Plan:**

Practice Superior Environmental Stewardship

3.3 Protect and improve the quality of our water, air, and other natural resources

### **Summary:**

Approval of the recommended action will allow the City of Dunedin to annex the subject parcel (located within the Palm Harbor Fire District) into the City of Dunedin.

### **Background Information:**

The City of Dunedin requires that property seeking water and/or sewer service from the City must annex into the City if the property otherwise meets the requirements for annexation. This particular parcel is adjacent to the municipal boundary of Dunedin. This parcel is also located within the Palm Harbor Fire District and pursuant to Chapter 2000-386, Laws of Florida (Special Act creating the Palm Harbor Fire District) the annexation must be approved by the Board of County Commissioners of Pinellas County. The City of Dunedin's public hearings have been scheduled for January 12, 2017 and March 2, 2017.

This property is also located within the County's sewer district. Upon review by the Utilities Department, it may have been feasible to connect to the County's system. Approximately 1,500 feet of additional piping and possible other design changes to the pump station would have been required, at greater expense to the applicant. Based upon this review, there is no Utility Department or Planning Department staff objection to the connection to the City of Dunedin's sewer system and subsequent annexation within the Palm Harbor Fire District.

It is important to note that this request is viewed as an isolated and unique incident and further encroachment into the County's sewer district (and the Palm Harbor Fire District) is not anticipated. Additionally, this action will remove a commercial property (in close proximity to St. Joseph Sound) from septic to sewer, reducing potential future environmental impacts to the area.

Dunedin has allowed the property to connect to their sewer based upon annexation into the City of Dunedin. If the County does not approve the annexation, the City may still provide service with an associated surcharge.

### **Fiscal Impact:**

The County currently receives approximately \$511 in ad valorem (MSTU) taxes. Upon annexation,

this annual millage payment will cease. Pursuant to the Special Act, the Fire District will continue to receive the annual millage associated with the Fire District.

**Staff Member Responsible:**

Renea Vincent, Director, Planning  
Randi Kim, Director, Utilities

**Partners:**

City of Dunedin  
Palm Harbor Fire District

**Attachments:**

Letter of Dec 22, 2016 from the City of Dunedin  
Area Maps