

CITY OF DUNEDIN  
PO Box 1348  
Dunedin, FL 34697-1348  
727-298-3000  
www.dunedingov.com

**DUNEDIN**  
Home of Honeymoon Island

2017 JUN -8 AM 10:42

June 1, 2017

Mr. Mark S. Woodard  
County Administrator  
Pinellas County Board of County Commissioners  
315 Court Street  
Clearwater, FL 33756

Re: Submittal of Voluntary Annexation Petition to Pinellas County

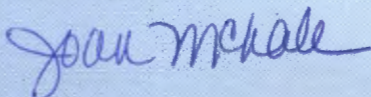
Dear Mr. Woodard:

Please be advised that the City of Dunedin is proceeding with the voluntary annexation of the following property. The first reading of the annexation ordinance will be at City Commission meeting of Thursday, August 10, 2017:

Owner:	Karen Sullivan Living Trust
Applicant:	Michael Willenbacher, Gulfwind Homes
Representative:	Robert Pergolizzi
Project Name:	Annexation into the City of Dunedin
Address:	1501 San Christopher Drive
Parcel Number:	23-28-15-00000-140-0200
Land Use Designation:	Residential Medium (RM) (County to City)
Ordinance Number:	17-16 <i>(Not drafted yet)</i>
Local Planning Agency:	July 12, 2017
Public Hearing First Reading:	August 10, 2017
Public Hearing Second Reading:	August 24, 2017

Copies of this application, map, and legal description are enclosed. Please feel free to contact me if any further information is required.

Sincerely,



Joan McHale  
Business Manager  
(727) 298-3198  
[jmchale@dunedinfl.net](mailto:jmchale@dunedinfl.net)

"The City of Dunedin does not discriminate on the basis of race, color, national origin, sex, religion, age, political affiliation, marital status, sexual orientation and disabled status in employment or the provision of services"

**LOCAL PLANNING AGENCY  
CITY COMMISSION  
ANNEXATION APPLICATION**

APPLICATION NO. \_\_\_\_\_

PROJECT NAME: 1501 San Christopher Villas

<b>OWNER</b>	NAME <u>Karen Sullivan Living Trust</u>		
	ADDRESS <u>2970 Eagle Trail</u>	CITY <u>Clearwater</u>	STATE <u>FL</u>

<b>APPLICANT</b>	NAME <u>Michael Willenbacher</u>		COMPANY <u>Gulfwind Homes</u>
	ADDRESS <u>1817 Cypress Brook Dr., Suite 104</u>	CITY <u>Trinity</u>	STATE <u>FL</u>
	ZIP CODE <u>34655</u>	PHONE (1) <u>(813) 854-4715</u>	(2) _____

<b>REPRESENTATIVE</b>	NAME <u>Robert Pergolizzi, AICP/PTP</u>		COMPANY <u>Gulf Coast Consulting, Inc.</u>
	ADDRESS <u>13825 ICOT Blvd., Suite 605</u>	CITY <u>Clearwater</u>	STATE <u>FL</u>
	ZIP CODE <u>33760</u>	PHONE (1) <u>(727) 524-1818</u>	(2) _____
	E-MAIL <u>pergo@gulfcoastconsultinginc.com</u>	FAX <u>(727) 524-6090</u>	

PROPERTY LOCATION 1501 San Christopher Drive PARCEL ID 26-28-15-00000-140-0200  
 GROSS ACRES 2.01 DOES THE APPLICANT/OWNER HAVE ANY OWNERSHIP INTEREST IN CONTIGUOUS PROPERTY?  YES  NO  
 CURRENT LAND USE RM (County) CURRENT ZONING AE (County)

**REASON FOR REQUESTING ANNEXATION:**

To redevelop site with twin villas using PRD zoning designation.  
To obtain utility service from the City of Dunedin


LIST ALL INDIVIDUALS AND ENTITIES WITH AN OWNERSHIP INTEREST IN THE PROPERTY. LIST SHOULD INCLUDE, WITHOUT LIMITATION, ANY AND ALL GENERAL PARTNERS, CORPORATE OFFICERS, AND MANAGERS OF LIMITED LIABILITY COMPANIES. PLEASE DISCLOSE ANY INTEREST FOR

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I certify that this application and all supplemental data is a true representation of the facts concerning this request. In the event that the applicant/representative is different from the owner, I hereby authorize Robert Pergolizzi to act on my behalf in representing this petition.

The filing of this application does not constitute automatic approval. Approval of this application by the LPA and City Commission, if granted, is not the final approval of the project. The purpose of design review is to quickly gain support for the project before it enters the more costly technical site infrastructure permit process. If the request is approved, I will obtain all necessary permits and comply with all applicable codes and regulations pertaining to the use of the subject property.

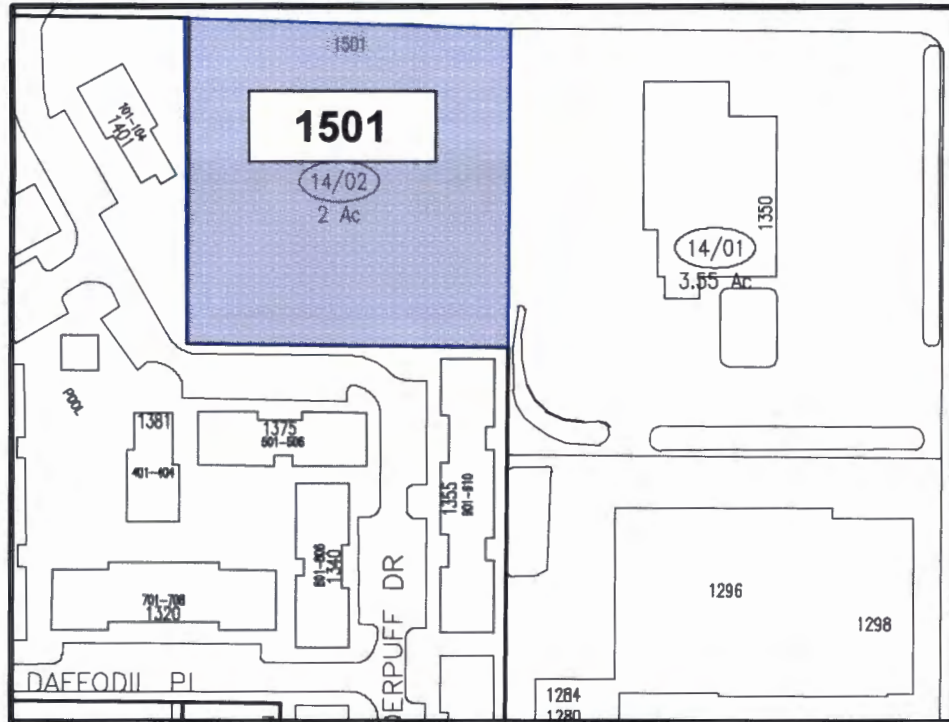
DATE 5/23/2017 SIGNATURE OF OWNER/TRUSTEE [Signature]

<b>NOTARY</b>	The foregoing instrument was acknowledge before me on this <u>23<sup>rd</sup></u> day of <u>May</u> , 20 <u>17</u> by <u>Robert Pergolizzi</u> (applicant), who is <u>personally known</u> to me or has produced <u>n/a</u> as identification.	
	 <u>[Signature]</u> (Signature of Notary)	

**APPLICATION AN-LUP-ZO-SD-LDO 17-56.00**

1501 San Christopher Drive  
Parcel Number 26-28-15-00000-140-0200

San Christopher Dr



CR 1

**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAN CHRISTOPHER VILLAS, A CONDOMINIUM, PHASE ONE AS RECORDED IN CONDOMINIUM PLAT BOOK 54, PAGE 15, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID CORNER ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SAN CHRISTOPHER DRIVE. THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, S.88°34'09"E., 203.10 FEET; THENCE S.87°32'46"E., 92.00 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, S.00°18'26"W., 294.00 FEET TO THE EASTERLY CORNER OF SAID SAN CHRISTOPHER VILLAS; THENCE ALONG A NORTHERLY BOUNDARY LINE OF SAID SAN CHRISTOPHER VILLAS, N.89°24'55"W., 295.00 FEET; THENCE ALONG A EASTERLY BOUNDARY LINE OF SAID SAN CHRISTOPHER VILLAS, N.00°18'26"E., 300.00 FEET TO THE POINT OF BEGINNING.

LESS RIGHT-OF-WAY FOR SAN CHRISTOPHER DRIVE.

CONTAINING 2.015 ACRES, MORE OR LESS.