

09-07-21st



August 30, 2021

Mr. Barry A. Burton
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. Burton:

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 the City Commission meeting of Thursday, November 4, 2021:

Owner:	CITY OF DUNEDIN
Applicant:	CITY OF DUNEDIN
Representative:	JENNIFER K BRAMLEY, CITY MANAGER
Project Name:	ANNEXATION INTO CITY OF DUNEDIN
Address:	KEENE ROAD & 1900 VIRGINIA AVENUE
Parcel Number:	36-28-15-00000-230-0100 36-28-15-00000-240-0100
Land Use Designation:	RECREATION/OPEN SPACE (R/OS) & PRESERVATION (P)
Ordinance Number:	21-32
Local Planning Agency:	October 13, 2021
Public Hearing First Reading:	November 4, 2021
Planners Advisory Committee (PAC):	November 29, 2021
Forward Pinellas:	December 8, 2021
Countywide Planning Authority (CPA):	TBD
Public Hearing Second Reading:	TBD

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

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



APPLICATION FOR ANNEXATION, LAND USE PLAN AMENDMENT AND/OR ZONING CHANGE

Please check all that apply to this request:
 Annexation into the City of Dunedin
 Land Use Plan Amendment
 Zoning Change

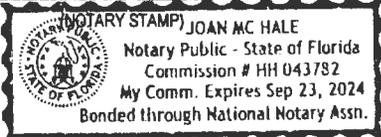
FOR CITY USE ONLY
APPLICATION NO.: ANKUP-ZO 21-10
DATE RECEIVED: 8-18-2021
FEE RECEIVED: N/A

OWNER / APPLICANT / REPRESENTATIVE INFORMATION
OWNER NAME: City of Dunedin, Florida
OWNER ADDRESS/CITY/STATE/ZIP: P.O. Box 1348, Dunedin, FL 34697
OWNER PHONE: 727-298-3000 OWNER EMAIL: _____

APPLICANT NAME: Same as Owner
APPLICANT ADDRESS/CITY/STATE/ZIP: _____
APPLICANT PHONE: _____ APPLICANT EMAIL: _____

REPRESENTATIVE NAME: Jennifer K. Bramley, City Manager
REPRESENTATIVE ADDRESS/CITY/STATE/ZIP: 542 Main Street, Dunedin, FL 34698
REPRESENTATIVE PHONE: 727-298-3003 REPRESENTATIVE EMAIL: JBramley@DunedinFL.net

PROPERTY INFORMATION
PROPERTY ADDRESS OR LOCATION: Keene Road & 1900 Virginia Avenue
TAX PARCEL ID NUMBER(S): 36-28-15-00000-230-0100 & 36-28-15-00000-240-0100
PROPERTY AREA: 33.24 & 10.20 GROSS ACRES (AC) 1,447,934 & 444,312 SQUARE FEET (SF)
CURRENT ZONING DISTRICT DESIGNATION: R-A LAND USE PLAN CATEGORY: RS, RL & P
PROPOSED ZONING DISTRICT DESIGNATION: MPL LAND USE PLAN CATEGORY: R/OS & P

OWNER'S CERTIFICATION
I hereby certify that this application 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 George Kinney and/or Joseph DiPasqua to act on my behalf in representing this petition. I understand that the filing of this application does not constitute automatic approval by the City Commission. 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.
Signature of Owner: Jennifer K. Bramley Printed Name: Jennifer K. Bramley, City Manager
The foregoing instrument was acknowledged before me on this 16th day of August, 20 21 by Jennifer K. Bramley, who is personally known to me or has produced _____ as identification.

Joan McHale
NOTARY'S SIGNATURE

**Application AN-LUP-ZO 21-10 Keene Road and 1900 Virginia Avenue
Annexation Ordinance 21-32**



July 28, 2021

ATTORNEY'S CERTIFICATION OF TITLE

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Personally appeared before me, the undersigned authority, NIKKI C. DAY, who, upon being duly sworn, deposes and says:

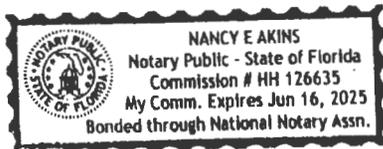
1. That she is a practicing Florida attorney with offices located at 201 N. Franklin Street, Suite 2700, Tampa, FL 33602.
2. That she has examined the Official Records of the Pinellas County Clerk of Court and has determined that as of May 14, 2021, at 10:11a.m., the real property described on Attachment 1 to this Attorney's Certification of Title (the "Property") is owned by **CITY OF DUNEDIN**, a municipal corporation of the State of Florida, in fee simple by virtue of those certain Warranty Deeds recorded in Official Records Book 21536, Page 2202, and Official Records Book 21536, Page 2205 of Pinellas County, Florida.
3. The Property is subject to the following:
 - a. Any rights, interests, or claims of parties in possession of the land under and pursuant to that certain Caretaker, Maintenance, and Security Agreement of the Gladys E. Douglas Preserve between the City of Dunedin, Florida, and Robert Hackworth Sr., Ron Aurandt, and Stephanie Lardieri.
 - b. Any dispute as to the boundaries caused by a change in the location of any water body and any adverse claim to all or part of the land that is or was previously under water as of May 14, 2021.
 - c. Any minerals or mineral rights leased, granted, or retained by current or prior owners, if any.
 - d. Matters shown in the survey prepared by McKim & Creed Engineers & Surveyors, filed date April 1, 2021, last revised May 12, 2021, under Project #03200-0015.

- e. Terms and conditions of the Dedication Agreement between Highland Memorial Gardens, Inc., a Florida corporation (as to Parcel 1) and Ann E. Whitley, an individual (as to Parcel 2) and City of Dunedin, a Florida municipal corporation recorded in OR Book 21536, Page 2195 of the Public Records of Pinellas County, Florida.
- f. Conservation Easement granted to Pinellas County, Florida, by instrument recorded in OR Book 21536, Page 2208, of the Public Records of Pinellas County, Florida.
- g. Covenants, Conditions, and Restrictions as set forth in Declaration of Restrictions as to Use recorded in OR Book 21536, Page 2448, of the Public Records of Pinellas County, Florida.

Nikki C. Day
 Nikki C. Day, B.C.S.

STATE OF FLORIDA
 COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization, this July 28, 2021 by Nikki C. Day, who is personally known to me or who has produced personally known identification.



Nancy E Akins
 Signature of person taking acknowledgment

NANCY E AKINS
 Name typed, printed or stamped

Notary Public
 Title or rank

HH 126635
 Serial number, if any

ATTACHMENT 1
Legal Description

PARCEL 1: (36-28-15-00000-230-0100)

The Southwest 1/4 of the Northwest 1/4 of Section 36, Township 28 South, Range 15 East, lying in Pinellas County, Florida.

LESS AND EXCEPT that part in the Northeast corner included in DUNEDIN CEMETERY, a subdivision as recorded in Plat Book 20, Page 47 and DUNEDIN CEMETERY PARTIAL REPLAT, a subdivision as recorded in Plat Book 110, Page 55, both of the Public Records of Pinellas County, Florida.

ALSO LESS AND EXCEPT those portions taken by Pinellas County for road Right of Way as described in Amended Order of Taking recorded in Official Records Book 3512, Page 143, of the Public Records of Pinellas County, Florida.

ALSO LESS AND EXCEPT any portion thereof lying within the lands described in that Quit Claim Deed recorded in Official Records Book 6119, Page 2049 of the Official Records of Pinellas County, Florida.

Being more particularly described as follows:

COMMENCE at the Southeast corner of the Northwest 1/4 of said Section 36; THENCE run Westerly along the South line of said Northwest 1/4, N89°49'51"W for 1359.48 feet to a line parallel with and 25.00 feet West of the East line of the Southwest 1/4 of said Northwest 1/4; THENCE departing the South line of said Northwest 1/4, run Northerly along said 25.00 foot Westerly parallel line, N00°05'40"W for 40.00 feet to the North Right of Way of Virginia Avenue, a varying width public Right of Way as defined by Official Records Book 3512, Page 143 of said Public Records, and the POINT OF BEGINNING; THENCE departing said 25.00 foot Westerly parallel line, run Westerly along said North Right of Way, N89°49'51"W for 1010.49 feet to the beginning of a tangential curve to the right having a radius of 250.00 feet; THENCE run Northwesterly along said curve for 391.77 feet, through a delta angle of 89°47'11", having a chord bearing N44°56'16"W a distance of 352.89 feet to a tangential line, said tangential line being the East Right of Way of County Road No. 1, also known as Keene Road, a 100 foot public Right of Way as defined by said Official Records Book 3512, Page 143; THENCE run Northerly along said East Right of Way, N00°02'41"W for 1017.23 feet to the South Right of Way of Achieva Way, as identified in the field, a varying width public Right of Way, as dedicated by said Commissioner's Book 3, Pages 452-453, as defined by said DUNEDIN CEMETERY PARTIAL REPLAT; THENCE departing said East Right of Way, run Easterly along said South Right of Way, S89°39'43"E for 387.69 feet to the Westerly boundary of said DUNEDIN CEMETERY; THENCE departing said South Right of Way, run Southerly along the Westerly boundary of said DUNEDIN CEMETERY, S00°22'29"W for 170.03 feet to the Southerly boundary of said DUNEDIN CEMETERY; THENCE departing the Westerly boundary of said DUNEDIN CEMETERY, run Easterly along the Southerly boundary of said DUNEDIN CEMETERY and the Southerly boundary of said DUNEDIN CEMETERY

PARTIAL REPLAT, S89°39'45"E for 897.19 feet to the East line of the Southwest 1/4 of said Northwest 1/4; THENCE departing said Southerly boundary, run Southerly along the East line of said Southwest 1/4, S00°05'40"E for 25.00 feet to a line parallel with and 25.00 feet Southerly of said Southerly boundary; THENCE departing the East line of said Southwest 1/4, run Westerly along said 25.00 foot Southerly parallel line, N89°39'45"W for 25.00 feet to said 25.00 foot Westerly parallel line; THENCE departing said 25.00 foot Southerly parallel line, run Southerly along said 25.00 foot Westerly parallel line, S00°05'40"E for 1067.57 feet to the POINT OF BEGINNING.

PARCEL 2: (36-28-15-00000-240-0100)

The West 396 feet of the Southeast 1/4 of the Northwest 1/4 of Section 36, Township 28 South, Range 15 East, lying in Pinellas County, Florida.

AND the portion of the East 25.00 feet of the Southwest 1/4 of the Northwest 1/4 of Section 36, Township 28 South, Range 15 East, described in Official Records Book 6119, Page 2049 of the Official Records of Pinellas County, Florida.

LESS AND EXCEPT those portions taken by Pinellas County for road Right of Way as described in Amended Order of Taking recorded in Official Records Book 3512, Page 143 of the Public Records of Pinellas County, Florida.

ALSO LESS AND EXCEPT any portion thereof lying within those lands conveyed to The Southwest Florida Water Management District by warranty deed recorded in Official Records Book 6194, Page 2151, of the Public Records of Pinellas County, Florida.

Being more particularly described as follows:

COMMENCE at the Southeast corner of the Northwest 1/4 of said Section 36; THENCE run Westerly along the South line of said Northwest 1/4, N89°49'51"W for 1309.47 feet to a line parallel with and 25.00 feet East of the West line of the Southeast 1/4 of said Northwest 1/4; THENCE departing the South line of said Northwest 1/4, run Northerly along said 25.00 foot Easterly parallel line, N00°05'40"W for 40.00 feet to the North Right of Way of Virginia Avenue, a varying width public Right of Way as defined by Official Records Book 3512, Page 143 of said Public Records, and the POINT OF BEGINNING; THENCE continue Northerly along said 25.00 foot Easterly parallel line and said North Right of Way, as defined by Commissioner's Book 3, Page 452 to 453 of said Public Records and by Official Records Book 6119, Page 2049 of said Public Records, N00°05'40"W for 10.00 feet; THENCE departing said 25.00 foot Easterly parallel line, continue Westerly along said North Right of Way, N89°49'51"W for 50.00 feet to a line parallel with and 25.00 feet Westerly of the West line of said Southeast 1/4; THENCE departing said North Right of Way, run Northerly along said 25.00 foot Westerly parallel line, N00°05'40"W for 1057.57 feet to a line parallel with and 25.00 feet Southerly of the South boundary of DUNEDIN CEMETERY PARTIAL REPLAT, a subdivision as recorded in Plat Book 110, Page 55 of said Public Records; THENCE departing said 25.00 foot Westerly parallel line, run Easterly along said 25.00 foot Southerly parallel line, S89°39'45"E for 25.00 feet to the West line of said Southeast 1/4; THENCE departing said 25.00

foot Southerly parallel line, run Northerly along the West line of said Southeast 1/4, N00°05'40"W for 229.57 feet to the North line of said Southeast 1/4; THENCE departing the West line of said Southeast 1/4, run Easterly along the North line of said Southeast 1/4, N89°56'01"E for 97.33 feet to the water's edge of Jerry Lake; THENCE departing the North line of said Southeast 1/4, run Southeasterly along the water's edge of Jerry Lake the following seven (7) courses and distances; 1) S56°45'41"E for 68.68 feet; 2) S68°41'58"E for 83.38 feet; 3) S50°39'42"E for 61.88 feet; 4) S29°24'07"E for 94.36 feet; 5) S15°44'07"E for 49.84 feet; 6) S34°06'18"E for 52.78 feet; 7) S19°13'12"E for 81.51 feet to the East line of the West 396 feet of said Southeast 1/4; THENCE departing the water's edge of Jerry Lake, run Southerly along the East line of said West 396 feet, S00°05'40"E for 940.33 feet to said North Right of Way; THENCE departing the East line of said West 396 feet, run Westerly along said North Right of Way, N89°49'51"W for 371.00 feet to the POINT OF BEGINNING.