

June 6, 2018

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

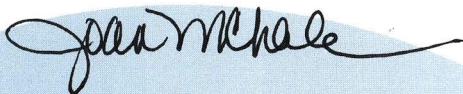
Dear Mr. Woodard:

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, July 26, 2018:

Owner/Applicant/Representative:	Karen & Terry Darley and Cletus McCarty
Project Name:	Annexation into the City of Dunedin
Address:	3240 Garrison Road
Parcel Number(s):	24-28-15-00000-220-2300
Land Use Designation:	Residential Urban
Ordinance Number:	18-21
Local Planning Agency:	July 11, 2018
Public Hearing First Reading:	July 26, 2018
Public Hearing Second Reading:	August 23, 2018

Copies of this application, and draft Ordinance with 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

RECEIVED
BOARD OF
2018 JUN 12 PM 12:13
BOARD OF COUNTY
COMMISSIONERS
PINELLAS COUNTY FLORIDA

DUNEDIN

Home of Honeymoon Island

LOCAL PLANNING AGENCY CITY COMMISSION ANNEXATION/LAND USE PLAN/ ZONING APPLICATION

APPLICATION NO. 18-13

DATE REC'D 5-29-18 FEE 0

PROJECT NAME: _____

OWNER	NAME <u>Karen Darley, Terry Darley, Cletus mc Carty</u>
	ADDRESS <u>3240 Garrison Rd.</u> CITY <u>Dunedin</u> STATE <u>FL</u>

APPLICANT	NAME <u>Same as above</u> COMPANY _____
	ADDRESS _____ CITY _____ STATE _____
	ZIP CODE _____ PHONE (1) _____ (2) _____

REPRESENTATIVE	NAME <u>Same as above</u> COMPANY _____
	ADDRESS _____ CITY _____ STATE _____
	ZIP CODE _____ PHONE (1) _____ (2) _____
	E-MAIL _____ FAX _____

PROPERTY LOCATION Pinellas PARCEL ID 24/28/15/00000/220/2300

GROSS ACRES _____ DOES THE APPLICANT/OWNER HAVE ANY OWNERSHIP INTEREST IN CONTIGUOUS PROPERTY? YES NO

CURRENT LAND USE Residential Single Family CURRENT ZONING Residential

REASON FOR REQUESTING ANNEXATION/LAND USE PLAN/ZONING CHANGE:

upon your request - Need water
County to City
 Land Use: RU Land Use: RU
 Zoning: R-2 Zoning: R-60

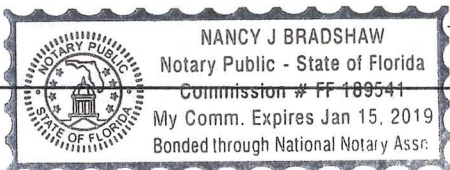
LIST ALL INDIVIDUALS AND ENTITIES WITH AN OWNERSHIP INTEREST IN THE PROPERTY. LIST SHOULD INCLUDE, WITHOUT LIMITATION, ANY AND ALL GENERAL PARTNERS, CORPORATE OFFICERS, AND MANAGERS OF LIMITED LIABILITY COMPANIES. PLEASE DISCLOSE ANY INTEREST FOR

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 n/a 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 5-29-18 SIGNATURE OF OWNER/TRUSTEE Karen Darley

NOTARY	The foregoing instrument was acknowledge before me on this <u>29</u> day of <u>MAY</u> , 20 <u>18</u> by <u>Karen Darley</u> (applicant), who is personally known to me or has produced <u>drivers license</u> as identification.
	(SEAL) _____ as _____ (Signature of Notary)





Home of Honeymoon Island

Annexation / Land Use / Zoning Change Application Form

PROJECT NAME: _____

APPLICATION SUBMITTAL ACKNOWLEDGMENT

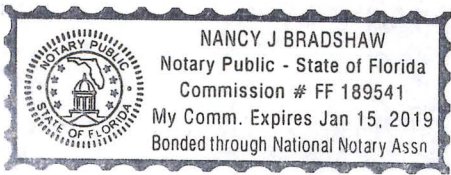
I fully understand that approval of this application by the LPA (Local Planning Agency) and City Commission, if granted, does not constitute final approval for the project. The purpose of the design review process is to quickly gain support for the project before it enters the more costly technical site infrastructure permit process.

Karen Darley
SIGNATURE OF APPLICANT
Karen Darley
PRINTED NAME

The foregoing instrument was acknowledge before me on this 29 day of May,
20 18 by Karen Darley (applicant), who is personally known to me or has
produced drivers License as identification.

Nancy J. Bradshaw
(Signature of Notary)

(SEAL)



ORDINANCE 18-21

AN ORDINANCE DECLARING THE INTENTION OF THE CITY OF DUNEDIN, FLORIDA TO ANNEX CERTAIN REAL PROPERTY LOCATED AT 3240 GARRISON ROAD (PARCEL NUMBER 24-28-15-00000-220-2300) WITH DESIGNATED METES AND BOUNDS AND TOTALING APPROXIMATELY .35 ACRES, INTO THE CORPORATE LIMITS OF THE CITY OF DUNEDIN; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, pursuant to the provisions of the Florida Statutes, the City of Dunedin may lawfully annex land lying contiguous to the boundaries of the City upon written petition of the property owners thereof; and

WHEREAS, the City of Dunedin has received a written petition of the property owners of the following described property and has received proper proof of title setting forth the names of all persons, firms or corporations owning any interest in said properties; and

WHEREAS, said property is reasonably compact and is contiguous to the City of Dunedin, lying in an unincorporated area.

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

Section 1. The City of Dunedin, acting by and through its City Commission, hereby declares its intention to annex into the corporate limits of the City Dunedin the following property lying contiguous to the territorial limits of said City:

SEE ATTACHED EXHIBIT "A"

A map clearly showing the annexed area is attached hereto as Exhibit "B" and incorporated herein by reference.

Section 2. Upon final passage and adoption, a certified copy of this Ordinance shall be duly recorded in the Office of the Circuit Court of Pinellas County and filed with the Department of State, State of Florida and the County Administrator of Pinellas County, Florida.

Section 3. When this Ordinance has been duly recorded and filed as aforesaid, the territory hereinabove described shall be thereupon annexed to the City of Dunedin and the inhabitants thereof shall enjoy all the privileges and be subject to all liabilities as are applicable to the other lands and inhabitants within the corporate limits and subject to all laws and ordinances of the City of Dunedin.

Section 4. That this Ordinance shall become effective immediately upon final passage and adoption.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, THIS ____ day of _____, 2018.

Julie Ward Bujalski
Mayor

ATTEST:

Denise M. Kirkpatrick
City Clerk

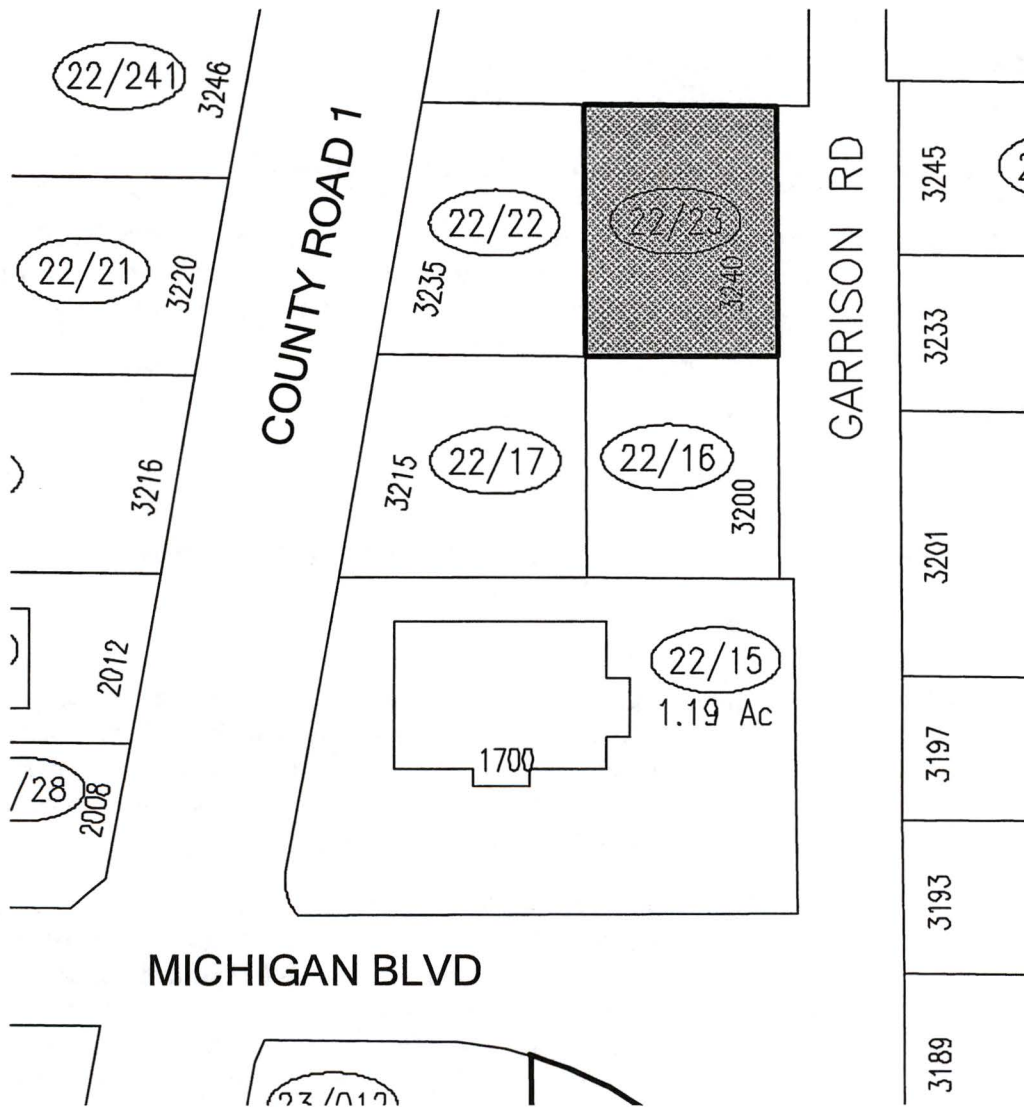
READ FIRST TIME AND PASSED: _____

READ SECOND TIME AND ADOPTED: _____

ORD 18-21 EXHIBITS A & B

AN-LUP-ZO 18-13
3240 GARRISON ROAD
24-28-15-00000-220-2300

East 142.48 feet of South 140.0 feet of North 320.0 feet of that part of South one-half (S½) of Northwest Quarter (NW¼) of Northwest Quarter (NW ¼) lying East of State Road No. 14, in Section 24, Township 28 South, Range 15 East LESS the East 33.0 feet thereof for right of way of Garrison Road Lying and Being in Pinellas County, Florida.



(backup info)

AGENDA ITEM NB-2
MEETING DATE: Feb 5, 2009

MEMORANDUM

TO: City Commission

FROM: Robert DiSpirito, City Manager *RGD*

DATE: January 27, 2009

SUBJECT: Declaration of Covenants and Restrictions
3240 Garrison Road

PRESENTER: Douglas Hutchens, Director
Public Works & Utilities

RECOMMENDATION: Motion to Accept Declaration of Covenants & Restrictions

BUDGET IMPACT: Revenues as follows: Prepaid annexation fee of \$922.50 from the property owners and payment of water impact and meter assembly fees of \$3,061 by the Florida Department of Environmental Protection

NEXT ACTION: None

PAST ACTION: None

ATTACHMENTS:

1. Declaration of Covenants & Restrictions dated January 21, 2009
2. Location Map

BACKGROUND: The property owners of 3240 Garrison Road seek connection to the Dunedin municipal water supply as their drinking water well has gone dry. Prior to going dry, the well was identified with elevated levels of arsenic. As such, re-drilling a new well cannot assure arsenic-free water.

To receive public utilities, property owners are required per Article I, Section 78-1 of the Dunedin Code of Ordinances to annex into the City. However, 3240 Garrison Road is not contiguous to the City corporate limits and therefore, cannot annex at this time. To address this, and similar scenarios, the past practice of the City Commission has been to approve a Declaration of Covenants & Restrictions as a condition for receiving public utilities.

The annexation fee of \$922.50 has been pre-paid. This represents fifty percent (50%) of the actual fee as the Planning & Development Department has accepted this "covenant" annexation in joint partnership with the annexation of the property at 3251 Garrison Road. The property at 3251 Garrison Road is contiguous and is following the traditional annexation process. Their annexation will come before the City Commission at a future date. They, too, are seeking annexation for access to our municipal water supply.

In addition to the pre-paid annexation fee, the City will receive a water impact fee of \$1,961 and a meter assembly fee of \$1,100 from the Florida Department of Environmental Protection (FDEP). FDEP is funding this, and other connections to municipal water supplies throughout the state where contaminated wells are found, as a public health initiative.

Because of the urgent public health concern, I have directed staff to provide an emergency, temporary water connection. The property owners will be paying a twenty-five percent (25%) outside-the-city-limits surcharge for metered water in accordance with Section 78-214 (d) of our Code of Ordinances. This surcharge will continue, per paragraph 6 of the Declaration of Covenants & Restrictions, until time of annexation. Staff will disconnect the temporary water supply should the Commission chose to not accept the Declaration of Covenants & Restrictions

Attached is the proposed Declaration of Covenants & Restriction prepared by the City Attorney for the property at 3240 Garrison Road. Staff's recommendation is for acceptance of this declaration, and continued provision of potable water to the property owners.

DRAFT II
1/14/09

KEN BURKE, CLERK OF COURT
AND COMPTROLLER PINELLAS COUNTY, FL
INST# 2018006981 01/08/2018 02:50 PM
OFF REC BK: 19902 PG: 1101-1106
DocType:RST RECORDING: \$52.50

I DO HERE-BY CERTIFY THIS TO BE A TRUE
AND CORRECT COPY
CERTIFIED THIS

DATE 01-05-2018

Ken Burke
CITY CLERK



DECLARATION OF COVENANTS AND RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS that CLETUS MCCARTY, a single woman, and KAREN DARLEY, a married woman, as joint tenants with full rights of survivorship, hereinafter referred to as "Owners", are the owners of certain real property located in Pinellas County, Florida, more particularly described as follows, to wit:

East 142.48 feet of South 140.0 feet of North 320.0 feet of that part of South one-half (S½) of Northwest Quarter (NW¼) of Northwest Quarter (NW¼) lying East of State Road No. 14, in Section 24, Township 28 South, Range 15 East, LESS the East 33.0 feet thereof for right of way of Garrison Road Lying and Being in Pinellas County, Florida.

hereinafter referred to herein as the "Property". The street address of said Property being 3240 Garrison Road, Dunedin, Florida 34698. The said owners do hereby make the following Declaration of Covenants and Restrictions covering the said Property, specifying that the Declaration shall constitute a covenant running with the land, and that this Declaration shall be binding upon the said Owners and upon all persons deriving title by, through, or under the said Owners, and upon their assigns, personal representatives, and successors in title. The covenants and restrictions contained herein shall be for the benefit of and limitation upon all present and future owners of the Property described herein, and shall be for the benefit of the City of Dunedin, Florida, a municipal corporation of the State of Florida. The declarations and restrictions placed on the said Property, and constituting the covenant running with the Property, are as follows:

That in consideration of the City of Dunedin providing potable water service to the above described Property, the Owners agree as follows:

1. That at such time as the Property, or any portion thereof becomes contiguous to any property incorporated into and forming a part of the City of Dunedin, the then owners of the subject Property shall cause such Property to be annexed into the corporate limits into the City of Dunedin by making Petition to the City of Dunedin for voluntary annexation into the said City, and by paying all fees then in existence relative to such annexation, which have not been prepaid as of the time of execution of this Declaration of Covenants and Restrictions. In the event that said Owners shall fail to make such petition, the City of Dunedin may initiate annexation procedures against the Property on behalf and in the name of the Owners or their successors in title, it being the intention of the maker of this Declaration of Covenants and Restrictions that this Declaration shall constitute a voluntary petition to the City Commission of the City of Dunedin for annexation of the subject Property upon such Property becoming contiguous to the City limits of Dunedin, or otherwise being subject to annexation by the City of Dunedin.
2. Provision of any utility service to the subject Property shall require the approval of the City Commission of the City of Dunedin.
3. The Property has been developed or improved in accordance with the existing laws and ordinances of Pinellas County, and upon annexation shall immediately comply with the ordinances, codes, and regulations of the City as they are in existence at that point in time within the time limits for compliance provided for in those regulations. At the time of annexation, the Owners shall have all of the rights and privileges legally consistent with annexation into the City of Dunedin and State Statutes concerning annexation.
4. Prior to the connection with the City potable water system or any other utility system with the City, the Owners shall pay all water impacts fees, connection fees and any and all capital contributions required by City ordinances then in effect for connection to the potable water system. All costs and fees for the

DRAFT II
1/14/09

provision of potable water service within the City of Dunedin shall be paid as of the date of the execution of this Declaration.

5. Until the time of annexation into the City of Dunedin, fees for potable water service to the property shall be computed based on charges applicable to properties outside the City limits.
6. The Owners shall connect to the City potable water line as directed by the City of Dunedin employees at the Owners' sole cost and shall pay all fees and costs applicable to such connection.
7. In the event that the Owners, or their successors in title shall fail to annex into the City as provided herein, the City shall have the absolute and unqualified right to disconnect the Property from the potable system, to apply for annexation in the name of the then donors, or to proceed in court to require annexation into the City by enforcement of this Declaration, or to use any other legal remedy available to the said City.
8. This Declaration of Covenants and Restrictions shall continue in full force and effect on the said Property, regardless of whether or not portions of the Property are sold to third parties, and all successors in title shall be bound by the provisions hereof.
9. The City of Dunedin has deemed to have a beneficial interest in this Declaration of Covenants and Restrictions and no modifications or amendments to this Declaration of Covenants and Restrictions may be effective without the joinder and consent of the City of Dunedin, which joinder and consent shall be solely within the legislative discretion of the City of Dunedin. The City shall be fully entitled to enforce this Declaration of Covenants and Restrictions.
10. This Declaration of Covenants and Restrictions is placed upon the subject Property in consideration of the City of Dunedin allowing the use of certain City utilities.

DRAFT II
1/14/09

11. Enforcement of this Declaration of Covenants and Restrictions may be by action at law or in equity against any person or persons violating or attempting to violate the Declaration of Covenants and Restrictions, either to restrain violation, require performance or to recover damages. The party bringing the action or suit shall be entitled to recover, in addition to costs allowed by law, such sums as the court may adjudge to be reasonable for the services of its attorney, at trial or appellate levels. The City of Dunedin shall be entitled to institute enforcement of this Declaration of Covenants and Restrictions under this paragraph pursuant to its beneficial interest in these restrictions.
12. Invalidation of any portion of this Declaration of Covenants and Restrictions by a judgment of a Court of competent jurisdiction shall in no wise affect any of the other provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF, we have set our hands and seal this 21 day of January, 2009.

Witnesses:

Vanessa Smith
Print Name: Vanessa Smith

Janice Carter
Print Name: Janice Carter

Vanessa Smith
Print Name: Vanessa Smith

Janice Carter
Print Name: Janice Carter

Cletus McCarty
CLETUS MCCARTY

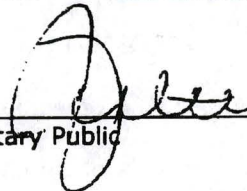
Karen Darley
KAREN DARLEY

DRAFT II
1/14/09

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 21 day of January, 2009, by CLETUS MCCARTY who () is personally known to me or () has produced a _____ driver's license or _____ as identification.

JANICE CANTIE
Notary Public, State of Florida
My Comm. Expires May 21, 2011
No. DC257174



Notary Public

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 21 day of January, 2009, by KAREN DARLEY, who () is personally known to me or () has produced a _____ driver's license or _____ as identification.

JANICE CANTIE
Notary Public, State of Florida
My Comm. Expires May 21, 2011
No. DC257174



Notary Public

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) WM

24-28-15-00000-220-2300

Compact Property Record Card

[Tax Estimator](#)

**Updated May 30,
2018**

[Email](#) [Print](#) [Radius Search](#)

[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
MC CARTY, CLETUS DARLEY, KAREN DARLEY, TERRY 3240 GARRISON RD DUNEDIN FL 34698-9222	3240 GARRISON RD (Unincorporated)



[Property Use:](#) 0110 (Single Family Home)

Living Units:
1

[click here to hide] **Legal Description**

PART OF NW 1/4 OF NW 1/4 OF SEC 24-28-15 DESC AS E 142.48FT OF S 140FT OF N 320FT OF S 1/2 OF NW 1/4 OF NW 1/4 LESS E 33FT FOR RD R/W

Mortgage Letter File for Homestead Exemption	2018 Parcel Use																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;">Exemption</th> <th style="width: 20%;">2018</th> <th style="width: 20%;">2019</th> </tr> </thead> <tbody> <tr> <td>Homestead:</td> <td style="text-align: center;">Yes</td> <td style="text-align: center;">Yes</td> </tr> <tr> <td>Government:</td> <td style="text-align: center;">No</td> <td style="text-align: center;">No</td> </tr> <tr> <td>Institutional:</td> <td style="text-align: center;">No</td> <td style="text-align: center;">No</td> </tr> <tr> <td>Historic:</td> <td style="text-align: center;">No</td> <td style="text-align: center;">No</td> </tr> </tbody> </table>	Exemption	2018	2019	Homestead:	Yes	Yes	Government:	No	No	Institutional:	No	No	Historic:	No	No	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Homestead Use Percentage: 100.00%</td> </tr> <tr> <td style="padding: 2px;">Non-Homestead Use Percentage: 0.00%</td> </tr> <tr> <td style="padding: 2px;">Classified Agricultural: No</td> </tr> </table>	Homestead Use Percentage: 100.00%	Non-Homestead Use Percentage: 0.00%	Classified Agricultural: No
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Institutional:	No	No																	
Historic:	No	No																	
Homestead Use Percentage: 100.00%																			
Non-Homestead Use Percentage: 0.00%																			
Classified Agricultural: No																			

Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone <small>(NOT the same as a FEMA Flood Zone)</small>	Plat Book/Page
19366/0907	\$213,400 Sales Query	121030269082	NON EVAC	

2017 Final Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2017	\$180,665	\$95,078	\$45,078	\$70,078	\$20,078

[click here to hide] Value History as Certified (yellow indicates correction on file)

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2017	Yes	\$180,665	\$95,078	\$45,078	\$70,078	\$20,078
2016	Yes	\$166,427	\$93,122	\$43,122	\$68,122	\$18,122
2015	Yes	\$92,475	\$92,475	\$42,475	\$67,475	\$17,475
2014	Yes	\$99,912	\$92,048	\$42,048	\$67,048	\$17,048
2013	Yes	\$93,670	\$90,688	\$40,688	\$65,688	\$15,688
2012	Yes	\$105,566	\$89,172	\$39,172	\$64,172	\$14,172
2011	Yes	\$115,575	\$86,575	\$36,575	\$61,575	\$11,575
2010	Yes	\$120,116	\$85,296	\$35,296	\$60,296	\$10,296
2009	Yes	\$139,059	\$83,054	\$33,054	\$58,054	\$33,054
2008	Yes	\$166,300	\$82,971	\$32,971	\$57,971	\$32,971
2007	Yes	\$191,200	\$80,554	\$55,554	N/A	\$55,554
2006	Yes	\$190,100	\$78,589	\$53,589	N/A	\$53,589
2005	Yes	\$137,800	\$76,300	\$51,300	N/A	\$51,300
2004	Yes	\$109,200	\$69,400	\$44,400	N/A	\$44,400
2003	Yes	\$100,300	\$68,100	\$43,100	N/A	\$43,100
2002	Yes	\$86,800	\$66,500	\$41,500	N/A	\$41,500
2001	Yes	\$88,300	\$65,500	\$40,500	N/A	\$40,500
2000	Yes	\$79,000	\$63,600	\$38,600	N/A	\$38,600
1999	Yes	\$67,700	\$62,000	\$37,000	N/A	\$37,000
1998	Yes	\$63,500	\$61,100	\$36,100	N/A	\$36,100
1997	Yes	\$60,900	\$60,100	\$35,100	N/A	\$35,100
1996	Yes	\$58,400	\$58,400	\$33,400	N/A	\$33,400

<p align="center">2017 Tax Information</p> <p>2017 Tax Bill Tax District: DTF</p> <p>2017 Final Millage Rate 20.7679</p> <p>Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new Tax Estimator to estimate taxes under new ownership.</p> <p>Amendment 1 - Will you Benefit? Check Estimated 3rd Homestead Exemption Benefit</p>	<p align="center">Ranked Sales <small>(What are Ranked Sales?)</small> See all transactions</p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book/Page</th> <th>Price</th> <th>Q/U</th> <th>V/I</th> </tr> </thead> <tbody> <tr> <td>26 Nov 2015</td> <td>19319 / 1781</td> <td>\$24,000</td> <td>U</td> <td>I</td> </tr> </tbody> </table>	Sale Date	Book/Page	Price	Q/U	V/I	26 Nov 2015	19319 / 1781	\$24,000	U	I
Sale Date	Book/Page	Price	Q/U	V/I							
26 Nov 2015	19319 / 1781	\$24,000	U	I							

2017 Land Information						
Seawall: No	Frontage: None	View:				
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method

Single Family (01) 140x109 225000.00 0.4100 1.0000 \$92,250 AC

[click here to hide] 2018 Building 1 Structural Elements [Back to Top](#)

Site Address: 3240 GARRISON RD

Quality: Average

Gross Square Footage: 2,348

Foundation: Continuous

Footing

Floor System: Slab On

Grade

Exterior Wall: Cb

Stucco/Cb Reclad

Roof Frame: Gable Or Hip

Roof Cover: Shingle

Composition

Stories: 1

Living units: 1

Floor Finish:

Carpet/Hardtile/Hardwood

Interior Finish:

Drywall/Plaster

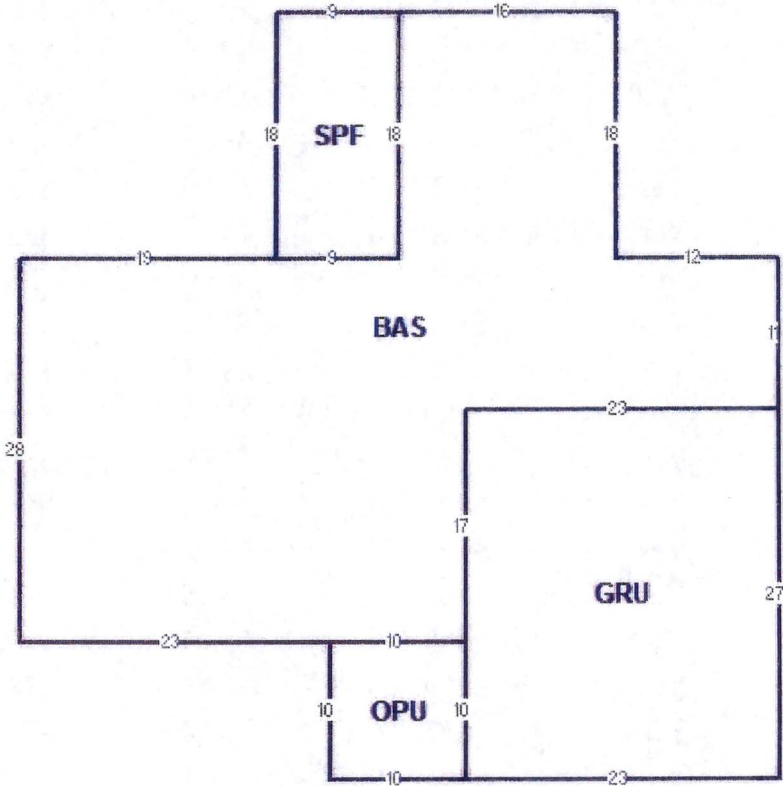
Fixtures: 5

Year Built: 1959

Effective Age: 27

Heating: Central Duct

Cooling: Cooling (Central)



[Open plot in New Window](#)

Building 1 Sub Area Information

Description	<u>Living Area SF</u>	
Screen Porch	0	
Open Porch Unfinished	0	
Garage Unfinished	0	
Base	1,465	
Total Living SF: 1,465		Total

[click here to hide] 2018 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciate
No Extra Features on Record				

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits).

McHale,Joan

From: McHale,Joan
Sent: Wednesday, May 16, 2018 3:04 PM
To: 'Karen Darley'; Stanek, Paul
Subject: RE: 3240 Garrison Rd
Attachments: 1B ANNEX APP MAR2017.pdf; 1B ANNEX GUIDE NOV2016.pdf

Hi Karen,

Attached are the application and guidelines. Please pay attention to the proof of ownership, it usually confuses people (as to what we accept and don't).

Once you have met all the criteria, I can begin with your application and get dates for City Commission meetings. I will also prepare the Letter of Notice for you to send out to property owners, but you won't need to worry about that until I send it to you.

Please let me know if you have any questions.

Sincerely,
Joan

From: Karen Darley [mailto:karen@tropicaltitlefl.com]
Sent: Wednesday, May 16, 2018 2:54 PM
To: Stanek, Paul
Cc: McHale,Joan
Subject: RE: 3240 Garrison Rd

Good Afternoon Joan

Can you kindly send me the application regarding annexing into the City of Dunedin as I already have water with the City Apparently, I should have already annexed in but didn't know I needed to as the water issue was from 2009.

Thank you

KAREN DARLEY
Tropical Title Insurance, LLC
3450 East Lake Rd., Suite 301
Palm Harbor, FL 34685

karen@tropicaltitlefl.com

P 727-771-8811
F 727-771-1144

Attention click link below for link below for map to office:

[Map to our office](#)

Please be aware: Online banking fraud is on the rise. Please make sure to confirm all wire instructions with a member of Tropical Title team before initiating any wire transfers. If you receive an email THAT APPEARS TO BE GENERATED from your escrow officer or assistant at any point CHANGING THE WIRE INSTRUCTIONS, PLEASE CALL TROPICAL TITLE IMMEDIATELY!

From: Stanek, Paul <PStanek@DunedinFL.Net>
Sent: Wednesday, May 16, 2018 2:40 PM
To: Karen Darley <karen@tropicaltitlefl.com>
Cc: McHale,Joan <JMchale@DunedinFL.Net>
Subject: FW: 3240 Garrison Rd

Paul Stanek
City of Dunedin
Assistant Director Public Works and Utilities
727.298.3100 Phone, 727.298.3237 Fax

From: Stanek, Paul
Sent: Wednesday, May 16, 2018 2:33 PM
To: 'kld112@aol.com'; 'karen@tropicaltitlefl.com'
Cc: McHale,Joan
Subject: RE: 3240 Garrison Rd

Hi Karen,

I am resending the previous information from March after speaking with Terry today. Please review and let me or Joan McHale know if you have any questions or concerns regarding the annexation process or the Declaration of Covenants and Restrictions.

Please give me a call or we can set up a time to meet to answer any of your questions or concerns.

Thank you,

Paul

Paul Stanek
City of Dunedin
Assistant Director Public Works and Utilities
727.298.3100 Phone, 727.298.3237 Fax

From: Stanek, Paul
Sent: Monday, March 05, 2018 4:18 PM
To: kld112@aol.com
Cc: McHale,Joan
Subject: 3240 Garrison Rd

Hi Terry,

Attached is the signed Declaration of Covenants and Restrictions for 3240 Garrison Rd.

I think that I was able to get the correct link for the City Commission Meeting video, where the City accepted the Declaration in 2009:

http://dunedin.granicus.com/MediaPlayer.php?view_id=&clip_id=284&meta_id=19423#

If the link does not work, you can go to the City website (www.dunedingov.com) and look up the February 5, 2009 Commission Meeting under "Agendas & Minutes" and then drill down in the agenda for:

NEW BUSINESS

2. DECLARATION OF COVENANTS AND RESTRICTIONS - 3240 GARRISON ROAD

RECOMM: Motion to accept Declaration of Covenants & Restrictions

EXHIBIT: NB-2

Also copied on this email is Joan McHale, Joan will guide you through the annexation process.

Joan McHale

Business Manager

City of Dunedin

737 Loudon Avenue, 2nd Floor

Dunedin, FL 34698

(727) 298-3198

Please let me know if you have any questions.

Paul

Paul Stanek

City of Dunedin

Assistant Public Works and Utilities Director

1401 County Road 1

Dunedin, FL 34698

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DUNEDIN

Home of Honeymoon Island

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