

March 12, 2024

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

Re: Submittal of Voluntary Annexation Petition to Pinellas County

Dear Mr. Bailey:

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, May 2, 2024:

Owner:	Phillip M & Loriann V Polakoff
Applicant:	Loriann V Polakoff
Representative:	Kali Alonso
Project Name:	Annexation into City of Dunedin
Address:	1304 New York Avenue
Parcel Number(s):	27-28-15-62910-003-0100
Land Use Designation:	Residential Urban (RU) to Residential Urban (RU)
Ordinance Number:	24-06
Local Planning Agency:	April 10, 2024
Public Hearing First Reading:	May 2, 2024
Public Hearing Second Reading:	June 6, 2024

Copies of this application, map, and legal description are enclosed. 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



March 12, 2024

Mr. Barry A. Burton
County Administrator
Pinellas County Board of County Commissioners
315 Court Street
Clearwater, FL 33756

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Joan McHale

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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.: AN-LUP-ZO 24-01

DATE RECEIVED: 12-6-23

FEE RECEIVED: N/A

OWNER / APPLICANT / REPRESENTATIVE INFORMATION

OWNER NAME: Phillip M Polakoff and Lorian V. Polakoff

OWNER ADDRESS/CITY/STATE/ZIP: 5626 Long Corner Road, White Hall, MD 21161

OWNER PHONE: 443-562-1780 OWNER EMAIL: lvspark@gmail.com

APPLICANT NAME: Lorian V. Polakoff

APPLICANT ADDRESS/CITY/STATE/ZIP: 5626 Long Corner Road, White Hall, MD 21161

APPLICANT PHONE: 443-562-1780 APPLICANT EMAIL: lvspark@gmail.com

REPRESENTATIVE NAME: Kali Alonso

REPRESENTATIVE ADDRESS/CITY/STATE/ZIP: 1457 Temple Street, Clearwater, FL 33756

REPRESENTATIVE PHONE: 333-807-2671 REPRESENTATIVE EMAIL: n8tivesolutionsinc@gmail.com

PROPERTY INFORMATION

PROPERTY ADDRESS OR LOCATION: 1304 New York Ave

TAX PARCEL ID NUMBER(S): 27|28|15|62910|003|0100

PROPERTY AREA: 50 x 123 GROSS ACRES (AC) 900 SQUARE FEET (SF)

CURRENT ZONING DISTRICT DESIGNATION: R-4 County LAND USE PLAN CATEGORY: RU-County

PROPOSED ZONING DISTRICT DESIGNATION _____ LAND USE PLAN CATEGORY: RU-City

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 Kali Alonso 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: Lorian V. Polakoff Printed Name: Lorian V. Polakoff

The foregoing instrument was acknowledged before me on this 9th day of November, 2023 by Lorian V Polakoff, who is personally known to me or has produced MD Drivers Licenses as identification.

(NOTARY STAMP)

KAREN MINOQUE
Notary Public
Baltimore County
Maryland

My Commission Expires Jan. 11, 2024

Karen Minoque
NOTARY'S SIGNATURE

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

Application Number: AN-LUP-ZO 24-01 Location: 1304 New York Avenue



SUBMITTAL REQUIREMENTS *[To be submitted at time of application. All documents must also be provided in electronic format on a flash drive.]*

1. **Application Form:** Completed, signed and notarized.
2. **Title Certification Letter:** Certification by a title company or the title opinion of an attorney licensed in Florida showing present titleholder of record and initial date of acquisition, no more than 60 days old. Deeds, title insurance documents, tax bills, etc. are not acceptable.
3. **Property Survey:** A recent (less than one year old) Boundary Survey including legal description on ledger paper (11" x 17") and an electronic version in PDF.
4. **Letter of Justification:** Please prepare a detailed statement with your justification for annexation, land use plan amendment, and/or zoning change.
5. **Fees:** Make check payable to City of Dunedin.
Annexation: No charge
Rezoning: \$1,500
Land Use Plan (LUP) Amendment: \$1,500
Rezoning & LUP Amendment: \$2,000

Letter of Notice: Once your completed application package is received, the Community Development Department will prepare the schedule for the Local Planning Agency (LPA) and City Commission meetings, and send to you via email. A Letter of Notice will also be prepared for you with instructions to send to property owners within 500 feet of your property. This requirement must occur 2 weeks prior to the first public hearing.

APPLICANT SUBMITTAL ACKNOWLEDGMENT

Application must be submitted as per the Application Process with all requirements at time of submittal. City Commission hearings will be scheduled as permitted and are dependent upon additional City public hearings.

- Quasi-Judicial procedures apply (with sufficient notice; interested parties have the right for a fair opportunity to be heard; interested parties have the right to an impartial decision-maker; initial burden is placed upon the interested parties to ensure that proper record of the proceeding is preserved).
- Failure of the owner/applicant/representative to appear and present substantial evidence under oath at all scheduled public hearings shall be cause to deny the request due to lack of evidence.

- The owner/applicant/representative may not have any ex-parte contact (outside of the public hearings) with any board member or City Commissioner regarding this application.
- An informational sign will be posted on the property referencing the request and public hearing date. Signage should be maintained as posted and shall only be removed by city staff after the hearings.
- If any person decides to appeal the decision made by the board, he or she may need to ensure that a verbatim record of the proceedings is made per Florida Statute 286.0105.
- All data and exhibits submitted with this application become a permanent part of the public records.

ACKNOWLEDGEMENT

I FULLY UNDERSTAND THAT APPROVAL OF THIS APPLICATION BY THE LOCAL PLANNING AGENCY (LPA) AND CITY COMMISSION, IF GRANTED, DOES NOT CONSTITUTE FINAL APPROVAL.

Loriann V. Polakoff

Signature of Owner/Applicant/Representative

Loriann V. Polakoff 11/9/23

Printed Name

Date

Please submit application and requirements to:

Joan McHale, Business Manager
City of Dunedin
Community Development Department

Office: 737 Loudon Avenue, Dunedin, FL 34698
By Mail: P.O. Box 1348, Dunedin, FL 34697
Email: jmchale@dunedinfl.net

Any questions, please contact Frances Leong-Sharp at fsharp@dunedinfl.net or (727) 298-3200.

Website: www.dunedingov.com

BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOTS 10 AND 11, BLOCK C, OAKLAND SUBDIVISION NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 34, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF DUNEDIN, COMMUNITY NUMBER 125103, DATED 8/24/2021.

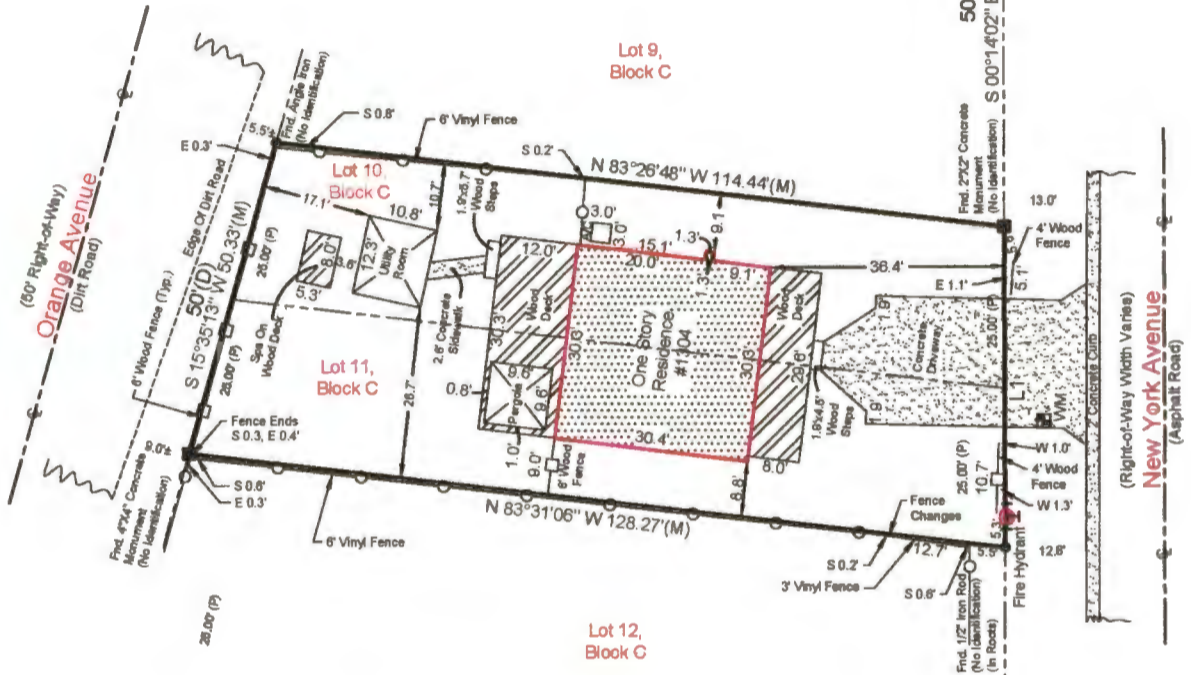
CERTIFIED TO:

PHIL AND LORI POLAKOFF



1304 NEW YORK AVE, DUNEDIN, FLORIDA 34698

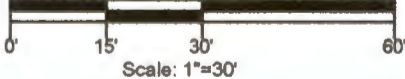
L1
50'(D)
S 00°15'48" E 49.90'(M)



Note: Bearings Assumed



Graphic Scale



Boundary Note:

This Boundary Survey is based upon the foremost field monument and occupation discovered on the date of 11-22-22, and delineated hereon the face of this Survey. Property Boundaries are subject to change, if or when, any other preminent information is discovered and determined to affect Subject Property. Said change is without hesitation, consultation or notification.

Revision: Updated 12-05-23 - JTP

Field Date: 12/4/2023

Date Completed: 12/05/23

Drawn By: .P.

File Number: JS-112414 U

-Legend-	
C	- Calculated
Ca	- Centerline
CB	- Concrete Block
CM	- Concrete Monument
Conc.	- Concrete
D	- Description
DE	- Drainage Easement
Esmt.	- Easement
F.E.M.A.	- Federal Emergency Management Agency
FFE	- Finished Floor Elevation
Fnd.	- Found
IP	- Iron Pipe
L	- Length (Arc)
M	- Measured
M&D	- Nail & Disk
N.R.	- Non-Radiial
ORB	- Official Records Book
P	- Plat
P.B.	- Plat Book
W	- Wood Fence
PC	- Point of Curvature
Pg.	- Page
PI	- Point of Intersection
P.O.B.	- Point of Beginning
P.O.L.	- Point on Line
PP	- Permanent Reference Monument
PRM	- Permanent Reference Monument
PT	- Point of Tangency
R	- Radius
Rad.	- Radial
R&C	- Rebar & Cap
Rec.	- Recovered
Rfd.	- Roofed
Set	- Set 1/4" Rebar & Cap "LB 7623"
Typ.	- Typical
UE	- Utility Easement
WM	- Water Meter
Δ	- Delta (Central Angle)
○	- Chain Link Fence

-NOTES-
 >Survey Is Based upon the Legal Description Supplied by Client.
 >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
 >Subject to any Easements and/or Restrictions of Record.
 >Bearing basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
 >Building Ties are NOT to be used to reconstruct Property Lines.
 >Fence Ownership is NOT determined.
 >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
 >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
 >Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be construed to give ANY Rights or Benefits to Anyone Other than those Certified.

-POINTS OF INTEREST-

NONE VISIBLE

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 6J-17.062 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.



Patrick K. Ireland

PATRICK IRELAND 6637 LB: 7623

This survey is intended ONLY for the use of said certified parties. This survey is VOID unless signed and sealed with Surveyor Seal.

Ireland & Associates Surveying, Inc.
 800 Currency Circle | Suite 1020
 Lake Mary, Florida 32746
 www.Irelandsurveying.com
 Office-407.678.3366 Fax-407.320.8165

APPLICATION AN-LUP-ZO 24-__

1304 NEW YORK AVENUE, DUNEDIN, FL 34698
PARCEL NO. 27-28-15-62910-003-0100

