



# Pinellas County

315 Court Street, 5th Floor  
Assembly Room  
Clearwater, Florida 33756

## Staff Report

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**File #:** 16-353A, **Version:** 1

**Agenda Date:** 3/15/2016

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**Subject:**

City of Dunedin Notices of Public Hearings regarding proposed Ordinances Nos. 15-45, 16-05, and 16-08, voluntarily annexing certain properties. Public hearings held March 3, 2016 and to be held May 19, 2016.

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



February 17, 2016

Mr. Mark 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, February 18, 2016:

Owner:	Robert Shell and David McCraney
Project Name:	Aberdeen Oaks
Address:	1441 & 1461 Virginia Street
Parcel Number:	35-28-16-00000-110-0400 and 35-28-15-00000-110-0100
Land Use Designation:	Residential Suburban (RS) and Preservation (P)
Ordinance Number:	15-45
Local Planning Agency:	December 9, 2015
Public Hearing First Reading:	February 18, 2016
Public Hearing Second Reading:	March 3, 2016

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

Sincerely,

A handwritten signature in dark ink, appearing to read "Joan McHale".

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

RECEIVED  
BOARD OF  
2016 FEB 22 PM 2:45  
BOARD OF COUNTY  
COMMISSIONERS  
PINELLAS COUNTY FLORIDA

APPLICATION  
NUMBER \_\_\_\_\_

DATE REC'D \_\_\_\_\_ FEE \_\_\_\_\_  
☒ CONCEPTUAL PLAN REVIEW ☐ FINAL DESIGN REVIEW  
☒ ANNEXATION ☐ LAND USE PLAN AMENDMENT  
☐ REZONING ☐ OTHER: \_\_\_\_\_

PROJECT NAME: \_\_\_\_\_

OWNER

NAME Robert Shell and David McCraney  
ADDRESS 1441 & 1461 Virginia St CITY Dunedin STATE FL  
ZIP CODE 34698 PHONE (1) \_\_\_\_\_ (2) \_\_\_\_\_

APPLICANT

NAME Reed Haydon COMPANY Haydon Engineering & Design, Inc.  
ADDRESS 5795 Ulmerton Road, Suite 200 CITY Clearwater STATE FL  
ZIP CODE 33762 PHONE (1) 727-446-3444 (2) 727-465-8352

REPRESENTATIVE

NAME \_\_\_\_\_ COMPANY \_\_\_\_\_  
ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_  
ZIP CODE \_\_\_\_\_ PHONE (1) \_\_\_\_\_ (2) \_\_\_\_\_  
E-MAIL \_\_\_\_\_ FAX \_\_\_\_\_

PROPERTY LOCATION Pinellas County PARCEL ID 35-28-16-00000-110-0400 / 35-28-15-00000-110-0100

GROSS ACRES 8.32 DOES THE APPLICANT/OWNER HAVE ANY OWNERSHIP INTEREST IN CONTIGUOUS PROPERTY? ☐ YES ☒ NO

INTENT OF THIS REQUEST (attach additional sheet if necessary)

The purpose of the request is to ultimately develop a twenty (20) lot gated and private subdivision while annexing into The City of Dunedin.

*reedhaydon@gmail.com*

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 A CONTRACT OF SALE. Robert Shell, Bonnie Shell, Mary Elizabeth McCraney and David Alvin McCraney

\*\*\*\*\*

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 Reed Haydon 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 10/22/2015 SIGNATURE OF OWNER/TRUSTEE \_\_\_\_\_

NOTARY

The foregoing instrument was acknowledge before me on this 22nd day of October, 2015 by Robert Shell (applicant), who is personally known to me or has produced bc PL as identification.

(SEAL)

Brian M. McDade  
State of Florida

I.LPA-CC APP



My Commission # FF 851573

Expires: November 14, 2016

(Signature of Notary)

## **ORDINANCE 15-45**

**AN ORDINANCE DECLARING THE INTENTION OF THE CITY OF DUNEDIN, FLORIDA TO ANNEX CERTAIN REAL PROPERTY LOCATED AT 1441 AND 1481 VIRGINIA STREET WITH DESIGNATED METES AND BOUNDS AND TOTALING APPROXIMATELY 8.3 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 properties 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 properties are reasonably compact and are 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 \_\_\_\_\_, 2015.**

\_\_\_\_\_  
**Julia Ward Bujalski**  
**Mayor**

**ATTEST:**

\_\_\_\_\_  
**Denise M. Kirkpatrick**  
**City Clerk**

**READ FIRST TIME AND PASSED:**

\_\_\_\_\_

**READ SECOND TIME AND ADOPTED:**

\_\_\_\_\_



**EXHIBIT A**

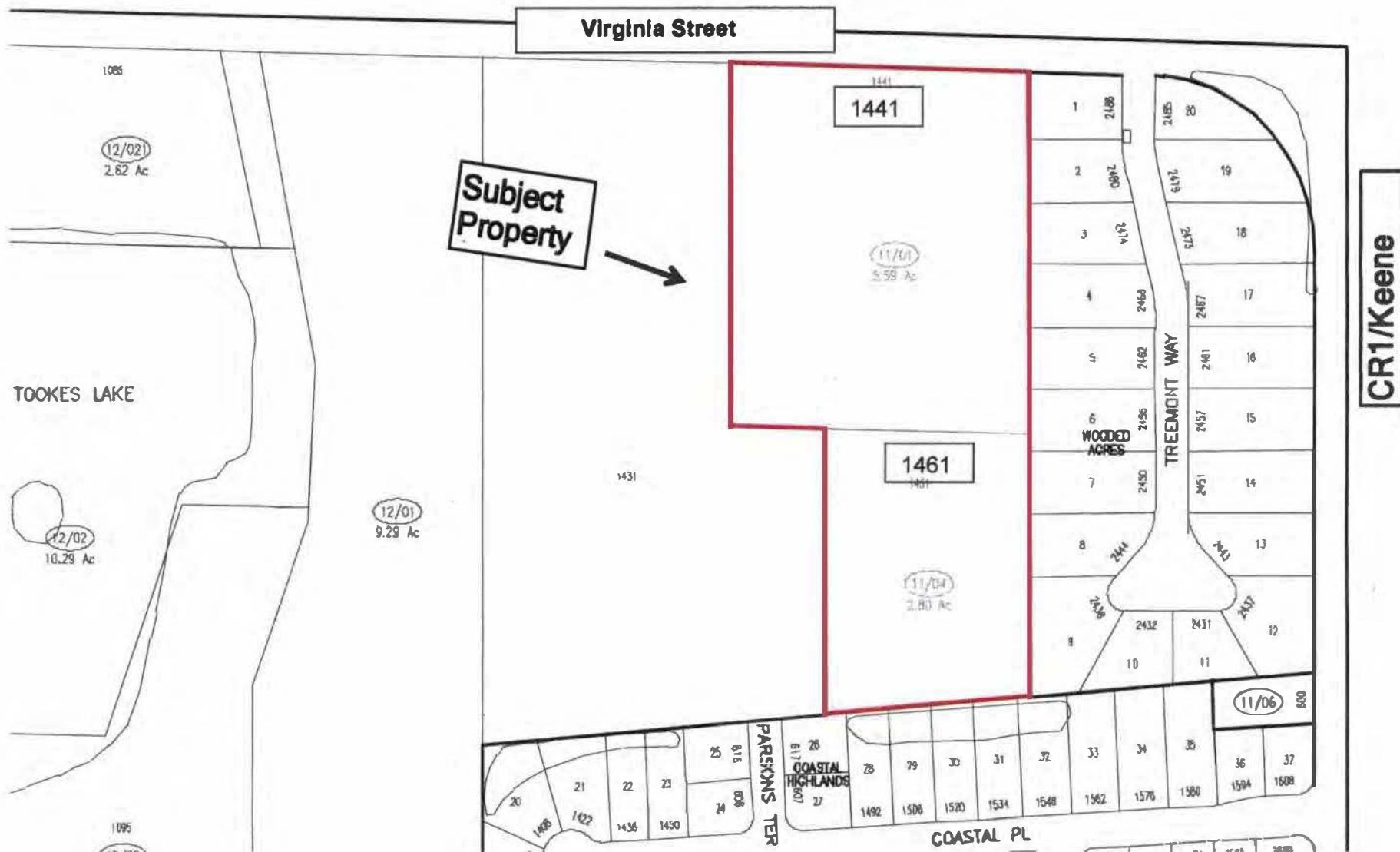
**Parcel 1:**

Commence at the Northwest corner of Section 35, Township 28 South, Range 15 East, Pinellas County, Florida; thence North 88 degrees 29' 16" West, along the North boundary of said Section 35, 490.80 feet for a Point of Beginning; thence South 00 degrees 07' 46" East, 571.93 feet; thence North 88 degrees 29' 16" West, 439.16 feet; thence North 00 degrees 02' 54" East, parallel to the West boundary of the Northeast ¼ of the Northeast ¼ of said Section 35, 571.89 feet; thence South 88 degrees 29' 16" East, along the North boundary of said Section 35, 457.38 feet to the Point of Beginning. ( Less that part of the above described tract occupied by County Road No. 34 [Virginia Street] and subject to an easement for ingress and egress across the Easement 20 feet thereof.

**AND**

**Parcel 2:**

Commence at the Northwest corner of Section 35, Township 28 South, Range 15 East, Pinellas County, Florida; thence North 88 degrees 29' 16" West, along the North boundary of said Section 35, 490.80 feet; thence South 00 degrees 07' 46" East, 571.93 feet for a Point of Beginning; thence South 00 degrees 07' 46" East, 373.67 feet; thence South 83 degrees 29' 20" West, 316.44 feet; thence North 00 degrees 02' 54" East, parallel to the West boundary of the Northeast ¼ of the Northeast ¼ of said Section 35, 406.66 feet; thence South 88 degrees 29' 16" East, 314.38 feet to the Point of Beginning. Together with a 20 foot wide easement for ingress and egress described as follows:  
Commence at the Northwest corner of Section 35, Township 28 South, Range 15 East, Pinellas County, Florida; thence North 88 degrees 29' 16" West, along the North boundary of said Section 35, 490.80 feet for a Point of Beginning; thence South 00 degrees 07' 46" East, 571.93 feet; thence North 88 degrees 29' 16" West, 20.00 feet; thence North 90 degrees 07' 46" West, 571.93 feet; thence South 88 degrees 29' 16" East, 20.00 feet to the Point of Beginning.



**1441 & 1461 VIRGINIA STREET**  
**35-28-16-00000-110-0400 and**  
**35-28-15-00000-110-0100**

February 17, 2016

Mr. Mark 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, May 5, 2016:

Owner:	Yimei and Chris Rogier
Project Name:	Residential
Address:	1670 Curlew Road
Parcel Number:	13-28-15-23526-000-0060
Land Use Designation:	Residential Suburban (County), Residential Suburban (City)
Ordinance Number:	16-05 <i>(Not drafted yet)</i>
Local Planning Agency:	April 13, 2016
Public Hearing First Reading:	May 5, 2016
Public Hearing Second Reading:	May 19, 2016

Copies of this application and map 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)

RECEIVED  
BOARD OF COUNTY  
COMMISSIONERS  
PINELLAS COUNTY, FLORIDA  
2016 FEB 22 PM 2:45





## Application Form

## FOR OFFICE USE ONLY

APPLICATION NO. \_\_\_\_\_ DATE REC'D \_\_\_\_\_ FEE \_\_\_\_\_  
☐ CONCEPTUAL PLAN REVIEW ☐ FINAL DESIGN REVIEW ☐ ANNEXATION  
☐ LAND USE PLAN AMENDMENT ☐ REZONING ☐ OTHER: \_\_\_\_\_

PROJECT NAME: \_\_\_\_\_

OWNER  
NAME Yimei Rogier + Chris Rogier  
ADDRESS 1670 Curlew Rd CITY Dunedin STATE FL  
ZIP CODE 34698 PHONE (1) 727-244-8797 (2) 727-418-3913

APPLICANT  
NAME Yimei Rogier + Chris Rogier COMPANY \_\_\_\_\_  
ADDRESS 1670 Curlew Rd CITY Dunedin STATE FL  
ZIP CODE 34698 PHONE (1) 727-244-8797 (2) 727-418-3913

REPRESENTATIVE  
NAME NA COMPANY \_\_\_\_\_  
ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_  
ZIP CODE \_\_\_\_\_ PHONE (1) \_\_\_\_\_ (2) \_\_\_\_\_  
E-MAIL Chris Rogier@yahoo.com FAX \_\_\_\_\_

PROPERTY LOCATION 1670 Curlew Rd PARCEL ID 13-28-15-23526-000-0060GROSS ACRES 0.356 DOES THE APPLICANT/OWNER HAVE ANY OWNERSHIP INTEREST IN CONTIGUOUS PROPERTY? ☐ YES ☒ NO

INTENT OF THIS REQUEST (attach additional sheet if necessary)

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 A CONTRACT OF SALE. Yimei Rogier + Chris Rogier

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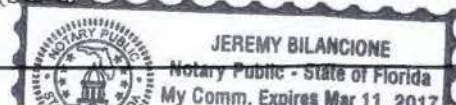
I certify that this application and all supplemental data is a true representation of the facts concerning this request. In the event that the applicant/representative is different from the owner, I hereby authorize myself to act on my behalf in representing this petition.

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 9/22/2015 SIGNATURE OF OWNER/TRUSTEE Yimei Rogier

NOTARY  
The foregoing instrument was acknowledge before me on this 22<sup>nd</sup> day of September, 2015 by Yimei Rogier (applicant), who is personally known to me or has produced FL DL K260-419-73-527-0 as identification.

(SEAL)



(Signature of Notary)

CURLEW ROAD

40	1650	1660	1670	1680	1690
3	DUNEDIN RIDGE	<div><div>SUBJECT PROPERTY</div><div>5 →</div></div>			
			6	7	8
14	13	12	11	10	9
536	1554	1574	1660	1445	1451

COUNTY ROAD 1 / KEENE

QUAIL DR

1537	1555	1575	1670 CURLEW ROAD 13-28-15-23526-000-0060
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CITY OF DUNEDIN  
PO Box 1348  
Dunedin, FL 34697-1348  
727-298-3000  
www.dunedingov.com

**DUNEDIN**  
Home of Honeymoon Island

February 17, 2016

Mr. Mark 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, May 5, 2016:

Owner:	Gregory A. and Debra A. Rice
Project Name:	Residential
Address:	1977 Spanish Pines Drive
Parcel Number:	13-28-15-84576-000-0310
Land Use Designation:	Residential Low (County), Residential Low (City)
Ordinance Number:	16-08 (Not drafted yet)
Local Planning Agency:	April 13, 2016
Public Hearing First Reading:	May 5, 2016
Public Hearing Second Reading:	May 19, 2016

Copies of this application and map 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)

RECEIVED  
BOARD OF  
2016 FEB 22 PM 2:45  
BOARD OF COUNTY  
COMMISSIONERS  
PINELLAS COUNTY FLORIDA





## Application Form

## FOR OFFICE USE ONLY

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☐ CONCEPTUAL PLAN REVIEW ☐ FINAL DESIGN REVIEW ☒ ANNEXATION  
☐ LAND USE PLAN AMENDMENT ☐ REZONING ☐ OTHER: \_\_\_\_\_

PROJECT NAME: \_\_\_\_\_

NAME GREGORY A. & DEBRA A. RICE  
ADDRESS 1977 SPANISH PINES DR. CITY DUNEDIN, FL STATE \_\_\_\_\_  
ZIP CODE 34698 PHONE (1) (727) 298-3199 (2) (727) 430-1130

NAME SAME COMPANY \_\_\_\_\_  
ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_  
ZIP CODE \_\_\_\_\_ PHONE (1) \_\_\_\_\_ (2) \_\_\_\_\_

NAME N/A COMPANY \_\_\_\_\_  
ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_  
ZIP CODE \_\_\_\_\_ PHONE (1) \_\_\_\_\_ (2) \_\_\_\_\_  
E-MAIL \_\_\_\_\_ FAX \_\_\_\_\_

PROPERTY LOCATION \_\_\_\_\_ PARCEL ID \_\_\_\_\_

GROSS ACRES 1.25 MDL DOES THE APPLICANT/OWNER HAVE ANY OWNERSHIP INTEREST IN CONTIGUOUS PROPERTY? ☐ YES ☒ NO

INTENT OF THIS REQUEST (attach additional sheet if necessary)

WE WOULD LIKE TO TAKE ADVANTAGE OF THE NEW  
INTER-LOCAL AGREEMENT BETWEEN PINELLAS COUNTY  
AND DUNEDIN ALLOWING NON CONTIGUOUS PROPERTIES  
IN CLASS "A" ENCLAVES TO ANNEX

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 A CONTRACT OF SALE. \_\_\_\_\_

\*\*\*\*\*

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 \_\_\_\_\_ to act on my behalf in representing this petition.

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DATE 11/12/2015 SIGNATURE OF OWNER/TRUSTEE Gregory A. Rice

The foregoing instrument was acknowledge before me on this 12 day of November  
20 15 by Gregory A. Rice (applicant), who is personally known to me or has  
produced \_\_\_\_\_ as identification.

(SEAL)



JENNIFER JEWEL  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF140897  
Expires 4/17/2017

(Signature of Notary)

