

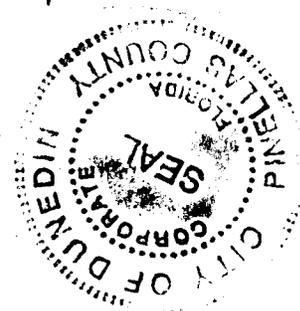
KEN BURKE, CLERK OF COURT  
 AND COMPTROLLER PINELLAS COUNTY, FL  
 INST# 2016160569 05/26/2016 at 01:57 PM  
 OFF REC BK: 19206 PG: 2419-2422  
 DocType:GOV RECORDING: \$35.50

I DO HERE-BY CERTIFY THIS TO BE A TRUE  
 AND CORRECT COPY  
 CERTIFIED THIS  
 DATE 5/24/16

*[Signature]*  
 CITY CLERK

## ORDINANCE 16-08

AN ORDINANCE DECLARING THE INTENTION OF THE CITY OF DUNEDIN, FLORIDA, TO ANNEX CERTAIN REAL PROPERTY LOCATED AT 1977 SPANISH PINES DRIVE (PARCEL NUMBER 13-28-15-84576-000-0310) WITH DESIGNATED METES AND BOUNDS AND TOTALING APPROXIMATELY 0.25 ACRES, INTO THE CORPORATE LIMITS OF THE CITY OF DUNEDIN AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.



**WHEREAS**, the City of Dunedin has received a written petition for annexation by 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 property; and

**WHEREAS**, said property is reasonably compact and is located within an area defined as an enclave by Florida Statute 171.031(13), which is, an unincorporated improved or developed area enclosed within and bounded on all sides by a single municipality; and

**WHEREAS**, Florida Statute 171.046 provides a municipality may annex an enclave involving 10 acres or less by interlocal agreement with the county having jurisdiction of the enclave; and

**WHEREAS**, Ordinance 14-22 was adopted on September 25, 2014 approving, accepting, adopting and authorizing the execution of an Interlocal Agreement between the City of Clearwater, City of Dunedin, Town of Kenneth City, City of Largo, City of Pinellas Park, City of Safety Harbor, City of St. Petersburg, City of Seminole, the City of Tarpon Springs, and Pinellas County pursuant to Part II, Chapter 171, Florida Statutes, entitled the "Interlocal Service Boundary Agreement Act" (the Act); and

**WHEREAS**, said Interlocal Service Boundary Agreement permits non-contiguous, voluntary annexation of property within an enclave and provides for the terms and conditions thereof.

**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:

SEE ATTACHED EXHIBIT "A"

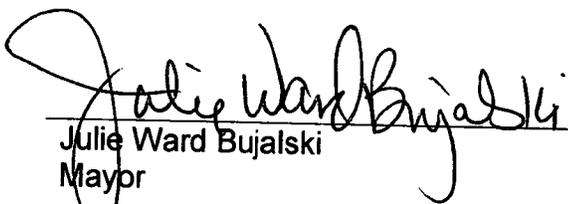
A map clearly showing the annexed area is attached hereto as Exhibit "B" and incorporated herein by reference.

**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 19th day of May, 2016.**

  
Julie Ward Bujalski  
Mayor

ATTEST:

  
Sharon Toner, CMC  
Acting City Clerk

READ FIRST TIME AND PASSED: May 3, 2016  
READ SECOND TIME AND ADOPTED: May 19, 2016



# G. Michael Mackenzie, P.A.

Attorney & Counselor at Law

June 16, 2015

The Mayor and City Commission  
City of Dunedin  
542 Main St.  
Dunedin, FL 34698

RE: Lot 31, SPANISH PINES, according to the map or plat thereof as recorded in Plat Book 75, Page 14, Public Records of Pinellas County, Florida.  
1977 Spanish Pines Dr., Dunedin, Florida 34698  
Tax Parcel #: 13/28/15/84576/000/0310

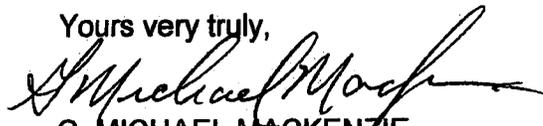
To whom it may concern:

I have searched the Public Records of Pinellas County, Florida to determine the ownership of the following described real property:

Lot 31, SPANISH PINES, according to the map or plat thereof as recorded in Plat Book 75, Page 14, Public Records of Pinellas County, Florida.

Title to the real property is vested in Gregory A. Rice and Debra A. Rice, pursuant to a deed recorded in O.R. Book 17226, Page 2120, of the Public Records of Pinellas County, Florida. Said property is encumbered by a mortgage in favor of MERS, as nominee for Van Dyk Mortgage Corporation, Lender, recorded in O.R. Book 17226, Page 2122, Public Records of Pinellas County, Florida. This letter is not a title opinion, but merely reflects the ownership of said property as reflected in the Public Records of this county.

Yours very truly,



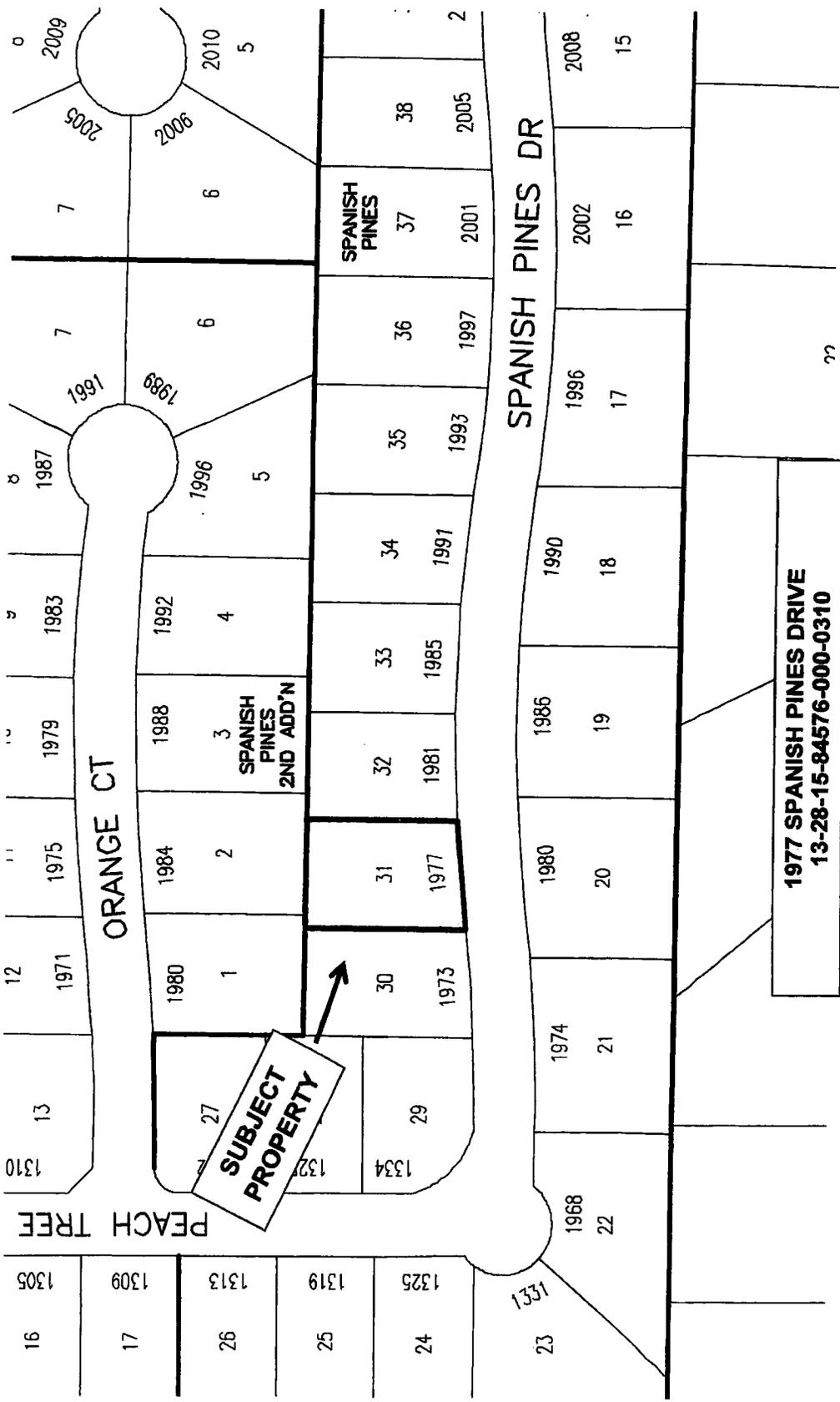
G. MICHAEL MACKENZIE

GMM:hs

2032 Bayshore Blvd., Dunedin, FL 34698  
PH: (727) 733-1722 FX: (727) 733-1717  
mike@mike-mackenzie.com



Board Certified Real Estate Lawyer  
Corporate & Business Law  
Estate Planning & Probate



1977 SPANISH PINES DRIVE  
13-28-15-84576-000-0310

**ORDINANCE 16-08**

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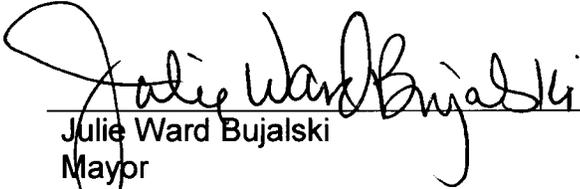
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Mayor

ATTEST:

  
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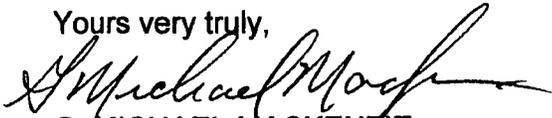
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Yours very truly,



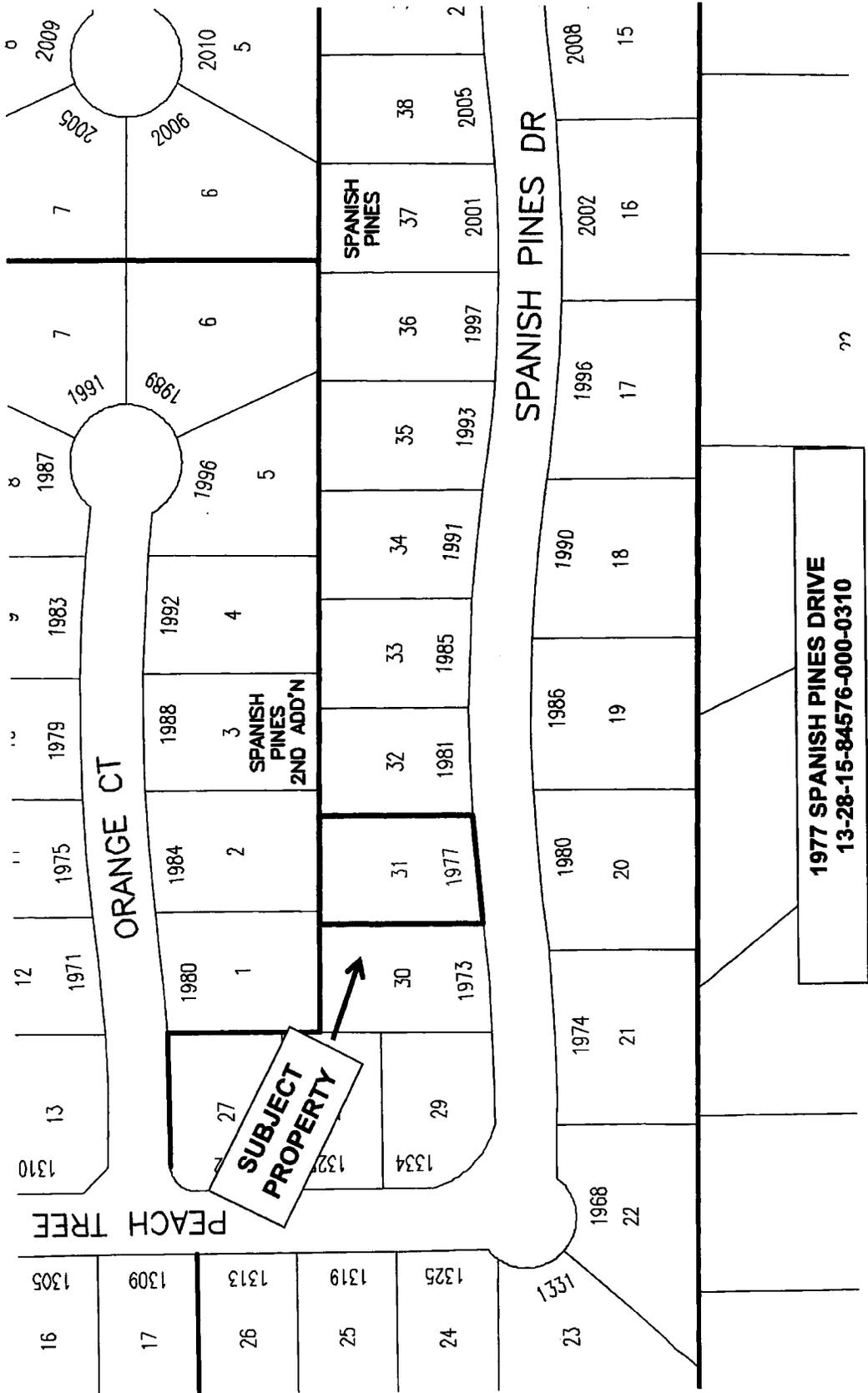
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