

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



December 10, 2020

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, February 4, 2021:

Owner:	1630 HARBOR DR LLC
Applicant:	EMILIO PERRETTI
Representative:	TULIO ZULOAGA
Project Name:	ANNEXATION INTO CITY OF DUNEDIN
Address:	3040 BELCHER ROAD
Parcel Number:	24-28-15-59760-001-0010
Land Use Designation:	RESIDENTIAL URBAN
Ordinance Number:	21-03
Local Planning Agency:	January 13, 2021
Public Hearing First Reading:	February 4, 2021
Public Hearing Second Reading:	February 18, 2021

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  
Business Manager  
(727) 298-3198  
[jmchale@dunedinfl.net](mailto: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.: AN-LUP-ZO 21-01  
 DATE RECEIVED: 11-5-2020  
 FEE RECEIVED: N/A

## OWNER / APPLICANT / REPRESENTATIVE INFORMATION

OWNER NAME: 1630 Harbor Dr LLC  
 OWNER ADDRESS/CITY/STATE/ZIP: 708 S Duncan Ave, Clearwater FL 33756  
 OWNER PHONE: 727-421-6547 OWNER EMAIL: Gacca Homes @gmail.com

APPLICANT NAME: Emilio Perretti  
 APPLICANT ADDRESS/CITY/STATE/ZIP: same as above  
 APPLICANT PHONE: 727-421-6547 APPLICANT EMAIL: Gacca Homes @gmail.com

REPRESENTATIVE NAME: Tulio Zuloaga  
 REPRESENTATIVE ADDRESS/CITY/STATE/ZIP: 7507 Woodland Oaks Ct, Tampa 33615  
 REPRESENTATIVE PHONE: 727-403-0985 REPRESENTATIVE EMAIL: Tulio@LombardoTeam.com

## PROPERTY INFORMATION

PROPERTY ADDRESS OR LOCATION: 3040 Belcher Rd, Dunedin 34698  
 TAX PARCEL ID NUMBER(S): 24-28-15-59760-001-0010  
 PROPERTY AREA: 0.16 GROSS ACRES (AC) 6,976 SQUARE FEET (SF)  
 CURRENT ZONING DISTRICT DESIGNATION: RMH LAND USE PLAN CATEGORY: RU  
 PROPOSED ZONING DISTRICT DESIGNATION: R-60 LAND USE PLAN CATEGORY: RU

## 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 Tulio Zuloaga 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: [Signature] Printed Name: Emilio Perretti

The foregoing instrument was acknowledged before me on this 26th day of OCTOBER, 2020 by EMILIO PERRETTI, who is personally known to me or has produced GOV ID EMPLOYMENT as identification.



(NOTARY STAMP)  
**JULIA C. TSAMIS**  
 Notary Public, State of Florida  
 Commission# GG 254734  
 My comm. expires Sep. 03, 2022

[Signature]  
 NOTARY'S SIGNATURE

W/ PHOTO

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

Application Number: AN LUP ZO 21-01 Location: 3040 Belcher Road

DUNEDIN

Home of Honeymoon Island

**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: \$1,500

**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.

Signature of Owner/Applicant/Representative

Emilio Benetti

Printed Name

10/26/2020  
Date

Please submit application and requirements to:

Joan McHale, Business Manager  
City of Dunedin  
Community Development Department

Office: 1415 Pinehurst Road, Unit F, Dunedin, FL 34698  
By Mail: P.O. Box 1348, Dunedin, FL 34697  
Email: [jmchale@dunedinfl.net](mailto:jmchale@dunedinfl.net)

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

Website: [www.dunedingov.com](http://www.dunedingov.com)

