

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:                         | MICHAEL FRANK DIANA             |
| Applicant:                     | COVENANT HOMES INC              |
| Representative:                | COVENANT HOMES INC              |
| Project Name:                  | ANNEXATION INTO CITY OF DUNEDIN |
| Address:                       | 296 ARISTOTLE STREET            |
| Parcel Number:                 | 24-28-15-59760-003-0140         |
| Land Use Designation:          | RESIDENTIAL URBAN               |
| Ordinance Number:              | 21-06                           |
| 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)



# DUNEDIN

Home of Honeymoon Island

AN LUP ZD 21-02

## 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 ZD 21-02  
DATE RECEIVED: 10-15-2020  
FEE RECEIVED: N/A

### OWNER / APPLICANT / REPRESENTATIVE INFORMATION

OWNER NAME: Michael Diana

OWNER ADDRESS/CITY/STATE/ZIP: 296 Aristotle Street, Dunedin, FL 34698

OWNER PHONE: 949-697-0660

OWNER EMAIL: ~~belinda.rubz07@gmail.com~~

MDFEB@GMAIL.COM

APPLICANT NAME: Covenant Homes, Inc.

APPLICANT ADDRESS/CITY/STATE/ZIP: 10339 Key Lantern Drive, New Port Richey, FL 34654

APPLICANT PHONE: 727-243-2726

APPLICANT EMAIL: dwilliams@covenantcom.net

REPRESENTATIVE NAME: Covenant Homes, Inc.

REPRESENTATIVE ADDRESS/CITY/STATE/ZIP: 10339 Key Lantern Drive, New Port Richey, FL 34654

REPRESENTATIVE PHONE: 727-243-2726

REPRESENTATIVE EMAIL: dwilliams@covenantcom.net

### PROPERTY INFORMATION

PROPERTY ADDRESS OR LOCATION: 296 Aristotle Street, Dunedin, FL 34698

TAX PARCEL ID NUMBER(S): 24-28-15-59760-003-0140

PROPERTY AREA: 138 GROSS ACRES (AC) 6,000 SQUARE FEET (SF)

CURRENT ZONING DISTRICT DESIGNATION: RMH LAND USE PLAN CATEGORY: RU

PROPOSED ZONING DISTRICT DESIGNATION: R-LD LAND USE PLAN CATEGORY: RU

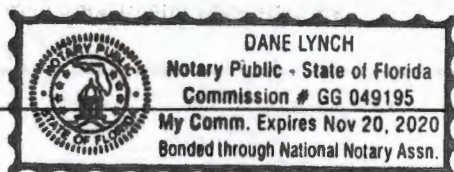
### OWNER'S CERTIFICATION

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 \_\_\_\_\_ 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: Michael Diana Printed Name: Michael F. Diana

The foregoing instrument was acknowledged before me on this 14<sup>th</sup> day of November, 20 20 by Michael F. Diana, who is personally known to me or has produced FL D.L. as identification.

(NOTARY STAMP)



NOTARY'S SIGNATURE

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

AN LUP 20 21-02  
Application Number: 21-02

Location: 216 Aristotle Street

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

Michael F. Deana 11-04-20  
Printed Name 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)





**Annexation into City of Dunedin  
AN-LUP-ZO 21-02**

**296 Aristotle Street  
24-28-15-59760-003-0140**

**Lot 14, Block C, New Athens City, according to the map or plat thereof, as recorded in Plat Book 55, Page(s) 57, of the Public Records of Pinellas County, Florida.**

