



## DEVELOPMENT APPROVAL

RE: Application No. DR-2025-0004

Request for:

Request for Design Review of Azul Ave Vacation Homes. Azul Ave will consist of four new 2-story buildings with a total of 21 dwelling units, a small leasing office building, swimming pool, pavilion, and other common elements on a 1.02-acre vacant parcel. The site is the former home of the Discovery Academy of Science Charter School.

Owner/Applicant: Azul Ave LLC, Walter Penachio  
Representative: Rodney Collman, SDG Architecture

Property location:

1380 Pinehurst Road, Dunedin, FL 34698

Value in ad valorem taxes to City of Dunedin: \$223,890 (Net Fiscal Impact per application)

Acres annexed into City of Dunedin: N/A

Legal Advertisements (dates): N/A (informational sign and LON sent 14 days before LPA)

Hearings/Results:

LPA 11/12/25 Recommend approval

Public Hearing #1: 1/8/26 Approved

Public Hearing #2: 2/5/26 Approved

Additional:

Conditions of approval:

1. The applicant/developer is responsible for meeting the minimum criteria of the Land Development Code and for acquiring all other jurisdictional permits and approvals.
2. Construction plans shall be consistent with the approved Design Review plans and drawings.
3. Design Review Approval shall expire in twelve (12) months from the date of the City Commission Design Review approval unless the applicant obtains infrastructure review approval and vertical building permits.

**Katherine Lachcik 2/9/26**

Signature/Date

Katherine Lachcik, Business Manager  
Department of Planning & Development