



## CITY OF DUNNELLON

20750 River Drive  
Dunnellon, FL 34431  
(352) 465-8500  
FAX (352) 465-8505

US Mail and Emailed  
12-17-2015

### **NOTICE OF QUASI JUDICIAL HEARING #PZ1516-012 FOR SITE PLAN REVIEW #SPL2015-03**

Dear Property Owner:

The Dunnellon City Council will hold a public hearing regarding #SPL2015-03 site plan review application #PZ1516-012 by applicant, Hulbert Construction, for Angler's Resort Motel, 12189 S. Williams Street, Parcel Number 34222-000-00. The public hearing will be held at Dunnellon City Hall, 20750 River Drive, Dunnellon, FL 34431, on **Monday, January 11, 2016, at 5:30 p.m.**, or as soon thereafter as can be heard. If necessary, this public hearing may be continued to a time and date certain by announcement at the scheduled hearing without any further written notice to you. Please be advised that your failure to appear at this public hearing will likely result in your application being denied.

The application, filed as number PZ1516-012, by Hulbert Construction on behalf of Angler's Resort Motel, together with any back-up materials may be reviewed during normal business hours 8:00 a.m. to 4:00 p.m. at Dunnellon City Hall. For further information please contact the Community Development Department at (352) 465-8500, ext. 1010.

Pursuant to the City's Land Development Regulations, owners of property adjacent to your property have been sent notice of the public hearing on your application. Interested parties may appear at the meetings and be heard with respect to the requested site plan review. Please be advised that all oral and written communications prior to the hearing concerning the case between any member of the City Council and the applicant or the public are strongly discouraged under Florida law.

A person who decides to appeal any decision made by any board, agency, or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105).

The City of Dunnellon Land Development Regulations are available for inspection at City Hall, during normal business hours, 8:00 a.m. to 4:00 p.m. Persons with disabilities needing assistance to participate in any of these proceedings should contact Dawn Bowne, City Clerk at (352) 465-8500 at least 48 hours prior to the date of the scheduled hearing.

Sincerely,

  
Dawn M. Bowne, M.M.C.

City Clerk

**From:** [Dawn Bowne](#)  
**To:** "[hulbert2000@gmail.com](#)"  
**Cc:** "[Jewett5151@att.net](#)"; [Eddie Esch](#); [Lonnie Smith](#); [Teresa Malmberg](#); [Loretta Barton](#); [Lynn Wyland](#); [Mandy Roberts](#)  
**Subject:** Property Owner Notice of Quasi Judicial Site Plan Hearing Before City Council  
**Date:** Thursday, December 17, 2015 3:17:00 PM  
**Attachments:** [PZ1516\\_012\\_Property\\_Owner\\_Notice\\_HulbertConst\\_Anglers\\_Resort\\_Motel\\_20151217.docx](#)

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Attached, please find the property owner notice for your hearing scheduled for January 11, 2016.  
I hope you have a very merry Christmas! ☺

*Dawn M. Bowne*

Dawn M. Bowne, MMC  
City Clerk  
City of Dunnellon  
20750 River Drive  
Dunnellon, FL 34431  
352-465-8500, ext. 1002  
352-465-8505 fax  
[dbowne@dunnellon.org](mailto:dbowne@dunnellon.org)  
[www.dunnellon.org](http://www.dunnellon.org)

**Please Note: Florida has a very broad public records law. Written communication to or from city officials regarding city business is public record and open to inspection including names, addresses, and email addresses. Therefore, your email communication may be subject to public disclosure.**



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12-17-2015

### **NOTICE OF QUASI JUDICIAL HEARING #PZ1516-012 FOR SITE PLAN REVIEW #SPL2015-03**

Dear Adjacent Property Owner:

The Dunnellon City Council will hold a public hearing regarding #SPL2015-03 site plan review application #PZ1516-012 by applicant, Hulbert Construction, for Angler's Resort Motel, 12189 S. Williams Street, Parcel Number 34222-000-00. The public hearing will be held at Dunnellon City Hall, 20750 River Drive, Dunnellon, FL 34431, on Monday, January 11, 2016, at 5:30 p.m., or as soon thereafter as can be heard. If necessary, this public hearing may be continued to a time and date certain by announcement at the scheduled hearing without any further written notice to you. You are receiving this notice because you are an adjacent property owner of the subject property. If you wish to attend the January 11<sup>th</sup> City Council hearing, you should contact the Community Development Department before that date to ensure that the hearing has not been set to a later date.

The application, filed as number PZ1516-012, by Hulbert Construction on behalf of Angler's Resort Motel, together with any back-up materials may be reviewed during normal business hours 8:00 a.m. to 4:00 p.m. at Dunnellon City Hall. For further information please contact the Community Development Department at (352) 465-8500, ext. 1010.

Interested parties may appear at the meetings and be heard with respect to the requested site plan review. Please be advised that all oral and written communications prior to the hearing concerning the case between any member of the City Council and the applicant or the public are strongly discouraged under Florida law.

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Sincerely,

  
Dawn M. Bowne, M.M.C.  
City Clerk