



## CITY OF DUNNELLO

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

US Mail and Emailed  
01-22-2016

### **NOTICE OF QUASI JUDICIAL HEARING #PZ1516-024 FOR VARIANCES #VAR2016-01**

Mr. Robert Jewett  
12315 N. Osborne Ave  
Dunnellon, FL 34434

Dear Property Owner:

The Dunnellon City Council will hold a quasi judicial hearing regarding variance application #VAR2016-01, #PZ1516-024 from Article V, Section 5.2(1) of the City of Land Development Regulations, which requires off-street parking facility on land within 300 feet of the plot, by Robert Jewett 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, February 8, 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 PZ1516-024, by Robert Jewett, together with any back-up materials, including the proposed development orders, 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 within 300 feet of 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 variance. 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).

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



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### **NOTICE OF QUASI JUDICIAL HEARING #PZ1516-024 FOR VARIANCE #VAR2016-01**

Dear Surrounding Property Owner:

The Dunnellon City Council will hold a quasi judicial hearing regarding variance application #VAR2016-01, #PZ1516-024 from Article V, Section 5.2(1) of the City Land Development Regulations, which requires off-street parking facility on land within 300 feet of the plot, by Robert Jewett (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, February 8, 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 own property within 300 feet of the subject property.

The application, filed as number PZ1516-024, by Robert Jewett, together with any back-up materials, including the proposed development orders, 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 variance. 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).

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:** "[Jewett5151@att.net](mailto:Jewett5151@att.net)"  
**Cc:** [Lonnie Smith](#); [Teresa Malmberg](#); [Eddie Esch](#)  
**Subject:** Property Owner Notice of Quasi Judicial Variance Hearing Before City Council  
**Date:** Friday, January 22, 2016 5:26:00 PM  
**Attachments:** [PZ1516\\_024\\_Property Owner Notice\\_Variences\\_20160122.pdf](#)

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Attached, please find the property owner notice for your Variance hearing scheduled for February 8, 2016 before the Dunnellon City Council.

I hope you have a great weekend! ☺

*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.**