

From: [Dawn Bowne](#)
To: "bob@zdevelopmentsservice.com"; "jmercado@jaereagroup.com"
Cc: [Teresa Malmberg](#); [Lonnie Smith](#); [Loretta Barton](#); [Mandy Roberts](#); [Lynn Wyland](#); [Eddie Esch](#)
Subject: Property Owner Notice of Quasi Judicial Variance Hearing Before City Council - Wendys
Date: Tuesday, February 23, 2016 6:02:00 PM
Attachments: [PZ1516_028_Applicant_PropertyOwner_Notice_Variance_2016_02.pdf](#)

Attached, please find the property owner notice for your Variance hearing scheduled for March 14, 2016 before the Dunnellon City Council.

I have also sent a notice via US Postal Service.

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
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.



CITY OF DUNNELLON

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

US Mail and Emailed
02-24-2016

NOTICE OF QUASI JUDICIAL HEARING #PZ1516-028 FOR VARIANCE #VAR2016-02

Mr. Robert Ziegenfuss for
Dunnellon Real Estate, LLC
708 E. Colonial Drive 6401 Congress Avenue
Suite 100 #100
Orlando, FL 32803 Boca Raton, FL 33487

Dear Applicant/Property Owner:

The Dunnellon City Council will hold a quasi judicial hearing regarding variance application #VAR2016-02, #PZ1516-028 from Article IX, Section 9.3-1(a)(1) of the City Land Development Regulations, which requires 25 foot minimum landscape buffer, by Robert Ziegenfuss on behalf of Dunnellon Real Estate, LLC, 11191 N. Williams Street, Parcel Number 33639-006-01 and 33639-006-02. The public hearing will be held at Dunnellon City Hall, 20750 River Drive, Dunnellon, FL 34431, on **Monday, March 14, 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.**

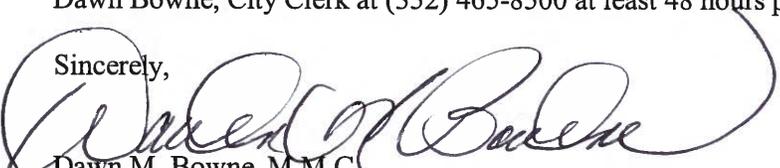
The application, filed as number PZ1516-028, by Robert Ziegenfuss on behalf of Dunnellon Real Estate, LLC, together with any back-up materials, including the proposed development order, may be reviewed during normal business hours 8:00 a.m. to 4:00 p.m. at Dunnellon City Hall. For further information 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



CITY OF DUNNELLON

20750 River Drive
Dunnellon, FL 34431
(352) 465-8500
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US Mail and Emailed
02-24-2016

NOTICE OF QUASI JUDICIAL HEARING #PZ1516-028 FOR VARIANCE #VAR2016-02

Dear Surrounding Property Owner:

The Dunnellon City Council will hold a quasi judicial hearing regarding variance application #VAR2016-02, #PZ1516-028 from Article IX, Section 9.3-1(a)(1) of the City Land Development Regulations, which requires 25 foot minimum landscape buffer, by Robert Ziegenfuss on behalf of Dunnellon Real Estate, LLC, 11191 N. Williams Street, Parcel Number 33639-006-01 and 33639-006-02. The public hearing will be held at Dunnellon City Hall, 20750 River Drive, Dunnellon, FL 34431, on **Monday, March 14, 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 PZ1516-028, by Robert Ziegenfuss on behalf of Dunnellon Real Estate, LLC, together with any back-up materials, including the proposed development order, 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