

From: [Dawn Bowne](#)
To: "dallison.fbcd@gmail.com"; "fbcdunnellon@bellsouth.net"
Cc: [Teresa Malmberg](#); [Lonnie Smith](#); [Eddie Esch](#); [Loretta Barton](#); [Mandy Roberts](#); [Lynn Wyland](#)
Subject: Property Owner Notice_Rezoning #REZ2016-01
Date: Thursday, June 02, 2016 4:58:00 PM
Attachments: [20160601_REZ2016_01_Property_Owner_Notice.pdf](#)
Importance: High

Hi Mr. Allison:

Please see attached. The first reading on your Rezoning Ordinance for the church will be held during the City Council Meeting on Monday, June 13th at 5:30 p.m.

However, the actual Quasi Judicial Hearing and final reading/consideration for approval will not be until Monday, July 11th after it can be properly advertised according to the City Code and Florida Statutes.

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
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

June 1, 2016

Application PZ1516-056

First Baptist Church of Dunnellon
20831 Powell Road
Dunnellon, FL 34331

RE: Quasi Judicial hearing before City Council:

Application for Rezoning #REZ2016-01, Ordinance #ORD2016-05, from Residential Medium Density (R-3A) to Public (P), for parcels located at the northwest and southwest corner of the Powell Road and Cedar Street intersection, 20831 Powell Road, Parcel 3350-050-000, (Lots 50, 51, 59, 60) comprising of 3.77± acres and Parcel Number 3350-081-000 (Lot 1911 and N 125feet of Lot 81) comprising .79± acres, pursuant to the Land Development Regulations, Section 7.1, Table of Permitted Uses.

Dear Applicant:

Please take notice that your application for rezoning will be heard by the Dunnellon City Council during a quasi judicial hearing on Monday, July 11, 2016 at 5:30 p.m., or soon thereafter as can be heard, in the Council Chambers at Dunnellon City Hall, 20750 River Drive, Dunnellon, Florida 34431. If necessary, this 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.**

Your application, 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 within 300 feet of your property have been sent notice of the quasi judicial hearing on your application. Interested parties may appear at the hearing and be heard with respect to your application. Please be advised that all oral and written communications concerning your application prior to the public hearing between any member of the City Council and an applicant or interested person is strongly discouraged under Florida law.

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First Baptist Church of Dunnellon
#REZ2016-01, 20831 Powell Road

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 this hearing should contact Dawn Bowne, City Clerk at (352) 465-8500 at least 48 hours prior to the date of the scheduled hearing.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dawn M. Bowne". The signature is written in dark ink and is positioned above the typed name and title.

Dawn M. Bowne, MMC
City Clerk



CITY OF DUNNELLON

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

June 1, 2016

NOTICE OF QUASI JUDICIAL HEARING FOR REZONING #REZ2016-01, #ORD2016-05

Dear Property Owner:

The Dunnellon City Council will hold a quasi judicial hearing to consider a rezoning application from Residential Medium Density (R-3A) to Public (P) requested by the First Baptist Church of Dunnellon, for parcels located at the northwest and southwest corner of the Powell Road and Cedar Street intersection, 20831 Powell Rd, being Parcel Number 3350-050-000 (Lots 50, 51, 59, 60) comprising 3.77± acres and Parcel Number 3350-081-000 (Lot 1911 and N 125feet of Lot 81) comprising .79± acres, pursuant to the Land Development Regulations, Section 7.1, Table of Permitted Uses. The hearing will be held at Dunnellon City Hall, 20750 River Drive, Dunnellon, FL 34431, on **Monday, July 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.

The application, filed under application number PZ1516-056, submitted by Mr. David Allison, First Baptist Church of Dunnellon, 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 this matter. 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, MMC
City Clerk