

From: Dawn Bowne
To: ["sbsdunnellon@bellsouth.net"](mailto:sbsdunnellon@bellsouth.net); ["vlumapas@att.net"](mailto:vlumapas@att.net)
Subject: Property Owner Notice/Variance 2016-04, PZ1516-072
Date: Friday, September 09, 2016 12:32:00 PM
Attachments: [PZ1516_072_Property Owner Notice_Variance.pdf](#)

Please see attached.

Dawn M. Bowne

Dawn M. Bowne
City Clerk/Interim City Manager
City of Dunnellon
20750 River Drive
Dunnellon, FL 34431
352-465-8500 ext 1002
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
09-23-2016

NOTICE OF QUASI-JUDICIAL HEARING #PZ1516-072 FOR VARIANCES #VAR2016-04

Virmane, LLC
P.O. Box 2540
Dunnellon, FL 34431

Dear Property Owner:

The Dunnellon City Council will hold a quasi-judicial hearing regarding variance #VAR2015-01 Landscape Buffer Section 74-108(4)b, application #PZ1516-072 by Virmane, LLC, 20056 E. Pennsylvania Avenue, Block G, Lots 4,5,6 Rainbow River Acres, Parcel Number 3383-007-004. The public hearing will be held at Dunnellon City Hall, 20750 River Drive, Dunnellon, FL 34431, on **Monday, October 10, 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 PZ1516-072, by Virmane, LLC, 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 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).

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/Interim City Manager



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NOTICE OF QUASI-JUDICIAL HEARING #PZ1516-072 FOR VARIANCES #VAR2016-04

Dear Property Owner:

The Dunnellon City Council will hold a quasi-judicial hearing regarding variance #VAR2015-04 Landscape Buffer, Section 74-108(4)b, application #PZ1516-072 by Virmane, LLC, 20056 E. Pennsylvania Avenue, Block G, Lots 4,5,6 Rainbow River Acres, Parcel Number 3383-007-004. The public hearing will be held at Dunnellon City Hall, 20750 River Drive, Dunnellon, FL 34431, on **Monday, October 10, 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.

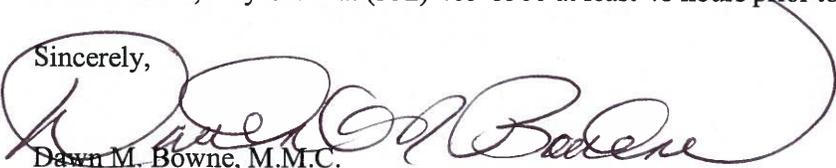
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Interested parties may appear at the meetings and be heard with respect to the requested site plan review. Please be advised that all oral and written communications prior to the hearing concerning the case between any member of the City Council and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

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Sincerely,


Dawn M. Bowne, M.M.C.

City Clerk/Interim City Manager