

ORDINANCE NO. 2005-01

AN ORDINANCE OF THE CITY OF DUNNELLON, FLORIDA; RELATING TO AN AMENDMENT TO THE TEXT OF THE FUTURE LAND USE ELEMENT OF THE CITY OF DUNNELLON COMPREHENSIVE PLAN AND TO AN AMENDMENT OF MORE THAN TEN ACRES OF LAND TO THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION BY THE RAINBOW RIVER RANCH LLC UNDER THE REGULAR AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3215, FLORIDA STATUTES; CHANGING THE FUTURE LAND USE CLASSIFICATION FROM AGRICULTURAL, RESIDENTIAL-MEDIUM, COMMERCIAL AND CONSERVATION TO RESIDENTIAL-LOW, COMMERCIAL, WETLANDS CONSERVATION AND RECREATION ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF DUNNELLON, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 166.021, Florida Statutes, empowers the City Council of the City of Dunnellon, Florida, hereinafter referred to as the City Council, to prepare, adopt and implement a Comprehensive Plan; and

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, the Local Government Comprehensive Planning and Land Development Regulation Act, empowers and requires the City Council to prepare, adopt and implement a Comprehensive Plan; and

WHEREAS, an application, CPA 04-L1 for amendment, as described below, to the text and Future Land Use Map of the City of Dunnellon Comprehensive Plan, hereinafter referred to as the City's Comprehensive Plan has been filed with the City; and

WHEREAS, the Planning Commission of the City of Dunnellon has been designated as the Local Planning Agency; and

WHEREAS, the Planning Commission of the City of Dunnellon did on January 18, 2005, hold the required public hearings, with public notice having been provided, on said application for an amendment, as described below, to the text and Future Land Use Map of the City's Comprehensive Plan and at said public hearing, the Planning Commission, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing and the Amendment Report concerning said application for an amendment, as described below, to the Future Land Use Map of the City's Comprehensive Plan and recommended to the City Council approval of said application for amendment, as described below, to the Future Land Use Map of the City's Comprehensive Plan; and

WHEREAS, the City Council held two public hearings, with public notices having been provided, under the provisions of the regular amendment public hearing procedures established in Sections 163.3161 through 163.3215, Florida Statutes, on said application for an amendment, as described below, to the text and Future Land Use Map of the City's Comprehensive Plan and at said public hearings, the City Council reviewed and considered all comments received during the public

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hearings, including the recommendation of the Planning Commission, serving also as the Local Planning Agency, and the Amendment Report concerning said application for amendment, as described below, to the text and Future Land Use Map of the City's Comprehensive Plan; and

WHEREAS, the City Council has determined and found said application for an amendment, as described below, to the Future Land Use Map of the City's Comprehensive Plan to be compatible with the Future Land Use Element objectives and policies, and those of other affected elements of the City's Comprehensive Plan; and

WHEREAS, the City Council has determined and found that approval of said application for an amendment, as described below, to the Future Land Use Map of the City's Comprehensive Plan, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUNNELLON, FLORIDA, AS FOLLOWS:

Section 1. Pursuant to an application, CPA 04-L1, by the Rainbow River Ranch LLC amending the text of the Future Land Use Element of the City of Dunnellon Comprehensive Plan as shown in Exhibit "C"; and amending the Future Land Use Map of the City's Comprehensive Plan, by changing the future land use classifications on the subject property to establish a configuration of land uses including the following acreages as shown on the attached Exhibit "A":

- 227.72 ± acres Residential, Low
- 10.00 ± acres of Commercial,
- 18.00 ± acres of Wetlands Conservation, and
- 4.00 ± acre of Recreation

on the property described as follows:

PARCEL 1

ALL THAT PART OF THE N.E. 1/4 OF SECTION 36, TOWNSHIP 16 SOUTH, RANGE 18 EAST, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THAT LIES NORTH OF STATE ROAD 484; AND

PARCEL 2

N.W. 1/4 OF S.W. 1/4 OF SECTION 30, TOWNSHIP 16 SOUTH, RANGE 19 EAST, EXCEPT THE EAST 30 FEET AND THE SOUTH 30 FEET THEREOF; AND

PARCEL 3

EAST 1/2 OF S.E. 1/4, LYING SOUTH AND EAST OF THE RIVER, OF SECTION 25, TOWNSHIP 16 SOUTH, RANGE 18 EAST, EXCEPT THE EAST 30 FEET OF THE S.E. 1/4 OF THE S.E. 1/4, OF SAID SECTION 25; AND

PARCEL 4

N.W. 1/4 OF S.E. 1/4, AND N.E. 1/4 OF S.W. 1/4, BOTH SOUTH AND EAST OF BLUE SPRINGS RUN, EXCEPT BEGINNING AT A POINT THAT IS 774.5 FEET SOUTH AND 2312.5 FEET WEST FROM THE N.E. CORNER OF THE S.E. 1/4 OF SECTION 25, TOWNSHIP 16 SOUTH, RANGE 18 EAST, SAID POINT BEING THE POINT OF BEGINNING AND LYING ON THE WEST RIGHT OF WAY LINE OF THE SEABOARD AIR LINE RAILROAD, THENCE SOUTH 49 DEGREES 56' W. 459 FEET ALONG THE WEST RIGHT OF WAY LINE OF THE SEABOARD AIR LINE RAILROAD, THENCE RUN WEST 223.1 FEET, MORE OR LESS, TO THE WATERS EDGE OF BLUE RUN, THENCE NORTHEASTERLY WITH THE MEANDERINGS OF THE SAID BLUE RUN TO A POINT THAT IS 37.5 FEET WEST OF THE POINT OF BEGINNING. THENCE EAST 37.5 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 25, TOWNSHIP 16 SOUTH, RANGE 18 EAST AND IN THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 25, TOWNSHIP 16 SOUTH, RANGE 18 EAST; AND EXCEPT BEGINNING AT A POINT THAT IS 1070.3 FEET SOUTH AND 2664.2 FEET WEST OF THE N.E. CORNER OF THE S.E. 1/4 OF SECTION 25, TOWNSHIP 16 SOUTH, RANGE 18 EAST, SAID POINT BEING A CONCRETE MONUMENT ON THE WEST RIGHT OF WAY LINE OF THE S.A.L.R.R., THENCE SOUTHERLY ALONG SAID RAILROAD RIGHT OF WAY 622.0 FEET TO CONCRETE MONUMENT, THENCE WEST 128.0 FEET, MORE OR LESS, TO THE WATERS OF BLUE RUN. THENCE NORTHERLY ALONG THE WATERS OF BLUE RUN TO A POINT THAT IS 223 FEET WEST OF THE POINT OF BEGINNING, THENCE EAST 223 FEET TO THE POINT OF BEGINNING; AND

PARCEL 5

LOTS 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577 AND 1578, AS PER PLAT OF THE TOWN OF DUNNELLON, MARION COUNTY, FLORIDA, ALL BEING IN SECTION 25, TOWNSHIP 16 SOUTH, RANGE 18 EAST; AND EXCEPT BEGINNING AT A POINT THAT IS 1070.3 FEET SOUTH AND 2664.2 FEET WEST OF THE N.E. CORNER OF THE S.E. 1/4 OF SECTION 25, TOWNSHIP 16 SOUTH, RANGE 18 EAST. SAID POINT BEING A CONCRETE MONUMENT ON THE WEST RIGHT OF WAY LINE OF THE SA.L.R.R., THENCE SOUTHERLY ALONG SAID RAILROAD RIGHT OF WAY 622.0 FEET TO CONCRETE MONUMENT, THENCE WEST 128.0 FEET, MORE OR LESS, TO THE WATERS OF BLUE RUN, THENCE NORTHERLY ALONG THE WATERS OF BLUE RUN TO A POINT THAT IS 223 FEET WEST OF THE POINT OF BEGINNING, THENCE EAST 223 FEET TO THE POINT OF BEGINNING; AND EXCEPT COMMENCE AT A POINT THAT IS 1070.3 FEET SOUTH AND 2664.2 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 16 SOUTH, RANGE 18 EAST, SAID POINT BEING A CONCRETE MONUMENT ON THE WEST RIGHT OF WAY LINE OF THE SA.L.R.R.; THENCE SOUTHERLY ALONG SAID RAILROAD RIGHT OF WAY 622.0 FEET TO THE POINT OF BEGINNING. THENCE S.70°19'03"E. A DISTANCE OF 50.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF HENDRIX ROAD, (BEING A 40 FOOT RIGHT OF WAY), SAID POINT BEING ON A 1432.39 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST, HAVING A CHORD BEARING AND DISTANCE OF S.17°01'16"W. 133.03 FEET THENCE SOUTHERLY ALONG THE ARC OF

SAID CURVE, THROUGH A CENTRAL ANGLE OF $05^{\circ}19'23''$, A DISTANCE OF 133.08 FEET TO THE POINT OF TANGENCY; THENCE $S.14^{\circ}21'34''W.$ A DISTANCE OF 16.45 FEET TO THE POINT OF CURVATURE OF A 245.07 FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST, HAVING A CHORD BEARING AND DISTANCE OF $S.14^{\circ}57'12''E.$ 239.96 FEET THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $58^{\circ}57'32''$, A DISTANCE OF 250.76 FEET; THENCE DEPARTING SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, $N.87^{\circ}58'03''W.$ A DISTANCE OF 397.31 FEET, MORE OR LESS. TO THE WATERS' OF BLUE RUN; THENCE NORTHEASTERLY ALONG SAID WATERS' EDGE TO A POINT THAT BEARS $N.88^{\circ}28'06''W.$ FROM THE POINT OF BEGINNING; THENCE $S.88^{\circ}28'06''E.$ A DISTANCE OF 228.73 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. AND

PARCEL 6

LOTS 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550 AND 1551 AND THAT PART OF LOTS 1527, 1533, 1552, LYING NORTH OF PENNSYLVANIA AVENUE, AS PER PLAT OF THE TOWN OF DUNNELLON, MARION COUNTY, FLORIDA, ALL BEING IN SECTION 36, TOWNSHIP 16 SOUTH, RANGE 18 EAST; AND

PARCEL 7

TOGETHER WITH THOSE CERTAIN LANDS CONVEYED TO C.M. CUBBAGE BY SEABOARD COAST LINE RAILROAD COMPANY BY DEED DATED FEBRUARY 1, 1972, AND RECORDED FEBRUARY 28, 1972 IN OFFICIAL RECORDS BOOK 499, PAGE 751, PUBLIC RECORDS OF MARION COUNTY, BEING THE FOLLOWING-DESCRIBED LANDS: A STRIP OF LAND 100 FEET WIDE, i.e., 50 FEET WIDE ON EACH SIDE OF THE CENTER LINE OF SCL RR'S MAIN TRACK AS FORMERLY LOCATED EXTENDING FROM THE NORTHERLY LINE OF PENNSYLVANIA AVENUE (STATE ROAD 484) IN A NORTHEASTERLY DIRECTION 6,370 FEET, MORE OR LESS, TO THE WESTERN END OF A PARCEL OF LAND CONVEYED BY SCL RR TO THE CANAL AUTHORITY OF THE STATE OF FLORIDA BY DEED DATED OCTOBER 7, 1970, SAVING AND EXCEPTING, HOWEVER THE NORTHWESTERNMOST 50 FEET OF SAID STRIP OF LAND OVER AND ACROSS THE NORTH 365 FEET, MORE OR LESS, OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 25, TOWNSHIP 16 SOUTH, RANGE 18 EAST, THE SOUTHEASTERN CORNER OF THE N.E. 1/4 OF THE SW. 1/4, SAID SECTION 25 AND THE SOUTHERNMOST 440 FEET, MORE OR LESS, OF THE N.W. 1/4 OF THE S.E. 1/4. SAID SECTION 25; ALSO A STRIP OF LAND 100 FEET WIDE, i.e., 50 FEET WIDE ON EACH SIDE OF THE CENTER LINE OF SCL RR'S DEPOT SPUR AS FORMERLY LOCATED EXTENDING SOUTHWESTERLY FROM THE WESTERLY LINE OF LAND ABOVE DESCRIBED FOR A DISTANCE OF 710 FEET. MORE OR LESS, TO THE WATERS EDGE OF BLUE RUN; ALSO, A STRIP OF LAND 50 FEET IN WIDTH SITUATED WEST OF AND ADJOINING THE RIGHT OF WAY FIRST ABOVE DESCRIBED AND EXTENDING IN A SOUTHERLY DIRECTION OF THE DEPOT SPUR SECOND ABOVE DESCRIBED 690 FEET, MORE OR LESS, TO PENNSYLVANIA AVENUE.

LESS AND EXCEPT: THAT PORTION DESCRIBED AS PARCEL NO.3, COMPONENT NO. 1;

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COMPONENT NO. 2; COMPONENT NO. 3 AS CONTAINED IN FINAL JUDGEMENT IN CONDEMNATION, RECORDED IN CIVIL RECORDS BOOK 16, PAGES 400 THRU 405, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AS SHOWN AS EXHIBIT "B" ATTACHED HERETO.

AND LESS AND EXCEPT A ROAD RIGHT-OF-WAY OVER AND ACROSS A TRACT OF LAND 40 FEET WIDE AND BEING 20.00 FEET ON EACH SIDE OF THE CENTERLINE MORE FULLY DESCRIBED AS FOLLOWS:

(AS FURNISHED)

COMMENCING AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 16 SOUTH, RANGE 18 EAST, MARION COUNTY, FLORIDA, THENCE N.89°35'17"W. ALONG THE NORTH BOUNDARY OF SAID SECTION 36, A DISTANCE OF 2641.43 FEET; THENCE DEPARTING FROM SAID NORTH BOUNDARY S.0°29'33"E. 1418.15 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE HEREIN DESCRIBED, SAID POINT LYING ON THE CENTERLINE OF S.R. 484 (66 FEET WIDE); THENCE N.0°29'33"W. 1733.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG AND WITH THE ARC OF SAID CURVE A CHORD BEARING AND DISTANCE OF N.39°31'54"W. 251.94 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 225.07 FEET THENCE NORTHWESTERLY AND NORTHERLY ALONG AND WITH THE ARC OF SAID CURVE A CHORD BEARING AND DISTANCE OF N.32°06'21"W. 326.33 FEET TO THE POINT OF TANGENCY; THENCE N.14°21'34"E. 16.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1412.39 FEET, SAID POINT LYING S.75°37'37"E. 30.00 FEET FROM THE CENTERLINE OF ABANDONED SEABOARD AIRLINE RAILROAD RIGHT-OF-WAY; THENCE NORTHEASTERLY ALONG AND WITH THE ARC OF SAID CURVE AND PARALLEL TO SAID CENTERLINE OF RAILROAD A CHORD BEARING AND DISTANCE OF N.38°54'10"E. 1172.75 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE. EXCEPT THAT PORTION LYING WITHIN THE RIGHT-OF-WAY OF AFORESAID S.R. 484.

(AS SURVEYED)

COMMENCING AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 16 SOUTH, RANGE 18 EAST, MARION COUNTY, FLORIDA, THENCE S.89°35'17"W. ALONG THE NORTH BOUNDARY OF SAID SECTION 36, A DISTANCE OF 2641.43 FEET; THENCE DEPARTING FROM SAID NORTH BOUNDARY S.0°29'33"E. 1318.15 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE HEREIN DESCRIBED, SAID POINT LYING ON THE CENTERLINE OF S.R. 484 (66 FEET WIDE); THENCE N.0°29'33"W. 1733.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG AND WITH THE ARC OF SAID CURVE A CHORD BEARING AND DISTANCE OF N.39°31'54"W. 251.94 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 225.07 FEET; THENCE NORTHWESTERLY AND NORTHERLY ALONG AND WITH THE ARC OF SAID CURVE A CHORD BEARING AND DISTANCE OF

N.32°06'21"W. 326.33 FEET TO THE POINT OF TANGENCY; THENCE N.14°21'34"E. 16.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1412.39 FEET. SAID POINT LYING S.75°37'37"E. 20.00 FEET FROM THE CENTERLINE OF ABANDONED SEABOARD AIRLINE RAILROAD RIGHT-OF-WAY; THENCE NORTHEASTERLY ALONG AND WITH THE ARC OF SAID CURVE AND PARALLEL TO SAID CENTERLINE OF RAILROAD A CHORD BEARING AND DISTANCE OF N.38°54'10"E. 1172.75 FEET TO THE POINT OF TERMINUS OF SAID CENTERLINE. EXCEPT THAT PORTION LYING WITHIN THE RIGHT-OF- WAY OF AFORESAID S.R. 484.

Section 2. Pursuant to an application, CPA 04-L1, the City of Dunnellon herein amends the text of the of the Comprehensive Plan, Goals, Objectives and Policies and the Future Land Use Map, to reflect the exact language as is set forth in the attached Exhibit "A," Exhibit "B," and Exhibit "C" that are incorporated herein by reference in its entirety.

Section 3. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 3. Conflicts Repealed. All ordinances or parts of ordinances in conflict with this Ordinance shall be repealed to the extent of such conflict. If any portion of this Ordinance is found to be invalid, then only that portion of this Ordinance shall be stricken.

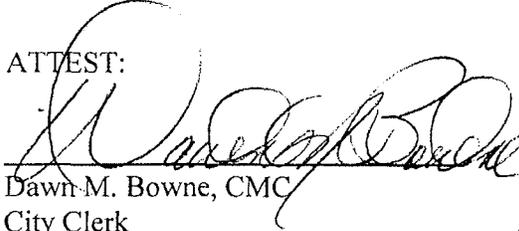
Section 4. Effective Date. This Ordinance shall become effective immediately upon adoption.

The effective date of this plan amendment shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the amendment in compliance in accordance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Community Affairs, Bureau of Local Planning, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

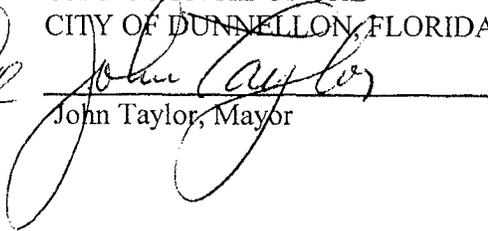
PASSED ON FIRST READING, THIS 28th DAY OF October 2005.

PASSED AND DULY ADOPTED, with a quorum present and voting by the City Council of the City of Dunnellon, Florida, on final reading this 14th DAY OF November 2005.

ATTEST:


Dawn M. Bowne, CMC
City Clerk

CITY COUNCIL OF THE
CITY OF DUNNELLON, FLORIDA

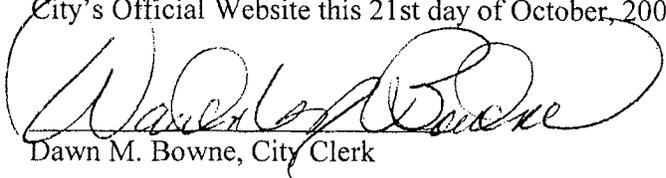

John Taylor, Mayor

Approved as to Form and Correctness:


J. Theodore Schatt, City Attorney
Mateer & Harbert, P.A.
P.O. Box 3775
Ocala, FL 34478
Telephone: 352-351-8003
Facsimile: 352-351-9002

CERTIFICATE OF POSTING

I HEREBY CERTIFY that copies of the foregoing Ordinance were posted at City Hall, the Chamber of Commerce, and the Dunnellon Library, in the City of Dunnellon, Florida, and on the City's Official Website this 21st day of October, 2005.


Dawn M. Bowne, City Clerk

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS NOTICE OF INTENT TO FIND THE
CITY OF DUNNELLON
COMPREHENSIVE PLAN NOT IN COMPLIANCE
DOCKET NO. 05-1-NOI-4203-(A)-(N)

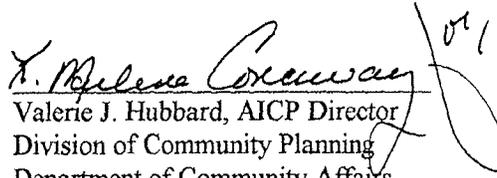
The Department gives notice of its intent to find the Amendment(s) to the Comprehensive Plan for the City of Dunnellon, adopted by Ordinance No(s). 2005-01 on November 14, 2005, NOT IN COMPLIANCE, pursuant to Sections 163.3184, 163.3187 and 163.3189, F.S.

The adopted City of Dunnellon Comprehensive Plan, the Department's Objections, Recommendations, and Comments Report, (if any), and the Department's Statement of Intent to Find the Comprehensive Plan Not In Compliance will be available for public inspection Monday through Friday, except for legal holidays, during normal business hours, at the City Hall Clerks Office, 20750 River Drive, Dunnellon, Florida 34431.

This Notice of Intent and the Statement of Intent for the Comprehensive Plan found Not In Compliance will be forwarded by petition to the Division of Administrative Hearings (DOAH) of the Department of Management Services for the scheduling of an Administrative Hearing pursuant to Sections 120.569 and 120.57, F.S. The purpose of the administrative hearing will be to present evidence and testimony on the noncompliance issues alleged by the Department in its Objections, Recommendations, and Comments Report and Statement of Intent in order to secure a recommended order for forwarding to Administration Commission.

Affected persons may petition to intervene in this proceeding. A petition for intervention must be filed at least twenty (20) days before the final hearing and must include all of the information and contents described in Uniform Rule 28-106.205, F.A.C. Pursuant to 163.3184(10), F.S., no new issues may be alleged as a reason to find a plan not in compliance in a petition to intervene filed more than twenty one (21) days after publication of this notice unless the petitioner establishes good cause for not alleging such new issues within the twenty one (21) day time period. The petition for intervention shall be filed at DOAH, 1230 Apalachee Parkway, Tallahassee, Florida 32399-3060, and a copy mailed or delivered to the local government and the Department. Failure to petition to intervene within the allowed time frame constitutes a waiver of any right such a person has to request a hearing pursuant to Sections 120.569 and 120.57, F.S., or to participate in the administrative hearing.

After an administrative hearing petition is timely filed, mediation is available pursuant to 163.3189(3)(a), F.S., to any affected person who is made a party to the proceeding by filing that request with the administrative law judge assigned by the Division of Administrative Hearings. The choice of mediation shall not affect a party's right to an administrative hearing.


Valerie J. Hubbard, AICP Director
Division of Community Planning
Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100