

Agenda
City of Dunnellon
20750 River Drive, Dunnellon, FL 34431
City Council Meeting
February 11, 2026, 5:00 PM

Dunnellon City Council meeting will be held on February 11, 2026, 5:00 pm.

Public Comment: Anyone who wishes to provide public comment will be able to do so by participating in the City Council meeting in person.

Supporting Documentation for Agenda items may not be ADA compliant for website posting. To obtain supporting documentation not published to the website, please contact the City Clerk's office.

Public input on non-agenda items will be heard at the beginning of the meeting. A three (3) minute time limit will be strictly administered.

Call to Order

Pledge of Allegiance

Opening Prayer/Moment of Silence

(suggested time limit: 1 minute Mayor to request if any invitee is present to open with prayer; if no invitee is present, Mayor will ask if a Dunnellon citizen will volunteer. If no volunteers, a moment of silence will be offered. If a citizen outside of Dunnellon requests to open with prayer, (s)he may do so if no invitees/citizens volunteer.)

Roll Call

Proof of Publication - The agenda was published on the City's Website and City Hall bulletin board on Wednesday, February 4, 2026. The agenda was amended on Tuesday, February 10th to add item #2 and on Wednesday, February 11th to add the minutes to consent agenda.

Council's Comments Regarding Agenda

Public Comment on non-agenda items - 3 minute time limit

Consent Agenda

Accept public comment on consent agenda items prior to making a motion.

(Note: Motion to approve items on the consent agenda is a motion to approve the recommended actions.)

Approval of Minutes

Documents:

November 3 2025 Workshop.pdf
November 12 2025 Meeting.pdf
December 1 2025 Workshop.pdf

Approve Change Order #1 for Agreement #AGR2026-01 with Pave Rite, Inc. in the amount of \$32,891 for additional road work on Rolling Hills Road.

Documents:

[Change Order for Agreement AGR2026-01.pdf](#)

Regular Agenda

1. Marion County Sheriff's Office Report

2. Regular Agenda Item

2.a Bid #BID2026-01, Surplus Speed Trailer

Proposed Motion: I move to accept/reject the offer submitted by Williston Police Department in the amount of \$10,000.

3. Council Discussion - Code Enforcement Case #CE2025-089, CSX Transportation

Public Hearing Statement

All persons wishing to address the City council will be asked to limit their comments to the specific subject being addressed. Public opinions and input are valued by the Council. However, it is requested that comments are directed at specific issues rather than personal comments directed toward the council members or staff in order to foster mutual respect between council members and the public.

Members of the public in attendance at public forums should listen courteously and attentively to all public discussions before the body; and focus on the business at hand. They shall refrain from interrupting other speakers; making personal comments not germane to the business of the body; or otherwise interfering with the orderly conduct of meetings.

Members of the public addressing City council and boards/commissions on a specific project or proposal are requested to disclose any personal interest or relationship; and any business, professional, or financial interests with any individual, group, project or proposal regarding the subject matter under review. Members of the public should always err on the side of more public disclosure, not less, in order to provide integrity to the public process.

4. Public Hearing

4.a Public Hearing Ordinance #ORD2025-13, Recovery Residences (published on the City's Website 1/22/2026 and in the Riverland News on 1/30/2026)

4.b Final Reading Ordinance #ORD2025-13, Recovery Residences

Proposed Motion: I move Ordinance #ORD2025-13 be read by title only.

Proposed Motion: I move Ordinance #ORD2025-13 be approved.

Documents:

[Ordinance ORD2025-13 Recovery Residences.pdf](#)

[Ordinance ORD2025-13 Business Impact Statement.pdf](#)

5. Ordinances

5.a First Reading Ordinance #ORD2026-01, Special Events

Accept Public Comment

Proposed Motion: I move Ordinance #ORD2026-01 be read by title only.

Proposed Motion: I move Ordinance #ORD2026-01 be approved.

Documents:

[Agenda Summary for Ordinance ORD2026-01 Special Events.pdf](#)

[Ordinance ORD2026-01 Special Events_FINAL DRAFT with exhibit.pdf](#)

[Ordinance ORD2026-01 Business Impact Statement.pdf](#)

6. Resolutions

6.a Resolution #RES2026-04, Parking and Boat Launch Fees

Accept Public Comment

Proposed Motion: I move Resolution #RES2026-04 be read by title only.

Proposed Motion: I move Resolution #RES2026-04 be approved.

Documents:

[Resolution RES2026-04 Parking and Launch Fees_REV20260204_MO.pdf](#)

7. Department Reports

8. Council Liaison Reports and Comments

9. City Attorney Report

Adjourn

Proposed Motion: I move the City Council meeting be adjourned.

ANY PERSON REQUIRING A SPECIAL ACCOMMODATION AT THIS HEARING BECAUSE OF A DISABILITY OR PHYSICAL IMPAIRMENT SHOULD CONTACT THE CITY CLERK AT (352) 465-8500 AT LEAST 48 HOURS PRIOR TO THE PROCEEDING. IF A PERSON DESIRES TO APPEAL ANY DECISION WITH RESPECT TO ANY MATTER CONSIDERED AT THE ABOVE MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE

TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE CITY IS NOT RESPONSIBLE FOR ANY MECHANICAL FAILURE OF RECORDING EQUIPMENT.

**City of Dunnellon
City Council Workshop**

Date: November 03, 2025

Time: 5:00 p.m.

Place: City Hall, 20750 River Dr., Dunnellon, FL 34431

Call to Order and Pledge of Allegiance:

Mayor Green called the meeting to order at approximately 5:01p.m. and led the Council in the Pledge of Allegiance.

Opening Prayer/Moment of Silence

Mayor Green invited any citizen wishing to volunteer to open with prayer. No one stepped forward and a moment of silence was provided.

Roll Call

Walter Green, Mayor, Seat 1

Reese Taschenberger, Councilman, Seat 2

Tim Inskeep, Vice-Mayor, Seat 3

Valerie Hanchar, Councilwoman, Seat 4

Rex Lehmann, Councilman, Seat 5

Staff Present

Mandy Odom, City Clerk

Schonna McLean, Finance Officer

Chad Ward, Public Works Manager

William Ary, Community Development Manager

Chief Ron Bray, Police Department

Michelle Leonard, Assistant City Clerk

Julie Danowski, Records Clerk

Legal Counsel

Andrew Hand Shepard, Smith, Kohlmyer & Hand, P.A.

Proof of Publication

The agenda was posted on the City's website and City Hall bulletin board on Monday, October 27, 2025. The agenda was amended on October 30th to add backup to items #3a, #5a, #5b, and #7a and on November 3rd to add backup to item #4a.

1) Public Comments

Bill White, 12115 Palmetto Way, addressed the Council regarding the proposed Track Line railroad tie project. He presented a three-minute video from a reclamation company in Coos Bay, Oregon detailing an alternative process where ties are taken to a central, full-time industrial facility rather than being processed on-site. He emphasized the on-site processing proposed locally is an economic decision to save money. Mr. White provided an update on the collective efforts against the project, noting State Representative JJ Grow, Marion County, Rainbow River Conservation, the Sierra Club, and the Concerned Citizens of Chatmire have united in opposition.

He said the coalition has hired Terrell Arline, a Tallahassee-based attorney with 40 years of experience in land use and environment controls, and the Sierra Club has approved funding for legal expenses should this move into a court challenge. The goal is for Track Line to choose to back off voluntarily from the project due to the negative publicity and unified opposition.

Responding to questions from Councilman Lehmann regarding whether or not the activity at the site is being monitored daily, Mr. White stated resident advocates are assisting. When asked about potential environmental damage from ties already leaching chemicals into the soil, Mr. White noted in Newberry, the City Manager reported even after the operation ceased, four acres of soil had to be removed 5-6 inches deep and taken to a toxic waste dump. Councilman Lehmann suggested the City might explore initiating its own lawsuit to recover damages.

Council thanked Mr. White for his presentation.

David Porter, 11835 E. Blue Cove Dr., echoed Bill White's sentiments about the community's united efforts. He stated his attorney was informed by CSX Track Line does not have a lease for the property specified in its permit application. He encouraged City staff to use a FOIA request and ask FDEP for proof of a lease or easement. He warned them without a fixed location, the company might use a mobile facility closer to the river.

Councilwoman Hanchar expressed confusion about how an applicant could use an address within Dunnellon City limits when the activity is occurring outside those limits. Vice-Mayor Inskeep clarified they discovered one parcel of the property in question has half of its area within the City limits. He explained this finding is what granted the City authority to issue notices of violation to the applicant. Mrs. Odom added further clarification utilizing a map and showing Councilwoman Hanchar the properties location. She stated Code Enforcement has given them until November 14th to comply.

David Pahl, 12088 Wekiwa Circle, expressed serious concerns about the Track Line site, focusing on three issues: the potential for the operation to become permanent, the extreme fire hazard posed during the dry season, and the question of how the City would indemnify itself from liability when CSX or Track Line might use legal structures like LLCs to avoid responsibility.

There was further discussion regarding the location of CSX properties.

2) Board Reports

There were no board reports.

3) Dunnellon Chamber and Business Association Reports

Paisley Bower, Executive Director, read the following into the record:

"Our Two Rivers Music Festival was a great success, rain dampened the evening a bit, but the overall feedback was extremely positive. Our Volunteers were absolutely amazing and we truly could not have done it without them. Special thanks to the City for all of their help, Tim for helping

with pre-event coordination, Valerie for volunteering during the event and Rex for all his expertise and hard work before, during and after.

New & Returning Members 10/1/25

*Roof Systems Unlimited
Bridget Hanley Studio
Cleaning by Alix
Liberty National
First Federal Bank
Life and Love ALF 2
Steadfast Plumbing
Ron Benfield CPA & Associates PLLC
Captain Paul's Flight School
Citrus Lending*

Chamber & Member Events:

Our last dinner mixer, held at Paige's Root Beer was attended by 65 people, we acquired one new member at the dinner. Gift baskets/prizes were donated by- Citrus County Life Magazine, Assured Home Inspections, Tupperware Tara Ballantyne, Julie Mancini Photography, One Rake at a Time, Cannon Farms, Brannen Bank & Cheryl Regina with Rainbow Springs Realty Group.

We have our next networking dinner mixer at The Works Bistro on November 16th at 5:30. Seats are still available. We are currently looking for New Members to join our Board of Directors, we had several people express interest over the last few weeks. We will be conducting interviews with interested members in the upcoming months.

November 5th at 5:30 Business After Hours for One Rake at a Time

December 3rd at 5:30 Holiday Open House Dinner Mixer at and Benefitting the Boys and Girls Club of Dunnellon hosted by Keller Williams Cornerstone Realty

December 6th- Dunnellon's Small Town Christmas Parade.

We are always looking for volunteers for both in the office and for our events, and sponsors for our events, and we would like to encourage anyone who is interested in doing either to contact us."

Councilwoman Hanchar asked for the date of the next business dinner and Ms. Bower replied it would be on November 18th.

Councilman Lehmann asked about the potential of having food at Ernie Mills Park during the Christmas Parade and hosting a light post decorating contest much like what is done in Inverness. Ms. Bower stated she would bring both suggestions up to the Chamber Board.

Mayor Green asked for a status update on a fireworks display in July and Ms. Bower stated although there are many road blocks she is still working on it. Mayor Green asked Vice-Mayor Inskeep to provide an update at the meeting.

4) Regular Agenda Items

4.a) Bid #BID2025-05 Surplus Property, 12014 S. Williams Street

Mrs. Odom stated the Police Department building was declared surplus in September via Resolution #RES2025-36, and the deadline for offers is today. The City advertised for offers in accordance with Chapter 163.380 of Florida Statutes and received a single bid of \$150,000 from Jim Gissy. The offer will first go before the CRA board at its meeting next Wednesday for a recommendation to either accept or reject. If the recommendation is to accept, the City Council will hold a public hearing on November 12th to make a final decision. Public notice of this hearing will be posted on the City's Public Notices webpage.

The Council discussed Mr. Gissy's offer. Councilman Lehmann, Councilman Taschenberger, and Vice-Mayor Inskeep supported accepting the bid due to the building's poor condition and lack of other interest. Mrs. Odom stated she is negotiating to retain the Air Conditioning and various electrical switches for City use at other buildings. Councilwoman Hanchar viewed the offer as a fair "as-is" price, especially since Mr. Gissy plans to demolish the structure. Council unanimously agreed to move forward by placing the offer on the Community Redevelopment Agency (CRA) Board agenda for a recommendation and scheduling a public hearing for the November 12th Council meeting.

4.b) Agreement #AGR2025-21 SafeParc Draft Parking/Boat Launch

Mrs. Odom requested to defer this item until next month. She explained the City needs to workshop parking regulations further after discussions with Attorney Hand. The plan is to bring the parking regulations Ordinance back for a second and final reading in December, at which point an agreement can follow the Ordinance's adoption. Attorney Hand noted the specifics of the agreement depend heavily on the final version of the Ordinance, which SafeParc will need to review. He added SafeParc has provided suggestions for the Ordinance, some of which will be incorporated into the next draft.

5) Staff Agenda Items

5.a) Certified Local Government (CLG) - William Ary, Community Development Manager

Mr. Ary proposed the City apply for CLG status to obtain access to dedicated federal funding, technical assistance, and stimulate economic development. He highlighted this status would also allow owners of historic structures within the district to apply for federal grants to offset their maintenance costs. Since the primary prerequisites are already in place, staff only needs authorization from Council to submit the application. The Council agreed to add this to the consent agenda.

5.b) Bid #BID2025-04 5-Year Capital Road Improvement Plan

Mrs. Odom presented the five-year capital plan for roadway improvements and requested authorization to solicit bids from licensed contractors for all projects identified within the period. The City intends to establish a long-term contract with a single contractor for all five years' worth of improvements, avoiding the need to bid projects annually. The invitation to bid will use the same language utilized for the CRA Road projects and includes a termination clause, ensuring the City is not locked into a five-year commitment if the selected contractor is unsatisfactory. Funding for the initial fiscal year projects is already budgeted. Legal counsel will review the

resulting contract before it is brought to the Council for final approval. Council expressed support for the approach and agreed to authorize staff to proceed with issuing the invitation to bid.

6) Ordinances

6.a) Ordinance #ORD2025-12, Parking Regulations

Attorney Hand presented the updated Parking Ordinance, noting the main changes from the first reading involve implementing a camera-enforced parking system. The Ordinance outlines procedures for handling violations and appeals with the City's magistrate. He stated most changes are procedural in nature.

Councilman Lehmann questioned the "Business Impact Statement" which cited \$25,000 to \$50,000 in initial costs and \$15,000 to \$25,000 in annual operating costs, noting the City currently receives no revenue from parking. Vice-Mayor Inskeep clarified those figures are outdated estimates from a prior City-wide parking meter discussion from several years ago. The actual City cost is primarily limited to signage and staff expenses.

Attorney Hand stated the Ordinance modifications will provide the legislative basis to implement paid parking at the boat launch and overflow lots. Mrs. Odom added the specific fees will be established via Resolution, which is easier to modify than an Ordinance, while civil penalties will be defined within the Ordinance itself. Council agreed the impact statement needed revision and the current plan for the SafeParc system was much more cost-effective than previous City-wide plans.

7) Resolutions

7.a) Resolution #RES2025-42 Surplus PD Building Contents and Equipment

Mrs. Odom presented a surplus list of items from the former Police Department building and sheds. The items were deemed to have very low to no commercial value. Utilizing Florida Statute 274.06, which provides authority to dispose of items without commercial value, the staff recommended several disposal methods including donation, auction, and recycling through Technology Conservation Group as appropriate. Chief Bray noted useful equipment has already been retained for current police operations and anything remaining holds minimal value.

Mrs. Odom also mentioned a request from Andy Murray, curator of the Dunnellon Historical Society, for two sets of old building plans for the former Booker T. Washington School. She stated since the building is no longer standing, the City is not required to retain the plans. Council consented to donate the documents to the Historical Society.

8) Council Comments

Councilwoman Hanchar praised staff for their handling of the railroad tie issue and proposed the Council ride a float in the December 6th Christmas parade, which Chief Bray agreed to organize. Attorney Hand confirmed this was permissible provided no City business is discussed during the parade.

Councilman Lehmann raised concerns about proposed State legislation aiming to eliminate property taxes on homesteaded properties, asking staff to analyze the significant financial impact

on City revenue. Vice-Mayor Inskeep argued it was premature to dedicate resources to researching the vague, early-stage proposals. Attorney Hand agreed the outcome is uncertain, suggesting the Florida League of Cities would be the best information source and any such change would likely involve a shift to a State-controlled sales tax system.

Vice-Mayor Inskeep updated the Council on FDOT projects discussed at the recent TPO meeting. He reported FDOT will address the right-turn lane issue at US 41 and CR 484 by moving stop lines back. He said the long-awaited US 41 widening is in the 2030 five-year work plan, though he worried about future cost-related delays. He added the 2nd phase widening from SR 40 going north isn't in the long-range work plan at all due to funding. The Council agreed to send a formal letter of comment about the FDOT five-year plan by the November 7th deadline. Mayor Green suggested the letter also commend FDOT for the early completion of a turn lane project on US 41 and SR 40 and emphasize the urgent need for safety improvements at the hazardous 180th Avenue and SR 40 intersection. Council provided consensus for Mrs. Odom to work with Vice-Mayor Inskeep to compose a letter.

Mayor Green asked Councilman Taschenberger about his grandmother and Councilman Taschenberger shared she will be 100 years old in January. Council directed staff to prepare a Centenarian Proclamation for his grandmother's 100th birthday.

Mayor Green echoed Attorney Hand's earlier suggestion and said the City must rely on the resources provided by the Florida League of Cities and the Florida League of Mayors regarding the proposed state legislation on property taxes. Mayor Green stressed the importance of local municipalities backing up these organizations' lobbying efforts, highlighting this issue is a major concern which affects local government funding across the State.

9) City Attorney Comments

There were no Attorney comments.

10) Public Comment

David Pahl, 12088 Wekiwa Circle, asked when the Comprehensive Plan proposals would be available for public review. Mr. Ary explained six draft elements were presented at recent joint Planning Commission and City Council meetings and were added to the City's website today. He said he expects at least two more joint meetings before any changes are implemented. Vice-Mayor Inskeep added the Comprehensive Plan provides broad guidance, while the Land Development Regulations contain the specific standards which protect the City from undesirable development. Mr. Ary said the next joint meeting is scheduled for November 18th to review all current drafts and updated drafts are available on the City's Comprehensive Plan webpage.

Adjournment

The meeting was adjourned at approximately 6:31 p.m.

Penned signature of:
Walter L. Green, Mayor

Attest:

Penned signature of:
Amanda Odom, CMC, City Clerk

**City of Dunnellon
City Council Meeting**

Date: November 12, 2025

Time: 5:00 p.m.

Place: City Hall, 20750 River Dr., Dunnellon, FL 34431

Call to Order and Pledge of Allegiance

Mayor Green called the meeting to order at approximately 5:01 p.m. and led the Council in the Pledge of Allegiance.

Opening Prayer / Moment of Silence

Mayor Green invited any citizen wishing to volunteer to open with prayer. No one stepped forward and a moment of silence was observed for the loss of Sheriff Don Moreland.

Roll Call

Walter Green, Mayor, Seat 1

Reese Taschenberger, Councilman, Seat 2

Tim Inskeep, Vice-Mayor, Seat 3

Valerie Hanchar, Councilwoman, Seat 4

Rex Lehmann, Councilman, Seat 5

Staff Present

Mandy Odom, City Clerk

Schonna McLean, Finance Officer

Chad Ward, Public Works Manager

Chief Ron Bray, Police Department - Absent

William Ary, Community Development Manager

Michelle Leonard, Assistant City Clerk

Julie Danowski, Records Clerk

Legal Counsel

Andrew Hand, City Attorney, Shephard, Smith, Kohlmyer & Hand, P.A. - Attended Remotely

Proof of Publication

The agenda was posted on the City's Website and City Hall bulletin board on Tuesday, November 4, 2025. The agenda was amended on Thursday, November 6th to revise the backup of item #3b and on November 12th to add backup to item #5a.

Council Comments Regarding Agenda

There were no Council comments.

Public Comment on non-agenda items

There were no public comments.

Consent Agenda

- Approval of Minutes
 - August 04, 2025 Special Budget Workshop
 - August 13, 2025 Meeting
 - September 03, 2025 Special Budget Workshop
 - September 03, 2025 Workshop
- Authorize staff to submit an application for Certified Local Government (CLG) designation to the Florida Division of Historical Resources.

Vice-Mayor Inskeep moved the consent agenda be approved. Councilman Lehmann seconded the motion. Mayor Green called for discussion or comments and there were none. A vote was taken and the motion passed 5-0.

Regular Agenda

1) Marion County Sheriff's Office Report

Lieutenant Vowinkel presented the October law enforcement report stating activity levels were similar to previous months including 10 arrests, 341 traffic stops, 17 accidents, 35 tickets, 38 warnings, 8 parking tickets, and 310 calls for service.

Councilwoman Hanchar asked about the average response time for traffic accidents. Lieutenant Vowinkel explained response times vary depending on staffing, call volume, and whether deputies are tied up in other duties. A brief discussion followed about a recent incident involving a County employee and multiple deputies being out due to court subpoenas, which contributed to some delays. Lieutenant Vowinkel confirmed all deputies are trained to handle crashes within the City. Councilwoman Hanchar noted she simply wanted to ensure interactions between parties at the scene were handled professionally. Lieutenant Vowinkel confirmed body-worn cameras document all encounters.

Lieutenant Vowinkel announced Master Sergeant Moore was promoted to Lieutenant and will serve as the new Dunnellon District Commander. She said she will likely transfer out to the Northwest District around mid-January. Council members thanked her for her service to Dunnellon.

Public Hearing Statement

Mrs. Odom read the following into the record:

"All persons wishing to address the City council will be asked to limit their comments to the specific subject being addressed. Public opinions and input are valued by the Council. However, it is requested that comments are directed at specific issues rather than personal comments directed toward the council members or staff in order to foster mutual respect between council members and the public."

Members of the public in attendance at public forums should listen courteously and attentively to all public discussions before the body; and focus on the business at hand. They shall refrain from interrupting other speakers; making personal comments not germane to the business of the body; or otherwise interfering with the orderly conduct of meetings."

Members of the public addressing City council and boards/commissions on a specific project or proposal are requested to disclose any personal interest or relationship; and any business, professional, or financial interests with any individual, group, project or proposal regarding the subject matter under review. Members of the public should always err on the side of more public disclosure, not less, in order to provide integrity to the public process."

2. Public Hearing

2.a) Public Hearing – Ordinance #ORD2025-11, Sign Regulations

Mayor Green gavelled down and stated, *"It is now 5:12 p.m. and I close the regular meeting and open the public hearing to discuss Ordinance #ORD2025-11, Sign Regulations. Published on the City's website on 10/21/2025 and in the Riverland News on 10/31/2025."*

Staff Report

Mr. Ary stated this is the final reading and if approved, will allow entryway signs and monument signs on properties without an existing structure. The allowable height of these signs depends on the size of the property, specifically whether it is under 25 acres or over 25 acres. The change is intended to help property owners, especially those with larger acreage or farms, to install signs for identification or informational purposes.

Council Comment

There were no Council comments.

Public Comment

There were no public comments.

Mayor Green gavelled down and stated, *"It is now 5:14 p.m. and I close the public hearing held to discuss Ordinance #ORD2025-11 and reopen the November 12th City Council Meeting."*

2.b) Final Reading – Ordinance #ORD2025-11, Sign Regulations

Public Comment

There were no public comments.

Councilman Taschenberger moved Ordinance #ORD2025-11 be read by title only. Councilwoman Hanchar seconded the motion. Mayor Green called for discussion and there was none. A vote was taken and the motion passed 5-0.

Mrs. Odom read the following into the record:

"ORDINANCE #ORD2025-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DUNNELLON, FLORIDA, AMENDING ARTICLE XI OF THE CITY'S LAND DEVELOPMENT CODE; AMENDING SECTION 11.2 TO ADD A DEFINITION FOR

"MONUMENT SIGN"; AMENDING SECTION 11.3 TO PERMIT MONUMENT SIGNS IN A-1 DISTRICTS AND RESIDENTIAL DISTRICTS (R-1, R-1A, R-1B, R-2, RBO) ON PROPERTIES OF FIVE ACRES OR MORE, SUBJECT TO SPECIFIED REQUIREMENTS REGARDING NUMBER, SIZE, HEIGHT, ILLUMINATION, MATERIALS, AND DESIGN; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE."

Councilman Taschenberger moved Ordinance #ORD2025-11 be approved. Councilman Lehmann seconded the motion. Mayor Green called for discussion and there was none. A vote was taken and the motion passed 5-0.

2.c) Public Hearing – Disposal of Public Property located at 12014 S. Williams Street, Parcel Number 3380-0522-01 in the CRA within the City of Dunnellon

Mayor Green gavelled down and stated, *"It is now 5:16 p.m. and I close the regular meeting and open the public hearing held to discuss the Disposal of Public Property located at 12014 S. Williams Street, Parcel Number 3380-0522-01 in the CRA within the City of Dunnellon. Published on the City website on 11/04/2025."*

Staff Report

Mrs. Odom reported the City received one offer for the property from James Gissy in the amount of \$150,000. As required under Chapter 163.380, the offer was first reviewed by the CRA Board where the Board recommended the Council accept the offer. She explained the Council's motion should mirror the CRA's action, specifically to accept the offer, authorize preparation of the closing documents, and authorize the Mayor to sign the contract.

Public Comment

There were no public comments.

Mayor Green gavelled down and stated, *"It is now 5:17 p.m. and I close the public hearing and reopen the November 12th City Council meeting."*

Councilman Taschenberger moved to accept the offer submitted by James Gissy in the amount of \$150,000 in response to Bid #BID2025-05 for surplus property identified as Parcel Number 3380-0522-01 by the Marion County Property Appraiser and authorize preparation of the closing documents and authorize the Mayor to sign the contract document. Councilwoman Hanchar seconded the motion. Mayor Green called for discussion and there was none. A vote was taken and the motion passed 5-0.

3) Resolutions

3.a) Resolution #RES2025-42 Surplus PD Building Contents and Equipment

Public Comment

There were no public comments.

Councilman Taschenberger moved Resolution #RES2025-42 be read by title only. Councilman Lehmann seconded the motion. Mayor Green called for discussion and there was none. A vote was taken and the motion passed 5-0.

Mrs. Odom read the following into the record:

"RESOLUTION #RES2025-42

A RESOLUTION OF THE CITY OF DUNNELLON, FLORIDA, DECLARING CERTAIN PROPERTY AS SURPLUS AND PROVIDING FOR DISPOSAL THEREOF."

Councilman Taschenberger moved Resolution #RES2025-42 be approved. Councilman Lehmann seconded the motion. Mayor Green called for discussion and there was none. A vote was taken and the motion passed 5-0.

3.b) Resolution #RES2025-43 FY25 Budget Amendment

Mrs. McLean explained the City had previously discussed applying Community Redevelopment Agency funds to be included with transportation roads projects to allow road work within the CRA district to be categorized as roads expenditures. There was further discussion about how this would correct the way the expenditures are calculated when applied with the 1% sales tax revenue formula. Mrs. McLean said a new General Ledger line was created to ensure auditors can classify these expenditures correctly. When asked about the timeline, it was stated the change would begin applying to the current year, with recognition towards the calculation window appearing in Fiscal Year 2027.

Public Comment

There were no public comments.

Councilman Taschenberger moved Resolution #RES2025-43 be read by title only. Councilman Lehmann seconded the motion. Mayor Green called for discussion and there was none. A vote was taken and the motion passed 5-0.

Mrs. Odom read the following into the record:

"RESOLUTION #RES2025-43

A RESOLUTION OF THE CITY OF DUNNELLON, FLORIDA AMENDING THE FISCAL YEAR 2024-25 BUDGET TO TRANSFER FUNDS FROM TAX INCREMENT FINANCING DISTRICT CAPITAL TO FUND EXPENSES FOR ROAD PROJECTS IN THE TAX INCREMENT FINANCING DISTRICT; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE."

Councilman Taschenberger moved Resolution #RES2025-43 be approved. Councilman Lehmann seconded the motion. Mayor Green called for discussion and there was none. A vote was taken and the motion passed 5-0.

4. Regular Agenda Items

4.a) City of Ocala Piggyback Arrangement

Mrs. Odom reminded the Council they had recently completed a similar action for the Hernando County School District. She explained the City's bid documents and contract did not include language permitting other agencies to piggyback on the agreement. She said Attorney Hand recommended a formal motion authorizing the City of Ocala to piggyback on the existing agreement with MT Causley for building official services.

Public Comment

There were no public comments.

Councilman Taschenberger moved to authorize the City of Ocala to piggyback City of Dunnellon's RFP No. 2020-01 with M.T. Causley for Building Official Services. Councilman Lehmann seconded the motion. Mayor Green called for discussion and there was none. A vote was taken and the motion passed 5-0.

5. Department Reports

- **Finance**

Mrs. McLean presented the preliminary year-end financial report and stated the City is \$841,445.87 under budget. She noted several reclassifications are still required due to surplus sales and explained she has created new General Ledger lines to better separate those items. Expenditures are \$1,191,211.67 under budget, which includes MCSO payments for May through September.

Regarding the Community Redevelopment Agency, Mrs. McLean advised it is \$507,500.54 under budget and expenditures are also under budget by \$631,964.12. She explained most of the savings resulted from capital items, particularly road work projects, including one project which was expected to close by September 30th but was not completed until October.

Councilman Lehmann asked about funds previously set aside for a new police station. Mrs. McLean said the money remains in reserve and she is in the process of creating a separate reserve account to place proceeds from the sale of the former police building, vehicles, and surplus inventory into the same account. She will bring the required Resolutions forward once the reorganization is complete.

He also asked if the Powell Road property, which was purchased for a new police building, should be surplus. Councilman Lehmann suggested utilizing proceeds from police-related assets to pay down the Greenlight debt. Mayor Green explained the debt is interest-free under the settlement agreement, making continued payments reasonable and no burden to the taxpayers. Vice-Mayor Inskeep noted it is listed at about \$64,000 on the Marion County tax roll, compared to the City's purchase price of \$85,000 and suggested staff provide additional information at the December workshop for Council to consider surplus.

Councilman Lehmann moved to instruct staff to begin preparing information for the surplus of the Powell Road property. Vice-Mayor Inskeep seconded the motion.

Public Comment

Paula Koger, 11983 Palmetto Way, pointed out the police are not happy with their current building.

A vote was taken and the motion passed 5-0.

- **Community Development**

Mr. Ary reported on the following topics for his department:

- 31 permits were issued in October.
- The short-term rental program remained at 56 active units with 20 registered, 19 in progress, and 17 with Code Enforcement. Three active rentals became inactive and one inactive became active.
- Waffle House has submitted all the required materials. The site plan will go to the Planning Commission in December and to Council in January.
- The Comprehensive Plan remains on schedule, with November and December meetings expected to finalize the drafts for State submission.

Lastly, Mr. Ary explained the Certified Local Government application required updates to the Historic Preservation Ordinances, because certain procedures were not included in the current code. He has sent a draft Ordinance to the State for preliminary review and will forward it to Attorney Hand once he hears back from them. He added the application will involve an unexpected expense for legal review. The Council expressed no concern with him proceeding.

- **Public Works**

Mr. Ward reported on the following topics for his department:

- Seasonal mowing has slowed and his crew has completed edging all sidewalks and roads in the City. They plan to begin cutting back tree branches in the rights-of-way next.
- All former police vehicles have been picked up by the new owners.
- One quote for the fence at the bridge on CR 484 has been received but one more is still required.
- The final steps for the generator installation have been completed and is now fully operational.
- All signage listing City Ordinances have been installed at the Blue Run overflow parking area, allowing for enforcement to begin.
- 94 work orders in October have been completed.
- 6 graves have been marked at the cemetery and 1 new plot has been sold.
- They collected 80 gallons of trash from the roads and rights-of-way.
- 4 new code enforcement cases were opened and 7 older cases were closed.
- 17 Vacation rental violations are ready to move to the magistrate.
- Staff has completed the required DEP tasks which include 4 storm drain inspections, 21 maintenance checks, 12 outfall inspections, and 3 catch basin cleanings.

Mr. Ward asked about appropriate penalties for the Vacation Rental violations. Attorney Hand explained the Ordinance referenced standard Code Enforcement penalties under Chapter 2, Article 5, Division 2.

In response to Council questions, he said staff could clear weeds along the Rainbow River bridge if the County did not object and delays to the fencing installation are due to the need to match the wrought-iron style already there.

- **City Clerk**

Mrs. Odom stated she would begin providing statistical updates, such as records requests, cemetery lots, and business tax receipts on a quarterly basis rather than monthly.

She reported the Invitation to Bid for the five-year capital road projects has been published and bids are due December 15th. The bid results will be presented in January for Council review. The City has completed the surplus disposition for the former police building contents. Staff have continued working on cybersecurity policy and training and necessary updates to the personnel manual.

Mrs. Odom explained the City must now meet new BMAP nutrient-reduction requirements in addition to existing MS4 stormwater obligations. Dunnellon is assigned specific reduction targets and five-year milestones and the City must report progress annually. Many existing projects lack required nutrient-reduction calculations, which only the City engineer can provide and new projects will need to be added. These requirements will likely affect this fiscal budget. She advised DEP has expanded reporting rules and scheduled a December 2nd training which she and Mr. Ary will attend. A major issue is FGUA's inaccurate septic to sewer list. Many properties flagged for change are already connected to sewer so Mr. Ward has been verifying each address in the list manually. She said a type of certification must be obtained from FGUA before DEP will accept updates and they only have until January to make the corrections.

- **Police**

Mayor Green noted Chief Bray is not present to provide the monthly police report, but he was content with the MCSO report provided earlier.

6. Council Liaison Reports and Comments

Councilwoman Hanchar thanked Chief Bray and the reserve officers for stepping in at the last minute on Halloween to assist the Methodist Church with safely crossing over 2,000 children. She publicly recognized their efforts and expressed appreciation for their support.

Vice-Mayor Inskeep reported the DCBA firework plans are still in progress, with the location and liability issues under review. The school board had denied their initial request but they are continuing discussions. Regarding food trucks during the Christmas parade, the DCBA opted not to include them because they want to encourage support for local restaurants. He reported the DCBA supported wrapping poles at Ernie Mills Park for Christmas but they don't have time to incorporate the project into this year's holiday activities. They will add it to their agenda for next year.

Vice-Mayor Inskeep gave an update on the US 41 widening project between Walmart and SR 40. He said he would attend the special TPO meeting the following day, which will include the final vote on the 2050 Long Range Transportation Plan. He noted the project is listed in FDOT's five-year work plan but not in

the long-range plan, which begins in 2031. He expressed concern the project has appeared in previous five-year plans without being completed

Vice-Mayor Inkseep shared concerns regarding the Council Chamber sound system. Council members tested the vestibule and outdoor speakers and noted issues were largely due to background noise from people talking. It was agreed no additional expenditure is necessary at this time.

Mayor Green suggested Council send a letter of commendation to Sheriff Woods regarding Lieutenant Julie Vowinkel's efforts in helping with the law enforcement services transition from the Dunnellon Police Department to the Marion County Sheriff's Office. Council agreed and Mrs. Odom was asked to prepare the letter.

Mayor Green provided an update to the current school situation. The district has 1,800 students and they must make use of 25 portables to house them all, which creates logistical challenges. The new high school in Marion Oaks should reduce the student load, though adjustments to district boundaries will determine this and the decision is still in discussion.

7. City Attorney Report

Attorney Hand stated he had no specific report, but highlighted the general procedures under the Code Enforcement sections for the benefit of Council. He noted there is a category of reduced civil infractions, including all Chapter 18 business violations which carry a reduced penalty. However, repeated violations can accumulate quickly. He advised he would provide further guidance on the enforcement process as specific cases arise.

Adjourn

At 6:17 p.m. Councilwoman Hanchar moved the City Council meeting be adjourned. Vice-Mayor Inskeep seconded the motion. A vote was taken and the motion passed 5-0.

Penned signature of:
Walter L. Green, Mayor

Attest:

Penned signature of:
Amanda Odom, CMC, City Clerk

**City of Dunnellon
City Council Workshop**

Date: December 01, 2025

Time: 5:30 p.m.

Place: City Hall, 20750 River Dr., Dunnellon, FL 34431

Call to Order and Pledge of Allegiance:

Mayor Green called the meeting to order at approximately 5:04 p.m. and led the Council in the Pledge of Allegiance.

Opening Prayer/Moment of Silence

Mayor Green invited any citizen wishing to volunteer to open with prayer. No one stepped forward and a moment of silence was provided.

Roll Call

Walter Green, Mayor, Seat 1

Reese Taschenberger, Councilman, Seat 2

Tim Inskeep, Vice-Mayor, Seat 3 - Absent

Valerie Hanchar, Councilwoman, Seat 4

Rex Lehmann, Councilman, Seat 5

Staff Present

Mandy Odom, City Clerk

Schonna McLean, Finance Officer

Chad Ward, Public Works Manager

William Ary, Community Development Manager

Chief Ron Bray, Police Department

Michelle Leonard, Assistant City Clerk

Julie Danowski, Records Clerk

Legal Counsel

Andrew Hand, Shepard, Smith, Kohlmyer & Hand, P.A.

Proof of Publication

The agenda was posted on the City's website and City Hall bulletin board on Monday, November 24, 2025. The agenda was amended on Tuesday, November 25th to add backup to agenda items #3a and #9c and on Monday, December 1st to amend the backup to item #9a and add backup to item #5a.

1) Public Comments

There were no public comments.

2) Board Reports

There were no board reports.

3) Dunnellon Chamber & Business Association Report

Paisley Bower, Executive Director, read the following into the record:

“2025 marks our 90th Anniversary as a Chamber and it has been an amazing year of growth and change. During November the Chamber has been busy getting ready for the Dunnellon Small Town Christmas Parade coming up this Saturday, December 6th at 6pm. We are excited to see the Community come together and all the beautiful floats.

New & Returning Members since 11/1/25

Neal Lumapas, MD and Vivienne Lumapas

Dusty Tree Service

Floor Coverings International

Chamber & Member Events:

Our last dinner mixer, held at The Works Bistro was attended by 35 people. Gift baskets/prizes were donated by- Assured Home Inspections, First Federal Bank, Dunnellon Community Church, Dunnellon Coffee Co. and Al's TV.

We have our next networking dinner mixer at The Front Porch on February 24th at 5:30.

We are interviewing candidates tomorrow to join our Board of Directors. Stay tuned...

Upcoming Events:

December 3rd at 5:30 Holiday Open House Dinner Mixer at the Boys and Girls Club of Dunnellon hosted by Keller Williams Cornerstone Realty.

December 5th Back 40 Barn Country Christmas 5-10pm. Tickets available.

December 6th at 6pm Dunnellon's Small Town Christmas Parade.

January 29th DCBA Annual Banquet (Awards Dinner) 6pm at Back 40 Barn. Tickets available soon.

We are always looking for volunteers for both in the office and for our events. We are also actively seeking new sponsors for our 2026 lineup of events, we encourage anyone who is interested in doing either to contact us. Wrapping up this milestone 90th year at the Chamber has been incredible, and we're thrilled with the momentum we're carrying into 2026. We're certain it's going to be an impactful year for our organization and community as a whole.”

4) Council Agenda Items

4.a) Vice-Mayor Inskeep

- US 41 medians update

Mrs. Odom stated FDOT communicated with staff on November 25th they are reviewing the corridor and will likely provide a decision following the holiday season.

- Dunnellon Christmas Parade cost split with DCBA

Mrs. Odom explained Vice-Mayor Inskeep's initial recommendation excluded paid advertising from the City's 50/50 cost split because the parade has historically succeeded without this added expense. Ms. Bower explained these signs provide essential logistical directions for float lineups and safety. After much discussion, Council reached a consensus to pay the additional fee viewing the DCBA as a vital community partner and noting the generic signs can be reused for years. Council agreed to add this topic to the regular agenda.

5) Regular Agenda Items

5.a) Special Risk Pension Plan Benefit Enhancements

Mrs. Odom explained the plan is currently overfunded by \$1.6 million and currently has only one active member, 3 retired members, and several vested members who have yet to collect. She said the Pension Board previously recommended benefit enhancements but no action was taken. After some discussion Council reached a consensus to amend the plan documents to include a 3.5% multiplier, a 3% annual COLA, and a "20 and out" retirement option which was reduced from 25 years.

6) Staff Agenda Items

6.a) Fence quotes for Rainbow River Bridge – Chad Ward, Public Works Manager

Mr. Ward stated two quotes were received for 8' fencing to prevent illegal access and damage on the North and South side of 484 along the Rainbow River and the CR 484 bridge. One quote was \$19,065 but required City staff to do the concrete work and the other was \$23,700 and included all necessary work. Council preferred the \$23,700 quote from the company which manufactures the fence in-house, noting it is better to have a single contractor responsible for the entire project to avoid liability issues if the concrete work fails. Staff will seek to use CRA funds for this project via a future resolution. Council agreed to add this topic to the regular agenda.

7) Ordinances

7.a) Ordinance #ORD2025-12, Parking Regulations

Attorney Hand reviewed Ordinance #ORD2025-12 and the SafeParc partnership, focusing on enforceability and City financial obligations. In response to Councilman Lehmann's concern regarding trailers occupying multiple car spaces, Attorney Hand said he will add language requiring all vehicles to be parked within a single marked space regardless of payment. It was clarified SafeParc will fund all technical equipment and cameras, while the City is responsible for instructional and QR-code signage at an estimated cost of \$8,000. Mrs. Odom noted final vendor feedback is pending. Mrs. Odom stated this will move to first reading next week.

8) Resolutions

8.a) Resolution #RES2025-44, Surplus Property Powell Road, Parcel #3350-071-000

Mrs. Odom explained the City owns a 0.74-acre parcel on Powell Road originally purchased in 2022 and intended for a new police station to be erected. Council discussed whether to hold the land or sell it to return it to the tax rolls. Council reached a consensus to list the property for sale with a minimum bid/listing price of \$90,000. Council agreed to add the amended resolution to the regular agenda.

9) Agreements

9.a) Agreement #AGR2025-21, SafeParc

Attorney Hand clarified this single document covers both enforcement and program implementation, noting it currently exists as a detailed shell awaiting final compensation provisions from the vendor. The procedural plan involves conducting the first reading of the Ordinance already discussed, with the final reading and agreement approval slated for January

2026. Following the contract execution, SafeParc will require approximately 60 days for equipment installation. Consequently, the paid parking program is expected to go live in late March 2026. To ensure a smooth transition, the Council reached a consensus to provide a 60-day public notice period using physical signage and the City's electronic billboard.

9.b) Agreement #AGR2025-23, Deckard Technologies – Will Ary, Community Development Mgr.
Mr. Ary proposed contracting directly with Deckard Technologies for Rentalscape data service as Localgov has notified the City they will no longer serve as intermediary. The annual cost remains \$5,000, but the direct contract provides live access to short-term rental data and automated compliance monitoring rather than monthly reports. Council agreed to add this to the regular agenda, pending legal review.

9.c) Agreement #AGR2025-24, Azavar/Localgov, Vacation Rental Registration

The Council further discussed the transition of vacation rental registration services to Deckard Technologies and Mr. Ary noted while the previous Azavar/Localgov agreement was legally vetted, the new Deckard contract requires further review by Attorney Hand to include several missing clauses. Once these legal updates are finalized and accepted by the vendor, the agreement will be presented for formal approval. Council agreed to add this to the regular agenda, pending legal review.

10) Proclamations

10.a) Proclamation #PRO2025-03, Gloria Williams Centenarian

Mrs. Odom reviewed the draft proclamation honoring Mrs. Gloria Williams in celebration of her 100th birthday on January 4th. She noted the document was based on a previous centenarian proclamation and was thoughtfully reworked by the honoree's grandson, Councilman Taschenberger. Mayor Green expressed his intention to attend the birthday celebration and to present the proclamation, recalling the joy of attending similar ceremonies for other residents who reached the 100-year milestone.

WALK ON – Forfeiture Case - Chief Bray

Chief Bray stated this item is regarding a long-standing vehicle forfeiture case initiated by the previous administration involving Ruben Santiago. He reported the City is currently in a difficult legal position because the defendant is no longer eligible for criminal prosecution. To resolve the matter, Chief Bray recommended Council authorize Attorney Hand to pursue a settlement. While the City has incurred approximately \$2,800 in filing and legal fees, Chief Bray noted they may not be able to recover the full amount. Council reached a consensus to direct the City Attorney to negotiate the best possible outcome and provide a future update. Chief Bray also noted new policies are now in place to prevent similar situations in the future.

WALK ON – Resolution #RES2025-45, Surplus Speed Trailer

Mrs. Odom requested Council consent to surplus a speed trailer and license plate reader. She noted the equipment originally cost approximately \$38,000 and, due to its value, will require a sealed bid process for disposal. Chief Bray explained since the City no longer conducts active traffic enforcement, it is no longer practical to maintain the equipment. Mrs. Odom mentioned

at least one other agency has already expressed interest in the item. Council agreed to add this to the regular agenda.

11) Council Comments

Councilwoman Hanchar invited her fellow Councilmembers to participate in the upcoming parade by riding with her on a boat float, noting names would be added to signs. Mayor Green indicated he might be observing rather than participating due to multiple commitments that day.

Mayor Green announced a public meeting regarding the railroad tie issue is to be held on Thursday at 6:30 p.m. at the First Missionary Baptist Church in Chatmire. In response to an inquiry from Councilman Lehmann, Chief Bray reported there have been no recent deliveries or train activity within City limits. He added because the activity occurs on private railroad property, there are no applicable criminal charges or grounds for arrest. Attorney Hand noted the matter is being addressed through Code Enforcement, with a special magistrate hearing scheduled for January.

Mayor Green highlighted the success of local youth sports, noting the Pop Warner team came in second in the Southeastern region and would be heading to a national championship. Pride was expressed regarding successful fall games for the Dunnellon Little League and various activities at the high school, including cheerleading events.

Mrs. Odom corrected the record regarding the pending parking Ordinance, noting the first reading had already occurred and a public hearing was advertised for December. Consequently, the Council agreed to move to a final reading at the meeting next week. Attorney Hand noted while the Ordinance may be adopted now, the associated SafeParc agreement may not be finalized until January.

12) City Attorney Comments

There were no Attorney comments.

13) Public Comment

There were no public comments.

Adjournment

The meeting was adjourned at approximately 6:19 p.m.

Penned signature of:
Walter L. Green, Mayor

Attest:

Penned signature of:
Amanda Odom, CMC, City Clerk



Change Order Proposal

To: **City Of Dunnellon**
20750 River Drive
Dunnellon, FL 34431

Proposal ID: 2025-095
Job: 2601 City of Dunnellon Roadway Project
Location: Rolling Hills Road

Attn: Chad Ward
Tel: (352) 465-8500 Fax: (352) 465-8505

Description of Work

Change order # 1:
Add limerock base to existing roadway

Item	Description	Qty	Unit Price	Extended
	Change order request number 1:			
	After doing a pre-construction evaluation of Rolling Oaks Road, we found that under the surface treatment layer on top, there is for the most part no firm base material.			
	This request is to box out the existing roadway after the reclamation process in order to allow for a 6" limerock base. There is a pay item for the limerock base with a contract quantity of 200 tons. we will need that rock plus additional for the new full base.			
	Labor and equipment to box out new 17' wide roadway after reclaim operation	2,700 SY	\$3.31	\$8,937.00
	Install 810 tons of limerock for new roadway base, including finish grade and compact rock, and prime and sand final surface.			
	We will use the 200 ton in the contract and need an additional 610 tons	610 TN	\$39.27	\$23,954.70
	If any excess material needs to be hauled out and disposed of, the price per 18 cubic yard dump truck load would be \$223.00			

Qualifications:

Includes: labor, equipment, and materials to complete the above referenced work

Total Proposal \$32,891.70

Proposal Valid Until 2/28/2026

By: 
Name: Jerry Zielinski
Date: 01/30/2026

Accepted:

By: _____
Name: _____
Date: _____

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AN ORDINANCE OF THE CITY OF DUNNELLON, FLORIDA, AMENDING THE CITY OF DUNNELLON LAND DEVELOPMENT REGULATIONS, APPENDIX A - ZONING, ARTICLE IX, TO ADOPT NEW SECTION 9.4 ESTABLISHING PROCEDURES FOR THE REVIEW AND APPROVAL OF CERTIFIED RECOVERY RESIDENCES AND A PROCESS FOR REQUESTING REASONABLE ACCOMMODATIONS FROM LOCAL LAND USE REGULATIONS AS MANDATED BY FLORIDA STATUTE; PROVIDING FOR SEVERABILITY, CODIFICATION, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, Section 397.487(15)(a), Florida Statutes, ("the Florida Statute") mandates that by no later than January 1, 2026, each municipality and county in the State of Florida must adopt an ordinance establishing procedures for the review and approval of certified recovery residences; and

WHEREAS, the Florida Statute further mandates the inclusion within such ordinance of a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence; and

WHEREAS, the Florida Statute provides that the regulation of the establishment of certified recovery residences must be consistent with the Fair Housing Amendments Act of 1988 (42 U.S.C. §§ 3601 et seq.) and Title II of the Americans with Disabilities Act (42 U.S.C. §§ 12131 et seq.); and

WHEREAS, this Ordinance is adopted for the purpose of compliance with Section 397.487(15)(a), Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Dunnellon that the City of Dunnellon Land Development Regulations, Appendix A - Zoning, Article IX, is hereby amended as follows:

Section 1. That the above recitals are true and correct and are incorporated herein by this reference.

Section 2. A new Section 9.4 of the City of Dunnellon Land Development Regulations, Appendix A - Zoning, Article IX, shall be enacted as follows. Words that are underlined are additions.

Sec. 9.4. Certified Recovery Residences.

(a) Procedures for Review and Approval of Certified Recovery Residences.

(1) *Definitions.* The following terms shall be defined as follows:

a. Certified recovery residence means a residential dwelling that provides a peer-supported, alcohol-free, and drug-free living environment and is certified by a credentialing entity approved by the Florida Department of Children and Families, pursuant to section 397.487, Florida Statutes.

b. *Reasonable accommodation* means a modification or exception to a local land use, zoning, or building regulation or policy, as necessary to afford individuals with disabilities equal opportunity to use and enjoy a dwelling.

c. *Disability* shall have the same meaning as defined under the Fair Housing Amendments Act and the Americans with Disabilities Act.

(2) *Review Procedures*. The establishment of a certified recovery residence shall be subject to review and approval by the City with such approval to be granted or withheld in compliance with all applicable local, state, and federal law, including the Fair Housing Amendments Act of 1988, 42 U.S.C. §§ 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. §§ 12131 et seq.

(b) Application for Reasonable Accommodation for Certified Recovery Residences.

(1) *Application Required*. An applicant seeking reasonable accommodation to establish or operate a certified recovery residence shall submit a written application to the City's Community Development Department ("Department"). The application must include, at minimum:

a. Applicant Information: The name, mailing address, phone number, and email address of the applicant or the applicant's authorized representative.

b. Property Information: The address and parcel identification number of the subject property.

c. Accommodation Request: A description of the specific accommodation requested, including the applicable regulation or policy from which relief is sought, and an explanation of how the accommodation is necessary to afford equal housing opportunity.

(2) *Date-Stamping and Acknowledgement*. Upon receipt of the application, the Department shall date-stamp the application and provide written acknowledgment of receipt to the applicant.

(3) *Request for Additional Information*. If additional information is required from an applicant, the Department shall notify the applicant in writing within thirty (30) days of receipt of the application. The applicant shall respond to such request within thirty (30) days from the date of receipt of such notification.

(4) *Review*. Within 60 days of receiving a completed application, the Department, or designee, shall review the request for reasonable accommodation and make a determination consistent with the FHA and/or ADA, after considering all of the following:

a. Whether the Applicant has established that they are protected under the FHA and/or ADA by demonstrating that they or those being provided recovery services, are handicapped or disabled, as defined in the FHA and/or ADA. To do this, the following must be shown:

1. A physical or mental impairment which substantially limits one (1) or more major life activities;

72 2. That they are regarded as having such impairment; and

73 3. A record of having such impairment.

74 b. Whether the requested accommodation is reasonable and necessary to afford the Applicant an
75 equal opportunity to use and enjoy the dwelling, building or structure, or provides accessibility
76 in another manner.

77 c. Whether the requested accommodation would impose an undue financial or administrative
78 burden on the Town.

79 d. Whether the requested accommodation would require a fundamental alteration in the nature of
80 the land use and zoning regulations of the Town.

81
82 If the Department, or designee, finds that the requested accommodation will impose an undue
83 financial or administrative burden on the City or will require a fundamental alteration in the nature
84 of the City's land use and zoning regulation, they may consider whether an alternative reasonable
85 accommodation exists which would effectively meet the disability-related need. An alternative
86 reasonable accommodation may be the requested accommodation with conditions. In conducting
87 the review, the Department, or designee, may make a site visit to the property where the reasonable
88 accommodation is being requested.

89 (5) Determination. Once review of the request is complete, the Department, or designee, will make
90 a determination in writing to:

91 a. Approve the request in whole, with or without conditions;

92 b. Approve the request in part, with or without conditions; or

93 c. Deny the request, stating with specificity the objective, evidence-based reason for the denial and
94 identifying any deficiencies or actions necessary for reconsideration.

95 The written determination by the Department, or designee, shall also include the Applicant's right
96 and method to appeal the determination. If the written determination is not issued within sixty (60)
97 days after receipt of the completed application, the reasonable accommodation request shall be
98 deemed approved unless the parties agree in writing to a reasonable extension of time.

99 (6) Appeals. The Applicant shall have thirty (30) days from the date of the Department's, or
100 designee's, written determination to appeal the determination or any conditions included therein,
101 to the City Council. Appeals must be made in writing and include the name of the Applicant,
102 address and contact information, a written summary of the reason(s) for the appeal, and an
103 explanation of why the determination or condition is in error. Appeals shall be submitted to the
104 City Clerk. The City Council shall issue a final decision on the appeal within forty-five (45) days
105 of submitting the appeal.

106 (7) Revocation of Accommodation. The City may revoke a previously granted reasonable
107 accommodation for cause, including but not limited to, violation of conditions of approval; lapse,
108 revocation, or failure to maintain required certification or licensure under Florida law, if such status

is not reinstated within one hundred eighty (180) days from lapse; and material misrepresentation of facts in the application process. Applicants subjected to revocation shall be provided written notice of such revocation and shall have thirty (30) days upon receipt of written notice to respond contesting the validity of an accommodation revocation.

(8) *No Fee*. There shall be no fee imposed by the City for the reasonable accommodation request process outlined in this section.

Section 3. If any section, subsection, sentence, clause, word, or phrase of this Ordinance is for any reason declared by a court of competent jurisdiction to be unconstitutional or invalid, such decision will not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared.

Section 4. The provisions of this Ordinance shall be codified as and become and be made a part of the Land Development Regulations of the City of Dunnellon. The sections of this Ordinance may be renumbered or re-lettered to accomplish such intention.

Section 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. This Ordinance shall take effect immediately upon its adoption.

Upon motion duly made and carried, the foregoing Ordinance was approved upon the first reading on the 14th day of January 2026.

Upon motion duly made and carried, the foregoing Ordinance was approved and passed upon the second and final reading and public hearing on the 11th day of February 2026.

Ordinance Posted on the City's website on January 6, 2026.

Public hearing advertised on the City's website on January 22, 2026, and advertised in the Riverland News on January 30, 2026.

ATTEST:

CITY OF DUNNELLON

Amanda L. Odom, CMC
City Clerk

Walter L. Green, Mayor

Approved as to Form:

Andrew J. Hand, City Attorney

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148

CERTIFICATE OF POSTING

149

I HEREBY CERTIFY that copies of the foregoing Ordinance were posted at City Hall, the Chamber of Commerce, and Dunnellon Library, in the City of Dunnellon, Florida, and on the City's Official Website this 6th day of January 2026.

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Amanda L. Odom, CMC

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City Clerk

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Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Dunnellon's website by the time notice of the proposed ordinance is published.

ORDINANCE #ORD2025-13

AN ORDINANCE OF THE CITY OF DUNNELLO, FLORIDA, AMENDING THE CITY OF DUNNELLO LAND DEVELOPMENT REGULATIONS, APPENDIX A - ZONING, ARTICLE IX, TO ADOPT NEW SECTION 9.4 ESTABLISHING PROCEDURES FOR THE REVIEW AND APPROVAL OF CERTIFIED RECOVERY RESIDENCES AND A PROCESS FOR REQUESTING REASONABLE ACCOMMODATIONS FROM LOCAL LAND USE REGULATIONS AS MANDATED BY FLORIDA STATUTE; PROVIDING FOR SEVERABILITY, CODIFICATION, CONFLICTS, AND AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☒ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:

¹ See Section 166.041(4)(c), Florida Statutes.

- a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
- b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
- c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
- d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
- e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The proposed ordinance serves the public health by complying with Section 397.487(15)(a), Florida Statutes, which mandates that each municipality in the State of Florida must adopt an ordinance establishing procedures for the review and approval of certified recovery residences and establishing a process for requesting accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur;

It is not anticipated that businesses will incur compliance costs.

- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and

The ordinance does not introduce any new charges or fees.

- (c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

No additional regulatory costs are anticipated.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

No impact to local businesses.

4. Additional information the governing body deems useful (if any):

The proposed ordinance is required pursuant to Section 397.487(15)(a), Florida Statutes.

City of Dunnellon
Agenda Summary Form

Meeting Date: February 2, 2026

1. Responsible Department: City Clerk
2. Presenter: Mandy Odom, City Clerk
3. Recommended Action: Consider adopting Ordinance #ORD2026-01, Special Events

Subject: Ordinance #ORD2026-01, Special Events

Request for Approval Summary Explanation & Background:

Following the assumption of law enforcement services by the Marion County Sheriff's office, staff identified areas of the Code regarding special events that require revision to clarify the role of MCSO as it pertains to special event permit review.

The staff worked closely with MCSO Lt. Moore on the ordinance revisions to ensure compatibility with their established processes and protocols. Lt. Moore suggested we review the City of Ocala's policies and procedures regarding special events which well aligns with the Sheriff's office involvement in special event activities. We found this to be very useful in drafting revisions to this section of the Code that are consistent with our neighboring city.

Other areas of concern were also addressed in the amendment to minimize the city's liability and financial exposure, ensuring that all costs and potential liability associated with special events are borne by the applicant.

The draft ordinance is under review by Attorney Hand and will be published as soon as possible.

Procurement Method: N/A

Fiscal Information: The proposed ordinance reduces fiscal costs and liability.

Attorney Review: Yes

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WHEREAS, this Ordinance is adopted pursuant to the authority granted in the City's Charter, Chapters 166, Florida Statutes, and other applicable law.

WHEREAS, the City of Dunnellon adopted Ordinance No. 2024-03 on March 4, 2024, establishing Chapter 11, "Special Events," to regulate special events held within the City; and

WHEREAS, the City has gained experience in administering special events and has identified areas requiring clarification and enhancement to better protect public health, safety, and welfare; and

WHEREAS, the City seeks to minimize municipal liability and financial exposure by ensuring that special event applicants bear full responsibility for event costs and impacts; and

WHEREAS, the City contracts with the Marion County Sheriff's Office for law enforcement services and desires to clarify the role of the Marion County Sheriff's Office in special event permit review and administration; and

WHEREAS, these amendments establish comprehensive requirements for parking plans, traffic control, facility use, utilities, and public safety services to ensure successful special events that protect city resources; and

WHEREAS, the City Council finds that these amendments are in the best interest of the citizens of Dunnellon and will promote the public health, safety, and general welfare.

LEGISLATIVE UNDERSCORING: Underlined words constitute additions to the City of Dunnellon City Code and Zoning Code, ~~striketrough~~ constitutes deletions from the original, and asterisks (***) indicate an omission from the existing text which is intended to remain unchanged.

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

SECTION 1. FINDINGS. The recitals set forth above are true and correct and are incorporated herein by this reference.

SECTION 2. VACATION AND DELETION. Chapter 11, "Special Events," Article I, "In General," of the Code of Ordinances of the City of Dunnellon, Florida, is hereby vacated and deleted in its entirety. A copy of the deleted provisions is attached hereto as Exhibit "A," shown in ~~strike~~through.

SECTION 3. READoption OF CHAPTER 11, SPECIAL EVENTS. Chapter 11, "Special Events," Article I, "In General," of the Code of Ordinances of the City of Dunnellon, Florida, is readopted as revised and set forth herein.

Section 11-1. Purpose.

It is the purpose of these regulations to establish standards for special events that protect public health, safety, and welfare, minimize city liability and financial exposure, ensure applicants bear full responsibility for event costs and impacts, and protect city property and resources.

Sec. 11-2. Exemptions.

The provisions of this chapter shall not apply to the following:

(1) City events;

(2) Funeral processions and services;

(3) Events conducted entirely on private property that do not meet the definition of "special event";

(4) Sports activities occurring at sports facilities located on city property.

Nothing in this chapter shall limit the city's ability to enter into any agreement on such terms and conditions as the city determines to be favorable for the use of city property.

Section 11-3. Definitions.

The following words, terms, and phrases, when used in this chapter, shall have the stated meanings, except where the context clearly indicates a different meaning:

Applicant means any person or organization that seeks a permit from the city to conduct a special event governed by this chapter.

Community Development Manager means the city's community development manager or their designee responsible for coordinating the special event permit review process.

Marion County Sheriff's Office (MCSO) means the law enforcement agency providing law enforcement services to the city pursuant to contract.

Right-of-Way is land which by deed, conveyance, agreement, easement, dedication, usage, or process of law is reserved for or dedicated to the general public for traveling purposes, including all roads, streets, alleys, sidewalks, trails, paths, utilities, drainage ways, shoulders, and the publicly controlled land immediately abutting and appurtenant to the traveled and drainage ways.

Special Event means an organized, temporary activity or series of temporary activities held outdoors on public property, and open to the public by advertisement or invitation, with or without charge. Any reference to "special event" in the Code other than in this chapter shall mean "special event" as defined herein.

Special Events Team means representatives from the Marion County Sheriff's Office, public works, community development, and other relevant departments designated by the city clerk to administer the provisions of this chapter.

Section 11-4. Special event criteria.

(a) All special events must be planned and conducted in accordance with the following objectives:

(1) The special event provides a unique and organized civic, cultural, educational, entertainment, or recreational activity or experience.

(2) The size, attendance, and nature of the special event are suitable for the proposed location and duration.

(3) Both vehicle and pedestrian traffic associated with the special event must be managed to accommodate expected attendance.

(4) Parking plan and requirements.

a. All special event applicants must submit a parking plan that adequately accommodates all special event staff, participants, and spectators. The parking plan must meet parking requirements according to this code and be approved prior to permit issuance.

b. The parking plan must include:

i. Total anticipated attendance;

ii. Estimated vehicle count based on reasonable occupancy ratios;

96 iii. Location and capacity of all designated parking areas, including on-
97 street parking, public lots, and private property;

98 iv. Site map showing parking areas, pedestrian routes, accessible parking
99 spaces, emergency vehicle access, and traffic flow patterns;

100 v. For any private property proposed for parking, written authorization from
101 the property owner on a form provided by the city, including verification of
102 adequate liability insurance covering the property owner;

103 vi. Accessible parking spaces complying with the Americans with
104 Disabilities Act (ADA) requirements;

105 vii. Signage plan directing attendees to parking areas;

106 viii. Alternative parking arrangements or overflow parking plan for events
107 where attendance may exceed primary parking capacity.

108 c. Minimum parking requirements:

109 i. Small events (30 persons or fewer): Parking must be provided for all
110 anticipated attendees at a ratio of one parking space per 2.5 persons, unless
111 the applicant demonstrates that a significant portion of attendees will arrive
112 by alternative means (walking, cycling, carpooling, shuttle service).

113 ii. Large events (31 persons or more): Parking must be provided at a ratio
114 of one parking space per 2.5 persons, with a minimum 20% overflow
115 capacity.

116 iii. Events with alcohol service: Parking must be provided at a ratio of one
117 parking space per 2.0 persons due to higher vehicle occupancy rates for such
118 events.

119 iv. Multi-day events: Parking calculations based on peak anticipated daily
120 attendance.

121 d. Use of private property for parking:

122 i. Private property may be used for event parking only with express written
123 permission from the property owner;

124 ii. The property owner authorization must be submitted on the city's Private
125 Property Parking Authorization Form and must include the legal description
126 or address of property; property owner's notarized signature; specific dates
127 and hours parking is authorized; maximum number of vehicles authorized;

acknowledgment that property owner has adequate liability insurance; and
contact information for property owner;

iii. The special event applicant must name the property owner as an
additional insured on the event liability insurance policy or provide
evidence that the property owner has been notified and has adequate
insurance coverage;

iv. The applicant is responsible for ensuring the private property is restored
to its original condition, including repair of any damage caused by parking
activities;

v. Property owner authorization may be revoked at any time up to 48 hours
before the event, in which case the applicant must immediately provide
alternative parking arrangements satisfactory to the city or the permit may
be revoked.

e. On-street parking restrictions:

i. The parking plan must identify any on-street parking areas to be utilized;

ii. The applicant is responsible for all costs associated with temporary
parking signage, barricades, or enforcement as required.

f. Prohibited parking areas:

i. Fire lanes, emergency access routes, and areas designated must remain
clear at all times;

ii. Parking shall not block sidewalks, pedestrian routes, or accessibility
paths;

iii. Parking shall not occur on private property without written authorization
as specified in subsection (d);

iv. Parking shall not impede access to residences or businesses.

g. Parking enforcement:

i. The applicant is responsible for managing parking and directing attendees
to designated areas;

ii. Vehicles parked in violation of posted restrictions or on unauthorized
private property may be towed at owner's expense;

158 iii. The applicant shall be liable for any damages, complaints, or
159 enforcement actions resulting from inadequate parking management.

160 (5) Adequate security, emergency medical services, and fire protection services, as
161 determined by the Marion County Sheriff's Office and fire department, must be provided
162 to protect the safety of special event staff, participants, spectators, and the public.

163 (6) All temporary structures are safe as determined by the fire department.

164 (7) Restroom facilities must be provided to accommodate expected special event
165 attendance.

166 (8) Trash must be managed and removed in a timely manner after the special event, and
167 the site must be returned to the same or better condition than before the special event.
168 Failure to properly clean the event site may result in cleanup fees and labor charges as
169 determined by the city.

170 (9) Noise must be managed to minimize the impact on neighboring residences and
171 businesses.

172 (10) Economic and other impacts to city residences and businesses must be adequately
173 considered so that the net aggregate impact of the special event on the area is positive.

174 (b) The applicant shall demonstrate the ability to successfully carry out the proposed special event,
175 including, if applicable, a past record of successful special event performances.

176 (c) The applicant shall ensure that the special event is conducted in compliance with all applicable
177 laws, ordinances, and city policies, regulations, and procedures.

178 (d) The applicant shall obtain any and all additional permits/approvals required to conduct the
179 special event or related activities as deemed necessary by the city and/or as otherwise required by
180 any entity with jurisdiction over the applicant's proposed activities or area where the special event
181 is proposed to take place.

182 **Section 11-5. Facility use and utilities.**

183 (a) Event size classifications. For purposes of this chapter, special events shall be classified as
184 follows:

185 (1) Small events: Special events with an anticipated attendance of 30 persons or fewer at
186 any given time.

187 (2) Large events: Special events with an anticipated attendance exceeding 30 persons at
188 any given time.

189 (b) Electrical service requirements for large events.

190 (1) All events shall provide their own electrical power generation through portable
191 generators, inverters, or similar self-contained power systems adequate to meet all
192 electrical needs of the event, including but not limited to sound systems, lighting, food
193 vendors, and other electrical equipment.

194 (2) Existing city electrical infrastructure at special event venues, including outlets at stages
195 and facilities, shall not be available for use.

196 (3) All electrical generation equipment must comply with applicable fire and safety codes
197 and be subject to inspection and approval.

198 (c) Restroom facilities for large events.

199 (1) All events shall provide adequate portable restroom facilities to accommodate expected
200 attendance.

201 (2) Existing city restroom facilities shall not be available for use during large events.

202 (3) The number and type of portable facilities shall be determined in accordance with
203 Florida Department of Health Administrative Code Chapter 64E-6 and subject to approval
204 by the community development manager based on anticipated attendance and event
205 duration.

206 (d) Concession stand facilities.

207 (1) City-owned concession stands and associated facilities shall be closed and unavailable
208 for use during all special events, regardless of size.

209 (e) Facility condition and restoration. All applicants shall be responsible for the condition and
210 restoration of city facilities and property as set forth in Section 11-4(a)(8). The city may assess
211 cleanup fees and labor charges for any restoration work required after an event.

212 **Sec. 11-6. Special event permits.**

213 All special events held in the city will require a special event permit.

214 **Section 11-7. Application procedures and requirements.**

215 (a) An applicant shall complete a special event permit application in the form prescribed by the
216 city.

217 (b) If the special events team determines that an applicant otherwise meets the criteria for a special
218 event permit, but additional information is needed, the applicant shall submit such additional
219 information in the form requested by the city before a permit decision is made.

(c) Each special event permit application shall be filed at least 120 days in advance of the event date in order to provide adequate notice for organizing city services. Applications that are not submitted in a timely manner may be denied unless the applicant demonstrates to the city clerk that compliance within the deadline was impractical or impossible, or the clerk determines that the delayed application will not impair the city's ability to accomplish the purposes of this chapter.

(d) If a special event involves multiple governmental jurisdictions, the applicant is required to obtain all applicable written authorizations from other jurisdictions related to the special event.

(e) Traffic control plans. If the special event requires any street closures, lane closures, parking restrictions, detours, or other traffic control measures:

(1) The applicant shall retain a qualified private traffic control company to prepare a traffic control plan.

(2) The traffic control plan must comply with the current Manual on Uniform Traffic Control Devices (MUTCD) and Florida Department of Transportation standards.

(3) The applicant shall be responsible for all costs associated with the preparation, implementation, and removal of traffic control measures.

(f) Documentation deadlines. The following documentation must be submitted to the community development manager by the dates specified:

(1) Traffic control plan: At least 60 days prior to the event date.

(2) Insurance certificates: At least 30 days prior to the event date.

(3) Generator/electrical plan (for large events): At least 30 days prior to the event date for fire department approval.

(4) Portable restroom plan (for large events): At least 30 days prior to the event date.

(5) Final site plan and layout: At least 30 days prior to the event date.

(6) City resource plan (barricades and equipment): At least 30 days prior to the event date.

Failure to submit required documentation by the specified deadlines may result in permit denial or revocation.

Section 11-8. Application processing.

(a) Determinations. The special events team shall make decisions on complete applications only. All completed applications, including required approvals and supporting documentation, shall be forwarded to the community development manager for coordination and attachment to the permit. The special events team shall determine whether to impose permit conditions and whether the

251 applicant has demonstrated that the applicable requirements are satisfied. Required approvals
252 include, but are not limited to:

- 253 (1) Marion County Sheriff's Office approval of life safety plans and crowd control plans;
254 (2) Public works department approval of equipment needs, site preparation, and restoration
255 requirements;
256 (3) Fire department approval of temporary structures, electrical systems, and fire safety
257 measures;
258 (4) Community development department approval of land use, zoning compliance, and
259 permit conditions.

260 (b) Withdrawal. An applicant may withdraw the application prior to the issuance of an approval or
261 denial. The city may consider an application withdrawn if the applicant fails to provide requested
262 information or explanation of why the information cannot be provided within 15 calendar days of
263 the request. The applicant shall pay to the city all actual costs incurred by the city as a result of the
264 withdrawal.

265 (c) Cancellation. An applicant shall notify the community development department immediately
266 once the applicant knows that a permitted special event will not occur. The applicant shall pay to
267 the city all actual costs incurred by the city as a result of the cancellation.

268 (d) Misrepresentations. If the applicant makes an intentional misrepresentation on an application,
269 such as a significant understatement of the anticipated number of participants, the applicant shall
270 pay to the city all actual costs incurred by the city as a result of the misrepresentation. This
271 provision does not apply to crowd size when adversely impacted by weather or disaster.

272 **Section 11-9. Fees, charges, and expenses.**

273 (a) Fees. A nonrefundable application fee set forth in the fee schedule, which is adopted by the
274 city from time to time by resolution, shall accompany a permit application. Prior to issuance of the
275 special event permit, the applicant shall pay all other applicable non-refundable fees as determined
276 by the city, as set forth in the fee schedule, which is adopted by the city from time to time by
277 resolution.

278 (b) City support services. City support services shall be provided for special events as determined
279 by the city to protect the health, safety, and welfare of the public. The costs of such services shall
280 be set forth in the fee schedule adopted by resolution and paid to the city by the applicant no less
281 than 30 days prior to the event.

282 (c) Police, fire, emergency medical services, traffic and crowd control.

(1) The applicant shall provide, at applicant's expense, all law enforcement, fire protection, emergency medical services, traffic control, and crowd management services required by the Marion County Sheriff's Office, fire department, and other applicable agencies having jurisdiction.

(2) The Marion County Sheriff's Office shall determine the level of law enforcement and crowd control services necessary based on the event size, nature, location, duration, and potential risks.

(3) The fire department shall determine the level of fire protection and emergency medical services necessary based on applicable fire codes, event characteristics, and life safety considerations.

(4) Traffic control requirements shall be in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) and Florida Department of Transportation standards.

(5) The applicant shall contract directly with and pay directly to the Marion County Sheriff's Office, fire department, or other service providers for all required services no less than 30 days prior to the event.

(6) Failure to provide required safety services as determined by the respective agencies shall be grounds for permit denial or revocation.

(7) The city makes no determination regarding the adequacy of safety services and assumes no liability for the sufficiency or insufficiency of safety staffing levels determined by other agencies.

(d) Additional costs. In addition to the costs set forth in this section, the applicant shall pay to the city any additional actual costs incurred by the city, as supported by invoice, including but not limited to site cleanup and restoration costs.

Sec. 11-10. Insurance.

The applicant of a special event being conducted on city property must provide certificates of insurance naming the city as an additional insured for all insurance coverage required by the city at the sole discretion of the city. All such required insurance shall be issued by an insurance company authorized to do business in the state with a rating specified by the city.

Sec. 11-11. Indemnification.

The applicant of a special event being conducted on city property must agree to indemnify, defend and hold the city harmless from and against any and all claims, suits, causes of action, damages, losses and expenses incurred by the city, which are caused by the acts and/or omissions of the Applicant, or any of its employees, agents, subcontractors, representatives, volunteers, invitees, or the like. Said indemnification, defense, and hold harmless shall not be limited by any required insurance coverage amounts.

318 **Sec. 11-12. Decision on special event application.**

319 (a) Special conditions. The city's special events team may approve an application subject to
320 special permit conditions and may also determine the means necessary for complying with
321 such conditions in order to ensure that the special event objectives set forth herein are met. If
322 special conditions are imposed, the city shall notify the applicant in writing of the required
323 conditions.

324 (b) Denial. If a special event application is denied, the city shall notify the applicant in writing
325 of the action, including:

326 (1) The grounds for denial.

327 (2) An explanation of the applicant's right to appeal the action.

328 (3) An explanation of the right to resubmit the application, the total amount of fees to be
329 assessed if the application is resubmitted and the calculation of such fees.

330 **Section 11-13. Permit revocation.**

331 (a) A permit may be revoked by the Marion County Sheriff's Office or their designee for any of
332 the following reasons:

333 (1) Failure to conduct the special event as presented on the application.

334 (2) Failure to comply with terms and conditions of the permit.

335 (3) Failure to adequately pay the billed fees by the city in a timely manner.

336 (4) The special event poses a threat to public health, safety, or welfare.

337 (5) State of emergency declared by the city or another governmental entity.

338 (b) If a special event permit is revoked, the city shall notify the applicant in writing of the action,
339 including:

340 (1) Grounds for revocation.

341 (2) Explanation of the right to appeal the permit revocation except in the event of a declared
342 state of emergency.

343 **Sec. 11-14. Appeal of denial, special condition or revocation.**

344 (a) If a special event permit has been denied or revoked, or special conditions imposed, by the
345 city, an applicant may appeal the denial, revocation or special conditions to city council as
346 follows:

347 (1) The appeal must be filed with the community development department within ten
348 calendar days from the date of the initial decision.

(2) The appeal shall include the specific reasons for the appeal and any supporting documentation.

(2) City council shall hear the appeal at the next regular city council meeting that is scheduled to be held on a date that falls at least ten days after the city's receipt of the appeal.

(3) After considering the appeal, city council may uphold, reverse or modify a permitting-related decision. The decision of city council is final.

Section 11-15. Termination of special event.

The Marion County Sheriff's Office or designee may terminate a special event whether permitted or unpermitted and disperse participants and spectators as deemed necessary due to breach of peace or any violation of law, including, but not limited to violations of this chapter.

Sec. 11-16. Unauthorized acts.

It shall be a violation of this chapter for any person to:

(1) Hold a special event that requires a permit under this chapter without obtaining the approved permit.

(2) Fail to conduct the special event as presented on the application.

(3) Hold a special event that violates the terms and conditions of the special event permit.

(4) Hold a special event that violates the law, including, but not limited to, laws relating to traffic regulations, disturbing the peace, public nuisance, unlawful assembly, and/or trespass.

Sec. 11-17. Administration and implementation.

(a) The city clerk shall be responsible for administering and implementing this chapter and may designate city employees as deemed necessary in order to facilitate administration of this chapter.

(b) The city council may develop reasonable policies to implement this chapter.

Sec. 11-18. Animals at public events.

Animals shall be permitted at public events, at the discretion of the applicant. Animals providing a service to a person with a disability as defined by the Americans with Disabilities Act and Florida law (service animals) may not be excluded from any public event. The following shall apply to all animals (including service animals) attending public events:

(1) Animals must be leashed at all times, except for service animals if the disability of the owner/handler does not allow for the animal to provide effective assistance when leashed.

(2) Animals must be trained so that, absent illness, the animal controls its waste elimination.

(3) Animals must be maintained in compliance with the city's animal control and public health ordinances.

(4) The owner/handler of an animal will be responsible for any injury, damage, or destruction caused by the animal.

(5) An animal may be excluded from a public event if the animal's behavior poses a direct threat to the health, safety, or welfare of others.

(6) Providing false information about or misrepresenting the status of a service animal is punishable as a second-degree misdemeanor under Florida law.

SECTION 4. SEVERABILITY. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

SECTION 5. CONFLICTS. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6. CODIFICATION. The provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City of Dunnellon, Florida. The sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

SECTION 7. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its adoption.

Upon motion duly made and carried, the foregoing ordinance was adopted on the first reading on the _____.

Upon motion duly made and carried, the foregoing ordinance was adopted on the second and final reading and public hearing on the _____.

Ordinance Posted on the City's website on _____, 2026. Public hearing advertised on the City's website on _____, 2026 and advertised in the Riverland News on _____, 2026.

Walter L. Green, Mayor

Attest:

Amanda L. Odom, CMC
City Clerk

Approved as to Form:

Andrew J. Hand, City Attorney

CERTIFICATE OF POSTING

I HEREBY CERTIFY that copies of the foregoing Ordinance were posted at City Hall, the Chamber of Commerce, and Dunnellon Library, in the City of Dunnellon, Florida, and on the City's Official Website this ____ day of _____ 2026.

Amanda L. Odom, CMC
City Clerk

Exhibit “A”

ARTICLE I. IN GENERAL

Sec. 11-1. Purpose.

Special events are an integral part of tourism, economic development, and a sense of community in the city. As such, it is the purpose of these regulations to promote success, manage impacts, and protect the public health, safety, and welfare at special events held in Dunnellon.

Sec. 11-2. Exemptions.

The provisions of this chapter shall not apply to the following:

- (1) — City events;
- (2) — Funeral processions and services;
- (3) — Events conducted entirely on private property that do not meet the definition of "special event";
- (4) — Sports activities occurring at sports facilities located on city property.

Nothing in this chapter shall limit the city's ability to enter into any agreement on such terms and conditions as the city determines to be favorable for the use of city property.

Sec. 11-3. Definitions.

The following words, terms, and phrases, when used in this chapter, shall have the stated meanings, except where the context clearly indicates a different meaning:

Applicant means any person or organization that seeks a permit from the city to conduct a special event governed by this chapter.

Right of way is land which by deed, conveyance, agreement, easement, dedication, usage, or process of law is reserved for or dedicated to the general public for traveling purposes, including all roads, streets, alleys, sidewalks, trails, paths, utilities, drainage ways, shoulders, and the publicly controlled land immediately abutting and appurtenant to the traveled and drainage ways.

Special event means an organized, temporary activity or series of temporary activities held outdoors on public property, and open to the public by advertisement or invitation, with or without charge. Any reference to "special event" in the Code other than in this chapter shall mean "special event" as defined herein.

Special events team means representatives from police, public works, and other relevant departments designated by the city clerk to administer the provisions of this chapter.

Sec. 11-4. Special event criteria.

- (a) — All special events must be planned and conducted in accordance with the following objectives:
 - (1) — The special event provides a unique and organized civic, cultural, educational, entertainment, or recreational activity or experience.
 - (2) — The size, attendance, and nature of the special event are suitable for the proposed location and duration.
 - (3) — Both vehicle and pedestrian traffic associated with the special event must be managed to accommodate expected attendance.
 - (4) — If deemed necessary by the city, a parking plan shall be provided to accommodate special event staff, participants, and spectators.

- (5) Adequate security, emergency medical services, and fire protection services, as determined by the chief of police and fire chief, must be provided to protect the safety of special event staff, participants, spectators, and the public.
- (6) All temporary structures are safe as determined by the fire department.
- (7) Restroom facilities must be provided to accommodate expected special event attendance.
- (8) Trash must be managed and removed in a timely manner after the special event, and the site must be returned to the same or better condition than before the special event.
- (9) Noise must be managed to minimize the impact on neighboring residences and businesses.
- (10) Economic and other impacts to city residences and businesses must be adequately considered so that the net aggregate impact of the special event on the area is positive.
- (b) The applicant shall demonstrate the ability to successfully carry out the proposed special event, including, if applicable, a past record of successful special event performances.
- (c) The applicant shall ensure that the special event is conducted in compliance with all applicable laws, ordinances, and city policies, regulations, and procedures.
- (d) The applicant shall obtain any and all additional permits/approvals required to conduct the special event or related activities as deemed necessary by the city and/or as otherwise required by any entity with jurisdiction over the applicant's proposed activities or area where the special event is proposed to take place.

~~Sec. 11-5. Special event permits.~~

All special events held in the city will require a special event permit.

~~Sec. 11-6. Application procedures and requirements.~~

- (a) An applicant shall complete a special event permit application in the form prescribed by the city.
- (b) If the special events team determines that an applicant otherwise meets the criteria for a special event permit, but additional information is needed, the applicant shall submit such additional information in the form requested by the city before a permit decision is made.
- (c) Each special event permit application shall be filed at least 120 days in advance of the event date in order to provide adequate notice for organizing city services. Applications that are not submitted in a timely manner may be denied unless the applicant demonstrates to the city clerk that compliance within the deadline was impractical or impossible, or the clerk determines that the delayed application will not impair the city's ability to accomplish the purposes of this chapter.
- (d) If a special event involves multiple governmental jurisdictions, the applicant is required to obtain all applicable written authorizations from other jurisdictions related to the special event.

~~Sec. 11-7. Application processing.~~

- (a) *Determinations.* The special events team shall make decisions on completed applications only. They shall determine whether to impose permit conditions and whether the applicant has demonstrated that the applicable requirements are satisfied.
- (b) *Withdrawal.* An applicant may withdraw the application prior to the issuance of an approval or denial. The city may consider an application withdrawn if the applicant fails to provide requested information or explanation of why the information cannot be provided within 15 calendar days of the request. The applicant shall pay to the city all actual costs incurred by the city as a result of the withdrawal.

- (c) ~~*Cancellation.*~~ An applicant shall notify the community development department immediately once the applicant knows that a permitted special event will not occur. The applicant shall pay to the city all actual costs incurred by the city as a result of the cancellation.
- (d) ~~*Misrepresentations.*~~ If the applicant makes an intentional misrepresentation on an application, such as a significant understatement of the anticipated number of participants, the applicant shall pay to the city all actual costs incurred by the city as a result of the misrepresentation. This provision does not apply to crowd size when adversely impacted by weather or disaster.

~~Sec. 11-8. Fees, charges, and expenses.~~

- (a) ~~*Fees.*~~ A nonrefundable application fee set forth in the fee schedule, which is adopted by the city from time to time by resolution, shall accompany a permit application. Prior to issuance of the special event permit, the applicant shall pay all other applicable non-refundable fees as determined by the city, as set forth in the fee schedule, which is adopted by the city from time to time by resolution.
- (b) ~~*City support services.*~~ City support services shall be provided for special events as determined by the city to protect the health and safety and welfare of the public. The costs of such services shall be set forth in the fee schedule adopted by resolution and paid to the city by the applicant no less than 30 days prior to the event.
- (c) ~~*Police, fire, emergency medical services, traffic and crowd control.*~~ Police, fire protection, emergency medical services, and traffic and crowd control, to the extent determined necessary by the city, shall be provided at applicant's expense. The cost of such services shall be set forth in the fee schedule adopted by resolution and paid to the city by the applicant no less than 30 days prior to the event.
- (d) ~~*Additional costs.*~~ In addition to the costs set forth in this section, the applicant shall pay to the city any additional actual costs incurred by the city, as supported by invoice.

~~Sec. 11-9. Insurance.~~

The applicant of a special event being conducted on city property must provide certificates of insurance naming the city as an additional insured for all insurance coverage required by the city at the sole discretion of the city. All such required insurance shall be issued by an insurance company authorized to do business in the state with a rating specified by the city.

~~Sec. 11-10. Indemnification.~~

The applicant of a special event being conducted on city property must agree to indemnify, defend and hold the city harmless from and against any and all claims, suits, causes of action, damages, losses and expenses incurred by the city, which are caused by the acts and/or omissions of the Applicant, or any of its employees, agents, subcontractors, representatives, volunteers, invitees, or the like. Said indemnification, defense, and hold harmless shall not be limited by any required insurance coverage amounts.

~~Sec. 11-11. Decision on special event application.~~

- (a) ~~*Special conditions.*~~ The city's special events team may approve an application subject to special permit conditions and may also determine the means necessary for complying with such conditions in order to ensure that the special event objectives set forth herein are met. If special conditions are imposed, the city shall notify the applicant in writing of the required conditions.
- (b) ~~*Denial.*~~ If a special event application is denied, the city shall notify the applicant in writing of the action, including:
 - (1) ~~The grounds for denial.~~
 - (2) ~~An explanation of the applicant's right to appeal the action.~~

- (3) — An explanation of the right to resubmit the application, the total amount of fees to be assessed if the application is resubmitted and the calculation of such fees.

~~Sec. 11-12. Permit revocation.~~

- (a) — A permit may be revoked by the chief of police for any of the following reasons:
 - (1) — Failure to conduct the special event as presented on the application.
 - (2) — Failure to comply with terms and conditions of the permit.
 - (3) — Failure to adequately pay the billed fees by the city in a timely manner.
 - (4) — The special event poses a threat to public health, safety, or welfare.
 - (5) — State of emergency declared by the city or another governmental entity.
- (b) — If a special event permit is revoked, the city shall notify the applicant in writing of the action, including:
 - (1) — Grounds for revocation.
 - (2) — Explanation of the right to appeal the permit revocation except in the event of a declared state of emergency.

~~Sec. 11-13. Appeal of denial, special condition or revocation.~~

- (a) — If a special event permit has been denied or revoked, or special conditions imposed, by the city, an applicant may appeal the denial, revocation or special conditions to city council as follows:
 - (1) — The appeal must be filed with the community development department within ten calendar days from the date of the initial decision.
 - (2) — The appeal shall include the specific reasons for the appeal and any supporting documentation.
- (2) — City council shall hear the appeal at the next regular city council meeting that is scheduled to be held on a date that falls at least ten days after the city's receipt of the appeal.
- (3) — After considering the appeal, city council may uphold, reverse or modify a permitting related decision. The decision of city council is final.

~~Sec. 11-14. Termination of special event.~~

The chief of police or designee may terminate a special event whether permitted or unpermitted and disperse participants and spectators as deemed necessary due to breach of peace or any violation of law, including, but not limited to violations of this chapter.

~~Sec. 11-15. Unauthorized acts.~~

It shall be a violation of this chapter for any person to:

- (1) — Hold a special event that requires a permit under this chapter without obtaining the approved permit.
- (2) — Fail to conduct the special event as presented on the application.
- (3) — Hold a special event that violates the terms and conditions of the special event permit.
- (4) — Hold a special event that violates the law, including, but not limited to, laws relating to traffic regulations, disturbing the peace, public nuisance, unlawful assembly, and/or trespass.

~~Sec. 11-16. Administration and implementation.~~

- ~~(a) The city clerk shall be responsible for administering and implementing this chapter and may designate city employees as deemed necessary in order to facilitate administration of this chapter.~~
- ~~(b) The city council may develop reasonable policies to implement this chapter.~~

~~Sec. 11-17. Animals at public events.~~

~~Animals shall be permitted at public events, at the discretion of the applicant. Animals providing a service to a person with a disability as defined by the Americans with Disabilities Act and Florida law (service animals) may not be excluded from any public event. The following shall apply to all animals (including service animals) attending public events:~~

- ~~(1) Animals must be leashed at all times, except for service animals if the disability of the owner/handler does not allow for the animal to provide effective assistance when leashed.~~
- ~~(2) Animals must be trained so that, absent illness, the animal controls its waste elimination.~~
- ~~(3) Animals must be maintained in compliance with the city's animal control and public health ordinances.~~
- ~~(4) The owner/handler of an animal will be responsible for any injury, damage, or destruction caused by the animal.~~
- ~~(5) An animal may be excluded from a public event if the animal's behavior poses a direct threat to the health, safety, or welfare of others.~~
- ~~(6) Providing false information about or misrepresenting the status of a service animal is punishable as a second-degree misdemeanor under Florida law.~~



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Dunnellon's website by the time notice of the proposed ordinance is published.

ORDINANCE #ORD2026-01

AN ORDINANCE OF THE CITY OF DUNNELLOH, FLORIDA, AMENDING CHAPTER 11, "SPECIAL EVENTS," ARTICLE I, "IN GENERAL," TO REVISE REGULATIONS GOVERNING SPECIAL EVENTS; AMENDING SECTION 11-1 TO CLARIFY THE PURPOSE; AMENDING SECTION 11-3 TO ADD AND REVISE DEFINITIONS; AMENDING SECTION 11-4 TO EXPAND SPECIAL EVENT CRITERIA INCLUDING DETAILED PARKING PLAN REQUIREMENTS; CREATING SECTION 11-4.5 TO ESTABLISH FACILITY USE AND UTILITIES REQUIREMENTS; AMENDING SECTION 11-6 TO ADD TRAFFIC CONTROL PLAN REQUIREMENTS AND DOCUMENTATION DEADLINES; AMENDING SECTION 11-7 TO SPECIFY REQUIRED APPROVALS; AMENDING SECTION 11-8 TO CLARIFY RESPONSIBILITIES FOR PUBLIC SAFETY SERVICES; AMENDING SECTION 11-12 TO UPDATE PERMIT REVOCATION AUTHORITY; AMENDING SECTION 11-14 TO UPDATE AUTHORITY TO TERMINATE SPECIAL EVENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

¹ See Section 166.041(4)(c), Florida Statutes.

- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the municipality;
 - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

In the best interests of the public's health, safety, and welfare, this ordinance amends the City's special events regulations to establish comprehensive requirements that protect public health, safety, and welfare while minimizing municipal liability and financial exposure. The amendments clarify applicant responsibilities for event costs and impacts, establish detailed parking plan requirements, create facility use and utility standards for large events, specify traffic control plan requirements, and clarify the roles of the Marion County Sheriff's Office and other agencies in special event administration. These amendments are necessary to protect city property and resources, ensure adequate public safety services, and promote successful special events that benefit the community while reducing risks to the City and its residents.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur;

For private, for-profit businesses in the City that are not involved in organizing or hosting special events, no direct compliance costs are anticipated. For businesses or organizations that organize special events on city property, the ordinance clarifies and formalizes existing requirements rather than creating entirely new obligations. Anticipated compliance costs for special event organizers include:

Preparation of parking plans and traffic control plans (if applicable), which may require engaging professional consultants.

Rental of portable generators, restroom facilities, and other equipment for large events (exceeding 30 attendees);

Direct payment to the Marion County Sheriff's Office and fire department for required public safety services.

Potential costs for private property parking authorizations and associated liability insurance requirements.

Increased documentation and earlier submission deadlines (60 days for traffic control plans, 30 days for various other items).

Many of these requirements existed under the previous ordinance but are now more explicitly defined. The primary new costs relate to prohibiting use of city electrical infrastructure and restroom facilities for large events, requiring event organizers to provide their own resources.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and

The ordinance does not create new permit application fees or city charges. However, it clarifies that applicants must directly contract with and pay the Marion County Sheriff's Office, fire department, and other service providers for required public safety services. The ordinance also authorizes the City to assess cleanup fees and labor charges if event sites are not properly restored. Specific fee amounts will continue to be established by resolution in the City's fee schedule.

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

The ordinance is expected to reduce the City's direct regulatory costs by shifting responsibility for public safety services, utilities, facilities, and site restoration to event applicants. The City will continue to incur administrative costs for permit review and coordination, which are recovered through existing application fees. By requiring applicants to provide their own generators, portable restrooms, and other resources, the City avoids wear and tear on city infrastructure and reduces maintenance and utility costs. The ordinance also authorizes cost recovery for any city expenses through invoicing, ensuring that special events do not create unfunded burdens on city resources.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The ordinance directly impacts organizations and businesses that organize special events on city property. Based on recent experience, the City anticipates approximately 3-10 special events per year that would be subject to these requirements. The amendments may indirectly benefit local businesses that provide event-related services such as portable restroom rentals, generator rentals, traffic control services, security services, and parking management. Local

businesses and residents near event venues may benefit from improved parking management, traffic control, and noise mitigation requirements. Overall, the number of directly impacted businesses is minimal, as most special events in Dunnellon are organized by nonprofit organizations, community groups, or the City itself (which is exempt from the ordinance).

4. Additional information the governing body deems useful (if any):

This ordinance reflects input from the Marion County Sheriff's Office and the Marion County Fire Department (which provides fire services to Dunnellon) to address practical challenges encountered in administering special events under the current ordinance. Key policy objectives include:

- Protecting city property and infrastructure by prohibiting use of city electrical and restroom facilities for large events;

- Reducing city liability exposure by clarifying that applicants are fully responsible for event costs, impacts, and safety services;

- Ensuring adequate parking through detailed parking plan requirements that address both public and private property;

- Establishing clear authority for the Marion County Sheriff's Office to determine necessary law enforcement and crowd control services;

- Creating enforceable deadlines for submission of required documentation to allow proper planning and coordination;

- Clarifying that the City makes no determination regarding the adequacy of safety services and assumes no liability for staffing levels determined by other agencies.

The ordinance maintains the existing 120-day advance application requirement and preserves the City Council's authority to hear appeals. City-sponsored events and events on private property remain exempt. The amendments are intended to promote successful special events that benefit the community while ensuring that event organizers bear appropriate responsibility for the costs and impacts of their activities.

RESOLUTION #RES2026-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUNNELLON, FLORIDA, ESTABLISHING PARKING FEES AND BOAT LAUNCH FEES AT CERTAIN CITY-OWNED PUBLIC FACILITIES; PROVIDING EXEMPTIONS FROM FEES AND USE OF COLLECTED FEES; AUTHORIZING ADMINISTRATIVE IMPLEMENTATION; PROVIDING FOR SEVERABILITY, CONFLICT, AND AN EFFECTIVE DATE.

WHEREAS, the City owns and operates certain parking facilities and boat launch facilities for public use; and

WHEREAS, the City Council finds that the establishment of reasonable user fees for parking and boat launch facilities is necessary to offset the costs of operation, maintenance, enforcement, and capital improvements; and

WHEREAS, the City Council desires to ensure that such facilities remain safe, accessible, and properly maintained for residents and visitors; and

WHEREAS, the City Council finds that the proposed fees are reasonable and serves the public health, safety, and welfare of the citizens of the City of Dunnellon.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUNNELLON:

SECTION 1. Establishment of Parking Fees. The City Council hereby establishes the following parking fees for designated City-owned parking areas:

Daily Parking Fee	\$5.00 per vehicle (without trailer) 12:00 a.m. Saturday – 12:00 a.m. Monday
	\$10.00 per vehicle (with trailer) At all times, 7 days per week

SECTION 2. Establishment of Boat Launch Fees. The City Council hereby establishes the following boat launch fees for City-owned boat launch facilities:

Daily Boat Launch Fee	\$10.00 per vessel
Non-Residential Boat Launch and Trailer Parking Permit	\$100.00 per year
Residential* Boat Launch and Trailer Parking Permit	\$25.00 per year
Fees shall apply to motorized and non-motorized vessels. *Proof of residency shall be required.	

SECTION 3. Exemptions. The following shall be exempt from the fees established under this Resolution:

- (a) Emergency and public safety vehicles; and
- (b) City vehicles used for official purposes.

SECTION 4. Use of Collected Fees. All revenues generated pursuant to this Resolution shall be deposited into the appropriate City fund and used solely for the operation, maintenance, improvement, and enforcement of City-owned parking, boat launch, and water-based recreation facilities, unless otherwise authorized by the City Council.

SECTION 5. Administration and Enforcement. The City Clerk or the Clerk's designee is hereby authorized to implement administrative procedures, signage, permits, payment systems, and enforcement measures necessary to carry out this Resolution.

SECTION 6. Severability. If any section, subsection, sentence, clause, phrase of this Resolution, or the particular application thereof shall be held invalid by any court, administrative agency, or other body with appropriate jurisdiction, the remaining section, subsection, sentences, clauses, or phrases under application shall not be affected or impaired thereby and shall remain in force and full effect.

SECTION 7. Conflict. All Resolutions or parts of Resolutions, in conflict with this Resolution are hereby repealed.

SECTION 8. Effective Date. This Resolution shall take effect immediately upon its passage and adoption.

Upon motion duly made and carried, the foregoing Resolution was adopted by the City Council of the City of Dunnellon on the _____ day of _____ 2026.

Walter L. Green, Mayor

ATTEST:

Amanda L. Odom, CMC, City Clerk