Agenda
City of Dunnellon
20750 River Drive, Dunnellon, FL 34431
City Council Workshop Meeting
September 3, 2025, 5:30 PM

Dunnellon City Council Workshop meeting will be held on September 3, 2025, 5:30 pm.

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

Call to Order

Pledge of Allegiance

Opening Prayer/Moment of Silence
(suggested time limit: 1minute: 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 invitee/citizens volunteer.)

Roll Call

Proof of Publication - The agenda was posted on the City's website and City Hall bulletin board on Wednesday, August 27, 2025. The agenda was amended on Thursday, August 28th to add backup to items #7a and 7b.

1. **Public Comment**

2. **Board Reports**

3. **Dunnellon Chamber and Business Association Reports**

4. **Council Agenda Items**

4.a Vice-Mayor Inskeep
- Fencing at Rainbow River Bridge
- Council Meeting Times
- Police Department Building
- Right-of-Way Maintenance

4.b Councilman Lehmann
- Springs Festival

5. **Regular Agenda Items**

5.a Variance #VAR2025-02, Application #PZ20250002, Turkey Creek Drive

Documents:
Staff Report for Variance VAR2025-02_Turkey Creek.pdf

5.b Planning Commission Board Appointment

Documents:
Agenda Summary Form Board appointment.pdf

5.c Two Rivers Music Festival & Food Truck Rally, Alcohol Waiver

Documents:
Agenda Summary Form for Two Rivers Music Festival Alcohol Waiver.pdf

5.d City Council Vacancy

6. **Staff Agenda Items**

6.a Paid Parking Implementation Update

6.b PaveRite Change Order #1, E. McKinney Ave and Project Contingency

Documents:
Agenda Summary Form CRA Road Project Contingency.pdf

7. **Ordinances**

7.a Ordinance #ORD2025-09, Fence Code Amendments

Documents:
ORD2025-09 Business Impact Statement.pdf
ORD2025-09 Fencing First Draft.pdf

7.b Ordinance #ORD2025-10, 20804 W. Pennsylvania Rezone

Documents:
ORD2025-10 Agenda Summary Rezone.pdf
ORD2025-10 Business Impact Statement.pdf
ORD2025-10 20804 W Penn Ave Rezone.pdf

8. **Resolutions**

8.a Resolution #RES2025-25, Personnel Manual Amendment

Documents:
RES2025-25 Personnel Manual Amendment_Salary Classification Plan.pdf

8.b Resolution #RES2025-26, Grant Application Procedure

Documents:
RES2025-26 Grant Policy update.pdf

9. **Proclamation**

9.a Proclamation #PRO2025-02, Constitution Week

Documents:
PRO2025-02 Constitution Week.pdf

10. **Department Reports**

11. **Council Comments**

12. **City Attorney Comments**

13. **Public Comment**

Adjournment

Tentative Agenda for Council Meeting on Wednesday, September 10, 2025
Consent Agenda

- Approval of Minutes
- Approve Proclamation #PRO2025-02, Constitution Week
- Appoint Geoff Goetz from Alternate member to full member of the Planning Commission to fill the unexpired term of Jeanne Dunn from 9/10/2025 to 1/11/2028
- Waive Sec. 6-4 of the City Code, possession or consumption on public property or on private property without permission, during the hours of 12:00 p.m. to 11:00 p.m. on October 11, 2025 for the event, restricted to E. Pennsylvania Ave, Bostick St., and Ernie Mills Park.

Regular Agenda

- Presentation of Proclamation #PRO2025-02, Constitution Week
- Public Hearing Ordinance #ORD2025-02, Indian Cove Rezone
- Final Reading Ordinance #ORD2025-02, Indian Cove Rezone
- First Reading Ordinance #ORD2025-10, 20804 W. Pennsylvania Rezone
- Resolution #RES2025-25, Personnel Manual Amendment
- Resolution #RES2025-26, Grant Application Procedure
- Variance #VAR2025-02, Turkey Creek
- Re-establish Contingency for CRA Road Project

Future Meetings:

- 09/09/2025 Special Joint Planning Commission/Council Meeting
- 09/10/2025 Special CRA/City Council Meeting
- 09/24/2025 Special Budget Meeting

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

20750 RIVER DRIVE
DUNNELLON, FL 34431
(352) 465-8500
FAX (352) 465-8500

APPLICATION #PZ20250002 FOR VARIANCE #VAR2025-02

Property Owner: TURKEY CREEK DRIVE LLC

Parcel: 3447-013-000
Acres: 1.000000

Property Legal Description:

SEC 36 TWP 16 RGE 18
PLAT BOOK UNR
INDIAN COVE FARMS
LOT 12 BEING MORE FULLY DESC AS:
BEGIN AT THE NW COR OF THE SE 1/4 OF SW 1/4 TH S 89-43-58 E
303.83 FT TH S 170 FT MOL TO THE WATERS OF PAPOOSE POND TH
WLY AND NWLY ALONG WATERS TO THE W BNDY OF SE 1/4 OF SW 1/4
TH N 00-02-50 W TO THE POB
Parent Parcel: 3447-012-000

Property address: 12474 Turkey Creek Drive

Property Owner is requesting variance from **Sec. 78-73(b); App'x A, Art. III, Sec. 3. 12(1); App'x A, Art. VI, Sec. 6.2**

(b)Setback requirement. No development, including clearing activities, shall occur within any RCPA, except for shoreline access improvements in accordance with subsection 78-73(d).

The property owner is stating that the buildable portion of the parcel is narrow (approx. 45ft in width) and that to maintain 15 feet setbacks on both sides of the proposed home would hinder their ability to construct a home. The applicant is requesting the allowance of a 3 feet setback on the North facing, side property line. Additionally, the applicant wants a variance allowing the home to have a 12 feet setback from the rear instead of 40 feet.

Finally, the applicant wants to be allowed to build the home with an accessory structure. The applicant references a variance that was previously granted on this property on July 23, 2018. In which the City of Dunnellon approved at that time.

District	Lot Minimums		Density Maximum DUs Per Acre	Minimum Yard Setbacks			Maximum Height (feet)
	Area (square feet)	Width (feet)		Front (feet)	Side (feet)	Rear (feet)	
A-1	5 acres	150	0.2	25	25	25	40
R-1	32,600	85	1	40	15	40	40



Section 17.2 - Requirements for variances.

No variance from the terms of the zoning code shall be authorized by the board unless the board finds that all of the following facts and conditions exist:

1. Special conditions and circumstances exist which are peculiar to the land structure or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
    - Special Circumstances exist that are peculiar to this parcel due to its shape and size. Additionally, unlike other properties, this property is bisected by a 100-foot-wide utility easement.

2. The special conditions and circumstances do not result from the actions of the applicant.
    - The conditions and circumstances of the property are inherent and do not result from the actions of the applicant.
3. Literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by the other properties in the same zoning district under the terms of the ordinance and would work unnecessary and undue hardship on the applicant.
    - The City of Dunnellon's Future land use map of its comprehensive plan designates the property as "Residential Low Density." Policy 1.9 of the comprehensive plan allows residential lots of record to develop a dwelling and accessory structure. Without the relief requested in this variance, the applicant would be denied this reasonable use.
4. The Variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
    - The applicant only seeks the relief necessary to construct a reasonably sized home and accessory structure on this uniquely shaped and easement-encumbered lot.
5. The sole reason for the request for the variance is not real or alleged monetary gain or loss.
    - The reason for the variance relates to restrictions imposed by both the lot layout and a very large utility easement, monetary loss is not the sole reason for this variance.

City of Dunnellon

Agenda Summary Form

Meeting Date: September 10, 2025

1. Responsible Department: Community Development
2. Presenter: William Ary, Community Development Manager
3. Recommended Action: Appoint Geoff Goetz from Alternate member to full member of the Planning Commission to fill the unexpired term of Jeanne Dunn, 9/10/2025 to 1/11/2028.

Subject: Planning Commission Appointment - Alternate to Full Member

Request for Approval Summary Explanation & Background:

A vacancy has occurred on the Planning Commission requiring the appointment of a full member. Geoff Goetz currently serves as an Alternate member on the Planning Commission Board and has expressed interest in being appointed to a full-member position.

Mr. Goetz owns property within the incorporated City limits and brings valuable qualifications to the position. He holds a B.S. in Construction Management and is pursuing a M.S. in International Real Estate. Mr. Goetz is a Licensed Contractor & Broker with a background in planning through his work as a builder and developer. His experience as an Alternate member has provided him with familiarity with Planning Commission procedures and the City's development review process.

It is staff recommendation this item be approved.

Procurement Method: **N/A**

Fiscal Information: **N/A**

Attorney Review: **N/A**

City of Dunnellon
Agenda Summary Form

Meeting Date: September 10, 2025

1. Responsible Department: Community Development
2. Presenter: William Ary, Community Development Manager
3. Recommended Action: Waive Section 6-4 of the City Code, Possession or consumption on Public Property or on Private Property Without Permission, During the Hours of 12:00 p.m. to 11:00 p.m. on October 11, 2025, for the Event, Restricted to E. Pennsylvania Ave., Bostick St., and Ernie Mills Park.

Subject: Two Rivers Music Festival Special Event 2025-0245 Alcohol Waiver

Request for Approval Summary Explanation & Background:

In accordance with Code Section 6.8 Waivers for Festival Events, Two Rivers Music Festival and Food Truck Rally event organizers from the Dunnellon Chamber & Business Association are requesting a waiver of Code Section 6-4 to allow the sale and consumption of alcoholic beverages during the event on October 11, 2025, 12 p.m. - 11 p.m. within the barricaded areas as shown on the map to be provided at the workshop.

The event organizers(s) must also seek City Council permission which is then presented to the State Division of Alcoholic Beverages & Tobacco for permit authorization of sale and consumption of beer and wine.

Sec. 6-8. - Waivers for festival events.
(a) Upon request by organizers of any city-approved festival, ceremony, or celebration, the city council may waive specific sections of the restrictions and prohibitions of this chapter.
(b) The waiver shall set forth the specific sections of this chapter being waived, the location, time and other restrictions established by the city in its sole discretion deemed necessary to promote and protect the health, safety and welfare of the public.
(c) Any restrictions imposed by the city council shall be strictly enforced and are a precondition to such waiver. Failure to adhere to the restrictions shall vitiate the waiver and all persons violating such restrictions shall be considered in violation of this Chapter.
(d) There shall be no waiver of sections 6-5 and 6-7.

Sec. 6-4. - Possession or consumption on public property or on private property without permission.
(a) It shall be unlawful for any person to consume or to have in his possession any alcoholic beverage in a publicly owned park or recreation area or on any public-school property within the city.
(b) It shall be unlawful for any person to consume or have in his possession any alcoholic beverage in an open container on any public street, thoroughfare, sidewalk, or alley or on any publicly owned, operated, leased or controlled public recreation area or other facility, including parking areas, within the city, nor shall any person except the owner or person placed in charge by the owner consume or have in his possession any alcoholic beverages in an open container on any private property, unless such person is a lawful guest and has the consent of the owner or person in charge of the private property.

Staff recommends approval.

City of Dunnellon

Agenda Summary Form

Meeting Date: September 10, 2025

1. Responsible Department: Public Works
2. Presenter: Chad Ward, Public Works Manager
3. Recommended Action: Re-Establish Contingency for CRA Road Project, Agreement #AGR2025-18 with Pave Rite, Inc.

Subject: CRA Road Project Contingency

Request for Approval Summary Explanation & Background:

The City of Dunnellon awarded Agreement #AGR2025-18 to Pave Rite for the downtown area CRA Road Project. Council established a contingency for the project in an amount of $40,532 (15% of project value) and authorized the City Clerk and Public Works Manager to jointly approve change orders in an amount not to exceed the project contingency.

Following the award of the bid, staff identified the area of E. McKinney avenue as a priority and requested Pave Rite submit a change order to amend the scope of the project to include this area of roadway. Because of mobilization expenses, it made sense to include E. McKinney in this project rather than moving it to FY 2026. Change order #1 was jointly approved in the amount of $34,528.15.

It is staff's recommendation to reestablish the original contingency amount of $40,532.

Procurement Method: N/A

Fiscal Information: Funds are provided for in the FY2025 CRA Budget

Attorney Review: N/A

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 #ORD2025-09

AN ORDINANCE OF THE CITY OF DUNNELLON, FLORIDA, AMENDING CHAPTER 3 OF THE DUNNELLON CODE OF ORDINANCES RELATING TO FENCING; CREATING A NEW SECTION 3.23 ESTABLISHING GENERAL FENCING PROVISIONS; RENUMBERING AND AMENDING EXISTING SECTIONS 3.23 AND 3.24 TO BECOME SECTIONS 3.24 AND 3.25 RESPECTIVELY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; 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 law[1] 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:
  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;

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

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 Chapter 3 of the Dunnellon Code of Ordinances to establish comprehensive fencing regulations. The ordinance creates new general fencing provisions, clarifies that fencing may be constructed without a primary structure on the property, reorganizes existing fencing height limitations, and consolidates swimming pool fence requirements. These amendments promote public safety through proper fence construction standards and improve administrative efficiency by eliminating redundancy in the code.

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;

Minimal compliance costs are anticipated. Fencing contractors and related businesses may need to familiarize themselves with the updated regulations, but the ordinance largely codifies existing practices and clarifies requirements rather than imposing new burdens.

(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 beyond existing building permit requirements already established under the Florida Building Code.

(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. The ordinance reorganizes existing code provisions and does not create new regulatory programs requiring additional City resources.

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

Minimal impact to local businesses. Fencing contractors, building supply companies, and pool installation businesses may benefit from clearer regulations, but no negative impacts are anticipated.

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

This ordinance consolidates and clarifies existing fencing regulations to improve code organization and eliminate redundancy. The amendments allow property owners greater flexibility by permitting fencing installation without requiring a primary structure on the property, which may benefit property development and security needs.

ORDINANCE #ORD2025-09

AN ORDINANCE OF THE CITY OF DUNNELLON, FLORIDA, AMENDING ARTICLE III, APPENDIX "A," SUBPART B – LAND DEVELOPMENT REGULATIONS OF THE DUNNELLON CODE OF ORDINANCES RELATING TO FENCING; ESTABLISHING GENERAL FENCING PROVISIONS; RENUMBERING SUBSEQUENT SECTIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dunnellon desires to update its regulations governing the construction and installation of fencing within the city limits; and

WHEREAS, the City Council finds it necessary to clarify that fencing may be constructed without the presence of a primary structure on the property; and

WHEREAS, the City Council finds it beneficial to reorganize and consolidate fencing regulations to eliminate redundancy and improve clarity; and

WHEREAS, the regulations contained herein are not intended to create more burdensome or restrictive amendments to the City's land development regulations; and

WHEREAS, the amendments contained herein allow construction of fences on lots where fences were previously prohibited; and

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

LEGISLATIVE UNDERSCORING: Underlined words constitute additions to the City of Dunnellon Code of Ordinances, ~~strikethrough~~ 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 OF DUNNELLON, FLORIDA AS FOLLOWS:

SECTION 1. The recitals set forth above are hereby adopted as the legislative findings of the City Council of the City of Dunnellon, Florida.

SECTION 2. 'Article III. General Provisions' of 'Appendix A – Zoning' of 'Subpart B – Land Development Regulations' of the City's Code of Ordinances is hereby amended as follows:

Section 3.23 - General Fencing

(a) **Definitions.** For the purpose of this section:

'Back property line' means the line opposite to the front property line.

'Side property line' means the property lines connecting the front and back property lines.

'Fence' means any structure composed of wood, metal, stone, or other materials which serves as an enclosure, barrier, or boundary.

'Front property line' means the border of any lot or parcel of property, which line runs parallel with that portion of any structure which contains the front entrance of such structure, or in the absence of a structure, the property line adjacent to the primary street frontage.

(b) **General Requirements.**

All fences to be built shall comply with the Florida Building Code, as amended from time to time, including, but not limited to Florida Building Code requirements that:

1. The posts of each fence must be resistant to decay, corrosion, and termite infestation.
2. All fences shall be placed with the finished side facing the adjoining property or right-of-way.
3. No fence shall be constructed or installed in such a manner as to interfere with drainage on the site.

(c) **Fencing Without Primary Structure.** Fencing may be constructed on any lot or parcel of property without the presence of a primary structure, provided all other requirements of this chapter are met.

(d) **Permit Requirements.** A building permit shall be required for all fence construction as required by the Florida Building Code.

Section ~~3.23~~ 3.24 - Limitations of the Heights of Fences

***

Section ~~3.24~~ 3.25 - Swimming Pool Fences

***

SECTION 3. CONFLICTS. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. SEVERABILITY. If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful, or unconstitutional, said determination shall not

be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise determined to be invalid, unlawful or unconstitutional.

SECTION 5. CODIFICATION. The provisions of this Ordinance shall be codified as and become and be made a part of the City of Dunnellon Code of Ordinances. The sections of this Ordinance may be renumbered or re-lettered to accomplish such intention and the word "Ordinance", or similar words, may be changed to "Section," "Article", or other appropriate word. The Code codifier is granted liberal authority to codify the provisions of this Ordinance.

SECTION 6. EFFECTIVE DATE. This Ordinance shall become effective immediately upon adoption at the second reading/public hearing.

Upon motion duly made and carried, the foregoing Ordinance was approved upon the first reading on the __ day of _____ 2025.

Upon motion duly made and carried, the foregoing Ordinance was approved and passed upon the second and final reading and public hearing on the __ day of _____, 2025.

Ordinance Posted on the City's website on _____, 2025.

Public Hearing advertised on the City's website on _____, 2025, and advertised in the Riverland News on _____, 2025.

ATTEST: **CITY OF DUNNELLON**

_____ _____
Amanda L. Odom, CMC Walter L. Green, Mayor
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 _____ 2025.

_____
Amanda L. Odom, CMC
City Clerk

City of Dunnellon

Agenda Summary Form

Meeting Date: September 10, 2025

1. Responsible Department: Community Development
2. Presenter: William Ary, Community Development Manager
3. Recommended Action: Approve rezoning Parcel 3380-0467-00 from (R1-B) One-Family Dwelling Residential to (B-3) General Business

Subject: Ordinance #ORD2025-10 Rezoning 20804 W Pennsylvania Avenue

Request for Approval Summary Explanation & Background:

This City-initiated rezoning will change the zoning classification from (R1-B) One-Family Dwelling Residential to (B-3) General Business for a portion of real property located at 20804 W Pennsylvania Avenue.

The property, identified as Marion County Tax Parcel Number 3380-0467-00 and comprising approximately 0.70 acres, is currently split-zoned with a portion designated as (R1-B) One-Family Dwelling Residential and a portion designated as (B-3) General Business. This creates an inconsistent zoning pattern on a single parcel owned by Travis Loury.

The proposed rezoning will eliminate the split-zoning condition and provide for more efficient and consistent land use regulation of the property by making the entire parcel uniformly zoned as (B-3) General Business.

The City has followed all statutory and Code requirements for noticing and advertising this rezoning ordinance and associated public hearings. Staff finds that this rezoning meets the criteria under Sections 16.10 & 16.13, Appendix "A" of the Code, will not adversely affect the public interest, and is consistent with the City's Comprehensive Plan.

It is staff recommendation this item be approved.

Procurement Method: N/A

Fiscal Information: N/A

Attorney Review: Yes

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 #ORD2025-10

AN ORDINANCE OF THE CITY OF DUNNELLON, FLORIDA, CHANGING THE ZONING CLASSIFICATION FROM (R1-B) ONE-FAMILY DWELLING RESIDENTIAL TO (B-3) GENERAL BUSINESS FOR A PORTION OF REAL PROPERTY IDENTIFIED ON THE MARION COUNTY TAX ROLLS AS PARCEL NUMBER 3380-0467-00 AND COMPRISING +/-0.70 ACRES; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING 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 law[1] 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):

In the best interests of the public's health, safety, and welfare, this City-initiated ordinance rezones the portion of property owned by Travis Loury identified on the Marion County tax rolls as Parcel Number 3380-0467-00 located at 20804 W Pennsylvania Avenue from (R1-B) One-Family Dwelling Residential to (B-3) General Business to eliminate the existing split-zoning condition and create uniform zoning across the entire 0.70-acre parcel.

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):

This is a City-initiated rezoning of property owned by Travis Loury to eliminate split-zoning and create administrative efficiency in land use regulation.

ORDINANCE #ORD2025-10

AN ORDINANCE OF THE CITY OF DUNNELLON, FLORIDA, CHANGING THE ZONING CLASSIFICATION FROM (R1-B) ONE-FAMILY DWELLING RESIDENTIAL TO (B-3) GENERAL BUSINESS FOR A PORTION OF REAL PROPERTY IDENTIFIED ON THE MARION COUNTY TAX ROLLS AS PARCEL NUMBER 3380-0467-00 AND COMPRISING +/-0.70 ACRES; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City has recognized the need for a rezoning of owner's Property described herein from (R1-B) One-Family Dwelling Residential to (B-3) General Business to create uniform zoning across the entire parcel; and

WHEREAS, the Property is currently split-zoned with a portion designated as (R1-B) One-Family Dwelling Residential and a portion designated as (B-3) General Business, creating an inconsistent zoning pattern on a single parcel; and

WHEREAS, the Property is located at 20804 W Pennsylvania Avenue within the municipal limits of the City of Dunnellon and consists of 0.70 acres, more or less; and

WHEREAS, this City-initiated rezoning will eliminate the split-zoning condition and provide for more efficient and consistent land use regulation of the Property; and

WHEREAS, the City of Dunnellon Planning Commission, sitting as the Local Planning Agency, recommended approval of a change in the zoning classification of the Property; and

WHEREAS, the City of Dunnellon has followed all statutory and Code requirements for noticing and advertising this rezoning Ordinance and public hearings associated with the rezoning; and

WHEREAS, the City Council has received public input on the rezoning and a recommendation from staff; and

WHEREAS, the City Council of the City of Dunnellon finds that this City-initiated rezoning meets the criteria for rezoning under Sections 16.10 & 16.13, Appendix "A" of the Code, that rezoning will not adversely affect the public interest, and that the rezoning is consistent with the City's Comprehensive Plan.

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

Section 1. Findings. The "Whereas" clauses above are the findings of the City Council of the City of Dunnellon, Florida.

Section 2. Rezoning; Directions to the City Clerk. The portion of the Property identified below that is currently zoned (R1-B) One-Family Dwelling Residential shall hereafter be classified on the Official Zoning Map as (B-3) General Business in accordance with the Land Development Code of the City of Dunnellon, Florida, thereby making the entire parcel uniformly zoned as (B-3) General Business. The City Clerk or designee is hereby directed to amend, alter, and implement the Official Zoning Map of the City of Dunnellon, Florida, to include said classification of the Property consistent with this Ordinance.

Parcel Number: 3380-0467-00

Property Owner of Record: Travis Loury

Property Address: 20804 W Pennsylvania Avenue

Legal Description:

EC 35 TWP 16 RGE 18
PLAT BOOK A PAGE 174
DUNNELLON
LOTS 467.468.484.

General Location: 20804 W Pennsylvania Avenue, Dunnellon, Florida

Approximate Acreage: +/-0.70 acres

Year Built: 1961

Section 3. Severability. If any portion of this Ordinance shall be declared unconstitutional or if the applicability of this Ordinance or any portion thereof, to any person or circumstance shall be held invalid, the validity of the remainder of this Ordinance and the applicability of this Ordinance, or any portion thereof, to other persons or circumstances, shall not be affected thereby. It is the specific intent of the City Council of the City of Dunnellon that the severability as set forth above shall apply to this Ordinance.

Section 4. Conflicts. Any Ordinance in conflict with this Ordinance is hereby repealed.

Section 5. Effective Date. This Ordinance shall become effective immediately upon adoption at the second reading/public hearing.

Upon motion duly made and carried, the foregoing Ordinance was approved upon the first reading on the ____ day of _____ 2025.

Upon motion duly made and carried, the foregoing Ordinance was approved and passed upon the second and final reading and public hearing on the __ day of _____, 2025.

Ordinance Posted on the City's website on _____, 2025.

Public hearing and final reading advertised on the City's website on _____, 2025, and advertised in the Riverland News on _____, 2025.

ATTEST: **CITY OF DUNNELLON**

_____ _____

Amanda L. Odom, CMC Walter L. Green, Mayor
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 _____ 2025.

_____
Amanda L. Odom, CMC
City Clerk

RESOLUTION #RES2025-25

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF DUNNELLON ADOPTING PERSONNEL MANUAL AMENDMENTS AND CHANGES TO ARTICLE X, SECTION 6.1 PAY AND CLASSIFICATION PLAN AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the attached amendments and changes titled "Exhibit A" to the personnel manual have been studied and reviewed by the City Council; and

WHEREAS, the City Council believes that the adoption of these amendments and changes is in the best interest of the City of Dunnellon.

NOTE: Underlined words of Schedule "A" of this Resolution constitute new text of the Personnel Manual. Words ~~stricken~~ are deletions.

NOW, THEREFORE, be it resolved by the City Council of the City of Dunnellon, Florida this 10th day of September 2025 that:

1. City of Dunnellon Personnel Manual, Article X, Section 6.1 is attached as "Exhibit A" and incorporated herein by reference, shall be amended as indicated.
2. If any portion of this Resolution is declared unconstitutional or if the applicability of this Resolution or any portion thereof to any person or circumstances shall be held invalid, the validity of the remainder of this Resolution and the applicability of this Resolution, or any portion thereof to other persons or circumstances, shall not be affected thereby.
3. All resolutions and parts of resolutions in conflict with this Resolution are hereby repealed.
4. The effective date of this resolution shall be the 1st day of October 2025.

ATTEST: **CITY OF DUNNELLON, FLORIDA**

_____ _____

Amanda L. Odom, CMC
City Clerk

Walter L. Green, Mayor

Approved as to form and legality:

_____

Andrew J. Hand, City Attorney

EXHIBIT A
RESOLUTION #RES2025-25
PERSONNEL MANUAL AMENDMENTS
Article X Pay and Classification Plan
SECTION 6 - SALARY PLAN/PAY CLASSIFICATIONS

6.1 - PAY CLASSIFICATION BY GRADE

CLASSIFICATION/TITLE	PAY GRADE	MINIMUM	MAXIMUM
Beach/Park Attendant (min wage)	101	29,120~~27,040~~	35,942
Accounting Clerk (part-time)	106	31,200	42,562
PT Staff Assistant/Public Works	106	31,200	42,562
Service Worker I	108	33,529	46,056
Planning and Zoning Assistant	109	35,360	48,513
CSR/Administrative Assistant	109	35,360	48,513
Staff Assistant/Records Clerk	109	35,360	48,513
Service Worker II	116	45,000	60,000
Accountant	116	45,000	60,000
Assistant City Clerk	118	49,054	69,458
Finance Officer	120	60,000	83,621
Public Works Manager	120	60,000	83,621
Community Development Manager	120	60,000	83,621
Police Chief/Emergency Management Coordinator	122	62,790	92,209
City Clerk/HR Manager	130	65,322	94,741

RESOLUTION #RES2025-26

A RESOLUTION ESTABLISHING A PROCESS FOR OBTAINING GRANTS OVER $25,000 OR GRANTS THAT REQUIRE A CITY MATCH/FUNDING; ESTABLISHING EMERGENCY PROCEDURES FOR TIME-SENSITIVE GRANTS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS The City Council of the City of Dunnellon is dedicated to obtaining grants which will subsidize the City's Budget to accomplish projects in the most economical way possible; and

WHEREAS, The City Council of the City of Dunnellon has the authority to establish a grant process for grants exceeding $25,000 or for grants which require a city match or other funding; and

WHEREAS Grant opportunities with application deadlines may require expedited action to ensure the city does not miss beneficial funding opportunities; and

NOW, THEREFORE, be it resolved by the City Council of the City of Dunnellon, Florida, in session duly and regularly held this ___ day of _____, 2025, that effective _____, 2025:

SECTION I: GENERAL PROVISIONS

1. All Council Members, Staff and friends of the city should be alerted to grant opportunities.
2. Once a grant is identified, the responsibility for developing the grant reverts to the Community Development Department.

SECTION II: STANDARD OF GRANT PROCESS

For all grants requiring City financial commitment (match, ongoing funding, or operational costs), staff shall complete the following prior to Council authorization:

a. All grant information is to be obtained and confirmed.
b. Confirm grant funds are available.
c. Identify all obligations, constraints and required performance of each party.
d. Identify additional funding requirements, including operation and maintenance costs, and explore sources of funds.
e. Performance conditions and terms clearly and completely stated; particularly those that expose the City to additional costs or funding requirements.
f. Establish timelines for application submittal, funding approval, project start date and project completion date.
g. Cost estimates are completed by competent sources with full cost disclosure.
h. Staff presentations to Council for decision to continue.
i. All grant applications and project/grant management are performed solely by staff.

SECTION III: EMERGENCY TIME-SENSITIVE PROVISIONS

When grant application deadlines do not permit the standard Council review process:

1. **Emergency Authority**: The mayor, in consultation with the City Clerk, may authorize grant applications that meet the following criteria:
    - No City match or financial commitment required
    - No ongoing operational or maintenance costs to the city
    - Clear benefit to the community
    - Application deadline prevents standard Council review
2. **Emergency Documentation**: Emergency authorizations require:
    - Written memorandum documenting time constraint
    - Confirmation of no City financial exposure
    - Mayor and/or City Clerk signatures
3. **Council Notification**: Council must be notified within 48 hours of any emergency authorization, with full ratification required at the next regular Council meeting.
4. **Council Ratification**: All emergency authorizations must be ratified by Council vote at the next regular meeting. Failure to ratify requires staff to withdraw from grant participation if possible.

SECTION V: REPORTING REQUIREMENTS

Staff shall provide quarterly reports to Council on all grant activities, including applications submitted, awards received, and project status updates.

Upon motion duly made and carried, the foregoing Resolution was adopted by the City Council of the City of Dunnellon this _____ day of _____, 2025.

Attest:

_____ _____

Amanda Odom, CMC
City Clerk

Walter L. Green, Mayor

Approved as to form:

_____

Andrew J. Hand, City Attorney

PROCLAMATION #PRO2025-02
CONSTITUTION WEEK

WHEREAS, The Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

WHEREAS, September 17, 2025, marks the two hundred and thirty-eight anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary and to the patriotic celebrations which will commemorate it; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week; and

WHEREAS, The Rainbow River Chapter, National Society of the Daughters of the American Revolution is locally sponsoring Constitution Week.

NOW, THEREFORE be it proclaimed the City Council of the City of Dunnellon, Florida does hereby recognize the week of September 17 through 23 as

"CONSTITUTION WEEK"

and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

PASSED AND PROCLAIMED this 10th day of September 2025.

DUNNELLON CITY COUNCIL

_____
Walter L. Green, Mayor

_____
Timothy Inskeep, Vice-Mayor

_____
Rex Lehmann, Councilman

_____
Valerie Hanchar, Councilwoman

ATTEST:

_____
Amanda L. Odom, CMC, City Clerk