

Agenda  
City of Dunnellon  
City Council Meeting  
20750 River Drive, Dunnellon, FL 34431  
March 14, 2016  
5:30 P.M.

PLEASE NOTE: Individuals wishing to address the City Council please sign in. A three-minute time limit will be administered. PLEASE TURN CELL PHONES OFF.

**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 so if no invitees/citizens volunteer.)

**Roll Call**

Proof of Publication (Posted on the City's website and City Hall bulletin board on Friday, March 11, 2016)

**Oath of Office for Seat # 5 - Richard D. Hancock**

Chairman's Comments Regarding Agenda  
Public Comments

CONSENT AGENDA

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

**1. CITY COUNCIL WORKSHOP MINUTES**

*Jan 06, 2016*  
*Feb 03, 2016*

Documents: [cwm20160106.pdf](#), [cwm20160203.pdf](#)

**2. CITY COUNCIL MINUTES**

*Dec 14, 2015*

Documents: [cmm20151214\\_.pdf](#)

**3. APPROVE PROCLAMATION #PRO2016-03, DUNNELLON HIGH SCHOOL STUDENT SUPPORT FOUNDATION CLUB**

Documents: [PRO2016\\_03\\_Student Support Foundation.pdf](#)

**4. APPROVE PROCLAMATION #PRO2016-04, DECLARING BOOMTOWN**

## DAYS

Documents: [PRO2016\\_04\\_Boomtown Days 2016.pdf](#)

5. **APPOINT COUNCILWOMAN SOLDATO AS FINANCE LIAISON TO WORK WITH STAFF ON FINANCIAL MATTERS OF THE CITY AND GATHER INFORMATION IN ORDER TO HOLD PUBLIC INFORMATION WORKSHOPS AND MAKE RECOMMENDATIONS TO COUNCIL**
6. **AUTHORIZE MAYOR TO SIGN VOLUNTARY COOPERATION/OPERATIONAL ASSISTANCE AGREEMENT #AGR2016-15 WITH CITRUS COUNTY SHERIFF'S OFFICE**

Documents: [AGR2016\\_15\\_Citrus Co.pdf](#)

7. **AUTHORIZE STAFF TO PURCHASE 6 NEW COMPUTER WORKSTATIONS VIA STATE CONTRACT IN THE AMOUNT OF \$6,720.78**

Documents: [Requisition\\_Computers.pdf](#)

8. **WAIVE OPEN CONTAINER ORDINANCE 99-08, SPECIFICALLY SEC. 6-4 OF THE CITY'S CODE, DURING THE HOURS OF 10 A.M. TO 9 P.M. ON APRIL 16, 2016 FOR SPECIAL EVENT APPLICATION PZ1516-043 BOOMTOWN DAYS, RESTRICTED TO THOSE AREAS AS DEPICTED ON EVENT MAP AND CONTINGENT UPON PLACEMENT OF APPROPRIATE SIGNAGE AND BARRICADES.**

Documents: [Special Event\\_Boomtown.pdf](#)

## CONSENT AGENDA APPROVAL

*PROPOSED MOTION: I move the consent agenda be approved as presented.*

## REGULAR AGENDA

9. **PRESENTATION OF PROCLAMATION #PRO2015-03, DUNNELLON HIGH SCHOOL STUDENT SUPPORT FOUNDATION CLUB**
10. **SPECIAL PRESENTATION BY CHAMBER OF COMMERCE - PENNY LOFTON**
11. **PUBLIC HEARING ORDINANCE #ORD2016-01, AMENDMENTS TO THE ZONING CODE - ALLOWING CHICKENS TO BE KEPT IN RESIDENTIAL AREAS (ADVERTISED ON THE CITY WEBSITE ON 2/16/2016 AND IN THE RIVERLAND NEWS ON 3/3/2016 AND IN THE Ocala STAR BANNER ON 3/3/2016)**

Documents: [ORD2016-01\\_Proof.pdf](#)

12. **FIRST READING OF ORDINANCE #ORD2016-01, AMENDMENTS TO**

**THE ZONING CODE (ALLOWING CHICKENS TO BE KEPT IN RESIDENTIAL AREAS)**

*PROPOSED MOTION: I move Ordinance #ORD2016-01 be read by title only.*

*PROPOSED MOTION: I move Ordinance #ORD2016-01 be approved.*

Documents: [ORD2016\\_01\\_Zoning\\_Packet.pdf](#)

**13. PUBLIC HEARING ORDINANCE #ORD2016-03, EAR BASED COMPREHENSIVE PLAN AMENDMENT - TRANSMITTAL #CPA2016-01 (ADVERTISED ON THE CITY WEBSITE ON 3/4/2016 AND IN THE OCALA STAR BANNER ON 3/4/2016)**

Documents: [ORD2016\\_03\\_Proof.pdf](#)

**14. FIRST READING ORDINANCE #ORD2016-03, EAR BASED COMPREHENSIVE PLAN AMENDMENT - TRANSMITTAL #CPA2016-01**

*PROPOSED MOTION: I move Ordinance #ORD2016-03 be read by title only.*

*PROPOSED MOTION: I move Ordinance #ORD2016-03 be approved.*

Documents: [ORD2016\\_03\\_Transmittal ordinance EAR\\_based amendments 1st Draft.pdf](#), [ORD2016\\_03 Comp Plan Packet.pdf](#)

**15. QUASI-JUDICIAL HEARING - REZONING APPLICATION #REZ2015-02, #ORD2016-02, 20799 WALNUT ST - MYERS (ADVERTISED ON THE CITY WEBSITE ON 2/4/2016 AND IN THE RIVERLAND NEWS ON 3/3/2016)**

Documents: [Myers\\_REZ2015\\_2\\_Proof.pdf](#), [Myers\\_REZ2015\\_02\\_Property Owner Notice.pdf](#)

**16. CONSIDERATION OF REZONING APPLICATION #REZ2015-02, 2ND AND FINAL READING OF ORDINANCE #ORD2016-02, REZONING OF 20799 WALNUT ST. #REZ2015-02**

*PROPOSED MOTION: I move Ordinance #ORD2016-02 be read by title only.*

*PROPOSED MOTION: I move Ordinance #ORD2016-02 be approved.*

Documents: [Myers\\_ORD2016\\_02\\_Walnut St\\_REZ2015\\_02.pdf](#), [Myers\\_REZ2015\\_02 Rezone PC meeting packet.pdf](#)

**17. QUASI-JUDICIAL HEARING - APPLICATION #PZ1516-028 BY ROBERT ZIEGENFUSS, DUNNELLON REAL ESTATE, LLC FOR VARIANCE #VAR2016-02 LOCATED AT 11191 N. WILLIAMS ST. (NOTIFICATION**

**TO APPLICANT AND ADJACENT PROPERTY OWNERS ON 2/24/2016)**

Documents: [Ziegenfuss\\_PZ1516\\_028\\_Propertyowner\\_SurroundingpropertyNotices.pdf](#)

**18. CONSIDERATION OF DEVELOPMENT ORDER #DOR2016-02, REQUEST FOR APPROVAL OF LANDSCAPE BUFFER VARIANCE #VAR2016-02 ROBERT ZIEGENFUSS, DUNNELLON REAL ESTATE FOR APPLICATION #PZ1516-028 11191 N. WILLIAMS ST**

*PROPOSED MOTION: I move Development Order #DOR2016-02 be approved.*

Documents: [DOR2016\\_02\\_DevOrder\\_VAR2016\\_02LandscapeBufferDepth.pdf](#),  
[Ziegenfuss\\_PZ1516\\_028\\_PKTstaff rpt updt PC Res.pdf](#)

**19. RESOLUTION #RES2016-10 ELECTRONIC FILING FOR CAMPAIGN FINANCE REPORTS**

*PROPOSED MOTION: I move Resolution #RES2016-10 be read by title only.*

*PROPOSED MOTION: I move Resolution #RES2016-10 be approved.*

Documents: [RES2016\\_10\\_Filingcampaign\\_financereportselectronically.pdf](#)

**20. FIRST READING OF ORDINANCE #ORD2016-04, AMENDMENT TO SECTION 39 OF CITY'S CHARTER NEEDED TO COMPLY WITH FEDERAL REQUIREMENTS FOR MAILING OF OVERSEAS BALLOTS**

*PROPOSED MOTION: I move Ordinance #ORD2016-04 be read by title only.*

*PROPOSED MOTION: I move Ordinance #ORD2016-04 be approved.*

Documents: [ORD2016\\_04\\_charter\\_change\\_runoffdate.pdf](#)

**21. LOTS OF RECORD**

*PROPOSED MOTION: I move that the City Attorney work with staff, Mr. Metcalf and the Planning Commission to exempt lots of record for building purposes.*

**22. CITY COUNCIL LIAISON ASSIGNMENTS**

Documents: [council\\_liaison\\_list.pdf](#)

**23. COUNCIL LIAISON REPORTS AND COMMENTS**

**24. CITY MANAGER'S REPORT**

**25. CITY ATTORNEY'S REPORT**

- *Rainbow River Ranch Status Report*

## **26. 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.