

**Page** : 1 of 1 02/22/2016 11:48:13  
**Order Number** : 12850978  
**PO Number** : Ord. 2016-02  
**Customer** : 10079093 zzCity of Dunnellon Legals  
**Contact** : Dawn M. Bowne, C.M.C., City Cl  
**Address1** : 20750 River Drive  
**Address2** :  
**City St Zip** : Dunnellon FL 34431  
**Phone** : (352) 465-8500 x23  
**Fax** : (352) 465-8505  
**Credit Card** :  
**Printed By** : Mary Ann Naczi  
**Entered By** : Mary Ann Naczi  
**Keywords** : 472-0303 RIV PUBLIC NOTICE NOTICE OF QUASI - JUDI  
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**Ad Number** : 12966697  
**Ad Key** :  
**Salesperson** : 05 - Mary Ann Naczi  
**Publication** : Riverland Legals  
**Section** : Legals  
**Sub Section** : Legals  
**Category** : 995E-Miscellaneous Notices  
**Dates Run** : 03/03/2016-03/03/2016  
**Days** : 1  
**Size** : 3 x 5.04, 56 lines  
**Words** : 442  
**Ad Rate** : 99GOV  
**Ad Price** : 36.10  
**Amount Paid** : 0.00  
**Amount Due** : 36.10

472-0303 RIV  
 PUBLIC NOTICE  
 NOTICE OF QUASI - JUDICIAL PUBLIC HEARING  
 ORDINANCE #ORD2016-02 FOR  
 REZONING APPLICATION REZ2015-02  
 20799 WALNUT STREET

The City of Dunnellon proposes to adopt the following Ordinance:

**ORDINANCE #ORD2016-02**

**AN ORDINANCE OF THE CITY OF DUNNELLO, FLORIDA; CHANGING THE ZONING CLASSIFICATION FROM RESIDENTIAL BUSINESS OFFICE (RBO) TO CENTRAL BUSINESS (B-3) OF THAT PARCEL (LOT 1846) COMPRISING .14 ACRES LOCATED AT THE NORTHEAST CORNER OF THE WALNUT STREET AND CEDAR STREET INTERSECTION; PROVIDING DIRECTIONS TO THE CITY MANAGER; PROVIDING FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF INCONSISTENT ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.**

A quasi-judicial public hearing is scheduled for the Regular City Council Meeting on March 14, 2016 at 5:30 p.m. at Dunnellon City Hall, 20750 River Drive or as soon thereafter as can be heard regarding adoption of Ordinance #ORD2016-02, Amending Appendix 'A' Zoning of the Dunnellon Code of Ordinances, Section 6.3, entitled Zoning Maps, Rezoning 0.14+ acres known as 20799 Walnut Street, for that parcel number 3380-1844-00 located at the northeast corner of the Walnut Street and Cedar Street intersection, Lot 1846, from Residential Business Office (RBO) to Central Business (B3), pursuant to the Land Development Regulations, Section 7.1, Table of Permitted Uses. If necessary, this public hearing may be continued to a time and date certain by announcement at the scheduled hearing without any further written notice.

The area to be rezoned is generally described as:  
**SEC 35 TWP 16 RGE 18 PLAT BOOK A, PAGE 174 DUNNELLO LOT 1846, MARION COUNTY, FL**

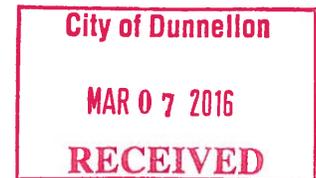
The application, filed under application number PZ1516-022, submitted by William Dane and Nancy Myers, together with any back-up materials may be reviewed during normal business hours 8:00 a.m. to 4:00 p.m. at Dunnellon City Hall. For further information, please contact the Community Development Department at (352) 465-8500, ext. 1010.

COPIES OF THIS ORDINANCE ARE AVAILABLE FREE OF CHARGE AT DUNNELLO CITY HALL, 20750 RIVER DRIVE, DUNNELLO, FLORIDA 34431, MONDAY THROUGH FRIDAY 8:00 A.M. UNTIL 4:00 P.M. THE PUBLIC IS ENCOURAGED TO ATTEND AND COMMENT.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, 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 THREE CALENDAR DAYS 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 WILL NEED A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE, HE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

Published March 3, 2016.

*cc: Sue  
 Teresa  
 Dawn*



CITRUS PUBLISHING  
ATTN: LEGAL DEPARTMENT  
1624 N MEADOWCREST BLVD.  
CRYSTAL RIVER, FL 34429  
352-726-0902 PHONE  
352-726-9603 FAX

## Riverland News - INVOICE

Dear Customer: *10079093 City of Dunnellon*

This is an invoice to process your payment for the enclosed ad. Please include Order #12850978 on your check and send payment of \$36.10 directly to the Legal Department at the above address. If you have paid previously, then disregard this invoice or keep for your records. REMEMBER: Payment is due in full within 20 days.

RE: 472-0303 RIV PUBLIC NOTICE NOTICE OF QUASI - JUDICIAL PUBLIC HEARING ORDINANCE #ORD2016-02 FOR REZONING APPLICATION REZ2015-02 20799 WALNUT STREET The City of Dunnellon proposes to adopt the following Ordinance: ORDINANCE #ORD2016-02 AN ORDINANCE OF

Ad publication dates:  
March 3rd, 2016,

Thank you for your business,

Theresa J. Savery and/or Mary Ann Naczi and/or Mishayla Coffas  
Legal Representative

# Proof of Publication

from the  
**RIVERLAND NEWS**  
Dunnellon, Marion County, Florida  
**PUBLISHED WEEKLY**

STATE OF FLORIDA  
COUNTY OF MARION

Before the undersigned authority personally appeared

Theresa J. Savery and/or Mary Ann Naczi and/or Mishayla Coffas

Of the Riverland News, a newspaper published weekly at Dunnellon, in Marion County, Florida, that the attached copy of advertisement being a public notice in the matter of the

472-0303 RIV PUBLIC NOTICE NOTICE OF QUASI - JUDICIAL PUBLIC HEARING ORDINANCE #ORD2016-02 FOR REZONING APPLICATION REZ2015-02 20799 WALNUT STREET The City of Dunnellon proposes to adopt the following Ordinance: ORDINANCE #ORD2016-02 AN ORDINANCE OF

Court, was published in said newspaper in the issues of March 3rd, 2016,

Affiant further says that the Riverland News is a Newspaper published at Dunnellon in said Marion County, Florida, and that the said newspaper has heretofore been continuously published in Marion County, Florida, each week and has been entered as second class mail matter at the post office in Dunnellon in said Marion County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

*Mary Ann Naczi*

The forgoing instrument was acknowledged before me

This 3<sup>rd</sup> day of March, 2016

By: Theresa J. Savery and/or Mary Ann Naczi and/or Mishayla Coffas

who is personally known to me and who did take an oath.

*Mishayla Coffas*  
Notary Public

472-0303 RIV  
PUBLIC NOTICE  
NOTICE OF QUASI - JUDICIAL PUBLIC HEARING  
ORDINANCE #ORD2016-02 FOR  
REZONING APPLICATION REZ2015-02  
20799 WALNUT STREET

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Published March 3, 2016.

