

City of Dunnellon

STAFF REPORT TO PLANNING COMMISSION

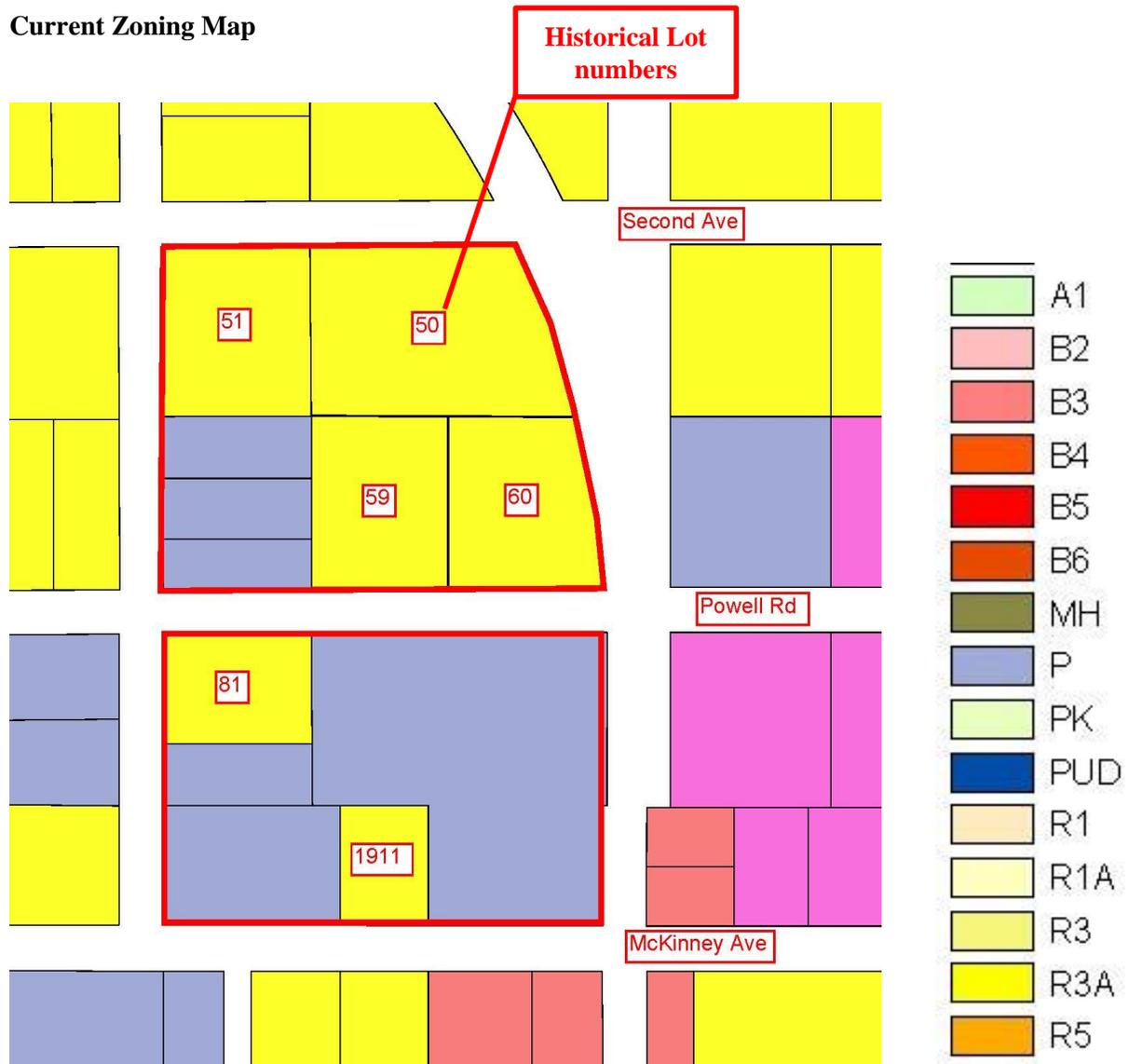
REZONING REQUEST: David Allison, FIRST BAPTIST CHURCH of DUNNELLON

Date: May 17, 2016
To: City of Dunnellon Planning Commission
Re: Land Use and Zoning analysis

Background: The applicant has applied for a rezone of Parcel Number 3350-050-000 (Lots 50, 51, 59, 60) comprising 3.77± acres and Parcel Number 3350-081-000 (Lot 1911 and N 125feet of Lot 81) comprising .79± acres to be changed from Residential Medium Density (R-3A) to Public (P). The parcels currently have a split zoning condition and the rezone would correct that issue. The property owner would like to construct a metal pavilion over the existing basketball court and add two modular structures to the property.

Application No.: REZ2016-01/PZ1516-056
Applicant: David Allison, First Baptist Church of Dunnellon
Property Address: 20831 Powell Ave
Location: Located at the northwest and southwest corner of the Powell Road and Cedar Street intersection. (as shown on the image below)
Parcel Numbers: 3350-050-000/3350-081-000

Current Zoning Map



Property Aerial View



Future Land Use Map



DUNNELLON FUTURE LAND USE

-  CRA BOUNDARY
-  RURAL, (1 du/10 ac*)
-  AGRICULTURE, (1 du/10 ac)
-  CONSERVATION
-  RECREATION
-  PUBLIC
-  COMMERCIAL
-  SPECIALIZED COMMERCE DISTRICT*
-  COMMERCIAL TOURIST ORIENTED
-  TRADITIONAL NEIGHBORHOOD - 8DU, (0 - 8.0 du/ac)
-  TRADITIONAL NEIGHBORHOOD - 12DU, (0 - 12.0 du/ac)
-  MIXED USE, (0 - 12.0 du/ac)
-  RESIDENTIAL LOW DENSITY, (0 - 2.5 du/ac)
-  RESIDENTIAL MEDIUM DENSITY, (0 - 5.0 du/ac)
-  RESIDENTIAL HIGH DENSITY, (5.1 - 12.0 du/ac)
-  WATER

Land Use Survey:

	Current Use	Zoning Designation	Land Use Designation
Subject Property	Church/School	R-3A/Public	Residential Medium Density/Public
North	Residential	R-3A	Traditional Neighborhood
South	Women’s Club and Residential	B-3 and R-3A	Traditional Neighborhood/Public
East	Church, Financial Services, Real Estate office	RBO, B-3, Public and R-3A	Traditional Neighborhood, Public, Commercial
West	Residential	R-3A/Public	Residential Medium Density/Public

Compatibility Analysis

The proposed Public (P) zoning is consistent with the surrounding properties in that area. The majority of the adjacent properties are R-3A and Public with the minority being B-3 and RBO. There is an adjacent church across Cedar St and a Women’s Club to the south. The Dunnellon Middle school is situated at the Southwest end of the property.

COMPREHENSIVE PLAN - Future Land Use

Policy 1.2: Residential Medium Density

The medium density residential land use category allows single-family dwelling units and customary residential accessory uses. The maximum density is 5.0 dwelling units per gross acre. The maximum impervious surface is fifty (50) percent. Buildings shall not exceed forty (40) feet in height.

Policy 1.5: Traditional Neighborhood

The traditional neighborhood land use category includes the following uses: residential, neighborhood scale commercial, neighborhood scale office, artisan uses, personal service, civic, cultural, transient lodging, bed and breakfast establishments, religious facilities, and financial services. The following location and design standards apply:

- A. A single platted lot may be developed for a single use.
- B. A single platted lot may contain a nonresidential use and one dwelling unit, provided that the dwelling unit is located on a second floor or to the rear or side of the business use, either attached or detached from the principal building.
- C. A development proposed for two (2) or more lots may contain a single use or a mixture of uses. When mixed uses are proposed, no more than fifty (50) percent of the development acreage shall be devoted to residential uses. When residential uses are proposed, either single-family or multifamily is acceptable. Density shall not exceed eight (8) units per gross residential acre.
- D. Transient lodging and bed and breakfast uses shall be limited to an equivalent of eight (8) units per gross acre. Each guest bedroom shall be considered a unit.
- E. Uses which have frontage on West Pennsylvania Avenue or Cedar Street may have up to twelve (12) dwelling units per gross acre.

- F. The maximum impervious surface for all sites is sixty-five (65) percent.
- G. Parcels with five (5) or more acres shall contain at least two (2) different uses. Single-use development is not permissible. Residential uses shall not exceed sixty-five (65) percent of the development site.
- H. When an amendment to the Future Land Use Map is proposed to apply the traditional neighborhood land use category, a minimum of five (5) acres is required.
- I. Where neighborhood scale development is proposed, no individual building shall exceed a total of 3,000 square feet of floor area.
- J. The maximum height for building development is forty (40) feet.
- K. Parking lots within the traditional neighborhood land use district shall be designed to ensure that no tier of parking includes more than ten (10) cars.
- L. All uses, including accessory structures, mechanical and service equipment, and utility structures shall be integrated with the design of the principle building. Mechanical, service, and utility equipment shall be screened.
- M. Nonresidential land uses within the traditional neighborhood district shall be limited to uses with a trip generation of 100 trips per day per 1,000 square feet of building, per fuel station, or comparable unit of measure. The trip generation calculation shall be based on the Institute of Transportation Engineers trip generation book or a similar, professionally acceptable source.

Policy 1.7: Public

The public land use category includes schools, government offices, public works buildings and yards, community centers, and similar uses typically owned or operated by public agencies. The maximum building height is forty (40) feet.

ZONING DISTRICTS INTENT AND PURPOSE

Section 8.18. - Public (P).

- a. The public (P) zoning district shall be permitted in all land use categories with the exception of the wetlands conservation category.
- b. The public (P) district is intended to provide for areas where public and semi-public facilities serve the needs of the community.
- c. Front, side, and rear setbacks shall be no less than the corresponding setback of the adjacent property. In the event that a front, side, or rear property line is adjacent to multiple properties, creating multiple setback requirements, the greater setback required for that property line will be met.
- d. Maximum height shall be limited to the lowest maximum height allowed of the adjacent properties.

(Ord. No. 96-12, 8-12-1997)

Table of Permitted Uses

EDUCATION- RECREATION- SOCIAL USES	A-1	R-1	R1A	R-2	R3A	R-3	R-4	R-5	MH	PUD	RBO	B2	B3	B4	B5	B6	P	M1	M2
School, Private primary and secondary																	X		
Church/place of worship		SE	SE		X		SE	SE			X								
Recreation facility, outdoor		SE	SE		SE	SE	SE										X		

Zoning Review Criteria for Approval: Section 13.11(3) - Procedure and criteria for amendments to official zoning map

3. The application shall be consistent with the comprehensive plan and the future land use map. In their review, recommendation, and decision on a rezoning application, the planning commission and city council shall consider:

- A. Whether it is consistent with all adopted elements of the comprehensive plan.
- B. Its impact upon the environment and natural resources.
- C. Its impact on the surrounding area with regard to the proposed use(s), intensity, density, scale, mass, bulk, height, lot configurations, architecture, and building orientation of surrounding uses (if applicable) and the intensity, density and scale of surrounding development.
- D. Its impact upon the economy of the surrounding area and any other affected area.
- E. Its impact upon any existing necessary governmental services such as schools, sewage disposal, solid waste, or transportation systems, or any other infrastructure.
- F. Any changes in circumstances or change in conditions of the surrounding area.
- G. Any mistakes in the original zoning classification other than reclassifications due to inadvertent boundary errors, including clerical or scrivener's errors, which may be corrected administratively.
- H. Its effect upon the use or value of the affected surrounding area.
- I. Its impact upon public health, welfare, or safety.

FINDINGS OF FACT

- A. Whether it is consistent with all adopted elements of the comprehensive plan.
Response- Zoning change requested is not inconsistent with any of the current elements of the comprehensive plan.

B. Its impact upon the environment and natural resources.

Response- No significant impact is expected

C. Its impact on the surrounding area with regard to the proposed use(s), intensity, density, scale, mass, bulk, height, lot configurations, architecture, and building orientation of surrounding uses (if applicable) and the intensity, density and scale of surrounding development.

Response- The proposed uses, covered recreational facility and modular buildings, is consistent with other uses on that existing parcel and the surrounding area.

D. Its impact upon the economy of the surrounding area and any other affected area.

Response- No significant impact is expected

E. Its impact upon any existing necessary governmental services such as schools, sewage disposal, solid waste, or transportation systems, or any other infrastructure.

Response- No significant impact is expected

F. Any changes in circumstances or change in conditions of the surrounding area.

Response- No changes in circumstances or conditions were noted

G. Any mistakes in the original zoning classification other than reclassifications due to inadvertent boundary errors, including clerical or scrivener's errors, which may be corrected administratively.

Response- No mistakes were found

H. Its effect upon the use or value of the affected surrounding area.

Response- No significant change in use or value is expected

I. Its impact upon public health, welfare, or safety.

Response- No significant impact is expected

STAFF EVALUATION AND FINDINGS

Staff recommends that the Planning Commission recommend the City Council approve the zoning change request.



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Caller:	Teresa Malmberg	Insertions:	2	Balance:	\$ 148.52
Taken By:	O050	Columns:	1	Lines:	69
Schedule:	5/1 1x, 5/1 1x, , ,			Taken On:	04/29/2016

**NOTICE OF PLANNING COMMISSION
QUASI-JUDICIAL
PUBLIC HEARING
REZONING APPLICATION
#REZ2016-01
ORDINANCE #ORD2016-05**

AN ORDINANCE OF THE CITY OF DUNNELLON, FLORIDA; CHANGING THE ZONING CLASSIFICATION FROM RESIDENTIAL MEDIUM DENSITY (R-3A) TO PUBLIC (P) OF PARCEL 3350-050-000 (LOTS 50, 51, 59, 60) COMPRISING 3.77 ACRES AND PARCEL 3350-081-000 (LOT 1911 and N 125feet of LOT 81) COMPRISING .79 ACRES LOCATED AT THE NORTHWEST AND SOUTHWEST CORNERS OF THE POWELL ROAD 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.

The City of Dunnellon Planning Commission will hold a quasi-judicial public hearing for recommendation to the City Council regarding adoption of Ordinance #ORD2016-05, rezoning Parcel Number 3350-050-000 and 3350-081-000, comprising 4.56 acres, from R-3A Residential Medium Density to P Public. The public hearing will be held at Dunnellon City Hall, 20750 River Drive, Dunnellon, FL 34431, on Tuesday, May 17, 2016, at 5:30 p.m., or as soon thereafter as can be heard. 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 application, filed under application number PZ1516-056, submitted by David Allison, First Baptist Church of Dunnellon, 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.

APPEAL: NECESSITY OF RECORD. Notice is given that if any person desires to appeal any action taken by the Planning Commission at the above hearing, a verbatim record of the proceedings may be necessary pursuant to Florida Statutes, 286.0105. The City assumes no responsibility for furnishing said record, however, the hearings will be audio recorded by the City for public use.

If any accommodations are needed for persons with disabilities, please contact

the Office of the City Clerk at 352-465-8500.
#A000888057

Attention: _____ **Fax:** _____

This is a final proof. If any information is incorrect, please contact your sales representative prior to the deadline of the first insertion. Otherwise your order is accepted as having been approved.



CITY OF DUNNELLON

20750 River Drive
Dunnellon, FL 34431
(352) 465-8500
FAX (352) 465-8505

April 29, 2016

Application PZ1516-056/REZ2016-01

Mr. David Allison
First Baptist Church of Dunnellon
20831 Powell Rd
Dunnellon, FL 34431

RE: Public hearing before Planning Commission: application for Rezoning from Residential Medium Density (R-3A) to Public (P), Parcel 3350-050-000/3350-081-000 (Lots 50, 51, 59, 60, 1911, and N 125feet of Lot 81) being 4.56 acres total.

Dear Applicant:

Please take notice that your application for rezoning will be heard by the Planning Commission of the City of Dunnellon on Tuesday, May 17, 2016 at 5:30 p.m., or soon thereafter as can be heard, in the Council Chambers at Dunnellon City Hall, 20750 River Drive, Dunnellon, Florida 34431. **Please be advised that your failure to appear at this public hearing will likely result in your application being denied.**

Your application, 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.

Pursuant to the City's Land Development Regulations, owners of property within 300 feet of your property have been sent notice of the public hearing on your application. Interested parties may appear at the hearing and be heard with respect to your application. Please be advised that all oral and written communications concerning your application prior to the public hearing between any member of the Planning Commission and an applicant or interested person is strongly discouraged under Florida law.

A person who decides to appeal any decision made by any board, agency, or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is

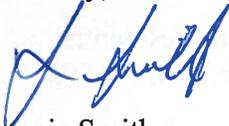
First Baptist Church, Parcel 3350-050-000/3350-081-000

made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105).

The City of Dunnellon Land Development Regulations are available for inspection at City Hall, during normal business hours, 8:00 a.m. to 4:00 p.m. Persons with disabilities needing assistance to participate in this hearing should contact Dawn Bowne, City Clerk at (352) 465-8500 at least 48 hours prior to the date of the scheduled hearing.

It is anticipated that the second hearing will be heard by City Council on Monday, June 13, 2016, at 5:30 p.m. or soon thereafter as can be heard in the Council Chambers at Dunnellon City Hall 20750 River Drive, Dunnellon, Florida, 34431. If this date changes, you will be notified by the City. **Please be advised that your failure to appear at either of these public hearings will likely result in your application being denied.**

Sincerely,



Lonnie Smith
Community Development



CITY OF DUNNELLON

20750 River Drive
Dunnellon, FL 34431
(352) 465-8500
FAX (352) 465-8505

April 29, 2016

NOTICE OF PUBLIC HEARING FOR REZONING

Dear Property Owner:

The Planning Commission of Dunnellon will hold a public hearing for recommendation to the City Council regarding a rezoning from Residential Medium Density (R-3A) to Public (P) requested by the First Baptist Church of Dunnellon, for parcels located at the northwest and southwest corner of the Powell Road and Cedar Street intersection, 20831 Powell Rd, being Parcel Number 3350-050-000 (Lots 50, 51, 59, 60) comprising 3.77± acres and Parcel Number 3350-081-000 (Lot 1911 and N 125feet of Lot 81) comprising .79± acres, pursuant to the Land Development Regulations, Section 7.1, Table of Permitted Uses. The public hearing will be held at Dunnellon City Hall, 20750 River Drive, Dunnellon, FL 34431, on **Tuesday, May 17, 2016, at 5:30 p.m.**, or as soon thereafter as can be heard. 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 to you.

A second hearing will be held before the City Council as soon as practicable after the Planning Commission makes its recommendation in this matter. After the Planning Commission's hearing on the above date, you may contact the Community Development Department at (352) 465-8500, ext. 1010, to find out the date and time of the hearing before the City Council.

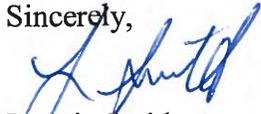
The application, filed under application number PZ1516-056, submitted by Mr. David Allison, First Baptist Church of Dunnellon, together with any back-up materials may be reviewed during normal business hours 8:00 a.m. to 4:00 p.m. at Dunnellon City Hall. For further information please contact the Community Development Department at (352) 465-8500, ext. 1010.

Interested parties may appear at the meetings and be heard with respect to this matter. Please be advised that all oral and written communications prior to the hearing concerning the case between any member of the Planning Commission and the applicant or the public are strongly discouraged under Florida law.

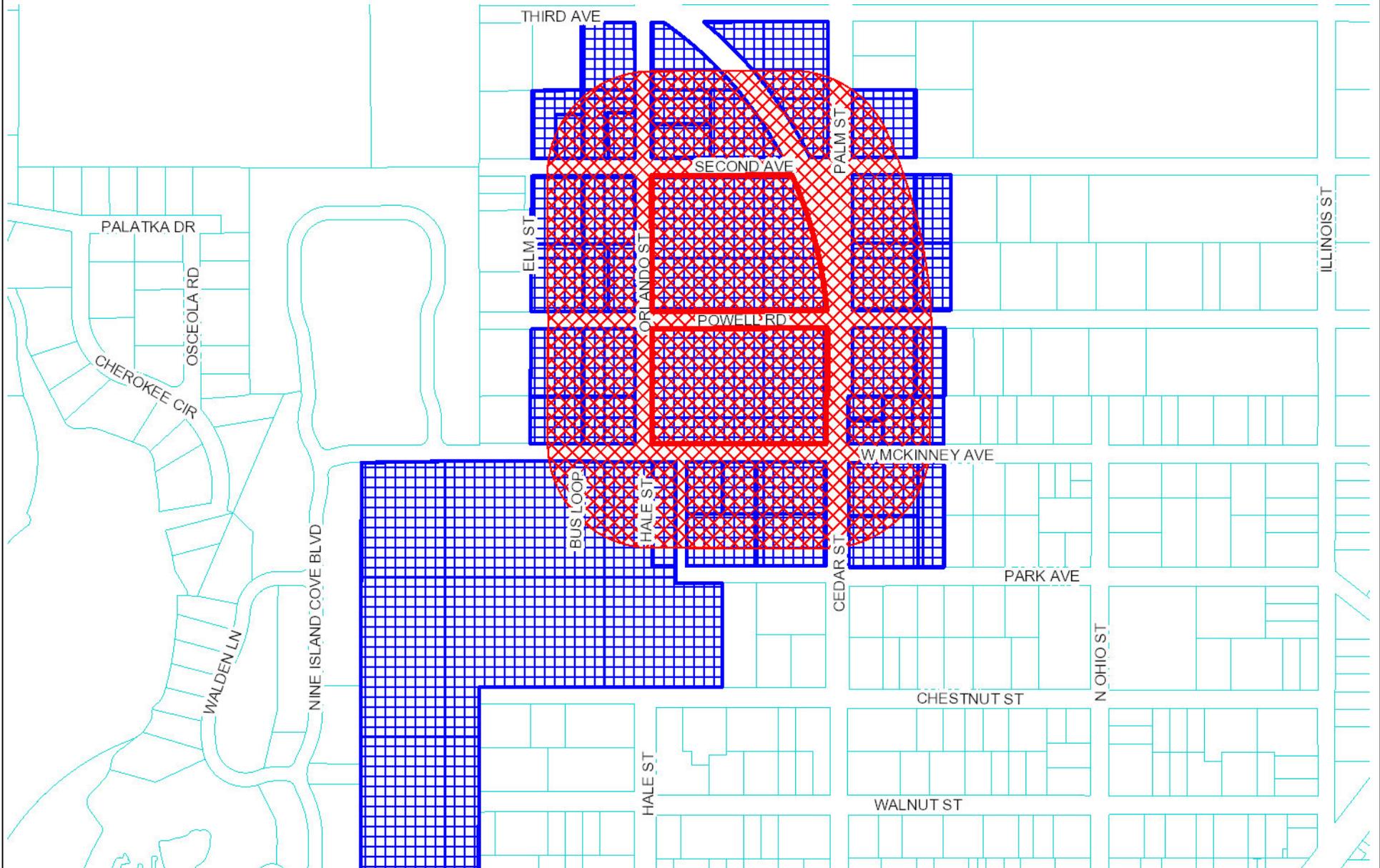
A person who decides to appeal any decision made by any board, agency, or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes 286.0105).

The City of Dunnellon Land Development Regulations are available for inspection at City Hall, during normal business hours, 8:00 a.m. to 4:00 p.m. Persons with disabilities needing assistance to participate in any of these proceedings should contact Dawn Bowne, City Clerk at (352) 465-8500 at least 48 hours prior to the date of the scheduled hearing.

Sincerely,



Lonnie Smith
Community Development



DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.

NAME	ADD_1	ADD_2	ADD_3	
DARRELL L ADDISON	DOLORES M ADDISON	1010 28TH AVENUE N	NAPLES FL 34103	
BETTIE CASSADY	PO BOX 263		DUNNELLON FL 34430-0263	
CITY OF DUNNELLON	PO BOX 430		DUNNELLON FL 34430-0430	CITY
KEVIN P CONNELL	CONNELL KIMBERLY A	11525 ORLANDO ST	DUNNELLON FL 34431-6427	
LINDA CORSE	11555 ORLANDO ST		DUNNELLON FL 34431-6429	
DOROTHY SELLERS CROZIER	WILLIAM MARCUS SELLERS EST ET AL	20843 SECOND AVE	DUNNELLON FL 34431-6406	
DAVID DICK	ELAINE DICK	4985 N PINK POPPY DR	BEVERLY HILLS FL 34465-2802	
DUNNELLON CHURCH OF CHRIST	PO BOX 597		DUNNELLON FL 34430-0597	DUP
DUNNELLON CHURCH OF CHRIST ET AL	C/O TONY QUILLEN TR	PO BOX 597	DUNNELLON FL 34430-0597	
DUNNELLON PROPERTIES LLC	563 S DUNCAN AVE		CLEARWATER FL 33756-6255	
DAVID L ELLIOTT	5311 W RIVERBEND RD		DUNNELLON FL 34433	
FEDERAL HM LN MTG CORP	1615 S CONGRESS AVE STE 200		DELRAY BEACH FL 33445	
FIRST BAPTIST CHURCH OF DUNNELLON FL INC	DUNNELLON FIRST BAPTIST CHURCH	20831 POWELL RD	DUNNELLON FL 34431-6402	APP
FIRST BAPTIST CHURCH OF DUNNELLON FL INC	DUNNELLON FIRST BAPTIST CHURCH	20831 POWELL RD	DUNNELLON FL 34431-6402	APP
FIRST BAPTIST CHURCH OF DUNNELLON FL INC	DUNNELLON FIRST BAPTIST CHURCH	20831 POWELL RD	DUNNELLON FL 34431-6402	APP
HARTH KATHY	20959 W MCKINNEY AVE		DUNNELLON FL 34431-6434	DUP
KATHY HARTH	20959 W MCKINNEY AVE		DUNNELLON FL 34431-6434	
MICHAEL C HOPKINS	KARIN L HOPKINS	9215 SW 197TH CIR	DUNNELLON FL 34432-2639	
IGLESIA MISIONERA RENACER ASAMLEAS DE DI	11755 CEDAR		DUNNELLON FL 34431	
MARY ANN JOHNSON	SUE ANN JOHNSON	20745 PARK AVE	DUNNELLON FL 34431-6735	
KONDAUR CAPITAL CORP TR	333 S ANITA DR STE 400		ORANGE CA 92868	
JOSE A MACHADO ET AL	C/O LUCIA CARONE	43 ANDREWS DR	MASSAPEQUA PARK NY 11762	
FRANCES M MARKHAM	PO BOX 213		DUNNELLON FL 34430-0213	
LINDA M MCCRACKEN	20855 PARK AVE		DUNNELLON FL 34431-6733	
LYNN MCDOWELL	20929 W MCKINNEY AVE		DUNNELLON FL 34431-6434	
HERBERT MENHENNETT	JEAN MENHENNETT	20934 THIRD AVE	DUNNELLON FL 34431-6401	
JOHN MIUCCIO	ANNE MIUCCIO	111 HICKS ST APT 9L	BROOKLYN NY 11201	
THOMAS A MOLTIMORE	20762 SECOND AVE		DUNNELLON FL 34431-6405	
SUZANNE M NEELY	20893 SECOND AVE		DUNNELLON FL 34431-6406	
FRED OWENS	S L OWENS	20792 SECOND AVE	DUNNELLON FL 34431-6405	
JOEL A PAFFORD	PO BOX 6		DUNNELLON FL 34430-0006	
JOSEPH R PARKER JR	402 LAKE HILLS RD		TULLAHOMA TN 37388-5220	
FRANCES PUMPHREY	BARBARA BOWEN	PO BOX 263	DUNNELLON FL 34430-0263	
SCHOOL BOARD OF MARION COUNTY	PO BOX 670		OCALA FL 34478-0670	
DAVID SHORT	MARY H SHORT	20946 RIVER DR	DUNNELLON FL 34431-6746	
THE KOONCE DAVID F & SANDRA S LVN TRUST	KOONCE DAVID F JR TR ET AL	9485 E SOUTHGATE DR	LAKELAND FL 34450	
THE WISE ALLEN C TRUST	WISE ALLEN C TR	PO BOX 248	DUNNELLON FL 34430-0248	
SCOTT L TOTH	CYNTHIA A TOTH	1635 E SAINT CATHERINE DR	DUNEDIN FL 34698-4404	
WILLIAM H VANDENBOOGAART	JILL P VANDENBOOGAART	3041 OAK VIEW DR	PALM HARBOR FL 34684	
BERT J WAMPLER	NADINE A WAMPLER	611 SW SHOREWOOD DR	DUNNELLON FL 34431-3771	
ALBERT A WITFILL	AUDREA WITFILL	3815 N YACHT TER	BEVERLY HILLS FL 34465-4461	
WOMANS CLUB OF DUNNELLON	PO BOX 1632		DUNNELLON FL 34430-1632	

Teresa Malmberg

From: Andrew Hand <ahand@shepardfirm.com>
Sent: Thursday, April 28, 2016 2:21 PM
To: Lonnie Smith
Cc: Teresa Malmberg
Subject: RE: Legal sufficiency

I have reviewed and find the notices legally sufficient.

Best Regards,



DISCLAIMER:

The information transmitted is intended only for the person or entity to which it is addressed and contains confidential and/or privileged materials protected under the Attorney-Client Privilege. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any computer.

From: Lonnie Smith [mailto:lsmith@dunnellon.org]
Sent: Wednesday, April 27, 2016 1:58 PM
To: Andrew Hand <ahand@shepardfirm.com>
Cc: Teresa Malmberg <tmalmberg@dunnellon.org>
Subject: Legal sufficiency

Hi Andrew,

Attached are the notice letters and ad submission that we intend to send out for a rezoning for the May 17th LPA meeting. Please review for legal sufficiency. I will be completing a staff report on this case in the next day or two so I will be submitting to you for review and a Resolution document.

Thanks,

Lonnie Smith
IT/ Community Development
City of Dunnellon
352-465-8500 x1011
lsmith@dunnellon.org



Please Note: Florida has a very broad public records law. Written communication to or from city officials regarding city business is public record and open to inspection including names, addresses and email addresses. Therefore, your email communication may be subject to public disclosure.

AFFIDAVIT OF PUBLICATION

Star-Banner
Published – Daily
Ocala, Marion County, Florida

STATE OF FLORIDA
COUNTY OF MARION

Before the undersigned, a Notary Public of Said County and State, [Signature] who on oath says that they are an authorized employee of the Star-Banner, a daily newspaper published at Ocala, in Marion County, Florida, that the attached copy of advertisement, being a notice in the matter of

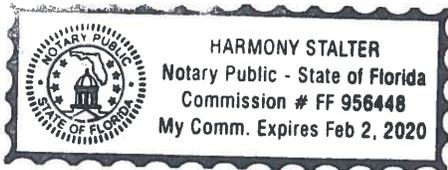
NOTICE OF PLANNING COMMISSION QUASI-JUDICIAL PUBLIC HEARING REZONING APPLICATION #REZ2016-01 ORDINANCE #ORD2016-05 AN ORDINANCE OF THE CITY OF DUNNELLON, FLORIDA; CHANGING THE ZONING CLASSIFICATION FROM RESIDENTIAL MEDIUM DENSITY R-3A TO PUBLIC P OF P

was published in said newspaper in the issues of:

5/1 1x

Affiant further says that the said STAR-BANNER is a daily newspaper published at Ocala, in said Marion County, Florida, and that the said newspaper has heretofore been continuously published in said Marion County, Florida, daily, and has been entered as second class mail matter at the post office in Ocala 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 has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the person of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 1 day of May, A.D., 2016



[Signature]
Notary Public
HARMONY STALTER
(Print, Type or Stamp Name of Notary Public)

NOTICE OF PLANNING COMMISSION
QUASI-JUDICIAL
PUBLIC HEARING
REZONING APPLICATION
#REZ2016-01
ORDINANCE #ORD2016-05

AN ORDINANCE OF THE CITY OF DUNNELLON, FLORIDA; CHANGING THE ZONING CLASSIFICATION FROM RESIDENTIAL MEDIUM DENSITY (R-3A) TO PUBLIC (P) OF PARCEL 3350-050-000 (LOTS 50, 51, 59, 60) COMPRISING 3.77 ACRES AND PARCEL 3350-081-000 (LOT 1911 and N 125feet of LOT 81) COMPRISING .79 ACRES LOCATED AT THE NORTHWEST AND SOUTHWEST CORNERS OF THE POWELL ROAD 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.

The City of Dunnellon Planning Commission will hold a quasi-judicial public hearing for recommendation to the City Council regarding adoption of Ordinance #ORD2016-05, rezoning Parcel Number 3350-050-000 and 3350-081-000, comprising 4.56 acres, from R-3A Residential Medium Density to P Public. The public hearing will be held at Dunnellon City Hall, 20750 River Drive, Dunnellon, FL 34431, on Tuesday, May 17, 2016, at 5:30 p.m., or as soon thereafter as can be heard. 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 application, filed under application number PZ1516-056, submitted by David Allison, First Baptist Church of Dunnellon, 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.

APPEAL: NECESSITY OF RECORD.
Notice is given that if any person desires to appeal any action taken by the Planning Commission at the above hearing, a verbatim record of the proceedings may be necessary pursuant to Florida Statutes, 286.0105. The City assumes no responsibility for furnishing said record, however, the hearings will be audio recorded by the City for public use.

If any accommodations are needed for persons with disabilities, please contact the Office of the City Clerk at 352-465-8500.
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