

Amended Agenda
City of Dunnellon
Special City Council Meeting
March 21, 2022, 5:30 P.M.
Join Zoom

<https://dunnellon.zoom.us/j/82957306056?pwd=bEsvOWdKMC9raEVOa0YyeUJXc3g5QT09>

Meeting ID:829 5730 6056

Dunnellon City Council meeting will be held on March 21, 2022, 5:30 p.m. at Dunnellon City Hall

Public Comment: Anyone who wishes to provide public comment will be able to do so by participating in the City Council meeting in person, or via the Zoom "AUDIO ONLY" platform and/or telephone, by speaking during public comment portions of the meeting when recognized per the instructions below or by submitting written comments, evidence and/or written testimony in advance of the meeting via email to the City Clerk at modom@dunnellon.org

Members of the public who would like to participate are encouraged to register in advance by 12:00 noon on Monday, March 21, 2022. Please see instructions below on how to register.

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.

Instructions on How to Listen and/or Participate in the Meeting

Attachment: [Meeting Instructions \(PDF\)](#)

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 - Posted on the City's website and City Hall bulletin board on Monday, March 14, 2022. The agenda was amended on March 15th to add item #1 and on March 16th to Cancel the Public Hearing.

Council's Comments Regarding Agenda

1. Proclamation #PRO2022-02, In Honor Of Reverend Paul E.C. Hamilton

Proposed Motion: I move Proclamation #PRO2022-02 be approved.

Documents:

[PRO2022-03 Reverend Paul E. C. Hamilton.pdf](#)

2. First Reading - Ordinance #ORD2022-02, Blue Run Park Commercial Use Exceptions

Accept Public Comments

Proposed Motion: I move Ordinance #ORD2022-02 be read by title only.

Proposed Motion: I move Ordinance #ORD2022-02 be approved.

Documents:

[Ordinance ORD2022-02 Blue Run Park Commercial Use Exceptions.pdf](#)

3. Council Comments

4. 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.



**PROCLAMATION #PRO2022-03
IN HONOR OF
REVEREND Paul E. C. Hamilton**

WHEREAS, The Reverend Paul E. C. Hamilton is about to embark on his 50th anniversary to the Ordination to the Priesthood; and

WHEREAS, Father Paul has been a Parish Priest in 15 Parishes, served in five hospitals and has had a distinguished teaching career in six colleges or seminaries. He has been a Psychotherapist and Drug Counselor in three renowned clinics and founded three well-known not-for-profit corporations in 1988, 2001 and 2021. His private psychotherapy practice, now in its 43rd year, has changed the lives of couples, families, individuals and clergy alike; and

WHEREAS, Father Paul spearheaded the development of Dunnellon Community Services, a non-profit organization that offers free health care clinics; welcomed a group of Jewish women looking for a place to hold services; honored local heroes at the 25th Anniversary of September 11th; and launched a Spanish ministry at the Church of Holy Faith. Father Paul firmly believes “the church exists to serve people outside itself”; and

WHEREAS, under Father Paul’s administrative leadership the Church of Holy Faith raised \$7,300 for missionary work in Bor, South Sudan and is currently overseeing the expansion of the existing church building to accommodate both religious and community services; and

WHEREAS, Father Paul is a positive force in the Dunnellon community, which is evident by his involvement with the Dunnellon Chamber and Business Association, as well as the Food Pantry he offers for people in need; and

WHEREAS, Reverend Paul E. C. Hamilton commemorates his 50th anniversary being known by his many titles of priest, doctor, psychotherapist, drug counselor, professor, headmaster, founder and international guide. He has a broad and rich career serving as a healer, pastor, mentor, educator and inspiration to countless New Yorkers, Floridians and International Christians. Many can and will testify to his influence and devotion to the church along with his dedication to personal and institutional wholeness; and

WHEREAS, Father Paul will be celebrated on March 25th by his church family, friends and communities from all around for the services and sacrifices made by this outstanding religious servant. We commend him for his steadfast Christian leadership over the years.

NOW, THEREFORE BE IT RECOGNIZED The Dunnellon City Council honors the 50th Anniversary of Reverend Paul E.C. Hamilton and proclaims Friday, March 25, 2022 as “**Father Paul E. C. Hamilton Day**” within the City of Dunnellon and urges the citizens of Dunnellon to acknowledge the occasion of this day. He has earned the respect and affection of the residents and friends of Dunnellon.

PASSED AND PROCLAIMED this 21st DAY OF MARCH 2022.

Dunnellon City Council

William P. White, Mayor

Valerie Hanchar, Vice-Mayor

ATTEST:

C. Anita Williams, Councilwoman

Louise Kenny, Councilwoman

Amanda L. Odom, CMC
City Clerk

Jan Cabbage, Councilwoman

1 **ORDINANCE #ORD2022-02**

2
3 **AN ORDINANCE OF THE CITY OF DUNNELLON, FLORIDA,**
4 **AMENDING SECTION 46-79 OF THE CODE OF ORDINANCES OF THE**
5 **CITY OF DUNNELLON TO CLARIFY THE PROHIBITION ON**
6 **COMMERCIAL USES WITHIN BLUE RUN PARK; PROVIDING FOR**
7 **CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR**
8 **CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

9
10 **WHEREAS,** the City previously enacted Ordinance #ORD2021-02 enacting detailed rules
11 for the use of Blue Run Park consistent with the Blue Run Park Management Plan; and

12
13 **WHEREAS,** said Ordinance prohibited unauthorized commercial use of the Park as
14 required by the Blue Run Park Management Plan; and

15
16 **WHEREAS,** said prohibition could be read to include activities which are allowed or
17 protected by statute, property right or constitution; and

18
19 **WHEREAS,** to provide clarity to police, park employees and others enforcing the Code,
20 the City desires to specify services which could be interpreted as commercial uses but which are
21 not meant to be included within the prohibition; and

22
23 **WHEREAS,** Florida Communities Trust (“FCT”) has reviewed the amendments and
24 exceptions proposed herein and approved same in writing; and

25
26 **WHEREAS,** City Council of the City Dunnellon finds that the provisions of this Ordinance
27 are consistent with the Blue Run Park Management Plan; and

28
29 **WHEREAS,** the City Council of the City of Dunnellon determines that it is in the best
30 interest of the health, safety, and welfare of its residents to adopt the rules, regulations, and
31 provisions of this Ordinance as stated herein.

32
33 **LEGISLATIVE UNDERSCORING:** Underlined words constitute additions to the City of
34 Dunnellon Code of Ordinances, ~~strike through~~ constitutes deletions from the original, and asterisks
35 (***) indicate an omission from the existing text which is intended to remain unchanged.

36
37 **NOW THEREFORE BE IT ORDAINED BY THE CITY OF DUNNELLON, FLORIDA**
38 **AS FOLLOWS:**

39 **SECTION 1:** The “whereas” clauses cited herein are the legislative findings of the City
40 Council.

41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77

SECTION 2: Section 46-79 of the City’s Code of Ordinances is hereby amended as follows:

Sec. 46-79. – Prohibition on Commercial Use.

- a) Commercial use of the park is prohibited ~~except by written agreement approved by the City of Dunnellon and Florida Communities Trust~~ as otherwise provided herein.
- b) For purposes of this section, ‘commercial use’ shall mean:
 - i. the sale or rental of any item, good, concession, or merchandise within the boundaries of Blue Run Park; and
 - ii. the provision of any service performed within the boundaries of Blue Run Park regardless of whether compensation for such service is paid onsite or offsite.
- c) Governmental provision of park services by Marion County for water-based recreation and/or other passive recreation programs are exempt from this section so long as such services are authorized both via Interlocal Agreement 2007-14 (entered into between the City and Marion County on May 14, 2007) and per the requirements of the Blue Run Park Management Plan. The K.P. Hole shuttle service provided by Marion County (or its contractor on behalf of Marion County) is the sole transportation service authorized per the requirements of the Blue Run Park Management Plan.
- d) This Section shall not be read to prohibit:
 - i. emergency services such as ambulances, tow trucks, and roadside assistance;
 - ii. performance of park-related services and activities for the City or other governmental agency as consistent with the Blue Run Park Management Plan;
 - iii. engagement in expressive activities protected by the First Amendment;
 - iv. disability accommodations authorized by the City;
 - v. utility services provided on site or the maintenance of any utility improvements located on site; and
 - vi. activities or services the City must allow under state or federal law.

SECTION 3. CONFLICTS. In any case where a provision of this Ordinance is found to be in conflict with a provision of any other ordinance of this City, the provision which establishes the higher standards for the promotion and protection of the health and safety of the people shall prevail.

78 **SECTION 4. SEVERABILITY.** If any section, sentence, phrase, word, or portion of this
79 Ordinance is determined to be invalid, unlawful, or unconstitutional, said determination shall not
80 be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase,
81 word, or portion of this Ordinance not otherwise determined to be invalid, unlawful or
82 unconstitutional.

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

88 **SECTION 6. EFFECTIVE DATE.** This Ordinance shall become effective on April 1, 2022
89 following Ordinance #ORD2021-02.

90 **Upon motion duly made and carried,** the foregoing Ordinance was approved upon the first
91 reading on the 21st day of March 2022.

92
93 **Upon motion duly made and carried,** the foregoing Ordinance was approved and passed upon
94 the second and final reading and public hearing on the 28th day of March 2022.

95
96 Ordinance Posted on the City’s website on March 3, 2022. Public hearing advertised on the City’s
97 website on March 16, 2022 and advertised in the Ocala Star Banner on March 18, 2022.

98
99 ATTEST:

CITY OF DUNNELLON

100

101

102 _____
103 Amanda L. Odom, CMC
104 City Clerk

105 _____
106 William P. White, Mayor

107
108 Approved as to Form:

109

110

111 _____
112 Andrew J. Hand, City Attorney

113

114

115

116
117
118
119
120
121
122
123
124
125

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 3rd day of March 2022.

Amanda L. Odom, CMC
City Clerk