

ORDINANCE #ORD2026-05

AN ORDINANCE OF THE CITY OF DUNNELLON, FLORIDA, ADOPTING THE CITY'S 2025-2035 WATER SUPPLY FACILITIES WORK PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 163.3177(6)(c)4., Florida Statutes requires that local governments prepare and adopt a water supply facilities work plan that covers at least a 10-year planning period; and

WHEREAS, the water supply facilities work plan must address the water supply sources necessary to meet and achieve the existing and projected water use demand for the 10-year planning period; and

WHEREAS, an update to the Southwest Florida Regional Water Supply Plan was approved by the governing board of the Southwest Florida Water Management District, in December 2025, and Florida Statutes require local governments to prepare and adopt a water supply facilities work plan into their comprehensive plan within 18 months of approval of a Regional Water Supply Plan; and

WHEREAS, the City of Dunnellon (the "City") recognizes the need for integration between land use planning and water supply planning; and

WHEREAS, the City's residential and non-residential uses acquire their water supply directly from their provider, Florida Governmental Utility Authority (FGUA); and

WHEREAS, the City's Planning Commission, sitting in its capacity as the Local Planning Agency, reviewed the City of Dunnellon Water Supply Facilities Work Plan 2025-2035 and recommended approval at a public hearing on April 14, 2026, with due public notice; and

WHEREAS, the City Council of the City of Dunnellon held public hearings to consider this ordinance, with due public notice having been provided, to obtain public comment, and considered all written and oral comments received during public hearings, including support documents; and

WHEREAS, the City of Dunnellon has complied with all requirements and procedures of Florida law in processing this ordinance; and

WHEREAS, the City believes it is in the best interest of its residents to adopt the City of Dunnellon Water Supply Facilities Work Plan 2025-2035.

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

SECTION 1. The “whereas” clauses cited herein are the legislative findings of the City Council of the City of Dunnellon, Florida.

SECTION 2. The City Council has reviewed the Water Supply Facilities Work Plan 2025-2035 recommended for approval by the Planning Commission, as provided in Exhibit A, and hereby adopts the City of Dunnellon Water Supply Facilities Work Plan 2025-2035 and will incorporate it into its Comprehensive Plan by reference.

SECTION 3. CONFLICTS. After the effective date of this Ordinance, in any case where all or any part of this Ordinance is found to conflict with any provision of any other ordinance of the City of Dunnellon, to the extent of such conflict, all such ordinances are hereby repealed.

SECTION 4. SEVERABILITY. If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unenforceable, unlawful, or unconstitutional by a court of competent jurisdiction, 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.

SECTION 5. EFFECTIVE DATE. This Ordinance shall become effective immediately upon adoption.

Upon motion duly made and carried, the foregoing Ordinance was approved upon the first reading and public hearing on the 15th day of April, 2026.

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 May, 2026.

Ordinance Posted on the City’s website on _____, 2026.

First Public hearing advertised on the City’s website on _____, 2026, and advertised in the Riverland News on April 3, 2026.

Second Public hearing advertised on the City’s website on _____, 2026, and advertised in the Riverland News on _____, 2026.

ATTEST:

CITY OF DUNNELLON

Amanda L. Odom, CMC
City Clerk

Walter L. Green, Mayor

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 _____, 2026.

Amanda L. Odom, CMC
City Clerk

Exhibit “A”

Exhibit A



City of Dunnellon Water Supply Facilities Work Plan 2025-2035

April 15, 2026

Dunnellon Water Supply Facilities Work Plan 2025-2035

Introduction

The Florida legislature enacted several bills to address the State’s water supply needs. Recent legislation links the regional water supply plans adopted by the various water management districts to the comprehensive planning requirements for local governments (Chapter 163.3177(6)(c)4., Florida Statutes). This statute requires local governments to prepare and adopt a water supply facilities work plan that covers at least a 10-year planning period. This work plan must be adopted within 18 months after the governing board of the relevant water management district (in Dunnellon’s case, the Southwest Florida Water Management District) approves an updated regional water supply plan. The local government work plan then must be updated, at a minimum, every five years within 18 months after the governing board of the relevant water management district approves an updated regional water supply plan.

The governing board of the Southwest Florida Water Management District (SWFWMD) adopted an updated regional water supply plan in December of 2025. The Dunnellon Water Supply Facilities Work Plan 2025-2035 is being adopted to comply with State requirements. This Plan will be incorporated in the Potable Water section of the City’s Public Facilities Element by reference, and the City will update its Comprehensive Plan, as needed, to reflect updates to the SWFWMD Regional Water Supply Plan.

Dunnellon and Marion County fall within the Northern Planning Region of the SWFWMD. Dunnellon is not located in a Water Use Caution Area as delineated in the SWFWMD Regional Water Supply Plan. According to the Executive Summary from the Plan: “Scenario modeling results using the Central Springs Model (CSM) version 1.1 show that groundwater from the upper Floridan aquifer (UFA) is available to meet demand through 2045 by utilizing conservation and reuse initiatives, with the exception of the area surrounding Gum Slough Spring Group.” Dunnellon does not fall within the Gum Slough Spring Group. There are no water supply projects under development in the Northern Planning Region of the SWFWMD that include the City of Dunnellon area. Therefore, there are no projects to be included in the Capital Improvements Element.

Background Information

The City of Dunnellon sold the City’s potable water and wastewater utility systems to the Florida Governmental Utility Authority (FGUA) in an acquisition that closed on October 26, 2018. As a result, the City no longer owns or operates the potable water system (including treatment, pumping, and distribution infrastructure) and has no fiscal responsibility for those facilities within city limits

or any other area. Therefore, there are no capital improvements projects related to water supply included within the City’s Capital Improvements Element or 5-Year Schedule of Capital Improvements. However, the City’s Comprehensive Plan does include water conservation policies that support and promote protection of water supply.

Population Projections

The City of Dunnellon provided FGUA with a population projection for the area within city limits based on the total of permanent and seasonal population projections for the year 2035 (a ten-year projection). The population projection methodology was the same as that which was used for the 2025-2045 update to the Comprehensive Plan and is included within the Data and Analysis Report for the update. The population projection information is replicated here for the purposes of the water supply facilities work plan.

Moderate-High Growth Population Projections

	2020	2024	2025	2030	2035	2040	2045
Marion County (BEBR)		419,510	417,100	446,400	471,100	491,700	510,200
Marion County (Census)	375,908						
Dunnellon Population	1,928	2,015					
Dunnellon Share & Projected Share	0.51%	0.48%	0.50%	0.587%	0.587%	0.587%	0.587%
Dunnellon Projected Population			2,085	2,620	2,765	2,886	2,995
Increase over previous time period		+87	+70	+535	+145	+121	+109

Sources: US Census & BEBR Medium Projections of Florida Population by County, 2025-2050 (January 2024)

Moderate-High Growth Population Projections with Seasonal Population Included

	2025	2030	2035	2040	2045
Dunnellon Moderate-High Projection	2,085	2,620	2,765	2,886	2,995
Seasonal Moderate-High Projection	335	421	445	464	482
TOTAL MODERATE-HIGH GROWTH POPULATION	2,420	3,041	3,210	3,350	3,477

Sources: US Census & BEBR Medium Projections of Florida Population by County, 2025-2050 (January 2024). Seasonal population was estimated and projected based on seasonal units and persons per household for permanent units from the 2020 US Census.

The total 2035 projection population of 3,210 persons was submitted to FGUA for their analysis

of future water supply availability.

Projected Water Demand

Utilizing the projected City of Dunnellon population of 3,210 persons, FGUA provided the below information about existing and projected water demand in an email from Sam Cain dated February 8, 2026 (see below). The 133.4 gpd/person will be adopted as the potable water level of service standard for the City of Dunnellon in the 2025-2045 update to the Comprehensive Plan.

From: Sam Cain <Sam.Cain@fgua.com>
Sent: Sunday, February 8, 2026 4:53 PM
To: Onelia Lazzari
Cc: Will Fontaine
Subject: RE: IMPORTANT: Information needed from FGUA
Attachments: Email to Will Fontaine.pdf; FGUA City of Dunnellon Utility Availability.pdf

Afternoon, Onelia!

Below and attached is the information requested for the FGUA's City of Dunnellon water and wastewater utility system:

- Potable Water:
 - AADF of WTP as of November 2025: 313,175 gpd
 - Per Capita daily flow: 133.4 gpd/person
 - Or 126.6 gpd/"person" after including approximately 91 irrigation ERCs.
- Wastewater:
 - AADF of WWTP as of November 2025: 447,000 gpd
 - In addition to treating the raw sewage generated within the City Limits, the City of Dunnellon WWTP also receives raw sewage from the Chatmire, Juliette Falls, Rainbow Springs, and Rio Vista communities.
 - Raw sewage generated within ONLY the City Limits is estimated to be approximately 194,000 gpd based on 1,556 ERCs.
 - Per Capita daily flow: 88.8 gpd/person
 - Based on a total of 3,588 ERCs
- Projected demands based on the 2035 population estimate provided in the attached email from 11/13:
 - Water: 428,294 gpd AADF (3,210 persons @ 133.4 gpd/p)
 - Wastewater: 534,085 gpd AADF (3,210 persons @ 88.8 gpd/p)
- Septic to Sewer
 - The FGUA implements septic to sewer projects within environmentally sensitive areas as funding allows. For instance, a septic to sewer project was recently implemented in the Chatmire community which is located just to the north of the City of Dunnellon City Limits.

If any questions arise, or if any other information is needed, please let me know.

Thanks!



Sam Cain, P.E.
Operations Manager,
Florida Governmental Utility Authority

As can be noted from the above calculations, the projected 2035 potable water demand will be 428,294 gallons (average daily flow) based on the 133.4 gpd/person estimate for current usage (November 2025).

FGUA has provided the letter below indicating that they can meet the projected potable water demand.



FGUA Operations Office

Anser Advisory, part of Accenture
9400 Southpark Center Loop, Suite
400, Orlando, FL 32819

(877) 552-3482 Toll Free
(407) 629-6900 Tel

February 8, 2026

Onelia Lazzari, AICP
Principal Planner
EDA Consultants
720 SW 2nd Avenue
S. Tower, Ste. 300
Gainesville, FL 32601

Subject: Utility Availability for the FGUA's City of Dunnellon Water System

Dear Onelia,

Below in support of the City of Dunnellon's Water Supply Work Plan is a summary of the current and future drinking water availability throughout the FGUA's City of Dunnellon water system.

The FGUA's City of Dunnellon water system possesses adequate capacity to serve the demands of the current drinking water connections located throughout the utility's service area. As drinking water demands increase throughout the future due to developer projects, the FGUA shall coordinate with the developer(s) as needed to ensure that the water system will possess adequate capacity to serve future demands.

If there is anything else I can do, please don't hesitate to contact me via e-mail at Sam.Cain@FGUA.com or via cell-phone at 407-488-8843.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sam Cain", is written over a light blue horizontal line.

Sam Cain, P.E.
Operations Manager

Capital Improvements

Because the City of Dunnellon no longer owns or operates the potable water utility and has no fiscal or other responsibility for the potable water system, there are no capital improvements listed in the City's Capital Improvements Element or 5-Year Schedule of Capital Improvements. All funding for potable water system improvements will be provided by FGUA (or its successor).

Water Conservation

The City of Dunnellon recognizes the importance of water conservation to preserve the water supply for future needs. Both the City's Comprehensive Plan and land development regulations in the Code of Ordinances include water conservation policies and requirements.

Listed below are the 2025-2045 Comprehensive Plan policies that address water conservation:

Public Facilities Element Objective 5.2:

Implement water conservation programs and strategies, as needed.

Policy 5.2.1:

The City will require water conservation through the enforcement of the adopted Florida Building Code which requires such items as low-volume commodes, water flow restrictions for showers and spigots, and similar devices in all new construction and renovations, and will comply with the appropriate water management district water use restrictions.

Policy 5.2.2:

Use, as available and feasible, of the lowest quality water available for appropriate uses, through water storage systems (i.e., rain barrels) and gray (reclaimed) water supply facilities.

Policy 5.2.3:

The City shall require compliance with the Southwest Florida Water Management District regarding irrigation practices and other water restriction measures.

Policy 5.2.4:

Coordinate with the Southwest Florida Water Management District (SWFWMD) and FGUA to ensure the City, and its residents, comply with the requirements for water conservation during times of water shortage.

Policy 5.2.5:

Coordinate with SWFWMD and FGUA in development of organized procedures to be followed during emergency water supply interruptions.

Policy 5.2.6:

Participate, as needed, in water conservation and protection programs of the SWFWMD and FGUA.

Conservation Element Policy 7.2 B.

Landscaping design and maintenance practices shall be implemented that reduce impacts to land in the City.

B. Native, Florida friendly or naturalized species shall be used in all landscape areas in order to avoid or minimize the use of irrigation and fertilizers.

The City's Code of Ordinances and land development regulations include specific provisions related to water conservation in the following areas: Florida Friendly landscaping requirements; proper irrigation systems that include moisture sensors and rain shut-off switches; and low volume plumbing fixtures.

Listed below are the specific provisions and Code references:

- **Section 10.6 - Landscape plan.**

When the construction upon or the development of a new site is such that site plan review by the building official is required prior to the issuance of a building permit, the provisions of this article shall be applied to such site. Any such construction or development activity requiring a site plan or landscape plan which requires local approval shall be designed to be consistent with the water-efficient landscaping standards established in this article and submitted in compliance with the principles and practices of Florida Friendly Yards. All site development plans that include parking shall provide landscape plans prepared, signed and sealed by a state landscape architect.

- **Section 10.15 - Irrigation.**

(a) Water can be conserved through the use of a properly designed and managed irrigation system. Full coverage irrigation shall be provided on all pervious areas with the following exceptions:

(1) All native plant communities that have been preserved, provided they are drought tolerant if located along an abutting a street or entranceway.

(2) All other pervious areas where comprehensive xeriscaping principles are employed, except for those landscaped areas facing any street. Buffers and entranceways must be irrigated. The irrigation system must be on a timer. Quality and workmanship are to meet or exceed industry standards. Irrigation plans shall be submitted at the time of building.

(b) Moisture sensor and/or rain shut-off switch equipment shall be required on automatic irrigation systems to avoid irrigation during periods of sufficient rainfall. Such equipment shall consist of an automatic mechanical or electronic sensing device or switch which will override the irrigation cycle of the sprinkler system when adequate rainfall has occurred.

- **Sec. 82-91. - Standard Plumbing Code adopted.**

New development in the city shall be constructed with low volume plumbing fixtures and shall be plumbed in strict compliance with the standards set forth in the Standard Plumbing Code...

Availability of Potable Water Supply

The City of Dunnellon maintains a concurrency management system in its land development regulations that requires developers to provide documentation from FGUA (the potable water service provider) that the proposed project is in the service area and that there is sufficient capacity to serve the development at the adopted level of service. The land development regulations further state in Appendix A, Article XVIII, Section 18.6 (b)(1)a.1.: *“If the project is contingent upon planned facility expansion, details regarding such planned improvements shall also be submitted. Prior to the issuance of a final development order by the city, the applicant may be required to provide evidence of a contract with the service provider, indicating the provider's commitment and ability to serve the proposed project.”*