

Agenda (Amended)
City of Dunnellon
Planning Commission Meeting
20750 River Drive, Dunnellon, FL 34431
July 16, 2019 at 5:30 p.m.

PLEASE NOTE: Individuals wishing to address the Planning Commission are required to sign in at the beginning of the meeting or you will not be recognized. A three-minute time limit will be administered. You may address the Commission one time only unless you are scheduled to speak on the agenda. PLEASE TURN CELL PHONES OFF.

One or more City Council members may attend this meeting and may speak.

Call to Order

Pledge of Allegiance

Roll Call

Proof of Publication: The Agenda was posted on City's website and City Hall bulletin board on Tuesday, July 9, 2017.

1. Approval Of Minutes - June 18, 2019

Documents:

[20190618.Pdf](#)

2. Chair's Report

3. Quasi-Judicial Hearing - Site Plan Review SPL2019-01
Application PZ1819-042 by Fagan Construction, Inc., Kerry Fagan & Linda Fagan,
requesting Site Plan Approval for Parcel #3448-183-000, E. Pennsylvania Avenue.

- Chairman to close regular meeting and open Quasi-Judicial Hearing
- Swearing in of all persons who will give testimony by City Attorney
- Commission members to disclose any Ex-Parte Communication
- Members to disclose any Conflict of Interest
- Staff Presentation
- Applicant Presentation
- Presentation of Evidence from the Public and/or Non-evidentiary Public Comment
- Chairman to close Quasi-Judicial Hearing and reopen regular meeting

Documents:

[PC Mtg Agenda Package Backup ADA.pdf](#)

4. RESOLUTION #RES2019-07- Recommendation To City Council
Resolution #RES2019-07 review and forward a recommendation to City Council for consideration

1. *Proposed Motion: I move Resolution #RES2019-07 be ready by title only.*
2. *Proposed Motion: I move Resolution #RES2019-07 be approved.*

Documents:

[RES2019-07 PZ1819-042 Fagan SPL2019-01 To PC.pdf](#)

5. Quasi-Judicial Hearing - Appeal Tree Removal Violation Penalty
Appeal of Code Enforcement #CE2019-036 Notice of Violation & Correction, Tree Removal Penalty Interpretation per City Code Section 74-73, Allen Heine, Property Owner, Bostick Street Properties, Tree Removal Site Plan #SPL2017-03
 - Chairman to close regular meeting and open Quasi-Judicial Hearing
 - Swearing in of all persons who will give testimony by City Attorney
 - Commission members to disclose any Ex-Parte Communication
 - Members to disclose any Conflict of Interest
 - Staff Presentation
 - Applicant Presentation
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 - Chairman to close Quasi-Judicial Hearing and reopen regular meeting

Documents:

[Appeal Pkg - Allen Heine - Bostick St Tree Removal.pdf](#)

6. Commissioners' Planning Items
Commission Goals, Objectives, and Projects - Review and Update
 - Parking Update
 - Beautification utilizing CRA funds; Facade theme: Mining/Boomtown; N. Williams Corridor between Powell Road and Pennsylvania Avenue
 - Public participation/involvement: signage for planning/zoning changes; flyers; coordination with Chamber and other local organizations
 - Comprehensive Plan: revisit and upgrade
 - Economic Development Strategy - Adopted - Discussion
7. Public Comment
8. Adjournment

ANY PERSON REQUIRING A SPECIAL ACCOMMODATION AT THIS MEETING OR 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.