Modified Agenda
City of Dunnellon
Planning Commission Meeting
20750 River Drive, Dunnellon, FL 34431
November 15, 2016 at 5:30 p.m.

PLEASE NOTE: Individuals wishing to address Planning Commission please sign in. A three-minute time limit will be administered. 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 (Posted on City's website and City Hall bulletin board on Thursday, November 10, 2016; and Modified Agenda, Tuesday, 11/15 Item #4 Morguard attachment; Item #3 Moratorium attachment)

1. Approval Of Minutes

   Minutes 9/20 & 10/18/2016

   Documents:

   20160920.Pdf
   20161018.Pdf

2. Chairman's Report From City Council

3. Public Hearing For Comprehensive Plan Consistency Review - Updated Backup
   Chairwoman: "It is _____ p.m. and I close the regular meeting and open the public hearing to discuss Comprehensive Plan Consistency"

   DRAFT Ordinance ORD2016-12 Moritorium Medical Marijuana - Request the Planning Commission review and find the ordinance consistent with the Comprehensive Plan.

   PRESENTATION / REVIEW / DISCUSSION / PUBLIC INPUT

   Chairwoman: "It is _____ p.m. and I close the public hearing and reopen the regular meeting."

   Additional Public Comment

   Recommended Motion: "I move to find Ordinance ORD2016-12 consistent with the Comprehensive Plan of the City of Dunnellon."

   Documents:

   Medical Marijuana Staff Report Final All.pdf

4. Quasi-Judicial Hearing
   Application PZ1617-005 by Troy Burrell, Burrell Engineering, Inc., representing Revenue Properties Dunnellon, LLC, requesting Variances for 11352 & 11262 N. Williams Street

being Parcel Nos. 33639-002-00 and 33639-004-00.

- 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 Presentations
- Chairman to close Quasi-Judicial Hearing and reopen regular meeting

Documents:

PC_PKT_W_STAFF REPORT.pdf
Rainbow Square Landscape Variance Exhibits 110316.Pdf
FINAL_Publix Presentation_11.15.16 AMENDED ITEM 4 DISTR AT MTG.pdf

5. Resolution #RES2016-31 Request For Section 74-101 For ISR (Impervious Surface Ratio) Variance #VAR2016-05, Revenue Properties Dunnellon/Application PZ1617-005
   Proposed Motion: I move Resolution #RES2016-31 be read by title only.

   Proposed Motion: I move Resolution #RES2016-31 be approved as read.

   Documents:

   RES2016-31 ISR VAR2016-05.Pdf

6. Resolution #RES2016-32 Request For Section 9.3-1(A)6.D.4. – Vehicle Stops Shall Be Used To Ensure That Vehicles Do Not Overhang Required Landscape Areas. Continuous Curbing Shall Be Prohibited. Variance #VAR2016-06, Revenue Properties Dunnellon/Application PZ1617-005
   Proposed Motion: I move Resolution #RES2016-32 be read by title only.

   Proposed Motion: I move Resolution #RES2016-32 be approved as read.

   Documents:

   RES2016-32 VEHICLE STOPS_CURBING VAR2016-06.Pdf

7. Resolution #RES2016-33 Request For Section 9.3-2(D)5– Leadership In Energy And Environmental Design (LEED) Certification Variance #VAR2016-07, Revenue Properties Dunnellon/Application PZ1617-005
   Proposed Motion: I move Resolution #RES2016-33 be read by title only.

   Proposed Motion: I move Resolution #RES2016-33 be approved as read.

   Documents:

   RES2016-33 LEED CERTIFICATION VAR2016-07.Pdf

8. Resolution #RES2016-34 Request For Section 9.3-2(E)3, B.– Buffers Around The Perimeter Of The Site Shall Be 150 Percent Of The Buffer Width Required In Section 74-108 For The B-4 Zoning District Variance #VAR2016-08, Revenue Properties Dunnellon/Application PZ1617-005
   Proposed Motion: I move Resolution #RES2016-34 be read by title only.

   Proposed Motion: I move Resolution #RES2016-34 be approved as read.

Documents:

RES2016-34 BUFFER WIDTH PERIMETER VAR2016-08.Pdf

9. Resolution #RES2016-35 Request For Section 74-108(4)A.– Required Width Of Buffers In B-4 Zoning District. A Minimum Width Of 25 Feet Is Required Variance #VAR2016-09, Revenue Properties Dunnellon/Application PZ1617-005
   Proposed Motion: I move Resolution #RES2016-35 be read by title only.

   Proposed Motion: I move Resolution #RES2016-35 be approved as read.

   Documents:

   RES2016-35 BUFFER WIDTH MIN 25 FT VAR2016-09.Pdf

10. Resolution #RES2016-36 Request For Section 9.3-2(E)3,C., I, Ii.– The Required Buffer Width Shall Include The Following Planting Materials For Each 100 Linear Feet Of Boundary Area Variance #VAR2016-10, Revenue Properties Dunnellon/Application PZ1617-005
    Proposed Motion: I move Resolution #RES2016-36 be read by title only.

    Proposed Motion: I move Resolution #RES2016-36 be approved as read.

    Documents:

    RES2016-36 BUFFER WIDTH PLANTING MATLS VAR2016-10.Pdf

11. Resolution #RES2016-37 Request For Section 9.3-2(E)3,D. – Parking Shall Not Exceed 110 Percent Of The Parking Standard Set Forth In Appendix A, Article V. At Least 20% Of The Required Parking Shall Be Constructed Utilizing Pervious Materials Variance #VAR2016-11, Revenue Properties Dunnellon/Application PZ1617-005
    Proposed Motion: I move Resolution #RES2016-37 be read by title only.

    Proposed Motion: I move Resolution #RES2016-37 be approved as read.

    Documents:

    RES2016-37 PARKING VAR2016-11.Pdf

12. Items For Discussion

13. Public Input

14. 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.