

Agenda
City of Dunnellon
Planning Commission
Tuesday, October 19, 2021, 5:30 p.m.
Join Zoom

<https://dunnellon.zoom.us/j/85953991646?pwd=RnRIWmlrRVJvS2dCZ2laUXVNUmd5UT09>

Webinar ID: 85953991646

Public Comment

Anyone who wishes to provide public comment will be able to do so by participating in the Planning Commission 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 Planning Assistant at jrehberg@dunnellon.org

Members of the public who would like to participate are encouraged to register in advance by Noon on date of meeting. Please see instructions below on how to register. A three (3) minute time limit will be administered during public comment.

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

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

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, October 12, 2021.

1. Nominate & Elect Vice-Chair
2. Approval Of Minutes: August 17, 2021

Documents:

[20210817 Minutes.pdf](#)

3. Mike New, City Manager, City Of Newberry, Florida
Presentation:

- o Comprehensive Plan Vision & Mission Statement

4. Public Hearing - ORDINANCE ORD2021-02 Blue Run Park Rules And Regulations
Public hearing for review of comprehensive plan consistency of Ordinance #ORD2021-02
by the Planning Commission acting as the Local Planning Agency (LPA)

PUBLIC HEARING CANCELLED

To Be Rescheduled for the November 16, 2021 Regularly Scheduled Meeting

5. Public Hearing - ORDINANCE ORD2021-03 Adoption Of Marion County Animal Control Regulations
Public hearing for review of comprehensive plan consistency of Ordinance #ORD2021-03
by the Planning Commission acting as the Local Planning Agency (LPA)

PUBLIC HEARING CANCELLED

To Be Rescheduled for the November 16, 2021 Regularly Scheduled Meeting

6. Public Hearing - ORDINANCE ORD2021-04 Comprehensive Plan Amendment Adopting A Private Property Rights Element
Public hearing for review of comprehensive plan consistency of Ordinance #ORD2021-04
by the Planning Commission acting as the Local Planning Agency (LPA)

PUBLIC HEARING CANCELLED

To Be Rescheduled for the November 16, 2021 Regularly Scheduled Meeting

7. Reports & Updates:

- o Chairwoman D'Arville
- o Commissioners
- o Staff
- o Main Street Reorganization Update

8. Public Comment

9. Adjournment

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.

**Minutes
City of Dunnellon
Planning Commission
August 17, 2021, 5:30 p.m.**

Chairwoman D'Arville called the meeting to order at 5:30 p.m. and led the Pledge of Allegiance

Roll Call

Members Present:

Brenda D'Arville, Chair
Mary Ann Hilton, Commissioner
John Pierpont, Commissioner
Kathy Dunn, Commissioner
Dusty Walters, Commissioner, 1st Alternate

Members Absent:

David Lancaster, Commissioner

Staff Present:

Teresa Malmberg, Recording Secretary

Proof of Publication

The agenda was posted on City's website and City Hall bulletin board on Tuesday, August 10, 2021, and an amended agenda was posted on the City's website today, August 17, to add item numbers one and three.

1. Approval of Minutes

July 20, 2021 Regular Meeting.

Chairwoman D'Arville asked for a motion to approve minutes. The motion was made by Commissioner Pierpont and seconded by Commissioner Dunn. A vote was taken and passed 5-0.

2. Reports & Updates:

Commissioner Dunn reported the City Council has given approval to start a volunteer group with the focus to beautify the City. She said the first project is to be held on Friday, August 27th from 8:00 a.m. to Noon at City Hall. The city requires a volunteer form and waiver to be completed approximately one week prior to the project date. She said because there will be children participating, background checks will be performed. Troy Slattery will lead the first few objectives and the plan is to pressure wash the porch and maybe pressure wash and paint the curb stops. Chairwoman D'Arville reminded the Commission of the Sunshine Law when participating on community events.

Teresa Malmberg reminded the Commission about the legislation Assistant Attorney Brackins mentioned regarding an Ordinance dealing with the comprehensive plan, and the Commission will

also be able to review the Ordinance for the Blue Run Park Rules and Regulations in September. She said the city's planner at East Central Florida Regional Planning Council (ECFRPC) is currently working on the staff report and is pending the final outcome of the City Council meetings.

Mrs. Malmberg shared a handout from FDOT regarding the pedestrian crosswalk in front of Blue Gator and Gyro King. She said FDOT has scheduled a public meeting for September 28th and is attempting to get as many people to attend as they can. The goal of the crosswalk is to increase pedestrian safety and enhance mobility on that section of SR41.

5. Training Options for Commissioners – Planning & Zoning – Discussion

Mrs. Malmberg said she had put feelers out to the Florida Planning Association as well as Attorney Hand and Assistant Attorney Brackins. They are looking for planning and urban development training for the Commission members. She reported planning commissioners, planning staff and a couple council members had attended Florida's Planning Guidebook Training seminar near the UF campus. She stated the guidebook is available in PDF format for anyone who wants a copy. This is the type of training the city would like to have members attend because it allows them to listen to professionals in planning and urban development. However, UF doesn't have any classes currently offered. Mrs. Malmberg said she would notify members by email when they have located classes.

6. Comprehensive Plan Design Review & Discussion

Chairwoman D'Arville shared one page of a Kimley-Horn report and read it into the record.

“A vibrant downtown can be a local entertainment and retail destination. Dunnellon already has a great start to creating a healthy downtown, a historic district, and commercial corridor along East Pennsylvania Avenue. If successful, these areas can also lead the way to downtown property contributing more to the city's tax base. Achieving this goal requires ongoing collaboration between civic leaders, business owners, and residents, as well as public infrastructure investments. Mixed-use, downtown areas typically contribute the highest property tax revenue per acre of any area, making downtown revitalization a worthwhile investment for any community's fiscal health. Updating the City's Comprehensive Plan to include Goals, Objectives and Policies that further mixed-used development opportunities should be a goal of the City. The City of Dunnellon may want to reconsider the return of the Main Street program.”

She said this was something the Planning Commission had decided to focus on, and there have been issues because of a lack of a Community Development Director [Manager], but we should still work to meet this goal. She said they would have to educate themselves on the Main Street Program.

Chairwoman D'Arville reminded the Commission about the importance of the mission statement Assistant Attorney Brackins had spoken about on several occasions. She said she worked on this five years ago and conducted research on the topic. She said today everything needs to be ADA compliant and the legal team and experts are addressing this. She printed several comprehensive plans and mission statements from other cities and suggested everyone review the documents and notate key points. She said by the time a Community Development Director [Manager] is hired they should have a good idea of what they want and can schedule the public meetings.

Discussion followed regarding where to view other community comprehensive plans and mission statements, High Springs website links and ADA compliance, Wendell, NC and their website, a suggestion to use Alachua and Dunedin mission statements as examples, and the importance of public meetings. Commissioner Pierpont offered to arrange for the Newberry City Manager to attend a future meeting.

7. Public Comment:

Bill White, 12115 Palmetto Way, said tomorrow there will be a special budget workshop at 3:00 p.m., and a special Council meeting at 5:30 p.m. He said, with regard to the budget, the police station and roads are competing for the un-earmarked funds. He said the Council's challenge is to find a balance between the two. He said, with regard to the Council meeting, there are two major issues to resolve. He said the first is Blue Run Park, and he provided a history of the issues with the park. He said they are working on the Ordinance but there are still details to iron out. He said the second issue is what to do about the police headquarters. He provided a history about the purchase of the Souls Harbor Church and the Council's progress since the purchase. He said tomorrow's meeting will decide what to do with the Souls Harbor Church. Mayor White said he congratulates Commissioner Dunn for her achievement on her volunteer program being realized. He also talked about the Sunshine law and cautioned the Commission when they are in public.

Commissioner Dunn inquired about property the City of Dunnellon owns and she was provided guidance on how to obtain that information by Mrs. Malmberg.

There was further discussion regarding police officers and the number needed to care for the city, the history of the boat ramp behind City Hall, the Historic District presentation made by Ken Metcalf, and the Council's approval to hire an outside source to help find a Community Development Manager.

8. Adjournment:

A motion to adjourn was made by Commissioner Hilton and seconded by Commissioner Pierpont. There being no further comments, Chairwoman D'Arville gavelled down and adjourned the meeting at 6:55 p.m.

Penned Signature of
Brenda D'Arville
Chairwoman

Penned Signature of
Teresa A. Malmberg
Recording Secretary