

**Amended Agenda  
City of Dunnellon  
City Council Workshop  
20750 River Drive, Dunnellon, FL 34431  
November 9, 2022  
5:30 p.m.  
Join Zoom**

<https://dunnellon.zoom.us/j/86367224538?pwd=cU5iWGhmV1pXL0M2eTRPeEZuWW12QT09>

Webinar ID: 863 6722 4538

**Dunnellon City Council Workshop will be held on November 9, 2022, at 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 [modom@dunnellon.org](mailto:modom@dunnellon.org)

For the convenience of our citizens and the public, we livestream City Council meetings on Zoom and YouTube. If the livestream is interrupted or compromised due to technical or other issues, the meeting may continue as normal and will not be paused or postponed. If you wish to ensure your ability to access the meeting to provide public comment, please attend the meeting in person.

Members of the public who would like to participate are encouraged to register in advance by Noon on Wednesday, November 9, 2022. Please see instructions below on how to register.

**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** - The agenda was posted on Wednesday, November 2, 2022 to the City's website and City Hall bulletin board. The agenda was amended on Wednesday, November 9th to

modify items #5 and #6.

1. **Public Comments**
2. **Board Reports**
3. **Dunnellon Chamber & Business Association Report**
4. **Department Head Reports**
5. **Presentation - One Rake at a Time**
6. **Presentation - Dunnellon Community Services**
7. **Review Application for Leigh Ann Mikkleson As A Full Member To The Planning Commission to Fill The unexpired Term Of Maryann Hilton Effective November 14, 2022 To January 13, 2024**

Documents:

[Agenda Summary Form.pdf](#)

8. **Code Enforcement Officer Position**
9. **Boat Launch Program - Jan Smith, Finance Officer**
10. **Florida Municipal Pension Trust Fund (FMPTF), Special Risk Pension Plan - Mandy Odom, City Clerk**
11. **Website Hosting and Agenda/Meeting Management - Mandy Odom, City Clerk**
12. **Council Comments**
13. **City Attorney Comments**
14. **Public Comments**

Tentative Agenda for Council Meeting Monday, November 14, 2022 at 5:30 p.m.

Consent Agenda

- Approval of Minutes

Regular Agenda

- Special Presentations
- Planning Commission Appointment
- Quasi-Judicial Hearing for Site Plan Review #SPL2022-01, Site Plan Application #PZ20210323 Dinkins Property Holdings Dunnellon Store, LLC - Daniel Young, P.E.
- Consideration of Site Plan #SPL2022-01, Site Plan Application #PZ20210323

Dinkins Property Holdings Dunnellon Store, LLC

- Quasi-Judicial Hearing for Site Plan Review #SPL2022-02, Site Plan Application #PZ20220356 WJL Realty Investments, LLC - Marc P. Maier, P.E.
- Consideration of Site Plan #SPL2022-02, Site Plan Application #PZ20220356 WJL Realty Investments, LLC
- Public Hearing - Ordinance #ORD2022-11, Litter Control
- Final Reading Ordinance #ORD2022-11, Litter Control

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.

### **Future Meetings:**

- 11/14/2022 CRA Meeting 5:00 p.m.
- 11/14/2022 City Council Meeting 5:30 p.m..

City of Dunnellon  
Agenda Summary Form

**Meeting Date:** November 9, 2022

1. Responsible Department: Community Development
2. Presenter: Georgina Cid
3. Recommended Action: Consider Planning Commission Application

**Subject:** Planning Commission Applicant Leigh Ann Mikkleson

**Request for Approval Summary Explanation & Background:**

As per City Code Sec. 94-32 regarding qualifications of members, the city planning commission consists of five members plus two alternate members, appointed by the city council. A minimum of three members and one alternate shall be residents of the city. A maximum of two members and one alternate may be non-resident property owners and/or non-resident business owners. Non-resident property owners and/or non-resident business owners must have owned property and/or owned a business within the city for three years prior to being eligible for said appointment. No member of the planning commission shall be a paid employee or elected official of the city.

Per City Code, Sec. 94.37, Powers and duties of the Planning Commission are as follows:

1. Hear and make recommendations to City Council on applications for special exceptions and variances to the City's Zoning Code
2. Conduct quasi-judicial hearings
3. Acquire information necessary to determine the type of development to be expected in the area
4. Review and revise the comprehensive plan for the purpose of making recommendations to City Council with regard to consistency concerning any land use or zoning change
5. Establish principles and policies, conduct public hearings, make or cause to be made special studies as necessary
6. Review administrative orders and make recommendation to City Council on appeals when it is alleged that there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of any zoning ordinance or regulation adopted pursuant to law.

We have received an application for a Planning Commission seat from Ms. Leigh Ann Mikkleson. Staff's review shows:

1. She has been a resident of Dunnellon for 2 years;
2. She has had a business in Dunnellon for 2 years;
3. Her experience is in the field of nursing as a registered nurse.
4. She has an interest in improving city and revamping city vision and comprehensive plan; and
5. She is willing to take courses on ethics and Sunshine Law.

**Procurement Method:** N/A

**Fiscal Information:** N/A

**Attorney Review:** N/A