

Agenda  
City of Dunnellon  
Planning Commission  
Tuesday, September 20, 2022 5:30 p.m.  
Join Zoom

<https://dunnellon.zoom.us/j/86373110751?pwd=LytmLzVuV1l1YTVabTNzVkhIRjlvZz09>

Webinar ID: 863 7311 0751

## 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 Community Development Manager at [gcid@dunnellon.org](mailto:gcid@dunnellon.org)

*For the convenience of our citizens and the public, we livestream Planning Commission 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 Tuesday, September 20, 2022. 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 PC](#)

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, September 13, 2022.

Public Comment:

1. Approval Of Minutes  
Regular Meeting August 16, 2022

Documents:

[August 16 2022 Meeting Minutes.pdf](#)

2. Resolution RES2022-16 Non-Conforming Signs Comp Plan Amendment  
Resolution #RES2022-16 finding of consistency and forwarding a recommendation of approval to City Council for consideration

*Proposed Motion: I move Resolution #RES2022-16 be read by title only.*

*Proposed Motion: I move Resolution #RES2022-16 be approved.*

Documents:

[Resolution RES2022-16 Non-Conforming Signs Comp Plan Amendment.pdf](#)

3. Quasi-Judicial Hearing

Dinkins Service Store SPL2022-01

Application #PZ 20210323 by Dinkins Property Holdings-Dunnellon Store, LLC, requesting site plan approval for Parcel #3380-1244-00, 11899 N. Williams St.

- Chair 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
- Chair to close Quasi-Judicial Hearing and reopen regular meeting

BACKUP TO BE PROVIDED

4. Quasi-Judicial Hearing

Right Turn Auto Center SPL2022-02

Application #PZ 20220356 by WJL Realty Investments LLC, requesting site plan approval for Parcel #3380-1232-00, #3380-1233-00 and #3380-1234-01 N. Williams St.

- Chair 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
- Chair to close Quasi-Judicial Hearing and reopen regular meeting

BACKUP TO BE PROVIDED

5. Reports & Updates:

- Chairwoman D'Arville
- Commissioners
- Staff

6. Public Comment

7. 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.