

Amended Agenda  
City of Dunnellon  
Planning Commission  
Tuesday, October 18, 2022 5:30 p.m.  
Join Zoom

[https://dunnellon.zoom.us/j/83448699262?  
pwd=M0hFc1FTMkhjSW1NQnUwWlpwZy85dz09](https://dunnellon.zoom.us/j/83448699262?pwd=M0hFc1FTMkhjSW1NQnUwWlpwZy85dz09)

Webinar ID: 834 4869 9262

## 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, October 18, 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, October 11, 2022. The Agenda was amended on Tuesday, October 18, 2022 to add items #3 and #5.

Public Comment:

1. Approval Of Minutes  
Special Workshop Meeting September 19, 2022

Documents:

2. 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

3. Resolution - #RES2022-04 For Review Of Comprehensive Plan Consistency

Resolution #RES2022-04 finding of consistency and forwarding a recommendation of approval / disapproval / or approved with conditions to City Council for consideration.

*Proposed Motion: I move Resolution #RES2022-04 be read by title only.*

*Proposed Motion: I move Resolution #RES2022-04 be approved / disapproved / or approved with conditions.*

Documents:

[2022-04 PC Resolution - Dinkins.pdf](#)

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

5. Resolution - #RES2022-17 For Review Of Comprehensive Plan Consistency

Resolution #RES2022-17 finding of consistency and forwarding a recommendation of approval / disapproval / or approved with conditions to City Council for consideration.

*Proposed Motion: I move Resolution #RES2022-17 be read by title only.*

*Proposed Motion: I move Resolution #RES2022-17 be approved / disapproved / or*

*approved with conditions.*

Documents:

[2022-17 PC Resolution\\_WJL Realty.pdf](#)

6. Vision, Mission And Values Statements  
Georgina Cid - Notes & Recommendation

7. Reports & Updates:

- Chairwoman D'Arville
- Commissioners
- Staff

8. Adjournment

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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 Special Workshop**  
**September 19, 2022, 5:30 p.m.**

**Zoom**

<https://dunnellon.zoom.us/j/81902256249?pwd=Z0YxZDVxcFpQbHBnQkk3YXVqUIZlZz09>

Webinar ID: 819 0225 6249

Chairwoman D'Arville called the meeting to order at 5:35 p.m. and led the Pledge of Allegiance.

**Roll Call**

Members:

Brenda D'Arville, Chairwoman  
John Pierpont, Commissioner - ABSENT  
Dusty Walters, Commissioner  
Kathy Dunn, Commissioner - ABSENT  
Lisa Sheffield, 1<sup>st</sup> Alternate

Staff:

Georgina Cid, Community Development Manager  
Kelly Wyen, Community Development Assistant  
Patrick Brackins, Assistant City Attorney  
Bill White, Mayor

**Proof of Publication**

The agenda was posted on the City of Dunnellon's website and City Hall bulletin board on Monday, September 12, 2022.

**1. Public Comment**

Public comment was limited to discussion of content in lines 328 to 540 of proposed draft ordinance #ORD2022-05 Vacation Rentals.

Dave Porter, 11835 E. Blue Cove Dr., suggested considering vacation rental densities to be based on zoning. He also discussed including a sound ordinance, pets being kept under control and not permitting boats or RVs in the yards.

Katie Guice, 12205 Palmetto Way, stated requiring owners to request and track personally identifiable information on guests is untenable. She stated the parking limitation is very broadly capped at five cars without regard to what the house and the property can accommodate and believes this is an overreach that will be dissuading to potential renters. She said permanent residents should also take notice of this and be very concerned because if it's our business to limit the number of cars that are parked legally on someone's personal private property, then it's not only a vacation rental problem but a common occurrence with existing residents as well.

2. **Discussion - Review Of Proposed Ordinance #ORD2022-05 Vacation Rentals**

Review of the draft continued from the August 10, 2022 meeting starting at line 328. A copy of the track changes version reflecting the discussion is attached to these minutes. Extensive public comment was provided throughout the review by the following individuals:

Ryan Conley, 19157 St. Lawrence Dr.  
Steven Phelps, 11753 Egret Ct.  
Dave Porter, 11835 E. Blue Cove Dr.  
Katie Guice, 12205 Palmetto Way  
Meg Phillips, 12055 Palmetto Way  
Molly Lucas, 11753 Egret Ct.

Another Planning Commission Workshop meeting will be scheduled for late October or in November to complete the draft ordinance review before forwarding to City Council for review.

3. **Adjournment**

A motion to adjourn was made by Chairwoman D'Arville and seconded by Commissioner Walters. There being no further comments, Chairwoman D'Arville gavelled down and adjourned the meeting at 8:44 p.m.

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Penned Signature of  
Brenda D'Arville  
Chairwoman

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Penned Signature of  
Georgina Cid  
Community Development Manager

**RESOLUTION #RES2022-04**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUNNELLON, FLORIDA, MAKING RECOMMENDATION TO THE CITY COUNCIL TO  APPROVE  DISAPPROVE  APPROVE WITH CONDITIONS; DINKINS PROPERTY HOLDINGS DUNNELLON STORE LLC, PURSUANT TO THE CITY OF DUNNELLON LAND DEVELOPMENT REGULATIONS APPENDIX A, “ZONING” AS REQUESTED BY APPLICANT, DANIEL YOUNG, P.E. ON BEHALF OF DINKINS PROPERTY HOLDINGS DUNNELLON STORE LLC AS AUTHORIZED BY DINKINS PROPERTY HOLDINGS, OWNER OF THE PROPERTY LOCATED 11899 N. WILLIAMS ST., BEING PARCEL NUMBER 3380-1244-00; PROVIDING SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Planning Commission held a Public Hearing on October 18th, 2022, to consider a request by Daniel Young, P.E., on behalf of Dinkins Property Holdings Dunnellon Store LLC, to recommend approval of a Site Plan pursuant to the City’s Land Development Regulations, Appendix “A”, Zoning, for property located at 11899 N. Williams Street, being Parcel Number 3380-1244-00; and

**WHEREAS**, the Planning Commission has determined that the Applicant, Daniel Young, P.E., on behalf of Dinkins Property Holdings Dunnellon Store LLC, \_\_\_ has, \_\_\_has not met, the criteria for Site Plan approval and that approval of the Site Plan will not adversely affect the public interest; and

**WHEREAS**, the Planning Commission finds that the Applicant \_\_\_ has, \_\_\_ has not, met the criteria under the City’s Land Development Regulations for a Site Plan and has shown that the approval of the Site Plan will be in harmony with the general intent and purpose of the Land Development Regulations, and such Site Plan will not be injurious to the area involved or otherwise detrimental to the public welfare; and

**WHEREAS**, the Planning Commission, sitting as the Local Planning Agency, has determined that a recommendation of \_\_\_approval \_\_\_disapproval \_\_\_approval with conditions is consistent with Dunnellon’s Comprehensive Plan.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF DUNNELLON THAT:**

A recommendation of \_\_\_ approval \_\_\_ disapproval \_\_\_ approval with conditions in regard to the requested application for Site Plan requested by Daniel Young, P.E., on behalf of Dinkins Property Holdings Dunnellon Store LLC, for property owned by Dinkins Property Holdings, located at 11899 N. Williams St., being Parcel Number 3380-1244-00, subject to the following conditions:

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_

[Voting result and signatures on following page]

**BE IT FURTHER RESOLVED** that this Resolution shall become effective upon adoption.

**Upon motion duly made and carried**, the foregoing Resolution was approved on October 18, 2022, by the Planning Commission upon a motion by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the result was as follows;

Commissioner Brenda D'Arville  
Commissioner Donna "Dusty" Walters  
Commissioner Kathy Dunn  
Commissioner John Pierpont  
1<sup>st</sup> Alternate Lisa Sheffield

Yes No Abstain Did Not Vote  
Yes No Abstain Did Not Vote  
Yes No Abstain Did Not Vote  
Yes No Abstain Did Not Vote  
Yes No Abstain Did Not Vote

Attested by:  
**PLANNING COMMISSION,  
CITY OF DUNNELLO**

Approved as to Legal Form:

**BY:** \_\_\_\_\_  
Brenda D'Arville, Chairwoman  
Planning Commission, City of Dunnellon

**BY:** \_\_\_\_\_  
Andrew Hand  
City Attorney

This \_\_\_\_\_ day of \_\_\_\_\_, 2022.

This \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**RESOLUTION #RES2022-17**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUNNELLON, FLORIDA, MAKING RECOMMENDATION TO THE CITY COUNCIL TO  APPROVE  DISAPPROVE  APPROVE WITH CONDITIONS; WJL REALTY INVESTMENTS LLC, PURSUANT TO THE CITY OF DUNNELLON LAND DEVELOPMENT REGULATIONS APPENDIX A, “ZONING” AS REQUESTED BY APPLICANT, MARC P. MAIER, P.E. ON BEHALF OF WJL REALTY INVESTMENTS LLC AS AUTHORIZED BY WJL REALTY INVESTMENTS LLC, OWNER OF THE PROPERTY LOCATED ON N. WILLIAMS ST., BEING PARCEL NUMBERS 3380-1234-01, 3380-1233-00 AND 3380-1232-00; PROVIDING SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Planning Commission held a Public Hearing on October 18th, 2022, to consider a request by Marc P. Maier, P.E., on behalf of WJL Realty Investments LLC, to recommend approval of a Site Plan pursuant to the City’s Land Development Regulations, Appendix “A,” Zoning, for property located at N. Williams Street, being Parcel Numbers 3380-1234-01, 3380-1233-00 and 3380-1232-00; and

**WHEREAS**, the Planning Commission has determined that the Applicant, Marc P. Maier, P.E., on behalf of WJL Realty Investments LLC, \_\_\_ has, \_\_\_ has not met, the criteria for Site Plan approval and that approval of the Site Plan will not adversely affect the public interest; and

**WHEREAS**, the Planning Commission finds that the Applicant \_\_\_ has, \_\_\_ has not, met the criteria under the City’s Land Development Regulations for a Site Plan and has shown that the approval of the Site Plan will be in harmony with the general intent and purpose of the Land Development Regulations, and such Site Plan will not be injurious to the area involved or otherwise detrimental to the public welfare; and

**WHEREAS**, the Planning Commission, sitting as the Local Planning Agency, has determined that a recommendation of \_\_\_ approval \_\_\_ disapproval \_\_\_ approval with conditions is consistent with Dunnellon’s Comprehensive Plan.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF DUNNELLON THAT:**

A recommendation of \_\_\_ approval \_\_\_ disapproval \_\_\_ approval with conditions in regard to the requested application for Site Plan requested by Marc P. Maier, P.E., on behalf of WJL Realty Investments LLC, for property owned by WJL Realty Investments LLC located at N. Williams St., being Parcel Numbers 3380-1234-01, 3380-1233-00 and 3380-1232-00, subject to the following conditions:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

[Voting result and signatures on following page]

**BE IT FURTHER RESOLVED** that this Resolution shall become effective upon adoption.

**Upon motion duly made and carried**, the foregoing Resolution was approved on October 18, 2022, by the Planning Commission upon a motion by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the result was as follows;

|  |  |
|--|--|
| Commissioner Brenda D'Arville            | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abstain <input type="checkbox"/> Did Not Vote            |
| Commissioner Donna "Dusty" Walters       | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abstain <input type="checkbox"/> Did Not Vote            |
| Commissioner Kathy Dunn                  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abstain <input type="checkbox"/> Did Not Vote |
| Commissioner John Pierpont               | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abstain <input type="checkbox"/> Did Not Vote            |
| 1 <sup>st</sup> Alternate Lisa Sheffield | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abstain <input type="checkbox"/> Did Not Vote            |

Attested by:  
**PLANNING COMMISSION,  
CITY OF DUNNELLON**

Approved as to Legal Form:

**BY:** \_\_\_\_\_  
Brenda D'Arville, Chairwoman  
Planning Commission, City of Dunnellon

**BY:** \_\_\_\_\_  
Andrew Hand  
City Attorney

This \_\_\_\_\_ day of \_\_\_\_\_, 2022.

This \_\_\_\_\_ day of \_\_\_\_\_, 2022.