

**Agenda**  
**City of Dunnellon**  
**Planning Commission Meeting**  
20750 River Drive, Dunnellon, FL 34431  
**January 21, 2020 at 5:30 p.m.**

PLEASE NOTE: Individuals wishing to address the Planning Commission are required to sign in at the beginning of the meeting or you will not be recognized. A three-minute time limit will be administered. You may address the Commission one time only unless you are scheduled to speak on the agenda. 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:** The Agenda was posted on City's website and City Hall bulletin board on Wednesday, January 15, 2020.

1. Approval Of Minutes - December 17, 2019

Documents:

[0. DRAFT Minutes Of The 12-17-2019 Planning Commission Meeting.pdf](#)

2. Public Hearing - ORD2020-05 Comp Plan And LDR Amendments - Wellhead Protection Area

Public hearing for review of comprehensive plan consistency of Ordinance #2020-05 by the Planning Commission acting as the Local Planning Agency (LPA)

- Chairman to close regular meeting and open public hearing
- Staff Presentation
- Public Comments
- Commissioners' Comments
- Chairman to close public hearing and reopen regular meeting

Documents:

[1. Agenda Summary Form Planning Commission ORD2020-05.Pdf](#)  
[2. Ad For 1-21-20 PC Meeting Comp Plan Amendment \(PAB 12-19-2019 Clean\).Pdf](#)

3. Reports & Updates:

- Chairwoman D'Arville
- Lonnie Smith
- Members

4. Commissioners' Planning Items

Commission Goals, Objectives, and Projects - Review and Update

- Parking Update
- Beautification utilizing CRA funds
- Public participation/involvement
- Comprehensive Plan
- Economic Development Strategy

5. Public Comment

6. Adjournment

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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. 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 Meeting  
December 17, 2019 at 5:30 p.m.**

Chairwoman D'Arville called the meeting to order at 5:31 p.m. and led the Pledge of Allegiance.

**Roll Call**

Members Present: Brenda D'Arville, Louise Kenny, and Mary Ann Hilton

Members Absent: Lisa Sheffield

Staff Present:

Lonnie Smith, Teresa Malmberg

**Proof of Publication:** The Agenda was posted on City's website and City Hall bulletin board on Tuesday, December 10, 2019.

**1. Approval of Minutes - November 19, 2019**

Louise Kenny motioned to approve the minutes of the November 19, 2019, meeting as submitted. Mary Ann Hilton seconded. The motion passed by unanimous vote, 3-0.

**2. Sunshine and Quasi-Judicial Training**

Assistant City Attorney, Patrick Brackins, presented a slide show and discussed statute, ethics and board member responsibility pertaining to Florida's sunshine law and the process of quasi-judicial hearings.

**3. Public Hearing - PZ2020-056 Ordinance ORD2020-01 For CPA2019-02 Transportation Element** Public hearing for review of comprehensive plan consistency of proposed Ordinance #ORD2020-01 by the Planning Commission acting as the Local Planning Agency (LPA) and forwarding a recommendation to Council

Chairwoman D'Arville closed the regular meeting and opened the public hearing at 6:08 p.m. Lonnie Smith made the staff presentation with input from Attorney Brackins. During Commissioners comments, Louise Kenny recommended changes to Policy 3.4 as follows: place a period after the word "classifications," remove the word "unless" and in the sentence now beginning with "The Florida Department...", change the word "can" to "shall". Mrs. Kenny also recommended additional documentation for the data and analysis to include reports on the Drastic Vulnerability Areas, Floridan Aquifer System, and Recharge Area of Floridan Aquifer Marion County. Members discussed and concurred with the recommendations. During public

comments, Dr. Burt Eno, 9220 SW 193 Circle, Dunnellon, and President of the Rainbow River Conservation spoke in support of strengthening the language for the protection of the river and wildlife. Councilman White spoke in agreement with the recommended changes. There being no further comments, Chairwoman D'Arville closed the public hearing and reopened the regular meeting at 6:39 p.m.

#### **4. Resolution RES2019-21 For Review of Comprehensive Plan Consistency**

Resolution #RES2019-21 finding of consistency and forwarding a recommendation to City Council for consideration

Mary Ann Hilton made a motion to read Resolution RES2019-21 by title only. Louise Kenny seconded. The motion passed by unanimous vote, 3-0. Chairwoman D'Arville read into record, Resolution RES2019-21, by title as follows:

Resolution #RES2019-21 A resolution of the Planning Commission of the City of Dunnellon, Florida, making recommendation to the city council on proposed Ordinance 2020-01, providing for an amendment to the comprehensive plan by amending policies 3.1 and 3.3 and adding a new policy 3.4 of the transportation element regarding new limited access facilities, toll roads turnpikes, and associated improvements; renumbering subsequent policies; said ordinance being attached to this resolution, 'exhibit a'; finding that the proposed ordinance is consistent with the comprehensive plan; providing for severability; and providing an effective date.

Louise Kenny made a motion to approve Resolution RES2019-21 and forward to Council for consideration with changes to Policy 3.4 as follows: place a period after the word "classifications," remove the word "unless" and in the sentence now beginning with "The Florida Department...", change the word "can" to "shall" and additional documentation for the data and analysis to include reports on the Drastic Vulnerability Areas, Floridan Aquifer System, and Recharge Area of Floridan Aquifer Marion County. Mary Ann Hilton seconded. The motion passed by unanimous vote, 3-0.

**5. Public Hearing - PZ2020-055 Ordinance ORD2020-02 Amendments to Appendix A - Zoning** Public hearing for review of comprehensive plan consistency of proposed Ordinance #ORD2020-02 by the Planning Commission acting as the Local Planning Agency (LPA) and forwarding a recommendation to Council

Chairwoman D'Arville closed the regular meeting and opened the public hearing at 6:49 p.m. Lonnie Smith made the staff presentation. During public comments, Councilman White inquired as to the impact on use of our public parking for private businesses. Staff confirmed there would be no impact. During Commissioners' comments, Louise Kenny discussed the section of the table of permitted uses for canoes, kayaks, and tubes. Following discussion, the consensus of members was to remove the special exception under R5 and allow the use in B6. Chairwoman D'Arville closed the public hearing and reopened the regular meeting at 7:13 p.m.

## **6. Resolution RES2019-22 For Review of Comprehensive Plan Consistency**

Resolution #RES2019-22 finding of consistency and forwarding a recommendation to City Council for consideration

Mary Ann Hilton made a motion to read Resolution RES2019-22 by title only. Louise Kenny seconded. The motion passed by unanimous vote, 3-0. Chairwoman D'Arville read into record, Resolution RES2019-22, by title as follows:

Resolution #RES2019-22 a resolution of the Planning Commission of the City of Dunnellon, Florida, making recommendation to the city council on proposed Ordinance 2020-02, amending the code of ordinances, by amending Appendix "A" – "Zoning" to include amendments to the table of permitted uses, definitions, the fee schedule for home occupations, the landscape buffering and decorative fencing requirements, the compatibility buffer and frontage buffer charts, and the notice requirements for quasi-judicial hearings; said ordinance being attached to this resolution; finding that the proposed ordinance is internally consistent with the city's land development regulations and is consistent with the comprehensive plan; providing for an effective date.

Louise Kenny made a motion to approve Resolution RES2019-22 and forward to Council for consideration with a change to the Table of Permitted Uses, Tubes, Kayaks, and Canoes, remove the "SE" Special Exception under R5 and place an "X" to allow under B6 Tourist Oriented Commercial. Mary Ann Hilton seconded. The motion was passed by unanimous vote, 3-0.

## **7. Reports & Updates**

Members and staff discussed the USDA parking grant and current parking upgrade plans.

## **8. Public Comment**

Councilman White provided an overview of the Nine Island Cove, Florida Communities Trust, item that was before Council recently. The application presented would have placed the Nine Island Cove property on the Florida Forever funding consideration eligibility list. Since the item was not passed, it will be six months before the submission window opens again.

## **9. Adjournment**

Mary Ann Hilton motioned to adjourn the meeting at 7:34 p.m. Louise Kenny seconded. The motion passed by unanimous vote, 3-0.

Respectfully submitted,

Brenda D'Arville, Chairwoman

Teresa Malmberg, Recording Secretary

**City of Dunnellon  
Planning Commission  
Agenda Summary Form**

**Item Number 2**

**Meeting Date:** January 21, 2020

**Responsible Dept.:** Community Development      **Board Action:** Review

**Subject:** Comprehensive Plan Amendment – Aquifer Element – Wellhead Protection  
& Land Development Regulations, Section 98

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

The purpose of this ordinance is to amend the Aquifer Protection Element and the Existing Cone of Influence for the Wellfields map of the City of Dunnellon Comprehensive Plan to correct language that is unclear or contradictory; adjust protection zone definitions and sizes to be consistent with Marion County; and to add a tertiary zone.

\*The complete backup package will be emailed to all board members and is available electronically to the public upon request to (352) 465-8500 x1010. For printed copies, please contact the Clerk's office, (352) 465-8500, press 1. Applicable per page fees will apply.

December 19, 2019

From: Teresa Malmberg @ City of Dunnellon

TO: RIVERLAND NEWS Legal Ads

Please place the following regular legal ad in your paper on Thursday, January 2, 2020. Please provide proof prior to and proof of publication.

Begin Ad

**NOTICE OF PUBLIC HEARING  
TO REVIEW PROPOSED TEXT AND MAP AMENDMENTS TO THE  
CITY OF DUNNELLON COMPREHENSIVE PLAN**

BY THE PLANNING COMMISSION OF THE CITY OF DUNNELLON, FLORIDA, SERVING AS THE LOCAL PLANNING AGENCY OF THE CITY OF DUNNELLON, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Chapter 163, Florida Statutes, and Section 94-37 of the City of Dunnellon Land Development Regulations, comments, objections and recommendations regarding the proposed text and map amendments to the City of Dunnellon Comprehensive Plan, will be heard by the Planning Commission of the City of Dunnellon, Florida, at a public hearing on Tuesday, January 21, 2020 at 5:30 p.m., or as soon thereafter as this matter can be heard, in the City Council Meeting Room, City Hall, located at 20750 River Drive, Dunnellon, Florida.

**AN ORDINANCE OF THE CITY OF DUNNELLON, FLORIDA, ORD2020-05, PROVIDING FOR THE AQUIFER PROTECTION ELEMENT TEXT AMENDMENTS AND WELLHEAD PROTECTION ZONE MAP AMENDMENTS TO THE COMPREHENSIVE PLAN; PROVIDING FOR TRANSMISSION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

At the aforementioned public hearing, all interested parties may appear to be heard with respect to the proposed text and map amendments to the City's Comprehensive Plan. These public hearings may be continued to one or more future dates.

Copies of the proposed text and map amendment to the City's Comprehensive Plan are available for public inspection at the City Hall, located at 20750 River Drive, Dunnellon, Florida, during regular business hours, 7:00 a.m. - 6:00 p.m., Monday – Thursday.

Any person requiring reasonable accommodation to participate in this meeting should contact the Office of the City Clerk at (352) 465-8500 at least three days in advance so arrangements can be made. All persons are advised that if they decide to appeal any decision made at the above referenced public hearings, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

End of Ad