

Amended Agenda
City of Dunnellon
Planning Commission
Tuesday, May 18, 2021, 5:30 p.m.
Join Zoom

<https://dunnellon.zoom.us/j/98896546085?pwd=YVAwbnRVTUo1ZGI2T29ocGpVbjBRUT09>

MEETING ID: 98896546085

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 Department at tmalmberg@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 Friday, May 7, 2021. The agenda was amended on May 10, 2021, to change the meeting date on item #3 to a Special Council Workshop and to add item # 4.

1. Approval Of Minutes
March 16, 2021

Documents:

[March 16 2021 Planning Commission Minutes.pdf](#)

2. Reports & Updates:

- Chairwoman D'Arville
- Commissioners
- Staff

3. Historic District Enhancement Plan DEO Technical Assistance Grant - Continued
(Amended Meeting Date)

Ken Metcalf, AICP, will join via Zoom to provide a summary update of the Historic District Enhancement Plan prior to the final presentation at the June 14, 2021, City Council Meeting.

Note: Mr. Metcalf is scheduled to present a summary of the draft plan at a Special City

Council Workshop, scheduled for June 9, 2021 @ 3:30 p.m., if you were not able to attend the joint Planning Commission/Historic Preservation Board Meeting May 6, 2021.

All presentation materials to date are available upon request to Community Development, tmalmberg@dunnellon.org or (352) 465-8500 x1010.

Public input is requested and highly encouraged.

4. Driveway Access From Short Tower Way Parking Lot - Keith Caton (Added To Agenda 5/10/2021)
5. Comprehensive Plan Visioning Statement Workshop

Documents:

[Two Examples Of Visioning Statements For Comprehensive Plans.pdf](#)

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.

**Minutes
City of Dunnellon
Planning Commission
March 16, 2021, 5:30 p.m.**

Chairwoman D'Arville called the meeting to order at 5:41 p.m. and led the Pledge of Allegiance

Roll Call

Members Present:

Brenda D'Arville, Lisa Sheffield, Mary Ann Hilton, John Pierpont, David Lancaster, David Short, Kathy Dunn.

Members Absent:

David Lancaster

Staff Present:

Patrick Brackins, Teresa Malmberg

Proof of Publication: The Agenda was posted on City's website and City Hall bulletin board on Tuesday, March 9, 2021.

1. Quasi-Judicial Hearing – PZ20200259 Solar Farm

Chairwoman D'Arville closed the regular meeting and opened the Quasi-Judicial Hearing at 5:43 p.m. The Quasi-Judicial Hearing has been postponed to time and date certain at the request of the applicant and staff agreement to April 20th, 2021 at 5:30 p.m.

Chairwoman D'Arville closed the Quasi-Judicial Hearing and reopened the regular meeting at 5:43 p.m.

2. Resolution – RES2021-03 Application PZ20200259 Solar Farm

Resolution #RES2021-03 finding of consistency and forwarding a recommendation of approval / approval with conditions / disapproval to City Council for consideration.

Item #2 has been postponed along with the Quasi-Judicial Hearing.

3. Reports & Updates

Annual quasi-judicial and sunshine law training packets were distributed by Attorney Patrick Brackins. He then presented information and answered questions on the subjects. Each commissioner was given a 57-page packet to review on their own. Attorney Brackins discussed the quasi-judicial process and the Sunshine Law and touched on Public Records, Ethics Laws, Planning Board meeting cheat sheet and Roberts Rules of order.

Chairwoman D'Arville – the only report is to remind everyone to show up tomorrow, April 14, for the joint meeting of the Historic Board, Council and Planning Commission at 3:00PM, to be led by Ken Metcalf.

4. Comprehensive Plans - Review & Discuss Designs:

At last month's meeting there was discussion about a comprehensive plan and mission statement with Attorney Brackins. Chairwoman D'Arville asked Attorney Brackins provided review summaries as some of the members were not at last month's meeting and need to be brought up to speed. He provided examples of vision statements and minutes used by neighboring areas and gave an overview of the meaning and reasons for having a comp plan mission statement.

Discussion and questions from Council followed.

5. Public Comment

Bill White, 12115 Palmetto Way; he gave highlights of items discussed and happening with the City. There was a meeting with the Parks Department of Marion County and discussion was had regarding the KP Hole tubing policies. The restroom at Blue Run Park has been put on hold again due to construction price increases. There is construction around the Rainbow Bridge to refit pipes in an effort to keep people from jumping off them. Special Council meeting coming up will include a presentation on our road plans, discussion regarding our opposition to the M-CORES, Nine Island Cove Park initiative and the restructuring of the City Government leadership.

A brief discussion followed regarding the Ball Park needs and future meetings to see where the City may help.

Kathy Dunn provided a presentation on her project of identifying and correcting community eyesores in order to beautify the City of Dunnellon in an effort to attract new business and homeowners. Attorney Brackins provided feedback regarding what is helping the community versus what is code enforcement.

6. Adjournment

There being no further comments, Chairwoman D'Arville called for a motion to adjourn. Commissioner Pierpont made a motion to adjourn at 7:30 p.m. Commissioner Short seconded. The motion passed by unanimous vote, 5-0.

Penned Signature of
Brenda D'Arville
Chairwoman

Penned Signature of
Teresa A. Malmberg
Recording Secretary

Palm Coast and Ponce Inlet Visioning Statements for Reference

Within the Comprehensive Plan is a Vision Statement created by the citizens of Palm Coast over the course of several public workshops on the Comprehensive Plan. The Vision Statement summarizes the City's ideal future --- a future that focuses on preserving and enhancing the natural environment and quality of life that initially attracted the City's residents.

Palm Coast strives to be a unique and vibrant city recognized for its Exceptional quality of life Attractive job opportunities, diversified housing, and superbly designed commercial areas Valued natural, recreational, and cultural resources Exemplary public facilities and services Responsible growth and fiscal planning Responsiveness to meeting the diverse needs of the citizens Friendly and welcoming manner towards visitors, residents and businesses The City's core planning values, or building blocks include Community Image Development of Parks, Recreational Facilities. Greenways, and Open Spaces Diversified Cultural Opportunities Economic and Community Development Opportunities Education City of Palm Coast 2035 Comprehensive Plan - Goals, Objectives, and Policies Executive Summary Adopted 07/06/10 ES -2 Enhanced Traffic Circulation Fiscal Planning Maintain and Upgrade Public Facilities Preservation of Suburban Character in Existing Areas Promotion of Mixed Uses in Appropriate Areas Protection of Natural Resources and Environmental Ecosystems Public Safety and Health The Palm Coast Comprehensive Plan reflects this Vision by maintaining suburban residential character and providing opportunities for mixed-use development with goods, services, and employment for residents. In this manner, the Comprehensive Plan will ensure that appropriately situated commercial and office areas that help to create a full-service city enhance the existing residential character of the City. The City will provide areas for appropriate commercial and industrial uses for business and economic development opportunities. Strategies are proposed to preserve natural resources and open space; enhance public facilities, infrastructure and traffic circulation, and maintain an attractive community image. Additionally, provisions have been made for the enhancement of public safety and health, educational opportunities, and diversified cultural opportunities for citizens and visitors to maintain and improve the quality of life associated with Palm Coast.

In early 2002 the Town of Ponce Inlet embarked on a visioning process that resulted in the establishment of a number of goals which were intended to provide the basis for future development. The vision statement that came out of this process was as follows:

Ponce Inlet is and will be a residential haven for those persons who value nature, quiet and privacy. It offers a small-town lifestyle where people feel safe and should have easy access to small scale businesses serving their needs. The community will continue to be particularly distinguished by its natural beauty and its access to nature. It has ensured that its built environment is of high quality and appropriate scale while protecting historic features. The community will be recognized for the professionalism and integrity of its government and the high level of citizen involvement and participation in the life of the community.