

Agenda
City of Dunnellon
Planning Commission
Tuesday, July 20, 2021, 5:30 p.m.
Join Zoom

<https://dunnellon.zoom.us/j/99765239643?pwd=K0JKZ0k0bSsrK2tEQ3Rab1g3Q0tBdz09>
MEETING ID: 99765239643

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 Planning Assistant 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.

Follow Link for Instructions on How to Listen and/or Participate in the Meeting [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 Tuesday, July 13, 2021.

1. Approval Of Minutes

*Regular Meetings: March 16, 2021; April 20, 2021; May 18, 2021; and June 15, 2021
May 6, 2021 Special Joint Meeting w/Historic Preservation Board*

Documents:

[20210316 Minutes - Pending Approval.pdf](#)
[20210420 Minutes - Pending Approval.pdf](#)
[20210506 Minutes - Pending Approval.pdf](#)
[20210518 Minutes - Pending Approval.pdf](#)
[20210615 Minutes - Pending Approval.pdf](#)

2. Reports & Updates:

- Chairwoman D'Arville
- Commissioners
- Staff

3. Comprehensive Plan Design Review & Discussion
4. Public Comment
5. 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 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

**Minutes
City of Dunnellon
Planning Commission
April 20, 2021, 5:30 p.m.**

Chairwoman D'Arville called the meeting to order at 5:33 p.m. and led the Pledge of Allegiance

Roll Call

Members Present:

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

Members Absent:

All present

Staff Present:

John Patterson, AICP – ECFRPC; Patrick Brackins, Assistant City Attorney; Mandy Odom, City Clerk; and Teresa Malmberg, Recording Secretary

Proof of Publication: The Agenda was posted on City's website and City Hall bulletin board on Tuesday, April 13, 2021; and modified agenda posted on website April 20, 2021.

1. Approval of Minutes

Minutes of the February 16, 2021 Planning Commission Meeting

Ms. Malmberg announced Julie Danowski is the new transcriptionist for the Planning Commission Minutes and offered thanks to her and to Mandy Odom for making it possible.

Member Lancaster motioned to approve the February 16, 2021 Planning Commission Meeting Minutes and Vice-Chair Sheffield seconded. A vote was taken and all were in favor. The vote was 5-0.

2. Quasi-Judicial Hearing – PZ20200259 Dunnellon Farms Solar

Quasi-Judicial Hearing – PZ20200259 Solar Farm – (At the March 16, 2021 Planning Commission meeting, this application for quasi-judicial hearing was continued to date certain, 04/20/2021): Application PZ20200259 by John Taylor, representing Kingston Properties, LLC requesting a Special Exception to Construct a 75-megawatt Solar Farm at parcels 40701-000-00, SEC 01 TWP 17 RGE 18; 40713-001-00, 40714-003-00, 40715-001-00, 40716-000-00, 40717-000-00, 40719-001-00, SEC 06 TWP 17 RGE 19.

Chairwoman D'Arville closed the regular meeting and opened the Quasi-Judicial Hearing at (no time given) Attorney Brackins performed the swearing in of all persons giving testimony. Chairwoman D'Arville polled board members to disclose any ex-parte communication or conflict of interest. All members present each stating none.

John Patterson stepped to the podium and announced for the record he is the AICP Planner II, contract planner with the East Central Florida regional planning council representing the City of

Dunnellon. He made a request to the Planning Commission for a recommendation to the City Council for special exception on the 75-megawatt solar farm on portions of property totaling approximately 82 acres. It's a portion of a much larger agricultural parcel with 437 acres. He stated the conservation area is not part of the project, the property has A-1 zoning-agricultural, the applicant is John Taylor, represented by Kimley-Horn, the location is on the south end of Bridges Road adjacent to the Withlacoochie River.

Mr. Patterson presented a zoning map and described areas that were agricultural, preserved and public. He discussed the initial concerns due to the narrow road, residential access and ball field access but that they were worked through. It is a state-owned road and the applicant is working with the State and the County regarding traffic conditions, during construction. After construction, there should be no additional traffic issues. The farm should not cause a substantial depreciation of property values. Applicant moved the projected location of the fencing and solar panels out of the river corridor protection area. It was found the Army Corps of Engineer has no jurisdiction on the wetlands on the property. The Southwest Florida Water Management didn't have a problem with it. Applicant is working on an environmental resource permit through SFWMD and would have to be approved before a site plan comes through.

Staff is recommending approval to the special exception subject to the following conditions:

- 1) Applicant will be required to work with the State to mitigate any damage to Bridges Road or impacts to nearby residential properties in a timely manner. And the same with the County at the intersection of Bridges Road and CR484.
- 2) They will be responsible for coordinating with the County and State in paying for improvements needed for Bridges Road and or the intersection at CR484 subject to the project.
- 3) Applicant will cooperate with the County and State regarding any traffic control measures deemed necessary
- 4) At the time of development review certification will be posted to ensure timely removal of equipment if the project ceases operations.
- 5) A screen should be kept up perpetually along all wetlands within 50' of the development. As defined by the forest statues including but not limited to the gravel pathways.
- 6) Applicant should comply with section 74-66A-J of the City's code and state statutes regarding tree removal.
- 7) They must go along with any state and federal permitting and other regulations that apply to solar farms.

Mr. Patterson then answered questions. Questions related to location, explanation of what the special exception is and proportions of undeveloped vs developed area. Mr. Taylor stepped forward to answer the last section of questions and said there is about 1000 acres total between Marion County and the City of Dunnellon and they are using approximately 400 acres total.

The applicant John Taylor with Renewable Management Services, 1160 Island Rd, Riviera Beach came forward and thanked the Board for allowing him to come speak. He said this location was chosen because of the capacity availability on the grid. Florida is the 3rd largest state to provide Solar and there are approximately 20 projects under construction. When they presented the project two-years ago they took into consideration the needs of the state and the community and strived to limit the impact to the area as much as possible. Even though they have 1100 acres they chose to only utilize 400 so they would not overlap any wetlands and avoid impact to any environmental or threatened species. The State Historical Society said there are no impacts to the historical value of the area. 2/3rds of the project falls in the County and 1/3 in the city. They have an approved special use permit already at the County level. They have agreed to donate 20 acres to the Florida Greenways program. They have been working with DEP and Greenways

to create a 55' bike trail that will join the existing bike trails. Another benefit to the community is the tax revenue that will be generated and it is projected to be hundreds of thousands of dollars annually for the County and the City. The project will go out as far as 30 years with an option to extend 15 more. Lastly it is generating clean energy for the community and will power 15,000 homes. The power generated in minimally invasive, modules are low to the ground, quiet and made from silicate which is extracted from sand providing no negative impact to the environment. They are encased in glass and the racking system is pile driven into the earth meaning no cement is used. It is their obligation to return the land to its original condition after the life cycle is complete. It will take between 9 and 12 months to build. 6 months will create traffic issues. Once operational, the level of traffic would equate to a residential household. Anticipate starting construction the first of the year. He then answered various council questions, regarding herbicides, substation utilization, holes in the fencing to allow animals to pass through, wildlife impacts, relocating tortoises, wind speeds (max 125mph), storms, pre-road prep for heavy equipment, battery storage, wiring and inverters.

Chairwoman D'Arville closed the Quasi-Judicial Hearing and opened the Regular Hearing at 6:22 p.m.

3. Resolution – RES2021-03 Application PZ20200259 Dunnellon Farms Solar

RESOLUTION - 2021-03 Application PZ20200259 Dunnellon Farms Solar

RESOLUTION - RES2021-03 Application PZ20200259 Dunnellon Farms Solar
Resolution #RES2021-03 finding of consistency and forwarding a recommendation of approval / approval with conditions / disapproval to City Council for consideration

Kathy Dunn moved Resolution #RES2021-03 be ready by title only and David Lancaster seconded. Vote passed 5-0

Chairwoman D'Arville read:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUNNELLON, FLORIDA, MAKING RECOMMENDATION TO THE CITY COUNCIL TO GRANT APPROVAL OF A SPECIAL EXCEPTION TO ALLOWA 75-MEGAWAT (MW) SOLAR FARM ON PORTIONS OF PROPERTIES TOTALING ±82 ACRES (TOTAL PARCELS 437 ACRES) WITH AGRICULTURAL (A-1) ZONING AND AGRICULTURE AND CONSERVATION (REMAINDER OF PARCELS) FUTURE LAND USES PURSUANT TO THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF DUNNELLON, FLORIDA; PROVIDING FOR CONFLICTS, SEVERABILITY AND; PROVIDING FOR AN EFFECTIVE DATE.

Chairwoman D'Arville asked if there was a motion to approve Resolution #2021-03, Member Lancaster so moved and Vice-Chair Sheffield seconded. A vote was taken and passed 5-0.

Chairwoman D'Arville asked to delay Agenda item four and move to agenda item five.

4. Comprehensive Plan Design Review & Discussion

Chairwoman D'Arville said Mr. Brackins gave some really good insight which led them to decide to start with the Mission Statement. She then asked him to provide an overview as to why the Mission Statement is so important and some of the things we need to be focusing on. Mr. Brackins said the Mission Statement simply allows the opportunity to give brief comments on what the vision for the city is and it becomes part of the comprehensive plan. It is a clear way to tell future entities what the city is about and what our goals are for future development and conservation.

He also said the visioning statement is a substantive change that would require the ordinance the amendment process. Discussion followed about ADA compliance and what can and cannot be put online due to this.

5. Historic District Enhancement Plan DEO Technical Assistance Grant - Staff

Ms. Malmberg said she had discussion with Ken Metcalf regarding his final report to Council. He would like to present the second deliverable at the next special joint meeting on May 6, 2021 at 4:30 PM. He pulled the Boomtown Historic District documents from the national trust. There was discussion about what the second deliverable will look like and documents the board would like to see.

6. Public Comment – None.

Attorney Brackins reminded everyone that the quasi-judicial hearing has a possibility of coming back and to be mindful of the conversations the board members have with anyone about that issue.

Member Dunn asked if the vision statement should go before the public and Attorney Brackins said that it would be a good idea to advertise and allow the public to help craft it.

7. Adjournment

There being no further comments, Chairwoman D'Arville called for a motion to adjourn. Commissioner Lancaster made a motion to adjourn at 6:35 p.m. Commissioner Pierpont seconded. The motion passed by unanimous vote, 5-0.

Penned Signature of
Brenda D'Arville
Chairwoman

Penned Signature of
Teresa A. Malmberg
Recording Secretary

**Minutes
City of Dunnellon
Special Meeting
Planning Commission & Historic Preservation Board
May 06, 2021, 4:30 p.m.**

Chairwoman D'Arville called the meeting to order at 4:30 p.m. and led the Pledge of Allegiance

Roll Call

Planning Commission Members Present:

Brenda D'Arville, Mary Ann Hilton, Kathy Dunn

Historic Preservation Board Members Absent:

Dane Myers, Jane Keele

Staff Present:

Teresa Malmberg, Recording Secretary; Michelle Leonard, Assistant City Clerk; and Ken Metcalf, AICP, Presenter

Absent:

Planning Commission: Lisa Sheffield, John Pierpont, David Lancaster
Historic Preservation Board: Viola Soffe, James Burchett, Scott Kiefer, Marty Moughan

Proof of Publication: The Agenda was posted on City's website and City Hall bulletin board on Thursday, April 29, 2021

Chairwoman D'Arville summarized the purpose of the meeting and invited Ken Metcalf to the podium to begin his presentation.

**1. Historic District Enhancement Plan DEO Technical Assistance Grant
Deliverable 2 – Special Presentation, Ken Metcalf, AICP**

Mr. Metcalf introduced himself and spoke about his background, the organization he works for (Stearns, Weaver, Miller, et al Law), what he does and what he has done for us in the past. He gave background information regarding this grant and said it is for identifying areas for enhancements that would bring more business and tourist activity to the Historic District. He also reviewed progress history through today. He had hoped to have the draft of the plan he is presenting today sent to the board last Tuesday, but was unable as they did a little extra work on it which delayed the release. He said it is 90-95% complete and the final copy will be sent to the City electronically and in a spiral bound paper format.

He talked about the surveys and while the return was expectedly low, 72% of those returned were in support of more activity in the district and the concept of the village center, possibly utilizing City Hall for this. The plan works toward maintaining the character of the district while creating more interest and activity by adding comfortable walking and biking features. There was also discussion about flexible land use, street scaping and making the area more visually inviting. He

discussed the possible location of the “entrance” to the historic district at the intersection of Williams St and Pennsylvania. He discussed, underground utilities, public/private partnerships, lamp posts, informational plaques, position of the current buildings and changes needed, signage, parallel parking, ways to make the main road comfortable for walking, parking ideas and the reason for height/width building to street ratio. He said if the police department is moved, that would be another location which could be developed. Developing city owned properties is a good way to take advantage of the market and revenue generated by those properties.

He said the current boat ramp isn’t an ideal location due to the marginal trailer parking, vehicles backing up into SR41 while waiting their turn to use the ramp and the lot being in a flood zone. He then covered some options for relocation sites such as the Bingo Hall, City Beach or even working with Citrus County to look at areas on the other side of the river. He talked about the board walk concept and how to engage the property owners by providing a personal locked dock and locked fencing for their yard.

The final draft will be presented prior to the May 18 the Planning Board meeting where this will be on the agenda again. He said this will give the public a chance to give input and provide the board a chance to review the information. On Monday May 10, he will have a similar presentation for the Council. Then June 14 will be the final City Council session where they will review the recommendations provided from the Planning and Historic Boards. He passed out surveys to the public in attendance.

2. Historic District Enhancement Plan DEO Technical Assistance Grant

a. Comments & Questions – Public, Commissioners, Board Members, Staff

Bill White said he would be interested in seeing what the difference would be if the survey was separated between businesses and residents... INAUDIBLE...Mr. Metcalf said the survey was sent to every physical property address including business, however it was not forwarded to property owners who lived out of state. He would be willing to do so, if it was needed. Mr. White also said he feels the historic area lacks keystone businesses.

Mary Ann Hilton asked about the DEO and what it would take to get our commercial area declared and economic opportunity zone. Mr. Metcalf said that is a Federal program and is no longer available. She also commented about code enforcement is a big issue here.

Louise Kenny said she doesn’t believe residents would be open to moving the boat ramp because it would likely need to go through someone’s private property. Mr. Metcalf said there are benefits to it that can be brought to those property owners to make it more desirable.

Unknown attendee said...INAUDIBLE...houses being too close together. Mr. Metcalf responded with discussion regarding on-street parking versus parking lots, sidewalks, slant parking and parallel parking.

Unknown attendee said, should the surveys be limited to those that live in the Historic District? Mr. Metcalf didn’t mind if they were given to others.

Dane Myers mentioned a past study which showed the impact on the Rainbow River and said we need to show people there are other places to enjoy outdoor activities. He likes the idea of the boat ramp being a little further west.

Unknown attendee suggested enforcing property owners to clean their windows, tidy their frontage and clear grass in fenced areas, and noted it would make a huge difference with a small cost. Mr. Metcalf said they could add a piece in the plan that talks about code enforcement.

Mr. Martins, owns a business on SR200 and is opening a business in Dunnellon. He feels if the boat ramp is moved it would be detrimental to the businesses because it brings people to this area. He said the small mom and pop shops struggle already.

Chairwoman D'Arville asked to have the surveys sent to Julie Mancini with the Dunnellon Chamber of Commerce to distribute to all the members of the Dunnellon Business Chamber. And suggested a joint meeting with the Historic Board for May 18.

b. Consensus of Commissioners and Board Members with consideration of public input to approve and forward a recommendation for consideration by the City Council.

Consensus given.

4. Adjournment

There being no further comments, Chairwoman D'Arville called for a motion to adjourn. Commissioner Pierpont made a motion to adjourn at 7:02 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

**Minutes
City of Dunnellon
Planning Commission
May 18, 2021, 5:30 p.m.**

Vice-Chairwoman Sheffield called the meeting to order at 5:36 p.m. and led the Pledge of Allegiance

Roll Call

Members Present:

Lisa Sheffield, Mary Ann Hilton, John Pierpont (via Zoom), Kathy Dunn

Members Absent:

Brenda D'Arville, David Lancaster

Staff Present:

Patrick Brackins, Assistant City Attorney; Mandy Odom, City Clerk; Michelle Leonard, Assistant City Clerk

Proof of Publication: The Agenda was posted on City's website and City Hall bulletin board on May 07, 2021 and modified agenda posted on website May 07, 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

Vice-Chairwoman asked for a motion to approve minutes as amended, to show David Lancaster as absent. Motion was made by Commissioner Hilton and seconded by Alternate Dunn. A vote was taken and all approved. The vote was 3-0.

2. Reports & Updates

Mayor White gave overview of the last City Council meeting. He covered the following: The Dunnellon Little League, Blue Run Park restroom and weather shelter, City Beach shade shelter, the application for the Solar Farm, annual budget and the search for a City Planner.

Commissioner Hilton asked if there would be a direct benefit to the City of Dunnellon from the Solar Farm and he said there would be some tax revenue but we don't yet know those figures.

No Staff comments.

3. Driveway Access from Short Tower Way Parking Lot – Keith Caton

Consensus to move this up on the agenda. Originally Item #4.

Item added to the agenda as Council thought it should be reviewed by the Planning Commission. There is an issue with access to this landlocked property but staff and Council feel confident this can be addressed in house.

Allen Heine, 11734 E. Blue Cove Dr., has concerns about having to wait another month while Council and Planning deliberate. Attorney Brackins said it was not going to be resolved today, but staff is attempting to permit through Short Tower Way, if it is not able to happen that way then a variance will have to be filed which will take additional time. There was additional discussion regarding 911 access and liability without said access. Staff will provide Mr. Heine a weekly progress update.

4. Historic District Enhancement Plan DEO Technical Assistance Grant – Continued Presented by Ken Metcalf, AICP joining via Zoom.

Ken Metcalf presented and reviewed the final draft of the plan and provided an overview of the project to bring members who were not at the last meeting up to speed. He said this is the final meeting on the plan for Planning Commission and their recommendations are to be delivered Council. The objective is for Council to approve the plan and the next step is to begin taking action on it.

Mr. Metcalf spoke about the business that were not complimentary to the district along SR41 and attempt to utilize this area as a gateway and try to incentivize the business to redevelopment of the corridor. He talked about the surveys and while the return was expectedly low, 72% of those returned were in support of more activity in the district and the concept of the village center, possibly utilizing City Hall for this.

The plan works toward maintaining the character of the district while creating more interest and activity by adding comfortable walking and biking features. There was also discussion about flexible land use, street scaping and making the area more visually inviting. He discussed the possible location of the “entrance” to the historic district at the intersection of Williams St and Pennsylvania. Mr. Metcalf discussed, underground utilities, public/private partnerships, lamp posts, informational plaques, position of the current buildings and changes needed, signage, parallel parking, ways to make the main road comfortable for walking, parking ideas and the reason for height/width building to street ratio. He said if the police department is moved, that would be another location which could be developed. Developing city owned properties is a good way to take advantage of the market and revenue generated by those properties.

Mr. Metcalf said the current boat ramp isn’t an ideal location due to the marginal trailer parking, vehicles backing up into SR41 while waiting their turn to use the ramp and the lot being in a flood zone. He then covered some options for relocation sites such as the Bingo Hall, City Beach or even working with Citrus County to look at areas on the other side of the river. He talked about the board walk concept and how to engage the property owners by providing a personal locked dock and locked fencing for their yard.

Then June 14 will be the final City Council session where they planned to review the recommendations provided from the Planning and Historic Boards; however, there is no requirement to provide a recommendation to Council.

Commission questions and discussion were presented throughout the presentation and included timeframes, first priorities, clarifications, which businesses might be moved or sold, parking, the need to open to public comment, the need for a resolution, updating codes and zoning and the grant application that was filed today.

5. Comprehensive Plan Visioning Statement Workshop number 5 has been deferred to the next meeting.

6. Public Comment - None

7. Adjournment

There being no further comments, Vice-Chairwoman Sheffield called for a motion to adjourn. Commissioner Hilton made a motion to adjourn at 8:35 p.m. Commissioner Dunn seconded. The motion passed by unanimous vote, 3-0.

Penned Signature of
Brenda D'Arville
Chairwoman

Penned Signature of
Teresa A. Malmberg
Recording Secretary

**Minutes
City of Dunnellon
Planning Commission
June 15, 2021, 5:30 p.m.**

Vice-Chairwoman Sheffield called the meeting to order at 5:48 p.m. and led the Pledge of Allegiance

Roll Call

Members Present:

Brenda D'Arville, Chair
David Lancaster, Commissioner

Members Absent:

Lisa Sheffield, Vice-Chair
Mary Ann Hilton, Commissioner
John Pierpont, Commissioner
Kathy Dunn, 2nd Alternate
Vacant, 1st Alternate

Staff Present:

Teresa Malmberg, Recording Secretary
Patrick Brackins, Attorney (by phone if needed)

Proof of Publication: The Agenda was posted on City's website and City Hall bulletin board on Tuesday, June 08, 2021.

Chairwoman D'Arville addressed the public and said "due to a lack of quorum, we cannot conduct any official business".

3. Public Comment: None

4. Adjournment: There being no further comments, Chairwoman D'Arville gavelled down and adjourned the meeting at 5:48 p.m.

Penned Signature of
Brenda D'Arville
Chairwoman

Penned Signature of
Teresa A. Malmberg
Recording Secretary