

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

<https://dunnellon.zoom.us/j/95824443195?pwd=YU1VRmkyajQ4cmhBK2ZQb3BVQVFXUT09>

Meeting ID: 958 2444 3195

**Dunnellon Planning Commission meeting will be held on July 21, 2020,
5:30 p.m. at Dunnellon City Hall with Social Distancing Modifications**

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 the 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 Recording Secretary at tmalmberg@dunnellon.org

Members of the public who would like to participate are encouraged to register in advance by Noon on Tuesday, July 21st. Please see instructions below on how to register.

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 Tuesday, July 14, 2020.

1. Approval Of Minutes
May 19, 2020
June 16, 2020

Documents:

[May 19 2020 Planning Commission Meeting Minutes.pdf](#)
[June 16 2020 Planning Commission Meeting Minutes.pdf](#)

2. Reports & Updates:

- Chairwoman D'Arville
 - Membership Updates - Jay Dugan, Councilman, Seat 5; David Short, application submitted for Council consideration at August workshop.
- Commissioners
- Staff

3. 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

4. Public Comment

5. Adjournment

Non-ADA backup for presentation items are available upon request to Community Development, 352-465-8500 x1010 or email to tmalmberg@dunnellon.org.

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
May 19, 2020 at 5:30 p.m.**

Communications Media Technology (CMT) Zoom Platform
<https://dunnellon.zoom.us/j/93274664889?pwd=R2FKd3hEV2VXemt1clRnbVBzMU0zZz09>

Chairwoman D'Arville called the meeting to order at 5:35 p.m., read the social distancing modifications and the public comment instructions.

Chairwoman D'Arville led the Pledge of Allegiance.

Roll Call:

Members Present:

Chairwoman Brenda D'Arville; Vice Chairwoman Louise Kenny; Mary Ann Hilton, Lisa Sheffield, and John Pierpont; Alternates: Jay Dugan and David Lancaster

Staff Present:

Lonnie Smith, Patrick Brackins, Dawn Bowne, Amanda Roberts, Mike McQuaig, and Teresa Malmberg

Others Present:

Florida Captioning Services; WDLN Radio broadcasting

Proof of Publication:

Agenda posted on the city's website and city hall bulletin board on Tuesday, May 12, 2020

1. Approval of Minutes

Commissioner Pierpont motioned to approve the minutes of the January 21 and February 18, 2020 meetings. Commissioner Lancaster seconded. Voting Commissioners were polled by recording secretary. The motion was passed unanimously by voting members, 5-0.

2. Public Hearing - Comprehensive Plan Amendment - Aquifer Protection Public hearing for review of comprehensive plan consistency of Ordinance #2020-05 by the Planning Commission acting as the Local Planning Agency (LPA)

Chairwoman D'Arville closed the regular meeting and opened the public hearing at 5:43 p.m. and asked the recording secretary to read into record the Form 8B Notice of Voting Conflict submitted by Commissioner Pierpont in reference to agenda items 2 through 5, noting Commissioner Pierpont may comment, but not vote; and Dugan Mrs. Malmberg read Form 8B into the record, noting it was received on May 7, 2020, and subsequently forwarded to all members of the Planning Commission via email on May 12, 2020.

Staff Presentation: Mr. Lonnie Smith noted that Tara McCune, East Central Florida Regional Planning Commission (ECFRPC) and Will Fontaine (FGUA) were in attendance, then made the staff report presentation.

Chairwoman D'Arville thanked Mr. Smith for the extensive report and noted she has reviewed all documentation provided. We are a volunteer planning board coming from various backgrounds. To get into the depth of the engineering principles is beyond our scope of expertise, so we're relying on due diligence. Bringing in experts to help make critical decisions would be helpful. We're being asked to change the distance for the primary zone from 500 feet to 100 feet. With that in mind, whatever we decide to recommend to Council and is ultimately signed by Council sets the stage for the future. Keeping this in mind, we know we have a developer that is proposing to come in and invest \$65 million in the next several years. This development will have a drastic impact on the environment, so we have to be careful that we understand what we are about to do. I know it was explained that the comprehensive plan language needs to be changed for consistency, but it also needs to be explained to us why making this change will not be harmful to the environment, and she'd like to hear from fellow Commissioners.

Chairwoman D'Arville asked for public comment.

Public Comments: Recording secretary read previous public comments into the public record from the February 18, 2020, Planning Commission meeting. Russ Randall, Pastor, First Baptist Church, 20831 Powell Road, thanked all staff and planning commission, and spoke in support of the changes. Commissioner Hilton reported that this has gone through rapidly and has concerns about not having adequate time. Chairwoman D'Arville clarified that time would be afforded to ask questions later in the meeting.

Commissioner Hilton voiced concern that this matter went through fairly rapidly. With the rapid succession of information, mapping and foregone conclusions, she would like to see if we could back the whole thing up. Chairwoman D'Arville clarified public comment period is still open and that there would be time for questions and comments from Commissioners.

Jill Peterson, 11330 Rolling Hills Road, Dunnellon, FL, thanked staff for getting us this far. The 40 acres is owned by her husband, who is 3rd generation, and herself. Would like to see this wrapped up for her family and the church.

Commissioners' Comments:

Vice-Chairwoman Kenny has grave concerns. The planning commission does not have the expertise or knowledge, nor does the council, to know what the impact of these changes will be. No concern with having a church or school, but wants to be sure we are protecting our clean water. We have to look for to experts who understand the ground and how the water will be affected. Mrs. Kenny supports the church and its mission to grow. Having the people who produced the maps, the folks from FDEP, the geologists would be beneficial to a better understanding. Information provided to me sent by Dr. Eno indicated grave concern that we make the right decision because there will be consequences if we make the wrong decision.

Commissioner Hilton finds herself in total agreement with Mrs. Kenny, and the only experience she herself has with wells and water supplied to people is on a small piece of property she owns. Rental property requiring her husband to do the well inspections to make sure the water supplied to people was safe. She has very limited knowledge, the water tables are low, the river is almost sitting still. Changing the regulations and decreasing the protections zones will have unintended consequences making it dangerous for people using the drinking water. We have to protect the water to the highest degree humanly possible. We can live without a lot of things. Water is not one of them. It would behoove the city to get advice from people who know the engineering, understand the flows, and water recharges. Commissioner Hilton noted she

understands the church's desire to get this matter taken care of and offers her empathy. The most important thing is having water that is sustainable and safe. Lowering protection around the wellheads may not be beneficial to the City.

Commissioner Pierpont asked for confirmation that the report from Burt Eno would be made part of the record as it is certainly informational for us. Chairwoman D'Arville confirmed it would be made part of the record. Mr. Pierpont noted he had turned in a voting conflict form as his daughter and son-in-law are affected by these changes and after a conversation with the attorney, he felt he should make this known. This process had me looking back to Mr. Burt Eno, a very smart guy, and a director or board member for the Rainbow River Conservation. In doing so and considering my conflict, it seemed a very similar situation on this commission. Do we have the same type of conflict?

Commissioner Dugan noted he has been coming to Dunnellon and the Rainbow River for 50 years. A former triathlete, the rainbow is very important. He noted he has been in town for 21 years and looked at various reports to the city, the work done with the county and some of the independent reports presented today. He has complete confidence in Marion County and the state, and believes this matter should go forward versus staying still without making decisions. It will benefit other folks and still preserve the river. Removing septic tanks would probably give us a cleaner river. So, in conclusion, he has complete confidence in the city's ability to come to a conclusion on this matter, and I support them.

Commissioner Lancaster noted that he is not affiliated with the Baptist church, but knows they have been excellent stewards of the land they currently own and have been very environmentally correct on the things they've done there, so there's a positive history. He agrees with the other commissioners that we need to be guarded in this decision and because the water is critical to life. It lets me understand that the reports we've received, and received again today, have been very comprehensive and thorough. The well protection change will meet Marion County, State of Florida and SWFWMD standards. To completely protect that wellhead, we would have to regulate close to 2000 acres for the watershed. It's just not very realistic. Spills of any kind will affect the aquifer. Thinks that if we're not going above the scientific research and the other experts by meeting those standards, it will have a positive result.

Commissioner Sheffield noted we have been working on these kinds of considerations for years now, and this is the most important work we do. It is difficult when on one hand you have people who are very responsible and people who we believe would be doing the right thing as far as our environment is concerned. At the same time, we have to also be careful because we have to understand that these are considerations that we'll have to look at in the future when other people come before us, so is kind of conflicted. She does believe and understand the concerns of those Commissioners who feel like we need more scientific definitions and explanations of what it is we're to do. First of all, it would be interesting to know the difference the 400 feet we're taking makes as far as the plan going forward. We're talking about the difference in 100 to 400 feet. How does the plan impact the 400 feet? Even though it is something we need to look at, it would be interesting to know how that is going to impact.

Lonnie Smith requested to and spoke about what the conservation element tells us to do is have a balanced view and what we need to do is look at the city as a whole and how this impacts the entire city. Had the maps brought up and reviewed the various wellheads and weighing conservation and survival of the city to find a balance. The studies were done by Marion County. Marion County spent the money to do their own vulnerability assessment because they were not happy with the whole of Florida. They did the analysis and crunched the numbers and still made

a decision based on the new information. Our comp plan talks about intergovernmental coordination and we always talk about being consistent with Marion County. When Tara McCune was doing this research, many different organizations were called for opinions to determine if this change is really consistent. We made this determination based on various county and state expert's reports. The data is there. We do not have data to show we should be more protective than everybody else. Looking at the maps, the impact at the wellheads is great and needs to be addressed in some way. The data is there. We're saying not a single structure can be placed in all the blue area surrounding the wellhead. Any structure currently in these protection zones become non-conforming. It will be extremely difficult for these places to be replaced until we make some adjustments. A balanced view is what we are looking for, and we've tried to illustrate that. We're working with Marion County to be consistent and to find a balance for the city. Mr. Smith noted that the water company, Florida Governmental Utility Authority (FGUA) was contacted for input and opened the floor for Will Fontaine of FGUA, to speak.

Mr. Will Fontaine noted it's been pretty well covered, but it's his position the city has done their due diligence. What is being tried with the wellhead protection program is consistent with the Florida Department of Environmental Protection and the water management district. Someone asked about the difference in the 100 and 400 feet. There's very little difference, and while he's not a geologist, when you consider a huge body of water. That's down there so you know if there was some type of contamination. Whether it's a truck over-turning on Cedar and losing gas, which on that street, it's probably 100 feet from our well. Or, it's 1000 feet away, will usually react to that and in his experiences, there's not contamination. Also, added that one of the commissioners stated that the city only had one well. So, just to give people a little bit of comfort level, there's two wells within the city that serve the customers. In addition, the city is connected with the Rainbow Springs water facility that has an additional three wells. For clarity, with the water use permits that are currently in place, pretty much either system can supply the other. But again, he supports what the city is doing and it is consistent with Marion County and all the regulatory agencies, and that's our concern.

Question and comment between Commissioner Kenny and Mr. Fontaine confirming the primary well is for use, but before FGUA purchased the system, the old well site didn't run very often. A SCADA system has been added that allows the wells to all be production wells and do not look at them as primary or secondary wells. Commissioner Kenny went on to say there should be a way for the church to expand, and to have smart growth. There is a greater need for wellhead protection in areas that are vulnerable. In speaking to the geologists who wrote the assessment for Marion County, Marion County chose to reduce their wellhead protection in order to increase growth. The geologists who are protecting the water resources had the intent to identify areas where you have to be careful and identify other areas where more appropriate to build. They are experts with a vested interest in this, and they are available. Regardless, you are not going to be able to do the planning and we don't know what the Baptist church plans are because we've never been shown those plans. Commissioner Sheffield's point, which was a very good one, we really don't know what the plan is.

Attorney Brackins interjected to say this is not the Baptist church plan. There's no application before you from the Baptist church. That's an entirely different application which will come before you as hearings, and it was heard you'd already discussed it. Part of those hearings may end up being quasi-judicial, so bear that in mind. This is the application brought by the city, not the church, and there are ramifications that apply to them but it's a very real situation, please be aware.

Commissioner Kenny stated she does not know what the plans are, but who she's talked to and discussed the maps with are Mr. Allen and Mr. James who prepared the Marion County vulnerability assessment map. And what is being requested is to be educated. Mrs. Kenny continued discussion of the need for professionals to provide an understanding of the information being presented.

Chairwoman D'Arville spoke regarding the concerns she expressed earlier, noting that in Dr. Eno's presentation that was handed out, the thing he tried to find out from the county was why they made the changes as a misconception to support development or to avoid conflict with developers. That's not a reason that you would make a change of that substance. The other thing provided by Tara McCune this afternoon said that during the research, it was found the city's comprehensive plan requires consistency with Marion County's wellhead and well protection area requirements. So, that's a true statement that it requires consistency, then this discussion is really meaningless and would like some clarification on those point if someone has the answer, it would be appreciated.

Attorney Brackins noted he could help with that and requested the Policy 1.1 of the current comp plan be pulled up on the screen. So, with no dog in the fight, rather than telling you, will ask some questions. He asked Mr. Smith if under the current comp plan is the city required to follow the Florida Administrative Code or be consistent with the Florida Administrative Code specifically Section 62-521? Mr. Smith replied, yes. Is the city's current comp plan consistent with 62-521? Mr. Smith replied, no. Is the reason for that because 62-521 says you have to have 100 feet wellhead protection zone? Mr. Smith replied, yes. In the new comp plan, it's been proposed by the city, not the Baptist church, but the city. Is it more restrictive than what is required under the Florida Administrative Code? Mr. Smith replied, yes, in the new one, now. Really, does the Florida Administrative Code require a secondary and tertiary level with additional restrictions? Let me restate the question, are we doing the minimum required under Florida law or are we being more restrictive in the comp plan than what is required under Florida law? Mr. Smith replied, it is more restrictive. Attorney Brackins, the key question both from a legal perspective, and scientifically for all of you to consider. If someone wanted to come in and build a toxic waste dump withing 1000 feet of a current wellhead, does our comp plan currently allow this? Yes. Under the new comp plan? No.

Chairwoman D'Arville, with the new comp plan amendment, we put more restrictions on the outer zones, then what happens within the 100 feet? Attorney Brackins noted the city is doing more than the minimum, more restrictive, especially in that zone. Continued discussion concerning zones and consistency with Marion County. We see judges render decisions every day on cases presented to them where they know nothing about the topic, but rule on the facts presented to them. These are tough issues but making a decision up or down tonight isn't in your best interest. Thank you.

Mandy Roberts reported having one hand raised in the Zoom attendees requested even though we're out of public comments, they be allowed to speak. Chairwoman D'Arville acknowledged the request noting we need all comments.

My name is Timothy Jason Peterson, some people know me as TJ. My address is 11330 Rolling Hills Road, Dunnellon. My family bought property in 1935. We spent our entire life here, three generations. Over time, we've had about 5200 acres total in the community. I'm not about ruining water; I'm about water quality. I just have felt like I'm being held captive by a government entity. And that has been a very hard situation to stomach for months now. I understand everybody's concerns with what is being said. At some point, something has to change. And

unless we are willing to have the city buy my property to protect the wellhead, I don't know where we're going to go from here. We're in delicate times here. And I don't want that. I want to take my family and move to my larger family farm six miles from here. But no. I've been here a long time, and I'm not going to be pushed around anymore. Thank you for your time.

There being no further comments, Chairwoman D'Arville closed the public hearing and reopened the regular meeting at 7:18 p.m.

Teresa Malmberg updated the roll call by reporting Chief Mike McQuaig's presence.

3. Resolution - Consideration of Comprehensive Plan Consistency - ORD2020-05 Resolution #RES2020-03 finding of consistency and forwarding a recommendation of approval to City Council for consideration

Commissioner Dugan made the motion to approve Resolution #RES2020-03. Commissioner Sheffield seconded. Call for Discussion: Vice Chairwoman Kenny thanked everyone for allowing her to express her concerns and feels it is extremely important for the future of the city and thinks there is a way for the church to go forward, and it might be a variance, and had hoped we could spend more time on this matter, something this important need to be looked at by the scientists, we may be moving in the wrong direction and we need to take care of our future growth and not risking contamination of the Floridan aquifer; Commissioner Hilton noted Commissioner Kenny pretty well said most of what needed to be said, but again, this can be done without destroying the water supply if you do it carefully; Commissioner Sheffield thanked everyone for their comments and particularly wanted to thank the city attorney for clarifying something that was troubling, and does believe that with all of the due diligence our staff has done in answering our questions, it's property that we go ahead and move this to city council to let them make a decision; Commissioner Pierpont thanked staff noting that they did a wonderful job with their analysis of the wellhead and not voting in this matter would encourage the remaining Commissioners to not kick the can any further down the road; Commissioner Dugan noted we need to go back and take a look at the rule of law which the attorney did address. We should have confidence this is the right move, and it is part of our responsibility to consider that; Commissioner Lancaster thanked the city staff for all their hard work and respects the passion and thoughtfulness of the panel, who obviously care deeply, and offered his respect for that and thanked everyone for their time; Chairwoman D'Arville noted that the attorney comments really clarified the questions, but regardless if we had an applicant or not, the comprehensive plan must be amended, what we are being asked to consider is more restrictive, which was all very helpful. While not 100% comfortable with the vote, we have to be very careful of unintended consequences. Hopefully with everyone who has commented, and that Lonnie has reached out to, we all have a clearer understanding and will vote our conscience. We should move this on to the city council with our recommendation.

Chairwoman D'Arville asked for a roll call vote. The motion passed by a 3-2 vote with Commissioners D'Arville, Sheffield and Dugan in favor; Commissioners Hilton and Kenny opposing.

Chairwoman D'Arville read Resolution #RES2020-03 title as follows:

RESOLUTION #RES2020-03: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUNNELLON, FLORIDA, MAKING RECOMMENDATION TO THE CITY COUNCIL ON PROPOSED ORDINANCE 2020-05, PROVIDING FOR THE AQUIFER PROTECTION ELEMENT TEXT AMENDMENTS AND WELL/WELLHEAD PROTECTION ZONE MAP

AMENDMENTS TO THE COMPREHENSIVE PLAN; PROVIDING FOR TRANSMISSION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Chairwoman D'Arville asked for a motion to approve. Commissioner Dugan motioned to approve Resolution #RES2020-03. Lisa Sheffield seconded. The motion passed by a 3-2 vote with Commissioners D'Arville, Sheffield and Dugan in favor; Commissioners Hilton and Kenny opposing and Commissioner Pierpont not voting.

4. Public Hearing - Land Development Regulations - Chapter 98 - Subdivisions and Land Development Public hearing for review of comprehensive plan consistency of Ordinance #2020-06 by the Planning Commission acting as the Local Planning Agency (LPA)

Chairwoman D'Arville closed the regular meeting and opened the public hearing at 7:33 p.m.

Mr. Lonnie Smith made the staff report presentation noting this is to change the land development regulations that relate to the comprehensive plan.

Attorney Brackins interjected and requested Chairwoman D'Arville call for a motion to table Item 4 to go back to Item 3, Resolution #RES2020-03 and call for a vote, as the vote was incorrectly interpreted as having been made. There was a motion and a second. The vote needs to be taken.

Commissioner Dugan motioned to table Item #4. Commissioner Sheffield seconded. The motion passed by unanimous vote, 5-0. [Refer to Item #3 for the vote to approve Resolution #RES2020-03].

Chairwoman D'Arville then closed that portion of the meeting and reopened the public hearing for Item #4 at 7:53 p.m. noting the Mr. Smith had given the staff report presentation, and asked for public comments.

Public Comments

There were no public comments.

Commissioners' Comments

Chairwoman D'Arville called on each Commissioner individually for comments:

Vice-Chairwoman Kenny – No, could not support land regulations when does not support the ordinance.

Commissioner Hilton – does not support for the same reasons as Mrs. Kenny. Does not support what we are doing, thinks it's crippling the city and is am horribly disappointed. Thank you.

Commissioner Sheffield – No comments.

Commissioner Pierpont – Is in support and confirmed that he has to stay clear of the vote but is allowed to comment. Thanked staff again, appreciates their hard work.

Commissioner Dugan – No comments. Thank you.

Commissioner Lancaster – Views the changes as positive because of the protection. Thank you.

Chairwoman D’Arville – commented as we came to the meeting, she was very conflicted and have questions. The questions have been answered. For the most part, Attorney Brackins clarified a lot of her concerns. Now as the primary through tertiary is expanding, it does appear we are being more restrictive. When Mrs. Kenny spoke about a variance earlier, we cannot make a variance on the comp plan. We are forced to change to make our comp plan consistent and this would have come up because our plan is not consistent with state of Florida or the county, which Tara McCune pointed out to us. With that said, because this change makes it more restrictive, I could support going forward.

There being no further comments, Chairwoman D’Arville closed the public hearing and reopened the regular meeting at 7:58 p.m.

5. Resolution - RES2020-05 Consideration of Comprehensive Plan Consistency - ORD2020-06 Resolution #RES2020-05 finding of consistency and forwarding a recommendation of approval to City Council for consideration

Staff Presentation Mr. Lonnie Smith presented the staff report noting we are at the part where we review and provide for the comp plan changes in the land development regulations.

Chairwoman D’Arville asked for a motion to read by title only Resolution #RES2020-05. Commissioner Sheffield made the motion. Commissioner Dugan seconded. Chairwoman D’Arville called for discussion. There being no discussion, Chairwoman D’Arville asked for a roll call vote. The motion passed by a 3-2 vote with Commissioners D’Arville, Sheffield and Dugan in favor; Commissioners Hilton and Kenny opposing and Commissioner Pierpont did not vote.

Chairwoman D’Arville read Resolution #RES2020-03 title as follows:

RESOLUTION #RES2020-05
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUNNELLON, FLORIDA, MAKING RECOMMENDATION TO THE CITY COUNCIL ON PROPOSED ORDINANCE 2020-06, SAID ORDINANCE BEING ATTACHED TO THIS RESOLUTION AS EXHIBIT A; FINDING THAT THE PROPOSED ORDINANCE IS INTERNALLY CONSISTENT WITH THE CITY’S LAND DEVELOPMENT REGULATIONS AND IS CONSISTENT WITH THE COMPREHEHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE.

Chairwoman D’Arville asked for a motion to approve Resolution #RES2020-05 and forward to Council for consideration. Commissioner Dugan made the motion. Commissioner Sheffield seconded. The motion passed by a 3-2 vote with Commissioners D’Arville, Sheffield and Dugan in favor; Commissioners Hilton and Kenny opposing and Commissioner Pierpont did not vote.

6. Quasi-Judicial Hearing - Rezone REZ2020-02 Souls Harbor Property ORD2020-07, Application PZ2020-111 by City of Dunnellon requesting a rezone for Parcel 3380-1359- 00, consisting of Lots 1359, 1360, 1361, 1362, 1363 and 1364 from Residential Business Office (RBO) to Public (P)

Chairwoman closed the regular meeting and opened Quasi-Judicial Hearing at 8:05 p.m.

Attorney Brackins performed the swearing in of all persons giving testimony. Chairwoman D'Arville polled commissioners to disclose any ex-parte communication or conflict of interest. Each commissioner replied none.

Staff Report:

Mr. Lonnie Smith gave the staff presentation. Chief McQuaig added his appreciation for everyone staying late and noted the police department is happy to be in the neighborhood and will abide by all rules and regulations of the historic district. Chairwoman D'Arville asked for any evidence or non-evidentiary comments from the public:

Russ Randall, 20831 Powell Road, First Baptist Church – spoke in support of the new location, and referenced the current building and the need for an improved location. The new location will allow for additional parking in the historic district, the plans include a community meeting room, and encourages support for this action.

There being no further comments, Chairwoman D'Arville closed the quasi-judicial hearing and reopened the regular meeting at 8:22 p.m.

Commissioners' Comments

Commissioners were polled for discussion or comments. Discussions of support for the project, questions concerning response time not being near a major highway, positive outweighs the negative, and parking.

7. Resolution - PC Resolution #RES2020-06 For Comp Plan Consistency - Rezone ORD2020-07 Resolution #RES2020-06 finding of consistency and forwarding a recommendation of approval to City Council for consideration

Chairwoman D'Arville asked for a motion to read Resolution #RES2020-06 by title only. Commissioner Pierpont made the motion. Commissioner Sheffield seconded. The motion passed by unanimous vote, 5-0.

Chairwoman D'Arville read Resolution #RES2020-03 title as follows:

RESOLUTION RES#2020-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUNNELLON, FLORIDA, RECOMMENDING THAT THE CITY COUNCIL APPROVE A REQUEST TO AMEND APPENDIX 'A' ZONING OF THE DUNNELLON CODE OF ORDINANCES, SECTION 6.3, ENTITLED "ZONING MAPS" BY REZONING 1.03+/- ACRES OF REAL PROPERTY LEGALLY DESCRIBED ON THE MARION COUNTY TAX ROLLS AS PARCEL NUMBER 3380-1359-00, MORE SPECIFICALLY SEC 35 TWP 16 RGE 18, PLAT BOOK A, PAGE 174, DUNNELLON, LOTS 1359, 1360, 1361, 1362, 1363, AND 1364, FROM RESIDENTIAL BUSINESS OFFICE (RBO) TO PUBLIC (P) WITHIN THE CORPORATE LIMITS OF THE CITY OF DUNNELLON, FLORIDA.

Chairwoman D'Arville asked for a motion to approve Resolution #RES2020-06. Commissioner Pierpont made the motion. Commissioner Sheffield seconded. There being no discussion, the vote was taken. The motion passed by unanimous vote, 5-0.

8. Public Comment – None.

9. Adjournment – Commissioner Hilton motioned to adjourn the meeting at 8:37 p.m. Commissioner Sheffield seconded. The motion passed by unanimous vote, 5-0.

Respectfully submitted,

Brenda D'Arville
Chairwoman

Teresa Malmberg
Recording Secretary

**Minutes
City of Dunnellon
Planning Commission Meeting
June 16, 2020 at 5:30 p.m.**

Communications Media Technology (CMT) via Zoom Audio Only
<https://dunnellon.zoom.us/j/94708885066?pwd=VHVYTW1KdHBaSTQ3Z3hRS2VTNGthZz>

Chairwoman D'Arville called the meeting to order at 5:30 p.m. and led the Pledge of Allegiance

Roll Call

Members Present

Chairwoman D'Arville, Vice-Chairwoman Louise Kenny, Lisa Sheffield, Mary Ann Hilton, John Pierpont, Jay Dugan, David Lancaster

Staff Present

Lonnie Smith, Dawn Bowne, Attorney Brackins, Teresa Malmberg

Others Present

Florida Captioning Services; WDLN Radio broadcasting

Proof of Publication

The Agenda was posted on City's website and City Hall bulletin board on Tuesday, June 9, 2020; and, a modified agenda was posted on June 11, 2020.

Staff indicated to Chairwoman D'Arville the need to reschedule the August 18th meeting due to a conflict with the primary election scheduled same day. Staff suggested moving forward one week to August 25, 2020. Members agreed by consensus to move the next Planning Commission meeting from August 18, 2020, to August 25, 2020, at 5:30 p.m.

1. Approval of Minutes:

Commissioner Hilton motioned to approve the minutes of the April 21, 2020, meeting as submitted. Commissioner Sheffield seconded. The motion was passed by unanimous vote, 5-0.

2. Solar Farm Presentation and Discussion:

Chairwoman D'Arville welcomed Allison Megrath. Lonnie Smith provided a brief overview of solar farming noting that solar harvesting is becoming more and more prevalent. Mr. Smith then introduced Allison Megrath who made a presentation on solar farming. Mr. Smith added there is a need for adding code to the city's regulations and comprehensive plan as currently we do not have any solar related policies.

Discussion and questions from Commissioners concerning view shed, protecting residential properties and noticing. Commissioners discussion resulted in several requests for information: asking for examples of the cost-benefit to a community; closest solar facility to Dunnellon; how profitable is Florida for solar farming versus other communities; concern for how many there might be in Dunnellon with no acreage requirement; and other benefits to the community

beyond the increase in ad valorem taxes. Ms. Megrath noted she would follow up and respond via email to staff with information and answers.

Mr. Smith presented and Commissioners discussed the proposed amendments to the comprehensive plan and land development regulations to allow solar farms. Mr. Smith indicated he would add comments from this meeting and bring a draft ordinance when it's ready to the next available Planning Commission meeting where we can actually take it on and review recommendations and consistency.

Chairwoman D'Arville and Commissioners thanked Ms. Megrath for her time and information.

3. Airport Zoning:

Mr. Smith provided an overview of the changes to the Florida statute, 333.03. Commissioners and staff discussed the clear zone, previous restrictions due to the five-mile zone, and the new area is now one-half the length of the longest runway. This keeps the zone much more contained. Staff will bring a proposed ordinance text and map change to the Commission for consideration of correcting the city code to match the state statute.

4. Reports & Updates:

Chairwoman D'Arville reported Council held a public hearing for the wellhead protection ordinance, first reading and passed for transmittal to DEO; and the rezoning for the police department land and building passed and moving on the second reading; they interviewed two potential council members, one being our member, Jay Dugan.

Lonnie Smith and Dawn Bowne reported on a technical assistance grant recently submitted to DEO. This grant is to assist in determining the benefits of and where a town center might be located in Dunnellon.

5. Commissioners Planning Items:

Chairwoman D'Arville mentioned the Department of Agriculture (DOA) grant. Dawn Bowne noted that parking upgrades are happening, but due to staff projects, timing and cost; the city passed on the DOA grant. Discussion continued regarding issues on the river concerning tubers and excessive congestion at the tuber exit. Meetings are being schedule with stakeholders in the city and county to address and develop a multi-phase plan. Chairwoman D'Arville requested someone look into the pond on East Pennsylvania. It is becoming unsightly again and the gator is back and people are feeding it. Dawn Bowne will let Troy Slattery know to contact the county engineering office.

6. Public Comment:

Bill White, Councilman Seat 2, welcomed new members and excited about the ideas and energy, great meeting. Perfect meeting and informative so Council members are aware of where things stand when an item comes to them; the tax credit idea from Commissioner Dugan and Commissioner Lancaster's landscaping ideas all very helpful. Mr. White discussed the issues on the Rainbow River with KP Hole, the tuber concession north of town, the extreme congestion at the tuber exit and the toll on the police department who monitors Blue Run.

7. Adjournment:

Commissioner Pierpont motioned to adjourn the meeting at 7:22 p.m. Vice-Chairwoman Kenny seconded. The motion passed by unanimous vote, 5-0.

Respectfully submitted,

Brenda D'Arville
Chairwoman

Teresa Malmberg
Recording Secretary