

*Agenda amended*  
City of Dunnellon  
Planning Commission  
Tuesday, August 17, 2021, 5:30 p.m.  
Join Zoom

<https://dunnellon.zoom.us/j/89735880989?pwd=WGd0Z0hKd0l3K3RkbHRDU2dYNjA3dz09>

Meeting ID: 89735880989

**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](mailto: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 Tuesday, August 10, 2021; amended agenda posted to City's website to add Item 1 and Item 3.

1. Approval Of Minutes

*Regular Meeting July 20, 2021*

Documents:

[Minutes Planning Commission 7-20-2021.Pdf](#)

2. Reports & Updates:

- Chairwoman D'Arville
- Commissioners
- Staff

3. Training Options For Commissioners - Planning & Zoning - Discussion
4. Comprehensive Plan Design Review & Discussion
5. Public Comment
6. Adjournment

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Any Person Requiring a Special Accommodation at This Hearing Because of a Disability or Physical Impairment Should Contact the City Clerk at (352) 465-8500 at Least 48 Hours Prior to the Proceeding. If a Person Desires to Appeal Any Decision with Respect to Any Matter Considered at the Above Meeting or Hearing, He or She Will Need a Record of the Proceeding, and for Such Purpose, He or She May Need to Ensure That a Verbatim Record of the Proceedings Is Made, Which Includes the Testimony and Evidence Upon Which the Appeal Is to Be Based. The City Is Not Responsible for Any Mechanical Failure of Recording Equipment.

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

Chairwoman D'Arville called the meeting to order at 5:38 p.m. and led the Pledge of Allegiance

**Roll Call**

Members Present:

Brenda D'Arville, Chair  
Kathy Dunn, Commissioner  
Dusty Walters, Commissioner, 1<sup>st</sup> Alternate

Members Absent:

Mary Ann Hilton, Commissioner  
John Pierpont, Commissioner  
David Lancaster, Commissioner

Staff Present:

Teresa Malmberg, Recording Secretary  
Patrick Brackins, Assistant City Attorney

Proof of Publication: The Agenda was posted on City's website and City Hall bulletin board on Tuesday, July 13, 2021.

Chairwoman D'Arville welcomed Dusty Walters to the Board.

**1. Approval of Minutes**

March 16, 2021  
April 20, 2021  
May 6, 2021 Special Joint w/Historic Preservation Board  
May 18, 2021  
June 15, 2021

Chairwoman D'Arville asked for a motion to approve minutes. The motion was made by Commissioner Dunn and seconded by Commissioner Walters. A vote was taken and all approved. The vote was 3-0.

**2. Reports & Updates**

Chairwoman D'Arville said she has received emails from the Dunnellon Chamber and Business Association stating someone was stealing their water. She said the guilty party was a stucco company from Summerfield, and this is not the first incident of water theft in the area. She suggested those businesses in high traffic areas may want to get locks for their spigots.

**3. Comprehensive Plan Design Review & Discussion**

Attorney Brackins discussed the details regarding House Bill No. 59 and the new state requirements for comprehensive plans. He expressed the importance of having a comprehensive plan and vision statement as well as the importance of public participation in the creation or revision of same. He provided the house bill and a Department of Economic Development (DEO) summary page highlighting information in the bill. Attorney Brackins also presented the semi-annual presentation on the Sunshine Law.

Commissioner Dunn asked when the City's Comprehensive Plan was last revised, and what is the review deadline? Chairwoman D'Arville said 2016 was the last revision, and 2023 is the next deadline. Staff noted the Evaluation & Appraisal Letter is due to DEO December 2021. Commissioner Dunn also asked if the mission statement requires public participation. Attorney Brackins said public participation is very important in this area as well.

**4. Public Comment**

Mayor White provided an overview of the City Council meeting and workshop activities. The Mayor discussed several items, to include the wildlife corridor project; the multi-modal trail; the decision not to renew the boat ramp contract with the State of Florida; ordinances being developed for Blue Run Park rules and regulations; the annual budget and millage rate; the Lions Club property; Blue Run Park restroom and shelter; the search for a Community Development director; progress of the former Souls Harbor Church building; traffic on High School Road; the audit report; and concluded with grant writing.

**5. Adjournment**

There being no further comments, Chairwoman D'Arville called for a motion to adjourn.

Commissioner Dunn made a motion to adjourn at 6:40 p.m. Commissioner Walters seconded the motion. The motion passed by a unanimous vote. The vote was 3-0.

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Penned Signature of  
Brenda D'Arville  
Chairwoman

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Penned Signature of  
Teresa A. Malmberg  
Recording Secretary