

**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