

**Minutes
City of Dunnellon
Planning Commission
December 21, 2021, 5:30 p.m.**

Zoom

<https://dunnellon.zoom.us/j/85162342800?pwd=aEIXdDNWNWWhxejdnUDBBWG9kMkE3Zz09>

Webinar ID: 851 6234 2800

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

Roll Call

Members Present:

Brenda D'Arville, Chairwoman
John Pierpont, Commissioner
Dusty Walters, Commissioner
Kathy Dunn, Commissioner
Lisa Sheffield, 1st Alternate

Members Absent:

Mary Ann Hilton, Commissioner

Staff Present:

Georgina Cid, Community Development
Patrick Brackins, Assistant City Attorney
Jeannette Rehberg, Recording Secretary
Bill White, Mayor

Proof of Publication

The agenda was posted on the City's website and City Hall bulletin board on Tuesday, December 15, 2021.

1. Approval Of Minutes

September 21, 2021 Regular Meeting.

Chairwoman D'Arville inquired if a member who was absent at the September 21, 2021 meeting could vote on the approval of the minutes from that meeting. Attorney Brackins stated there was nothing preventing them from doing so. She also reminded everyone of Mayor White's request to look out for a possible dog park location.

Chairwoman D'Arville asked for a motion to approve minutes. The motion was made by Commissioner Dunn to approve the minutes with the changes requested by Chairwoman D'Arville and seconded by Commissioner Walters. A vote was taken and passed 5-0.

2. City Of Dunnellon Legislative Proposed Actions For Discussion

a. Live-Work Ordinance

Ms. Cid stated this is a change to the Comprehensive Plan Policy numbers 1-4 and 1-6 amending to accommodate live-work units which are permitted subject to conditions of 7.1. She stated it is listed within the table of permitted uses in Residence-Office, but doesn't expand on it. Ms. Cid said this is a topic for discussion and invited the members to review and make changes. Attorney Brackins commented they were just looking for Board approval to prepare the ordinance. He stated it is already in the code, but not the Comprehensive Plan.

Commissioner Dunn inquired if this gives people permission to live at their place of business. Ms. Cid stated it is. Discussion followed with more questions related to what this change allows. Chairwoman D'Arville commented she didn't see anything objectionable and invited the other members to express their thoughts. In response to questions, Ms. Cid clarified the goal is to provide regulations for the purpose of monitoring. The Board's consent was given to present the amendment to City Council.

b. Mobile Vending Ordinance

Ms. Cid asked for recommendations and consent to move this Comprehensive Plan Amendment forward.

Chairwoman D'Arville referred to page 1, Construction Site Food Vendor and commented the time limit for the food truck is too short. She suggested raising it from 15 minutes to 1 hour. She referred to page 2, Peddler and commented the words "wagon" and "railroad car" should be removed. Chairwoman D'Arville brought up several other items in the document she found questionable and discussion with Attorney Brackins followed. Attorney Brackins shared that Attorney Hand has been reviewing this for Council as well and it will look different when they are finished.

Commissioner Dunn referred to the fireworks sales tents and food trucks and asked for confirmation that this is an attempt to regulate these types of businesses. Ms. Cid said it is. There was further discussion with Attorney Brackins regarding fireworks vendors and state regulations. The Board's consent was given to present the amendment to City Council.

3. Comprehensive Plan Design Review And Discussion

Ms. Cid stated the draft vision statement was provided to the board and she had received a proposed vision statement from Commissioner Walters which she read for the record:

"The Charming City of Dunnellon will continue to be a rich eco-friendly community with a robust and sustainable natural environment, which incorporates superior quality and scale while protecting its historic heritage and small town southern hospitality. Dunnellon will continue to take pride in the transparency and integrity of its government transactions, including outstanding citizen participation in community development. We will continue to strive to have a business-friendly environment by promoting current and future growth while protecting our first-class quality amenities, natural springs and parks combined with the continued goal of enhancing

vitality, infrastructure and safe neighborhoods. We continue to strive to make Dunnellon a regional destination offering paddling along the Rainbow River with its abundant wildlife and bass fishing, camping & RV areas, to great dining, shopping and entertainment experiences. Dunnellon is and will continue to be a place where visitors will feel welcome, and residents will be proud to call home.”

Chairwoman D’Arville complimented Commissioner Walters on the Vision Statement and stated “she loved it”. She shared Commissioner Pierpont has been in contact with the City Manager of Newberry, who is willing to come speak regarding how they set up their Comprehensive Plan. Commissioner Pierpont stated the Newberry City Manager’s name is Mike New and he will try to set it up for the January 18th meeting. Chairwoman D’Arville suggested the Board schedule the public hearings after Mr. New’s visit.

Mrs. Rehberg stated the Board could find Crystal River’s Comprehensive Plan on their website. She stated they had hired an outside contractor to run their charrettes, to find consistencies of what the town liked and disliked. She stated they also conducted a survey. She commented it was a very good way to gather information regarding what the citizens would like to see in their town.

The Board’s consent was given to bring the Vision Statement to City Council.

4. Wayfinding Signs Design, Proposal, And Plan Of Action

Ms. Cid stated she has conducted research and has a quote to present. She stated there are options to piggy back on the City of Weston’s plan or send it out for bid. She said once the decision is made they will bring it before City Council. She shared the signage will be placed in the Historic District and will utilize CRA funds. She said local businesses did not have the capabilities to undertake this project and we would have to utilize resources outside the City.

Chairwoman D’Arville said she would like to see the entire City’s signage to match in the future. Commissioner Dunn complimented Ocala’s downtown signage. She stated she would like to see the business signage match the allowable colors of the Historic District. Attorney Brackins stated there are sign strategies available to help encourage new businesses to coordinate with the desired appearance of the town. Commissioner Dunn suggested coordinating with the Dunnellon Chamber and Business Association. Ms. Cid replied she has already reached out to Julie Mancini, with the Chamber, to begin working together on this and other projects. Commissioner Pierpont shared his familiarity with piggy backing and stated if another city has already been through the RFP process then this would be a savings in both time and expense. Further discussion involved the digital sign planned for City Hall and suggestions of changing the City Logo.

5. Vacant Property Ordinance For Discussion

Ms. Cid stated this item is to provide a chapter within the Code of Ordinances creating regulations to address vacant properties. She said she is seeking the Boards input on the Ordinance, prior to bringing it before Council. Chairwoman D’Arville requested Attorney Brackins opinion regarding the time frames provided for the fines. Attorney Brackins stated 60 days is appropriate. He said

this is a fairly standard ordinance providing a mechanism for tracking these vacant properties, while providing Code Enforcement a resource to work from. Chairwoman D’Arville suggested a comparison with other municipalities to see what they are doing. Ms. Cid stated this Ordinance is a sample from a seminar she attended and the agency who created the Ordinance prepares these throughout the nation. She also said the document was reviewed by our legal team who saw no issues with its verbiage. Further discussion followed concerning commercial properties with low occupancy, rental properties, code enforcement and slum lord issues. The Board agreed to review and provide the staff recommendations.

6. Public Comment

Bill White, 12115 Palmetto Way, stated the Florida Turnpike Extension is a hot topic. He provided a background regarding the issue and stated it is hard to believe the reason provided by the State is to relieve congestion on I-75. Mayor White referred to photos providing examples of what the road will look like, the amount of land the road will disturb, how long it will take to build and its proximity to Dunnellon. He stated US41, SR40, CR484 and SR200 would be “on and off” roads for the turnpike bringing more traffic through our already congested area. Mayor White stated the City has taken the lead in choosing the “No Build” option rather than selecting one of the options presented by FDOT. He shared Marion County had their meeting today to discuss a letter they were to create and send to the State. He was disappointed to report the letter they agreed upon does not show a position of strength but is rather non-committal. He spoke about nearby counties, their positions and commented Citrus County seems to be for the road coming through and connecting with the Sunshine Parkway. Mayor White stated FDOT isn’t going to move forward with anything for a year to allow everyone an opportunity to provide their comments. Discussion followed regarding wildlife, semi-trucks, US41 becoming a main thoroughfare, home development issues and the impact on Dunnellon regardless of the FDOT route chosen.

Mayor White stated vacant property is in the top five topics of concerns by the citizens. He stated there are incentives to try to encourage owners to bring them into compliance. He also discussed the Blue Run Park Management Plan, stating they have already had their first reading and the goal is to have the Ordinance in place on April 1, 2022. He commented they only received two bids on the former Souls Harbor Church and both were rejected. He shared there is a special workshop planned for January to further discuss the relocation of the Police Department. Chairwoman D’Arville asked Mayor White to share the options currently on the table for the Police. Mayor White explained the numerous possibilities discussed, cost and funding.

7. Reports & Updates:

No further reports or updates.

8. Adjournment:

A motion to adjourn was made by Commissioner Dunn and seconded by Commissioner Pierpont. There being no further comments, Chairwoman D'Arville gavelled down and adjourned the meeting at 7:19 p.m.

Penned Signature of
Brenda D'Arville
Chairwoman

Penned Signature of
Georgina Cid
Community Development Manager