

**Minutes  
City of Dunnellon  
Planning Commission  
March 15, 2022, 5:30 p.m.**

**Zoom**

<https://dunnellon.zoom.us/j/87634355506?pwd=RU4yakZTVU5jOWZkNnM5ZU9WYkZ6UT09>

Webinar ID: 876 3435 5506

Chairwoman D'Arville called the meeting to order at 5:35 p.m. and led the Pledge of Allegiance

**Roll Call**

Members Present:

Brenda D'Arville, Chairwoman  
John Pierpont, Commissioner - ABSENT  
Dusty Walters, Commissioner  
Kathy Dunn, Commissioner  
Mary Ann Hilton, Commissioner - ABSENT  
Lisa Sheffield, 1<sup>st</sup> Alternate - ABSENT

Staff Present:

Georgina Cid, Community Development  
Patrick Brackins, Assistant City Attorney  
Michelle Leonard, Assistant City Clerk  
Bill White, Mayor  
Louise Kenny, Councilwoman

**Proof of Publication**

The agenda was posted on City's website and City Hall bulletin board on Wednesday, March 09, 2022.

**1. Approval Of Minutes**

December 21, 2021 – Regular Meeting  
January 18, 2022 - Regular Meeting

Commissioner Dunn motioned to approve the December 21, 2021 minutes. Commissioner Walters seconded the motion. A vote was taken and the motion passed 3-0.

Commissioner Walters motioned to approve the January 18, 2022 minutes as amended. Commissioner Dunn seconded the motion. A vote was taken and the motion passed 3-0.

**2. Discussion – Review Of Adopted Strategic Plan Ordinance #ORD2004-08 – Vision, Mission and Value Statements**

Chairwoman D’Arville asked Ms. Cid to explain to the Board how this came about for discussion. Ms. Cid explained it was brought to her attention this was something the Chairwoman and Board would like to review for possible updating and submission to the City Council Attorney Brackins explained what his recommendation would be if the Board and Council wanted to entertain a new vision statement. Attorney Brackins stated there would need to be several public workshops to craft a vision statement which would be brought forth to amend the Comprehensive Plan. Chairwoman D’Arville summed up what Attorney Brackins stated was they could utilize Ordinance #ORD2004-08 and the statement submitted by Commissioner Walters as a framework to start a vision to change the statements. Attorney Brackins clarified they would be asking Council to create a vision statement for the Comprehensive Plan. He stated they could work with Council. Commissioners Dunn and Walters agreed they would like to work with the City Council to create this new vision statement.

Chairwoman D’Arville asked about ADA compliance if pictures were utilized. Attorney Brackins stated if someone wants a copy of the current Comprehensive Plan they could come into the office and get a copy and the same could be done for the vision statement.

Chairwoman D’Arville suggested asking Commissioner Pierpont to reach out to Mr. New and ask him to join a meeting to talk about the process they followed when starting their visioning process.

Chairwoman D’Arville stated she would ask Council at the next meeting for permission to proceed.

Ms. Cid noted the Main Street vision statement is on hold temporarily, as she is still working on constructing the board and by-laws.

**3. Reports & Updates**

Chairwoman D’Arville said she has no specific reports or updates at this time.

Comissioner Dunn asked about the next step once buildings are identified as blighted. Ms. Cid said she is working with the Attorney on an Ordinance to be presented to Council. She commented Code Enforcement has been working with at least one property per week. Chairwoman D’Arville asked the Attorney what the end result would be to the process with these blighted properties. He replied the more significant process would be for the homesteaded properties. If they are not homesteaded, there are things the City can do to bring the properties into compliance. Chairwoman D’Arville then asked what the process was for commercial property. Attorney Brackins said the one thing you cannot do is exercise eminent domain.

Commissioner Dunn asked what steps could be taken so the billboard which came down during the recent tornado could be kept from being erected. Attorney Brackins commented if the zoning was as such, it could be a legal non-conforming use. Member Dunn asked if a moratorium could be placed on it and Attorney Brackins said no. Attorney Brackins said all private citizens can do is call Code Enforcement.

Commissioner Dunn asked how the board could address the zoning specific to the Powell Road vacant property which was suggested for a potential future site of the Police building. She would like to see the zoning changed from Commercial to Residential. Attorney Brackins commented individual property owners and staff could rezone a large area. He said even if it was changed it could still operate as commercial because it is legal conforming.

Commissioner Dunn asked what could be done about VRBO's. Attorney Brackins commented he would have to research if Dunnellon's code is grandfathered.

#### **4. Public Comment**

Mayor White, 12115 Palmetto Way, commented there has been great discussion thus far which he believes will come Council's way. He provided a brief overview of things which have occurred over the past 30 days. He spoke regarding the billboards throughout the City stating they are a major concern for the citizens if a storm can bring them down the way it did. He asked Ms. Cid where the City was at with CRA grants. Ms. Cid responded four people have been approved thus far out of the total \$100,000. Commissioner Walters stated she put a blurb in the Riverland News about the Grant program. Chairwoman D'Arville asked if flyers were available to hand out at local events such as Boomtown. Commissioner Dunn stated she has appealed to the City Council and CRA Boards to back it down from the three required bids to two. She also commented the Volunteers have gone around in March to local businesses putting the word out about the availability of this grant. Mayor White then asked if anyone knows what the clearing is for on SR40, just passed Juliette Falls.

Chairwoman D'Arville asked if there is a contingency plan for the Police in the event of an emergency if the Department cannot work in the current building due to it being deemed unsafe by Mr. Sheppard. Commissioner Dunn stated she spoke with Kenneth Odom about a hardening grant and he stated he would be willing to come back and speak to the Council and staff about the availability of this grant for a City building. She then asked what the board and Mayor knew about the TPO's Commitment to Zero program. She said she also spoke to Mr. Odom about this and we need to concentrate on a plan for the intersection at US 41 and Williams Street. Commissioner Dunn asked if the Mayor knew about a water study which was being conducted and he did not.

Mayor White showed a picture of the Suncoast Parkway and commented it had nothing to do with the Northern Turnpike Extension. He explained how the extension to the Parkway would impact the Dunnellon area.

Ms. Cid clarified the Comprehensive Plan is not available on the website, but you can request it as a public record through the website. She also spoke to the billboards and grants. Ms. Cid then updated the Board on Wayfinding Signs.

Teresa Malmberg, 307 Forest Point Drive, Mississippi, commented there is a section of the Code entitled "Demolition by Neglect" which staff may want to look into. She stated the property by Powell Road is listed as Residential Business Office. She said the information about what they are doing with the property up at SR40 can be found at [www.marionfl.org](http://www.marionfl.org).

Attorney Brackins stated anyone at the Board was welcome to go to the TPO meeting and reminded them of Sunshine Law and what would and would not be a Sunshine Violation.

**5. Adjournment:**

A motion to adjourn was made by Commissioner Walters and seconded by Commissioner Dunn. There being no further comments, Chairwoman D'Arville gaveled down and adjourned the meeting at 7:17 p.m.

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Penned Signature of  
Brenda D'Arville  
Chairwoman

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Penned Signature of  
Georgina Cid  
Community Development Manager