

**Minutes
City of Dunnellon
Planning Commission Meeting
July 19, 2022, 5:30 p.m.**

Zoom

<https://dunnellon.zoom.us/j/82221938730?pwd=QXIBRG5MYVJ3czU2RFpXR09WSGcrZz09>
Webinar ID: 822 2193 8730

Chairwoman D'Arville called the meeting to order at 5:31 p.m. and led the Pledge of Allegiance.

Roll Call

Members:

Brenda D'Arville, Chairwoman
John Pierpont, Commissioner – Absent
Dusty Walters, Commissioner
Kathy Dunn, Commissioner
Mary Ann Hilton, Commissioner – Absent
Lisa Sheffield, 1st Alternate

Staff:

Georgina Cid, Community Development Manager
Kelly Wyen, Planning Assistant
Patrick Brackins, Assistant City Attorney

Proof of Publication

The agenda was posted on the City of Dunnellon's website and City Hall bulletin board on Tuesday, July 12, 2022.

1. Approval of Minutes

June 21, 2022 – Regular Meeting

Commissioner Dunn requested several minor word changes in the minutes prior to approval.

Commissioner Walters motioned to approve the June 21, 2022 minutes as amended. Commissioner Dunn seconded the motion. A vote was taken and the motion passed 4-0.

2. Discussion - Review of Proposed Ordinance #ORD2022-05 Vacation Rentals

Ms. Cid read a summary of the proposed Ordinance. Attorney Brackins clarified that the proposed Ordinance contains policy items for the City to manage registration and contact information for the short-term rentals.

Attorney Brackins also provided a brief background on this Ordinance. He stated some of the Ordinance is policy, which is up to the Planning Commission and City Council.

Public Comment

Ms. Cid read the following emailed public comments into the record:

*“Carol Yarnell,
11681 Camp Drive*

Dunnellon, Florida 34432

Dear Planning Commissioners D’Arville, Walters, Dunn, Hilton, Pierpont, and Sheffield,

I support the proposed ordinance 2022-05 to better manage short term rentals and protect our neighborhoods in Dunnellon. I am in Blue Cove, an older, quiet, respectful neighborhood that has neighbors that connect and support each other. We have a nightly rental across the canal from us that has gotten better, but at times the short term renters have fed the alligators, and when we have explained the dangers of that, including the danger to small children of future renters and young neighbors who would be swimming and playing in the water, the renter proceeded to throw the whole bag of bread into the water for the alligator to eat. We had to call the local owner who came right away to talk to the renter, but the damage was done. Seems like a majority of the houses that were sold near us have set up as short term rentals, with one new neighbor in particular buying several houses for this purpose, and noted a plan to build another in the double lot at one of the houses purchased. The house next to us is large, 4200 sq. ft. and I did see a person who has short term rentals come with a realtor, so the fear of a huge house becoming a short term rental right next door scares me because of the number of cars and people that could be packed into the large property. Part of the paved drive is actually our property used as an easement for the drainage and I fear these renters will not care if they park on this easement that your town person (who came to our homeowners picnic last spring) said is to not have any cars parked on it. I am offering my personal experiences, not to protect us alone, but offer the examples as proof that regulations need to help limit this take-over of neighborhoods where neighbors have connections to and respect for each other.

Molly Lucas and Stephen Phelps

11753 Egret Court and 10615 N.Big Bass Trail

Dear Planning Commissioners D’Arville, Walters, Dunn, Hilton, Pierpont, and Sheffield,

We are drafting this memo, along with other short term rental owners in Dunnellon, to voice our concerns about the proposed ordinance on short term rental obligations. We bought our home on Egret Court for ourselves and our family to enjoy. Much like other STR (short term rental) owners in town, we chose to rent the house when we aren’t using it to offset our expenses. We fell so in love with Dunnellon that we purchased a lot on the Withlacoochee River on Big Bass Trail and intend to build our forever home. I won’t repeat all of the points expressed by fellow STR owner Katie and Brock Guice on Palmetto Way. They beautifully summed up the sentiments of many of us. We feel that regulations on short term rentals are a necessary and very appropriate way to protect the community and hold STR owners to a high level of professionalism and standards. We welcome this, particularly since Dunnellon will be our full-time residence one day! However, the ordinance as proposed seems to be an extreme set of unnecessary regulations designed to drive away STR’s rather than improve them. We fear the STR community as a whole will be paying the price for a few poorly managed properties. We (and most STR owners) take a significant amount of pride in our properties. Our properties are well groomed and well

maintained, often surpassing the condition of those around us. Most of us already have stringent screening processes in place to ensure that we only book guests who intend to be respectful to our homes and our neighbors. We don't "cram" people in or allow folks who intend to hold parties or events to book with us. Most of us have house rules that guests must abide by and we utilize technology such as security cameras or noise detection devices to make sure our guests are following these guidelines. In regards to safety, many of us already hold homeowner's insurance policies that require us to meet reasonable standards of safety for both ourselves, our neighbors and our tenants. These policies require clean 4 Point Inspections and often require annual inspections upon renewal. In many cases, these rental policies can be far more stringent than a regular homeowner's policy! Please consider working together with us to revise your ordinance to create reasonable policy which protects the rights of all homeowner's in Dunnellon. We provide a wonderful housing experience not just to tourists, but also to friends and family of Dunnellon residents. We educate these guests on both the laws and etiquette associated with our rivers and parks. We steer these guests toward local restaurants, parks and retail and also pay occupancy taxes which boost our local economy. Let's find a way to allow the peaceful, law abiding short term rentals to continue operating successfully and only crack down on the few that have proven to be a nuisance. Thank you so much for listening!

To whom it may concern,

This is being written anonymously as it seems that there is some targeting going on with the situation. There are times that we need to rent our home short term in order to pay a mortgage. That being said we cannot run to locals as they destroy and half the time do not pay their rent in a timely fashion. This would put us in financial jeopardy and potentially creating a foreclosure. Thus we do rent short term however are never informed as to sexual predator status or anything of that nature. However I believe hotels which you have many in the city also do not ask for a sexual predator status. As to the financial status of the situation. As for the overall security in the area, I would like to attest to that situation. The only time we have had issues with anyone trying to break in or cause any property destruction it has been local residents. As a responsible homeowner I have cameras and local friends and family to check on my home on a regular basis. Therefore we cannot control that situation that is a law-enforcement matter and has nothing to do with who owns the home and where they are. You can leave your home for an afternoon and get broken into. Also is there a plan to stop people from using the river? Many who come to enjoy the river are not staying in Dunnellon. They just come for the day or the afternoon and leave. How are you controlling those peoples criminal background or criminal activity. Really does seem that you were targeting a small group in this venture to stop short term rentals that you have started. Many of us do not have our properties homesteaded. Therefore the county is getting over 50% higher taxes paid for by those who do not live in the home year-round. Some of us to enjoy our homes as a secondary home. Thus monetarily the county and the city are benefiting with our ownership as well. Press the subject and you will have another economic battle in your hands with people trying to sell their homes. When doing if selling to those who are Homestead you will lose much revenue. As for overall revenue you are also benefiting from those who are vacationing in the area buying at your local stores and your local restaurants. Florida overall is a travel state. We all benefit much from tourism. Trying to hamper our ability to continue this revenue will only create an economic crisis in your area as it benefits greatly from people who visit the area. Overall

*again I say, it seems you are targeting a specific group of homeowners. I'm not opposed to ensuring the people are maintaining their properties and being responsible homeowners. However some of these regulations that you were trying to put in place seem to be excessive. No hotel knows every single person that stays backgrounds. You also cannot control the people that are using the river and just visiting. How about the people that stay in the campgrounds? How are you controlling that? Again place your efforts on improving the area and not hampering economic growth and the enjoyment of the great nature that surrounds us.
Anonymous STR owner in Dunnellon*

Robert Studnicka

12193 Palmetto Way, Dunnellon, FL 34432

My name is Robert Studnicka, I have owned the property at 12193 Palmetto Way, since 2019. I have been paying Sales & Use tax to the State of Florida and to Marion County, upon opening my home as a STR since July of 2019. The City of Dunnellon should not create positions to enable additional inspections of STRs, this is not a prudent or responsible use of tax payor dollars, I want to let you know how I already address many of the issues brought up in this proposal. While there might be complaints from local residents about parking, garbage, noise, etc. there have been no complaints filed on my property and that can be verified by computer aided dispatch, instead of punishing every property owner, it would be more efficient to address those one or two problem properties. Every bar in town isn't closed down when one or two get many radio runs for bar fights or liquor law violations.

As a law enforcement officer in my home state, with plans to retire here to make this my full time home, I am also very concerned with safety and security, believe me, it is in my best interest not to allow my property to be rented to guests that will destroy it or otherwise create mayhem for the neighborhood. My listing clearly outlines the rules related to:

The existence of Video/Audio Security cameras at outside entrances and exits.

Number of guests maximums. No Pets, no Special Events/Parties

I insist on a 3 night minimum which results in more families staying here, and no wild party/one-nighters.

Bookings made the day before the check-in date are not allowed.

Two day cleaning time between renters to enable our cleaning service has adequate time to do a thorough cleaning and disinfecting.

Number of vehicles parked at the property

Dates/Times of Garbage Pickup prominently displayed.

Smoke/Fire Detectors

Electronic Door Locks

Full House Generac Generator

24 hour property management (local)

Prominently display the location of fire extinguisher

first aid kit, rules of use of The Rainbow River.

Have outfitted all kayaks available for use with life jackets and whistles as required.

Quiet hours are not specifically listed but I do indicate to renters that I appreciate our full time neighbors and ask that they do the same. Will list specific quiet hours per ordinance.

I also provide a CD about the ecology and proper treatment of our rivers aquatic life and encourage renters to view it. I don't believe that hotels, banks, stores have to check a Sex Offender Registry for any of their customers and feel this is an unreasonable request. I love this area and appreciate the quiet nature. I myself shop at locally owned businesses and try to add to the small town feel and ambiance of Dunnellon. I spend a lot of money for supplies and improvements to the property. I have been coming to The Rainbow River as a guest since 1996, snorkeling, and diving in it's beautiful waters.

I am in favor of responsible standards that provide a great vacation for our guests while respecting the neighbors and community.

Owner: Sajocartam, Inc. Salomon J Cardenas, President

Short Term Rental Address: 12150 Maple St, Dunnellon FL 34432

Dear Planning Commissioners D'Arville, Walters, Dunn, Hilton, Pierpont, and Sheffield,

*I'm writing to you to request consideration and changes to the proposed ordinance regulating short term rentals (STR) in Dunnellon. We Have owned the property since 2005 **While we understand and agree with the need to balance the impact of vacation rentals on local residents and neighbors, the proposed ordinance is overly burdensome, restrictive, and unreasonable. It would effectively preclude our ability to provide short term rentals.** Some of the provisions are far beyond what the other providers of short term rentals, like hotels, are required to do and/or what is a reasonable expectation for homeowners of single-family homes, therefore appear to be intended to shut down short term rentals in Dunnellon. Specifically:*

- Requirements to perform criminal background checks on each person in the group that would be occupying our short term rentals*
- Obtaining names, licenses and vehicle tags for each person in the group in advance of their stay*
- Certain home improvements such as emergency lighting and a landline telephone*
- Required to understand and maintain compliance with the City of Dunnellon Code of Ordinances and Property Maintenance Codes, Florida Building Code, Florida Fire Prevention Code.*

*We have a vested long term interest in Dunnellon, especially the health and safety of the Rainbow River. We want to do the right thing by all stakeholders – STR owners, permanent residents, guests, local businesses and the city. **While we are opposed to the ordinance language as drafted, we are open and will agree and comply with reasonable standards** to address the negative impacts that some full-time residents are experiencing while keeping short term rentals viable in Dunnellon.*

There are many negative consequences of the proposed ordinance as drafted:

- By effectively shutting down short term rentals, tourism would be significantly reduced which would reduce the revenues of local restaurants, grocery and leisure businesses directly.*
- Local economy would be impacted further by jobs being reduced (housekeeping services, pest control, lawn services, home repair, etc.)*
- Sales and County tax revenues would be reduced – both from STR owners' payments and tourism sales taxes.*
- There would be a significant cost to the city to develop new processes and procedures to administer the registration and inspection of rentals.*

- *Property values (and thus property tax revenues) would decline significantly without the potential for rental income.*
- *Finally, there may be cost of legal action as the nature of the regulations are so restrictive, it is not within the spirit of the state law which pre-empts cities from banning short term rentals.*

I believe we can find a good place to meet in the middle. A compromised position would be able to put reasonable standards in place and means to address non-compliance without introducing heavy process and administrative red tape. *Let's work together to address the extreme cases without punishing all STR owners and local businesses and avoid a costly new process for the city to manage. I AGREE WITH THE Proposed modifications in the red-lined version of the file "Guice Redline Edits ORD2022_05". and I am attaching it here as a way to make known our proposed modifications.*

Thank you for your consideration of the proposed modifications. I look forward to hearing back from you on next steps.

Respectfully,

Salomon J. Cardenas, President 239-503-5280

Sajocartam, Inc.

*Owner/Landlord of Short term Rental at
12150 Maple St, Dunnellon, FL 34432*

Owner: Katie and Brock Guice

Owner Address: 12205 Palmetto Way, Dunnellon FL

Dear Planning Commissioners D'Arville, Walters, Dunn, Hilton, Pierpont, and Sheffield,

*I'm writing to you to request a collaboration to negotiate the proposed ordinance regulating short term rentals (STR) in Dunnellon. After visiting Dunnellon for over 20 years, my husband and I bought our dream retirement home on 12205 Palmetto Way in 2017. We live and work full time in Tampa, with two teenagers, and come to Dunnellon every 3-4 weeks. We eagerly await for the day we can retire and be a full-time resident. Until then, we have opened our home as a short term rental. As you all know, the Rainbow River is a special place that is hard to describe but our guests express their admiration over and over. It brings so much joy, relaxation, a connection with nature, and family bonding time to our guests who come back again and again. **While we understand and agree with the need to balance the impact of vacation rentals on neighbors, the proposed ordinance is overly burdensome, restrictive, and unreasonable. It would effectively preclude our ability to provide short term rentals.** Some of the provisions are far beyond what the hotels are required to do and/or what is a reasonable expectation for homeowners of single-family homes, therefore appear to be intended to shut down short term rentals in Dunnellon. Specifically:*

- *Requirements to perform criminal background checks on each person in the group*
- *Obtaining names, licenses and vehicle tags for each person in the group in advance of the stay*
- *Certain home improvements such as emergency lighting and a landline telephone*
- *Required to understand and maintain compliance with the City of Dunnellon Code of Ordinances and Property Maintenance Codes, Florida Building Code, Florida Fire Prevention Code.*

We have a vested long term interest in Dunnellon, especially the health and safety of the Rainbow River. We want to do the right thing by all stakeholders – STR owners, permanent residents,

guests, local businesses and the city. **While we are opposed to the ordinance language as drafted, we are open to reasonable standards** to address the negative impacts that some full-time residents are experiencing while keeping short term rentals viable in Dunnellon.

There are many negative consequences of the proposed ordinance as drafted:

- By effectively shutting down short term rentals, tourism would be significantly reduced which would reduce the revenues of local restaurants, grocery and leisure businesses directly.
- Local economy would be impacted further by jobs being reduced (housekeeping services, pest control, lawn services, home repair, etc.)
- Sales and County tax revenues would be reduced – both from STR owners’ payments and tourism sales taxes.
- There would be a significant cost to the city to develop new processes and procedures to administer the registration and inspection of rentals.
- Property values (and thus property tax revenues) would decline significantly without the potential for rental income.
- Finally, there may be cost of legal action as the nature of the regulations are so restrictive, it is not within the spirit of the state law which pre-empts cities from banning short term rentals.

I believe we can find a good place to meet in the middle. A compromised position would be able to put reasonable standards in place and means to address non-compliance without introducing heavy process and administrative red tape. Let’s work together to address the extreme cases without punishing all STR owners and local businesses and avoid a costly new process for the city to manage.

Please see my proposed modifications in the red-lined version of the file “Guice Redline Edits ORD2022_05”. I would be happy to work with the Planning Commission or fellow Dunnellon residents, to achieve an outcome that is workable for all.

Thank you for your consideration of the proposed modifications. I look forward to hearing back from you on next steps.

Respectfully,

Katie (and Brock) Guice
813-784-4897

Matt Wendler

20030 E. Pennsylvania Ave.

I met you all last October when I interviewed for the CDM position with the city. I have been going through a lot of life transition at the moment and have been unable to dedicate the time needed to properly respond to these proposed regulations for short term rentals in Dunnellon. I intended on attending council tonight but became very ill so please accept this email as my comments. In the future I plan to be more involved. I own 20030 E Pennsylvania Ave and another property outside city limits both operate as full time vacation rentals. Both are registered with the county and state and operate legally. Because of STR I am able to keep this Penn Ave home residential and not tear it down for another strip mall like Lab Corp next door. Do you want all of Penn Ave to be strip malls or maintain it’s quaint residential charm? My impression is this effort to regulate STR’s was started by David Porter, a resident in Blue Cove, and he hired an attorney to make operating vacation rentals virtually impossible. I would suggest to council that not all residents of

Dunnellon live in Blue Cove and they should consider the voices and interests of the entire community. The city should not be manipulated into acting as the HOA for Blue Cove since they did not regulate when they could have. Some of the points I have heard mentioned in the ordinances are disrupting peace, parties, parking, noise, etc. Since 2020 we have yet to have a single police call at 20030 E Pennsylvania Ave. Our guests have been great. The neighbors love us because we fixed up a distressed long term rental that had been neglected for years. The comment that STR properties lower property values is ridiculous. I have multiple zombie house flips I have done personally and was able to make the investment because of the cash flow the STR provides. I have sold some for hundreds of thousands above comp value due to this cash flow. If anything STR properties clearly raise property values as they are highly maintained beautiful homes that improve neighborhoods. STR is a form of housing. I have housed multiple people moving to the area and helped them find a home. Also people need a place to live if they are remodeling a property or building a home. STR is a form of housing and should be respected as such. I just purchased a zombie house at 12094 Palmetto Way in the Grenada neighborhood. It has for years been an eye sore and notorious drug pad. Should I just leave it in it's dilapidated state? What incentive do I have to invest my energy and resources into something with no return on the backside? Requiring STR property owners to ask every guest if they are a sexual predator, register their license plates, and get a background check. These are not the responsibility of STR owners. Sexual predators are required to self report. People will not want to come to a town for vacation where their privacy is being violated especially regarding background report. These kind of regulations are overly burdensome to STR owners with the intent of stopping us from operating in town completely. We have a right by the state of Florida to operate STR and we will defend those rights. These regulations are virtually impossible for us to implement most guests will not want to provide this information even license plates. It is overly burdensome and not realistic. Occupancy per bedroom is too strict. Having an air mattress or two or couch available for some extra guests is not unreasonable. We have had no issues with guests or neighbor complaints. Plus kids can share beds and should not be counted in the occupancy. I think it is inappropriate for the city to be regulating how many people sleep at a property. It is none of your business. An alternative would be to regulate how many cars per house since that seems to be the main complaint is too many cars. Like one car per bedroom as an example. We provide adequate fire extinguishers, wired smoke and CO alarms. To ask us to mark a lit path to exit for a 2 bedroom home is ridiculous. We are not a large commercial hotel building. If Dunnellon wants to continue to be a tourist destination for our beautiful twin rivers attraction the city needs to embrace STR properties. They provide an economic benefit also for local businesses. The one nice hotel we have in town alone cannot accommodate all the tourists that flock here. I have heard the council talk about distressed properties in town and wanting them cleaned up. Regulating STR in Dunnellon would be taking a step to keep these properties distressed. This is such a serious subject that I can guarantee if the city passes regulations that are overly burdensome to STR property owners that make our lawful right to operate virtually impossible this will not end here. You can expect litigation if needed from the STR owners in town. Sincerely, Matt Wendler

My name is R. Paula DiPaula.

I have lived within the city limits of Dunnellon since 2016 on Wekiwa Circle and was raised in Inverness since the 70s. I wish I was able to attend the July 19th meeting but I am out of state on vacation. Regarding the new ordinance recently drawn up for Short Term Rentals:

I feel this was rushed without much input from Short Term Rental Owners and more from homesteaded owners. As safe as it may seem to add background checks on our guests, are you asking that of the hotels/motels that border on residential areas off of Pennsylvania Avenue, too? This will be a tedious and costly procedure. I have done Short Term Rentals myself and include a booklet explaining quiet time, town rules and to be cognizant of neighbors. Since 2020, I have never had a problem as I screen my guests pretty good before they arrive. The software used to find Short Term Rentals usually shows past ratings of guests, as well. Guests want good referrals which usually results in good behavior. I have temporarily stopped Short Term Rental of my property but I speak for those that still do. There are approximately four of these properties within one or two houses of my house. I may hear the occasional laughter and splashing in the river but I have never had to call any of the owners to ask them to remove their guests or to settle down. Every time a short term rental is rented for a weekend, you can be sure money is to be spent three times the amount than if someone lived there because these vacationers are here to explore, purchase and rent. Keeping the homes occupied also cuts down on vacant home burglaries. I ask the council NOT TO VOTE on any of these regulations until we can form a special meeting with owners of short term rentals. I repeat, I feel this was put together without enough input from them. This topic seems to have been rushed, pieced together with other ordinances and truly is not cognizant to this area as it should be. Thank you for your time and please give short term rental owners more time to meet with each other and/or with the council to discuss these proposed ordinances before they are voted on.

Thank you,

R. Paula DiPaula

Attending via Zoom:

Roy Biederman

20730 Powell Road

The Old Mining House

As an owner of a house in Dunnellon, I have worked hard to create an amazing property in character with the mining history of Dunnellon. Working with the historical board, I believe the house bring charm and style to Powell Road. I use this house as my personal vacation spot and to visit family and friends in the area. And although the house is zoned RBO some of the proposed amendments create a severe burden on vacation rental owners that hotels do not have. Background checks require time and money to complete and permission from the guest. Hotels only require these checks on employees in Florida, not on guests. And in the age of modern technology requiring a landline phone creates an extra monthly expense. We live in the age of cell phones. The lengthy code would be some of the strictest in the county. I do agree with smoke detectors, fire extinguishers, and informing guests of local ruled and regulations. These rentals should be grandfathered in and new rentals kept to RBO and commercial areas. Guest of vacation rentals spend money on food at local restaurant, contribute to the overall tax base of Florida, buy and shop at local antique and garden stores creating a steady stream of cashflow into Dunnellon,

*and money collected by the State and Local rivers parks is spent on conversation. Let's keep guests coming to Dunnellon for vacation and create a modern Boom for the people who live here.
Sincerely
Roy Biederman"*

Juliane Mendonca, 11894 E. Blue Cove Dr., said she resides in a single-family home as her sole investment for her family. Mrs. Mendonca stated she supports the Ordinance as written and went into detail about her experiences with short-term rentals in her neighborhood.

Meghan Phillips, 12055 Palmetto Way, stated she has a short-term rental that has been in her family for generations. After investing a substantial amount into the property, the property became a short-term rental in February 2022. She stated that burdensome restrictions would be prohibitive in terms of logistics and finances for the owners of short-term rentals. From personal experience, responsible short-term rental owners are the majority and we should address those acting irresponsibly.

Amber Serena, 12446 Hendrix Drive, stated she has not had police called to her vacation rental once in 9 years. She said she is disturbed about a letter read at a workshop with misinformation about her rental.

Paula Koger, 11983 Palmetto Way, stated one thing that stands out to her is a neighbor is selling two homes to a person that specializes in renting homes. She wants to limit the number of investment properties allowable in the community.

David Koger, 11983 Palmetto Way, said more meetings and discussion are needed. He commented background checks should not be required. Mr. Koger stated if a person buys a home in a single family residential community, they don't want it to have a commercial feeling. He commented we are destroying the river. In 2010, he could name five families of otters and now he barely sees one a week. He wants a limitation on the number of rentals allowed in residential neighborhoods.

Walter Johnson, 12521 Palmetto Way, has been a resident of 30 years. He said the river is getting deluged with the motorized watercraft. His main concern is 30 years ago, his neighborhood was single family dwellings and now it is getting a commercial feel. He stated there has to be a number to call in the middle of the night to report issues.

Nancy Myers, 10925 SW 186th Cir., said she has been a Dunnellon resident for 59 years. Her concern for the river she believes comes from agricultural runoff. She hopes to have a lot more discussion about this. She stated it isn't just business; it is business allowing people to hold on to their family home.

David Porter, 11385 E Blue Cove Dr., said he is very familiar with the Ordinance the staff put together. He stated it's an emotional issue and Dunnellon is a bit behind the curve of other cities. He clarified the city cannot regulate the number of short term rentals in a neighborhood. He stated the Ordinance currently requires a sexual offender verification and hotels don't require

that because they are commercial. He said the Ordinance is meant to set guidelines between the neighborhood and the businesses.

Megan Phillips, 12055 Palmetto Way, spoke in rebuttal to those who previously said a background check is not required. Mrs. Phillips read the Ordinance section verbatim, clarifying the Ordinance as it's written requires a background check.

Chairwoman D'Arville stated she wants the commission to take time to review the Ordinance and set a future date to discuss proposed edits.

Commissioner Sheffield stated the short-term rentals in her neighborhood are nice and it's nice to see families walking to the beach or park. She said we need to work together to find a way that everybody can benefit from this.

Commissioner Dunn moved to continue this discussion at a later date, but before the next regularly scheduled Planning meeting to discuss the commission's edits to this Ordinance. Commissioner Walters seconded the motion. A vote was taken and the motion passed 4-0.

3. Discussion - Review of Proposed Ordinance #ORD2022-07 Non-Conforming Signs

Attorney Brackins suggested discussing agenda item 4 before discussion takes place on agenda item 3, which is the exact same ordinance the commission previously reviewed. He said reviewing and approving the Comprehensive Plan Amendment to go to City Council first is more appropriate to ensure that ordinances are consistent with the Comprehensive Plan. All parties agreed and discussion of agenda item 4 began.

After agenda item 4 was approved for Council review, the commission re-visited agenda item 3. Commissioner Dunn motioned to approve the proposed Ordinance as written and submit to Council for approval. Commissioner Walters seconded the motion. A vote was taken and the motion passed 4-0.

4. Discussion - Review of Comprehensive Plan Amendment Ordinance #ORD2022-10 Non-Conforming Signs

Chairwoman D'Arville asked about the public hearings required to approve the Ordinance. Attorney Brackins stated that once the Planning Commission moves to approve the Comprehensive Plan Amendment to go before Council for review, a public hearing will be held before the City Council.

Commissioner Dunn motioned to approve the proposed Ordinance as written and submit to the City Council for approval. Commissioner Walters seconded the motion. A vote was taken and the motion passed 4-0.

With agenda item 4 approved for Council review, the discussion was re-directed back to agenda item 3.

5. Reports & Updates

There were none.

6. Public Comment

Mayor White, 12115 Palmetto Way, stated there is a budget workshop on July 20th to discuss the proposed upcoming fiscal year budget. He said the city closed on the Powell Road location for the proposed new police department. He commented there is just under \$600,000 earmarked for the build and additional funds will need to come from grants or outside sources.

He commented an ordinance being considered by Council will define what the nature trails can be used for and will prohibit the trails from being used to transport equipment throughout Blue Run Park. He went on to say the City will also require shuttle service vehicles coming in to Blue Run Park to be clearly identified with letters of at least five inches tall that can be seen from a 50-foot distance. He stated there is a long-term Agreement with the County that a shuttle can come into the park and pick up tubers and kayakers that entered at KP Hole and are exiting the river at Blue Run Park. The KP Hole shuttle is the only shuttle allowed commercial use within the park.

Mayor White talked about two major road projects ready to begin, but said there is now a shortage of asphalt. He commented Ohio and Cedar Streets will be completely repaved and some of the major intersections in Blue Cove will also be redone. The City received notification the Multi-Modal project, which will include a pedestrian walkway on the bridge over the Rainbow River, is supposed to start in 2023.

He reported there is a new State Representative for the Dunnellon area, Ralph Massullo. He said there are also three City Council seats up for election and nobody has yet announced their intentions to run. He stated Council is still working on coming up with an idea for boat ramp usage fess with the goal to begin charging the fees in Fall 2022.

Commissioner Dunn said she is happy to see citizens getting more involved in topics of late and appreciates the Council and Planning Commission for their efforts.

Juliane Mendonca, 11894 E. Blue Cove Dr., commented on the Police station, stating Ms. Cid had a thorough report on the pros and cons of various locations at a prior meeting which led to the decision to select Powell Road as the future location for the police department. She said at a prior commission meeting, she heard each member weigh in with opinions on the location but when it came to the consensus, it was decided they would not be reporting to the Council with any recommendations as a group. Mrs. Mendonca went on to state her confusion about why the commission did not offer a specific recommendation to Council on the future police department location.

7. Adjournment

A motion to adjourn was made by Commissioner Dunn and seconded by Commissioner Walters. There being no further comments, Chairwoman D’Arville gavelled down and adjourned the meeting at 7:49 p.m.

Penned Signature of
Brenda D’Arville
Chairwoman

Penned Signature of
Georgina Cid
Community Development Manager