

Minutes
City of Dunnellon
Planning Commission Meeting
August 16, 2022, 5:30 p.m.
Zoom

<https://dunnellon.zoom.us/j/88403541861?pwd=QkduWENFRk5hWVZLZTAvb0lPVnRZQT09>

Webinar ID: 884 0354 1861

Chairwoman D'Arville called the meeting to order at 5:34 p.m. and led the Pledge of Allegiance.

Roll Call

Members:

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

Staff Present:

Georgina Cid, Community Development Manager
Kelly Wyen, Community Development Assistant
Patrick Brackins, Assistant City Attorney
Bill White, Mayor

Proof of Publication

The agenda was posted on the City of Dunnellon's website and City Hall bulletin board on Tuesday, August 9, 2022.

Public Comment

There were none.

1. Approval Of Minutes

Regular Meeting July 19, 2022

Chairwoman D'Arville stated since the minutes are so long due to public written comments being added, she would offer a few minutes for the Board to review. She then asked Attorney Brackins if anonymous comments were permitted to be read into record. Attorney Brackins replied it is not the policy of the City to allow anonymous comments to be read into the record. He also stated in the future, written public comments do not need to be read into the record or reflected in the minutes as long as the comments are made available as public record. Attorney Brackins explained an appropriate motion would be to approve the minutes as amended with exclusion of the public written comments.

Commissioner Dunn motioned to approve the July 19, 2022 minutes as written with the exclusion of the public written comments from the minutes on pages 2 through 9. Commissioner Hilton seconded the motion. A vote was taken and the motion passed 4-0.

2. Discussion - Review Of Comprehensive Plan Amendment Ordinance #ORD2022-10 Non-Conforming Signs

Ms. Cid read the staff report for Ordinance #ORD2022-10.

Commissioner Hilton motioned to recommend approval to City Council of Ordinance #ORD2022-10 with the recommended change to line 520 of proposed Ordinance #ORD2022-07. Commissioner Dunn seconded the motion. A vote was taken and the motion passed 4-0.

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

Chairwoman D'Arville recommended a change to line 520 to read *"a sign other than an advertising sign as defined in section 11.2..."*. Attorney Brackins agreed the change is appropriate.

Commissioner Dunn motioned to recommend approval of Ordinance #ORD2022-07 to City Council, with the recommended change to line 520. Commissioner Hilton seconded the motion. A vote was taken and the motion passed 4-0.

4. Discussion Of Proposed New Business: Follow That Dream RV Resort

Attorney Brackins said it would be inappropriate for the Board to make comments or decisions on the topic and the potential applicant is free to speak on the topic. The hearing for proposed business is called a "Quasi-Judicial" hearing and will be the appropriate meeting for this type of proposed business.

Jared Enmen, 7191 NE 55th St., Williston, FL said he is purchasing this property for an RV Resort. He stated he wants to put open lot storage on the property to satisfy the commercial use requirement for zoning and that he would allow rental of the clubhouse and swimming pool to serve as the institutional use requirement for zoning.

Attorney Brackins said the steps Mr. Enman wants to take will require zoning review. Mr. Enmen said Ms. Cid had already said his plans for use would meet the zoning requirements, but he was hoping to get Board approval before spending money on engineered plans. Attorney Brackins stated a discussion of the proposed business cannot be permitted at this meeting.

5. Reports & Updates

Mayor White, 12115 Palmetto Way, addressed the commission regarding the Northern Turnpike Extension. He stated he cannot remember having an issue at a local level that has created so much opposition. Per Mayor White, FDOT said they will be pausing the turnpike issue while focusing on improvements to I-75. A handout was provided and is attached to the minutes as Attachment 1.

Chairwoman D'Arville asked how opponents of the turnpike extension can prepare to be effective to be heard by legislators. Mayor White stated people need to stay organized and be ready. He then offered his opinion of a solution for I-75.

Chairwoman D’Arville suggested Ms. Cid forward the Distinctly Dunnellon report to the Planning Commission, Historic Preservation Board and City Council so that individuals may review the document before the next Mission/Vision/Values Statement workshop, which also needs to be scheduled. Chairwoman D’Arville stated another workshop needs to be scheduled to review and recommend changes to the short-term rental ordinance.

Commissioner Hilton announced her resignation from the Planning Commission effective immediately.

Ms. Cid provided an update on the Main Street kickoff meeting for potential volunteers and directors. The City is currently accepting applications for volunteers and board members.

6. Public Comment

Patrick Brackins, 224 E. Copeland Dr., Orlando, is the current president of the Orlando Chapter of the Federal Bar Association. He stated the Ocala Division of the Middle District of Florida, which includes Marion County. There has not been a U.S. District Judge assigned to the district since 2019. The division is currently served by three Senior U.S. District Judges. Should these judges retire, there would be no federal district judge. If the division did have an active district judge, they would have the single largest case docket in the country.

The Federal Bar Association (FBA) has reached out to various House of Representative members to ask about a special bill for the creation of a permanent District Judge position. Mr. Brackins stated the FBA was told it is unlikely to happen in the current environment. Thus, the Orlando Chapter is going to public meetings to speak during public comment to elected officials and appointed officials about this critical issue facing the Ocala Division. The other thing they would like to point out is the Ocala division has, if not the largest, the second largest federal penitentiary in the country at the Coleman facility. The Ocala Division has one active United States magistrate judge serving those four counties. Contact elected officials, House of Representative members and senators to ask why the Ocala Division does not have a permanent District Judge.

7. Adjournment

A motion to adjourn was made by Commissioner Dunn and seconded by Commissioner Hilton. There being no further comments, Chairwoman D’Arville gavelled down and adjourned the meeting at 6:39 p.m.

Penned Signature of
Brenda D’Arville
Chairwoman

Penned Signature of
Georgina Cid
Community Development Manager

Planning Commission Meeting
August 16, 2022

ATTACHMENT 1:

From: Bill White <BWhite@dunnellon.org>
Sent: Tuesday, August 16, 2022 4:46 PM
To: Mandy Odom <MOdom@dunnellon.org>
Cc: Michelle Leonard <MLeonard@dunnellon.org>; Georgina Cid <GCid@dunnellon.org>
Subject: Summary to be monitor viewed at Planning Commission Meeting

FDOT contacted me yesterday via phone and spoke with me at length about the status of the Northern Turnpike Extension. I would like to share with you the crux of that conversation and my conclusions.

1) Pause means just what pause means....stop for a while. The four routes that were originally identified are no longer under consideration. However, FDOT because of the mandate of Senate Bill 100, will continue to explore and seek a route for a cross state connector. This is energized by the leadership in Tallahassee and the will of the majority in the Legislature. There is a belief in the Legislature that this route needs to be proactively implemented to "ready and prepare" Florida for the continued and predicted influx of millions of people.

Discussions on a possible route will again begin between local communities and FDOT within a year. The FDOT will go to local governments first seeking input and areas of least resistance.

So the belief that a "Pause" is a temporary situation before the concept is again brought back to life in some form is TRUE. It is important to remind that the Legislature (House and Senate) is heavily in support of this....especially the leadership. As long as Senate Bill 100 is in play, this is in play.

2) The improvement of I-75 is a separate FDOT project and was/is going to happen regardless of the outcome of the Turnpike Extension. In essence, the Turnpike Extension is not focused mainly to relieve the bottleneck on I-75 but to create a pathway to another north/south route to connect into I-10.

3) This connector concept is the belief that the State of Florida, along with I-95 (east coast) and I-75 (central) needs a western route (19) that can be connected to from I-75 along with the Suncoast Toll Road. These 3 North/South routes would transverse the state covering East, Central and West Florida. Connecting to I-10 is the goal so there are three direct ways into and out of Florida that cover both Coasts and the Central part of the State.

In conclusion:

The Northern Turnpike Extension is highly supported in Tallahassee and is looked at as a proactive and positive attempt to ready Florida for its continued and predicted expansion of population growth. Tallahassee is pro growth as an economic stimulus and looks at the expansion of roadways as a way to accommodate growth. Not only is state government trying to deal with the natural migration of people into Florida they are in the business of stimulating population growth and spurring it on as a primary economic engine.

As long as the leadership in Tallahassee and those in the majority of the legislature support this concept, it is alive and will remain part of the political narrative and thus will continue to be a possibility.

*Bill White
Mayor Dunnellon*