

Minutes
City of Dunnellon
Planning Commission Special Workshop
September 19, 2022, 5:30 p.m.

Zoom

<https://dunnellon.zoom.us/j/81902256249?pwd=Z0YxZDVxcFpQbHBnQkk3YXVqUIZlZz09>

Webinar ID: 819 0225 6249

Chairwoman D'Arville called the meeting to order at 5:35 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 - ABSENT
Lisa Sheffield, 1st Alternate

Staff:

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 Monday, September 12, 2022.

1. Public Comment

Public comment was limited to discussion of content in lines 328 to 540 of proposed draft ordinance #ORD2022-05 Vacation Rentals.

Dave Porter, 11835 E. Blue Cove Dr., suggested considering vacation rental densities to be based on zoning. He also discussed including a sound ordinance, pets being kept under control and not permitting boats or RVs in the yards.

Katie Guice, 12205 Palmetto Way, stated requiring owners to request and track personally identifiable information on guests is untenable. She stated the parking limitation is very broadly capped at five cars without regard to what the house and the property can accommodate and believes this is an overreach that will be dissuading to potential renters. She said permanent residents should also take notice of this and be very concerned because if it's our business to limit the number of cars that are parked legally on someone's personal private property, then it's not only a vacation rental problem but a common occurrence with existing residents as well.

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

Review of the draft continued from the August 10, 2022 meeting starting at line 328. A copy of the track changes version reflecting the discussion is attached to these minutes. Extensive public comment was provided throughout the review by the following individuals:

- Ryan Conley, 19157 St. Lawrence Dr.
- Steven Phelps, 11753 Egret Ct.
- Dave Porter, 11835 E. Blue Cove Dr.
- Katie Guice, 12205 Palmetto Way
- Meg Phillips, 12055 Palmetto Way
- Molly Lucas, 11753 Egret Ct.

Another Planning Commission Workshop meeting will be scheduled for late October or in November to complete the draft ordinance review before forwarding to City Council for review.

3. Adjournment

A motion to adjourn was made by Chairwoman D’Arville and seconded by Commissioner Walters. There being no further comments, Chairwoman D’Arville gaveled down and adjourned the meeting at 8:44 p.m.

Penned Signature of
Brenda D’Arville
Chairwoman

Penned Signature of
Georgina Cid
Community Development Manager