

**Minutes
City of Dunnellon
Planning Commission Meeting
January 21, 2020 at 5:30 p.m.**

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, Louise Kenny, Lisa Sheffield, and Mary Ann Hilton

Staff Present:

Lonnie Smith, Teresa Malmberg, and Assistant City Attorney Patrick Brackins (via telephone)

Proof of Publication: The Agenda was posted on City's website and City Hall bulletin board on Wednesday, January 15, 2020.

1. Approval of Minutes - December 17, 2019

Louise Kenny made a motion to approve the minutes of the December 17, 2019, meeting as submitted. Mary Ann Hilton seconded. The motion was passed by unanimous vote, 4-0.

2. Public Hearing - ORD2020-05 Comp Plan and LDR Amendments - Wellhead Protection Area

Public hearing for review of comprehensive plan consistency of Ordinance #2020-05 by the Planning Commission acting as the Local Planning Agency (LPA)

Chairwoman D'Arville closed the regular meeting and opened the public hearing at 5:33 p.m. Mary Ann Hilton made a motion to table the comprehensive plan and land development regulations amendments to date certain, February 18, 2020 at 5:30 p.m. Louise Kenny seconded. The motion passed by unanimous vote, 4-0. Chairwoman D'Arville reported she will be out of the country for the next meeting and asked the availability of the other members. Members anticipated closed the public hearing and reopened the regular meeting at 5:34 p.m.

Chairwoman D'Arville called for discussion. Lonnie Smith presented a summary review of the amendments. Members discussed the need for additional information to be included with the next presentation package to add engineering with data and analysis consistent with Marion County; appeal information; and possibly an engineering summary.

3. Reports & Updates

None.

4. Commissioners' Planning Items

Commission Goals, Objectives, and Projects - Review and Update

Parking Update: Discussion regarding status of parking plans in progress and future of applying for the grant through USDA.

Beautification utilizing CRA funds: Discussion regarding landscape upgrades in-progress on West Pennsylvania and possibilities for other CRA areas to be considered in the future.

Comprehensive Plan: The Evaluation and Appraisal Report (EAR) will be due in 2021.

Discussed inclusion of visioning and economic development strategy.

Economic Development Strategy: Lonnie Smith reported that Allison McGrath with Kimley-Horne submitted the City of Dunnellon for an award related to the Economic Development Strategy process and completion.

5. Public Comment

Burt Eno, 9220 SW 193rd Circle, spoke concerning the wellhead protection zones and the need for Florida Governmental Utility Authority (FGUA), owner of the utilities, to review and provide input regarding the changes to the wellhead protection zones.

Bill Vibbert, 9552 SW 192nd Court Rd., spoke concerning Nine Island Cove and provided an overview of the Florida Communities Trust (FCT) process land identification. Also noted that Nine Island Cove, if considered for a park, should be identified in the Comprehensive Plan, Recreation & Open Space Element, same as Blue Run Park was in the previous plan.

Bill White, City Councilman, Seat 2, spoke concerning the amendments before the Planning Commission and items that come before Council. It is a Council assumption that the homework has been done. The language is in harmony with Marion County and confirmed the science is done. To address Mrs. Kenny's recommendation for engineering, take a look at the county and use their science in lieu of all new engineering. Councilman White confirmed that staff will include any comments from FGUA with the backup for the amendments.

6. Adjournment

Mary Ann Hilton motioned to adjourn the meeting at 6:42 p.m. Lisa Sheffield seconded. The motion passed by unanimous vote, 4-0.

Respectfully submitted,

Louise Kenny, Vice Chairwoman

Teresa Malmberg, Recording Secretary

Minutes approved at the June 16, 2020 Planning Commission meeting.