

**Minutes  
City of Dunnellon  
Planning Commission Meeting  
February 18, 2020 at 5:30 p.m.**

Commissioner Sheffield called the meeting to order at 5:30 p.m. and led the Pledge of Allegiance.

**Roll Call**

Members Present: Lisa Sheffield

Members Absent: Brenda D'Arville, Louise Kenny, Mary Ann Hilton

Staff Present: Lonnie Smith, Dawn Bowne, Attorney Patrick Brackins (by phone), and Teresa Malmberg

**Proof of Publication:** The Agenda was posted on City's website and City Hall bulletin board on Tuesday, February 11, 2020. Modified to add minutes to Item #1 and posted on the City's website, Tuesday, February 18, 2020.

Commissioner Sheffield announced the public hearings would not be held due to a lack of quorum, and asked staff to explain further. Lonnie Smith explained that due to a scheduled absence and unavoidable absences, the meeting could not be held. The hearings will be re-advertised and notices sent to surrounding property owners. The public hearings will be held during the March 17, 2020, Planning Commission meeting, which begins at 5:30 p.m. Mr. Smith thanked everyone in the audience for their attendance, and looked forward to having them attend the next meeting as well.

Commissioner Sheffield, in consideration for those in attendance, called for public comments.

Pastor Russ Randall, 20831 Powell Road, spoke of his and the congregation's support of the changes to the city code and comprehensive plan. He distributed a letter to Commissioner Sheffield and staff which was written by a certified engineer concerning the wellhead protection zone. The letter refers to the inconsistency of the city's aquifer protection element of the comprehensive plan as related to the Florida DEP. Pastor Randall discussed the history of the church's search for property and having found suitable property, the effect the city code and comprehensive plan is now having on the Peterson property in particular located at 11330 Rolling Hills Road and the church's ability to move forward with plans. A verbatim transcription of the contents of the letter is included herein and made a part of these minutes:

“December 4, 2019  
Memo to: Dunnellon City Council

Re: Wellhead Setback on Peterson Property located at 11330 Rolling Hills Road

Comp Plan Policy 1.1 A of the Aquifer Protection Element established the 500-foot radius setback but also states that "The above allowable uses...shall be consistent with Chapters 62-521...and 62-555.312, F.A.C. (the "FDEP Rules"). These provisions may have an internal inconsistency which the City should correct and clarify.

The FDEP Rules allow for zoning and land use regulation that limit uses of land within 100 feet of the well. Further decreases in setback can be approved by the City with FDEP consent if supported by science and engineering considerations.

The only fair way to read the comp plan policy consistent with the FDEP Rules is to conclude that your intended uses may be built up to 100 feet of the well location.

You are in a process where this information can be presented to the decision-makers. Please provide the RPC comments and any updated information. You may wish to provide this information to the City for their review and analysis. Please encourage City planners to call me for further discussion if they wish (941-720-1605).

Edward Vogler II VOGLER ASHTON, PLLC  
705 10th Avenue W., Unit 103  
Palmetto, FL 34221  
941-304-3400 x104  
941-866-7648 Facsimile”

Aaron Kramer, 20831 Powell Road, introduced himself as the youth pastor and spoke in support of the changes to the comprehensive plan.

Wilbur Vanwyck, 11824 N. Williams St., spoke in support of the changes. Having read the documents and reports, he feels that staff has prepared sufficient evidence to support the changes.

Carol Lefler, 9546 SW 196<sup>th</sup> Avenue Rd., spoke in support of the changes.

There being no further comments, Commissioner Sheffield thanks those in attendance and hoped to see everyone at the next meeting for the public hearings on March 17, 2020, at 5:30 p.m.

The meeting was adjourned at 5:49 p.m.

Respectfully submitted,

Brenda D'Arville, Chairwoman

Teresa Malmberg, Recording Secretary

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