Agenda
City of Dunnellon
Planning Commission
WORKSHOP
COMPREHENSIVE PLAN AMENDMENTS
20750 River Drive, Dunnellon, FL 34431
June 7, 2016, 5:30 p.m.

PLEASE NOTE: Individuals wishing to address Planning Commission please sign in. A three-minute time limit will be administered. PLEASE TURN CELL PHONES OFF.

Call to Order

Pledge of Allegiance

Roll Call

Proof of Publication (Posted on City's website and City Hall bulletin board on Monday, June 6, 2016)

1. COMPREHENSIVE PLAN AMENDMENTS WORKSHOP

   Evaluation & Appraisal Report (EAR-based) Amendments to the City of Dunnellon's Comprehensive Plan Elements

   - Historic Preservation Element
   - Future Land Use Element - *Lots of Record*
   - Recap All Elements

   Department of Economic Opportunity (DEO) Objections, Recommendations and Comments (ORC) Report dated June 3, 2016, received June 6, 2016.

   - Review Letter and Backup

   Documents: Historic Element Strike.pdf, Draft Lot Of Record Policies.pdf, DEO Response.pdf

2. Public Input

3. Adjournment

ANY PERSON REQUIRING A SPECIAL ACCOMMODATION AT THIS MEETING OR HEARING BECAUSE OF A DISABILITY OR PHYSICAL IMPAIRMENT SHOULD CONTACT THE CITY CLERK AT (352) 465-8500 AT LEAST 48 HOURS PRIOR TO THE PROCEEDING. IF A PERSON DESIRES TO APPEAL ANY DECISION WITH RESPECT TO ANY MATTER CONSIDERED AT THE ABOVE MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE CITY IS NOT RESPONSIBLE FOR ANY MECHANICAL FAILURE OF RECORDING EQUIPMENT.

HISTORIC PRESERVATION ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOAL 1:
Locate, identify, and evaluate those sites, buildings, structures, districts and objects that are associated with the archaeological, historical and architectural development of the City of Dunnellon.

Objective 1.1:
Maintain the Florida Master Site File inventory for the City of Dunnellon.

Policy 1.1.1:
Systematically update the Florida Master Site File inventory by adding newly discovered sites, buildings or districts, and noting changes that have occurred to the resources since first identified.

Policy 1.1.2:
Transmit to the Bureau of Historic Preservation revisions or new Florida Master Site File forms on a regular basis.

Objective 1.2:
Expand the Florida Master Site File through further survey and investigation.

Policy 1.2 .1:
Priority areas for survey and historic research shall include the Vogt Springs Area as well as Withlacoochee River and Rainbow River.

Objective 1.3:
Merge historic data into tax roll database of Marion County.

Policy 1.3.1:
Study the feasibility of incorporating historical data from the Florida Master Site File inventory into an automated database shared by other departments of the City and County governments.

Objective 1.4:
Evaluate the significance of historic resources of the City of Dunnellon according to adopted criteria.

Policy 1.4.1:
Define and adopt criteria determination of significance for recording historic properties on the Florida Master Site File and nomination to the Local Register of Historic Places.

GOAL 2:
To officially recognize those historic resources that have been determined significant to the community.

Objective 2.1:
Increase the number of historic resources listed and recognized by historic registers.

Policy 2.1.1:
Create a Local Register of Historic Places to list those historic resources that are eligible for listing, according to an adopted set of criteria.

Policy 2.1.2:
Nominate those eligible sites, buildings or districts to the National Register of Historic Places.

GOAL 3:
To provide for the stabilization, maintenance, protection, preservation, and rehabilitation of archaeological and historic resources, both publicly and privately owned.

Objective 3.1:
Protect historic resources through a local review authority.

Policy 3.1.1:
In order to protect its historic structures, the City has recently had its Historic District nominated to the National Register of Historic Places. However, this nomination only limits alterations to structures, which are receiving federal and state funds. Therefore, the City shall enforce an historic preservation ordinance which:

A. Provides for an historical preservation board, with the responsibility to direct and supervise development of the Historic District and any additional individual buildings with historical status. The Board shall also be responsible for coordinating with the State Division of Historic Resources, as well as providing property owners with information, such as federal taxes and other benefits available under National Register status.
B. Provides criteria for redesign, maintenance, alteration, demolition, and relocation of historical buildings so that historic character is not diminished.

C. Provides a sign ordinance specific to the historic district.

D. Regulates replacement of physical features such as streetlights, street signs, fences, and utility poles to promote compatibility with the historic district.

E. Administers enforcement procedures and public hearings for review.

F. Contains procedures for establishing new boundaries and monitoring construction in the existing district.

G. Protects archaeological sites from disturbance and destruction, by prohibition of development on or in such close proximity to archaeological site 8MR95 as to destroy its substance or character, and requires that archaeologically significant sites that might be discovered in the future in Dunnellon be left intact and immediately reported to the City administration to initiate the preservation process. *(MOVED FROM FUTURE LAND USE ELEMENT)*

Policy 3.1.2:
Organize an administrative review system where all applications for site plan, rezoning, or other land development petition contain information on the location of historic resources, including known archaeological sites. Where resources exist, the potential impact and mitigative actions to be taken shall be presented.

Policy 3.1.3:
When a proposed development will impact an archaeological site, require a field inspection and analysis by a qualified archeologist to determine significance of site, impact of project to resource, and appropriate mitigative actions, which shall include as a priority avoiding destruction of the site.

Policy 3.1.4:
Adopt as part of the administrative review system and proposed historic preservation enabling ordinance the U.S. Secretary of the Interior's Standards for Protection, Stabilization, Maintenance, Rehabilitation, Restoration, and Reconstruction.

Objective 3.2:
Provide a land development regulatory framework that encourages and promotes the preservation of historic resources, including archaeological sites.

Policy 3.2.1
Amend the City of Dunnellon Zoning Code to provide incentives for conducting historic preservation activities. This shall include removing any disincentives.

Policy 3.2.2:
Provide exemption status for designated buildings from the Florida Building Code pursuant to Section 101.5 of the Code.

Policy 3.2.3:
Seriously consider the use of Transfer of Development Rights in cases where the destruction of historic resources is proposed.

Policy 3.2.4:
In an effort to aid in the stabilization of neighborhoods, the City will continue to enforce zoning regulations, the historical preservation ordinance, once adopted, CDBG programs for housing rehabilitation, and shall require adherence to construction standards established in the Florida Building Code to ensure structural integrity. Zoning variances may be granted to protect the historical value of a resource, as long as personal safety is not compromised. *(MOVED FROM HOUSING ELEMENT)*

Objective 3.3:
Provide for the use of a variety of legal techniques that will encourage and facilitate the preservation of historic resources.

Policy 3.3.1:
Provide information and technical assistance to the public on the use of a variety of programs, techniques and methods for use in bringing about the successful preservation of historic resources.

Policy 3.3.2:
The City shall review and amend the land development regulations to eliminate zoning or other conflict with the historic preservation ordinance.

Policy 3.3.3:
The City shall promote the reuse of historic buildings within the district, by allowing innovative incentives and techniques whereby owners of historic properties who cannot justify the renovation of buildings as residential units shall meet standards for renovation as commercial, office, or a mix of commercial/office and residential. Such innovative incentives and techniques may include tax credits and conservation easements as stipulated in the land development regulations. The applicant shall be required to meet the standards for renovation and site design consistent with the historical district ordinance. *(MOVED FROM FUTURE LAND USE ELEMENT)*

Policy 3.3.4:
The conservation and rehabilitation of substandard housing of historical significance shall be in accordance with the standards of the Division of Historic Resources and the City's local historical ordinance, when adopted.*(MOVED FROM FUTURE LAND USE ELEMENT)*

Policy 3.3.5:
The City shall provide design guidelines for new construction and renovation of non-historic buildings within the district. *(MOVED FROM FUTURE LAND USE ELEMENT)*

Policy 3.3.6:
Assist interested property owners in seeking state and federal technical and economic assistance for the conservation, improvement and rehabilitation of the community's housing, particularly historically significant housing.*(MOVED FROM HOUSING ELEMENT)*

Objective 3.4:
Consider the use of a variety of financial techniques that will encourage and facilitate the preservation of historic resources.

Policy 3.4.1:
Provide information and technical assistance to the public on the use of a variety of financial techniques for use in the preservation of historic resources.

Policy 3.4.2:
Provide information and technical assistance on the location of historic housing opportunities, financial techniques, and proper preservation standards to the general public.*(MOVED FROM HOUSING ELEMENT)*

Objective 3.5:
Identify, preserve and protect historic resources that are owned by the City or its agencies, and the Marion County School Board.

Policy 3.5.1:
Exercise caution to assure that any archaeological or historic resources within city control are not inadvertently transferred, sold, demolished, destroyed, substantially altered, or allowed to deteriorate significantly.

Policy 3.5.2:
Take timely actions if a city-owned archaeological or historic resource is to be unavoidably altered. Such action shall be developed in consultation with the local historic preservation advisory board, the Florida Division of Historic Resources, or professional consultant to determine whether or not there is a feasible or prudent alternative to the proposed destruction.

Policy 3.5.3:
Where a city-owned or controlled archaeological or historic resource must be destroyed timely action shall be taken to conduct salvage excavation by a qualified archaeologist or to document the property by photography and if appropriate, measured drawings.

Policy 3.5.4:
Establish a program to locate, inventory and evaluate all archaeological or historic resources that are city owned or controlled for inclusion in the Florida Master Site File or if eligible, the National Register of Historic Places.

Policy 3.5.5:
Where an archaeological site is discovered in the course of construction or excavation activities, work shall stop in the vicinity of the site immediately and notification will be made to the Florida Division of Historic Resources, or a professional consultant.

GOAL 4:
Actively contribute to expanding public awareness of the history, resources, programs, standards, funding sources, and need for public participation in historic preservation in the City of Dunnellon.

Objective 4.1:
Visually mark historic resources as a means of increasing awareness and pride in Dunnellon history.

Policy 4.1.1:
Create a plaques program for the placement of markers on certain important buildings or in the general vicinity of secured archaeological sites.

Policy4.1.2:
The City shall promote development of educational programs to achieve a higher level of public awareness of local historic resources. *(MOVED FROM FUTURE LAND USE ELEMENT)*

Policy 4.1.3:
The City shall offer public recognition incentives for active conservation of locally significant historic resources to encourage public and private participation in preservation. *(MOVED FROM FUTURE LAND USE ELEMENT)*

Objective 4.2:
Provide for the citizens and visitors of the City of Dunnellon centralized facilities for the viewing, interpretation and enjoyment of Dunnellon history.

Policy 4.2.1:
Support the creation of a City of Dunnellon Historical Museum.

Objective 4.3:
Provide a series of publications designed to increase awareness of Dunnellon's historic resources, programs, standards, funding sources and other related information to be available to the public.

Policy 4.3.1:
Actively support and participate in cooperation with other organizations, the creation of tour maps of various areas of the city for walking, bicycling or driving tours.

Policy 4.3.2:
Make available to the public, at minimal cost, publications on the technical nature of historic preservation including the U.S. Secretary of the Interior Standards for Rehabilitation, The National Trust for Historic Preservation INFORMATION series, the National Park Service HOW TO series, and other appropriate literature.

Objective 4.4:
Encourage the participation of citizens in historic preservation activities, hearings, and workshops.

Policy 4.4.1:
Actively seek a variety of media sources to publicize information on the specifics of upcoming events.

Policy 4.4.2:

Consider maintaining membership in local, state and national historic preservation organizations and encourage participation in events, workshops or meetings by the local historic preservation advisory board, city staff, and other interested persons.

Objective 4.5:
Coordinate and cooperate with other private or governmental entities involved with historic preservation.

Policy 4.5.1:
Establish a means of exchange of information amongst private preservation support groups, other local government, state preservation support groups, and state government.

Policy 4.5.2:
Consider becoming a Certified Local Government if steps are taken to adopt a historic preservation ordinance.

Policy 4.5.3:
Continue coordination with the Division of Historic Resources, Bureau of Historic Preservation, Historic Preservation Advisory Council and other agencies in identifying historic housing, and options available for maintenance or preservation of historically significant housing.*(MOVED FROM HOUSING ELEMENT)*

Policy 4.5.4:
Adopt land development regulations to require new housing development within or adjacent to historic or archaeological resources to be consistent with the neighborhood character or provide buffering to protect the historic character of such resources. *(MOVED FROM HOUSING ELEMENT)*

Draft Lot of Record Policies – Presented at 5/25/2016 Workshop

Notwithstanding the density limitations of the Comprehensive Plan and minimum lot size and dimension requirements as set forth in the Land Development Regulations, a lot of record in a residential land use category may be developed for one (1) single family dwelling unit and an accessory dwelling unit, subject to compliance with eligibility requirements and additional standards as may be adopted in the Land Development Regulations to protect the public health, safety and welfare. For the purpose of this policy, a "lot of record" includes any lot established pursuant to a plat or metes and bounds description recorded in the records of Marion County, provided that the lot was established prior to the effective date of the Dunnellon Comprehensive Plan. Any lot established after the effective date of this policy shall conform to all requirements of the Dunnellon Comprehensive Plan and Land Development Regulations.

Option: A lot of record that is combined with another lot of record or parcel and developed as a single, unified parcel after the effective date of this policy shall be eligible to redevelop only one (1) single family dwelling unit, and shall not be eligible for additional dwelling units, unless such redevelopment complies with the density, minimum lot size and minimum lot dimension requirements.

Notwithstanding the minimum lot size and dimension requirements as set forth in the Land Development Regulations, a lot of record in a non-residential land use category may be developed for permitted uses as authorized by the applicable land use category, subject to compliance with eligibility requirements and additional standards as may be adopted in the Land Development Regulations. For the purpose of this policy, a "lot of record" includes any lot established pursuant to a plat or metes and bounds description recorded in the records of Marion County, provided that the lot was established prior to the effective date of the Dunnellon Comprehensive Plan. Any lot established after the effective date of this policy shall conform to all requirements of the Dunnellon Comprehensive Plan and Land Development Regulations.

Option: A lot of record that is combined with another lot of record or parcel and developed as a single, unified parcel after the effective date of this policy shall not be eligible to redevelop additional non-residential floor area or intensity, unless such redevelopment complies with all requirements of the Comprehensive Plan and Land Development Regulations.

Rick Scott
GOVERNOR

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

Cissy Proctor
EXECUTIVE DIRECTOR

City of Dunnellon
JUN 0 6 2016
RECEIVED

June 3, 2016

The Honorable Nathan Whitt
Mayor, City of Dunnellon
20750 River Drive
Dunnellon, FL 34431

Dear Mayor Whitt:

The Department of Economic Opportunity has completed its review of the proposed comprehensive plan amendment for the City of Dunnellon, Amendment No. 16-1ER, which was received on April 4, 2016, and determined complete on April 5, 2016. We have reviewed the proposed amendment in accordance with the state coordinated review process set forth in sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S. The Department of Economic Opportunity does not identify any objections to the proposed amendment, and this letter serves as the Objections, Recommendations, and Comments Report. Review comments receive by the Department of Economic Opportunity from the appropriate reviewing agencies are enclosed.

Pursuant to section 163.3168(3), F.S., the Department is providing the following technical assistance comment, which will not form the basis of a compliance determination. The comment is offered as a suggestion for strengthening the comprehensive plan:

> The City has committed to following the guiding principles set forth in the *FINAL Basin Management Action Plan: Rainbow Springs Group and Rainbow Springs Group Run, December 2015* (BMAP). The guiding principles will be used when developing new projects within the City's authority and to continue to communicate and coordinate necessary actions with regard to BMAP implementation. The City might consider reflecting this commitment in the comprehensive plan by:
>
> - Modifying Objective 7 of the Conservation Element to express the City's commitment to the strategies and management actions set forth in the BMAP to achieve the targeted reductions in nitrogen loading to Rainbow Springs Group and Rainbow Springs Group Run, and
>
> - Updating the five-year schedule of capital improvements to include those stormwater and wastewater projects listed in Tables 12 and 14 of the BMAP that are identified as City-led, have not yet started, and are to be completed by 2020. For example, the schedule would include the one stormwater and two wastewater service area expansion projects (Nos. R050, R053, and R054 in BMAP Tables 12 and 14, respectively). Based on the ranking criteria proposed in new Policy 1.4 in the Capital Improvements Element,

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

these projects might be ranked in the schedule as second priorities, behind those required to address health and safety concerns.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that section 163.3184(4)(e)1., F.S., provides that if the second public hearing is not held within 180 days of your receipt of the Department of Economic Opportunity report, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department of Economic Opportunity and any affected party that provided comment on the amendment. For your assistance, we have enclosed the procedures for final adoption and transmittal of the comprehensive plan amendment.

If you have any questions related to this review, please contact Mark Yelland by telephone at (850) 717-8517 or by email at Mark.Yelland@deo.myflorida.com.

Sincerely,

Taylor Teepell, Director
Division of Community Development

TT/my

Enclosures: Agency Comments; Procedures for Submitting Adopted Comprehensive Plan Amendments for State Coordinated Review.

cc: Eddie Esch, City Manager, City of Dunnellon
Lonnie Smith, IT/Community Development, City of Dunnellon
Kenneth B. Metcalf, AICP, Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.
Scott R. Coons, AICP, Executive Director, North Central Florida Regional Planning Council

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR STATE COORDINATED REVIEW

Section 163.3184(4), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the Department of Economic Opportunity and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ Department of Economic Opportunity identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format;

_____ In the case of future land use map amendment, an adopted future land use map, **in color format,** clearly depicting the parcel, its existing future land use designation, and its adopted designation;

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for state coordinated review:

> The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the Department of Economic Opportunity posts a notice of intent determing that this amendment is in compliance. If timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Economic Opportunity.

_____ List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity to the ORC report from the Department of Economic Opportunity.

Harris, Donna

From: Ray, Suzanne E. <Suzanne.E.Ray@dep.state.fl.us>
Sent: Wednesday, May 04, 2016 12:24 PM
To: Eubanks, Ray; DCPexternalagencycomments
Subject: Dunnellon 16-1ER Proposed

To: Ray Eubanks, Plan Review Administrator

Re: Dunnellon 16-1ER – State Coordinated Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Feel free to contact me at Suzanne.e.ray@dep.state.fl.us or (850) 717-9037 for assistance or additional information. Please send all amendments, both proposed and adopted, to plan.review@dep.state.fl.us or

Florida Department of Environmental Protection
Office of Intergovernmental Programs, Plan Review
2600 Blair Stone Rd. MS 47
Tallahassee, Florida 32399-2400

Southwest Florida
Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
WaterMatters.org

An Equal Opportunity Employer

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office
6750 Fruitville Road
Sarasota, Florida 34240-9711
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office
7601 U.S. 301 North (Fort King Highway)
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

Michael A. Babb
Chair, Hillsborough
Randall S. Maggard
Vice Chair, Pasco
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Secretary, Pinellas
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Treasurer, Hillsborough, Pinellas
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Charlotte, Sarasota
Kelly S. Rice
Citrus, Lake, Levy, Sumter

Robert R. Beltran, P.E.
Executive Director

April 27, 2016

Mr. Eddie Esch
City Manager
City of Dunnellon
20750 River Dune
Dunnellon, Florida 34431

Subject: **City of Dunnellon 16-1ER**

Dear Mr. Esch:

The Southwest Florida Water Management District (District) has completed its review of the referenced plan amendment. The following technical assistance comments are offered for your consideration:

Regional Water Supply

1) The plan amendment contains updates in response to statutory provisions, but does not appear to include ones for the water supply facilities work plan (work plan). Statutory language calls for the adoption of the work plans within 18 months of the Regional Water Supply Plan's (RWSP) approval date (i.e., November 2015) or by May 2017. To assist with this effort, the District will soon make available summarized, community-based RWSP information. A notification concerning information availability is to be released sometime in early summer. Should you have additional questions regarding this, please follow up with me.

Wetlands and Other Surface Waters

2) The plan amendment includes a number of policies benefitting the Rainbow River Spring system. The District is pleased to see this level of commitment to resource protection. As you may recall, the resource is the subject of an ongoing stakeholder effort. An updated Rainbow management plan was approved in November 2015, with the objective of improving the resource's water clarity, submerged aquatic coverage, minimum flows and reducing nitrate concentrations. There are currently 35 stakeholder projects under way, and four proposed for the future to address resource issues. Two recently completed projects include the North Water Quality Monitoring and Village of Rainbow Springs Stormwater Retrofit.

Floodplains and Floodprone Areas

3) No comments.

Thank you for this opportunity to participate in the review process. Please provide the District with a copy of the adopted amendment, including any supporting data and analyses. If you have any

questions or require further assistance, please do not hesitate to contact me at (352) 796-7211, extension 4407, or trisha.neasman@watermatters.org.

Sincerely,

Trisha Neasman

Trisha Neasman, AICP
Planning Lead

TN

cc: Ray Eubanks, DEO
Kenneth Metcalf, Stearns Weaver
Terri Behling, SWFWMD
Suzanne Ray, DEP
Chris Anastasiou, SWFWMD

Florida Department of Transportation

RICK SCOTT
GOVERNOR

719 S. Woodland Boulevard
DeLand, Florida 32720-6834

JIM BOXOLD
SECRETARY

April 28, 2016

Lonnie Smith
City of Dunnellon
20750 River Drive
Dunnellon, Florida 34431

Sent Via Email

SUBJECT: **EAR BASED AMENDMENTS**
LOCAL GOVERNMENT: **CITY OF DUNNELLON**
DEO #: **16-1 EAR**

Dear Mr. Smith:

The Department of Transportation has completed its review of the above Comprehensive Plan Amendment, as requested in your memorandum dated April 1, 2016. We appreciate the opportunity to participate in this review process and we offer our comments attached with this letter.

The transmitted amendment is based on the City's Evaluation Notice Letter (EAR-based Amendments). The amendment contains proposed EAR-based amendments and supporting supplemental data and analysis. Notably, the amendment package includes repealing transportation concurrency to promote economic development. While this approach is permitted by Florida Statutes, the Department recommends that the City adopt a mobility plan, mobility policies, and a funding mechanism for transportation improvements to replace the concurrency requirements. Without a plan and funding mechanism, the proposed EAR-based amendments could adversely affect US 41, which is a State Highway System (SHS) facility. The comments and recommendations are intended to help the city increase mobility options and decrease potential impacts to the SHS facilities. The Department also recommends removing remaining references to concurrency to ensure internal consistency within the comprehensive plan.

If you have any questions, please contact Todd Davis at 386-943-5422 or by e-mail at Todd.Davis@dot.state.fl.us.

Sincerely,

Heather S. Garcia

Heather S. Garcia
Planning & Corridor Development Manager

Attachment

C: Christopher Rison, Marion County
Samuel Martsolf, Marion County
Dana Reiding, FDOT
Carmen Monroy, FDOT
Sherry Spiers, DEO
D. Ray Eubanks, DEO
Sandra Joseph, NCFRPC

File: H:\OOC\Planning\Growth Management\CPA Project Files\Dunnellon_ Marion\Review\2016\16-1 EAR\Proposed\Dunnellon_16-1EAR_Cvrltr.Doc

COMPREHENSIVE PLAN AMENDMENT PROPOSED REVIEW COMMENTS

Local Government:	City of Dunnellon
DEO Amendment #:	16-1 EAR
Date Amendment Received FDOT:	4/1/2016
Review Comments Deadline:	5/5/2016
Today's Date:	4/28/2016

GENERAL BACKGROUND INFORMATION:

The City of Dunnellon transmitted the 16-1 EAR comprehensive plan amendment package containing the City's Evaluation and Appraisal Report (EAR) based amendments along with supporting data and analysis to the Florida Department of Florida (FDOT) for review.

The City of Dunnellon submitted an Evaluation Notice letter to the Department of Economic Opportunity on November 19, 2014, specifying evaluation-based amendments that should be adopted by the City. The City revised the Evaluation Notice letter, prepared the draft evaluation-based amendments and presented the draft amendments to the Dunnellon Planning Commission on February 19, 2016. The Local Planning Agency, held a public hearing to consider the proposed amendments on February 19, 2016. The Dunnellon City Council held a transmittal hearing on March 14, 2016 and voted to transmit the amendment to the state land planning agency for review.

AMENDMENT 1: **EAR Based Amendments**

Elements: Future Land Use, Traffic Circulation, Public Facilities, Aquifer Protection, Conservation, Recreation and Open Space, Housing, Historic Preservation, Intergovernmental Coordination, Capital Improvements

Statutory Reference: Chapter 163.3177, F.S., Required and Optional Elements of the Comprehensive Plan
Chapter 163.3184, F.S., Process for Adoption of Plan Amendment

Background:

The transmitted amendment package contains general changes to the comprehensive plan and specific amendments to each element. General amendments bring the plan and associated documents into compliance with existing Florida Statutes by addressing statutory changes, delete references to repealed 9J-5 Florida Administrative Code, amending references to the Department of Community Affairs, updating dates that have lapsed or are no longer applicable, and removing language with specific requirements that would be better implemented in the land development regulations.

Additionally, the amendment package contains amendments specific to comprehensive plan data and analysis or specific goals, objectives, and policies within a comprehensive plan element. Those changes are categorized by comprehensive plan element and documented below.

Future Land Use Element

The data and analysis supporting the Future Land Use Element is updated to include revised population and housing projections, revised maps and data sets, an evaluation of land use need, and an evaluation of airport compatibility criteria.

COMPREHENSIVE PLAN AMENDMENT PROPOSED REVIEW COMMENTS

Local Government:	City of Dunnellon
DEO Amendment #:	16-1 EAR
Date Amendment Received FDOT:	4/1/2016
Review Comments Deadline:	5/5/2016
Today's Date:	4/28/2016

Future Land Use Element policies were updated to include an urban sprawl analysis policy for future land use map amendments as established by Chapter 163, Florida Statutes. The amendment package contains corresponding policies in the Public Facility Element and the Capital Improvements Element to require consideration of this urban sprawl analysis in prioritizing capital improvements. The amendment clarifies the permissible percentage of each use within the mixed-use future land use category, but does not increase the development potential of any future land use district. The amendment package does not propose any amendments to the Future Land Use Map; however, the future land use map does exclude one parcel that was incorrectly included on the previous Future Land Use Map.

Traffic Circulation Element

The transmitted amendment includes updated data and analysis supporting the Transportation Element. This update includes revised data sets with roadway characteristics, updated data with existing and projected level of service (LOS) conditions based on the Marion County Transportation Planning Organization (TPO) 2035 Long Range Transportation Plan (LRTP). The data and analysis assesses removing transportation concurrency and incorporates an Existing Traffic Circulation Map documenting the roadway network.

The data and analysis indicates the functional classification of US 41, CR 484, and CR40 as arterials or collector facilities in the Existing Transportation Map, which was determined by FDOT. The City relies on the Marion County TPO's LRTP for roadway planning. The current 2035 LRTP is in the process of being updated. In both the 2035 and the updated 2040 LRTPs, the TPO's 5-Year Transportation Improvement Program (TIP) includes one city transportation project. This project, which is scheduled for construction in 2020, widens US 41 from two lanes to four lanes from SW 111th Place to SR 40. Neither the 2035 LRTP nor the 2040 LRTP provide existing and projected level of service conditions for all collectors and arterial roadways in the City of Dunnellon. The Marion County TPO does not record traffic counts on all collector and arterial segments within the City. The City has identified this data deficiency and has indicated that it affects planning for long term transportation needs and implementation of transportation concurrency. The City notes that the roadway network was originally planned on a traditional, grid system of local roads, which provides connectivity between neighborhoods.

Because of the limitations on data and the difficultly implementing concurrency, the amendment package proposes removing transportation concurrency by amending Policy 1.1 and deleting Policies 1.2, 1.3 and 1.4. Rather than requiring LOS "C", the City proposes to utilize LOS "C" as a general guide for the purpose of coordinating with the TPO on transportation improvements. The City has removed LOS standards and transportation concurrency for regulatory purposes. Policy 1.1 identified US 41 from Powell Road to North City Limits as a backlogged facility, which affected development potential along the US 41 corridor, but has proposed removing this language from the plan. US 41 is a State Highway System (SHS) facility that

COMPREHENSIVE PLAN AMENDMENT PROPOSED REVIEW COMMENTS

Local Government:	City of Dunnellon
DEO Amendment #:	16-1 EAR
Date Amendment Received FDOT:	4/1/2016
Review Comments Deadline:	5/5/2016
Today's Date:	4/28/2016

currently operates at LOS "C" or better within the City. The segments within the City are anticipated to operate at LOS "D" over the 2040 planning horizon.

Infrastructure Element and Public Facilities Element
The Infrastructure Element was removed and replaced with the Public Facilities element. The Public Facilities Element data and analysis outlines the goals, objectives and policies for existing and planned water and sewer facilities.

Capital Improvements Element
The capital improvements element provides policies to prioritize capital improvements to discourage urban sprawl, includes revised tables summarizing LOS standards, a revised financial feasibility analysis, and evaluates project prioritization and the relationship to urban sprawl goals. The City has also adopted the Marion County TPO Five-Year Transportation Improvement Plan by reference in Policy 2.3.

Review Comments:
The City has proposed removing transportation concurrency from the comprehensive plan, which is permitted by Florida Statutes (F.S. 163.3180). The City has not proposed a method to evaluate future land use amendments for transportation impacts or identified a way to prioritize and pay for transportation improvements. Section 163.3180(5)(i), F.S. indicates that, "if a local government elects to repeal transportation concurrency, it is encouraged to adopt an alternative mobility funding system." The US 41 roadway is a State Highway System (SHS) facility, which is currently operating at a LOS C and is anticipated to operate at LOS D at the 2040 planning horizon. The proposed amendments do not include a method or standard to evaluate or mitigate potential impacts of a proposed land use amendment that could generate a significant number of trips, other than a legislative decision.

The removal of transportation concurrency requires amendments to related comprehensive plan policies that reference adopted LOS requirements. While several policies have been amended, the following policies contain references to adopted LOS requirements:

- Future Land Use Element Policy 5.4 requires the City to seek and implement coordinating mechanisms with Marion County through interlocal agreements when development proposals impact roadway level of service. The revised EAR notification letter dated February 19, 2016 indicates that if the City chooses not to implement optional transportation concurrency, it should amend Policy 5.4 to remove references to roadway level of service.

- Transportation Element Policy 2.4 requires the use of alternative access management techniques on US 41 and CR 484 to control access and preserve level of service.

COMPREHENSIVE PLAN AMENDMENT PROPOSED REVIEW COMMENTS

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- Capital Improvements Element Policy 3.3.2.3 – Concurrency Determination Procedures provides the procedure for making a concurrency determination. This policy includes the determination procedure for determining roadway concurrency.

- Intergovernmental Coordination Element Policy 3.6 requires the City to review Marion County and Citrus County comprehensive plans and plan amendments to ensure that future development does not result in a lowering in the level of service of roadways within the City.

Florida Statutes require that the transportation element address traffic circulation including types, locations, and the extent of existing and proposed transportation routes including bicycle and pedestrian ways. Recreation and Open Space Policy 3.1 requires new development to include bicycle facility connections to parks and schools where the development is adjacent to existing or proposed bicycle facilities identified on the Proposed Trails and Greenways Map and Draft Recreational Trails Map. The City could consider adding a similar policy to the transportation element to facilitate bicycle and pedestrian connections between residential, commercial, and mixed-use land uses to enhance multi-modal mobility within the City. This could provide residents with safe, convenient and healthy alternative mobility options for meeting their daily needs.

Recommendations:
The Department recommends that the City develop a Multimodal Mobility Plan to accompany the Comprehensive Plan. The mobility plan could guide the future mobility initiatives of the City. Though the City is relying on the TPO for many of the major roadway improvements, the City could incorporate the following components into the comprehensive plan to enhance mobility and safety.

- Adopt Policies to create complete streets that include improvements like sharrows and sidewalks on local streets.
- Adopt policies that promote bicycle and pedestrian mobility options in the city
- Adopt a method of measuring impacts of development proposals to the existing transportation system and provide appropriate mitigation.

A mobility plan and associated policies could also complement the existing grid street network and the city's future land use designations that allow a mixed of uses. Florida Statutes encourage the adoption of an alternative mobility funding system, if a local government elects to repeal transportation concurrency. Methods of funding transportation improvements could be included within other Capital Improvement Projects, like maintenance of streets or replacement of existing infrastructure (i.e. water or sewer). Additionally, educational resources are available for creating an alternative funding system and the Department is available to coordinate with the City in developing such a system.

FDOT Contact:	Todd Davis, P.E. FDOT District 5 (In-house Consultant) Project Manager	Reviewed by:	Nick Lepp, AICP Renaissance Planning Group
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File:	H:\OOC\Planning\Growth Management\CPA Project Files\Dunnellon_ Marion\Review\2016\16-1 EAR\Proposed\Dunnellon_16-1EAR_Review.docx		

COMPREHENSIVE PLAN AMENDMENT PROPOSED REVIEW COMMENTS

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Since the City has elected to repeal transportation concurrency, the Department recommends removing policies or portions of policies that relate to implementing or monitoring transportation concurrency.

The FDOT respectfully requests a copy of the adopted plan. Please provide within two weeks of adoption in order to assist in facilitating review within the required 30-day time frame from adoption, as required by Statute (State Coordinated Review Process Section 163.3184(4) and (5), Florida Statutes).

FDOT Contact:	Todd Davis, P.E. FDOT District 5 (In-house Consultant) Project Manager	Reviewed by:	Nick Lepp, AICP Renaissance Planning Group
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File:	H:\OOC\Planning\Growth Management\CPA Project Files\Dunnellon_ Marion\Review\2016\16-1 EAR\Proposed\Dunnellon_16-1EAR_Review.docx		

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April 29, 2016

Mr. Lonnie Smith, IT/Community Development
City of Dunnellon
20750 River Drive
Dunnellon, FL 34431

RE: Regional Review of City of Dunnellon Comprehensive Plan Draft Amendment

Dear Mr. Smith:

At its regularly scheduled meeting held April 28, 2016, the Council reviewed the above-referenced item. Subsequent to their review, the Council voted to adopt the enclosed report.

If you have any questions concerning this matter, please do not hesitate to contact Steven Dopp, Senior Planner of the Planning Council's Regional and Local Government Programs staff, at 352.955.2200, extension 109.

Sincerely,

Scott R. Koons, AICP
Executive Director

Enclosure

xc: Ray Eubanks, Florida Department of Economic Opportunity
Sherry Spiers, Florida Department of Economic Opportunity

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FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01

Regional Planning Council: North Central Fl
Review Date: 4/28/16
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 81
Local Government: City of Dunnellon
Local Government Item No.: Not Provided
State Land Planning Agency Item No.: 16-1ER

Date Mailed to Local Government and State Land Planning Agency: 4/29/16 (estimated)

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

The City is amending the text and the Future Land Use Plan Map of the City Comprehensive Plan based on an evaluation completed by the City to reflect changes in state requirements pursuant to Section 163.3191, Florida Statues. More specifically, the amendment amends the text of the Land Use Element; the Traffic Circulation Element; the Housing Element; the Public Facilities Element; the Conservation Element; the Recreation and Open Space Element; the Intergovernmental Coordination Element; and the Capital Improvements Element. The Infrastructure Element is deleted while a Historic Preservation Element and an Aquifer Protection Element are added. In addition to the Future Land Use Map, other maps are either deleted or amended (see attached excerpts).

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

The City is bisected by U.S. Highway 41 and County Road 40 both of which are identified in the Withlacoochee Strategic Regional Policy Plan as Regional Transportation Facilities. Additionally, both the Rainbow and Withlacoochee Rivers, as well as Rainbow Springs, are located within the City. Both rivers as well as Rainbow Springs are identified and mapped as Natural Resources of Regional Significance in the Withlacoochee Strategic Regional Policy Plan. Nevertheless, significant adverse impacts are not anticipated to facilities or Natural Resources of Regional Significance as the amendment does not result in a significant increase in allowable density or intensity of use.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

The City Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjacent local governments.

Request a copy of the adopted version of the amendment?

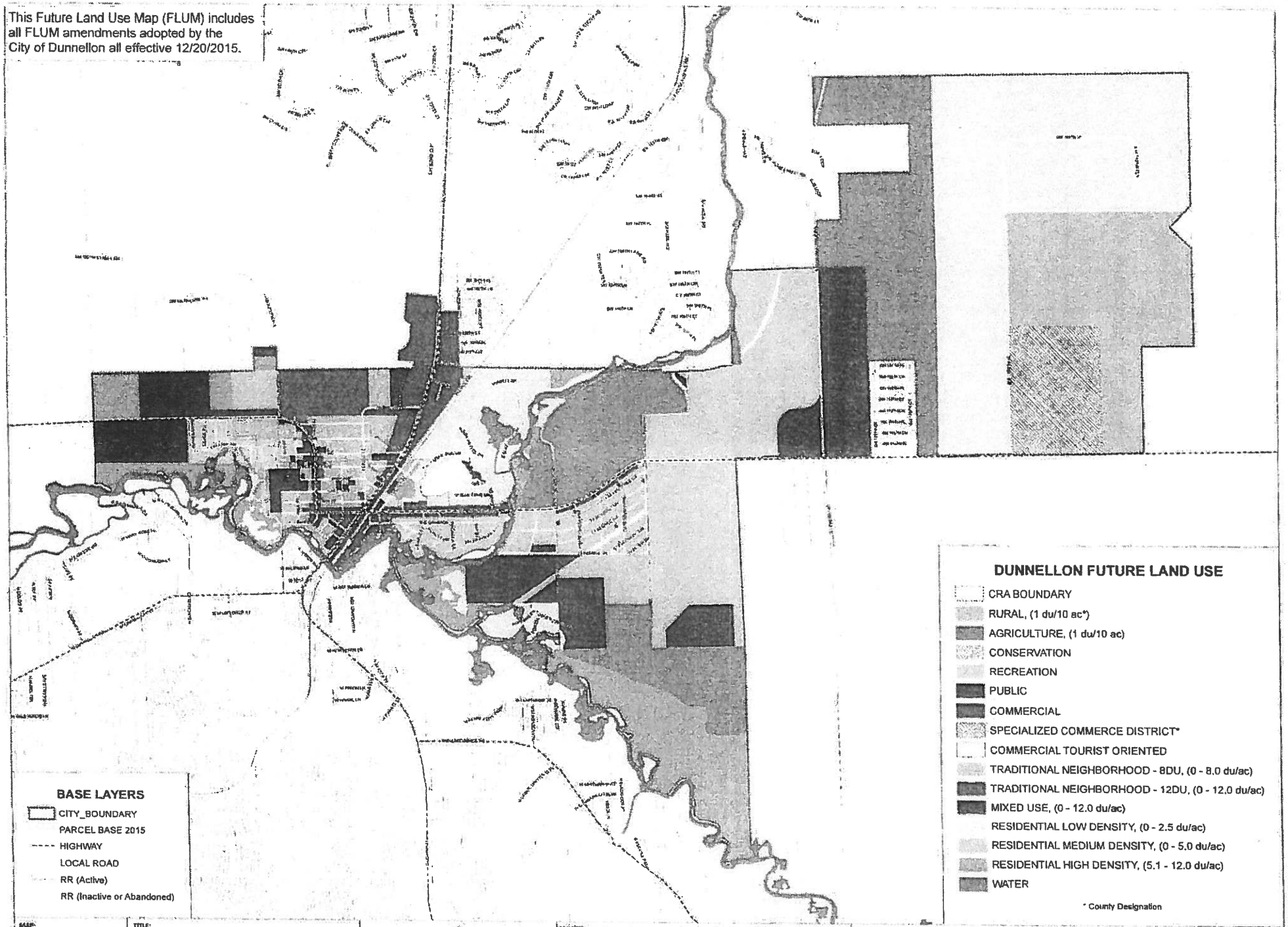
Yes ___X___	No _____
Not Applicable	_____

It is recommended that these findings be forwarded to the City and the Florida Department of Economic Opportunity.

Council Action: At its April 28, 2016 meeting, the Council voted to adopt this report.

EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT

This Future Land Use Map (FLUM) includes all FLUM amendments adopted by the City of Dunnellon all effective 12/20/2015.



MAP: 1

TITLE: FUTURE LAND USE MAP

DATE:

BY: CP Smith

1:10,000

PROJECT: CITY OF DUNNELLON

GIS DATA SOURCES:
Dunnellon_FLU_Rev BT.shp, May, 2008,
Proposed Future Land Use Map, Oct.14, 2008; Adopted Ordinance 2008-1.
Florida Department of Revenue, Parcel GIS, 2015.
Marion County GIS, Road Centerlines, 04/16/2015.

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~~Maps~~

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FUTURE LAND USE ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOAL

Through the provision of appropriate land uses, promote, protect and improve the public health, safety, and welfare of Dunnellon's residents, while maximizing economic benefits and minimizing threats to natural and man-made resources.

Objective 1:

The Future Land Use Map (FLUM) depicts the land use categories that are permissible in the City. The following policies establish the uses, densities, and intensities that are depicted on the FLUM. The City specifically intends that all development shall be consistent with the uses, densities, and intensities described below and shown on the FLUM.

Policy 1.1:

The low-density residential land use category allows single-family dwelling units and customary residential accessory uses. The maximum density is 2.5 dwelling units per gross acre. The maximum impervious surface is forty-five (45) percent. Buildings shall not exceed forty (40) feet in height.

Policy 1.2:

The medium density residential land use category allows single-family dwelling units and customary residential accessory uses. The maximum density is 5.0 dwelling units per gross acre. The maximum impervious surface is fifty (50) percent. Buildings shall not exceed forty (40) feet in height.

Policy 1.3:

The high-density residential land use category allows multifamily dwelling units and customary residential accessory uses. Multifamily structures shall have at least two dwelling units per building. The minimum density is 5.1 dwelling units per gross acre and the maximum density is 12.0 units per gross acre. The maximum impervious surface is fifty (50) percent. Buildings shall not exceed forty (40) feet in height. Multifamily development shall be located to provide direct access to a collector road where available.

Policy 1.4:

The commercial land use category includes uses such as retail, entertainment, eating establishments, offices, medical facilities, personal services, trade services, wholesale and discount establishments, storage facilities, lodging establishments, recreational vehicle parks, fueling facilities, rental establishments, religious facilities, and facilities for repair and

the Institute of Transportation Engineers trip generation book or a similar, professionally acceptable source.

Policy 1.6:
The mixed-use land use category includes the following uses: residential, neighborhood scale commercial~~, neighborhood scale office, artisan uses, personal service, civic, cultural~~/office uses (includes retail, financial services, professional services, personal services, restaurants, transient lodging, and bed and breakfast establishments), and institutional uses (including schools, civic, cultural~~, religious facilities and similar uses~~), recreational vehicle parks. The following location and design standards apply:

A. A development shall contain at least three (3) of the permissible uses within the following ranges measured by acreage: Residential uses or recreational vehicle parks (40-80%), commercial uses (10-50%) and institutional (5-10%).
B. A development site with ten (10) or more acres may have community scale commercial or office uses.
C. Where neighborhood scale development is proposed, no individual building shall exceed 3,000 square feet. The maximum height for buildings used for neighborhood scale development is forty (40) feet.
D. Where community scale development is proposed, no individual building shall exceed 30,000 square feet.
E. The maximum residential density is twelve (12) units per gross acre.
F. The maximum impervious surface in a mixed-use development is sixty-five (65) percent.
G. All development shall be designed to ensure compatibility with adjacent development, based on concepts such as transition of building height, buffering, building orientation, and location and design of site features such as parking, outdoor lighting, and equipment.
H. All uses, including accessory structures, mechanical and service equipment, and utility structures shall be integrated with the design of the principle building. Mechanical, service, and utility equipment shall be screened.
I. When an amendment to the Future Land Use Map is proposed to apply the mixed-use land use category, a minimum of ~~ten (10)~~five (5) acres is required.
J. A recreational vehicle park shall be subject to specific design standards to ensure compatibility and safe layout of vehicle sites and amenities. The maximum density of RV sites within a park is twelve (12) sites per gross acre.

Policy 1.7:
The public land use category includes ~~public~~ schools, government offices, public works buildings and yards, community centers, and similar uses typically owned or operated by public agencies. The maximum building height is forty (40) feet.

C. Lawfully existing nonconforming structures, and structures devoted to nonconforming uses, which are involuntarily damaged by terrorist acts, accidental fires, or natural disasters may be rebuilt to their original nonconforming condition, even if damages exceed 50 percent of the property appraiser's assessed value prior to reconstruction or repair.

D. Properties subject to the floodplain regulations shall adhere to those regulations.

Policy 4.2:

A legal nonconforming use may continue, or be resumed if destroyed, if it is not enlarged, increased, or extended to occupy a greater area. A legal nonconforming use that is voluntarily abandoned for a specific period of time set by the land development regulations shall lost its nonconforming status, and any future use of the property must be in conformity with this Plan and the land development regulations.

Objective 5:

It is the City of Dunnellon's objective to ~~control~~ discourage urban sprawl, through its comprehensive plan, amendments to the comprehensive plan, ~~and~~ implementation of land development regulations, which provide specific criteria for development~~, such criteria shall encourage infill and redevelopment within the city and ensure provision of adequate urban services within the city to meet adopted levels of service standards concurrent with the impacts of development. Additional actions towards reduction of urban sprawl shall include: Interlocal agreements with Marion County on annexation areas and adjacent development approved by the county.~~ , and through interlocal agreement and other coordination mechanisms with Marion County.

Policy 5.1:

Applicants for large scale-future land use map amendments shall submit an evaluation to demonstrate that the proposed amendment discourages urban sprawl, based on the criteria set forth in Chapter 163, Florida Statutes, when any of the following conditions occur:

A. The property is not contiguous on at least 50% of its boundary to parcels with existing residential, commercial or industrial development;

B. The property is not proposed for a future land use category that is equal to or greater in allowable density or intensity as compared to the average density or intensity on adjacent developed parcels;

C. The property is not proposed for a future land use category that is equal to or greater in allowable density or intensity as compared to the average density or intensity allowed by the Future Land Use Map designation on adjacent developed parcels;

D. The property is not served by central water or sewer at time of application and its nearest boundary is more than a half-mile from existing water or existing sewer; o

E. The property requires capacity improvements or other capital improvements to achieve adequate water or sewer service.

An application that exhibits one or more of the conditions above does not necessarily mean that it fails to discourage urban sprawl, but rather that it warrants more comprehensive review to demonstrate that it discourages urban sprawl. An applicant can demonstrate that an amendment discourages urban sprawl by analyzing the extent to which the applicant triggers the 13 indicators of urban sprawl set forth in Section 163.3177(6)(a)9.a. Florida Statutes, taking into account the context of the area. An applicant can also demonstrate that the plan amendment discourages urban sprawl based on the criteria set forth in Section 163.3177(6)(a)9.b. Florida Statutes. The City shall review the Application and make finding of facts determining whether the plan amendment discourages urban sprawl. At its discretion, the City may also conduct an evaluation of a plan amendment application which does not trigger an evaluation by the applicant based on the criteria in this policy.

Policy 5.2:
Proposed plan amendments for land uses which are more intense than those designated on the adopted Future Land Use Map shall be required to ~~provide urban services~~ extend water and sewer service and sewer service at adopted levels of service at the developer's expense, in addition to demonstrating consistency with the adopted comprehensive plan, as required by ~~s.~~ Section 163.3194, ~~F.S.~~ Florida Statutes.

Policy ~~5.2~~ 5.3:
Extension of services within the Dunnellon City Limits shall be consistent with the prioritization policies set forth in the Capital Improvements Element. Service agreements shall be required in order to extend services to unincorporated areas or proposed annexation areas and shall demonstrate the will be fiscally advantageous to the City and will discourage urban sprawl. This does not prohibit extension of services to unincorporated areas where needed to ensure protection of public health and safety.

~~**Policy 5.3:**~~
~~The City shall implement specific annexation policies which ensure annexation does not contribute to urban sprawl, including requiring that city services provide service to existing developed areas within the City prior to extension of services outside the city to discourage leapfrog development. Annexation proposals shall not be approved unless consistent with adjacent land use within the city, availability of public facilities and preventing leapfrog development.~~

Policy 5.4:

The City shall continue to seek and implement coordinating mechanisms with Marion County in order to control urban sprawl outside City limits. Such coordination shall include Interlocal agreements for: joint development review of proposals outside city limits, including DRIs, which impact roadway level of service, future land use designations for adjacent lands, and proposed road improvement plans for US 41 and the extension of sewer on the Rainbow River.

Policy 5.5:
Develop an Interlocal agreement with Marion County to increase coordination during subsequent updates of ~~the~~ both comprehensive plans in order that the City play an increasing role in the planning of areas directly outside City limits, and which hold potential for annexation.

Policy 5.6:
The land development regulations shall contain design standards to control and minimize the negative impacts of strip commercial development.

Objective 6:
Designate land use categories on the Future Land Use Map to meet the short term and long term needs of the community in a manner consistent with the policy direction set forth in the elements of the Comprehensive Plan. All proposed amendments to the comprehensive plan, including amendments to the Future Land Use Map, shall meet the criteria in the following policies.

Policy 6.1:
The City of Dunnellon adopts two planning periods for the purposes set forth in the Comprehensive Plan. The short term planning period shall be five years, and the long range planning period shall be approximately twenty years, allowing for adjustment to coincide with decade or mid-decade years (i.e., 2035, 2040, etc) to maximize coordination with other agency plan updates. The short term planning period shall be utilized primarily for capital improvements planning to meet the immediate needs for the community as addressed in the Capital Improvements Element. The long range planning period shall be utilized to determine land use allocations based on population demand and other community needs and to appropriately plan for associated long term transportation, infrastructure and schools needs in coordination with Marion County, the Florida Department of Transportation, the Southwest Florida Water Management District and the Marion County School District. Population projections shall be updated at a minimum during each evaluation-based, comprehensive plan amendment cycle pursuant to Section 163.3191, Florida Statutes.

Policy 6.2:
The City of Dunnellon shall allocate sufficient residential and non-residential land uses to support community needs through the 20-year planning period. The population projections shall be based on the medium population projections published by the Office of Economic and

Demographic Research for Marion County and shall consider scenarios to achieve an In evaluating long term community needs, the City recognizes the following guiding principles:

A. Support a diversity of residential housing types and products and allow for the operation of real estate markets as set forth in Section 163.3177(6)(a), Florida Statutes.
B. Encourage job creation, economic diversification and capital investment from the private sector to achieve and sustain a healthy local economy.
C. Provide opportunities for diverse growth within the City to discourage urban sprawl beyond the City corporate boundaries.

Policy 6.3
Demonstrate that the proposed uses ~~are appropriate~~ as allowed by the land use category are suitable for the property, considering potential impacts on natural resources and environmentally sensitive lands. If an amendment is proposed for land within 500 feet of a wetland, shoreline, sinkhole, or geologic feature, the amendment shall be accompanied by a geophysical analysis with at least the following information: the characteristics of on-site soils; locations of geologic features including sinkholes, depressions, and swallets; depth of the water table; location of the Floridian Aquifer relative to ground surface and thickness and extent of the bedrock or other confining layers over the aquifer.

Policy ~~6.2~~ 6.4:
Where a geophysical analysis confirms a direct connection to the aquifer, a comparative nitrate loading analysis shall be prepared by a licensed professional geologist using professionally acceptable methodology based on the designation on the Future Land Use Map at the time of the proposed amendment versus the proposed land use designation, considering the maximum intensity possible under the proposed land use designation. The analysis must demonstrate that there is no measurable net increase in nitrate loading to groundwater.

Policy 6.3 6.5:
Demonstrate that the uses permissible in the proposed land use category are able to be developed consistent with the city's codes implementing applicable Best Management Practices and the specific requirements set forth in the Conservation Element.

~~**Policy 6.4:**~~
~~Demonstrate that the proposed land use category is the least intensive category that will meet a clearly demonstrated need for the use.~~

Objective 7:

~~The following policies are retained in the Future Land Use Element until the remainder of the comprehensive plan is updated. At such time as the remainder of the comprehensive plan is updated, the policies will be relocated and revised as needed.~~

Siting of public uses shall be coordinated in a manner consistent with the policy direction set forth in the elements of the Comprehensive Plan and in accordance with state and federal regulations, to the extent applicable.

~~*Recommended for inclusion in the Public School Facilities Element when it is adopted.*~~

Policy 7.1:

Future siting of public facilities and services shall maximize efficiency, while minimizing financial costs. Soil suitability, sinkhole potential and setbacks from wetlands shall determine approval or denial of all future public facilities and services.

~~*Recommended for relocation to the Infrastructure Element when it is updated.*~~

Policy 7.2:

The City of Dunnellon shall encourage to the extent possible the location of schools based on the following criteria:

A. proximity to urban residential areas, particularly for elementary schools;
B. proximity to existing or planned public facilities, such as parks, libraries, and community centers;
C. ~~Location~~location of elementary schools along local or collector streets;
D. ~~Location~~location of middle and senior high schools near arterial streets;
E. ~~Location~~location of lands contiguous to existing school sites;
F. ~~Avoidance~~ avoidance of school siting in environmentally sensitive areas;
G. ~~Avoidance~~ avoidance of school siting in any area where the nature of existing or proposed adjacent land uses would endanger the safety of students or decrease the effective provision of education; and
H. ~~Avoidance~~ avoidance of school siting in any area where the proposed school facility would be incompatible with surrounding land uses~~.~~, including but not limited to, airport hazard zones, airport clear zones and airport noise compatibility zones.

Objective 8:

The City of Dunnellon shall prohibit land uses and development that are defined as incompatible with normal airport operations at the Dunnellon Airport.

Policy 8.1:

The City of Dunnellon shall coordinate with Marion County to execute an interlocal agreement or formulate a Joint Airport Zoning Board by January 1, 2017 to ensure that decision-making by both jurisdictions are adequately coordinated regarding Marion County airport planning and Dunnellon land use and transportation planning.

~~*Recommended for relocation to a Historic Preservation Element during further updates to the comprehensive plan. Other policies pertaining to historic preservation should be consolidated into a new Historic Preservation Element.*~~

~~**Policy 7.3:**~~
~~In order to protect its historic structures, the City has recently had its Historic District nominated to the National Register of Historic Places. However, this nomination only limits alterations to structures, which are receiving federal and state funds. Therefore, the City shall enforce an historic preservation ordinance which:~~

~~Provides for an historical preservation board, with the responsibility to direct and supervise development of the Historic District and any additional individual buildings with historical status. The Board shall also be responsible for coordinating with the State Division of Historic Resources, as well as providing property owners with information, such as federal taxes and other benefits available under National Register status.~~

~~Provides criteria for redesign, maintenance, alteration, demolition, and relocation of historical buildings so that historic character is not diminished.~~

~~Provides a sign ordinance specific to the historic district.~~

~~Regulates replacement of physical features such as streetlights, street signs, fences, and utility poles to promote compatibility with the historic district.~~

~~Administers enforcement procedures and public hearings for review.~~

~~Contains procedures for establishing new boundaries and monitoring construction in the existing district.~~

~~Protects archaeological sites from disturbance and destruction, by prohibition of development on or in such close proximity to archaeological site 8MR95 as to destroy its substance or character, and requires that archaeologically significant sites that might be discovered in the future in Dunnellon be left intact and immediately reported to the City administration to initiate the preservation process.~~ *(MOVED TO HISTORIC PRESERVATION)*

~~**Policy 7.4:**~~
~~The City shall review and amend the land development regulations to eliminate zoning or other conflict with the historic preservation ordinance.~~

Policy ~~7.5~~8.2:

TRAFFIC CIRCULATION ELEMENT
GOALS, OBJECTIVES AND POLICIES

GOAL

The goal of transportation planning for the City of Dunnellon is to provide a safe, convenient, and efficient traffic circulation system for both resident and visitors.

Objective 1:

Throughout the planning period, the City will enforce requirements as set forth in the Land Development Code to support the establishment of a safe, efficient transportation network for motorized and non-motorized vehicles and for pedestrians.

Policy 1.1: ~~The following peak hour level of service standards are adopted to ensure adequate traffic flow in Dunnellon:~~

The City shall utilize level of service (LOS) "C" as a general guide for the purpose of coordinating with the TPO on short and long range transportation improvements. In order to encourage urban infill and economic development, the City shall not implement transportation concurrency or adopt LOS standards for regulatory purposes. This policy does not limit the City's ability to consider legislative decision in approving or denying comprehensive plan amendments.

~~US 41 from Powell Rd. to North City Limits Maintain & Improve (Backlogged)~~
~~Other principal arterials and collector roads — LOS C~~

~~**Policy 1.2:** In order to ensure that the FDOT standards for the backlogged facility are met, the City's concurrency management system shall be designed to ensure that development permits issued upon the adoption of this plan maintain operating conditions. Maintaining operating conditions shall be defined as: a peak hour increase in traffic of 5 percent or a decrease in average speed of 1 mph.~~

~~**Policy 1.3:** Upon adoption of this plan, the City shall send a letter to Marion County, FDOT and Citrus County to notify them of this limitation on the facility, and ensure that all DRIs and other development approved that impact this facility meet the backlogged standard. The letter shall seek an interlocal agreement with Marion County, the WRPC and Citrus County to ensure that Dunnellon's concerns are addressed prior to approval of any DRI or other large development that impacts facilities within the City.~~

~~**Policy 1.4:** By December 1991, the City shall send a letter to the Ocala MPO to request that the backlogged facility become an MPO priority in its six-year Traffic Improvement Program. A copy of this letter shall be sent to FDOT to notify the Department of the City's desire for FDOT to modify its five-year work program to include upgrading the facility.~~

AQUIFER PROTECTION ELEMENT

GOAL:
Protect, maintain, and restore the Floridian Aquifer to ensure the quality and availability of potable water resources for present and future generations. *(MOVED FROM PUBLIC FACILITIES ELEMENT)*

Objective 1:
Land development regulations shall include siting requirements for land use which assist in the protection of groundwater aquifer recharge and protection of existing and future groundwater supplies. *(MOVED FROM PUBLIC FACILITIES ELEMENT)*

Policy 1.1:
Wellhead protection area (WHPA) requirements for current and future wells will continue to be enforced within Dunnellon. These requirements will be consistent with Marion County's WHPA requirements. These guidelines will serve to protect the City's existing wellfields from contamination. Wellhead protection areas will consist of two zones which shall be defined as:

A. Primary Zone - For all wells within the City meeting the above criteria, the boundary of the primary zone shall be defined by a 500 foot radius from the wellhead. This area shall be a zone of exclusion for all uses except existing uses that functionally related to the water supply system, open space, parks, and playgrounds. No parking areas, structures, or other impervious surfaces, other than those surfaces that are accessory to existing uses, will be allowed in this zone. The above referenced allowable uses, materials, and substances shall be consistent with Chapters 62-521, 38I-30, and 62-555.312, F.A.C.

B. Secondary Zone - The boundary of this zone shall be defined by a 1,000 foot radius from the wellhead. Existing wells, of any size or depth, must be currently permitted or properly abandoned, prior to the issuance of any development or demolition permit. Prohibited uses, materials and substances shall be consistent with Chapters 62-521, 38I-30, and 62-555.312, F.A.C. Within this zone, any use other than low density residential, existing non-residential use, or handling, production or storage of hazardous materials and substances shall be considered non-conforming. The following uses shall also be prohibited within this zone:
   1. Landfills or sludge disposal sites;
   2. Effluent spray fields;
   3. Discharge to ground water through manmade conduits, except for septic tanks and stormwater treatment facilities;
   4. Feedlots or other concentrated animal waste;

5. Stormwater facilities where recharge occurs into a potable water aquifer; and All uses specified in the Comprehensive Plan - Future Land Use Element. *(MOVED FROM PUBLIC FACILITIES ELEMENT)*

Policy 1.2:
The City shall review the Southwest Florida Water Management District's regulations regarding high aquifer recharge areas on an annual basis. In case of changes to these regulations, amendments shall be made to the Land Development Code to reflect the new regulations set forth by the water management district. *(MOVED FROM PUBLIC FACILITIES ELEMENT)*

Objective 2:
Implement water quality protection strategies for the two springsheds that exist in Dunnellon.

Policy 2.1:
The City will prohibit the sale and use of fast release pesticides within city limits.

Policy 2.2:
The City shall provide funding for programs which assist in educating residents about proper use of fertilizers and irrigation practices

Policy 2.3:
The City will incorporate the principles of the Florida Yards and Neighborhoods Program into local landscaping ordinances.

Objective 3:
Maintain reasonable and appropriate potable water usage (125 gal/person/day) consistent with the current Conservation Element amendments of the Comprehensive Plan.

Policy 3.1:
The City will promote water conservation through the enforcement of the adopted Florida Building Code which requires such items as low-volume commodes, water flow restrictions for showers and spigots, and similar devices in all new construction and renovations, and will comply with the appropriate water management district water use restrictions. *(MOVED FROM PUBLIC FACILITIES ELEMENT)*

Policy 3.2:
Use of the lowest quality water available for appropriate uses, through water storage systems (i.e. rain barrels) and gray (reclaimed) water supply facilities. *(MOVED FROM PUBLIC FACILITIES ELEMENT)*

Policy 3.3:
The City shall require compliance with the Southwest Florida Water Management District regarding irrigation practices and other water restrictions measures. *(MOVED FROM PUBLIC FACILITIES ELEMENT)*

Policy 3.4:
Participate in water conservation and protection program of the Southwest Florida Water Management District. *(MOVED FROM CONSERVATION ELEMENT)*

Policy 3.5:
Encourage the use of native vegetation in landscaping, which reduces irrigations needs. *(MOVED FROM CONSERVATION ELEMENT)*

Policy 3.6:
Coordinate with the Southwest Florida Water Management District to ensure the City and its residents comply with the requirements for water conservation during times of water shortage. *(MOVED FROM CONSERVATION ELEMENT)*

Policy 3.7:
Maintain a water conservation program which includes; progressive rate structures; leak detection and remediation programs; and educational programs. *(MOVED FROM CONSERVATION ELEMENT)*

Policy 3.8:
Coordinate with the Southwest Florida Water Management District in development of organized procedures to be followed during emergency water supply interruptions.*(MOVED FROM CONSERVATION ELEMENT)*

Policy 3.9:
Enforce state laws requiring low volume plumbing fixtures for new construction through building permit procedures.*(MOVED FROM CONSERVATION ELEMENT)*

Policy 3.10:
Participate in water conservation and protection programs of the SWFWMD, and seek assistance in the development of a water shortage plan, which establishes preparations for emergency water supply interruptions. Develop mechanisms to ensure appropriate procedures are followed during district-declared and local emergency water supply interruptions, as required by Chapter 373.609, Florida Statutes by establishing chain-of-command communication between the Southwest Florida Water Management District, the city clerk, public utilities director, plant

operators, newspapers, law enforcement and local citizens. Information on water shortage and conservation programs shall be disseminated through the monthly billing statement.*(MOVED FROM INFRASTRUCTURE ELEMENT)*

Objective 4:
Limit the use of impervious surfaces to increase land availability for aquifer recharge.

Policy 4.1:
Design of parking lots, sidewalks, buildings, and other impervious surfaces shall minimize connections between impervious surfaces through the following techniques. Not all techniques may be required to accomplish the requirement to minimize connections:

A. Directing flows from roof drains to vegetated areas or to rain barrels or cisterns for reuse of the water;
B. Directing flows from paved areas to vegetated areas;
C. Locating impervious surfaces so that they drain to vegetated buffers or natural areas; and
D. Breaking up flow directions from large paved surfaces. *(MOVED FROM FUTURE LAND USE ELEMENT)*

Policy 4.2:
Porous pavement materials, such as pervious concrete, pervious asphalt, or other pervious or porous materials shall be used to minimize the amount of impervious surface within all development.*(MOVED FROM FUTURE LAND USE ELEMENT)*

Policy 4.3:
Implement innovative site design techniques, which protect the aquifer and maintain aquifer recharge capabilities, such as cluster development, pervious pavement, green development, water and energy efficient development, and open space requirements. *(MOVED FROM CONSERVATION ELEMENT)*

Policy 4.4:
Require that at least 40 percent of all landscaping plans use native or drought-tolerant vegetation and other xeriscape practices in landscaping, which requires minimum watering. *(MOVED FROM INFRASTRUCTURE ELEMENT)*

Objective 5:
Provide for the management of hazardous waste in order to protect environmental quality, potable water supplies, and health, safety, and welfare of Dunnellon's population, through implementation of monitoring and other programs upon adoption of the plan, and through

policies for siting of new land uses involving hazardous waste.*(MOVED FROM CONSERVATION ELEMENT)*

Policy 5.1:
The City shall cooperate with any state, federal, or local programs concerning hazardous waste.*(MOVED FROM CONSERVATION ELEMENT)*

Policy 5.2:
Prior to any activity that stores, uses or produces hazardous waste, the responsible party shall:

A. Develop an emergency response system addressing accidents involving hazardous waste.
B. Ensure that location of the site will not degrade quality of groundwater or surface water or other natural resources.
C. Ensure DEP standards for transfer, handling, and storage of hazardous waste are implemented by undergoing review and approval under the Marion County Storage Tank Program.
D. Coordinate with State, Regional and County officials to demonstrate that compliance with the above requirements will satisfy all regulations and policies.*(MOVED FROM CONSERVATION ELEMENT)*

Policy 5.3:
Promote the collection and recycling of hazardous wastes by providing public information and programs such as Amnesty Days and the locations of approved recyclers.*(MOVED FROM CONSERVATION ELEMENT)*

Policy 5.4:

A. All new underground storage tanks within the City shall be required to provide a double lining, consistent with DEP rules. All land use requests for installation of underground storage tanks shall not be issued development orders until approved by the Marion County Underground Storage Tank Program to ensure consistency with DEP rules.
B. All existing underground storage tanks within the City shall be inspected annually in accordance with the Marion County Underground Storage Tank Program. Existing hazardous substance storage tank systems shall be required to meet performance standards of DEP Rules.
C. Prior to permitting of demolition or redevelopment of land uses which contain underground storage tanks, the developer shall be required to submit closure plans consistent with DEP Rules. to the Marion County Underground Storage Tank Program officials for prior approval.

D. Should the City police, fire department, public works personnel or other staff become aware of any spills throughout the City, the Public Works Director shall report the information within 24 hours to the Marion County Underground Storage Tank Program and request assistance under the program towards enforcement of cleanup procedures.

E. Above ground storage tanks systems shall meet the standards of DEP Rules. *(MOVED FROM INFRASTRUCTURE ELEMENT)*

Policy 5.5:
Owners of existing underground storage tanks within 1000-foot radius of any public potable water well shall monitor groundwater quality and report quarterly to the City. Any tank found to be leaking shall be required to report within 24 hours to the Marion County Storage Tank Program. *(MOVED FROM CONSERVATION ELEMENT)*

Policy 5.6:
The City shall verify that adequate potable water supplies are available, consistent with adopted level of service standards, prior to issuing development orders.*(MOVED FROM CONSERVATION ELEMENT)*

Policy 5.7:
Coordinate with SWFWMD in the protection of aquifer recharge areas after such information on prime recharge areas is made available. As soon as such information becomes available, the City shall amend the comprehensive plan to protect prime recharge areas. As an interim measure, the following impervious surface ratios shall apply to new development and redevelopment: all new subdivisions and nonresidential development shall provide a minimum of 35 percent pervious (porous) open space or green area, except within the historic district.*(MOVED FROM INFRASTRUCTURE ELEMENT)*

CONSERVATION ELEMENT
GOALS, OBJECTIVES AND POLICIES

GOAL

To manage, conserve and protect Dunnellon's natural resources through a balance of man's activities with sound environmental practices.

AIR QUALITY

Objective 1:

The City of Dunnellon currently enjoys good ambient air quality. However, the City recognizes air quality may be negatively affected by future land uses. Therefore, it is the City-'s objective to maintain existing high standards of ambient air quality within the planning timeframe.

Policy 1.1:

All proposed commercial development which may impact air quality shall undergo the site plan review process, where the following standards shall be enforced:

A. ~~:~~—Any proposed industrial uses will be located in areas deemed to have the least impact on air quality standards.

B. ~~:~~—The applicant shall include documentation that ambient air quality in the City will not be lowered.

C. The applicant shall use adequate landscaping to promote air quality and effectively reduce noise and view impacts to adjacent property.

Policy 1.2:

The City shall promote the use of alternative modes of transportation where economically feasible, including bicycle paths and walking trails.

Policy 1.3:

The City shall cooperate with any local, state, or federal agency programs, which monitor or otherwise contribute to maintenance of air quality.

SURFACE WATER QUALITY

Objective 2:

The Rainbow River and Withlacoochee River are irreplaceable recreational and aesthetic resources to the City. The City shall ensure that existing and future land uses do not contribute to a decrease in surface water quality, through enforcement of the following policies and through

requirements for development and density limitations according to provision of central sewer facilities and criteria for site plan review.

Policy 2.1:

The surface waters of the City, including lakes, rivers and wetlands, shall be designated conservation areas. The following requirements shall apply to property along rivers, navigable coves, and abutting wetlands:

A. ~~-~~All waterfront development shall use methods of stormwater treatment which filter stormwater prior to direct discharge into surface waters, consistent with SWFWMD and DEP rules for Outstanding Florida Waters.

B. ~~-~~Minimum setbacks of not less than 150 feet from the ordinary high water line of rivers, navigable coves, and abutting wetlands shall be established for all development along the river. This area shall be known as the river corridor protection area.

C. ~~-~~All development permits shall be conditioned upon an applicant obtaining all necessary state and federal permits before commencement of the development.

D. ~~-~~No dredging or filling will be allowed in wetlands, except where prohibition would deny all reasonable use of the property; in such cases, activities meeting this standard shall replace wetlands by type, form and function according to the standard imposed by the state or federal agency.

E. ~~-~~For existing and new development, clearing of shoreline and wetland vegetation within 150 feet of the ordinary high water shall be limited to that required to provide access to the shoreline; in no case shall clearing exceed 10 percent of the total shoreline of each property.

F. The removal of healthy, non-nuisance trees shall be in accordance with the tree ordinance.

G. ~~-~~No hazardous, toxic, chemical, petroleum, nuclear waste, or liquid sludge shall be discharged into lakes or wetlands. No bulk hazardous wastes including septic tank effluent or liquid sludge shall be stored within 1,000 feet of the rivers' edge (ordinary high water), except those that obtain appropriate permits by DEP.

H. ~~-~~The construction of new boat ramps along the rivers shall be designed to direct runoff away from the river.

I. ~~-~~Any development adjacent to surface waters shall incorporate Best Management Practices (BMP) for stormwater treatment and for any permissible application of fertilizers and pesticides.

Policy 2.2:

Minimum setbacks of not less than 50 feet from water bodies and wetlands outside of the river corridor protection area shall be required for all development.

~~**Policy 2.3:** Future improvements or widening of the City's roadways and drainage structures will include retrofitting for stormwater treatment.~~*(MOVED TO PUBLIC FACILITIES ELEMENT)* ~~[This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]~~

Policy 2.3:

~~**Policy 2.4:** The City shall seek funding sources for improvement of existing stormwater outfalls, such as stormwater utility districts, or alternative methods of reducing stormwater pollution, such as street cleaners.~~*(MOVED TO PUBLIC FACILITIES ELEMENT)* ~~[This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]~~

~~**Policy 2.5:**~~

The City shall coordinate with the Southwest Florida Water Management District Surface Water Management and Improvement Program (SWIM) program regarding continuing measures or funding sources available for preservation of the Rainbow River.

~~**Policy 2.6:** The development of any new project along the rivers shall provide a stormwater management system including retention/detention areas, swales and other devices, which filter out pollutants before the stormwater enters the river.~~*(MOVED TO PUBLIC FACILITIES ELEMENT)* ~~[This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]~~

Policy 2.4:

~~**Policy 2.7:** Water collected in agricultural drainage systems shall be routed through vegetated buffer areas, such as field borders and grassed swales, to provide treatment consistent with SWFWMD standards.~~*(MOVED TO PUBLIC FACILITIES ELEMENT)* ~~[This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]~~

~~**Policy 2.8:**~~

The City shall prohibit the sale and use of fast-release fertilizers within the City limits.

~~**Policy 2.9** Redevelopment plans shall include site design providing for stormwater treatment on-site.~~*(MOVED TO PUBLIC FACILITIES ELEMENT)* ~~[This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]~~

Policy 2.5:

~~**Policy 2.10:** The City shall coordinate with Federal, State and local enforcement agencies to effectively enforce established regulations. [This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]~~

~~**Policy 2.11:**~~
The City shall prohibit any commercial water withdrawal or diversion of the Rainbow River~~,~~ and the Withlacoochee River.

Objective 3:
The City of Dunnellon is enrolled in the Federal Emergency Management Agency Flood Insurance Program, which designates areas where flooding may incur hazards to public safety and property. In order to reduce such hazards, the City shall continue to enforce its existing floodplain management ordinance, and, to ensure the optimum level of enforcement of the ordinance, maintain mandatory site plan review criteria and additional requirements for development within the floodplain.

Policy 3.1:
All proposed development in the flood plain shall provide compensatory storage of floodwater to ensure other areas do not become flood-prone.

Policy 3.2:
Development meeting the criteria in Policy 3.1 shall be permitted if the finished elevation of first floor construction is at least one (1) foot above the 100-year flood elevation.

Policy 3.3:
Criteria for development in the floodplain shall include the use of anchoring to prevent flotation, use of piers and breakaway walls, protection of water quality and habitat functions of the floodplain, and other criteria deemed necessary by the City to protect public health and safety. Septic tanks shall be prohibited in the 100-year floodplain.

LAND RESOURCES

Objective 4:
At this time, there are no areas within the City considered suitable for extraction of minerals. However, it is the City's objective to conserve, protect and appropriately use mineral resources within the City, through enforcement of the following policy:

Policy 4.1:
No mining activities will be allowed within City limits.

Objective 5:
The soils of Dunnellon are subject to erosion problems; areas undergoing development activity are especially prone to wind erosion. It is the City's objective to protect soils through incorporation of the following requirements and criteria for site plan review.

Policy 5.1:
The City shall require that "Best Management Practices" be followed during development activities:

A. ~~:~~—Use of hay bales or other effective means to prevent erosion on areas of steep slope shall be required.
B. ~~:~~—Shorelines and wetlands shall be protected with filter berms or fabric screens, as appropriate to prevent siltation into water bodies and wetlands;
C. ~~:~~—All site preparation and landscaping, as shown on the site plan if required for new development, shall be completed prior to certificate of occupancy.
D. ~~:~~—Other best management practices may be required by the City where needed to reduce or eliminate erosion.

Policy 5.2:
All landscaping within 150 feet of the ordinary high water line of the rivers shall be native and / or naturalized that ensures the stabilization of soils. The planting of species listed on the Florida Exotic Pest Plant Council's *Invasive Plant List* is prohibited.

Policy 5.3:
Stabilization of banks shall be accomplished by planting of native and / or naturalized vegetation or use of riprap, and not by seawalls; construction of new seawalls is prohibited.

Policy 5.4:
Existing seawalls requiring maintenance and repair shall be faced with riprap for stabilization and prevention of undercutting and erosion.

Policy 5.5:
The City shall require the use of best agricultural practices on agricultural land to minimize erosion and ensure compatibility with protection of natural systems according to the requirements of the applicable permitting authority.

Policy 5.6:
The City shall seek the assistance from the Southwest Florida Water Management District SWIM program and Marion County to remediate erosion problems at the CR 484 bridge tubing and canoe pickup site.

FLORAL AND FAUNAL RESOURCES

Objective 6:
Manage, conserve, and protect all natural communities and wildlife, especially species designated of special status by the Florida Fish and Wildlife Conservation Commission, Florida Department of Agriculture and Consumer Services, and U.S. Fish and Wildlife Service, through the following requirements and site plan review process.

Policy 6.1:
Require innovative techniques for new development to protect wildlife species, through site design methods which direct development away from wildlife, such as buffering, cluster housing, and other methods.

Policy 6.2:
Provide incentives for the establishment of conservation easements and preservation areas for new development of private and public lands containing endangered, threatened or species of special concern on-site.

Policy 6.3:
Coordinate with Federal, State and local agencies in enforcement of regulations that pertain to endangered, threatened and species of special concern.

Policy 6.4:
Ensure that development design mitigates any negative impacts through management plans which include Best Management Practices. The City shall seek assistance, as appropriate, from the Florida Fish and Wildlife Conservation Commission prior to approval of new development in areas known to be inhabited by endangered or threatened species.

Policy 6.5:
Enforce regulations, which restrict disturbance of wetlands by development activity; including requiring setbacks, prohibiting dredge and fill, requiring mitigation at the rate of two (2) acres of wetlands for each one (1) acre of disturbed wetlands, unless a more strict standard is imposed by a state or federal agency, and limiting vegetation clearing.

Policy 6.6:
Encourage use of native and / or naturalized species for landscaping of new development, while prohibiting planting of invasive or aggressive exotic vegetation, including Brazilian pepper, melaleuca, ear tree, and Australian pine.

Policy 6.7:
Enforce the tree protection ordinance, for the protection of native species, and elimination of undesirable, aggressive exotics.

Policy 6.8:
Implement and enforce policies in the Future Land Use Element, which limit density and intensity of development of areas, designated for conservation on the Future Land Use Map.

A. ~~6.8.1~~ Non-jurisdictional uplands, as determined by SWFWMD, FDEP, or USACOE, shall be investigated for the possibility of plant and animal species of special concern through the databases of the Florida Fish and Wildlife Conservation Commission and the Florida Natural Areas Inventory. Should either of these data banks show a probability of listed species, the property should be ground-truthed. If evidence of listed species is found, the City shall consider an amendment to the Future Land Use Map to designate the area as "conservation" land use. A wildlife management plan consistent with Policies 6.3 and 6.4 shall be implemented.

Policy 6.9:
Cypress trees shall be protected and subject to removal only in extenuating circumstances which are enumerated and regulated by City ordinances.

Policy 6.10:
The City shall coordinate with Federal, State and local programs for the protection of the most vulnerable ecological communities, including acquisition through state and federal programs.

Policy 6.11:
Development projects directly adjacent to the Rainbow and Withlacoochee Rivers shall be required to provide an inventory of endangered or threatened animal species and measures to mitigate adverse impacts.

Policy 6.12:
The City shall maintain coordination with all agencies having natural resource management plans, including the Department of Environmental Protection (which has jurisdiction over the Rainbow River Aquatic Preserve and Outstanding Florida Waters) and Florida Freshwater Fish and Game Commission (which has jurisdiction over fisheries and endangered species), and Southwest Florida Water Management District which has nominated the Rainbow River to the Surface Water Improvement and Management Program.

Policy 6.13:
The City shall coordinate with Marion County, Citrus County, the Department of Community Affairs, and the Withlacoochee Regional Planning Council regarding any resource management plans initiated by those agencies.

Policy 6.14:
The City shall adopt land development regulations to provide development standards for protection of sandhill habitat.

GROUNDWATER AND POTABLE WATER RESOURCES

Objective 7:

~~Provide for the management of hazardous waste in order to protect environmental quality, potable water supplies, and health, safety, and welfare of Dunnellon's population, through implementation of monitoring and other programs upon adoption of the plan, and through policies for siting of new land uses involving hazardous waste.~~ *(MOVED TO AQUIFER PROTECTION ELEMENT)*

~~**Policy 7.1:** The City shall cooperate with any state, federal, or local programs concerning hazardous waste.~~*(MOVED TO AQUIFER PROTECTION ELEMENT)*

~~**Policy 7.2:** Prior to any activity that stores, uses or produces hazardous waste, the responsible party shall:~~

~~: Develop an emergency response system addressing accidents involving hazardous waste.~~

~~: Ensure that location of the site will not degrade quality of groundwater or surface water or other natural resources.~~

~~: Ensure DEP standards for transfer, handling, and storage of hazardous waste are implemented by undergoing review and approval under the Marion County Storage Tank Program.~~

~~: Coordinate with State, Regional and County officials to demonstrate that compliance with the above requirements will satisfy all regulations and policies.~~*(MOVED TO AQUIFER PROTECTION ELEMENT)*

~~**Policy 7.3:** Promote the collection and recycling of hazardous wastes by providing public information and programs such as Amnesty Days and the locations of approved recyclers.~~*(MOVED TO AQUIFER PROTECTION ELEMENT)*