Agenda
Planning Commission Meeting
&
PUBLIC WORKSHOP
FOR COMPREHENSIVE PLAN AMENDMENTS
City of Dunnellon
20750 River Drive
Dunnellon, FL 34431
May 17, 2016 at 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 Friday, May 13, 2016)

1. Approval Of Minutes

   Minutes 3/16, 4/19 & 5/2/2016
   added to agenda on 5/17/2016

   Documents: 20160316.Pdf, 20160419.Pdf, 20160502.Pdf

2. Chairman's Report From City Council

3. Quasi-Judicial Hearing - Rezoning REZ2016-01/PZ1516-056, First Baptist Church, Represented By David Allison

   - Chair to close regular meeting and open Quasi - judicial Hearing
   - Swearing in of all persons who will give testimony
   - Commission members to disclose Ex - parte Communication
   - Commission members to disclose Conflict of Interest
   - Staff Presentation
   - Applicant Presentation
   - Chair to close Quasi - judicial Hearing and reopen regular meeting

   Documents: 20160517 PC Packet - First Baptist Rezone.pdf

4. Resolution 2016-13 First Baptist Rezone

   Request to Recommend Approval of a Rezone for First Baptist Church, Resolution #RES2016-13 Request and Recommendation for Rezone Approval

   Proposed Motion: I move that Resolution 2016-11 be read by title only
   Proposed Motion: I move that Resolution 2016-11 be approved as read

   Documents: 2016-13 Baptist Rezone Planning Commission RESOLUTION.pdf

5. PUBLIC WORKSHOP

Comprehensive Plan Evaluation and Appraisal Report (EAR) Based Amendments

- Housing Element
- Historic Preservation Element
- Intergovernmental Coordination

Documents: 20160517 Comp Plan Elements For Workshop.pdf

6. Public Input

7. 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.

MINUTES
PLANNING COMMISSION MEETING
CITY OF DUNNELLON
20750 RIVER DRIVE
WEDNESDAY, March 16, 2016
5:30 p.m.

Vice Chairwoman Sheffield called the meeting to order at 5:32 p.m. and led the Pledge of Allegiance.

Roll Call

Members Present: Lisa Sheffield, Paul Cowan, Tracy Fero, Wilbur Vanwyck, Mary Ann Hilton, William Maguire

Members Absent: Brenda D'Arville

Staff Present: Eddie Esch, Lonnie Smith, Teresa Malmberg

Proof of Publication: The agenda was posted on the City's website and City Hall bulletin board on Friday, March 11, 2016.

1. Approval of Minutes – The minutes of the February 16 and February 19 meetings were approved as submitted by unanimous vote, 5-0.

2. Chairman's Report from City Council – Eddie Esch reported that Wendy's variance and the Comprehensive Plan amendments were passed. Comprehensive Plan amendments will be transmitted to DEO next.

3. Planning Commission Member Education – Resources are available at the Florida League of Cities and the Florida Redevelopment Association websites.

4. Landscape Buffer Dimensions – Lonnie Smith reviewed the sections of the code highlighted in the handout. There is a need to address a conflict between building setback and landscape buffer dimensions. Following discussion, staff was directed to prepare a more comprehensive report on options and outcomes to present at the regular meeting in May.

5. Review / Discuss Comprehensive Plan Elements - Continue review of the Comprehensive Plan Elements in preparation for making recommendations, noticing and holding public hearings after response from DEO for the EAR-Based Amendments.

Following discussion, members determined a list of potential public issues to include but not limited to 1. River Protection 2. Vision for the City and 3. Growth.

Rick Hancock spoke about putting personal comments and feelings aside and let the process lead you to a conclusion. All the communications between the five players,

City Council, the CRA Board, the Public, the Staff and our hired advisor needs to be considered. All communications should provide detail for learning and understanding, not feelings. Everyone should be held accountable to provide details for concerns and questions, then tie that in to the current discussion. We cannot build trust without holding everyone accountable for detail, facts and de-personalization and keep the focus on facts. The individual that has been hired to help us will answer any concern you may have about the issues.

6. Public Input – Louise Kenny stated that the Comprehensive Plan is a living document. In terms of the process and knowing what is important to any individual with concern, you don't just open up the plan and ask for individual concerns. It is recommended that everyone has the script so everyone can see what has been deleted. You have ten elements. In 180 days, you can have two meetings on each element which will be enough. Limit meetings to two hours. In twenty weeks, you would have your comprehensive plan. Everyone would not go to all meetings, but choose the elements that they have interest and input. What Mr. Metcalf has done is underlined additions and lined through deletions, and also provided a summary. Tracy Fero concurred, and stated that we do have to move forward.

Paul Cowan distributed a list of concerns in the city limits. He just wants everyone on the commission to be aware of the issues. We will be dealing with the code when we finish with the current round of comprehensive plan changes. The code should be written to address these matters so action can be taken. Eddie Esch stated that staff would address what it can and what can't be addressed by code will be brought back for when the commission reviews the land development regulations.

7. Adjournment – The meeting was adjourned at 7:40 p.m.

Brenda D'Arville, Chairwoman	Teresa Malmberg, Admin. Coordinator

MINUTES
PLANNING COMMISSION MEETING
CITY OF DUNNELLON
20750 RIVER DRIVE
APRIL 19, 2016, 5:30 P.M.

Chairwoman Brenda D'Arville called the meeting to order and led the Pledge of Allegiance.

Roll Call

Members Present: Brenda D'Arville, Lisa Sheffield, Wilbur Vanwyck, Paul Cowan, Mary Ann Hilton

Members Absent: Tracy Fero

Staff Present: Eddie Esch, Lonnie Smith, Attorney Andrew Hand, Teresa Malmberg

Proof of Publication**:** The agenda was posted on City's website and City Hall bulletin board on Thursday, April 14, 2016.

1. Approval of Minutes: no minutes presented.

2. Chairman's Report from Council:

Eddie Esch reported that Councilman Dillon requested Lots of Record be on the PC agenda for discussion. DEO found themselves with excess funds and opened up the opportunity to the City for an additional $24K in grant funds to be included in the current cycle. There will be public workshops planned leading up to adoption, and flyers will be posted around town as well as public noticing on the website. Tentative dates are the regular PC meeting May 17, then June 1 and 7, with the adoption at the Council meeting June 13. Members discussed the dates, times and availability. Brenda D'Arville noted that she would not be able to make the June 7 meeting unless it is scheduled much earlier in the day. Mr. Esch noted that he is waiting to hear from everyone that he emailed before finalizing the dates and times.

3. Quasi-judicial Hearing: Site Plan SPL2016-01/PZ1516-045, Ziegenfuss for Dunnellon Real Estate LLC

Chairwoman D'Arville closed the regular meeting and opened the Quasi-judicial Hearing at 5:40 p.m.

At this time, we will not have the meeting due to noticing to surrounding property owners. I need a motion to extend this public hearing to date and time certain which will be May 2, 2016 at 5:30 p.m. Wilbur Vanwyck made the motion to extend the public hearing to May 2, 2016, at 5:30 p.m. Paul Cowan, seconded.

Chairwoman D'Arville closed Quasi-judicial Hearing and reopened the regular meeting at 5:41 p.m.

4. Resolution 2016 - 11 Request For Site Plan Approval #SPL2016 - 01, Ziegenfuss For Dunnellon Real Estate LLC – This item will carry forward to the May 2, 2016 hearing as scheduled in Item 3 above.

5. Comprehensive Plan Consistency Review

Little League Ball Field, review and letter for application of sublease for Board of Trustees of the Internal Improvement Trust Fund of the State of Florida

Lonnie Smith presented the staff report. In the requirements, a letter of comprehensive plan consistency is needed from the Planning Commission acting as the LPA. The overall finding is the use is consistent. The letter is prepared for signature following this presentation, discussion and motion of finding. Members asked follow-up questions. Paul Cowan made the motion to approve the letter for signing. Wilbur Vanwyck seconded. The motion was passed by unanimous vote, 5-0.

6. Lots of Record:

Chuck Dillon noted that he will provide background, and there are things that I am going to say that staff disagrees with, and I think I'm right and staff is wrong. I have been building in Dunnellon for thirty years. I have always been able to build on lots less than 85-feet wide. I have built on lots less than 85-feet within the last two years. All of a sudden, there has been an interpretation that the lots have to be 85-feet wide and you can't have more than 5 units per acre. That effectively shuts down the city. It does shut down the historic district altogether. It shuts down Dunnellon Heights. My premise is, and I was on the Council when the first Comprehensive Plan was devised so that we would have a benchmark of level of services. So basically, they took all the lots in Dunnellon, and said these are the level of services for schools, roads, recreation and everything which was the baseline for the first comprehensive plan. The interpretation today is if you make a comprehensive plan change, and it goes to Council and we pass it, it is retroactive. It goes back to the founding of the city. Logically, that makes sense to me. It's always been my premise and a planners premise that when you make a comprehensive plan change, it goes forward, it doesn't go backward. What I am trying to ask is that, effectively we are shut down, and we need to address this as quickly as possible. Andrew and I have discussed this, and I think this is a taking when you take 75% of the lots in town and say you cannot build on them, it's draconian. This is the first time a staff member has ever interpreted the comprehensive plan that way. I've dealt with planners for the last thirty years and this is the first time it's been this way. Brenda D'Arville recapped that what is being said is we haven't made a change, we've changed an interpretation of what we presently have. Mr. Dillon said that he believes comprehensive plan changes go forward. If not, then you are taking property rights away. Ms. D'Arville requested legal counsel's view. Andrew Hand reported that when you have a comprehensive plan change, it really depends on what the new amendments say. Quite frequently, comprehensive plan amendments, without a specific carve out, are going to apply across the board. So in other words, yes, the retroactive in the sense that it creates non-conformities. Those, over time, are usually extinguished when the property changes hands or the use no longer exists if it's a use type of issue. In this case, you have a density issue. What it appears happened here is an oversight in not including lots of record and carve-out language. So you have a density requirement that applies across the board. What that does is creates a non-

conformity, and the existing uses per that acreage are allowed to continue. But, if a house is destroyed or something else, then they would not be able to rebuild except to the new density requirements. That creates a particular problem in Dunnellon, and something that clearly was not intended. But that is the way it reads right now, so it is something that needs to be remedied. As Mr. Dillon says, it certainly does create two different issues and puts Dunnellon in a losing situation until it is fixed. On the one hand, you have the potential for takings if people are not allowed to change their property and that wasn't the anticipated result, and that is bad. On the other hand, you have someone who is going to make a modification or do something with their property and they are allowed to do it, with the way the comprehensive plan is currently written, it would make the development inconsistent. It is not what was intended, but it is the way it was written, unfortunately. It would make the development illegal and subject to being torn down, which also places the property owner in a position to be able to file a lawsuit. There is a remedy. It requires a comprehensive plan change, and that is something that is on a schedule to accompany the EAR-based amendments. Assuming that there isn't any hold up going through the workshops, or something that extends the process, this could be remedied as early as June 13 adoption and an effective date somewhere around six weeks following, approximately mid-August. In the interim, there is a problem and not really a way to fix it. Mrs. D'Arville recapped, this can be remedied through a comprehensive plan change, part of the EAR-based amendments, could be as early as adoption on June 13th and effective approximately six weeks later. In the meantime, until this is done, we would have to hear anything that comes up on a case-by-case basis, say on a variance. Andrew Hand clarified that a variance is limited to code issues. When it comes to comprehensive plan, it's different. You cannot have a variance on a comprehensive plan. If someone comes in on a development, it is up to staff to deny or review and move forward. Lonnie Smith clarified that what staff did was instead of making an interpretation of that, basically, staff discovered a flaw in the plan where the lots of record was not properly put in to protect those. It really wasn't based on interpretation. It was based on fact and staff also put that out to attorney review to make sure.

Louis Kenny discussed the matter of lots of record and that it should be handled in the LDRs, not in the comprehensive plan. The comprehensive plan is the vision, and the LDRs are the regulations that guide the vision. Any planner who is hired to come in and assist the city should be focused on the LDRs. Appreciates everything that the Planning Commission does, and requests to have identified what the problems are in the comprehensive plan and thinks Mr. Metcalf can help us with it.

Mrs. Hilton discussed lots of record, finds it inconceivable that it be said someone cannot build on their lot, and has not seen anything in the comprehensive plan that precludes building on these lots.

Mrs. Kenny noted that in a comprehensive plan when you're doing different land use categories, you are, with limitations and restrictions, which should be in your LDRs. The integrity of the district is extremely important. Usually, those different land use elements are thought of as districts. Went on to discuss technical aspects of requirements for each district such as buffers of various types. Perplexed as to the problem in the comprehensive plan, and wants it to be a verbal public records request to how this problem exists in the comprehensive plan.

Lonnie Smith read from the future land use element, medium density land use, which is where the problem exists for requirement. The restrictions are in the comprehensive plan. Discussion of the change that needs to be made to deal with the density issue.

Andrew Hand anticipates that Mr. Metcalf will take one of two approaches, make lots of record an exception and remove it from acreage requirements all together or to change its designation within the FLUM into something specific to lots of record to identify a certain area. In a way, a whole new category, but it's still residential. This problem doesn't just affect lots of records, there are likely other small lots affected. The decision that ultimately has to be made is classifying the lots of record, just as such or how are the small lots going to be addressed. As I've heard it being discussed, it's just going to be lots of record exception. Discussion of how lots of record will be defined.

Brenda D'Arville recapped that because it is a flaw in the comprehensive plan, it requires a change. Mr. Metcalf has been notified and has changed the Evaluation and Appraisal Letter so this could be included in the amendments. Other than for educational purposes, we cannot do anything until the amendment is presented to us by Mr. Metcalf. The workshops will be to iron out the language. Andrew Hand underscored the importance of getting this remedied as soon as possible. It is of grave concern, be aware of what the solutions are and work toward them quickly.

7. Public Input:

Paul Cowan asked Lonnie Smith and Eddie Esch about Blue Gator and concern of water runoff into the Withlacoochee River. SWFWMD was not concerned and issued an exemption letter. Were we aware that SWFWMD is over the water quality aspect or was State EPA over the water quality? Did we question that as a city or did we not know that as a city? Because this is still a concern. Eddie Esch described SWFWMD as having oversight for water retention requirements for treatment. Typically, if SWFWMD, has issues they pull FDEP into it. We are not required to have a FDEP permit for the site. Mr. Cowan asked if this could happen on that property or any property in the City, why do we do all this work and worry about the river when the State doesn't care what goes into the river? Teresa Malmberg defined FDEP involvement in water quality mainly in regards to Public Supply. However, in code enforcement, SWFWMD or the jurisdiction will contact FDEP when there is runoff from a construction, industrial or other site and an investigation will take place. Mr. Esch noted that over the next five years, we are tasked with a new permitting process where the city has to develop and enforce construction regulations that prevent runoff. Discussion continued regarding enforcement by local jurisdiction when other agencies do nothing directly. The purpose was to bring up the point that the city is going to all this effort when others outside the city do not care or do anything about it.

Lisa Sheffield noted that everyone is on the same page, but the river is there and we're taking care of it. If we have this much passion about what is going on in the city as we do the River, we would get a lot done.

Brenda D'Arville called attention to the resignation letter from former Council and former commission member and they had some good points. Going forward, we need to discuss some of these points and how we can be more effective as a board. We need to develop the vision statement that was mentioned in one of the letters. It was

saddening to see this happen as there were great skill sets that would be a help to us. We need to take this as constructive criticism and look to take some of the points to heart and grow this commission where we can be a viable part of planning for the city going forward.

8. Adjournment: The meeting was adjourned 6:49 p.m.

Brenda D'Arville, Chairwoman	Teresa Malmberg, Admin. Coordinator

Minutes
City of Dunnellon
Planning Commission
May 2, 2016 at 5:30 p.m.

Chairwoman D'Arville called the meeting to order at 5:30 p.m. and led the Pledge of Allegiance.

Roll Call

Members Present: Brenda D'Arville, Tracy Fero, Lisa Sheffield, Wilbur Vanwyck, Paul Cowan, Mary Ann Hilton

Staff Present: Eddie Esch, Lonnie Smith, Teresa Malmberg

Proof of Publication: The agenda was posted on City's website and City Hall bulletin board on Thursday, April 28, 2016.

QUASI-JUDICIAL HEARING
AS CONTINUED BY THE PLANNING COMMISSION AT THE APRIL 19, 2016 MEETING

1. Quasi-Judicial Hearing: Site Plan SPL2016-01, PZ1516-045, Ziegenfuss for Dunnellon Real Estate LLC

Chairwoman D'Arville closed the regular meeting and opened the Quasi-judicial Hearing at 5:40 p.m.
Teresa Malmberg performed the swearing in of all persons testifying in this matter.
Chairwoman D'Arville polled all Commission members to disclose Ex-parte Communication and Conflict of Interest. All members responded they had none to report.
Lonnie Smith reviewed the staff presentation and responded to questions. Rick Krietemyer with Z Development Services presented for the applicant and responded to questions. Following discussion, Chairwoman D'Arville closed Quasi-judicial Hearing and reopened the regular meeting at 6:02 p.m. There being no further discussion, Chairwoman D'Arville moved on to the Resolution.

2. Resolution 2016-11: Request for Site Plan Approval #SPL2016-01, Ziegenfuss for Dunnellon Real Estate LLC

Site Plan for Wendy's Restaurant with Drive - thru

Resolution #RES2016-11 Request And Recommendation for Site Plan Approval. Paul Cowan made a motion that we move the request and recommendation to the Council for the RES2016-11site plan approval SPL2016-01 Ziegenfuss for Dunnellon Real Estate LLC, Wendy's, with the recommendation of the addition of a bicycle rack. Tracy Fero seconded. The motion passed by unanimous vote, 5-0.

Chairwoman D'Arville read the Resolution #RES2016-11 in its entirety into the record to include the recommended addition of a bicycle rack. Tracy Fero made a motion to

approve the Resolution as read. Paul Cowan seconded. The motion passed by unanimous vote, 5-0.

3. Public Input:

Wilbur Vanwyck asked about the building on Delaware, and suggested it needs to be sold or rented. Mr. Esch said it has been put into surplus, but disposition has not been decided. General discussion concerning construction events around the city, including a grocery store going into the Rainbow Square Plaza.

Discussion of public workshops, meeting dates and times. Determined that May 17, June 1, June 7 and final adoption at Council on June 13. Recommendation that each meeting be specific elements and staff provide a list of which elements and which meeting in advance.

4. Adjournment: The meeting was adjourned at 6:38 p.m.

Brenda D'Arville, Chairwoman	Teresa Malmberg, Admin. Coordinator

City of Dunnellon

STAFF REPORT TO PLANNING COMMISSION

REZONING REQUEST: David Allison, FIRST BAPTIST CHURCH of DUNNELLON

Date: May 17, 2016

To: City of Dunnellon Planning Commission

Re: Land Use and Zoning analysis

Background: The applicant has applied for a rezone of Parcel Number 3350-050-000 (Lots 50, 51, 59, 60) comprising 3.77± acres and Parcel Number 3350-081-000 (Lot 1911 and N 125feet of Lot 81) comprising .79± acres to be changed from Residential Medium Density (R-3A) to Public (P). The parcels currently have a split zoning condition and the rezone would correct that issue. The property owner would like to construct a metal pavilion over the existing basketball court and add two modular structures to the property.

Application No.: REZ2016-01/PZ1516-056

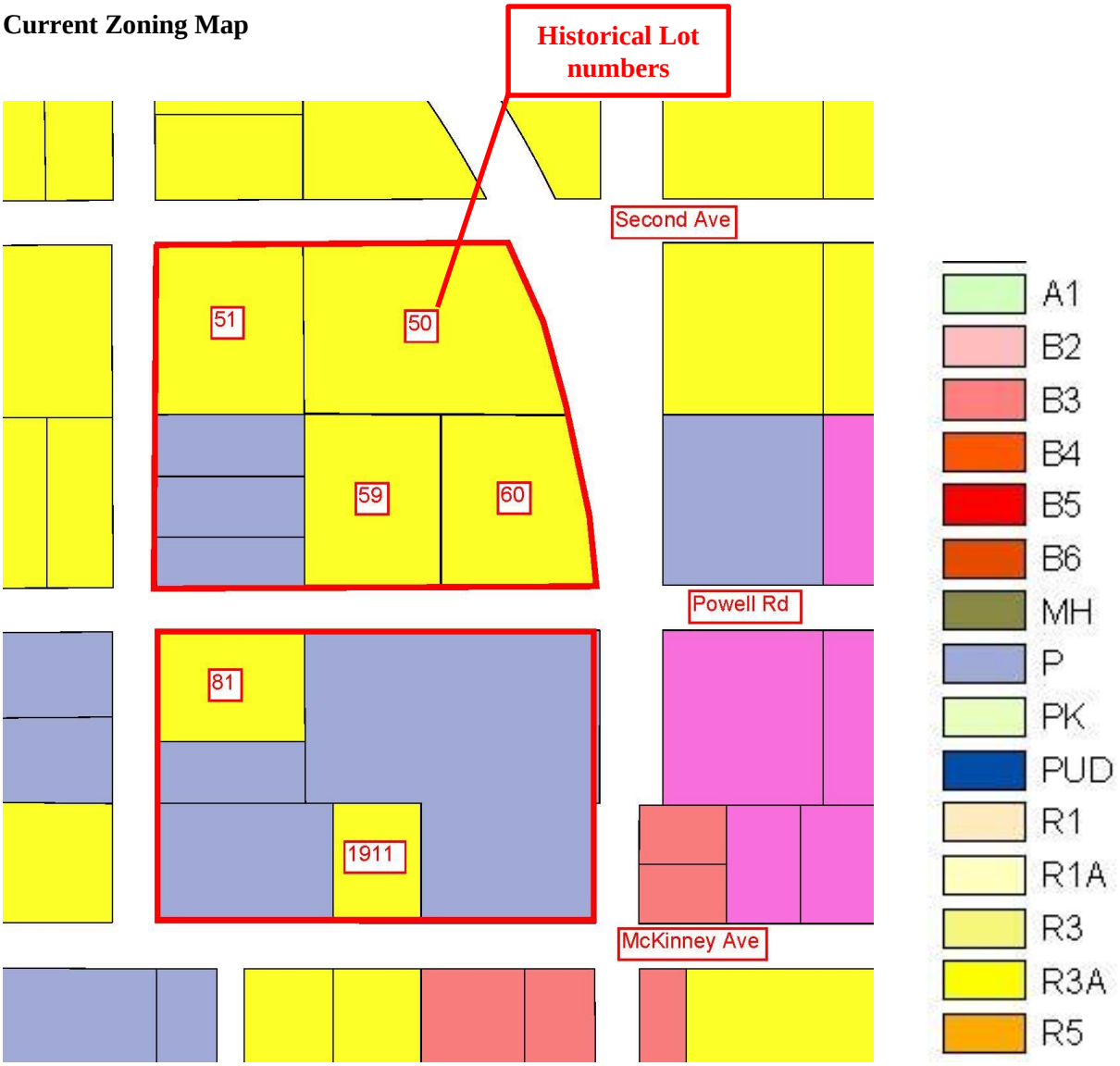
Applicant: David Allison, First Baptist Church of Dunnellon

Property Address: 20831 Powell Ave

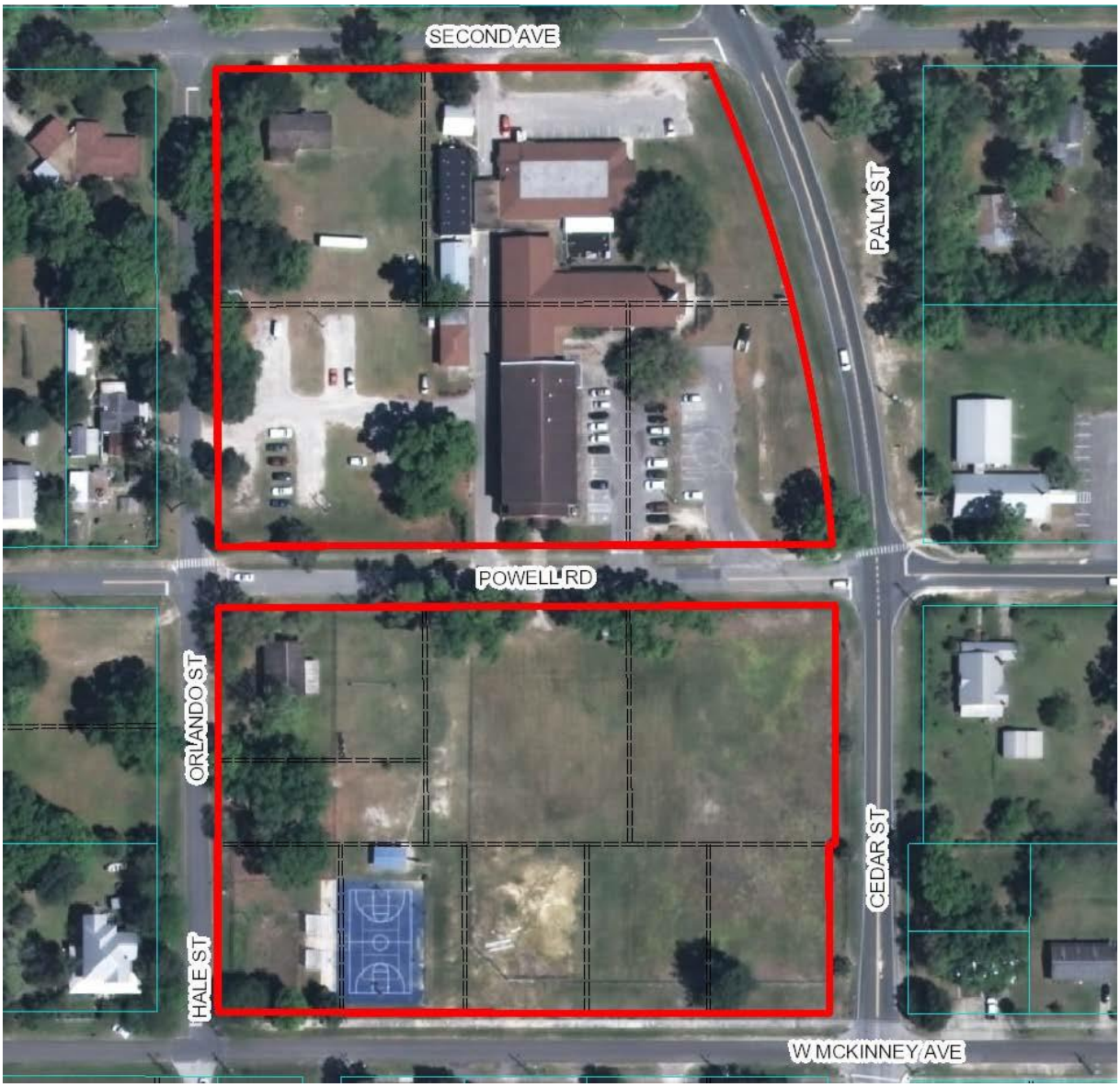
Location: Located at the northwest and southwest corner of the Powell Road and Cedar Street intersection. (as shown on the image below)

Parcel Numbers: 3350-050-000/3350-081-000

Current Zoning Map



Property Aerial View



Future Land Use Map

DUNNELLON FUTURE LAND USE

- CRA BOUNDARY
- RURAL, (1 du/10 ac*)
- AGRICULTURE, (1 du/10 ac)
- CONSERVATION
- RECREATION
- PUBLIC
- COMMERCIAL
- SPECIALIZED COMMERCE DISTRICT*
- COMMERCIAL TOURIST ORIENTED
- TRADITIONAL NEIGHBORHOOD - 8DU, (0 - 8.0 du/ac)
- TRADITIONAL NEIGHBORHOOD - 12DU, (0 - 12.0 du/ac)
- MIXED USE, (0 - 12.0 du/ac)
- RESIDENTIAL LOW DENSITY, (0 - 2.5 du/ac)
- RESIDENTIAL MEDIUM DENSITY, (0 - 5.0 du/ac)
- RESIDENTIAL HIGH DENSITY, (5.1 - 12.0 du/ac)
- WATER

Land Use Survey:

	Current Use	Zoning Designation	Land Use Designation
Subject Property	Church/School	R-3A/Public	Residential Medium Density/Public
North	Residential	R-3A	Traditional Neighborhood
South	Women's Club and Residential	B-3 and R-3A	Traditional Neighborhood/Public
East	Church, Financial Services, Real Estate office	RBO, B-3, Public and R-3A	Traditional Neighborhood, Public, Commercial
West	Residential	R-3A/Public	Residential Medium Density/Public

Compatibility Analysis
The proposed Public (P) zoning is consistent with the surrounding properties in that area. The majority of the adjacent properties are R-3A and Public with the minority being B-3and RBO. There is an adjacent church across Cedar St and a Women's Club to the south. The Dunnellon Middle school is situated at the Southwest end of the property.

COMPREHENSIVE PLAN - Future Land Use

Policy 1.2: Residential Medium Density
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 1.5: Traditional Neighborhood
The traditional neighborhood land use category includes the following uses: residential, neighborhood scale commercial, neighborhood scale office, artisan uses, personal service, civic, cultural, transient lodging, bed and breakfast establishments, religious facilities, and financial services. The following location and design standards apply:

A. A single platted lot may be developed for a single use.
B. A single platted lot may contain a nonresidential use and one dwelling unit, provided that the dwelling unit is located on a second floor or to the rear or side of the business use, either attached or detached from the principal building.
C. A development proposed for two (2) or more lots may contain a single use or a mixture of uses. When mixed uses are proposed, no more than fifty (50) percent of the development acreage shall be devoted to residential uses. When residential uses are proposed, either single-family or multifamily is acceptable. Density shall not exceed eight (8) units per gross residential acre.
D. Transient lodging and bed and breakfast uses shall be limited to an equivalent of eight (8) units per gross acre. Each guest bedroom shall be considered a unit.
E. Uses which have frontage on West Pennsylvania Avenue or Cedar Street may have up to twelve (12) dwelling units per gross acre.

F. The maximum impervious surface for all sites is sixty-five (65) percent.

G. Parcels with five (5) or more acres shall contain at least two (2) different uses. Single-use development is not permissible. Residential uses shall not exceed sixty-five (65) percent of the development site.

H. When an amendment to the Future Land Use Map is proposed to apply the traditional neighborhood land use category, a minimum of five (5) acres is required.

I. Where neighborhood scale development is proposed, no individual building shall exceed a total of 3,000 square feet of floor area.

J. The maximum height for building development is forty (40) feet.

K. Parking lots within the traditional neighborhood land use district shall be designed to ensure that no tier of parking includes more than ten (10) cars.

L. 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.

M. Nonresidential land uses within the traditional neighborhood district shall be limited to uses with a trip generation of 100 trips per day per 1,000 square feet of building, per fuel station, or comparable unit of measure. The trip generation calculation shall be based on the Institute of Transportation Engineers trip generation book or a similar, professionally acceptable source.

Policy 1.7: Public

The public land use category includes 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.

ZONING DISTRICTS INTENT AND PURPOSE

Section 8.18. - Public (P).

a. The public (P) zoning district shall be permitted in **all** land use categories with the exception of the wetlands conservation category.

b. The public (P) district is intended to provide for areas where public and semi-public facilities serve the needs of the community.

c. Front, side, and rear setbacks shall be no less than the corresponding setback of the adjacent property. In the event that a front, side, or rear property line is adjacent to multiple properties, creating multiple setback requirements, the greater setback required for that property line will be met.

d. Maximum height shall be limited to the lowest maximum height allowed of the adjacent properties.

(Ord. No. 96-12, 8-12-1997)

Table of Permitted Uses

EDUCATION-RECREATION-SOCIAL USES	A-1	R-1	R1A	R-2	R3A	R-3	R-4	R-5	MH	PUD	RBO	B2	B3	B4	B5	B6	P	M1	M2
School, Private primary and secondary																	X		
Church/place of worship		SE	SE	SE	SE	SE	SE	SE	SE		X		SE	SE			X		
Recreation facility, outdoor		SE	SE		SE	SE	SE										X		

Zoning Review Criteria for Approval: Section 13.11(3) - Procedure and criteria for amendments to official zoning map

3. The application shall be consistent with the comprehensive plan and the future land use map. In their review, recommendation, and decision on a rezoning application, the planning commission and city council shall consider:

A. Whether it is consistent with all adopted elements of the comprehensive plan.
B. Its impact upon the environment and natural resources.
C. Its impact on the surrounding area with regard to the proposed use(s), intensity, density, scale, mass, bulk, height, lot configurations, architecture, and building orientation of surrounding uses (if applicable) and the intensity, density and scale of surrounding development.
D. Its impact upon the economy of the surrounding area and any other affected area.
E. Its impact upon any existing necessary governmental services such as schools, sewage disposal, solid waste, or transportation systems, or any other infrastructure.
F. Any changes in circumstances or change in conditions of the surrounding area.
G. Any mistakes in the original zoning classification other than reclassifications due to inadvertent boundary errors, including clerical or scrivener's errors, which may be corrected administratively.
H. Its effect upon the use or value of the affected surrounding area.
I. Its impact upon public health, welfare, or safety.

FINDINGS OF FACT

A. Whether it is consistent with all adopted elements of the comprehensive plan.
Response- Zoning change requested is not inconsistent with any of the current elements of the comprehensive plan.

B. Its impact upon the environment and natural resources.
Response- No significant impact is expected

C. Its impact on the surrounding area with regard to the proposed use(s), intensity, density, scale, mass, bulk, height, lot configurations, architecture, and building orientation of surrounding uses (if applicable) and the intensity, density and scale of surrounding development.
Response- The proposed uses, covered recreational facility and modular buildings, is consistent with other uses on that existing parcel and the surrounding area.

D. Its impact upon the economy of the surrounding area and any other affected area.
Response- No significant impact is expected

E. Its impact upon any existing necessary governmental services such as schools, sewage disposal, solid waste, or transportation systems, or any other infrastructure.
Response- No significant impact is expected

F. Any changes in circumstances or change in conditions of the surrounding area.
Response- No changes in circumstances or conditions were noted

G. Any mistakes in the original zoning classification other than reclassifications due to inadvertent boundary errors, including clerical or scrivener's errors, which may be corrected administratively.
Response- No mistakes were found

H. Its effect upon the use or value of the affected surrounding area.
Response- No significant change in use or value is expected

I. Its impact upon public health, welfare, or safety.
Response- No significant impact is expected

STAFF EVALUATION AND FINDINGS

Staff recommends that the Planning Commission recommend the City Council approve the zoning change request.

Ocala Gainesville Media
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2700 SW 13th Street, Gainesville, FL 32608
352-372-4222 fax 352-338-3131
2121 SW 19th Ave. Rd., Ocala, FL 34474
352-732-9565 fax: 352-867-4126

Order:	A000888057	Pubs:	1,11	Rate:	LG
Phone:	(352)465-8500	Class:	0001	Charges:	$ 0.00
Account:	100400	Start Date:	05/01/2016	List Price:	$ 148.52
Name:	N/A,	Stop Date:	05/01/2016	Payments:	$ 0.00
Caller:	Teresa Malmberg	Insertions:	2	Balance:	$ 148.52
Taken By:	O050	Columns:	1	Lines:	69
Schedule:	**5/1 1x, 5/1 1x, , ,**			Taken On:	04/29/2016

NOTICE OF PLANNING COMMISSION
QUASI-JUDICIAL
PUBLIC HEARING
REZONING APPLICATION
#REZ2016-01
ORDINANCE #ORD2016-05

AN ORDINANCE OF THE CITY OF DUNNELLON, FLORIDA; CHANGING THE ZONING CLASSIFICATION FROM RESIDENTIAL MEDIUM DENSITY (R-3A) TO PUBLIC (P) OF PARCEL 3350-050-000 (LOTS 50, 51, 59, 60) COMPRISING 3.77 ACRES AND PARCEL 3350-081-000 (LOT 1911 and N 125feet of LOT 81) COMPRISING .79 ACRES LOCATED AT THE NORTHWEST AND SOUTHWEST CORNERS OF THE POWELL ROAD AND CEDAR STREET INTERSECTION; PROVIDING DIRECTIONS TO THE CITY MANAGER; PROVIDING FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF INCONSISTENT ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

The City of Dunnellon Planning Commission will hold a quasi-judicial public hearing for recommendation to the City Council regarding adoption of Ordinance #ORD2016-05, rezoning Parcel Number 3350-050-000 and 3350-081-000, comprising 4.56 acres, from R-3A Residential Medium Density to P Public. The public hearing will be held at Dunnellon City Hall, 20750 River Drive, Dunnellon, FL 34431, on Tuesday, May 17, 2016, at 5:30 p.m., or as soon thereafter as can be heard. If necessary, this public hearing may be continued to a time and date certain by announcement at the scheduled hearing without any further written notice.

The application, filed under application number PZ1516-056, submitted by David Allison, First Baptist Church of Dunnellon, together with any back-up materials may be reviewed during normal business hours 8:00 a.m. to 4:00 p.m. at Dunnellon City Hall. For further information please contact the Community Development Department at (352) 465-8500, ext. 1010.

APPEAL: NECESSITY OF RECORD. Notice is given that if any person desires to appeal any action taken by the Planning Commission at the above hearing, a verbatim record of the proceedings may be necessary pursuant to Florida Statutes, 286.0105. The City assumes no responsibility for furnishing said record, however, the hearings will be audio recorded by the City for public use.

If any accommodations are needed for persons with disabilities, please contact the Office of the City Clerk at 352-465-8500.
#A000888057

Attention:_____ **Fax:**_____

This is a final proof. If any information is incorrect, please contact your sales representative prior to the deadline of the first insertion. Otherwise your order is accepted as having been approved.

CITY OF DUNNELLON
20750 River Drive
Dunnellon, FL 34431
(352) 465-8500
FAX (352) 465-8505

April 29, 2016

Application PZ1516-056/REZ2016-01

Mr. David Allison
First Baptist Church of Dunnellon
20831 Powell Rd
Dunnellon, FL 34431

RE: Public hearing before Planning Commission: application for Rezoning from Residential Medium Density (R-3A) to Public (P), Parcel 3350-050-000/3350-081-000 (Lots 50, 51, 59, 60, 1911, and N 125feet of Lot 81) being 4.56 acres total.

Dear Applicant:

Please take notice that your application for rezoning will be heard by the Planning Commission of the City of Dunnellon on Tuesday, May 17, 2016 at 5:30 p.m., or soon thereafter as can be heard, in the Council Chambers at Dunnellon City Hall, 20750 River Drive, Dunnellon, Florida 34431. **Please be advised that your failure to appear at this public hearing will likely result in your application being denied.**

Your application, together with any back-up materials, may be reviewed during normal business hours 8:00 a.m. to 4:00 p.m. at Dunnellon City Hall. For further information please contact the Community Development Department at (352) 465-8500, ext. 1010.

Pursuant to the City's Land Development Regulations, owners of property within 300 feet of your property have been sent notice of the public hearing on your application. Interested parties may appear at the hearing and be heard with respect to your application. Please be advised that all oral and written communications concerning your application prior to the public hearing between any member of the Planning Commission and an applicant or interested person is strongly discouraged under Florida law.

A person who decides to appeal any decision made by any board, agency, or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is

made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105).

The City of Dunnellon Land Development Regulations are available for inspection at City Hall, during normal business hours, 8:00 a.m. to 4:00 p.m. Persons with disabilities needing assistance to participate in this hearing should contact Dawn Bowne, City Clerk at (352) 465-8500 at least 48 hours prior to the date of the scheduled hearing.

It is anticipated that the second hearing will be heard by City Council on Monday, June 13, 2016, at 5:30 p.m. or soon thereafter as can be heard in the Council Chambers at Dunnellon City Hall 20750 River Drive, Dunnellon, Florida, 34431. If this date changes, you will be notified by the City. **Please be advised that your failure to appear at either of these public hearings will likely result in your application being denied.**

Sincerely,

Lonnie Smith
Community Development

CITY OF DUNNELLON

20750 River Drive
Dunnellon, FL 34431
(352) 465-8500
FAX (352) 465-8505

April 29, 2016

NOTICE OF PUBLIC HEARING FOR REZONING

Dear Property Owner:

The Planning Commission of Dunnellon will hold a public hearing for recommendation to the City Council regarding a rezoning from Residential Medium Density (R-3A) to Public (P) requested by the First Baptist Church of Dunnellon, for parcels located at the northwest and southwest corner of the Powell Road and Cedar Street intersection, 20831 Powell Rd, being Parcel Number 3350-050-000 (Lots 50, 51, 59, 60) comprising 3.77± acres and Parcel Number 3350-081-000 (Lot 1911 and N 125feet of Lot 81) comprising .79± acres, pursuant to the Land Development Regulations, Section 7.1, Table of Permitted Uses. The public hearing will be held at Dunnellon City Hall, 20750 River Drive, Dunnellon, FL 34431, on **Tuesday, May 17, 2016, at 5:30 p.m.,** or as soon thereafter as can be heard. If necessary, this public hearing may be continued to a time and date certain by announcement at the scheduled hearing without any further written notice to you.

A second hearing will be held before the City Council as soon as practicable after the Planning Commission makes its recommendation in this matter. After the Planning Commission's hearing on the above date, you may contact the Community Development Department at (352) 465-8500, ext. 1010, to find out the date and time of the hearing before the City Council.

The application, filed under application number PZ1516-056, submitted by Mr. David Allison, First Baptist Church of Dunnellon, together with any back-up materials may be reviewed during normal business hours 8:00 a.m. to 4:00 p.m. at Dunnellon City Hall. For further information please contact the Community Development Department at (352) 465-8500, ext. 1010.

Interested parties may appear at the meetings and be heard with respect to this matter. Please be advised that all oral and written communications prior to the hearing concerning the case between any member of the Planning Commission and the applicant or the public are strongly discouraged under Florida law.

A person who decides to appeal any decision made by any board, agency, or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes 286.0105).

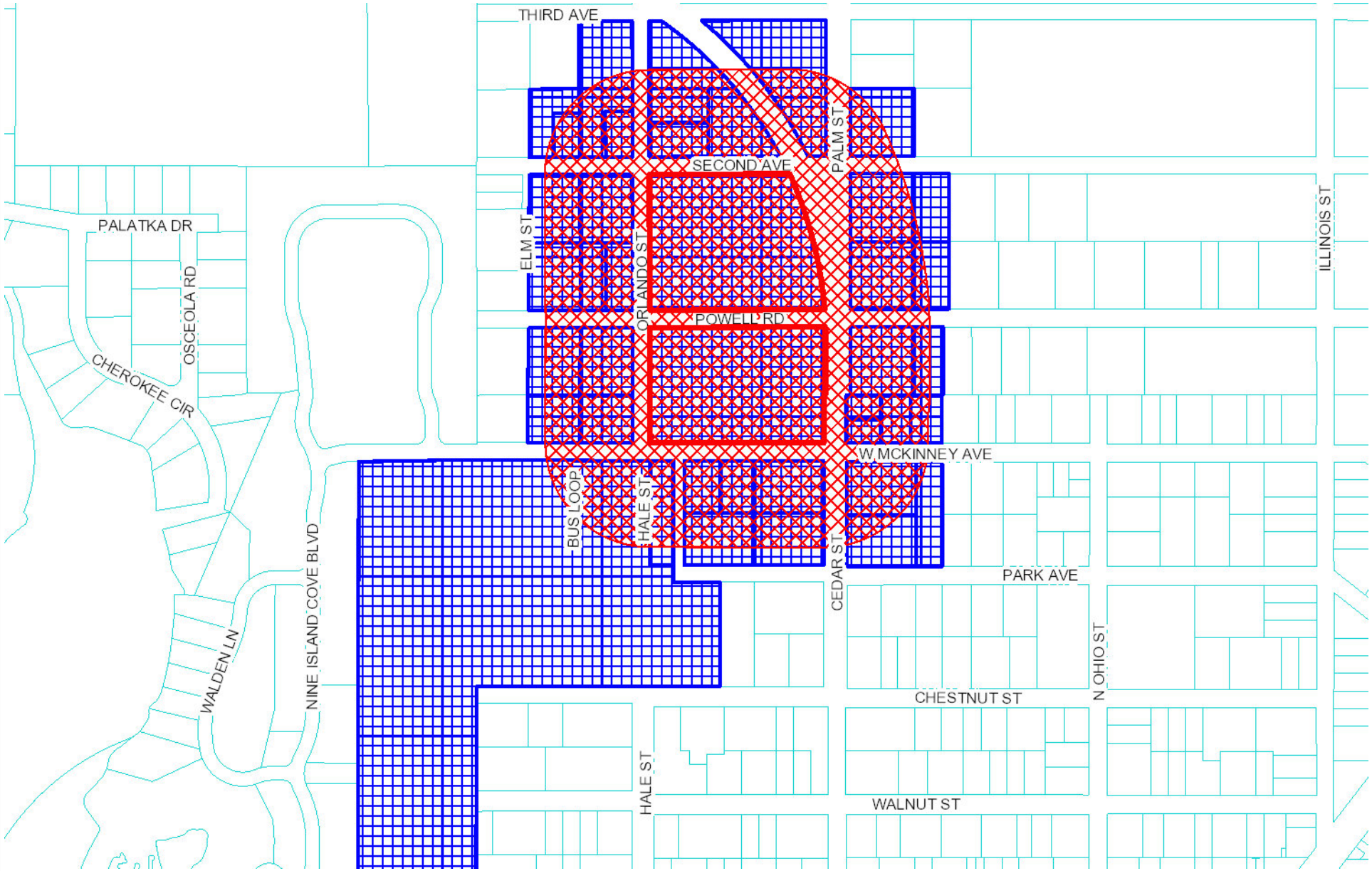
The City of Dunnellon Land Development Regulations are available for inspection at City Hall, during normal business hours, 8:00 a.m. to 4:00 p.m. Persons with disabilities needing assistance to participate in any of these proceedings should contact Dawn Bowne, City Clerk at (352) 465-8500 at least 48 hours prior to the date of the scheduled hearing.

Sincerely,

Lonnie Smith
Community Development

Villie M. Smith, CFA, ASA
Marion County Property Appraiser

GIS Web Mapping Application
Last Updated: 04/15/2016



500 ft

DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.

NAME	ADD_1	ADD_2	ADD_3	
DARRELL L ADDISON	DOLORES M ADDISON	1010 28TH AVENUE N	NAPLES FL 34103	
BETTIE CASSADY	PO BOX 263		DUNNELLON FL 34430-0263	
~~CITY OF DUNNELLON~~	~~PO BOX 430~~		~~DUNNELLON FL 34430-0430~~	~~CITY~~
KEVIN P CONNELL	CONNELL KIMBERLY A	11525 ORLANDO ST	DUNNELLON FL 34431-6427	
LINDA CORSE	11555 ORLANDO ST		DUNNELLON FL 34431-6429	
DOROTHY SELLERS CROZIER	WILLIAM MARCUS SELLERS EST ET AL	20843 SECOND AVE	DUNNELLON FL 34431-6406	
DAVID DICK	ELAINE DICK	4985 N PINK POPPY DR	BEVERLY HILLS FL 34465-2802	
~~DUNNELLON CHURCH OF CHRIST~~	~~PO BOX 597~~		~~DUNNELLON FL 34430-0597~~	~~DUP~~
DUNNELLON CHURCH OF CHRIST ET AL	C/O TONY QUILLEN TR	PO BOX 597	DUNNELLON FL 34430-0597	
DUNNELLON PROPERTIES LLC	563 S DUNCAN AVE		CLEARWATER FL 33756-6255	
DAVID L ELLIOTT	5311 W RIVERBEND RD		DUNNELLON FL 34433	
FEDERAL HM LN MTG CORP	1615 S CONGRESS AVE STE 200		DELRAY BEACH FL 33445	
~~FIRST BAPTIST CHURCH OF DUNNELLON FL INC~~	~~DUNNELLON FIRST BAPTIST CHURCH~~	~~20831 POWELL RD~~	~~DUNNELLON FL 34431-6402~~	~~APP~~
~~FIRST BAPTIST CHURCH OF DUNNELLON FL INC~~	~~DUNNELLON FIRST BAPTIST CHURCH~~	~~20831 POWELL RD~~	~~DUNNELLON FL 34431-6402~~	~~APP~~
~~FIRST BAPTIST CHURCH OF DUNNELLON FL INC~~	~~DUNNELLON FIRST BAPTIST CHURCH~~	~~20831 POWELL RD~~	~~DUNNELLON FL 34431-6402~~	~~APP~~
~~HARTH KATHY~~	~~20959 W MCKINNEY AVE~~		~~DUNNELLON FL 34431-6434~~	~~DUP~~
KATHY HARTH	20959 W MCKINNEY AVE		DUNNELLON FL 34431-6434	
MICHAEL C HOPKINS	KARIN L HOPKINS	9215 SW 197TH CIR	DUNNELLON FL 34432-2639	
IGLESIA MISIONERA RENACER ASAMLEAS DE DI	11755 CEDAR		DUNNELLON FL 34431	
MARY ANN JOHNSON	SUE ANN JOHNSON	20745 PARK AVE	DUNNELLON FL 34431-6735	
KONDAUR CAPITAL CORP TR	333 S ANITA DR STE 400		ORANGE CA 92868	
JOSE A MACHADO ET AL	C/O LUCIA CARONE	43 ANDREWS DR	MASSAPEQUA PARK NY 11762	
FRANCES M MARKHAM	PO BOX 213		DUNNELLON FL 34430-0213	
LINDA M MCCRACKEN	20855 PARK AVE		DUNNELLON FL 34431-6733	
LYNN MCDOWELL	20929 W MCKINNEY AVE		DUNNELLON FL 34431-6434	
HERBERT MENHENNETT	JEAN MENHENNETT	20934 THIRD AVE	DUNNELLON FL 34431-6401	
JOHN MIUCCIO	ANNE MIUCCIO	111 HICKS ST APT 9L	BROOKLYN NY 11201	
THOMAS A MOLTIMORE	20762 SECOND AVE		DUNNELLON FL 34431-6405	
SUZANNE M NEELY	20893 SECOND AVE		DUNNELLON FL 34431-6406	
FRED OWENS	S L OWENS	20792 SECOND AVE	DUNNELLON FL 34431-6405	
JOEL A PAFFORD	PO BOX 6		DUNNELLON FL 34430-0006	
JOSEPH R PARKER JR	402 LAKE HILLS RD		TULLAHOMA TN 37388-5220	
FRANCES PUMPHREY	BARBARA BOWEN	PO BOX 263	DUNNELLON FL 34430-0263	
SCHOOL BOARD OF MARION COUNTY	PO BOX 670		OCALA FL 34478-0670	
DAVID SHORT	MARY H SHORT	20946 RIVER DR	DUNNELLON FL 34431-6746	
THE KOONCE DAVID F & SANDRA S LVN TRUST	KOONCE DAVID F JR TR ET AL	9485 E SOUTHGATE DR	LAKELAND FL 34450	
THE WISE ALLEN C TRUST	WISE ALLEN C TR	PO BOX 248	DUNNELLON FL 34430-0248	
SCOTT L TOTH	CYNTHIA A TOTH	1635 E SAINT CATHERINE DR	DUNEDIN FL 34698-4404	
WILLIAM H VANDENBOOGAART	JILL P VANDENBOOGAART	3041 OAK VIEW DR	PALM HARBOR FL 34684	
BERT J WAMPLER	NADINE A WAMPLER	611 SW SHOREWOOD DR	DUNNELLON FL 34431-3771	
ALBERT A WITFILL	AUDREA WITFILL	3815 N YACHT TER	BEVERLY HILLS FL 34465-4461	
WOMANS CLUB OF DUNNELLON	PO BOX 1632		DUNNELLON FL 34430-1632	

Teresa Malmberg

From: Andrew Hand <ahand@shepardfirm.com>
Sent: Thursday, April 28, 2016 2:21 PM
To: Lonnie Smith
Cc: Teresa Malmberg
Subject: RE: Legal sufficiency

I have reviewed and find the notices legally sufficient.

Best Regards,

DISCLAIMER:
The information transmitted is intended only for the person or entity to which it is addressed and contains confidential and/or privileged materials protected under the Attorney-Client Privilege. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any computer.

From: Lonnie Smith [mailto:lsmith@dunnellon.org]
Sent: Wednesday, April 27, 2016 1:58 PM
To: Andrew Hand <ahand@shepardfirm.com>
Cc: Teresa Malmberg <tmalmberg@dunnellon.org>
Subject: Legal sufficiency

Hi Andrew,
Attached are the notice letters and ad submission that we intend to send out for a rezoning for the May 17th LPA meeting. Please review for legal sufficiency. I will be completing a staff report on this case in the next day or two so I will be submitting to you for review and a Resolution document.

Thanks,

Lonnie Smith
IT/ Community Development
City of Dunnellon
352-465-8500 x1011
lsmith@dunnellon.org

Please Note: Florida has a very broad public records law. Written communication to or from city officials regarding city business is public record and open to inspection including names, addresses and email addresses. Therefore, your email communication may be subject to public disclosure.

AFFIDAVIT OF PUBLICATION

Star-Banner
Published – Daily
Ocala, Marion County, Florida

STATE OF FLORIDA
COUNTY OF MARION

Before the undersigned, a Notary Public of Said County and State, _____ who on oath says that they are an authorized employee of the Star-Banner, a daily newspaper published at Ocala, in Marion County, Florida, that the attached copy of advertisement, being a notice in the matter of

NOTICE OF PLANNING COMMISSION QUASI-JUDICIAL PUBLIC HEARING REZONING APPLICATION #REZ2016-01 ORDINANCE #ORD2016-05 AN ORDINANCE OF THE CITY OF DUNNELLON, FLORIDA; CHANGING THE ZONING CLASSIFICATION FROM RESIDENTIAL MEDIUM DENSITY R-3A TO PUBLIC P OF P

was published in said newspaper in the issues of:

5/1 1x

Affiant further says that the said STAR-BANNER is a daily newspaper published at Ocala, in said Marion County, Florida, and that the said newspaper has heretofore been continuously published in said Marion County, Florida, daily, and has been entered as second class mail matter at the post office in Ocala in said Marion County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the person of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 1 day of May, A.D., 2016

Harmony Stalter
Notary Public

HARMONY STALTER
(Print, Type or Stamp Name of Notary Public)

HARMONY STALTER
Notary Public - State of Florida
Commission # FF 956448
My Comm. Expires Feb 2, 2020

Ad #: A000888057

NOTICE OF PLANNING COMMISSION QUASI-JUDICIAL PUBLIC HEARING REZONING APPLICATION #REZ2016-01 ORDINANCE #ORD2016-05

AN ORDINANCE OF THE CITY OF DUNNELLON, FLORIDA; CHANGING THE ZONING CLASSIFICATION FROM RESIDENTIAL MEDIUM DENSITY (R-3A) TO PUBLIC (P) OF PARCEL 3350-050-000 (LOTS 50, 51, 59, 60) COMPRISING 3.77 ACRES AND PARCEL 3350-081-000 (LOT 1911 and N 125feet of LOT 81) COMPRISING .79 ACRES LOCATED AT THE NORTHWEST AND SOUTHWEST CORNERS OF THE POWELL ROAD AND CEDAR STREET INTERSECTION; PROVIDING DIRECTIONS TO THE CITY MANAGER; PROVIDING FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF INCONSISTENT ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

The City of Dunnellon Planning Commission will hold a quasi-judicial public hearing for recommendation to the City Council regarding adoption of Ordinance #ORD2016-05, rezoning Parcel Number 3350-050-000 and 3350-081-000, comprising 4.56 acres, from R-3A Residential Medium Density to P Public. The public hearing will be held at Dunnellon City Hall, 20750 River Drive, Dunnellon, FL 34431, on Tuesday, May 17, 2016, at 5:30 p.m., or as soon thereafter as can be heard. If necessary, this public hearing may be continued to a time and date certain by announcement at the scheduled hearing without any further written notice.

The application, filed under application number PZ1516-056, submitted by David Allison, First Baptist Church of Dunnellon, together with any back-up materials may be reviewed during normal business hours 8:00 a.m. to 4:00 p.m. at Dunnellon City Hall. For further information please contact the Community Development Department at (352) 465-8500, ext. 1010.

APPEAL: NECESSITY OF RECORD. Notice is given that if any person desires to appeal any action taken by the Planning Commission at the above hearing, a verbatim record of the proceedings may be necessary pursuant to Florida Statutes, 286.0105. The City assumes no responsibility for furnishing said record, however, the hearings will be audio recorded by the City for public use.

If any accommodations are needed for persons with disabilities, please contact the Office of the City Clerk at 352-465-8500.
#A000888057

Star-Banner
CLASSIFIED ADVERTISING
2121 SW 19th Ave. Rd., Ocala, FL 34474
352-732-9565 fax: 352-867-4126

CLASSIFIED ADVERTISING RECEIPT

CITY OF DUNNELLON-330
N/A
20750 RIVER DR

Dunnellon, FL 34431

Account: 100400
Phone: (352)465-8500
P.O. #:
Ad Taken By: O050
Receipt printed: 04/29/2016

Order Number	Class Number	Start Run	End Run	Run Times	Lines	Description
A000888057	0001	05-01-16	05-01-16	2	69	NOTICE OF PLANNING COMMISSION QUASI-JUDICIAL PUBLIC HEARING REZONING APPLICATION #REZ2016-01 ORDINANCE #ORD2016-05 AN ORDINANCE OF THE CITY OF DUNNELLON, FLORIDA; CHANGING THE ZONING CLASSIFICATION FROM RESIDENTIAL MEDIUM DENSITY R-3A TO PUBLIC P OF P

Payment Detail	Pay Date	Type	Card or Check #	Card	Exp	Amount
Current Payment						
Order Price						$ 148.52
Total Payments					-	$ 0.00
Balance					=	**$ 148.52**

Ocala Star Banner
(352) 732-9565 Classified (352) 867-4010 Credit
http://www.starbanner.com

City of Dunnellon
MAY 0 4 2016
RECEIVED

Ocala Star Banner's Copy

CITY OF DUNNELLON-330
N/A
20750 RIVER DR

Dunnellon, FL 34431

Account: 100400
Phone: (352)465-8500
P.O. #:
Ad Taken By: O050
Receipt printed: 04/29/2016

Order Number	Class Number	Start Run	End Run	Run Times	Lines	Description
A000888057	0001	05-01-16	05-01-16	2	69	NOTICE OF PLANNING COMMISSION QUASI-JUDICIAL PUBLIC HEARING REZONING APPLICATION #REZ2016-01 ORDINANCE #ORD2016-05 AN ORDINANCE OF THE CITY OF DUNNELLON, FLORIDA; CHANGING THE ZONING CLASSIFICATION FROM RESIDENTIAL MEDIUM DENSITY R-3A TO PUBLIC P OF P

Payment Detail	Pay Date	Type	Card or Check #	Card	Exp	Amount
Current Payment						

Order Price		$ 148.52
Total Payments	-	$ 0.00
Balance	=	**$ 148.52**

RESOLUTION #RES2016-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUNNELLON, FLORIDA, MAKING RECOMMENDATION TO THE CITY COUNCIL TO ❑APPROVE; ☐ DISAPPROVE A REQUEST TO AMEND THE ZONING OF THE DUNNELLON CODE OF ORDINANCES, TO REZONE THE PROPERTY LEGALLY DESCRIBED AS PARCEL NUMBERS 3350-050-000 (LOTS 50, 51, 59, 60) & 3350-081-000 (LOT 1911 & N 125 FEET OF LOT 81) FROM RESIDENTIAL MEDIUM DENSITY (R-3A) TO PUBLIC (P) WITHIN THE CORPORATE LIMITS OF THE CITY OF DUNNELLON, FLORIDA.

WHEREAS, the Planning Commission held a Public Hearing on May 17, 2016, to consider a request by David Allison, First Baptist Church of Dunnellon, to consider a request for rezoning from R-3A to Public with regard to property located at 20831 Powell Avenue, being Parcel Numbers Parcel Numbers 3350-050-000 (LOTS 50, 51, 59, 60) & 3350-081-000 (LOT 1911 & N 125 FEET OF LOT 81); and

WHEREAS, the Planning Commission finds has considered the criteria under Section 13.11(3) of Appendix A of the City of Dunnellon Code of Ordinances; and

WHEREAS, the Planning Commission, sitting as the Local Planning Agency, __ has, __ has not, found that the proposed rezoning is consistent with Dunnellon's Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF DUNNELLON THAT:

SECTION 1. The "Whereas" clauses above are adopted as part of this Resolution.

SECTION 2. A recommendation of __ approval __ disapproval will be forwarded to the City Council for their consideration.

BE IT, FURTHER, RESOLVED that this Resolution shall be effective immediately upon adoption.

On May, 17, 2016 by the Planning Commission upon a motion by Commissioner _____ and seconded by Commissioner _____ and upon being put to a vote, the result was as follows:

[Voting result and signatures on following page]

Commissioner Brenda D'Arville	☐Yes	☐No	☐Abstain	❑Did Not Vote
Commissioner Lisa Sheffield	☐Yes	☐No	☐Abstain	❑Did Not Vote
Commissioner Tracy Fero	❑Yes	☐No	☐Abstain	☐Did Not Vote
Commissioner Wilber Vanwyck	☐Yes	☐No	☐Abstain	❑Did Not Vote
Commissioner Paul Cowan	❑Yes	☐No	☐Abstain	☐Did Not Vote
Commissioner Hilton - 1st Alt	❑Yes	☐No	☐Abstain	☐Did Not Vote
Vacant - 2nd Alt	❑Yes	☐No	☐Abstain	☐Did Not Vote

Attested by:

PLANNING COMMISSION,
CITY OF DUNNELLON

BY: _____
Brenda D'Arville, Chairwoman
Planning Commission, City of Dunnellon

This _____ day of _____, 2016.

Approved as to Form and Legality

BY: _____
Andrew Hand
City Attorney

This _____ day of _____, 2016.

HOUSING ELEMENT

Goals, Objectives and Policies

Formatted: Font: 26 pt, Bold

Field Code Changed

HOUSING ELEMENT
GOALS, OBJECTIVES AND POLICIES

~~HOUSING ELEMENT~~ GOAL
Provide affordable housing which is decent, safe and sanitary to Dunnellon's existing and projected population, while upholding the residential quality of the town's neighborhoods.

Objective 1:
Assist the private sector through policy and regulatory means and formulation of implementation programs in providing affordable, safe, sanitary and adequate housing units in a wide variety of income ranges to meet the specific housing needs of the City's existing and projected population ~~by the year 2010. To meet the needs of the projected population, approximately 60 dwelling units shall be provided annually through the year 1996; approximately 28 dwelling units shall be provided annually between 1997-2001; and 29 dwelling units shall be provided annually between 2001-2010~~.

Policy 1~~-~~.1:
Coordinate partnerships between the City, non-profits and the private sector to ensure the provision of adequate affordable housing, through such techniques as:

A. utilizing federal and state subsidy programs;
B. allowing accessory housing (granny flats);
C. creating a citizen-based affordable housing task force to make specific recommendations to City Council; and/or
D. allowing small minimum house size and floor space.

Policy 1~~-~~.2:
Compile information on the populations needs, including households with special housing needs, and make such information available to the private sector.

Policy 1~~-~~.3:
Coordinate with Marion County, the ~~Department of Community Affairs~~State Land Planning Agency, the Florida Department of Rehabilitative Services and US Department of Housing and Urban Development, and other agencies to obtain information on and make application for or assist in application for funding low and moderate income housing production.

Policy 1~~-~~.4:
Establish from the City of Dunnellon Historic Preservation ~~plan~~ Element a list of historic resources that are suitable for housing and include approximate locations. The purpose of this

policy is to create the opportunity for the private sector to rehabilitate rather than demolish certain historic resources formerly not in residential use.

Objective 2:
The ~~housing conditions survey determined there are 27 substandard houses in the City. The City will establish appropriate techniques by May 1992 to~~ City will eliminate its substandard housing, provide relocation housing where appropriate, and maintain the structural and aesthetic integrity of the City's housing stock.

Policy 2~~-~~.1:
Continue to implement procedures to obtain and ~~administrate~~ administer CDBG grants for the rehabilitation of ~~27~~ substandard homes.

Policy 2~~-~~.2:
Coordinate with Marion County, the ~~Department of Community Affairs~~State Land Planning Agency, the Florida Department of Rehabilitative Services and US Department of Housing and Urban Development for application of additional funding programs for rehabilitation of standard housing.

Policy 2~~-~~.3:
Establish strategies to guide ~~demolition~~ decisions for demolition for homes in which rehabilitation is not feasible.

Policy 2~~-~~.4:
When demolition or rehabilitation requires replacement of housing, the City will ensure such programs provide for relocation housing.

Policy 2~~-~~.5:
The City will require that rehabilitation programs are coordinated with the Division of Historic Resources for the conservation and rehabilitation of substandard housing of historical significance.

Policy 2~~-~~.6:
Strengthen land development regulations and minimum housing codes, to ensure structural and aesthetic integrity of housing stock.

Objective 3:
Provide adequate sites with available infrastructure within areas of residential character for low and moderate income families, and others with special housing needs, group homes and foster care facilities.

Policy 3-.1:
Coordinate with the FMHA, Marion County, the ~~Department of Community Affairs~~State Land Planning Agency, the Florida Department of Health and Rehabilitative Services, US Department of Housing and Urban Development, and other agencies to maintain existing and develop new programs throughout the planning timeframe, consistent with housing need projections, for the location and provision of housing for low and moderate income households.

Policy 3-.2:
Through the land development regulations, establish standards for protection of residential areas from inconsistent uses which threaten the residential quality or stability of neighborhoods.

Policy 3-.3:
Housing for special needs groups, including group homes, foster care facilities and rural and farm-worker households shall be allowed in single-family residential areas, consistent with ~~Section~~ Chapter 419, ~~F.S~~Florida Statutes.; the development of residential alternatives to institutionalization shall be encouraged.

Policy 3-.4:
Location of low and moderate income housing, manufactured housing, elderly, group and foster care homes, and other special needs groups, throughout the planning timeframe, shall be approved, based upon federal safety guidelines, consistency with the Future Land Use Map and densities, on the basis of safety, land use compatibility, accessibility, convenience and the availability of public facilities and infrastructure. Group homes shall continue to be allowed in all multi-family districts; group homes of six or fewer residents, which otherwise meet the definition of a community residential home, shall be allowed in single-family districts, provided that such homes are not located within a radius of 1,000 feet of another existing such home of six or fewer residents, consistent with Chapter 419, ~~F.S~~Florida Statutes. Specific non-discriminatory regulations that implement these criteria shall be included in the land development regulations~~, which are to be adopted by May 1, 1992~~.

Policy 3-.5:
Allow new residential development only at locations where City facilities and services are currently provided, or are financially feasible for the City to provide, unless such services can be provided to the site by the private sector.

Policy 3-.6:
~~Pursuant to Florida Statutes 553.38(2) and 320.8285(5), all residential land use categories delineated on the Future Land Use Map shall allow mobile home or manufactured home placements. Provisions to be incorporated in the Land Development Regulations by May 1, 1992, shall create zones within these categories that control minimum floor area, structural and~~

~~architectural design, foundations, buffer and screening requirements, or other building requirements to discourage mobile home placement in existing or proposed residential neighborhoods whose desired character would be disrupted upon the introduction of incompatible structures. Such regulations shall not be so restrictive as to prohibit mobile homes from locating in any particular residential future land use category or from accommodating an equitable share of sites for residential development.~~

~~**Objective 4:**~~
~~The City has completed a Historic Preservation Plan to identify and preserve the historic and archaeological resources of the City. The objective of the City is to provide for the identification, protection and conservation of all historically significant housing within its corporate limits, consistent with the recommendations of the Historic Preservation Plan provided as an appendix to the Housing Element.~~

~~**Policy 4-1:**~~
~~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.~~

~~**Policy 4-2:**~~
~~As recommended by the Historic Preservation Plan, continue the updating and maintenance of the Master Site File for the remaining area of the City.~~

~~**Policy 4-3:**~~
~~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.~~

~~**Policy 4-4:**~~
~~Principles to guide conservation, rehabilitation and demolition techniques shall be consistent with the Historic Preservation Plan and Division of Historic Resources.~~

~~**Policy 4-5:**~~
~~The rehabilitation of historic resources for housing opportunities shall be consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.~~

~~**Policy 4-6:**~~
~~The land development regulations, to be written by May 1, 1992, will require new housing development within or adjacent to historic or archaeological resources to be consistent with the neighborhood character intended by the Historic Preservation Plan or provide buffering to protect the historic character of such resources.~~

~~**Policy 4-7:**~~
~~Provide information and technical assistance on the location of historic housing opportunities, financial techniques, and proper preservation standards to the general public.~~

~~**Policy 4-8:**~~
~~The City shall adopt an ordinance for the conservation and rehabilitation of substandard housing and other buildings of historical significance in accordance with the standards of the Division of Historical Resources.~~

~~**Policy 4-9:**~~
~~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 Standard 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.~~

Pursuant to Section 553.382, Florida Statutes, any certified, residential manufactured building, including mobile homes, may be placed on a mobile home lot in a mobile home park, recreational vehicle park, or mobile home condominium, cooperative, or subdivision.

HISTORIC PRESERVATION ELEMENT

Goals, Objectives and Policies

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.

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.

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.

Policy3.3.4:
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.

Policy 3.3.5:
The City shall provide design guidelines for new construction and renovation of non-historic buildings within the district.

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.

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.

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.

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.

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.

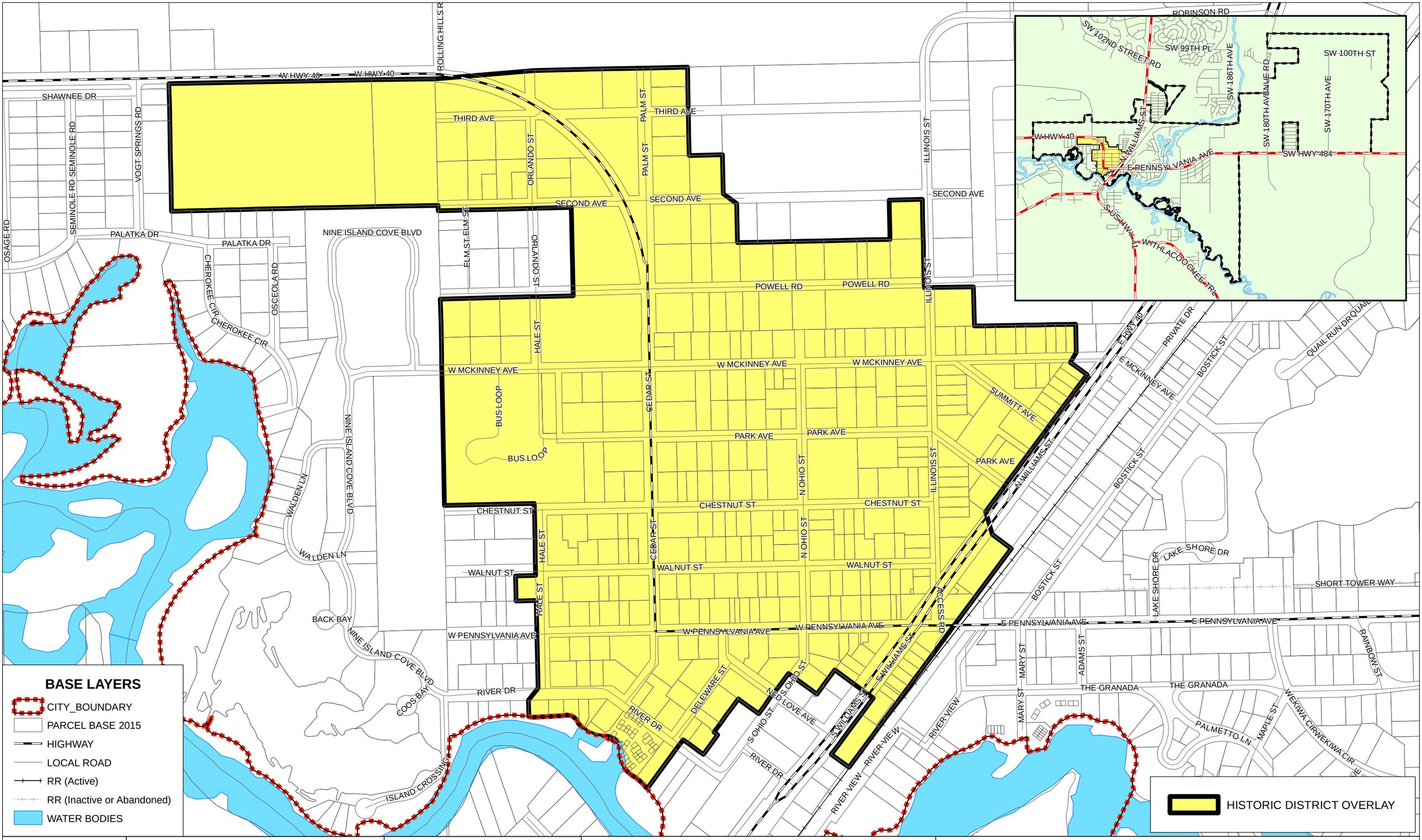
Objective 4.5:
Coordinate and cooperate with other private or governmental entities involved with historic preservation.

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.

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.



MAP: 6

TITLE: HISTORIC DISTRICT

DATE: Feb-10-2016

BY: CP Smith
STEARNS WEAVER MILLER

N

1:5,000

0 200 400 800
Feet

PROJECT:

CITY OF DUNNELLON

Marion County, Florida

GIS DATA SOURCES:

Figure 12 - City of Dunnellon Historic District Survey, Future Land Use Map Series; Ordinance 92-07. (Digitized from Hard Copy Map.)

Florida Department of Revenue: Parcel GIS, 2015.

Marion County GIS: Road Centerlines, 04/16/2015.

This map should not be used for legal purposes. It is intended for general reference use only.

INTERGOVERNMENTAL COORDINATION ELEMENT

Goals, Objectives and Policies

Field Code Changed

INTERGOVERNMENTAL COORDINATION ELEMENT
GOALS, OBJECTIVES AND POLICIES

GOAL
To establish processes which respond to the needs for coordination among City, local, regional, state and federal governments and private entities resulting from the implementation of Dunnellon's comprehensive plan and any incompatible goals, objectives and policies proposed in other local, regional or state plans.

Objective 1:
Coordinate with the Marion County School Board and other units of local government that provide services within the City limits, but do not have regulatory authority over the use of the land.

Policy 1.1:
The City shall maintain communication with state and regional agencies, including the Department of Environmental Protection, Florida Fish and Wildlife Commission, regional planning agencies, and Southwest Florida Water Management District, in order to remain informed of any resource management plans which may be initiated by those agencies.

Policy 1.2:
The City shall initiate an annual meeting to coordinate with state agencies, including the Department of Environmental Protection, in the management of the Rainbow Springs Aquatic Preserve and protection of the springshed.

Policy 1.3:
The City shall maintain compliance with interlocal agreements with the Office of Greenways and Trails for the use of lands for recreation and wastewater disposal.

Policy 1.4:
The City shall coordinate with other governments, organizations, and the public to plan for recreation, including regional recreation facilities, recreation programs, and joint use of facilities.

Policy 1.5:
The City shall coordinate development proposals that include additional residential densities with Marion County and the Marion County School Board to resolve potential conflicts between the governmental entities that provide services and facilities.

Policy 1.6:
When conflict between the City and adjacent jurisdictions arise over land use issues, provision of level of service facilities, or other comprehensive plan issues, and that cannot be resolved through normal negotiations, the City shall use the ~~Withlacoochee~~ North Florida Regional Planning Council's informal dispute resolution process.

Policy 1.7:
The City Council designee shall coordinate with Marion County, FDOT and the Transportation Planning Organization to ensure that impacts of future expansion of the Dunnellon Airport are coordinated with the City's Future Land Use and Traffic Circulation Elements.

Policy 1.8:
The City shall work with other permitting agencies in order to receive early notice of permit applications for properties located within the City limits.

Objective 2:
Coordinate the impacts of development proposed in the City's Comprehensive Plan upon development in Marion and Citrus Counties, the region, and the state.

Policy 2.1:
The City shall provide information on amendments to its adopted Future Land Use Map to Marion County, ~~Withlacoochee~~ North Florida Regional Planning Council~~,~~ and ~~to~~ Citrus County to aid those governments in review of proposed developments for potential incompatibilities with the City's plan.

Policy 2.2:
The City shall provide comments to the ~~Withlacoochee~~ North Florida Regional Planning Council during the review of any proposed Development of Regional Impact project which may impact the City.

Policy 2.3:
The City shall provide enforcement agencies with written copies of any changes to City regulations that pertain to the Withlacoochee and Rainbow Rivers. The agencies shall include, but are not limited to, the U.S. Coast Guard, Marion County Sheriff's Office, Florida Fish and Wildlife Commission, Florida Marine Patrol and U.S. Army Corps of Engineers,

Policy 2.4:
The City shall maintain communication with the Southwest Florida Water Management District regarding the SWIM program for the Rainbow River.

Policy 2.5:
The City shall initiate quarterly meetings with Marion County and Citrus County officials and staff to discuss proposed land development activity adjacent to the City limits.

Policy 2.6:
The City shall initiate quarterly meetings with Marion, Citrus, and Levy Counties to discuss the impacts of regionally significant issues, such as Developments of Regional Impact, or other projects that impact Dunnellon's roads and natural resources.

Objective 3:
Maintain effective communication strategies between the City, Marion County, the Marion County School Board, and other governmental entities having operational and maintenance responsibilities for public facilities ~~subject to~~ within or in proximity to the City or level of service ~~standards and ensure coordination with the Future Land Use Element~~planning targets.

Policy 3.1:
Provide written notification to Marion County for problems or issues associated with public facilities or structures within the City that are maintained by the County, and cooperate in the establishment of a program or programs to correct problems.

Policy 3.2:
The City shall maintain an interlocal agreement with Marion County to ensure availability of adequate capacity in the County landfill for use by the City.

Policy 3.3:
The City shall provide an annual report to Marion County estimating the City's service area population and the anticipated tonnage of solid waste to be disposed.

Policy 3.4:
The City shall rely on written communications with FDOT and representation on the Ocala-Marion County Transportation Planning Organization (TPO) to ensure that scheduled transportation improvements are consistent with the development plans of the City, and to ensure that the City is aware of any transportation improvements proposed by those entities.

Policy 3.5:
The City shall maintain representation on the Transportation Planning Organization for purposes of coordinating future transportation needs and land use plans.

Policy 3.6:
The City shall 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 the roadways within the City.

Policy 3.7:
The City shall participate with Marion, Citrus, and Levy Counties to plan for the location and extension of public facilities that are subject to concurrency, for siting facilities that have countywide significance, and for siting problematic land uses.

Policy 3.8:
The City of Dunnellon shall coordinate with Marion County to either execute an interlocal agreement or establish a joint airport zoning board pursuant to the requirements of Section 333.03(1)(b), Florida Statutes (2016), by January 1, 2017.

Objective 4:
The City shall coordinate annexation issues and future land use designations on lands adjacent to the Dunnellon City limits with Marion County to ~~prevent~~ discourage urban sprawl outside City boundaries and to resolve potential conflicts on issues regarding the use of land, springshed protection, and the provision of public services and facilities.

Policy 4.1:
The City shall propose ~~a~~ joint planning ~~agreement~~ agreements with Marion County, Citrus County and Levy County for lands lying beyond the City limits to coordinate impacts on public facilities and to ~~prevent~~ discourage urban sprawl ~~and leapfrog development patterns~~.

~~**Policy 4.2:** The City shall propose a joint planning agreement with Citrus County for lands lying beyond the City limits to coordinate impacts on public facilities and to prevent urban sprawl and leapfrog development patterns.~~
~~**Policy 4.3:** The City shall propose a joint planning agreement with Levy County to coordinate impacts of development on public facilities and to prevent urban sprawl and leapfrog development patterns.~~

Policy 4.2: ~~**Policy 4.4:**~~
The City may propose joint planning agreements for annexation that shall be coordinated with the appropriate jurisdictions.

Policy 4.3: ~~**Policy 4.5:**~~
The City shall pursue a joint planning agreement with Marion County to ensure a consistent approach to springs, springshed, and aquifer protection.

Policy 4.4: ~~**Policy 4.6:**~~
The joint spring's protection agreement shall specify responsibilities for land development regulation, stormwater management, wastewater management, and other matters that impact the springs and springshed. The agreement shall contain joint strategies to be implemented by each local government within the springshed.

Policy 4.5: ~~**Policy 4.7:**~~
Each joint planning agreement shall: 1) designate a specific area for the agreement; 2) outline procedures for joint City and County actions; 3) identify procedures for administration of land development regulations; and, 4) determine the representation on any joint body created as a result of a joint planning agreement.

Objective 5:
Ensure establishment and coordination of the City's adopted plan with the plans of Marion County, other municipalities within the County, and the Marion County School Board through joint processes for collaborative planning and decision-making.

Policy 5.1:
The City shall ensure intergovernmental coordination with the Marion County School Board for the location of educational facilities within the City limits, including:

A. The City shall notify the School Board, within 45 days of receipt of written notice, as to the consistency of the acquisition or leasing of property to be used for new public education facilities with the Dunnellon Comprehensive Plan,
B. The City shall determine the consistency of any educational capital improvement within the City with the Dunnellon Comprehensive Plan.
C. The City shall provide notification to the School Board of dates and agendas of Planning Commission and City Council meetings on those plan amendments that have the potential to increase residential units or densities.

Policy 5.2:
The City shall participate with the Marion County School Board, Marion County and ~~the~~ other municipalities to develop coordinated population projections and for planning the location of public school facilities.

Policy 5.3:
The City shall maintain communications with the Marion County School Board to ensure the provision of land and infrastructure for future school expansion or new construction proposed within the City limits or within the City's water and sewer utility service area.

Policy 5.4:
Coordinate the use of existing and proposed school board facilities, as appropriate, with the implementation of the recreation and open space element of this plan.

Objective 6:
Ensure coordination between the City, Marion County, other county municipalities, and the Marion County School Board to establish concurrency requirements for public school facilities.

Policy 6.1:
Participate in the development and maintenance concurrency requirements for public school facilities.

Policy 6.2:
Develop, adopt, and maintain a Public School Facilities Element consistent with the plans of Marion County and the Marion County School Board.