

**Agenda
City of Dunnellon
Planning Commission
WORKSHOP
COMPREHENSIVE PLAN AMENDMENTS
20750 River Drive, Dunnellon, FL 34431
May 25, 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 April 20, updated May 19, 2016 and City Hall bulletin board on Tuesday, May 24, 2016)

1. COMPREHENSIVE PLAN AMENDMENTS WORKSHOP

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

- Future Land Use
- Conservation
- Aquifer
- Public Facilities

Documents: [Future Land Use Strike.pdf](#), [Conservation Strike.pdf](#), [Aquifer Strike.pdf](#), [Public Facilities Strike.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.

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

maintenance of vehicles and equipment. The maximum impervious surface is 65 percent and the maximum building height is forty (40) feet. The following standards apply to uses and locations as specified:

- A. Uses such as the sale, rental, repair, storage, or maintenance of vehicles (cars, boats, trucks, motorcycles) shall be permissible only when determined to be compatible with adjacent residential uses.
- B. Uses that use, generate, store, or handle hazardous materials shall be permissible only when approved as a conditional use in order to ensure appropriate location, handling, storage, and disposal of the hazardous materials.
- C. Uses which occupy a single building with 80,000 or more square feet of total floor area or which occupy two or more buildings on a single parcel with a total of 100,000 square feet of total floor area shall meet the following standards:
 - 1. Screening of mechanical equipment, utility devices, and similar service components.
 - 2. Integration of accessory uses and structures into the overall design of the building and site.
 - 3. Specific design techniques to minimize the impact of walls longer than fifty (50) feet in length.
 - 4. Sign standards that ensure integration of sign design with the design of the buildings.
 - 5. Provision of a perimeter buffer that is 150% of the otherwise required buffer.
 - 6. Provision for landscaped internal pedestrian circulation.
 - 7. Specific design requirements for parking lots to ensure protection of native vegetation and provision of canopy trees for shade.
- D. Approval shall be only by special exception.
- E. Uses with drive-up or drive-through facilities shall meet the following requirements:
 - 1. The drive through lanes shall not be adjacent to land used or designated for use for residential development.
 - 2. Windows for ordering or providing services shall not be located adjacent to land used or designated for use for residential development.
- F. Recreational vehicle parks shall be subject to special design standards to ensure compatibility and safe layout of the vehicle sites and park amenities.
- G. All commercial uses shall meet the following compatibility requirements:
 - 1. Buffers will be provided to ensure compatibility between commercial and residential uses.
 - 2. Dumpsters will be located to avoid negative impacts to adjacent residential uses.
 - 3. Outdoor lighting will be designed and located to avoid direct illumination of adjacent properties.

4. Parking lots will be designed and located to avoid negative impacts from vehicle lights and noise to adjacent residential properties.

Policy 1.5:

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 buildings 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 1.6:

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.

Policy 1.8:

The agriculture land use category includes agricultural and silvicultural activities. Residential dwelling units are permissible at a density of one (1) unit per ten (10) acres, except where a conservation subdivision is proposed. A conservation subdivision design allows a density of one (1) unit per five (5) acres, and requires clustering. The minimum lot area in a conservation subdivision design development is two (2) acres. A conservation subdivision shall meet the design standards set forth in Policy 1.11. The maximum building height is forty (40) feet.

Policy 1.9:

The recreation land use category includes active or passive parks, community centers, and areas for recreational activities such as picnicking, jogging, cycling, hiking, golf courses, playgrounds, ball fields, ball courts, stables, swimming pools or beaches, and water related or water dependent uses such as boat ramps, fishing docks and piers, and similar outdoor recreational uses, public or private. No other uses are permissible. The maximum impervious surface is forty (40) percent. The maximum building height is forty (40) feet.

Policy 1.10:

The conservation land use category is intended to protect sites that should have extremely limited development. Wetlands, designated habitats, river islands, and water bodies shall be designated in the conservation land use category. Permissible development is limited to passive recreation, such as unpaved jogging or walking trails, picnic areas without pavilions, boardwalks, or viewing platforms. No buildings are permissible, except public restrooms. Parking areas shall be subject to the following design requirements: unless porous paving materials are used, only access aisles and handicapped parking spaces are allowed to be paved. Clearing on any sites designated as conservation land use shall be limited to the minimum needed to provide access, trails, or play areas, and in no case shall exceed ten (10) percent of a site. In no instance shall clearing of native vegetation or vegetation necessary to ensure the viability of a designated habitat be permissible.

- A. The following parcels listed by tax parcel identification numbers, which were designated as Conservation on the Future Land Use Map by Ordinance 2007-25, may be developed consistent with Medium Density Residential as previously depicted on the Future Land Use Map prior to Ordinance 2007-25, subject to all requirements of applicable laws: Tax Parcel identification numbers ~~33757-003-04~~, 33757-003-07, 33757-003-06, and 33757-003-05.

33757-003-08
as per errata sheet

Policy 1.11:

Conservation subdivisions shall meet the following requirements:

- A. Clustering of units is required. A conservation subdivision on land designated for agricultural use may have lots of two (2) or more acres.
- B. Required open space is at least fifty (50) percent of the site, with at least fifty (50) percent of the open space in one (1) contiguous parcel.
- C. All open spaces shall be connected to the maximum extent feasible. Whenever possible, required open space shall be adjacent to open space on adjacent parcels.
- D. No more than twenty (20) percent of the open space shall be devoted to stormwater facilities.
- E. Open space should be located on the most vulnerable portion of the site. There shall be no chemical applications permissible on required open space land.
- F. Required open spaces shall be protected in perpetuity through recorded easements.
- G. Central water and sewer treatment facilities are available.
- H. Development shall be located in such a manner as to minimize the length of new roads and drives from existing public streets to the development.
- I. Development shall be sited as far away as possible from water bodies, rivers, wetlands, or other environmentally fragile features.
- J. Development shall be designed to minimize site disturbance to the minimum area necessary to accomplish development. This shall include minimizing soil compaction by delineating the smallest disturbance area feasible.
- K. Existing native vegetation shall be protected, whether within the designated open space or on the developed portion of a site.

Policy 1.12:

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 of impervious surfaces:

- 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.

Policy 1.13:

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.

Policy 1.14:

All golf course siting, design, construction, and management shall implement the prevention, management, and monitoring practices, detailed in the golf course siting, design, and management chapter of the *Protecting Florida's Springs Manual – Land Use Planning Strategies and Best Management Practices (November 2002)* as may be amended by city code to conform to other policies of this Comprehensive Plan and to city needs and characteristics. All golf courses shall use reclaimed water for irrigation.

Policy 1.15:

Maintain and enforce land development regulations which implement the adopted comprehensive plan, including:

- A. Regulation of use and subdivision of land, in consideration of adjacent land uses, natural and historic resources, open space and environmental constraints such as flood prone areas, soil suitability, drainage, surface and groundwater quality and stormwater management.
- B. Protect wetlands, potable water well fields, natural aquifer recharge areas, endangered species, intact ecological systems, air and water quality, consistent with the requirements of the Conservation Element.
- C. Regulate setbacks, landscaping, on-site parking and traffic flow, signage, and pedestrian access and other impacts which protect natural and historical resources and promote quality of life.
- D. Provide that development orders and permits shall not be issued which result in a reduction in the level of services of public facilities adopted in this plan.
- E. Implement site design standards for residential development of varying densities and commercial uses as designated in the Future Land Use Element and on the Future Land Use Map.
- F. Protect property against wildfire and implement Best Management Practices.
- G. Provide site design standards for large-scale discount, commercial, or "big box" establishments.

Policy 1.16:

The land development code shall include requirements that new development in areas of elevated radon emissions use appropriate radon resistant construction techniques, as recommended by the State of Florida.

Policy 1.17:

Public schools shall be an allowable use in all residential land use categories [and the traditional neighborhood development category.](#)

Policy 1.18:

All residential and nonresidential development shall be subject to site plan review procedures.

Policy 1.19:

The City of Dunnellon relies on the definitions in Chapter 163, Florida Statutes, and in the land development regulations in the City Code of Ordinances. In addition, the following terms are defined for application to the Dunnellon Comprehensive Plan:

Best Management Practices (BMPs) means practice or combination of practices, including non-structural and structural improvements, based on sound science and professional judgment to be the most effective and practicable means of carrying out the specified activity. BMPs may be promulgated by government agencies such as the Florida Department of Agriculture and Consumer Services, and the Florida Department of Environmental Protection.

Naturalized plant species means vegetation that, while not native, has naturally adapted to the soils and climate of the area without direct or indirect human intervention. Acceptable species are found on the Florida-friendly plant database from the University of Florida Institute of Food and Agricultural Sciences or other similar database.

Wetlands means those areas that are saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Wetlands are identified by the uniform methodology adopted in [§ Section 373.421](#), Florida Statutes and by a certified wetlands delineator.

~~OBJECTIVE~~ Objective 2:

The City shall ensure the availability of suitable land for placement of utilities and facilities necessary to support proposed development, and coordinate future land use with availability of services and facilities.

Policy 2.1:

New residential developments, including subdivisions, multifamily developments, or mobile home developments shall be required to provide land to meet the recreation and park needs of the residents. The amount of land to be provided shall be based upon the maximum density of the development and the City's adopted level of service standards for recreation land. Single-family and duplex structures on lots platted on or before the date of adoption of this comprehensive plan and residential development proposed within the designated historic district are not required to provide land for recreation needs.

Policy 2.2:

The City shall establish incentives for all new water front residential development to reserve a portion of the total development acreage to provide public access to the river. This acreage may count as part of the development's share of providing recreation facilities.

Policy 2.3:

All development orders and permits for future development and redevelopment shall be issued only if public facilities necessary to meet level of service standards adopted as part of the Capital Improvement Element are available concurrently with the impacts of the proposed development.

Policy 2.4:

All waterfront development shall connect to the City wastewater treatment system. Waterfront property is property which borders the Rainbow River, Withlacoochee River, prairie ponds, borrow pits, wetlands, lakes, and other water bodies.

Policy 2.5:

When development is proposed, other than waterfront development, where the wastewater treatment system has not yet been extended, a septic system may be permissible, provided that the system is a performance-based system.

Policy 2.6:

Existing development, at any density or in land use category, shall be required to connect to the City wastewater treatment system in accordance with § [Section 381.00655, Florida Statutes](#) and when sewer services is available as defined by the city's codes.

~~OBJECTIVE~~ [Objective 3:](#)

The City will continue to prevent blight and eliminate any instances of existing blight through code enforcement, enforcement of building and housing codes, and implementation of a Community Redevelopment Plan.

Policy 3.1:

The land development regulations and codes shall be enforced for all property within Dunnellon.

Policy 3.2:

The land development regulations shall maintain minimum housing codes, providing for conservation, demolition, and rehabilitation techniques of residential structures.

Policy 3.3:

Land development regulations shall be enforced as one means to ensure structural and aesthetic integrity of housing stock.

Policy 3.4:

The City shall continue to coordinate with property owners concerning the availability of tax benefits and other incentives available for renovation and improvements of historic structures.

Policy 3.5:

The City shall continue to coordinate with the private sector in order to encourage rehabilitation of both residential and nonresidential structures, through continued application for CDBG and other grant programs which fund rehabilitation efforts and through establishment of partnerships with the private sector for construction and other services upon which the City relies on the private sector.

Policy 3.6:

The City shall coordinate with Marion County, the Department of Economic Opportunity, the Florida Department of Rehabilitative Services and US Department of Housing and Urban Development concerning various alternatives available towards the rehabilitation of substandard housing within the City.

~~OBJECTIVE~~ Objective 4:

The City shall continue to enforce regulations regarding nonconformities as one means of eliminating both uses which are nonconforming with the Future Land Use Map or zoning map and structures which are nonconforming with this Comprehensive Plan or land development regulations. The City shall revise its land development regulations, to make provisions for development on existing substandard sized platted lots in older subdivisions.

Policy 4.1:

The City shall revise its land development regulations to provide specific provisions necessary to implement the following policies regarding nonconformities.

- A. Lawfully existing nonconforming structures and structures devoted to nonconforming uses shall not be expanded.
- B. If the cost to reconstruct or repair a lawfully existing nonconforming structure, or a structure devoted to a nonconforming use, will exceed 50 percent of the property appraiser's assessed value prior to reconstruction or repair, the structure must be built or repaired in compliance with current codes, and the structure loses its nonconforming status.
 - 1. Structures within the riverfront corridor protection area, on lots of record recorded on or before October 27, 2008 that are less than 150 feet from the ordinary high water line of rivers, navigable coves, and abutting wetlands, as established by this Comprehensive Plan, are exempt from this Policy 4.1.B.

- 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 7.58.2:

~~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 TO HISTORIC PRESERVATION)~~ The City of Dunnellon shall prohibit public education facilities and residential uses and development within noise compatibility zones, as defined by 333.03(2)(c) and (d), Florida Statutes, as applicable. The City shall confirm the extent of existing noise compatibility zones with Marion County, and the potential extent of future noise compatibility zones based on any runway modifications that may be considered by Marion County.

Policy 7.68.3:

~~The City shall provide design guidelines for new construction and renovation of non-historic buildings within the district. (MOVED TO HISTORIC PRESERVATION)~~

The City of Dunnellon shall prohibit the following uses within clear zones, as defined by 333.03(3), Florida Statutes:

- A. Public and private education schools.
- B. Uses encouraging or requiring a concentration of people, such as auditoriums, arenas, large-scale multifamily development and large-scale office uses.
- C. Industrial uses which emit smoke and uses which emit light that could potentially pose a hazard to aircraft operations.

Policy 7.78.4:

~~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 TO HISTORIC PRESERVATION)~~ The City of Dunnellon shall not allow obstructions, such as buildings, structures, poles and trees to penetrate airport hazard zone surfaces occurring within its jurisdiction. The City limits building height to 40' within all future land use categories. Prior to considering any future amendment to the 40' building height standard, the City shall document that any proposed building height standard would not penetrate applicable airport hazard zones and surfaces, as defined by the Federal Aviation Administration.

Policy 7.88.5:

~~The City shall promote development of educational programs to achieve a higher level of public awareness of local historic resources. (MOVED TO HISTORIC PRESERVATION)~~

~~**Policy 7.9:** The City shall offer public recognition incentives for active conservation of locally significant historic resources to encourage public and private participation in preservation. (MOVED TO HISTORIC PRESERVATION)~~ The City of Dunnellon shall adopt an airport zoning

overlay by January 1, 2017 to implement land development regulations based on Objective 8 and its implementing policies.

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)~~

Objective 8:

~~To conserve and protect potable water resources and natural aquifer recharge areas from adverse impacts.~~

~~**Policy 8.1:** The City shall continue to research the feasibility of reuse of water, including spray irrigation and graywater, for new public and private sewage treatment facilities and stormwater facilities. Where such uses are economically viable, physically feasible, and have the least environmental impact they shall be required. (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 8.2:** In order to protect present and future water supplies, the City shall strictly control the types of new development within a 200 foot radius to potable water wells (This does not apply to nonpotable wells or individual wells serving a single family residence). In addition, all development shall comply with the Marion County Storage Tank Program. [This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]~~

~~**Policy 8.3:** 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 TO AQUIFER PROTECTION ELEMENT) [This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]~~

~~**Policy 8.4:** Participate in water conservation and protection program of the Southwest Florida Water Management District. (MOVED TO AQUIFER PROTECTION ELEMENT) [This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]~~

~~**Policy 8.5:** Encourage the use of native vegetation in landscaping, which reduces irrigations needs. (MOVED TO AQUIFER PROTECTION ELEMENT)~~

~~**Policy 8.6:** 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 TO AQUIFER PROTECTION ELEMENT) [This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]~~

~~**Policy 8.7:** Maintain a water conservation program which includes: progressive rate structures; leak detection and remediation programs; and educational programs. (MOVED TO AQUIFER PROTECTION ELEMENT) [This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]~~

~~**Policy 8.8:** Coordinate with the Southwest Florida Water Management District in development of organized procedures to be followed during emergency water supply interruptions. (MOVED TO AQUIFER PROTECTION ELEMENT) [This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]~~

~~**Policy 8.9:** 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 TO AQUIFER PROTECTION ELEMENT)~~

~~**Policy 8.10:** Enforce state laws requiring low volume plumbing fixtures for new construction through building permit procedures. (MOVED TO AQUIFER PROTECTION ELEMENT) [This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]~~

~~**Policy 8.11:** The City shall verify that adequate potable water supplies are available, consistent with adopted level of service standards, prior to issuing development orders. (MOVED TO AQUIFER PROTECTION ELEMENT) [This policy may be relocated to the Infrastructure Element or Capital Improvements Element. However, until the element is updated, the policy is retained.]~~

~~**Policy 8.12:** The City shall recognize and protect sandhill habitat.~~

Objective 9:

Protect, maintain, and restore water quality and quantity within the springsheds of the Rainbow Springs and Kings Bay Group in order to maintain and protect environmental, economic, recreational, and natural functions of springs as fragile resources necessary for sustaining the quality of life.

Policy 7.1:

~~**Policy 9.1:** In order to minimize the contribution of nitrates to groundwater with its resultant effects on increased growth of vegetation in the spring and river and loss of water clarity, and to foster long-term stewardship of springs, the City shall adopt special design standards and best management practices (BMPs) as appropriate to City needs and characteristics for all development located within the City of Dunnellon.~~

A. ∴ All development shall comply with the following setback standards:

TABLE 9.1.1 7.1.1 Setback Standards from Specific Features.

Feature	Minimum Setback (Feet)
3 rd magnitude and smaller springs	100
Spring runs and rivers	150

1. The minimum setbacks set forth in this Policy and in Policy 2.1.B [~~Reference to Policy 2.1.B is a scrivener error and is intended to reference Policy 2.1.2.~~] for lots of record recorded on or before October 27, 2008, shall be 25 feet or other setback set forth in any deed restriction or on any plat; provided, however, that the setback shall prevent erosion, trap the sediment in runoff, and filter out nutrients.
 - a. The setback from springs and spring runs shall be measured from the ordinary high water line.
 - b. Where a lot of record is too small to accommodate development in compliance with the setbacks set forth in Table ~~9.1.1~~7.1.1, an allowable use may be established provided that it complies with the river corridor protection standards established by the city. Standards established by the City shall incorporate the following principles:
 - The building and associated paved areas are located the maximum distance possible from the features listed in Table ~~9.1.1~~7.1.1.
 - A swale and berm are located between the development and the spring, spring run, or river, and
 - The swale and berm are designed to direct drainage away from the feature.
- B. ~~÷~~The City shall consider and adopt as appropriate regulations to minimize potential adverse impacts of development on environmentally sensitive lands. Development applications that may impact karst features will be required to provide 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 Florida Aquifer relative to ground surface and thickness and extent of the bedrock or other confining layers over the aquifer.
- C. ~~÷~~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 proposed development, considering the maximum intensity possible under the proposed land use designation. The analysis must demonstrate that there is no significant and measurable net increase in nitrate loading to groundwater. The analysis shall also demonstrate that there will be no stormwater discharge into any sinkholes.

Policy ~~9.27.2~~:

Landscaping design and maintenance practices shall be implemented that reduce impacts to land in the City.

- A. ~~÷~~Removal of vegetation shall be limited to the minimum necessary to accommodate development. Buildings and other disturbed areas shall be located to avoid removal of native vegetation to the maximum extent feasible.

- B. ~~÷~~Native, Florida friendly or naturalized species shall be used in all landscape areas in order to avoid or minimize the use of irrigation and fertilizers.
- C. ~~÷~~The land area within the required setback set forth in Table ~~9.1~~ [7.1.1](#) is designated as a buffer and all native vegetation shall be retained, except for minimal removal necessary to provide for pedestrian paths or boardwalks. Paths and boardwalks shall not exceed four (4) feet in width except where required for compliance with the Americans with Disabilities Act and shall not be paved.
- D. ~~÷~~All landscaping for development in the City shall conform to the best management practices as stated in the *Guidelines for Model Ordinance Language for Protection of Water Quality and Quantity Using Florida Friendly Lawns and Landscapes*. (Florida Department of Environmental Protection and University of Florida, September 2, 2003.)
- E. ~~÷~~The City shall establish guidelines for managing existing and future lawns and landscapes at all City facilities using the educational guidelines contained in the University of Florida Extension’s Florida Yards and Neighborhoods Program, Environmental Landscape Management (ELM) principles and Best Management Practices. Such guidelines shall include practices that are designed to reduce nitrate infiltration into ground and surface water.

Policy 9.37.3:

The City shall initiate discussion with Marion County, SWFWMD, DEP and other appropriate entities regarding preparation of a carrying capacity study for uses of the Rainbow River. When such a study is prepared, the City will amend its Comprehensive Plan and adopt implementation mechanisms consistent with the study.

Policy 7.4:

[Protect groundwater recharge areas and wellhead protection areas as specified in the Aquifer Protection Element.](#)

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)

**PUBLIC FACILITIES ELEMENT
WASTEWATER TREATMENT
GOALS, OBJECTIVES AND POLICIES**

GOAL 1:

~~The City of Dunnellon will secure adequate capacity for treatment and disposal of wastewater, install and maintain adequate wastewater collection and transmission facilities, take steps to conserve water, protect aquifers and ground water resources, provide greater environmental protection, and maintain sufficient services for the sanitary sewer customers.~~ **(MOVED WITHIN PUBLIC FACILITIES)**

The City of Dunnellon shall maintain a Capital Improvements program for water, sewer, drainage and solid wastes to service existing future development and protect natural resources.

Objective 1.1:

~~Maximize the~~ Prioritize capital improvements and implement concurrency management and other programs to maximize use of existing facilities, ~~through the implantation of programs and adoption of land development regulations which reduce~~ and discourage urban sprawl.

Policy 1.1.1:

Replacement, improvement or expansion of facilities shall be coordinated with adopted level of service standards, and shall incorporate peak demand coefficients when determining capacity and demand.

Policy 1.1.2:

Continue or strengthen existing maintenance programs for City-maintained water, sewer and drainage facilities.

Policy 1.1.3:

The City of Dunnellon will continue its current program of using reuse effluent for spray irrigation.

Policy 1.1.4:

~~The City shall consider, and adopt as appropriate, a means to ensure that new development shares proportionate responsibilities in the provision of facilities and services to meet the needs of that development and maintain adopted level of service standards.~~ **(MOVED FROM WITHIN PUBLIC FACILITIES)**

Policy 1.1.5:

All new development (other than bonafide agricultural uses) shall utilize central sewer and water when available as defined by the land developemnt regulations. Existing developed property

shall hook up to central sewer when available. **(MOVED FROM WITHIN PUBLIC FACILITIES)**
All new development (other than in the agricultural district) shall utilize central sewer and water. Existing development shall hook up to central sewer within 90 days of availability. **(MOVED FROM INFRASTRUCTURE)**

Policy 1.1.6:

The City shall apply the criteria set forth in Future Land Use Policy 6.1 in determining the timing, extent and capacity of proposed capital improvements to extend water and sewer to service additional areas within the City and within its utility service area outside of the corporate limits of the City. The City shall ensure that new service or capacity improvements shall discourage urban sprawl based on the criteria set forth in Chapter 163, Florida Statutes.

Policy 1.1.7:

The City Clerk, Public Works, and Building departments shall jointly develop procedures to update facility demand and capacity information as development orders or permits are issued. **(MOVED FROM INFRASTRUCTURE)**

Policy 1.1.8:

Implement provisions through the Land Development Regulations, which ensure that development orders are not issued which lower level of service standards below adopted standards, in conformance with the concurrency requirements adopted in the Capital Improvement Element. **(MOVED FROM INFRASTRUCTURE)**

Policy 1.1.9:

The City will continue to require necessary on-site water system improvements to be completed at the expense of the property owner. **(MOVED FROM WITHIN PUBLIC FACILITIES)**

GOAL 2:

The City of Dunnellon will secure adequate capacity for treatment and disposal of wastewater, install and maintain adequate wastewater collection and transmission facilities, take steps to conserve water, protect aquifers and ground water resources, provide greater environmental protection, and maintain sufficient services for the sanitary sewer customers. **(MOVED FROM WITHIN PUBLIC FACILITIES)**

Objective 1.22.1:

The City of Dunnellon will eliminate existing deficiencies and hazards identified in the wastewater treatment facilities and add additional facilities and services to serve the future needs of the customers so that adopted LOS standards are maintained consistent with the City's adopted concurrency management system.

Policy 1.2.12.1.1:

The City of Dunnellon hereby adopts an existing level of service standard for wastewater of 87 gallons per day per person. Peak flow is assumed to equal 1.5 times average daily flow. Projected flows have been rounded to the nearest tenth. Replacement, improvement or expansion of facilities shall be coordinated with adopted level of service standards, and shall incorporate peak demand coefficients when determining capacity and demand.

Policy 2.1.2:

~~Policy 1.2.2:~~

-

~~Policy 1.2.3:~~

For development where the Future Land Use Map of the comprehensive plan allows the use of septic tanks, development orders shall not be issued prior to demonstration that appropriate permits for on-site wastewater treatment systems have been obtained from the Marion County Health Department in accordance with Chapter 10D-6, F.A.C., and other federal, state and local agencies. Private septic tanks shall be performance based septic systems with drip irrigation for effluent disposal.

Policy 1.2.42.1.3:

~~The City shall consider, and adopt as appropriate, a means to ensure that new development shares proportionate responsibilities in the provision of facilities and services to meet the needs of that development and maintain adopted level of service standards.~~ **(MOVED WITHIN PUBLIC FACILITIES)**

Objective 1.3:

The City Clerk, Public Works, and Building department shall jointly develop procedures to update facility demand and capacity information as development orders or permits are issued.

Policy 2.1.4:

The City shall continue to research the feasibility of reuse of water, including spray irrigation and graywater, for new public and private sewage treatment facilities and stormwater facilities. Where such uses are economically viable, physically feasible, and have the least environmental impact they shall be required. **(MOVED FROM CONSERVATION)**

Objective 2.2:

The City of Dunnellon will provide wastewater collection and transmission services to its residential and nonresidential customers through the expansion of the wastewater treatment

facility and lines and otherwise through the use of performance-based septic systems where required by state law.

Policy 1.3.12.2.1:

All new waterfront development shall utilize central sewer.

Policy 1.3.22.2.2: ~~All new development (other than bonafide agricultural uses) shall utilize central sewer and water. Existing developed property shall hook up to central sewer when available.~~ **(MOVED WITHIN PUBLIC FACILITIES)**

Objective 1.4:

Coordinate with Marion County in the establishment of the Rainbow River Sewer Taxing District, so that Dunnellon may participate in the District, and connection of service to existing developed areas within the City along the river. **(MOVED FROM INFRASTRUCTURE)**

Policy 2.2.3:

Expansion of sewer to unsewered areas shall be based upon the need for protection of water quality of the Rainbow River and Withlacoochee River; existing waterfront lots shall be given first priority. **(MOVED FROM INFRASTRUCTURE)**

Objective 2.3:

The City of Dunnellon will minimize wastewater resulting from infiltration and inflow.

Policy 1.4.12.3.1:

Estimates of infiltration and inflow will be made at least every five (5) years as needed. Where economically feasible, system improvements will be made to reduce these levels. Records shall be held by the Department of Public Works.

Objective 1.5.2.4:

Funded with state or federal grants and low interest loans, the City of Dunnellon will expand, replace, and rehabilitate the central sanitary sewer system.

Policy 1.5.12.4.1:

The City shall continue applying for wastewater disposal loans and grants. Other options for funding shall also be researched and implemented if feasible, including:

- A. Feasibility of using CDBG program monies for infrastructure improvements during the next grant cycle;
- B. Application for available grants to assist in funding of sewer or water extension;

- C. Technical and financial assistance from the Southwest Florida Water Management District under the Surface Water Improvement and Management program or Basin District under the Surface Water Improvement and Management program or Basin Board funding to correct the direct discharge of any untreated stormwater; and
- D. Records shall be held by the Department of Public Works.

Objective 1.6:

~~Establish priorities for the replacement of existing facility deficiencies, the correction of existing facility deficiencies, and providing for future facility needs.~~

Policy 1.6.1:

~~Capital improvement projects needed for replacement or correction of existing deficiencies in the sanitary sewer service area shall be given priority over providing for future facilities needs. (MOVED WITHIN PUBLIC FACILITIES) Sanitary sewer capital improvements shall be implemented each year in order of priority. Improvements required for public health shall receive the highest priority; improvements related to providing the level of service standard shall receive the second highest priority; and operational, convenience, and other improvements shall receive the third highest priority.~~

GOAL 23:

The City shall provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Objective 2.13.1:

Continue to ensure satisfactory and economical solid waste service for all City residents, with an emphasis on reuse and recycling.

Policy 2.1.13.1.1:

The City hereby establishes the following level of service standards for solid waste disposal facilities:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	5.3 pounds per capita per day

Policy 3.1.2:

Continue the intergovernmental agreement with Marion County to ensure that the City’s adopted level of service standards for solid waste disposal can be met by the County landfill.

Objective 2.23.2:

Reduce amount of solid waste disposed per capita through waste reduction strategies that include waste prevention, source reduction, reuse, and recycling.

Policy 2.2.13.2.1:

The City shall maximize the use of solid waste facilities through implementation of a recycling program [in accordance with the Solid Waste Management Act](#).

Objective 2.33.3:

The City shall prohibit the siting of solid waste and hazardous waste facilities within environmentally sensitive areas to minimize the water quality impacts from solid waste and hazardous waste facilities.

Policy 2.3.13.3.1:

The City shall develop design criteria for the siting of solid or hazardous waste disposal, treatment and transfer facilities within the City. The City may prohibit these facilities in areas shown to be in the unconfined area of the Floridan Aquifer, areas with surface waters, and areas with wetlands.

GOAL 34:

Develop and maintain a stormwater management system that minimizes flooding, protects, preserves, and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Objective 3.14.1:

Ensure provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality.

Policy 3.1.14.1.1:

The City hereby establishes the following water quantity and quality level of service standards for drainage facilities:

LEVEL OF SERVICE STANDARD

The City shall enforce a 25-year frequency, 24-hour duration, design storm level of service for open basins and a 100-year 24 hour duration level of service for closed basins as the basis for stormwater management system design for proposed new development and redevelopment projects, and for determining availability of facility capacity. Stormwater collection systems (including designs for minimum impacts to the natural water flow), transport systems, and allowable peak density rates shall meet requirements and specifications as defined in the City of Dunnellon Land Development Code. Developers will also be required to analyze the ultimate effects of stormwater disposal for all storm events, up to and including the 100-year, 24-hour duration, storm event. In addition, developers will comply where applicable with the SWFWMD

flood control criteria for stormwater quantity and quality [Chapters 40D-4, 40D-40, and 40C-400, F.A.C.].

The demand for stormwater facility capacity by new development shall be determined based on the difference between the pre-development and post-development stormwater runoff characteristics (including rates and volumes) of the development site using the design storm level of service standard stated above and facility design procedures consistent with accepted engineering practice.

The City shall ameliorate the future discharge of inadequately treated stormwater runoff into waters and wetlands of the state by requiring that the first one-inch of runoff be retained on-site, or in the case of runoff entering any body of water designated an Outstanding Florida Water (OFW), the first one and a half inches shall conform to the standards used by SWFWMD and DEP.

Policy 3.1.24.1.2:

The City shall require the construction of roads within new plats or replats to be arranged so that the grades of the streets shall conform as closely as possible to the original topography to prevent the interruption of natural drainage flows, including sheet flow and flow to isolated wetland systems.

Policy 3.1.34.1.3:

Establish minimum design and construction standards for all new development, which ensures that post-development runoff rates do not exceed pre-development runoff rates, with the following minimum standards:

- A. All waterfront development shall use methods of stormwater treatment which filter the first one and a half inch of stormwater runoff of the site prior to direct discharge into surface waters, consistent with SWFWMD and DEP rules for Outstanding Florida Waters. Through the site plan review process, development of single-family homes on existing platted lots along the river shall be required to have the lot graded in a manner to minimize runoff. Single-family lot owners shall be directed to reduce fertilizer and other pollutant runoff into the river through educational programs.
- B. Encourage the use of pervious pavement for parking lots. Require grass or pervious turf block for deferred parking areas, including overflow and seasonal parking.
- C. Enforce the impervious surface ratios for development and redevelopment listed in Aquifer Protection Element Policy 5.7.
- D. Require that new development utilize appropriate techniques during construction to minimize erosion.

- E. Require that all necessary federal, state and county permits for stormwater and surface water management are obtained prior to issuance of development orders.
- F. Water collected in agricultural drainage systems shall be routed through vegetated areas, such as field borders or grassed swales, prior to discharge to the river. (MOVED FROM INFRASTRUCTURE)

Policy 4.1.4:

The City shall require a certification, by the preparer of the permit plans, that all construction activity undertaken shall incorporate erosion and sediment controls during construction.

Policy 4.1.5:

Through intergovernmental agreements with FDOT and the County, ensure that existing drainage structures owned and maintained by those entities perform in accordance with level of service standards. (MOVED FROM INFRASTRUCTURE)

Policy 4.1.6:

Future improvements or widening of the City's roadways and drainage structures will include retrofitting for stormwater treatment. (MOVED FROM CONSERVATION)

Policy 4.1.7:

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 FROM CONSERVATION)

Policy 4.1.8:

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 FROM CONSERVATION)

Policy 4.1.9:

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 FROM CONSERVATION)

Policy 4.1.10:

Redevelopment plans shall include site design providing for stormwater treatment on-site. (MOVED FROM CONSERVATION)

Objective ~~3.24.2~~:

The City shall implement design guidelines for stormwater management facilities to promote dual use, protect natural features, and provide aesthetically pleasing facilities.

Policy ~~3.2.14.2.1~~:

Stormwater facility design shall incorporate Best Management Practices, including the following features, where practicable:

- A. Joint use of retention and detention basins for passive recreation, habitat and open space.
- B. Use of vegetation, such as cypress and river birch, in retention and detention basin to enhance stormwater management objectives.
- C. On-site retention and detention facilities shall be integrated with other elements of the proposed development through aesthetically sensitive design and the use of landscaping.
- D. Maintain and enhance the existing hydrological and ecological function of stream or drainage corridors or wetland areas which serve stormwater facilities.

Objective ~~3.3~~:

~~The City shall promote practices that minimize erosion, sedimentation, and stormwater runoff.~~

Policy ~~3.3.1~~:

~~The City shall require development practices that minimize land disturbance, the clearing of vegetation and the removal of topsoil. These practices shall be based on established construction best management practices, such as the use of silt fences and sediment basins to retain sediment onsite.~~

GOAL ~~45~~:

Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective ~~4.15.1~~:

Achieve and maintain acceptable levels of service for potable water quantity and quality consistent with the City's adopted concurrency management system.

Policy ~~4.1.15.1.1~~:

Capital improvement projects needed for replacement or correction of existing deficiencies in the community potable water service area shall be given priority over providing for future facilities needs, *(MOVED FROM WITHIN PUBLIC FACILITIES)* if they are imminently needed to

protect the public health and safety and if existing facilities are not meeting maintenance or operation level of service standards adopted herein.

Policy 4.1.25.1.2:

The City establishes the following level of service standards for potable water:

- A. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
- B. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 125 gallons per ~~day per equivalent residential unit~~ capita per day on an average annual basis. Plant expansion shall be planned in accordance with Florida Administrative Code.

Objective 4.2:

~~Prioritize and execute needed system improvements in a manner which protects existing investments, promotes orderly growth, and is consistent with the Capital Improvements Element and Capital Improvements Program of this Plan.~~

Policy 4.2.1:

~~New urban development will only occur within areas where potable water services are available concurrent with development.~~

Policy 4.2.2:

~~The City will continue to require necessary on-site water system improvements to be completed at the expense of the property owner.~~ **(MOVED WITHIN PUBLIC FACILITIES)**

Policy 4.2.3:—

~~The City shall extend water service in a pattern consistent with the policies of the comprehensive plan, especially the Future Land Use Map and the Future Land Use Element, adhering to a compact urban growth area, promoting infill development and discouraging urban sprawl, as defined in Florida Administrative Code.~~

Policy 4.2.4:—

Policy 5.1.3:

Replacement, improvement or expansion of facilities shall be coordinated with adopted level of service standards, and shall incorporate peak demand coefficients when determining capacity and demand. **(MOVED FROM INFRASTRUCTURE)**

Objective 5.2:

Implement water conservation programs and strategies.

Policy 5.2.1:

The City will require 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.

Policy 4.2.55.2.2:

Use of the lowest quality water available for appropriate uses, through water storage systems (ie. rain barrels) and ~~grey~~ gray (reclaimed) water supply facilities.

Policy 4.2.65.2.3:

The City shall require compliance with the Southwest Florida Water Management District regarding irrigation practices and other water restrictions measures.

Policy 4.2.75.2.4:

The City shall investigate the feasibility of the installation and use of a reclaimed water system. If investigations find the installation and use of reclaimed water to be feasible, the City shall implement a reclaimed water system.

GOAL 5:

~~Protect, maintain, and restore the Floridan Aquifer to ensure the quality and availability of potable water resources for present and future generations.~~ **(MOVED TO AQUIFER PROTECTION)**

Objective 5.1:

~~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 TO AQUIFER PROTECTION)**

Policy 5.1.1:—

~~Well head 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:~~

~~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 have current 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.~~

~~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:—~~

~~Landfills or sludge disposal sites;~~

~~Effluent spray fields;~~

~~Discharge to ground water through manmade conduits, except for septic tanks and stormwater treatment facilities;~~

~~Feedlots or other concentrated animal waste;~~

~~Stormwater facilities where recharge occurs into a potable water aquifer;~~

~~All uses specified in the Comprehensive Plan—Future Land Use Element
(**MOVED TO AQUIFER PROTECTION**)~~

Policy 5.1.2:—

~~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 TO AQUIFER PROTECTION**)~~