

**Agenda
City of Dunnellon
Planning Commission
WORKSHOP
COMPREHENSIVE PLAN AMENDMENTS
20750 River Drive, Dunnellon, FL 34431
June 1, 2016, 5:30 p.m.**

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

Call to Order

Pledge of Allegiance

Roll Call

Proof of Publication (Posted on City's website and City Hall bulletin board on Friday, May 27, 2016)

1. COMPREHENSIVE PLAN AMENDMENTS WORKSHOP
Evaluation & Appraisal Report (EAR-based) Amendments to the City of Dunnellon's Comprehensive Plan Elements
 - Traffic Circulation Element
 - Recreation and Open Space Element
 - Aquifer Protection Element
 - Capital Improvement Element

Documents: [Traffic Circulation.pdf](#), [Recreation And Open Space Element.pdf](#), [Aquifer Protection Element -Strike_Underline.pdf](#), [Capital Improvement Element.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.

TRAFFIC CIRCULATION ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL

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

Objective 1:

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

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

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

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

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

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

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

Policy 1.2:

~~Policy 1.5:~~ Coordinate with Marion County and the ~~MPO-TPO~~ to ensure expansion of CR 484 is prioritized within the Traffic Improvement Program so that its expansion corresponds with future growth in the City and its environs.

~~Policy 1.6: — Coordinate with Marion County and the MPO to ensure reclassification of CR 484 and CR 40 from Major and Minor Collectors to Principal Arterials by the Year 2010.~~

Objective 2:

Ensure that transportation system needs are coordinated with the type and intensity of land use. Review of all development proposals and plans should include appropriate consideration of transportation impacts. Provisions to ensure such consideration should be included in the land development regulations to be adopted by statutory deadline.

Policy 2.1:

Proposed amendments to the ~~Dunnellon Comprehensive Plan, especially amendments involving changes in designated land uses on the~~ Future Land Use Map, ~~shall consider~~ and to Future Land Use Categories shall be evaluated to determine the associated impact on the transportation system.

Policy 2.2:

The Land Development Code shall contain provisions regulating site design, including on-site vehicular and pedestrian circulation and parking, and subdivision layout, including street pattern, consistent with the density, intensity, and character of the district, as defined in the Future Land Use Element.

Policy 2.3:

The Land Development Code shall include standards for access drives, number and location of roadways connections, and the need for and location of bicycle and pedestrian ways within or necessary to serve the site.

Policy 2.4:

The following access management alternative techniques will be employed on US 41 and CR 484 in an effort to control access and preserve level of service:

- A. limit access to roads consistent with the standards and guidelines as set by Chapters 14-96 and 14-97, F.A.C., by controlling the number and location of site access driveways and other intersecting roads;
- B. cross-access easement of adjacent properties where feasible; and
- C. use of frontage or backlot parallel access roads where feasible.

Objective 3:

Continuing transportation planning for Dunnellon shall consider and be coordinated with appropriate local and state agencies throughout the planning period.

Policy 3.1:

Through implementation of policies adopted in the Intergovernmental Coordination Element, continue and maintain coordination among Dunnellon, Marion County, Citrus County, Levy County, the Turnpike Authority, and the Florida Department of Transportation for future transportation needs within or adjacent to Dunnellon.

Policy 3.2:

Monitor land development activities and land use plans in Marion County to ensure that impacts of activities near the City are properly planned for and that such activities do not result in a lowering of the adopted level of service for Dunnellon.

Policy 3.3:

Monitor transportation plans for limited access facilities in the Dunnellon area to ensure that related impacts on the City transportation system are properly planned for.

Policy 3.4:

Monitor plans for the Dunnellon Airport to ensure that impacts on the City transportation system resulting from airport improvements are properly planned for.

Objective 4:

Ensure that current and future rights-of-way are protected from encroachment by structures or ancillary uses inconsistent with the designation as a right-of-way. This will be accomplished by appropriate provisions in the land development code to be adopted by the statutory deadline.

Policy 4.1:

-Adopt ~~provisions~~ land development regulations to protect existing rights-of-way by limiting use and/or encroachment by structures or ancillary uses.

Policy 4.2:

-Adopt ~~provisions~~ land development regulations to ensure the availability of future rights-of-way, based upon the Future Traffic Circulation Map.

RECREATION AND OPEN SPACE ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL

To provide for adequate public and private recreation facilities to meet the needs of Dunnellon residents.

Objective 1:

~~Coordinate public and private resources in order to provide~~ Provide land, recreational facilities and parks to meet adopted level of service standards.

Policy 1.1:

The City shall maintain a level of service standard of 2 acres per 1,000 population for its neighborhood parks, defined as fewer than five (5) acres.

Policy 1.2:

The City shall maintain a level of service standard of 2 acres per 1,000 ~~persons~~ population for its community parks, defined as five (5) acres or more.

Policy 1.3:

New residential developments, ~~except single family homes on existing platted lots, shall be required to provide land to meet the recreation and park needs of the residents~~ shall comply with the City's concurrency management requirements.

Policy 1.4:

~~The City may accept land dedication; elect to require payment of a fee in lieu of dedication, or a combination of both land and fee. The fee shall be based upon the fair market value of the land which would have been dedicated to the City for park and recreation purposes. Fees in lieu of dedication shall be used for public recreation purposes.~~
The City will evaluate whether to adopt a Recreation/Parks impact fee.

Policy 1.5:

The City will research the feasibility of acquiring right-of-ways for recreational facilities such as hiking trails, greenways, and on-road biking facilities as shown on the City of Dunnellon Draft Recreational Trail Map and the Proposed Trails and Greenways Map.

Objective 2:

Ensure that existing public recreation facilities are available to all residents.

Policy 2.1:

Allocate sufficient funding in the Capital Improvements Element and annual capital and operating budget to adequately maintain existing park and recreation facilities.

Policy 2.2:

The City shall research various forms of funding to support land acquisition and facilities for parking, beach improvements, and provision of children’s play apparatus, including: acquisition of adjacent properties and facilities through private and public donations, fund raisers and matching grant programs.

Policy 2.3:

The City shall coordinate with the State and Marion County on funding for initial capital improvements, and maintaining and operating Little League Park year-round.

Policy 2.4:

The City shall assess the feasibility of developing improved recreational facilities at Datesman Park and Rainbow Acres Park.

Objective 3:

Ensure recreation sites and facilities, including freshwater beaches and shores, are accessible to all of Dunnellon’s residents.

Policy 3.1:

Bicycle facilities, including connections to parks and schools, shall be required of new development where the development is adjacent to or includes lands on which future bicycle facilities have been identified on the Proposed Trails and Greenways Map and Draft Recreational Trails Map.

Policy 3.2:

Design criteria in the land development regulations shall ensure accessibility to recreation facilities for all residents, including elderly, handicapped, and young children.

Policy 3.3:

Road improvement programs shall include sidewalks and bicycle facilities in order to provide access to recreation sites and facilities.

Policy 3.4:

Coordinate with DEP Office of Greenways and Trails to facilitate recreational access and trail connectivity.

Policy 3.5:

Bicycle parking facilities shall be included at all new public and private parks as part of their initial development, and at all existing parks.

Policy 3.6:

Continue coordination mechanisms with the Marion County Sheriff’s Department, the Florida Fish and Wildlife Conservation Commission, and other agencies to ensure enforcement of laws and regulations governing the use of the Rainbow and Withlacoochee rivers.

Objective 4:

The City shall regulate conservation areas identified on the Future Land Use Map and ensure the provision of open space by both public agencies and private enterprises.

Policy 4.1:

The City shall promote the designation of open space and natural areas through adoption of land development regulations, which require that all new multi-family and non-residential development and all new subdivisions provide a minimum of 30 percent quality, usable open space or green area, except the historical district.

Policy 4.2:

The City shall protect the following areas as open space amenities:

- A. The Withlacoochee and Rainbow Rivers, conservation lands, and wetlands.
- B. Areas within the wellfield protection radius of existing and future ~~well fields~~[wellfields](#).
- C. Areas owned by the State of Florida, including the Marjorie Harris Carr Cross Florida Greenway Corridor, which may be leased or acquired in the future for recreation.
- D. Areas that will protect the quality of natural springs.

Objective 5:

The City shall coordinate with other governments and organizations and the public to plan for recreation.

Policy 5.1:

The City will coordinate with Marion County to provide regional recreation facilities that will serve City residents.

Policy 5.2:

The City shall coordinate with Marion County Recreation Department, the Little League, schools, and other governments and organizations to provide recreation programs for children and adults in the City.

Policy 5.3:

The City shall coordinate with Marion County School Board and public schools in the City to allow public school facilities to be safely utilized after school hours for recreation programs and informal recreation.

Objective 6:

Parks and recreation facilities in the City will be developed and used in a sustainable manner.

Policy 6.1:

Tubing access along the Rainbow River shall be limited and monitored in order to protect wildlife, wildlife habitats, and water quality. Monitoring and limiting access shall be a cooperative effort between the City, Marion County, and DEP.

Policy 6.2:

Recreational access along the Rainbow River shall be limited and monitored in order to protect wildlife, wildlife habitats, and water quality. Monitoring and limiting access shall be a cooperative effort between the City, Marion County, and DEP.

Policy 6.3:

The City shall encourage and participate in recreational impact studies, such as carrying capacity studies, river use studies, or recreational use studies, for the Rainbow River and Withlacoochee River.

Policy 6.4:

If future park sites include natural resources, the parks shall be designed to ensure the protection of those resources.

AQUIFER PROTECTION ELEMENT

GOAL:

Protect, maintain, and restore the Floridan 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
6. 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 discourage the sale and use of fast release pesticides and fertilizers within city limits through educational programs.

Policy 2.2:

The City should 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:

Control point sources of groundwater pollution by implementing land development regulations to restrict any land use that will diminish groundwater quality and quantity. The following land uses shall be regulated to reduce potential impacts:

- A. Vehicle sales, repair, rental, storage, or maintenance;
- B. Hazardous waste facilities;
- C. Buildings larger than 80,000 sq. ft.;
- D. Drive-up facilities;
- E. RV Parks.

Objective 4:

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

Policy 4.1:

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 4.2:

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 4.3:

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

Policy 4.4:

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

Policy 4.5:

Encourage the use of native vegetation in landscaping which reduces irrigations needs. (MOVED FROM CONSERVATION ELEMENT)

Policy 4.6:

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 4.7:

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

Policy 4.8:

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 4.9:

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

Policy 4.10:

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 5:

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

Policy 5.1:

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 5.2:

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 5.3:

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 5.4:

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 6:

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 6.1:

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

Policy 6.2:

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 6.3:

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 6.4:

- 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 6.5:

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 6.6:

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 6.7:

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

CAPITAL IMPROVEMENT ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL

Public facility and public service needs of Dunnellon citizens shall be met in a timely and efficient manner, while maintaining the financial health of the community and promoting orderly compact growth.

~~OBJECTIVE~~ Objective 1:

The Capital Improvement Element will be utilized throughout the long range planning period by the City as the formal guide to the construction of new capital facilities, which are necessary to correct existing deficiencies, identified in the Dunnellon Comprehensive Plan. This element shall also guide decisions on facilities to accommodate desired future growth through public or private investment, and ~~or~~ to replace obsolete or worn out facilities.

~~POLICY 1~~ Policy 1.1:

Individual capital improvement projects will be budgeted and programmed annually following an evaluation process. Projects will be evaluated based on the following criteria and in accordance with Policy 1.4:

- A. ~~1-1a:~~ Priority based on other projects which are required to meet adopted levels of service, as specified by the individual elements of the Comprehensive Plan, and considering the;
- B. ~~1-1b:~~ Necessity created by public hazards or potential public hazards;
- C. ~~1-1c:~~ The urgency to eliminate existing capacity deficits;
- D. ~~1-1d:~~ The total impact on the City's budget;
- E. ~~1-1e:~~ The financial feasibility of the project; and
- F. ~~1-1f:~~ The plans of other agencies, such as the Southwest Water Management District (SWFWMD) and the Florida Department of Transportation (FDOT) to provide public facilities within the City of Dunnellon;
- G. ~~1-1g:~~ In providing capital improvements, the City shall limit the maximum of outstanding indebtedness to no greater than 10% of the property tax base.

Policy 1.2: ~~POLICY 1.2:~~

Beginning with the first full fiscal year following the adoption of the Dunnellon Comprehensive Plan, the annual budget process shall have a capital budget component, including adequate provisions for renewal and replacement of capital facilities under the control of the City.

Policy 1.3: ~~POLICY 1.3:~~

The provision of facilities identified in the ~~schedule of capital improvements~~ Five-Year Capital Improvements Schedule shall be sufficient to meet the needs of ~~development approved prior to the adoption of the Dunnellon Comprehensive Plan~~ existing development and may advance improvements required for annexed lands through the use of a development agreement in accordance with Policy 1.4.

~~Note: 9J-5.016 (3) (b) 2 is not applicable due to the fact that the City is located inland.~~

Policy 1.4:

In order to discourage urban sprawl, the City shall prioritize capital improvement expenditures for water, sewer and drainage based on the following order:

- A. Correcting existing system deficiencies, including replacement or upgrade of existing system components, with the highest priority given to correcting known health or safety deficiencies;
- B. Extension of lines or provision of other infrastructure upgrades to serve existing infill developments where deemed necessary due to known performance problems with existing water or sewer lines, private wells, septic systems, stormwater conveyance or treatment facilities or where a concentration of septic systems occur within an area identified as a risk to groundwater quality.
- C. Existing system improvements to meet adopted level of service standards.
- D. Extension of lines or provision of other infrastructure upgrades to serve existing infill developments or vacant infill properties where such service is deemed fiscally prudent based on the policies of the Capital Improvements Element.
- E. Extension of lines or provision of other infrastructure upgrades to serve existing, non-infill developments deemed necessary due to known performance problems with existing water or sewer lines, private wells, septic systems, stormwater conveyance or treatment facilities or where a concentration of septic systems occur within an area identified as a risk to groundwater quality.
- F. Extension of lines or provision of other infrastructure upgrades not meeting the above criteria and consistent with Future Land Use Policy 5.1.

For the purpose of this policy, infill is defined as an existing development at a density over two units per acre or higher or non-residential development with sewage flows greater than 1,500 gallons per acre, or a vacant parcel with a future land use category meeting the same criteria, where the existing development or vacant parcel is located within a quarter mile of a water or sewer line or is contiguous to other parcels served by water or sewer. In applying this policy, the City shall have the flexibility to prioritize provision of infrastructure to serve new development as specified in policy 1.4.F, in situations where the developer executes a service agreement, which the City deems sufficient to advance the improvement.

OBJECTIVE Objective 2:

The Capital Improvement Element will be utilized throughout the planning period to coordinate land use decisions and available or projected fiscal resources with a schedule of capital improvements. The schedule of capital improvements will include new or expanded facilities and services needed to maintain adopted level of service standards.

Policy 2.1:

~~**POLICY 2.1:**~~—In order to ensure that capital expenditures further the objectives of the Dunnellon Comprehensive Plan each proposed project will be considered in light of the City's policies, which are included in each element of the plan.

Policy 2.2:~~**POLICY 2.2:**~~

The City will utilize the Capital Improvement Element to guide development in accord with the plan for future land use. Individual land use decisions on comprehensive plan amendments will be based on the ability of the City, or the developer, to provide the necessary facilities in conjunction with anticipated growth demands.

Policy 2.3:

The City shall adopt a Five-Year Capital Improvements Schedule by Ordinance in coordination with its annual budget update. The Five-Year Capital Improvements Schedule shall identify proposed improvements, projected improvement costs, and projected revenues to fund the proposed improvements. Publicly funded projects may rely on local, state or federal government funding sources or privately funded projects for which the City does not have fiscal responsibility. Projects may be identified as unfunded with the priority indicated, including projects that may be advanced through the use of a development agreement. The City adopts the Marion County TPO Five Year Transportation Improvement Plan by reference.

~~OBJECTIVE~~ Objective 3:

It is the intent of the City of Dunnellon that all future development or expanded development will bear a proportionate cost of facility improvements necessitated by the development in order to maintain adopted level of service standards. The provision to ensure assignment of proportionate cost shall be included in the land development regulations to be adopted one year after plan submission for State review.

Policy 3.1:

~~POLICY 3.1:~~ The adopted levels of service for public facilities will be the same level of service standards adopted in the other elements of the Dunnellon Comprehensive Plan. They are listed as follows:

- A. ~~3-1a:~~ Potable Water Facilities – 125 gallons per capita per day.
- B. ~~3-1b:~~ Sanitary Sewer Facilities – 87 gpd per capita.
- C. ~~3-1c:~~ Solid Waste Facilities – 5.3 pounds per capita per day.
- D. ~~3-1d:~~ Neighborhood Parks – 2 acres per 1,000 population.
- E. ~~3-1e:~~ Community Parks – 2 acres per 1,000 population
- ~~3-1f: Traffic – US 41 from Powell Rd. to North City Limits – Maintain & Improve (Backlogged) (other principal arterials and collector roads – LOS C)~~
- F. ~~Other principal Principal arterials and collector roads – LOS D~~
~~The adopted level of service standards are compatible with the level of service standards adopted by FDOT and Marion County for these roadways. Backlogged facilities shall maintain operating condition, which is considered by FDOT to be peak hour increase in traffic of five percent or a decrease in average speed of one MPH.~~
- G. ~~3-1g:~~ Drainage Facilities:

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, and 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.

Water Quality:

Stormwater Management Systems – Stormwater management systems shall be designed to either retain on-site the runoff generated by a 25-year, 24-hour storm or detain and discharge the runoff from a 25-year, 24-hour storm at peak discharge rates which do not exceed pre-development rates.

Water quality treatment, shall be provided for a volume equivalent to $\frac{3}{4}$ inch of depth over the entire site or the runoff from the first $1\frac{1}{2}$ inches of rainfall on the entire site, consistent with Chapter 17-25.025(9), FAC, design criteria for Outstanding Florida Waters. All stormwater discharge facilities shall be designed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designed use of its classification as established in Chapter 17-302, F.A.C.

Site-specific conditions may require other design criteria to be satisfied in order to obtain Water Management District construction permits and shall meet the requirements of Chapter 40D-4, as well as the requirements of ~~FDER~~ [Florida Department of Environmental Protection](#) Chapter 17-40,420, FAC, State Water Policy. To ensure compliance with those requirements, a copy of a valid Water Management District permit or exemption letter shall be presented before building permits or development approvals are granted.

*Single family, duplex, triplex and quaruplex residential development not located directly on the water shall be exempt from this requirement, so long as stormwater runoff is accommodated by the City's facilities, in accordance with the level or service standards listed in b., above. However, all waterfront development must meet the above standards.

Policy 3.2:

~~**POLICY 3-2:**~~ The City shall include in the land development regulations ~~to be adjusted in May 1992 the use of impact fees and/or~~ developers agreements as mechanisms to assess new development a rational and equitable share of the costs of public facilities necessitated by the development.

~~**OBJECTIVE Objective 4:**~~

The annual update of the Capital Improvement Element will be utilized as a guide to monitor capital improvements. It will demonstrate how the City will provide or require the provision of improvements that are identified by the other elements of the Dunnellon Comprehensive Plan.

Policy 4.1:~~**POLICY 4-1:**~~

In addition to sources of revenue, which were available in the previous fiscal year, additional sources will be investigated by City staff on an annual basis. The Revenue sources section of the Capital Improvement Element will be updated to reflect current revenue conditions and these sources will be utilized to project revenues in the fiscal analysis.

Policy 4.2:~~**POLICY 4-2:**~~

The City will continually explore alternative funding sources for capital projects. When examining the fiscal feasibility of a project the City will consider all available methods of financing and will proceed with a necessary project through the mechanism most beneficial to the city.

~~**OBJECTIVE Objective 5:**~~

The Capital Improvement Element will balance available revenues and borrowing capacity with needed improvement in order to maintain the level of capital debt at a manageable level.

Policy 5.1:~~**POLICY 5-1:**~~

A Capital Improvement project will be included in the Capital Improvement Element only after an adequate source of funding, or sources of funding, is/have been identified which will allow a level of flexibility consistent with the potential fiscal demands of the particular project.

Policy 5.2:~~**POLICY 5-2:**~~

Capital improvement projects, or individual project phases, will be prioritized in order to allow for project scheduling in accordance with available funding.

Policy 5.3:~~**POLICY 5-3:**~~

The City will maintain a contingency fund and/or line of credit which is sufficient to meet unplanned cost overruns in capital projects.

OBJECTIVE Objective 6:

Decisions regarding the issuance of development orders and permits will be based upon coordination of the development requirements included in this plan, the land development regulations, and the availability of necessary public facilities needed to support such development at the adopted level of service standards.

Policy 6.1: POLICY 6-1:

The City shall use the LOS standards adopted in Policy 3.1 of this Capital Improvements Element for water, sewer, solid waste, parks, ~~traffic~~, and drainage when reviewing the impacts of new development and redevelopment upon public facilities.

Policy 6.2:

POLICY 6-2: The City shall adopt within the land development regulations ~~adopted by May 1, 1992~~, a concurrency management procedure to ensure that, at the time of development permit is issued, adequate facility capacity is available or will be available when needed to serve the development. ~~Such concurrency management procedures shall be consistent with the provisions of 9J-5.0055, FAC.~~

Policy 6.3:

POLICY 6-3: Proposed plan amendments ~~and requests for new development or redevelopment~~ shall be evaluated according to the following guidelines as to whether the proposed action would:

- A. contributed to a condition of public hazard as described in the Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element, and Recreation and Open Space Element;
- B. exacerbate any existing condition of public facility capacity deficits, as described in the Traffic Circulation, Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element, and Recreation and Open Space Element;
- C. generate public facility demands that may be accommodated by capacity increases planned in the 5-year schedule of improvements;
- D. ~~conform with future land uses as shown on the future land use map of the Future Land Use Element, and be served in accordance with the policies set forth in this element regarding prioritization of Capital Improvements Element and within identified~~ service areas as described in the ~~Sanitary Sewer, solid waste, drainage and natural aquifer groundwater recharge elements;~~ the Public Facilities Element;
- E. if public facilities are developer-provided, accommodate public facility demands based upon adopted LOS standards as determined by a service agreement;
- F. if public facilities are provided, in part or whole, by the city, demonstrate financial feasibility, ~~subject to this element~~ which shall allow for reliance on planned improvements in the fourth and fifth year of the Capital Improvements Schedule; and
- G. affect state agencies and water management districts facilities plans.

POLICY 6-4: _____

~~In order to ensure that the FDOT standards for the backloged facility are met, the City's concurrency management system shall be designed to ensure that development permits issued~~

upon the adoption of this plan maintain operating conditions. Maintaining operating conditions shall be defined as: a peak hour increase in traffic of 5 percent or a decrease in average speed of 1 mph.

Capital Improvements Implementation

The requirements for implementation of the capital improvements component of the Dunnellon Comprehensive Plan are contained within earlier sections of this element. They are:

- A. ~~1. Schedule of Improvements—see Table 1, below~~
- B. ~~2. Determination of consistency with other plan elements—Described in the section entitled “Needs derived from other elements”~~
- C. ~~3. Projected costs and revenue sources—Table 5.4.~~
- D. ~~Programs to be adopted which will ensure that goals, objectives, and policies of this element are met.~~

**TABLE 1
CITY OF DUNNELLON CAPITAL IMPROVEMENTS
FY 1993-1997**

Project Description	Target Year	Estimated Cost (\$)
<u>SANITARY SEWER FACILITIES</u>		
1. Upgrade existing plant to meet compliance with FDER standards	1992—SF & H	500,000
2. Extensions to existing waterfront unsewered areas Blue Cove II; Burkett; Vogt Springs; then Hendrix Ave.	1992—SF & H	2,170,000
3. Redesign lift stations (5)	1993—SF & H	200,000
4. Upgrade manholes (150)	1997—SF & H	30,000
TOTAL SANITARY SEWER IMPROVEMENTS		
<u>DRAINAGE FACILITIES</u>		
1. Improve drainage at Dunnellon Square (Powell Road)	1993—GT	25,000
2. Improve drainage at Third Avenue and CR 40	1994—GT	45,000
Complete studies to determine method and cost to correct the following drainage deficiencies:		
3. McKinney Ave. Outfall	1994—GT	10,000
4. Palmetto Way Outfalls	1993—GT	15,000
TOTAL DRAINAGE FACILITY IMPROVEMENTS		95,000

**TABLE 1 (Cont'd)
CITY OF DUNNELLON CAPITAL IMPROVEMENTS
FY 1993-1997**

Project Description	Target Year	Estimated Cost (\$)
<u>POTABLE WATER FACILITIES</u>		
1. Purchase property for new well and Water tower (east of Rainbow River) Establish Well #4 (construct well, permitting and testing)	1992—WF	315,000
2. Upgrade water mains to meet pressure needs for fire department	1997—WF	100,000
3. Install isolation valves	1997	15,000
4. Purchase generator: Well #3	1991—WF	30,000
5. Dunnellon Heights water assessment district	1992—WF	25,000
6. New water tank—Well #4	1997	250,000
<u>TOTAL POTABLE WATER FACILITY IMPROVEMENTS</u>		
<u>RECREATION FACILITIES</u>		
1. Improve City beach (additional drainage and parking)	1995—GF	150,000
2. Recreational complex (bicycle/jogging trails)	1997—GF	5,000
<u>TOTAL RECREATION FACILITY IMPROVEMENTS</u>		155,000

Source: Director of Public works, City of Dunnellon, 1989.
Henigar & Ray, Inc., 1991.

- *: GF: General Fund revenues
- GB: General Revenue Bonds
- SF: Sewer Fund
- FH: Farmers Home Admin. Loan/Grant
- WF: Water Fund Bonds
- RB: Revenue Bond
- GT: Local Option Gas Tax

TABLE 5
TOTAL REVENUE PROJECTIONS AND REVENUE PROJECTIONS
AFFECTING CAPITAL IMPROVEMENTS
CITY OF DUNNELLON: 1993-1997

TOTAL REVENUE PROJECTIONS

Year—1993	1994	1995	1996	1997	
General Fund	1,208	1,275	1,348	1,426	1,509
Water Fund	267	295	325	358	394
Sewer Fund	222	238	256	275	295
Sanitation Fund	225	246	269	295	323
Revenue (\$)	1,922	2,054	2,198	2,354	2,521

PROJECTED REVENUE AVAILABLE FOR CAPITAL IMPROVEMENTS*

General Fund	212	224	237	250	265
Water Fund	41	47	54	61	70
Sewer Fund	78	84	90	96	103
Sanitation Fund	24	27	29	32	35
Revenue (\$)	355	382	410	439	473

Source: Henigar & Ray, Inc., 1991.

Note: All figures in thousands.

*Based on FY 1988 / 89 Budget Proportions: **(DELETED – OUTDATED)**

MONITORING AND EVALUATION PROGRAM

The Dunnellon Comprehensive Plan will be evaluated on an annual basis during the preparation of the annual budget in connection with the evaluation of the Capital Improvements Element. In addition, a program has been developed for the annual review of the plan to determine whether it is effectively guiding Dunnellon in decisions about growth and development. This program provides for monitoring on an annual basis as well as a more detailed evaluation after five years or as required by Florida Law.

The annual monitoring program is designed to consider accomplishments and obstacles encountered by Dunnellon in all areas covered by the Comprehensive Plan. At the end of the fiscal year a monitoring report will be prepared which includes a brief statement of the following:

- A. ~~1.~~ Activities or programs undertaken and/or completed within the immediately past fiscal year which implement one or more provisions of the Comprehensive Plan.
- B. ~~2.~~ A list of all plan amendments proposed and whether they were approved or denied. ~~3.~~
- C. ~~3.~~ Problems encountered during the fiscal year which require plan amendment for reasonable solution. ~~4.~~
- D. Recommendations regarding future actions, programs, or plan amendments in response to the findings in (1) through (4) above. Recommendations shall address whether data must be updated, goals/objectives/policies added or modified, and estimate the time and cost for carrying out the recommendations.
- E. ~~5.~~ A brief summary of the development and redevelopment which has occurred in Dunnellon during the fiscal year. ~~6.~~
- F. A brief statement of the relationship of development within Dunnellon to the adopted levels of service.

The annual monitoring report shall be presented to the Dunnellon Town Council after review and comment by the Local Planning Agency (LPA). Consideration of the monitoring report shall be at a regular meeting of the Council.

~~Following the fifth anniversary of the adoption of the Dunnellon Comprehensive Plan, an Evaluation and Appraisal Report (EAR) shall be completed as required by Florida Law. This EAR shall be designed to summarize the annual monitoring reports, addressing each of the seven items described above for the total five-year period, and, in addition, including the following provisions:~~

~~1. A program for citizen participation in the evaluation process. The citizen participation program shall be the same as or substantially comparable to the program used for the initial completion and adoption of the Dunnellon Comprehensive Plan. If particular problems or obstacles have occurred during the five-year period since initial plan adoption, consideration shall be given to an expanded citizen participation program to address those problems. The citizen participation program shall be described in the EAR.~~

~~The City shall periodically evaluate the Comprehensive Plan pursuant to the requirements of Section 163.3191, Florida Statutes.~~

City of Dunnellon

~~Consolidated Comprehensive Plan~~ Capital Improvement Element
Concurrency Management System

~~2. An updated data base including, at a minimum, revised population estimates and projections based upon 1990 census data. The updated data shall be used for appropriate revisions to projected needs for the various land uses, housing needs projections, and traffic volume projections. The EAR shall contain a complete methodology and explanation of the basis for determining updated data needs.~~

~~3. Recommendations for actions, programs, or plan amendments as a result of the cumulative findings from the annual monitoring reports, or the updated data and analysis.~~

CITY OF DUNNELLON CONCURRENCY MANAGEMENT SYSTEM

INTRODUCTION

~~Chapter 9J-5, Florida Administrative Code, requires the adoption of a concurrency management system to ensure that facilities and services needed to support development are available concurrent with the impacts of such development.~~ This concurrency management system is designed to ensure that prior to the issuance of a development order and development permit, the adopted level of service standards required within this Comprehensive Plan for roads, potable water, sanitary sewer, solid waste, drainage, and recreation and open space will be maintained.

The City has adopted policies within this Comprehensive Plan, which established level of service standards for public facilities; the concurrency management system in turn provides a mechanism for which the City can ensure the maintenance of the standards concurrent with the impacts of development.

In order to adopt a concurrency management system in the City of Dunnellon, three things are required. First, the City must adopt the concurrency management system as an amendment to the comprehensive plan. Section 1 contains the proposed amendment to the Capital Improvements Element to adopt the concurrency management system. Second, the City must amend the level of service standard for stormwater management. The standard contained in the comprehensive plan is no longer consistent with the requirements of the Southwest Florida Water Management District. Section 2 contains the proposed amendments necessary to adopt the current standard. Finally, the City must implement the concurrency management system with administrative procedures. Section 3 contains the administrative procedures for implementation.

Section 1. Amendment of the Capital Improvements Element Concurrency Management System

The City shall review applications for development and a development approval shall be issued only if the proposed development does not lower the existing level of service of public facilities and services below the adopted level of service set forth in the Capital Improvements Element of this Comprehensive Plan.

- 1.1 Developments or redevelopments requiring the use of potable water, sanitary sewer, solid waste, or drainage facilities shall receive development orders subject to:
- The public facilities being in place at the time of issuance of the certificate of occupancy; or
 - The provision of the facilities is guaranteed in an enforceable development agreement pursuant to Section 163.3220, *Florida Statutes*, or an agreement or development order issued pursuant to Chapter 380, *Florida Statutes*, to be in place at the time of certificate of occupancy issuance.

1.2 Developments or redevelopments requiring the use of park and recreation facilities shall receive development orders subject to:

- The facilities and services are in place or under construction at the time of development order issuance; or
- Dedication of land and facilities or fees in lieu are committed by the time of certificate of occupancy issuance; and
- The development order is issued conditioned on the necessary facilities and services scheduled to be in place or under construction not more than one year after certificate of occupancy as provided in the Five-Year Schedule of Capital Improvements; or
- The necessary facilities are subject to a binding agreement which requires them to be in place or under construction not more than one year after certificate of occupancy issuance; or
- When the development order is issued, the facilities and services are guaranteed in an enforceable development agreement stipulating that they will be in place or under construction not more than one year after certificate of occupancy issuance.

~~1.3 Developments or redevelopments requiring the use of roads shall receive development orders subject to:~~

- ~~• The public facilities being in place or under construction at the time of issuance of the certificate of occupancy; or~~
- ~~• The development order is issued conditioned on the necessary facilities and services will be in place or under construction not more than three years after certificate of occupancy issuance as provided in the Schedule of Capital Improvements; or~~
- ~~• The landowner has made a binding commitment to the City to provide a proportionate share payment in accordance with Section 163.3180, Florida Statutes.~~

~~Section 2. Amendments to Update the Stormwater Management Level of Service Standard~~

~~The City of Dunnellon's existing Infrastructure Element contains a level of service standard for stormwater management facilities. The Southwest Florida Water Management District (SWFWMD) has revised its stormwater management facility water quantity and water quality standards. Therefore, Dunnellon's stormwater management level of service standard is proposed for revision by amending Policy 1.2.1 of the Infrastructure Element as follows:~~

~~Infrastructure Element~~

~~Policy 1.2.1:~~

~~The following levels of service standards are hereby adopted:~~

City of Dunnellon

~~Potable Water Facilities: 125 gallons per capita per day~~

~~Sanitary Sewer Facilities: 62 gallons per day per capita~~

~~Solid Waste Facilities: 5.3 pounds/capita/day~~

~~Drainage Facilities: 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.~~

~~Capital Improvements Element~~

~~The Capital Improvements Element contains a policy that reiterates the stormwater level of service policy language in the Infrastructure Element. This policy is proposed for deletion and replacement with a reference to the Infrastructure Element policy.~~

~~Policy 3.1 g: The City shall implement the stormwater level of service standards adopted in the Infrastructure Element, Policy 1.2.1.~~

Section 3

Section 2. Administrative Procedures to Implement the Concurrency Management System

3.1.2.1 Purpose and Overview

City of Dunnellon

~~Consolidated Comprehensive Plan~~ Capital Improvement Element
Concurrency Management System

[#4787973v1](#)

The City shall require a concurrency review be made with applications for development approvals and a Certificate of Concurrency issued prior to development. If the application is deemed concurrent, a Certificate of Concurrency will be issued by the City. If the development requires any other development permit, a copy of the Certificate of Concurrency shall be included with any future application for a development permit. A separate concurrency review shall not be required for each development permit for the same project. Concurrency review addresses only the availability of public facilities and capacity of services and a Certificate of Concurrency does not represent overall development approval.

If the application for development is not concurrent, the applicant shall be notified that a certificate cannot be issued for the development. The burden of showing compliance with the adopted levels of service and meeting the concurrency test shall be upon the applicant.

3.2.2.2 Applicability

These minimum requirements shall be ensured as follows:

1. Building Permits. The issuance of a building permit has more of an immediate impact on the level of service for public facilities than may be the case with the issuance of other types of development orders. Therefore, building permits shall be issued only when the necessary facilities and services are in place for water, sewer, solid waste and drainage. The determination of the existence of the necessary facilities and services in place shall be made by the City as part of the Certificate of Concurrency Compliance procedure. ~~For roads this determination shall apply to the adopted level of service standards for roads within the City's jurisdiction. All public facility impacts shall be determined based on the level of service of the facility throughout the facility geographical service area~~
2. Other Types of Development Orders. Other types of development orders include, but are not limited to, approval of subdivisions, rezoning, special permits, and site plan approval. These other types of development orders have less immediate impacts on public facilities and services than the issuance of a building permit. However, public facilities and services must be available concurrent with the impacts of development permitted by other types of development orders. Therefore, subject to the City determining that the necessary facilities and services are in place and are maintaining the adopted level of service, the following concurrency management requirements shall apply for the issuance of development orders.
 - a. Provisions shall be included within the development order, which shall require the construction of additional public facility capacity, where public facilities, due to the impacts of the development proposal do not meet the adopted level of service; and,

- b. Such provisions shall require the necessary public facilities be constructed by the developer and at the developer's expense, or by the public or private entity having jurisdictional authority over the facility to the adopted level of service so that the necessary facilities and services will be in place when the impacts of the development occur and within conformance with the Five-year Schedule of Improvements found within the City's Capital Improvements Element.

3.3-2.3 Concurrency Determination Procedures

A concurrency test shall be made of the following public facilities and services for which level of service standards have been established in this Comprehensive Plan, which are (1) ~~transportation~~, ~~(2)~~ sanitary sewer, ~~(3)~~ (2) solid waste, ~~(4)~~ (3) drainage, ~~(5)~~ (4) potable water, and ~~(6)~~ (5) recreation and open space.

The concurrency test for facilities and services will be determined by comparing the available capacity of a facility or service to the demand created by the proposed project. Available capacity will be determined by adding together the total excess capacity of existing facilities and the total capacity of any new facilities which meet the previously defined concurrency standards and subtracting any capacity committed through concurrency reservations or previously approved development orders.

1. For development orders and permits, the following determination procedures shall apply:
 - a. If an applicant desires to determine whether there is sufficient capacity to accommodate their proposed project, the City shall make an informal nonbinding determination of whether there appears to be sufficient capacity in the public facilities and services to satisfy the demands of the proposed project. If there appears to be insufficient capacity the City shall then make a determination of what public facilities or services would be deficient if the proposed project were approved.

- b. There are certain development approvals that are ineligible to receive concurrency reservation because they are too conceptual, and consequently, do not allow an accurate assessment of public facility impacts. These development approvals are future land use map amendments to the Comprehensive Plan and ~~certain~~ rezoning requests that are not addressed by a Chapter 163 Development Agreement or Concurrency Agreement. Those development approvals shall receive a non-binding concurrency determination.
- c. Any concurrency determination, whether requested as part of an application for development approval or without an application for development approval, is a non-binding determination of what public facilities and services are available at the date of inquiry. The issuance of a Certificate of Concurrency Compliance shall be the only binding action, which reserves capacity for public facilities and services.

2. For roadways, the following determination procedures shall apply:

- a. The City shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the City's Comprehensive Plan. If this level of service information indicates a level of service failure, the applicant may either:
 - 1) Accept the level of service information as set forth in the most recent Data and Analysis Report supporting the City's Comprehensive Plan; or
 - 2) Prepare a more detailed Highway Capacity Analysis based upon a methodology acceptable to the City.
- b. If the applicant chooses to do a more detailed analysis the (1) applicant shall submit the completed alternative analysis to the City for review, and (2) City shall review the alternative analysis for accuracy and appropriate application of the methodology.
- c. If the alternative analysis, after review and acceptance by the City, indicates an acceptable level of service, the alternative analysis shall be used in place of the most recent Data and Analysis to support the City's Comprehensive Plan.
- d. Any proposed development generating more than 250 trips a day shall be required to provide a trip distribution model, in addition to the requirements outlined above.

3. For sanitary sewer, solid waste, drainage, potable water, and recreation and open space the following determination procedures shall apply:
 - a. The City shall provide level of service information as set forth in the most recent Data and Analysis Report in support of the City's Comprehensive Plan.
 - b. If such level of service information indicates that the proposed project would not result in a level of service failure, the concurrency determination would be that adequate facility capacity at acceptable levels of service was available.
 - c. If such level of service information indicates that the proposed project would result in a level of service failure, the concurrency determination would be that adequate facility capacity at the acceptable levels of service was not available at the date of application or inquiry.

| [3.4.2.4](#) Priorities

In such cases where there are competing applications for public facility capacity, the following order of priority shall apply:

1. Issuance of a building permit based upon previously approved development orders permitting redevelopment;
2. Issuance of a building permit based upon previously approved development orders permitting new development;
3. Issuance of new development orders permitting redevelopment;
4. Issuance of new development orders permitting new development.

| [3.5.2.5](#) Conditions

In addition, the following conditions apply to the City's concurrency management system:

1. Amendments to the Comprehensive Plan can be made twice each year and as otherwise permitted as small scale developments. In addition, changes can be made to the Capital Improvements Element by ordinance if the changes are limited to the technical matters listed in Chapter 163, Part II, Florida Statutes.
2. No development order or development permit shall be issued which would require the City Council to delay or suspend construction of any of the capital improvements on the Five-year Schedule of Improvements of the Capital

City of Dunnellon

Improvements Element.

3. If by issuance of a development order or development permit a substitution of a comparable project on the Five-year Schedule of Improvements is proposed, the applicant may request the City to consider an amendment to the Five-year Schedule of Improvements ~~in one of the twice annual amendment reviews~~.
4. The result of any development not meeting adopted level of service standards for public facilities shall be cessation of the affected development or the reduction of the standard for level of service (which requires an amendment to the Comprehensive Plan).

[3.6.2.6](#) Certificate of Concurrency Compliance:

A Certificate of Concurrency Compliance shall only be issued upon final development approval. The Certificate of Concurrency Compliance shall remain in effect for the same period of time as the development order or permit granting final development approval. If the development approval does not have an expiration date, the Certificate of Concurrency Compliance shall be valid for twelve months from the date of issuance.