

**Agenda**  
**City of Dunnellon**  
**Planning Commission Meeting**  
20750 River Drive, Dunnellon, FL 34431  
**June 21, 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, June 17, 2016)

1. Approval Of Minutes

*to be added*

2. Chairman's Report From City Council
3. CRA Plan Amendments Review For Comprehensive Plan Consistency

"It is now \_\_\_\_\_ p.m. and I close the regular meeting and open the public hearing to discuss:

CRA PLAN AMENDMENTS - Capital Improvements, Recreation & Open Space

1. Staff Report
2. Public Comment
3. Commissioners' Comments

After all comments have been heard:

"It is now \_\_\_\_\_ p.m. and I close the public hearing held to discuss RESOLUTION 2016-14 and reopen the June 21, 2016, meeting."

Documents: [STAFF\\_REPORT\\_CRA\\_Consistency - FINAL.pdf](#), [2016 CRA Plan Amendment - Revised 6012016.Pdf](#)

4. Resolution 2016-14 Recommending Proposed Amendments

*Proposed Motion:*

To recommend that Resolution 2016-14 be read by title only.

*Proposed Motion:*

To forward a recommendation of consistency and approval to the CRA Board for their consideration.

Documents: [RES2016-14- CRA Plan Amendment .Pdf](#)

5. Public Input

6. 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.

# *City of Dunnellon*

## STAFF REPORT TO PLANNING COMMISSION

### CRA PLAN AMENDMENT

**Date:** June 21, 2016  
**To:** City of Dunnellon Planning Commission  
**Re:** Comprehensive Plan consistency analysis for CRA Plan Amendment

**Background:** The CRA plan has been in effect since 2001. Since that time, several new parks have been added that were not part of the original plan. Additionally, outdated capital improvements are proposed to be removed and replaced with projects that are currently under consideration. The CRA plan is in need of amendment in order to better reflect the current status of the City's Community Redevelopment Area.

### PLANNING COMMISSION

#### **Sec. 94-37(3). - Powers and duties.**

The function, powers, and duties of the city's planning commission shall be as follows:

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(3) The commission may review, revise and discuss the city's comprehensive plan for the purposes of making recommendations to the city council with regard to consistency with the current comprehensive plan concerning any land/zoning change or request and with regards to possible future changes.

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#### **Sec. 94-37.5. - Overview of the planning commission.**

The City of Dunnellon's planning commission merges the powers and duties of traditional planning boards with additional duties and responsibilities previously handled by the city's now defunct board of adjustment. The planning commission has an administrative review function whereby the commission reviews all changes to the city's comprehensive plan, by amendment, evaluation, addition, and appraisal for consistency with the existing comprehensive plan and reviews all land related/zoning ordinances to determine consistency to the comprehensive plan. With regard to its administrative review function, the commission makes recommendations of consistency to the city council. The planning commission holds quasi-judicial hearings with

regards to land planning/zoning cases, site plan reviews, variances, special exceptions, and review/appeal of administrative orders and forwards its findings/recommendations to the city council.

**§ 163.360, Fla. Stat.**

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(4) The county, municipality, or community redevelopment agency may itself prepare or cause to be prepared a community redevelopment plan, or any person or agency, public or private, may submit such a plan to a community redevelopment agency. Prior to its consideration of a community redevelopment plan, the community redevelopment agency shall submit such plan to the local planning agency of the county or municipality for review and recommendations as to its conformity with the comprehensive plan for the development of the county or municipality as a whole. The local planning agency shall submit its written recommendations with respect to the conformity of the proposed community redevelopment plan to the community redevelopment agency within 60 days after receipt of the plan for review. Upon receipt of the recommendations of the local planning agency, or, if no recommendations are received within such 60 days, then without such recommendations, the community redevelopment agency may proceed with its consideration of the proposed community redevelopment plan.

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**COMPREHENSIVE PLAN – Recreation and Open Space Element**

**GOAL**

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

**Objective 2:**

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

**Policy 2.4:**

The City shall assess the feasibility of developing improved public recreational facilities.

**Objective 3:**

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

**Policy 5.1:**

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

**Objective 6:**

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

## **FINDINGS OF FACT**

- A. Whether the amendment conforms to and is consistent with all adopted elements of the comprehensive plan.

**Response- The recommended CRA plan amendment includes adding named parks that have been developed since the CRA plan came into effect. Due to the fact that parks and public recreation areas are encouraged in the Recreation and Open Space Element of the Comprehensive Plan, we find no inconsistency with the current adopted plan.**

## **EVALUATION AND FINDINGS**

Staff recommends that the Planning Commission, sitting as the local planning agency, find that the proposed Dunnellon Community Redevelopment Plan amendment conforms to and is consistent the City of Dunnellon Comprehensive Plan and recommend that the CRA Board approve the proposed amendment.

**Replacing “Parks” Section on page 14... (Note: all language re: Historic Depot and other prospective park areas needs to be removed)**

**Parks:**

The City of Dunnellon is blessed with excellent natural recreational resources, being located between the Withlacoochee River and the Rainbow River. These two recreational resources provide a certain amount of tourist/recreational traffic into the CRA. The City of Dunnellon has taken a conservationist role in the adjacent development of these rivers in cooperation with preservation efforts by the State. While the City has not promoted the commercialization of these two natural resources, it has promoted the recreational attraction of these rivers both locally and regionally.

The following actively City maintained parks are included within CRA boundaries:

- 1) **Centennial Park.** This park provides a gazebo and a monument commemorating Dunnellon as a Boomtown of the 1890’s. Beneath the monument is buried a time capsule filled with artifacts from 1990, and is now planned to be exumed in the year 2090.
- 2) **Ernie Mills Community Park.** This park was purchased through a Florida Communities Trust Grant and developed through a combined effort from the Florida Recreational Assistance Program, the City of Dunnellon and community organizations. The park includes a basketball court, restrooms/concession stand, picnic/performance pavilion, benches and a small children’s playground.
- 3) **Datesman Avenue Park.** This park provides additional downtown parking and a community gathering place for special events such as Boomtown Days. Park amenities include boat parking slips and a gazebo.
- 4) **City Boat Ramp.** This facility was renovated in 1999, and now includes restrooms, a concert/presentation stage and paved parking.
- 5) **DuPree Park.** This is an undeveloped natural park located along the banks of the Rainbow River.
- 6) **Blue Run Park.** This park site was purchased in 2008 with a grant from the Florida Community Trust. The park provides walking, biking, and birding trails, a 3-acre pond, access to the Rainbow River for kayaking, and is a popular exit point for visitors and residents tubing along the rainbow river. Planned amenities include, but are not limited to bathroom facilities. Parking is provided on Pennsylvania Avenue or San Jose Boulevard.
- 7) **125th Anniversary Park.** This park will be constructed along Riverview Street and is intended to be used as a trail head to attract bicyclists to the area. Planned amenities include

picnic shelters, bathroom facilities, water fountains, bike station and bike racks. The park’s design includes historic scenery, commemorative brick borders along the sidewalks, and metal art to reflect the characteristics of Dunnellon that will be installed on each of the four pedestals of the city’s original water tower that was dismantled on 03/30/2012.

**Replacing “Current and Future Capital Improvements in the CRA” on page 18...**

**Current and Future Capital Improvements in the CRA**

This section presents the initial work plan based on redevelopment initiatives and goals described within this Plan. The identified projects represent capital improvements necessary to realize the objectives contained in this Plan and are meant to be the type of projects to be undertaken within the CRA. As budgets, funding, and financial analyses are refined and finalized the initial work plan may change.

The dollar amounts assigned to each project are primarily based on past studies of similar projects. The projects and numbers listed have been used for budgetary purposes only and are considered to be relatively conservative. The recommended costs for the capital improvement projects include design and construction costs as well as costs for additional studies, data manipulation or research needed to implement each project. The costs generally do not include the costs of land or right-of-way acquisition and or consolidation. While representing and consistent with all analysis and discussions, these projects and their costs are preliminary. The following table shows preliminary costs of capital projects proposed within the CRA.

**Table 7** shows planned **capital projects** to be completed within the CRA. Estimated costs may differ from final amounts as projects are designed, bid, and completed. As long as projects conform to the Goals & Objectives in Chapter 3, some project features may be altered, added, or deleted.

<b>Table 7. Planned Redevelopment Projects</b>	<b>Est. Cost</b>	<b>Year</b>
<b>1. <u>Blue Run Park</u></b> Increase amenities at Blue Run Park (Generalized improvements, bathroom renovations).	~\$30,000	FY 16/17
<b>2. <u>Entry Signage</u></b> Provide gateway signage to City, branding & informational signs. (Updates include but are not limited to upgrades to at least two gateway signs within the CRA. Future project changes or sign expansion may cause preliminary estimates to vary significantly.)	~\$20,000 (\$10,000 per sign)	FY 16/17

<b>3. 125 Anniversary Park</b> Improve bathroom facilities.	~\$23,400	FY 16/17
4.		
5.		
6.		
7.		
8.		

**RESOLUTION #RES2016-14**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUNNELLON, FLORIDA, RECOMMENDING TO THE DUNNELLON COMMUNITY REDEVELOPMENT AGENCY A PROPOSED AMENDMENT TO THE “PARKS” AND “CURRENT AND FUTURE CAPITAL IMPROVEMENTS IN THE CRA” SECTIONS OF THE DUNNELLON COMMUNITY REDEVELOPMENT PLAN, SAID PROPOSED AMENDMENT BEING ATTACHED TO THIS RESOLUTION; FINDING THAT THE PROPOSED AMENDMENT CONFORMS TO AND IS CONSISTENT WITH THE COMPREHEHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, amendment to the current Dunnellon Community Redevelopment Plan is necessary to update information on parks within the CRA and plan for future park development, and

**WHEREAS**, it is necessary to identify current and future capital improvement projects within the Dunnellon Community Redevelopment Plan; and

**WHEREAS**, on June 16, 2016, the Dunnellon Community Redevelopment Area Advisory Board approved an amendment to the “Parks” and “Current and Future Capital Improvements in the CRA” sections of the Dunnellon Community Redevelopment Plan; and

**WHEREAS**, the Planning Commission, sitting as the local planning agency, finds that the attached proposed amendment conforms to and is consistent with the City’s Comprehensive Plan.

**NOW THEREFORE BE IT RESOLVED** by the City of Dunnellon Planning Commission that:

A recommendation of consistency and approval will be forwarded to the CRA Board for their consideration.

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

**Upon motion duly made and carried**, the foregoing Resolution was approved this 21st day of June, 2016 by the Planning Commission upon a motion by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the result was as follows;

[Voting result and signatures on following page]

Commissioner Brenda D'Arville	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Did Not Vote
Commissioner Lisa Sheffield	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Did Not Vote
Commissioner Tracy Fero	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Did Not Vote
Commissioner Wilber Vanwyck	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Did Not Vote
Commissioner Paul Cowan	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Did Not Vote
Commissioner Hilton - 1 <sup>st</sup> Alt	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Did Not Vote

Attested by:

Approved as to Form and Legality

**PLANNING COMMISSION,  
CITY OF DUNNELLON**

**BY:** \_\_\_\_\_  
Brenda D'Arville, Chairwoman  
Planning Commission, City of Dunnellon

**BY:** \_\_\_\_\_  
Andrew Hand  
City Attorney

This \_\_\_\_\_ day of \_\_\_\_\_, 2016.

This \_\_\_\_\_ day of \_\_\_\_\_, 2016.