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

   Minutes April 19, May 17 and 25, June 1 and 7, 2016

   Documents: 20160419.Pdf, 20160517.Pdf, 20160525.Pdf, 20160601.Pdf, 20160607.Pdf

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, Appendix MAP S-10 - PARKS.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.

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

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

Roll Call

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

Members Absent: Tracy Fero

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

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

1. Approval of Minutes: no minutes presented.

2. Chairman's Report from Council:

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

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

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

At this time, we will not have the meeting due to noticing to surrounding property owners. I need a motion to extend this public hearing to date and time certain which will be May 2, 2016 at 5:30 p.m. Wilbur Vanwyck made the motion to extend the public hearing to May 2, 2016, at 5:30 p.m. Paul Cowan, seconded. The motion was passed by unanimous vote, 5-0.

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

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

5. Comprehensive Plan Consistency Review

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

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

6. Lots of Record:

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

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

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

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

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

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

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

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

7. Public Input:

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

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

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

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

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

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

MINUTES
City of Dunnellon
Planning Commission Meeting
&
PUBLIC WORKSHOP
FOR COMPREHENSIVE PLAN AMENDMENTS
May 17, 2016 at 5:30 p.m.

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

Roll Call

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

Staff Present: Eddie Esch, Lonnie Smith, Teresa Malmberg

Guest Present: Kenneth Metcalf, Planner Consultant, Stearns Weaver, et al

Proof of Publication: The agenda was posted on City's website and City Hall bulletin board on Friday, May 13, 2016

1. Approval of Minutes: The minutes of the March 16 and May 2, 2016 meetings were approved as submitted. The minutes of the April 19, 2016, meeting require verification that wording on Page 2, Item 6, line 13 should be "does not" in lieu of "does," Page 3, 2nd paragraph, correct spelling of "Louis" to "Louise" and return for approval.

2. Chairman's Report from City Council: Chairwoman D'Arville reported on several items discussed at Council such as the bike trails, special meeting regarding finances and possible solutions, polling residents concerning level of services, and referendum for November to vote on City Manager or Council/Mayor form of government, possibly raising taxes to balance budget, divesting utilities. Chairwoman D'Arville recommended that Commissioners attend or listen to audio to be well informed.

3. Quasi-judicial Hearing - Rezoning REZ2016 - 01/PZ1516 - 056, First Baptist Church

Chairwoman D'Arville closed regular meeting and open Quasi - judicial Hearing at 5:40 p.m. All persons providing testimony were sworn in. Commission members were polled and no ex - parte communication was reported. Commissioner Vanwyck reported that he has a conflict of interest as he is a member of the Church Board, and he completed the Disclosure Form 8B for the record.

Staff Presentation – Lonnie Smith presented the staff report.

Applicant Presentation – David Allison spoke for the applicant, thanked staff for their efforts and answered questions.

Discussion continued among Commissioners.

Chairwoman D'Arville closed the Quasi - judicial Hearing and reopened the regular meeting at 6:03 p.m.

Chairwoman D'Arville reclosed the regular meeting and reopened the Quasi-judicial Hearing at 6:03 p.m. due to ongoing discussion, questions and testimony.

Commissioners Cowan and Fero brought up the landscape buffer requirements for the portable buildings in relation to the surrounding neighborhood. Staff noted that the request for rezoning does not include site plan requirements. Following further discussion and input from other Commissioners and public comments, Chairwoman D'Arville reclosed the Quasi-judicial Hearing and reopened the regular meeting at 6:24 p.m.

There being no further discussion or comments, Chairman D'Arville recommended that the attorney's input be requested on the issue of landscape buffering being considered within a rezoning request.

4. Resolution 2016-13 First Baptist Rezone

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

Commissioner Sheffield made a motion to read Resolution 2016-13 by title only, and that Resolution 2016-13 be recommended and forwarded to Council for approval. There being no second, the motion failed.

5. PUBLIC WORKSHOP

Comprehensive Plan Evaluation and Appraisal Report (EAR) Based Amendments

The Planning Consultant, Kenneth Metcalf, provided an overview of the grant process/plan amendment schedule and reviewed the proposed amendments to the Housing, Historic Preservation and Intergovernmental Coordination Elements.

Discussion of workshop schedule. The next meetings will be held May 25, June 1 and the need for the June 7 workshop will be assessed at the June 1 workshop. All workshops will begin at 5:30 p.m.

6. Public comments were received.

7. Adjournment: The meeting was adjourned at 8:56 p.m.

_____ _____

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

Minutes
City of Dunnellon
Planning Commission
WORKSHOP
COMPREHENSIVE PLAN AMENDMENTS
May 25, 2016, 5:30 p.m.

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

Roll Call

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

Staff Present: Eddie Esch, Lonnie Smith, Teresa Malmberg

Guest Present: Kenneth Metcalf, Planner Consultant, Stearns Weaver, et al

Proof of Publication: The agenda was posted on City's website April 20, updated May 19, 2016, and posted on the 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

Chairwoman D'Arville introduced and opened the floor to Kenneth Metcalf. Mr. Metcalf reviewed the agenda, and noted anything that is not covered will be moved to the June 1 workshop.

Mr. Metcalf reviewed the Future Land Use, Conservation and Public Facilities elements. Public and Commission comments were received following each element. The Aquifer element will be moved to the June 1 workshop, and the June 7 workshop will be held if needed. Staff will arrange for the Historic Preservation Board members to review the Historic Preservation Element and provide comments.

2. Public Input: No additional comments.

3. Adjournment: The meeting was adjourned at 8:25 p.m.

_____ _____

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

Minutes
City of Dunnellon
Planning Commission
WORKSHOP
COMPREHENSIVE PLAN AMENDMENTS
June 1, 2016, 5:30 p.m.

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

Roll Call

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

Members Absent: Tracy Fero, Mary Ann Hilton

Staff Present: Lonnie Smith, Teresa Malmberg

Guest Present: Kenneth Metcalf, Planner Consultant, Stearns Weaver, et al

Proof of Publication: The agenda was 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

Chairwoman D'Arville introduced and opened the floor to Kenneth Metcalf. Mr. Metcalf reviewed the agenda and noted that anything not covered will be moved to the June 7 workshop, which will be held to review the Department of Economic Opportunity comments, Historic Preservation Element, and overview of all elements prior to the Council adoption hearing which has been moved to June 15 at 5:30 p.m.

Mr. Metcalf reviewed the Traffic Circulation, Recreation and Open Space, Aquifer Protection and Capital Improvement elements. Public and Commission comments were received following each element.

2. Public Input: No further comments received.

3. Adjournment: The meeting was adjourned at 8:15 p.m.

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

Minutes
City of Dunnellon
Planning Commission
WORKSHOP
COMPREHENSIVE PLAN AMENDMENTS
June 7, 2016, 5:30 p.m.

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

Roll Call

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

Members Absent: Tracy Fero

Staff Present: Eddie Esch, Lonnie Smith, Teresa Malmberg

Guest Present: Kenneth Metcalf, Planner Consultant, Stearns Weaver, et al

Proof of Publication: The agenda was posted on City's website and City Hall bulletin board on Monday, June 6, 2016.

1. COMPREHENSIVE PLAN AMENDMENTS WORKSHOP

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

Chairwoman D'Arville opened the floor to Mr. Metcalf who reviewed the planning process flow chart and the new Implementation Element which was developed and added to accommodate requests for a glossary of terms and acronyms. It was noted that the Future Land Use Element - *Lots of Record* attachment was included for Council's benefit. Mr. Metcalf reviewed the Historic Preservation Element, and then recapped the changes to all elements requested during the review phase. Public and Commission comments were received during and after each element review.

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

Mr. Metcalf reviewed the letter and backup from DEO noting there were no objections, only comments on the submission.

2. Public Input: No further comments.

3. Adjournment: The meeting was adjourned at 7:44 p.m.

_____ _____

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

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:

***

(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.

***

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.

<u>Policy 2.4</u>:

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.

<u>Policy 5.1</u>:

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.

Table 7. Planned Redevelopment Projects	Est. Cost	Year
1. <u>Blue Run Park</u> Increase amenities at Blue Run Park (Generalized improvements, bathroom renovations).	~$30,000	FY 16/17
2. <u>Entry Signage</u> 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

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

L O ROBINSON PARK 1.0 ±AC

ERNIE MILLS PARK 2.2 ±AC

BLUE RUN OF DUNNELLON PARK & CANOE TAKE OUT POINT 31.8 ±AC

CENTENNIAL PARK AND DUNNELLON BOAT RAMP 0.8 ±AC

125TH ANNIVERSARY PARK 0.5 ±AC

DUNNELLON CITY BEACH PARK 1.0 ±AC

DUNNELLON RECREATIONAL AREA 42.2 ±AC

BASE LAYERS

- CITY_BOUNDARY
- PARCEL BASE 2015
- HIGHWAY
- LOCAL ROAD
- RR (Active)
- RR (Inactive or Abandoned)
- WATER BODIES

PARKS

MAP: **S-10**

TITLE: **PARKS**

DATE: **Feb-10-2016**

BY: CP Smith
STEARNS WEAVER MILLER

N

1:10,000

0 0.25 0.5 1 Miles

0 500 1,000 2,000 Feet

PROJECT:

CITY OF DUNNELLON

Marion County, Florida

GIS DATA SOURCES:
Florida Department of Revenue: Parcel GIS, 2015.
Marion County GIS: Road Centerlines, 04/16/2015.

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

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 REDEVLOPMENT 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	☐Yes	☐No	☐Abstain	❑Did Not Vote
Commissioner Lisa Sheffield	☐Yes	☐No	☐Abstain	❑Did Not Vote
Commissioner Tracy Fero	❑Yes	☐No	☐Abstain	☐Did Not Vote
Commissioner Wilber Vanwyck	☐Yes	☐No	☐Abstain	❑Did Not Vote
Commissioner Paul Cowan	❑Yes	☐No	☐Abstain	☐Did Not Vote
Commissioner Hilton - 1st Alt	❑Yes	☐No	☐Abstain	☐Did Not Vote

Attested by:

PLANNING COMMISSION,
CITY OF DUNNELLON

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

This _____ day of _____, 2016.

Approved as to Form and Legality

BY: _____
Andrew Hand
City Attorney

This _____ day of _____, 2016.