Agenda
City of Dunnellon
Special City Council Meeting
20750 River Drive, Dunnellon, FL 34431
August 3, 2016
5:00 P.M.
City Council Workshop to Follow

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

**Call to Order**

**Pledge of Allegiance**

**Opening Prayer/Moment of Silence** (suggested time limit: 1 minute
Mayor to request if any invitee is present to open with prayer; if no invitee is present, Mayor will ask if a Dunnellon citizen will volunteer. If no volunteers, a moment of silence will be offered. If a citizen outside of Dunnellon requests to open with prayer, (s)he may so if no invitees/citizens volunteer.)

**Roll Call**

Proof of Publication (Posted on the City's website and City Hall bulletin board on Tuesday, July 26, 2016)

Chairman's Comments Regarding Agenda
Public Comments

REGULAR AGENDA

1. **FIRST READING OF ORDINANCE #ORD2016-09, COMMUNITY REDEVELOPMENT PLAN AMENDMENTS**

   *PROPOSED MOTION: I move Ordinance #ORD2016-09 be read by title only.*

   *PROPOSED MOTION: I move Ordinance #ORD2016-09 be approved.*

   Documents:

   2016_09_CRA Amendment_1st draft 20160803.pdf

2. **ADJOURN**

   *PROPOSED MOTION: I move the City Council meeting be adjourned.*

ANY PERSON REQUIRING A SPECIAL ACCOMMODATION AT THIS 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.

# ORDINANCE #ORD2016-09

**AN ORDINANCE OF THE CITY OF DUNNELLON, FLORIDA, AMENDING THE DUNNELLON COMMUNITY REDEVELOPMENT PLAN; PROVIDING SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the City Council of the City of Dunnellon adopted Ordinance 93-11 on May 24, 1993 declaring certain areas of the City in need of redevelopment consistent with Chapter 163, Part III, Laws of Florida; and

**WHEREAS**, the City of Dunnellon adopted Ordinance 00-3 establishing the Dunnellon Community Redevelopment Agency to implement a redevelopment plan within the area that was adopted pursuant to Ordinance 93-11 and established thereby the Redevelopment Trust Fund; and

**WHEREAS**, the City of Dunnellon adopted Ordinance 2011-07 to amend the Dunnellon Community Redevelopment Plan to expand Dunnellon's Community Redevelopment Area; and

**WHEREAS,** some public parks referred to within the Dunnellon Community Redevelopment Plan have been completed, modified, or no are longer considered parks, making portions of the Plan moot and obsolete; and

**WHEREAS,** some areas identified for possible acquisition as public parks within the Dunnellon Community Redevelopment Plan are no longer being considered for acquisition, making portions of the Plan moot and obsolete; and

**WHEREAS,** new public parks have been created and need to be included within the Dunnellon Community Redevelopment Plan; and

**WHEREAS,** it is necessary to update the "Current and Future Capital Improvements in the CRA" section of the Dunnellon Community Redevelopment Plan to remove obsolete projects that are no longer being considered and create a new list for prospective projects; and

**WHEREAS,** the CRA further wishes to amend the Dunnellon Community RedevelopmentPlan with the addition of a Blue Run Park project, a signage project, and a 125 Anniversary Park project; and

**WHEREAS,** the City Council of the City of Dunnellon caused to be advertised a Public Hearing consistent with 163.360(6), Florida Statutes, as it relates to its intent to modify the Dunnellon Community Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Dunnellon, Florida, as follows:

**Section 1. <u>Findings.</u>** The Whereas clauses cited herein are the legislative findings of the City Council.

**Section 2.** The City Council hereby amends the Dunnellon Community Redevelopment Plan by vacating and deleting the "Parks," "Open Space," and "Current and Future Capital

Improvements" sections on pages 14, 15, and 18 of the Plan in their entirety, and adopting amended "Parks" and "Current and Future Capital Improvements" sections as indicated by Exhibit "A" to this Ordinance.

**Section 3. Severability.** If any portion of this Ordinance shall be declared unconstitutional or if the applicability of this Ordinance or any portion thereof to any person or circumstances shall be held invalid, the validity of the remainder of this Ordinance and the applicability of this Ordinance, or any portion thereof to other persons or circumstances, shall not be affected thereby.

**Section 4. Conflicts.** All Ordinances and parts of any Ordinance in conflict with this Ordinance are hereby repealed.

**Section 5. Effective Date.** This Ordinance shall be effective immediately upon adoption at the second reading/public hearing.

**Upon motion duly made and carried,** the foregoing Ordinance was approved upon the first reading on the 3rd day of August, 2016.

**Upon motion duly made and carried,** the foregoing Ordinance was approved and passed upon the second and final reading and public hearing on the 8th day of August, 2016.

Ordinance Posted on the City's website on July 22, 2016. Public hearing advertised on the City's website on July 22, 2016 and advertised in the Riverland News on July 29, 2016.

ATTEST:

**CITY OF DUNNELLON**

_____
Dawn M. Bowne, M.M.C.
City Clerk

_____
Nathan Whitt, Mayor

Approved as to Form and Legal Sufficiency:

_____
Andrew Hand, City Attorney

**I HEREBY CERTIFY** that copies of the foregoing Ordinance were posted at City Hall, the Chamber of Commerce, and the Dunnellon Library, in the City of Dunnellon, Florida, and on the City's Official Website this 22nd day of July 2016.

_____
Dawn M. Bowne M.M.C.
City Clerk

EXHIBIT A

**AMENDMENT 1: The "Parks" and "Open Space" sections on pages 14 and 15 of the Dunnellon Community Redevelopment Plan shall be vacated and deleted in their entirety, and the following shall be adopted in their place. The provisions to be vacated and deleted are included below and indicated by ~~strikethrough~~.**

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) **City Boat Ramp.** This facility was renovated in 1999, and now includes restrooms, a concert/presentation stage and paved parking.

4) **DuPree Park**. This is an undeveloped natural park located along the banks of the Rainbow River.

5) **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.

6) **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.

**AMENDMENT 2: The "Current and Future Capital Improvements" section on page 18 of the Dunnellon Community Redevelopment Plan shall be vacated and deleted in its entirety, and the following shall be adopted in its place. The provisions to be vacated and deleted are included below and indicated by ~~strikethrough~~.**

**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>**<br>Increase amenities at Blue Run Park (Generalized improvements, bathroom renovations). | ~$30,000 | FY 16/17 |
| | | |
| **2. <u>Entry Signage</u>**<br>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>**<br>Improve bathroom facilities. | ~$23,400 | FY 16/17 |

VACATED SECTIONS

~~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.~~

~~There are five City maintained parks within the CRA boundaries – Centennial Park, the Ernie Mills Community Park, the Datesman Avenue Park, City Boat Ramp and an undeveloped DuPree Park located along the banks of the Rainbow River. The first park mentioned, the Centennial Park, provides a gazebo and a monument commemorating Dunnellon as Boomtown of the 1890's. Beneath the monument is buried a time capsule filled with artifacts from 1990, and is planned to be exhumed in the year 2090. The City Boat Ramp was renovated in 1999, and now includes restrooms, a concert/presentation stage and paved parking. The Ernie Mills Community Park, purchased though a Florida Communities Trust Grant and developed through a combined effort from the Florida Recreational Assistance Program, the City of Dunnellon and community organizations, is currently under construction and will include a basketball court, restrooms/concession stand, picnic/performance pavilion, benches and small children's playground. Future development of the Datesman Avenue Park will provide additional downtown parking and a community gathering place special events such as Boomtown Days.~~

~~Across from City Hall is "The Historic Depot', the cargo and passenger train station, which served during the boom das as the central focus of the downtown. The Greater Dunnellon Historic Society purchased the property from CSX in an effort to preserve the historic structure, making final payment in 1999. This structure and the surrounding property can serve as an active park, public gathering place and additional parking in the downtown. Coordination between the CRA Agency, City Council, and the Greater Dunnellon Historical Society is essential to ensure that adequate infrastructure and landscaping improvements are made to the Depot as an asset to the CRA and to the historic preservation effort that has already been started within Dunnellon. It is impossible at this point to adequately access the need for landscaping, parking, drainage, lights and other infrastructure until a defined relationship is established between the CRA Agency and the Historic Society.~~

~~Open Space:~~

~~The City is reviewing possibilities of acquiring two areas for park development within the CRA District. The property abutting the east side of the Rainbow River and the property between the Withlacootchee River and U.S. 41 (S. Williams Street), are the primary considerations. If acquired, the property would be preserved as open space with passive recreation as a Riverwalk.~~

~~In the event this property is not acquired as public open space, the city of Dunnellon Comprehensive Plan allows for a mixture of residential, commercial and conservation land use.~~

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

~~The City is anticipating an $8,000,000 grant through the Economic Development Agency that may address much of the public right-of-way (ROW) improvements along U.S. 41 and Pennsylvania Avenue. This grant, if awarded, will provide funds to replace and increase the size of the sewer lines in the downtown area, including repaving, sidewalk and other ROW improvements. During construction, the CRA will consider additional improvements such as bulb-outs, landscaping and irrigation, off-street parking design, water line upgrades, bike lanes and burial of overhead electric and telephone lines.~~

~~Future capital improvement in the CRA shall be in conformance with the current Capital Improvements Element of the Comprehensive Plan and as amended from time to time. The exception for emergency or disaster related improvements stands.~~