Meeting Date: Mar 9, 2016	***Official Use Only***
From (Dept.): Community Development	Reviewed by City Attorney:
Signature: Department Director	Council Action:
Approved for Agenda: City Manager	Date:

Subject: PROPOSED ORDINANCE #ORD2016-03, EAR-BASED COMPREHENSIVE PLAN AMENDMENTS (CPA)

Request for Approval:

Summary Explanation and Background:

The 2016 EAR-based CPAs Volume I, Supplemental Data, Appendix & Strike-thru/Underline format w/accompanying maps follows. Additional background data sets can be found on the City's website at www.dunnellon.org, Departments, Community Development, Comprehensive Plan, 2016 EAR-based Amendments by Ken Metcalf. The file included w/this package is very large, and will need time to download. To see all, go to website as described above. The Planning Comm. met 2/19/2016, and recommended Council approval. Under the DEO Grant, transmittal is statutorily required before moving forward with new or additional amendments to the Comprehensive Plan.

Fiscal Information:

_____ - _____ _____ _____ - _____ _____ - _____

Project No. (If applicable)

Amount: _____

Procurement Method: _____

Purchase Requisition Number: _____

Recommended Action: Staff / Planning Commission Recommends Approval

Initiated by: tam / LS

ORDINANCE #ORD2016-03

AN ORDINANCE AMENDING VARIOUS ELEMENTS OF THE COMPREHENSIVE PLAN OF THE CITY OF DUNNELLON, FLORIDA, TO REFLECT CHANGES REQUIRED BY THE COMMUNITY PLANNING ACT PURSUANT TO THE SECTION 163.3191, FLORIDA STATUTES, AND THE CITY'S EVALUATION AND APPRAISAL NOTIFICATION LETTER TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; AMENDING GOALS, OBJECTIVES, AND POLICIES CONSISTENT THERETO; PROVIDING FOR REPEAL OF ALL CONFLICTING ORDINANCES; PROVIDING FOR THE FORWARDING OF THIS ORDINANCE TO THE DEPARTMENT OF ECONOMIC OPPORTUNITY AND REVIEW AGENCIES; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dunnellon is committed to planning and managing the future growth and development of the City; and

WHEREAS, pursuant to Section 163.3191, Fla. Statutes, the City timely prepared and Council approved an evaluation and appraisal notification letter and transmitted the letter to the Department of Economic Opportunity; and

WHEREAS, consistent with the Community Planning Act and its evaluation and notification letter, the City has prepared amendments to the elements of the Comprehensive Plan, which reflect changes in state law; and

WHEREAS, the Planning Commission, sitting as the Local Planning Agency of the City of Dunnellon, held a public hearing on this Ordinance which was advertised in accordance with State law; and

WHEREAS, the public hearings for this Ordinance have been advertised as required by State law; and

WHEREAS, the City Council of the City of Dunnellon hereby finds and determines that the plan amendments are internally consistent and consistent with the City's Comprehensive Plan; and

WHEREAS, it is in the best interests of the City of Dunnellon to amend the Comprehensive Plan for the City of Dunnellon as set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUNNELLON, FLORIDA:

Section 1: Legislative Findings.

The recitals set forth above are hereby adopted as legislative findings of the City Council of the City of Dunnellon.

Section 2: Comprehensive Plan Amendments. Attached hereto and incorporated herein by reference are amendments to all elements of the City's Comprehensive Plan.

NOTE: Words ~~stricken~~ are deletions; words underlined are additions.

Section 3. Data and Analysis. The supporting data and analysis shall be transmitted by the City to the Department of Economic Opportunity and the review agencies with the Comprehensive Plan Amendments, but the data and analysis is not adopted by this Ordinance.

Section 4. Conflicting Ordinances. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

Section 5. Directions to City Clerk or designee. Within ten (10) days after the first public hearing, the City Clerk or designee shall transmit a paper copy of this Ordinance, the Comprehensive Plan amendments and supporting data and analysis and two electronic copies thereof on a CD ROM in PDF format to the Department of Economic Opportunity; and one paper copy shall be transmitted to and the North Central Florida Regional Planning Council, the Southwest Florida Water Management District, the St. John's River Water Management District, the Department of Environmental Protection, the Department of State, the Department of Transportation, Marion County, and any other unit of local government or governmental agency in the State of Florida that has filed a written request with the Clerk of the City of Dunnellon, Florida.

Section 6. Effective Date. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

Ordinance Posted on the City's website on March 7, 2016. The first public hearing was advertised on the City's website on March 4, 2016. The 1st public hearing was advertised in the Ocala Star Banner and on March 4, 2016.

PUBLIC HEARING AND FIRST READING on the 14th day of March, 2016.

ADOPTED AND ENACTED on second reading: the _____ day of _____, 20___.

CITY OF DUNNELLON

_____
Nathan Whitt, Mayor

ATTEST:

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

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 7th day of March 2016.

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

STEARNS WEAVER MILLER
WEISSLER ALHADEFF & SITTERSON, P.A.

MEMORANDUM

TO: **City Council**
City of Dunnellon

FROM: **Kenneth B. Metcalf, AICP** KBM

RE: **City of Dunnellon Draft Comprehensive Plan Amendments**

DATE: **March 1, 2016**

The City of Dunnellon (City) engaged Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A. (Stearns Weaver) to prepare draft Comprehensive Plan amendments in accordance with the requirements of the Grant Agreement (#2015-22) executed between the City and the Florida Department of Economic Opportunity (DEO). The primary purpose of the Grant Agreement is to ensure that the City expeditiously moves forward with the preparation and eventual adoption of Comprehensive Plan Amendments in order to comply with the requirements of s. 163.3190, Florida Statutes. This statute requires that the City:

1) Evaluate whether comprehensive plan amendments are necessary in response to changes in state laws. The City submitted an Evaluation Notice letter, dated November 19, 2014 to DEO, which specified the types of plan amendments that should be adopted. These types of comprehensive plan amendments are sometimes referred to as "evaluation-based" amendments.
2) Adopt evaluation-based comprehensive plan amendments within one year of submitting the Evaluation Notice letter. Due to the grant schedule, this was not possible, which resulted in a prohibition on the adoption of other types of plan amendments until such time as the City adopts the required evaluation-based plan amendments.

These scheduling requirements were reviewed at the December 9, 2015 Planning Workshop held with the City Council. As required by the Grant Agreement, Stearns Weaver worked with City staff to refine the Evaluation Notice letter, prepare the draft evaluation-based amendments and present the draft amendments to the Dunnellon Planning Commission (the City's Local Planning Agency) on February 19, 2016.

The City Council "transmittal hearing" is scheduled for March 14, 2016. Ken Metcalf, Planning Director for Stearns Weaver, will present the draft plan amendments, as revised based on the

recommendations of the City's Local Planning Agency. The purpose of the "transmittal hearing" is for the City Council to consider the recommendations of the Local Planning Agency, obtain public input on the proposed plan amendments, consider whether to further revise any of the proposed amendments and vote to "transmit" the proposed plan amendments to the state for review in accordance with the terms of the Grant Agreement. The transmittal hearing is not held for the purpose of adopting the amendments. Stearns Weaver recommends that the City Council vote on May 14th to transmit the proposed amendments, as may be revised by City Council at the hearing, in order to remain on schedule per the Grant Agreement requirements.

Following transmittal of the proposed amendments from the City, DEO will have 60 days to complete its review and submit an "Objections, Recommendations and Comments" (ORC) report or may decide to not issue an ORC report. As discussed at the workshop and at the Local Planning Agency hearing, the City will have up to 180 days to adopt the proposed amendments following review by the state, which will afford the opportunity to hold additional workshops on the plan amendments, if desired. I will go over the process again at the City Council transmittal hearing.

Local Planning Agency (LPA) Hearing

The LPA recommended that the City Council transmit the proposed amendments to the State with two revisions, as follows:

1) Revise the proposed policies to opt out of transportation concurrency.

This recommendation is based on Stearns Weaver's analysis, which confirmed that the City's population decreased during the 2000-2010 period, and which determined that the implementation of transportation concurrency would continue to act as an obstacle for future growth in the City due to the inability to widen US 41. This situation places the City at a competitive disadvantage to other jurisdictions, including unincorporated Marion County and Citrus County, and would tend to encourage urban sprawl.

2) Revise proposed Capital Improvements Policy 1.4 to allow for additional flexibility to prioritize infrastructure to serve non-urban infill areas where the developer executes a service agreement with the City to contribute funding to advance the improvement.

This recommendation is based on an option presented by Ken Metcalf to include additional language to support the ability to negotiate development agreements or service agreements as a means to secure developer contributions toward the improvements. This approach is commonly

implemented by local governments and is already contemplated by the adopted Comprehensive Plan.

The proposed amendments are revised to implement these two recommendations. In addition, LPA members suggested that an executive summary should be provided. While the technical document provides a summary of the proposed amendments, the City Council may find the following summary to be helpful.

Summary of Amendments

The proposed amendments include four types of changes based on the Evaluation Notice letter:

1) Minor amendments to delete outdated statutory and rule references, update policies with outdated target years and similar changes;
2) Minor amendments to reorganize the elements to improve readability and reduce redundancy;
3) Minor amendments to resolve internal conflicts and correct other provisions in accordance with previous statutory requirements;
4) Amendments to respond to statutory changes set forth in the Community Planning Act.

Based on statutory changes as referenced by the Evaluation Notice letter, the proposed amendments include only a handful of new policies. These are summarized and set forth below along with two proposed policy changes relating to transportation and recreation/parks concurrency:

1) **Establish Planning Periods**. Policy 6.1 below is proposed to define 2035 as the long range planning period, which is utilized for determining long term population projections, growth needs and infrastructure planning. **See Volume I Supplement (p. 8) for more detailed discussion and background.**

   FLUE Policy 6.1:
   The City of Dunnellon adopts two planning periods for the purposes set forth in the Comprehensive Plan. The short term planning period shall be five years, and the long range planning period shall be approximately twenty years, allowing for adjustment to coincide with decade or mid-decade years (i.e., 2035, 2040, etc.) to maximize coordination with other agency plan updates. The short term planning period shall be utilized primarily for capital improvements planning to meet the immediate needs for the community as addressed in the Capital Improvements Element. The long range planning

period shall be utilized to determine land use allocations based on population demand and other community needs and to appropriately plan for associated long term transportation, infrastructure and schools needs in coordination with Marion County, the Florida Department of Transportation, the Southwest Florida Water Management District and the Marion County School District. Population projections shall be updated at a minimum during each evaluation-based, comprehensive plan amendment cycle pursuant to Section 163.3191, Florida Statutes.

2) **Land Use Allocation Policy**. Policy 6.2 below is proposed to broaden the basis for considering "land use need" in determining whether to approve future land use map amendments and other comprehensive plan amendments affecting how much development can occur based on the land use categories. The Community Planning Act allows for consideration of broader community needs, such as "job creation, economic diversification and capital investment" rather than only population demand. **See Volume I Supplement (p. 17) for more detailed discussion and background.**

FLUE Policy 6.2:
The City of Dunnellon shall allocate sufficient residential and non-residential land uses to support community needs through the 20-year planning period. The population projections shall be based on the medium population projections published by the Office of Economic and Demographic Research for Marion County and shall allocate, at a minimum, a proportionate share of countywide population growth to the City, taking into account historic growth trends and potential alternative growth scenarios. In evaluating long term community needs, the City recognizes the following guiding principles:

A. Support a diversity of residential housing types and products and allow for the operation of real estate markets as set forth in Section 163.3177(6)(a), Florida Statutes.
B. Encourage job creation, economic diversification and capital investment from the private sector to achieve and sustain a healthy local economy.
C. Provide opportunities for diverse growth within the City to discourage urban sprawl beyond the City corporate boundaries.

3) **Urban Sprawl Policy**. Policy 5.1 below recognizes that many plan amendments may involve urban infill sites that should not require an analysis of urban sprawl criteria, while other plan amendment sites, such as annexation sites at significant distance from urban development and urban services, should require an analysis by the applicant to demonstrate that the proposed amendment will discourage urban sprawl. To encourage infill development, this policy essentially exempts such sites from the requirement to

conduct the urban sprawl analysis. **See Volume I Supplement (p. 20) for more detailed discussion and background.**

FLUE Policy 5.1:

Applicants for large scale-future land use map amendments shall submit an evaluation to demonstrate that the proposed amendment discourages urban sprawl, based on the criteria set forth in Chapter 163, Florida Statutes, when any of the following conditions occur:

A. The property is not contiguous on at least 50% of its boundary to parcels with existing residential, commercial or industrial development;

B. The property is not proposed for a future land use category that is equal to or greater in allowable density or intensity as compared to the average density or intensity on adjacent developed parcels;

C. The property is not proposed for a future land use category that is equal to or greater in allowable density or intensity as compared to the average density or intensity allowed by the Future Land Use Map designation on adjacent developed parcels;

D. The property is not served by central water or sewer at time of application and its nearest boundary is more than a half-mile from existing water or existing sewer;

E. The property requires capacity improvements or other capital improvements to achieve adequate water or sewer service.

An application that exhibits one or more of the conditions above does not necessarily mean that it fails to discourage urban sprawl, but rather that it warrants more comprehensive review to demonstrate that it discourages urban sprawl. An applicant can demonstrate that an amendment discourages urban sprawl by analyzing the extent to which the applicant triggers the 13 indicators of urban sprawl set forth in Section 163.3177(6)(a)9.a, Florida Statutes, taking into account the context of the area. An applicant can also demonstrate that the plan amendment discourages urban sprawl based on the criteria set forth in Section 163.3177(6)(a)9.b, Florida Statutes. The City shall review the Application and make finding of facts determining whether the plan amendment discourages urban sprawl. At its discretion, the City may also conduct an evaluation of a plan amendment application which does not trigger an evaluation by the applicant based on the criteria in this policy.

4) **Capital Improvement Priorities Policy**. Policies CIE 1.4 and FLUE Policy 5.3 below are intended to work in conjunction with the urban sprawl policy to more effectively prioritize capital improvements to support urban infill and protect natural resources,

while providing the flexibility to service annexed properties, provided that the annexation property can demonstrate that the future land use category will discourage urban sprawl and provided that the owners execute a service agreement to contribute toward the required improvements, as recommended by the Local Planning Agency. **See Volume I Supplement (p. 39) for more detailed discussion and background.**

CIE 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.

FLUE Policy 5.3:
Extension of services within the Dunnellon City Limits shall be consistent with the prioritization policies set forth in the Capital Improvement Element. Service agreements shall be required in order to extend services to unincorporated areas or proposed annexation areas and shall demonstrate the will be fiscally advantageous to the City and will discourage urban sprawl. This does not prohibit extension of services to unincorporated areas where needed to ensure protection of public health and safety.

5) **Airport Compatibility Objective and Policies**. Objective 8 and the set of policies below are required as a result of the City annexing land adjacent to the airport. The proposed amendments define coordination policies regarding the airport, and land use policies to ensure compatibility of land uses within the City based on safety hazard zones, clear zones and noise zones. **See Volume I Supplement (p. 39) for more detailed discussion and background.**

FLUE Objective 8:
The City of Dunnellon shall prohibit land uses and development that are defined as incompatible with normal airport operations at the Dunnellon Airport.

FLUE Policy 8.1:
The City of Dunnellon shall coordinate with Marion County to execute an interlocal agreement or formulate a Joint Airport Zoning Board by January 1, 2017 to ensure that decision-making by both jurisdictions are adequately coordinated regarding Marion County airport planning and Dunnellon land use and transportation planning.

FLUE Policy 8.2:
The City of Dunnellon shall prohibit public education facilities and residential uses and development within noise compatibility zones, as defined by 333.03(2)(c) and (d), Florida Statutes, as applicable. The City shall confirm the extent of existing noise compatibility zones with Marion County, and the potential extent of future noise compatibility zones based on any runway modifications that may be considered by Marion County.

FLUE Policy 8.3:
The City of Dunnellon shall prohibit the following uses within clear zones, as defined by 333.03(3), Florida Statutes:

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

FLUE Policy 8.4:
The City of Dunnellon shall not allow obstructions, such as buildings, structures, poles and trees to penetrate airport hazard zone surfaces occurring within its jurisdiction. The City limits building height to 40' within all future land use categories. Prior to considering any future amendment to the 40' building height standard, the City shall document that any proposed building height standard would not penetrate applicable airport hazard zones and surfaces, as defined by the Federal Aviation Administration.

FLUE Policy 8.5:
The City of Dunnellon shall adopt an airport zoning overlay by January 1, 2017 to implement land development regulations based on Objective 8 and its implementing policies.

6) **Transportation Concurrency**. Policy 1.1 below change deletes reference to an adopted Level of Service (LOS) standard for concurrency purposes and instead recognizes LOS C as a general guideline. The City does not have the ability to widen U.S. 41. The current policy adopts the LOS "C" standard and a designation of backlogged, which effectively prevents economic development in the City. The Community Planning Act made concurrency optional so that local governments could achieve economic growth, particularly in situations where it is not physically possible to widen roadways to maintain the adopted LOS standard. **See Volume I Supplement (p. 30) for more detailed discussion and background.**

TCE Policy 1.1: 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.

7) **Recreation/Parks Level of Service Standard/Concurrency.** The changes in Objective 1 and Policies 1.1 and 1.2 below are required in order to clarify that only public parks can be counted toward satisfying the adopted LOS standard. Private facilities cannot be counted toward compliance with the adopted LOS standard. See Volume I Supplement (p. 36) for more detailed discussion and background.

ROSE Objective 1:
~~Coordinate public and private resources in order to provide~~ Provide land, recreational facilities and parks to meet adopted level of service standards.

ROSE 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.

ROSE 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.

These are the primary policy changes in response to statutory changes. The balance of the proposed amendments involves minor amendments that are non-substantive in nature. Please note that some members of the public expressed concern at the LPA hearing that the proposed amendments do not establish a vision for Dunnellon or otherwise address other significant policy issues, such as development setbacks along the river. Those issues are not within the scope of the EAR-based amendments identified in the City Evaluation Notice letter and are not identified as changes to be included in this set of amendments as summarized by the DEO grant. As discussed at the December 9, 2015 workshop, the City is prohibited from adopting other types of plan amendments until such time as the EAR-based amendments are adopted and submitted to DEO.

I look forward to presenting the amendments at the City Council public hearing on March 14, 2016.

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CITY OF DUNNELLON

COMPREHENSIVE PLAN

VOLUME I

SUPPLEMENTAL DATA AND ANALYSIS

1. Dunnellon Comprehensive Plan Update Process

The Dunnellon Comprehensive Plan consists of two volumes. Volume I is the technical support document and is not an adopted component of the Dunnellon Comprehensive Plan. This *Volume I Supplemental Data and Analysis* supplements the existing Volume I, which is outdated. This Volume I Supplement provides updated data sets, analysis, tables and maps, as referenced in this document and set forth in the accompanying Appendix. Volume II consists of the goals, objectives and policies, the Future Land Use Map series (Maps 1-6) and the Future Traffic Circulation Map (Map 7). Volume II is the adopted component of the Dunnellon Comprehensive Plan and must be amended by adoption of an ordinance pursuant to the notice requirements and procedures set forth in Section 163.3184, Florida Statutes. Volume II is supported by the data and analysis provided in this Volume I Supplement.

The City of Dunnellon initially adopted Volume II of the Dunnellon Comprehensive Plan in 1991 and has adopted numerous amendments to the adopted Comprehensive Plan from 1992 through 2015. In order to provide a more user-friendly document for City officials and the community, the City of Dunnellon undertook an administrative exercise in 2015 to consolidate all the various comprehensive plan amendments into a single document, referred to as the Consolidated Comprehensive Plan. Utilizing grant funding provided by the Florida Department of Economic Opportunity (DEO), the City retained a consultant, Stearns Weaver Miller Weissler, Alhadeff & Sitterson, P.A. (Stearns Weaver), to conduct the research required to consolidate the previously adopted comprehensive plan amendments into a single, integrated, consolidated Volume II. Stearns Weaver held an informal workshop with the Dunnellon City Council on December 9, 2015 to review the consolidation process. As noted at the workshop, the administrative exercise to consolidate Volume II did not make any changes to the adopted components of Volume II. The Consolidated Comprehensive Plan was submitted to the City in December 2015 and is posted on the City's website.

The DEO grant (**Appendix A.1**) also calls for the City to prepare comprehensive plan amendments to update Volume II (adopted component) based on statutory changes. This update process is described by Section 163.3191, Florida Statutes, which requires that local governments evaluate the comprehensive plan periodically to determine whether amendments are necessary in response to statutory changes. Local governments must submit a letter to DEO, confirming whether the local government intends to amend its comprehensive plan based on its evaluation. The City of Dunnellon submitted a letter, dated November 19, 2014 to DEO, confirming its intent to adopt comprehensive plan amendments to update the comprehensive plan. This letter is referred to as an Evaluation Notice Letter (**Appendix A.2**). The DEO grant references the Evaluation Notice Letter and calls for the City to:

- Revise the Evaluation Notice letter to further refine the scope of comprehensive plan amendments that will be adopted in response to statutory changes. The revised Evaluation Notice letter was submitted to DEO on February 4, 2016.
- Prepare comprehensive plan amendments (Volume II) based on the proposed changes listed in the Evaluation Notice letter, which is sometimes referred as an Evaluation and Appraisal Report (EAR). These types of comprehensive plan amendments are referred to as EAR-based comprehensive plan amendments because they are based on the Evaluation Notice letter.
- Prepare supplemental data and analysis (Volume I) to support the proposed Volume II comprehensive plan amendments.

Based on the DEO grant, Stearns Weaver has prepared each of the required documents. The following schedule summarizes the update process based on the terms of the grant:

- DEO Grant executed on **September 29, 2015**.
- Stearns Weaver prepared Consolidated Dunnellon Comprehensive Plan. Again, this was a reformatting exercise and did not make any changes to the adopted text and maps of the Dunnellon Comprehensive Plan. However, the Future Land Use map series was modernized using Geographic Information Systems (GIS) software.
- City Council workshop held on **December 9, 2015** to review the grant process. (**See Appendix A.3** for documentation on workshop).
- Consolidated Comprehensive Plan submitted to the City on December 22, 2015.
- Stearns Weaver prepared the draft Volume II amendments and draft Volume I Supplement (this document).
- Planning Commission (Local Planning Agency) public hearing was held on February 19, 2016 to review the Volume I Supplement (this document) and proposed Volume II amendments, obtain public input and provide recommendations to the City Council.
- City Council "transmittal" public hearing to be held on March 14, 2016. This is a public hearing to review the Volume I Supplement (this document) and proposed Volume II amendments, obtain public input, and consider the recommendations of the Local Planning Agency and vote on whether to transmit the proposed Volume I Supplement and Volume II amendments to DEO for state review as required by s. 163.3184(4), Florida Statutes.
- If the City Council votes to transmit the proposed comprehensive plan amendments, staff will prepare the package and transmit the Volume I Supplement and proposed Volume II amendments to DEO for review.
- DEO will conduct the "State Coordinated Review" process, which requires that DEO obtain comments from the various review agencies listed in s. 163.3184(2), Florida Statutes, and then DEO will either issue a letter transmitting an *Objections, Recommendations and Comments Report* to the City or a letter indicating that it has no

comments on the proposed amendments. DEO has up to 60 days to issue its letter following receipt of the transmitted package from the City.

- Section 163.3184, F.S., allows the City up to 180 days following its receipt of the DEO letter to adopt the proposed Volume II amendments.

1.1 Statutory Framework Governing Comprehensive Planning

Chapter 163, Part II, Florida Statutes, requires that local governments in Florida adopt a comprehensive plan in order to guide planning, growth and development within the community. This statutory requirement was enacted in 1985 as the Local Government Comprehensive Planning and Land Development Regulation Act (1985 Act). The Legislature substantially amended Chapter 163, Part II, in 2011 by passage of House Bill No. 7207 (Chapter 2011-139, Laws of Florida), which changed the title to the *Community Planning Act* and incorporated several new concepts as further discussed in this Volume I Supplement. In addition, HB 7207 repealed Rule 9J-5, Florida Administrative Code (F.A.C.). This was the administrative rule adopted in conjunction with the 1985 Act to further define the content requirements for comprehensive plans. Based on the passage of the Community Planning Act and the repeal of Rule 9J-5, F.A.C., the minimum content requirements for the Dunnellon Comprehensive Plan are now governed only by the Community Planning Act.

The Community Planning Act made significant changes to Chapter 163, Part II, relating to both procedural and substantive content requirements for comprehensive plans. Many of the procedural changes relate to the State's review process and the procedures for affected parties to challenge comprehensive plan amendments. Those procedural changes don't generally affect how the local government prepares and adopts comprehensive plan amendments, except for the evaluation and appraisal process as previously reviewed. The substantive content changes are generally intended to grant local governments more discretion in planning for community needs and supporting economic development. These changes include:

- Discretion to not adopt concurrency for transportation, schools and parks;
- Flexibility to address capital improvement planning and financial feasibility requirements beyond five years;
- Ability to define the land use "needs" of the community from a broader economic development perspective rather than strictly based on historic demand levels; and
- Simplified criteria for determining whether comprehensive plan amendments discourage urban sprawl.

This Volume I Supplement further explains these policy options. In that regard, the Community Planning Act maintains the important role of the Dunnellon Comprehensive Plan as a policy setting document. As the Courts have described, the comprehensive plan is akin to the community's "Constitution" for planning for the future growth of the community. In Florida, the

comprehensive plan is elevated in terms of its legal status and enforceability. Importantly, the Community Planning Act does not change that fundamental requirement in Chapter 163, Part II, known as the "consistency" requirements:

> Section 163.3194 requires that all development and development orders must be consistent with the adopted local government comprehensive plan; and
>
> Section 163.3202 requires that local governments must adopt land development regulations that are "consistent with and implement their adopted comprehensive plan."

The Dunnellon Comprehensive Plan remains an important public policy document to guide further growth, and it retains its legal status as described above under the Community Planning Act.

1.2 Overview of Volume I Supplement

This Volume 1 Supplement provides updated data, maps and analysis to support the proposed comprehensive plan amendments set forth in Volume II. The current Volume I was prepared in 1991 in support of the initial adoption of Volume II in 1991. The City has also periodically prepared data and analysis for various comprehensive plan amendments adopted over the past 25 years. At this point, most of these data sets and related analyses are now outdated, and technological advancements, such as GIS spatial analysis, allow for more accurate and varied types of analysis. This Volume I Supplement provides additional data sets and related analysis to the extent appropriate to support the proposed comprehensive plan amendments set forth in Volume II. As such, this is a supplement and does not comprehensively revise Volume 1. It is anticipated that another round of grant funding may provide support to undertake a comprehensive update of Volume 1 and additional revisions to Volume II to address policies issues that are considered high priority, such as riverine protection, but were not identified as EAR-based amendments based on statutory changes.

This Volume I Supplement includes the following updates:

Future Land Use Element

- Revised population and seasonal projections and housing projections;
- Revised existing conditions data sets and maps;
- Revised vacant land analysis;
- Evaluation of land use needs based on the updated population projections and vacant land analysis;
- Evaluation of revised statutory criteria and basis for proposed policy revisions;

- Evaluation of revised statutory criteria for discouraging urban sprawl and applicability to Dunnellon and basis for proposed policy revisions;
- Evaluation of school concurrency as option;
- Evaluation of airport compatibility criteria set forth in statute and basis for proposed policy revision;
- Incorporates the following supporting maps as set forth in the Appendix: Existing Land Use Map (**Appendix Map S-1**), Vacant Florida Land Use Classification and Cover Map (**Appendix Map S-2**), Vacant Lands Utility Overlay (**Appendix Map S-3**), FLUM Map with Utility Overlay (**Appendix Map S-4**), Schools Map (**Appendix Map S-5**), Airport Compatibility Map (**Appendix Map S-6**);

<u>Transportation Element</u>

- Revised data sets providing roadway characteristics;
- Revised data sets providing existing and projected level of service conditions on roadways based on the Marion County Transportation Planning Organization 2035 Long Range Transportation Plan;
- Analyzed transportation concurrency option;
- Incorporates Existing Traffic Circulation Map documenting roadway network (**Appendix Map S-7**);

<u>Infrastructure Element</u>

- Eliminated as it serves the same statutory purpose as the Public Facilities Element;

<u>Public Facilities Element</u>

- Revised data sets describing existing and planned water and sewer facilities based on the 2012 Water and Sewer Master Plan;
- Revised to incorporate provisions from Infrastructure Element where not redundant;

<u>Aquifer Recharge Protection Element</u>

- Recognizes proposed adoption of new element, as previously drafted by City staff;
- Incorporates provisions from other elements, as appropriate;
- Includes Aquifer Recharge Map (**Appendix Map S-8**);

<u>Housing Element</u>

- Revised housing need projections;

- Revised census data sets;
- Incorporates Housing Site Map (**Appendix Map S-9**);

Historic Preservation Element

- Recognizes proposed adoption of new element, as previously drafted by City staff;
- Revised to incorporate provisions from other elements, as appropriate;

Conservation Element

- Revised habitat maps;
- Revised data sets providing updated habitat acreages;

Recreation and Open Space Element

- Revised parks inventory;
- Revised data sets providing existing and projected level of service conditions;
- Evaluates Recreation/Parks concurrency options;
- Incorporates Parks Map (**Appendix Map S-10**);

Capital Improvements Element

- Revised tables summarizing LOS standards;
- Evaluates prioritization process and relationship to urban sprawl objective;
- Revised financial feasibility analysis.

2. Supporting Data and Analysis

Chapter 163, Part II, includes several general requirements regarding data and analysis as related to comprehensive plans and plan amendments:

- Section 163.3177(1)(f) states that plan amendments shall be based upon relevant and appropriate data and analysis available at the time of adoption and may rely on surveys, studies and similar types of data;
- Section 163.3177(1)(f) states that to be "based on data" means to "react to it an appropriate way and to the extent necessary indicated by the data…"
- Section 163.3177(1)(f) was amended by the Community Planning Act to also specify that that "community goals and vision" are appropriate data to be considered;
- Section 163.3177(1)(f)1 states that data "may not be deemed a part of the comprehensive plan unless adopted as part of it," and that data are not subject to the compliance review, but shall be utilized as an aid in determining compliance and consistency between elements;
- Section 163.3177(2) states that data must be taken from professionally accepted sources and that methodologies must be "professionally accepted"; and
- Section 163.3177(2) emphasizes that coordination of the elements shall be a major objective of the planning process and that consistent data shall be used for the elements;

The data and analyses prepared for the proposed comprehensive plan amendments are consistent with these general requirements. As previously noted, the previous effort under the grant to integrate and consolidate the originally adopted comprehensive plan and the comprehensive plan amendments applied only to Volume II, which is the adopted part of the comprehensive plan. Like nearly all local governments in Florida, Dunnellon originally adopted only the goals, objectives and policies, the related future land use map series and the future transportation map, and adopted plan amendments only to Volume II. This is appropriate, as compliance is determined based on only the adopted Volume II, and this approach allows Dunnellon to update the supporting data and analysis as needed whether a plan amendment is proposed or not. However, when plan amendments are proposed, then the supporting data and analysis must be submitted to the review agencies along with the proposed plan amendment.

Recommendation: Based on review of the City's previous adoption ordinances, the following recommendations are provided:

- Ordinances should always reference the "adoption" of Volume II comprehensive plan amendments, while referencing "approval" of supporting data and analysis. This will avoid any confusion regarding the scope of the adopted plan amendment.
- Ordinances should always include the adopted component as one distinct exhibit, and the supporting data and analysis as a different exhibit.

- One copy of the ordinance should be maintained in City records with the exhibits attached.

The statute also specifies data and analysis requirements for each element of the Comprehensive Plan. The following data summaries and related analysis are presented by element. The elements requiring the most significant supplemental data and analysis for the proposed EAR-based Comprehensive Plan Amendments are the Future Land Use Element, Transportation Element and Capital Improvements Element.

2.1 Future Land Use Element

The Future Land Use Element defines land use policy for Dunnellon in terms of the location, intensity and form of development within the City. As such, it guides the physical development of the City, and should reflect the community's vision of how it would like to grow and develop. It can also be considered the organizing element, which ties all of the other elements together to provide a coherent policy framework; that is, to ensure that the City's vision, planning and development strategies are consistent across all of the elements as required by the statute and good planning in general. This means that the Transportation, Infrastructure and Capital Improvements elements should support the Future Land Use Element by directing improvements in a manner that is consistent with the planned densities and intensities set forth in the Future Land Use Element. Equally important, the future land use categories should direct growth and control densities and intensities in a manner that implements policy direction from the Conservation element to protect natural resources.

2.1.1 Planning Periods

Section 163.3177(5)(a), F.S., requires that:

> Each local government comprehensive plan must include at least two planning periods, one covering at least the first 5-year period occurring after the plan's adoption and one covering at least a 10-year period.

Proposed FLUE Policy 6.1 defines the short term (5-year) and long term (approximately 20 years) planning periods with an allowance for adjusting the long range year to conform to decade or mid-decade years to ensure greater consistency with various agency plans. The plan amendment update establishes 2035 as the long range plan horizon, which is a 19-year planning period, assuming adoption in 2016.

2.1.2 Population Projections

Section 163.3177(1)(f)3, F.S. requires that:

> The comprehensive plan shall be based upon permanent and seasonal population estimates and projections, which shall either be those published by the Office of Economic and Demographic Research or generated by the local government based upon a professionally acceptable methodology. The plan must be based on at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning… Absent physical limitations on population growth, population projections for each municipality and the unincorporated area within a county must, at a minimum, be reflective of each area's proportional share of the total county population and the total county population growth.

The Office of Economic and Demographic Research (EDR) publishes population estimates and population projections at the County level. EDR does not publish population projections for cities. The methodology utilized for preparing the Dunnellon population projections utilizes the EDR population projections for Marion County as a starting point and then evaluates two scenarios for forecasting the City's share of countywide population growth.

Scenario 1. This scenario forecasts that the City's population will continue to increase in a manner generally similar to historic growth trends. The City's population growth was relatively linear from 1970 through 2000, but that trend changed from 2000 to 2010 as shown by Table 1. The City's population declined by 165 persons from 2000 to 2010 as compared to increases ranging from 197 to 274 in the previous two decades. This recent downward trend makes population projections based on trend growth inherently challenging, given that the City has not experienced consistent linear growth. The obvious question in projecting population is whether the City will continue to experience population loss, rebound to its pre-2000 moderate growth rates, or experience even higher growth rates.

Table 1. Dunnellon Long Term Population Trend and Share of Countywide Population

	1970	1980	1990	2000	2010
Dunnellon	1,146	1,427	1,624	1,898	1,733
Marion County	69,030	122,488	194,833	258,916	331,298
Dunnellon Share of Countywide Population	1.66%	1.17%	0.83%	0.73%	0.52%
Dunnellon Population Change from Previous Census		281	197	274	-165
Dunnellon Share of Population Growth from Previous Census		0.53%	0.27%	0.43%	0%

Source: US Census

As Table 1 indicates, Dunnellon's share of countywide population has declined over time as would be expected due to the more intensive growth occurring in the suburban areas surrounding Ocala. However the 2000-2010 population loss in Dunnellon resulted in a much lower share at .52% than would be expected based on the trend from 1980 to 2000, particular recognizing that the City's share declined by only .1 percentage point from 1990 to 2000. If this trend had continued through 2000-2010, the City share would have been closer to .63%.

Table 2. Dunnellon Share of Countywide Population: 2010-2014 (EDR Estimate)

	April 1, 2010	**July 1, 2011**	**July 1, 2012**	**July 1, 2013**	**July 1, 2014**	**July 1, 2015**
Dunnellon	1,733	1,737	1,740	1,754	1,770	1,771
Marion County	331,298	331,745	332,989	335,008	337,455	341,205
Dunnellon Share of Countywide Pop.	0.52%	0.52%	0.52%	0.52%	0.52%	0.52%
Dunnellon Share of Countywide Population Growth 2010-2015 = .38%						

Source: EDR Population Estimates

Table 2 shows EDR's population estimates for Dunnellon and Marion County for 2011-2015, following the April 1, 2010 census population figures. EDRs population estimates are based on review of building permit records, utility information and homestead exemptions to estimate the number of permanently occupied housing units from 2010 to 2015. EDR then applies the persons per household rate from the 2010 census to estimate the population of those households. This figure is then added to the 2010 population to estimate the population for years 2011-2015. The US Census Population Estimates program also utilizes building records but not utility records or homestead exemption. Instead, the US Census obtains permit records from 2010 to 2014, assumes a 6 month period between issuance of a permit and final construction and assumes a certain rate of housing loss based on the age of the housing stock to estimate constructed housing from 2010 to 2014. Both of these statistics (time lag and housing loss) are from national surveys. The 2010-2014 housing estimate is then added to the 2010 housing count to obtain 2014 housing. It then applies the occupancy rate and persons per household data from the 2010 census to obtain the 2014 uncontrolled population, which is then adjusted for all cities and subareas on a proportionate basis to match the control total population of the County. Both the Census and the EDR also account for population in group quarters, but this is not a factor in Dunnellon.

Table 3 provides the US Census Estimates, which are available only through 2014, and are for July 1 of each year.

Table 3. Dunnellon Share of Countywide Population: 2010-2014 (Census Estimate)

	Apri1 1, 2010	July 1, 2011	July 1, 2012	July 1, 2013	July 1, 2014
Dunnellon	1,733	1,737	1,745	1,748	1,762
Marion County	331,298	332,507	334,495	336,159	339,167
Dunnellon Share of Countywide Pop.	0.52%	0.52%	0.52%	0.52%	0.52%
Dunnellon Share of Countywide Population Growth 2010-2014 = .37%					

Source: Census Population Estimates, Vintage 2014 (2015 not available).

The US Census estimates higher population for Marion County as compared to the EDR population estimates, but slightly lower estimates for the population of Dunnellon. However, the differences are not significant, and result in the same .52% city share of countywide population for each year. In addition, the City's shares of countywide population growth for the two time periods are comparable at .37% and .36%, respectively.

The 2000-2010 decade was unusual in that tremendous growth occurred followed by the Great Recession. While economic cycles typically occur in each decade, the 2000-2010 decade was more severe than typical. Therefore, it would not be appropriate to forecast a continued reduction in population, given that the economy has recovered. It is more likely that Dunnellon will return to at least the moderate growth experienced during the previous decades. This is supported by several factors affecting population growth. First, EDR projects that Marion County will continue to experience significant population growth. Second, the southwest quadrant of Marion County has experienced significant growth in the vicinity of the City. Third, the City has significant vacant land that is served by central water and sewer.

Occupancy rates account for some of the City's decline in population during the 2000-2010 decade. Table 4 documents that the vacant rate for existing housing increased from 15.76% in 2000 to 24.57% by 2010. Assuming two persons per household, the additional vacated units accounts for roughly 72 persons.

Table 4. City of Dunnellon Housing Vacancy Rates (2000, 2010, and 2014)

	2000	2010	2014	2014 Margin of Error
Occupied	950	878	946	165+/-
Vacant	178	286	369	154+/-
Total	1128	1164	1315	114+/-
% Vacant	15.78%	24.57%	28.06%	

Source: US Census 2000 and 2010 and American Community Survey (5 Year Survey)

The 2014 vacancy rate represents the average vacancy rate over a 5-year period (2010-2014). While it indicates an increased vacancy rate as compared to 2010, several points must be considered in understanding the data. The American Community Survey is based on a sample of

the Dunnellon housing, and is subject to sampling error. Thus, in considering the margin of error calculated by the US Census, the vacancy rate would be expected from a statistical perspective to fall within a range from 16.35% to 39.77%. However, as the population estimates provided by EDR and the US Census show population growth during 2010-2014, it is likely that the vacancy rate has declined.

Table 5 also helps to understand the type of vacancy occurring within the City and how that differed in 2000 versus 2010. The vacancy rate in 2010 occurred primarily as a result of a significant increase in vacant rental housing and "other" as compared to the 2000 vacancy. Seasonal vacancy had also declined significantly. Conversely, vacant units resulting from seasonal usage declined, as a percentage of all vacant units, significantly in 2010 versus 2000. Based on the types of vacancy rate, it is reasonable to assume that multifamily occupancy will improve over time.

Table 5. Vacancy Status

	2000	Percent	2010	Percent
For rent	26	14.61%	60	20.98%
For sale	16	8.99%	34	11.89%
Rented or Sold, not Occupied	7	3.93%	12	4.20%
Seasonal	98	55.06%	106	37.06%
Other	31	17.42%	74	25.87%
Total	178	100.00%	286	100.00%

Source: US Census 2000 and 2010 and American Community Survey (5 Year Survey)

Based on the preceding analysis, Table 6 presents the moderate growth population projection, which assumes that the City would maintain its .52% share of countywide population from 2015-2035. This forecast is consistent with Section 163.3177(1)(f)3, F.S. which requires that population projections "be reflective… of the proportional share of the total county population and the total county population growth."

Table 6. Moderate Growth Population Projection

	2015	2020	2025	2030	2035
Marion County (EDR)	341,205	373,809	405,002	434,725	463,073
Marion County (Census)	Not Available	372,258	401,110	427,129	451,427
Dunnellon Projected Share		0.52%	0.52%	0.52%	0.52%
Dunnellon Projected Population	1,771	1,936	2,086	2,221	2,347
Increase over previous 10 years			315	285	262
Marion County Population Change from Previous Census		42,511	31,193	29,723	28,348
Dunnellon Share of Countywide Population Growth (2015-2035) = .47%					

As shown, the population projections yield absolute growth over ten year periods that is comparable to that experienced during the 1990s. This represents an increase in the City's capture of countywide growth from .37% estimated by BEBR to .47%, to be more consistent with the capture of countywide population *growth* as occurred in the 1990's.

Population Projection Scenario #2.

The second scenario is based on moderate-high growth that could potentially occur if the City were in a position to significantly expand the water and sewer system to serve annexed areas near the airport or future annexed areas. Based on the investment required for maintenance and improvements of the existing system, and the distance required to serve previously annexed or future annexed areas, this scenario is less likely to occur than the moderate growth scenario, particularly in the near future. Table 7 provides the same calculation as the moderate, but increases the capture rate of countywide population growth from .47 to .52 starting in 2020, .53 in 2025 and .54 in 2030.

Table 7. Moderate-High Population Projection

	2015	**2020**	**2025**	**2030**	**2035**
Marion County (EDR)	341,205	373,809	405,002	434,725	463,073
Marion County (Census)	Not Available	372,258	401,110	427,129	451,427
Dunnellon Projected Share		0.5200%	0.5200%	0.5188%	0.5201%
Dunnellon Projected Population	1,771	1,936	2,098	2,255	2,409
Marion County Population Change from Previous Census		373,809	31,193	29,723	28,348

It is important to recognize that population projections are inherently subject to some degree of "error" as compared to actual population growth. This is particularly true for small area projections, where a consistent trend has not occurred. Growth will be influenced by many factors, including the policy decisions of the City, Marion County, the TPO, FDOT and other agencies. The TPO has programmed for widening to four lanes by 2020 US 41 from S.W. 111th Place to SR 40. This will make the area more attractive for growth in general, as households make decisions to move in part on the trade-off between commuting distance versus the lower cost of land. Households also consider other factors, including the quality of schools and neighborhoods. Spillover growth can also occur from other counties, such as Citrus County. These projections result in a range that is reasonable, given the circumstances. However, the City should periodically update population projections during the EAR-based amendment process, and a new policy is proposed to implement this recommendation. In addition, the City should continue to monitor trends, including its building permit activity and resulting EDR and Census estimates.

2.1.3 Seasonal Population Projections

As indicated by Table 5, the Census documents seasonal housing units, which account for 55% of total vacant units in 2000 and 37% in 2010. While this represents a significant difference as a percentage, the difference is not as significant when compared to the total number of housing units. Seasonal units accounted for 8.69% of all housing units in 2000 and 9.11% in 2010. It is reasonable to assume that seasonal units would be occupied by the same number of persons on average as permanent units. This results in seasonal population calculating to 9.11% of the permanent population based on the 2010 data. Table 8 provides the seasonal population projection based on the moderate and moderate-high population scenarios and applying the factors described above.

Table 8. Seasonal Population Projections

	2015	2020	2025	2030	2035
Dunnellon Moderate Projection	1,771	1,936	2,086	2,221	2,347
Dunnellon Moderate-High Projection	1,771	1,936	2,098	2,255	2,409
Seasonal Moderate Projection	161	176	190	202	214
Seasonal Moderate-High Projection	161	176	191	205	219

2.1.4 Existing Conditions

This supplement provides an update on existing land use conditions within the City. This is necessary in order to evaluate the City's potential to accommodate the projected population and to accommodate other community needs, such as commercial, public uses, and recreational lands. The existing conditions analysis also provides a summary of vacant land conditions to generally determine the relative suitability of lands for development and to show how future land use designations correspond with existing conditions.

The methodology utilizes Geographic Information Systems software to create a Master Data Set (**Appendix A.4** – CD only) that is parcel-based, using the Department of Revenue (DOR) data base, which documents existing land use based on DOR codes (**Appendix A.5**) and is referenced by the Existing Land Use Map (**Appendix Map S-1**). The Master Data Set provides the following key information for each of parcels in the City based on the DOR records: existing land use, number of structures, number of residential units and non-residential floor area. In addition, the City's existing water and sewer transmission system was utilized as a GIS layer to identify parcels where water and sewer are available along the frontage of the parcel or within 500' linear feet of the parcel. 500' was utilized based on the City's code, which requires parcels to connect to water and sewer where lines are "available," which is defined as within 500' of a parcel. For vacant parcels, the Master Data Set also identifies the existing land use classification based on the Florida Land Use Cover and Classification System (FLUCCS), which classifies vacant land based on habitat type, where applicable. These data sets allow for an analysis of

existing conditions to identify vacant and underutilized parcels that are in the best position to develop during the planning period. The following sections summarize the existing conditions within the City based on these data sets.

2.1.4.1 DOR Classifications

DOR codes classify land use in broad classes, such as residential and commercial, which are further classified into more discreet classifications, such as single family, multifamily, etc., for residential, and retail stores, restaurants, etc., for commercial. Table 9 summarizes the major DOR land use categories by acreage and percentage of total City acreage. Agriculture comprises over 60% of the City total acreage due to the annexations of large tracts. The table provides the percentage breakdown with and without agriculture.

Table 9. Existing Land Use Based on DOR Codes

DOR Land Use	Acreage	% (with Agriculture included in total)	% (without including Agriculture)
Residential	**527.96**	**10.11%**	**26.63%**
-Vacant	144.26	*27.32% (of Residential)*	*27.32% (of residential)*
-Single Family	315.85	*58.82% (of Residential)*	*58.82% (of residential)*
-Multifamily	50.06	*9.48% (of Residential)*	*9.48% (of residential)*
-Mobile Home	1.10	*.21% (of Residential)*	*.21% (of residential)*
-Other	1.31	*.25% (of Residential)*	*.25% (of residential)*
Commercial	**207.78**	**3.98%**	**10.48%**
-Vacant	40.88	*19.67% (of Commercial)*	*19.67% (of Commercial)*
Retail/Shopping Center	69.40	*33.40% (of Commercial)*	*33.40% (of Commercial)*
Offices	34.46	*16.58% (of Commercial)*	*16.58% (of Commercial)*
Services	17.90	*8.61% (of Commercial)*	*8.61% (of Commercial)*
Other	45.14	*21.72% (of Commercial)*	*21.72% (of Commercial)*
Institutional	**50.04**	**.96%**	**2.52%**
Industrial	**1.41**	**.03%**	**.07%**
Government	**1,009.99**	**19.35%**	**50.94%**
Other	**174.51**	**3.34%**	**8.80%**
Other Vacant	**11.13**	**.21%**	**.56%**
Agriculture	**3,237.33**	**62.02%**	**N/A**
Total Without Agriculture	**1,982.81**	**N/A**	**100%**
Total With Agriculture[1]	**5,220.14**	**100%**	**N/A**

1. This figure will deviate slightly from total acreage within corporate boundary due to parcel boundaries not consistently extending to the ordinary high water line.

The far right column confirms that about 78% of the developed portion of the City is comprised of government and residential use, while commercial accounts for about 10%. For more detail, please refer to **Appendix A.6**), which provides a detailed breakdown of DOR use codes and acreage in each category.

The DOR use code provides a good profile of developed land uses, but is not a good data source for evaluating the condition of vacant lands. The DOR codes classify 196.27 acres as vacant, but this figure does not include agriculture, which is classified separately, and does not include open spaces included under Government. In addition, DOR classifies a parcel as developed, even where most of the parcel is undeveloped.

2.1.4.2. FLUCCS

It is appropriate to also consider the FLUCCS designations assigned to property within the City. FLUCCS is a database maintained by the SJRWMD. While the categories do not consistently match DOR classifications, the data provide a more refined analysis of vacant lands.

Table 10. FLUCCS by FLUM Categories

DOR Class	Ag/ Rural	Res. (low-high)	Comm./ Specialized	TN/MU	Cons.	Public	Total Acres	% of Total
Uplands	115.94	415.70	26.80	28.20	17.30	0	**603.94**	**17.63%**
Wetlands	28.98	14.83	0	17.62	140.37	0	**201.80**	**5.89%**
Agriculture	1,249.04	470.79	178.99	341.91	56.01	1.42	**2,298.16**	**67.09%**
Low Intensity Urban	11.54	58.16	15.79	5.80	0	.63	**91.92**	**2.68%**
High Intensity Urban	.5	31.29	21.24	11.87	0	.54	**65.44**	**1.91%**
Rural	10.84	49.92	16.79	5.67	0	0	**83.22**	**2.43%**
Transp., Extractive, Bare Soil	4.89	71.22	2.49	2.01	.24	.08	**80.93**	**2.36%**
Total Acres	**1421.73**	**1111.91**	**262.10**	**413.08**	**213.92**	**2.67**	**3,425.41**	**100%**
% of Total	**41.51%**	**32.46%**	**7.65%**	**12.06%**	**6.25%**	**.08%**	**100%**	

For convenience, this table combines certain FLUM categories, such as the residential categories, commercial categories and mixed use categories, which include the Traditional Neighborhood categories. See **Appendix A.7** for a more discreet breakdown and the Vacant Land by FLUCCS Map (**Appendix Map S-2**). The analysis confirms several important points in considering the development potential based on the FLUM categories. Most of the development categories have very low percentages of wetlands, which are otherwise designated as Conservation. Significant agricultural use occurs in the residential, commercial and mixed use/TN categories, although the Specialized Commerce contains most of that acreage for the

commercial categories. The results are fairly comparable to the DOR analysis in that agricultural/rural uses and residential uses comprise almost 75% of the vacant acreage. Again, like the DOR finding, these figures are skewed somewhat by the annexation lands.

2.1.5 Land Use Allocations

Section 163.3177(6)(a)2, F.S. provides that that the future land use plan and plan amendments shall be based on data regarding:

- The amount of land required to accommodate anticipated growth.
- The projected permanent and seasonal population of the area.
- The character of undeveloped land.
- The availability of water supplies, public facilities, and services.
- The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.

As previously noted, the Master Data Set provides the documentation required to evaluate these conditions in conjunction with the population projections to determine whether comprehensive plan amendments are necessary to accommodate anticipated growth and population demand, services available for that growth and the suitability of land if additional urban land use allocations are recommended. In addition, the Community Planning Act specifies that land use allocations shall consider the need to:

- support job creation, capital investment, and economic development that will strengthen and diversify the community's economy;
- modify land uses and development patterns within antiquated subdivision;
- achieve a balance of uses that foster vibrant, viable communities and economic development opportunities; and
- allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business.

The Future Land Use Element must accommodate the medium population projections from EDR for at least a 10-year period, but this broader recognition of community needs allows for land use allocations that are not simply limited by population projections. This flexibility is important for Dunnellon, considering the population loss sustained during the past decade.

The residential land use need methodology included the following steps:

- Population projections are provided for the 2015-2035 planning period as previously reviewed.
- The projected population is converted to housing demand by dividing the population by persons per household to obtain housing units.

- Projected housing units are divided by (100% - seasonal vacancy rate) to account for seasonal demand. This figure is then divided by 90% to account for a 10% vacancy rate that can reasonably be expected to occur on a sustained basis. This assumes that occupancy will increase as compared to the current estimate reported by the ACS.
- The projected housing demand is then compared to the capacity of future residential development as determined based on the Future Land Use categories that are planned for urban residential development – Residential Low, Residential Medium and Residential High; Mixed Use and Traditional Neighborhood.
- In calculating FLUM development capacity, market conditions have been taken into account by calculating the average build out rate within the listed FLUM categories. This is important in considering how much development will likely occur on the vacant lands. In addition, redevelopment capacity has been calculated, which accounts for underutilized parcels, defined as parcels developing at less than 20% of the maximum development capacity.

In considering the potential for future development, the availability of public utilities is a key factor that will impact the timing and potential intensity of development. Two maps are provided that demonstrate the availability of utilities to serve vacant lands and the relationship with the Future Land Use Map. These include the Vacant Lands Utility Overlay (**Appendix Map S-3**) and FLUM Utility Overlay Map (**Appendix Map S-4**).

Commercial demand was calculated based on the assumption that developed commercial square footage should increase in proportion to future population growth. This methodology calculates the developed commercial square footage per person and then multiplies that ratio by the additional population projected through 2035 to estimate the additional commercial development required by 2035. This acreage is then compared to the total commercial acreage included on the FLUM to determine if additional commercial acreage is needed to serve the additional population demand.

The following tables provide the results from the methodology as summarized above.

Table 11. Projected Housing Demand

	2020	2025	2030	2035
Dunnellon Moderate-High Projection	1,936	2,098	2,255	2,409
Persons Per Household	2.00	2.00	2.00	2.00
Occupied Permanent Units	968	1,049	1,128	1,204
Sustained Occupancy	10%	10%	10%	10%
Total Permanent Units	1,065	1,154	1,241	1,325
Seasonal Units	88	96	103	110
Total Housing Units	1153	1249	1343	1434

Table 12. Vacant Residential Development Capacity

Future Land Use	Acres	Density (DU/Ac)	% Residential	Maximum Units	Trend Build Out %	Trend Units
Residential Low	998.1	2.5	100%	2,486	75%	1,865
Residential Medium	111.3	5	100%	490	70%	343
Residential High	3.1	12	100%	34	55%	19
TND 8	13.2	8	100%	93	40%	37
TND 12	3.51	12	100%	39	20%	8
TND > 5 acres	78.76	12	90%	851	20%	170
Mixed Use	313.35		80%	3,008	20%	602
Total	**1,521.32**			**7,001**		**3,043**

1. Maximum Unit has been calculated at the parcel level and then summed. Decimals at the parcel level are reduced to the next lowest whole number. For this reason, maximum units cannot be calculated by multiplying acres x density as shown in the table.
2. TND parcels identified as "commercial vacant" by the DOR code are not included.

The FLUM provides substantially greater residential supply than required for the projected housing demand, based on just vacant acreage. However, it would be prudent to undertake additional analysis to determine whether additional locations should be identified for multi-family housing and to ensure that available sites are not limited to only a few locations under common ownership. Diverse housing options will help the City achieve more consistent and sustained growth as addressed by proposed Future Land Use Element Policy 6.2.

Table 13. Vacant Commercial Development Capacity

Future Land Use	Acres	Maximum FAR	% Commercial	Maximum Square Feet	Trend Build Out %	Trend Square Feet
Commercial	42.10	.4	100%	733,509	44%	322,744
TND 8	3.51	.3	100%	30,560	52%	16,031
TND 12	2.41	.3	100%	31,490	64%	20,154
TND > 5 acres	78.76	.3	10%	102,926	64%	65.872
Mixed Use	313.35	.3	10%	409,491	64%	262,074
Total	**440.11**			**1,307,976**		**686,875**

Table 14. Commercial Need

2015 Population	2015 Commercial Square Feet	Commercial S.F./Person	2035 Population	2035 Commercial Square Feet Demand Based on Population	2035 Commercial Square Feet Capacity (existing plus projected trend vacant)
1,771	861,138	486 S.F	2,409	1,170,774	1,548,013

The FLUM allocates sufficient commercial capacity to meet the needs of the projected 2035 population.

2.1.6 Discouraging Urban Sprawl

The Community Planning Act revised Section 163.3177(9) to provide a "safe harbor" test for urban sprawl. Due to the complexity in applying the 13 indicators of urban sprawl listed in this section, the statute was amended to add eight additional criteria and to specify that if four of the eight are achieved, then a plan amendment will be deemed to discourage urban sprawl. The Dunnellon Comprehensive Plan was already found in compliance, including with regard to discouraging urban sprawl. The proposed amendment does not include any proposed land use changes, and does not otherwise include any proposed policy changes that would weaken the existing policy framework regarding urban sprawl. However, a new Future Land Use Policy 5.1 has been added, which specifies the types of plan amendments that would require an analysis by the applicant. This policy is designed to support urban infill and to recognize that such development discourages urban sprawl. Proposed amendments that are not defined as urban infill, are not contiguous to existing urban development or urban land use categories, or that require extension of services trigger the requirement for the urban sprawl analysis. In addition, policies have been added to the Public Facility Element and the Capital Improvements Schedule to require consideration of this policy in prioritizing capital improvements.

2.1.7 School Planning and Concurrency

The Dunnellon Comprehensive Plan includes required siting and coordination policies for schools. The proposed amendment clarifies the siting policies to provide greater emphasis on siting schools near neighborhoods, but otherwise does not propose changes as related to school planning.

The Dunnellon Comprehensive Plan pre-dates the former requirement for mandatory school concurrency. The Community Planning Act repealed mandatory concurrency. Section 163.3180, Florida Statutes, now provides that local governments have the option to adopt concurrency for public facilities other than potable water, sanitary sewer, drainage and solid waste.

Dunnellon Middle School is the only public school located within the City; however, Dunnellon Elementary School and Dunnellon High School are located just to the north of the City on US 41. The Schools Map (**Appendix Map S-5**) identifies these locations. The Marion County School District Five Year Work Program (**Appendix A.8**) indicates that sufficient capacity is

available at the three schools for the five year planning period based on state enrollment projections (COFTE). Table 15 summarizes the enrollment and capacity projections. Additional coordination should occur with the Marion County School District in regard to long term student demands. However, it is likely that such demands will occur primarily from development outside of the City. In addition, the City's objective is to encourage economic growth within the City and discourage urban sprawl. School concurrency would act as a disincentive for growth within the City, particularly if other jurisdictions have not adopted school concurrency. At this time, school concurrency is not recommended for the City of Dunnellon.

Table 15. School Enrollment and Capacity Projections

Location	2015 - 2016 Satis. Stu. Sta.	Actual 2015 -2016 FISH Capacity	Actual 2014 - 2015 COFTE	# Class Rooms	Actual Average 2015 - 2016 Class Size	Actual 2015 -2016 Utilization	New Stu. Capacity	New Rooms to be Added/Removed	Projected 2019 -2020 COFTE	Projected 2019 -2020 Utilization	Projected 2019 -2020 Class Size
DUNNELLON SENIOR HIGH	1,271	1,143	995	52	19	87%	-24	0	951	85%	18
DUNNELLON ELEMENTARY	648	648	674	36	19	104%	0	0	554	85%	15
DUNNELLON MIDDLE	1143	1028	646	52	12	63%	-59	-3	657	68%	13

Source: Marion County School District Five Year Work Plan

2.1.8 Airport Compatibility

The purpose of this analysis is to evaluate the compatibility of land uses within the City of Dunnellon in the vicinity of the Marion County Airport (X35), which is located immediately east of the City of Dunnellon as shown on the Future Land Use Map, and is owned and operated by Marion County. Prior to annexations occurring over the past few years, the City of Dunnellon's nearest corporate limits were roughly two miles to the west of the airport. The annexations resulted in the incorporation of lands between the former City boundary and the airport, such that the City boundary is now contiguous to the west side of the airport. Federal and state regulations require that the City regulate land uses within its jurisdictional boundaries to ensure compatible land uses in the vicinity of the airport. This analysis summarizes those requirements and recommends an appropriate policy framework to be adopted in the Dunnellon Comprehensive Plan to implement those requirements.

Statutory Requirements

Several statutory provisions address compatibility requirements. §163.3177(6)(a)2.g., F.S., provides that the future land use plan and plan amendments shall be based upon surveys, studies and data regarding the area, as applicable, including

> "the compatibility of uses on lands adjacent to an airport as defined in s. 330.35, F.S. and s. 333.02, F.S.

§333.02(1) finds that airport hazards, including obstructions, endanger lives and properties, limit maneuverability and may impair the utility of the airport. It also finds that certain activities and uses as enumerated in s. 333.03(2), F.S., are not compatible with normal airport operations. These enumerated land uses include landfills, residential and educational uses within certain distances. Residential and educational uses are the primary uses that warrant evaluation for the City of Dunnellon, and compatibility is determined in terms of preventing obstructions within defined air spaces/surfaces and in terms of limiting noise impacts.

§333.03(2)(c) and (d) addresses noise impacts. These provisions prohibit residential and educational uses, as defined in Chapter 1013, F.S., within any noise contour defined as incompatible through a noise study conducted pursuant to 14 C.F.R., part 150. If a study has not been completed then residential and education uses are not permitted "within an area contiguous to the airport measuring one-half the length of the longest runway on either side of and at the end of each runway centerline."

§333.03(3) specifies land use restrictions within the airport clear zones. Educational facilities are prohibited within "an area which extends 5 miles in a direct line along the centerline of the runway, and which has a width measuring one-half the length of the runway." In addition, this

subsection requires airport zoning regulations which "restrict new incompatible land uses… within runway clear zones, including uses, activities, or construction which are incompatible with normal airport operations or endanger public health, safety, and welfare by resulting in congregations of people, emissions of light or smoke, or attraction of birds."

§333.03(1)(a), F.S., requires that "every political subdivision having an airport hazard area within its territorial limits shall,,, adopt, administer, and enforce… airport zoning regulations for such airport hazard area," and § 333.03(1)(b), F.S., addresses the specific situation in Dunnellon where one jurisdiction owns and operates the airport (i.e., Marion County), and the airport hazard areas occur in the adjacent jurisdiction (i.e., Dunnellon); in that situation, the two local governments must either execute an interlocal agreement or form a joint airport zoning board to comply with the requirements of s. 333.03(1)(a), F.S.

Marion County Airport Master Plan

As owner and operator of the airport, Marion County commissioned the *Marion County Airport Master Plan*, which was completed in January 2010. The Master Plan provides detailed information regarding the planning, design and operations of the airport and is the primary data source for the information summarized in this analysis. Section 5.3 reviews the "Airspace Surfaces" required by Federal Aviation Regulations, (FAR) Part 77, "Objects Affecting Navigable Airspace." The Master Plan states:

> This Federal criterion has been established for use by local planning and land use jurisdictions to control the height of objects in the vicinity of the airport. The Specific imaginary surfaces, which shall be protected from obstructions, include:
>
> ***Primary Surface***
> A rectangular area symmetrically located about each runway centerline and extending a distance of 200 feet beyond each threshold, when the runway is paved. Width of the Primary Surface is based on the most sophisticated approach procedure a runway has, while the elevation follows, and is the same as that of the runway centerline, along all points. For Runway 05-23 this width is 1,000 feet and for Runway 09-27 the width is 500 feet.
>
> ***Horizontal Surface***
> An oval-shaped area situated 150 feet above the established airport elevation, extending 5,000 or 10,000 feet outward, depending on the runway category and approach procedure available. Both Runway 05-23 and Runway 09-27 will require a 10,000 foot Horizontal Surface radius at an elevation of 216 feet above mean sea level (AMSL).

Conical Surface
Extends outward for a distance of 4,000 feet beginning at the outer edge of the Horizontal Surface, and sloping upward at a ratio of 20:1. For the Marion County Airport the Conical Surface protects airspace up to 416 feet AMSL.

Approach Surfaces
These surfaces begin at the end of the Primary Surface and slope upward at a ratio determined by the runway category and type of instrument approach available to the individual runway ends. The width and elevation of the inner end conforms to that of the Primary Surface while Approach Surface width and length to the outer end are also governed by the runway category and instrument approach procedure available. For the ultimate precision instrument approach planned to Runway 23 a surface that extends out 10,000 feet at a slope of 50:1 and then out another 40,000 feet at a slope of 40:1 with an outer width of 16,000 feet. For Runway 05 and both ends of Runway 09-27, the ultimate non-precision instrument approaches require a surface that extends out 10,000 feet at a slope of 34:1 to an outer width of 3,500 feet.

Transitional Surface
A sloping area beginning at the edges of the Primary and Approach Surfaces that extend upward and outward at a 7:1 ratio.

The Master Plan also states:

> Current height restrictions and compatible land use zoning for the area surrounding the airport are included in the 2008 Marion County Comprehensive Plan…the transportation element outlines the County's policies and regulations related to tall structures, airport overlay zoning ordinance, and adjacent land uses.

Marion County has also adopted an Airport Zoning Overlay set forth in the County Code, which regulates the type, location and height of structures, trees and other potential obstructions within the defined airport hazard zones. However, the Airport Zoning Overlay is not applicable within incorporated areas, which is the reason that the statute calls for coordination between Marion County and Dunnellon so that Dunnellon can appropriately plan for land uses and regulate obstructions within the airport hazard areas occurring within the City.

The Airport Master Plan contemplates various scenarios for future airport development and alternative runways. Based on existing conditions and all alternative future runways, the Primary Zone lies entirely within the airport boundaries, while the Approach, Horizontal and Conical zones extend over the City. Of these three hazard zones, the Approach zone occurs at the lowest altitude. The Airport Layout Plan Drawing Set, which is incorporated into the Airport Master Plan, indicates that the Approach Zone over lands within Dunnellon occurs at an altitude much higher than the City's current, maximum building height limit of 40' and higher than any trees could potentially reach. However, this finding should be verified by Marion County, and

an exhibit should be prepared, for zoning purposes, which documents the altitude of the Approach, Horizontal and Conical Zones over Dunnellon air space or at least the lowest altitude of the Approach Zone over Dunnellon air space.

The City must also coordinate with Marion County on any special uses, such as cellular towers, that could potentially penetrate the hazard zones. While the 40' building height does not require revisions, an interlocal agreement should be executed with Marion County to address cell towers. Future cellular towers within the City could potentially occur as obstructions within one of more of these hazard zones unless "surface planes" are defined over Dunnellon airspace.

Drawing #2 of the Airport Layout Drawings confirms that Runway 05-23 is the longest existing runway measuring 4,921' and is planned for a future extension to 6,200' to accommodate additional, small jet aircraft. The Airport Master Plan does not indicate that a noise study has been completed. Therefore, pursuant to s. 333.03(2)(d), F.S., residential and educational uses are not permitted within 2,461' from the end and both sides of each runway, and would not be permitted within 3,100' from the end and both sides of future runways. The Airport Compatibility Map (**Appendix Map S-6)** is the Future Land Use Map with the existing noise compatibility identified, which extends into properties currently designated as Residential Low Density and Rural on the Future Land Use Map. This exhibit also identifies the additional lands that would be encompassed within the noise zone if the runways are extended as discussed above. The Dunnellon Future Land Use Map was amended in 2010 and 2012 as a result of annexations. Pursuant to Ordinance 2010-11, the Residential Low Density land use category was assigned when those properties were annexed by the City. Similarly, pursuant to Ordinance 2012-07, the County's Rural land use category was assigned when that property was annexed into the City.

The Rural land use category should be changed to a City FLUM category as soon as possible in another round of amendments following the adoption of the EAR-based amendments. Those portions of the property occurring within the noise compatibility zones should be designated as Agricultural. If the City would like to consider a more intensive land use category, it should work with Marion County to determine whether an airport noise study could be completed, which may potentially reduce the size of the noise zone otherwise required by statute. The Specialized Commerce land use category is near the airport, but is not subject to restrictions, except as may be necessary to limit uses that would allow a congregation of people within the clear zone. The Specialized Commerce category is a County designation and should be changed to a City land use category as soon as possible following adoption of the EAR-based amendments.

Appendix Map S-6 also defines the clear zones based on the existing runways at the airport. Pursuant to s. 330.03(3), F.S., new public education facilities are defined as an incompatible use within the clear zone, as well as uses that result in congregations of people, emissions of light

and smoke, or attraction of birds. As shown, the clear zone does not currently encompass any schools; however, any extension of Runway 09-27 would potentially extend the clear zone to encompass the Dunnellon Middle School.

Proposed Comprehensive Plan Amendments

The Comprehensive Plan does not currently address airport compatibility directly, but does include two coordination policies:

> Traffic Circulation Policy 3.4: Monitor plans for the Dunnellon Airport to ensure that impacts on the City's transportation system resulting from airport improvements are properly planned for.
>
> Intergovernmental Coordination Policy 1.7: The City Council designee shall coordinate with Marion County, FDOT and the Transportation Planning Organization to ensure that impacts of future expansion of the Dunnellon Airport are coordinated with the City's Future Land Use and Traffic Circulation Element.

The Future Land Use Element should be amended to include airport compatibility policies based on the statutory requirements specified above. The following objective and associated policies are proposed:

Objective 8. The City of Dunnellon shall prohibit land uses and development that are defined as incompatible with normal airport operations at the Dunnellon Airport.

Policy 8.1. The City of Dunnellon shall coordinate with Marion County to execute an interlocal agreement or formulate a Joint Airport Zoning Board by January 1, 2017 to ensure that decision-making by both jurisdictions are adequately coordinated regarding Marion County airport planning and Dunnellon land use and transportation planning.

Policy 8.2. The City of Dunnellon shall prohibit public education facilities and residential uses and development within noise compatibility zones, as defined by 333.03(2)(c) and (d), Florida Statutes, as applicable. The City shall confirm the extent of existing noise compatibility zones with Marion County, and the potential extent of future noise compatibility zones based on any runway modifications that may be considered by Marion County.

Policy 8.3. The City of Dunnellon shall prohibit the following uses within clear zones, as defined by 333.03(3), Florida Statutes:

A. Public and private educations schools.

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

Policy 8.4. The City of Dunnellon shall not allow obstructions, such as buildings, structures, poles and trees to penetrate airport hazard zone surfaces occurring within its jurisdiction. The City limits building height to 40' within all future land use categories. Prior to considering any future amendment to the 40' building height standard, the City shall document that any proposed building height standard would not penetrate applicable airport hazard zones and surfaces, as defined by the Federal Aviation Administration.

Policy 8.5. The City of Dunnellon shall adopt an airport zoning overlay by January 1, 2017 to implement land development regulations based on Objective 8 and its implementing policies.

2.2 Transportation Element

The future land use element must be coordinated with planning for future roadway needs. Dunnellon is served by the following arterial and collector roads:

- US 41 - primary north-south route;
- CR 484 – primary east route; and
- CR 40 – primary west route.

The Existing Transportation Map (**Appendix Map S-7**) identifies these roads and their functional classification as determined by FDOT. In addition, Dunnellon was originally planned on a traditional, grid system of local roads, which continues to serve the City, providing interconnectivity between neighborhoods and minimizing the need for the use of arterials and collectors for local trips.

2.2.1. Roadway Characteristics

The GIS data set includes FDOT's "roadway characteristics" for the major roadways in the City.

2.2.2. Traffic Counts

The City of Dunnellon relies on traffic count data provided by FDOT and the Marion County Transportation Planning Organization (TPO). Tables 16 and 17 provide a summary of the traffic counts available for 2009-2014.

2.2.3 TPO Plans

The TPO is currently in the process of updating the Marion County Long Range Transportation Plan (LRTP) for Year 2040. The 2035 LRTP is currently in effect, but will be superseded by the 2040 TRTP upon adoption this year. The purpose of the LRTP is to forecast future transportation "needs" based primarily on forecasted population and employment growth, and to

adopt a "cost feasible" plan for prioritized needs that can be funded. The "Needs Plan" identifies the improvements required in order to achieve and maintain an acceptable level of service on all major roads through the LRTP horizon. Due to funding constraints, the Needs Plan typically identifies "unfunded needs," which means that adequate funding is not available to achieve acceptable LOS conditions for certain roadway segments during the LRTP planning period. The Cost Feasible Plan identifies roadway improvements that the TPO anticipates will be implemented based on projected revenue.

The TPO adopts the 5-Year Transportation Improvement Program (TIP) each year. The TIP programs funding for transportation studies, roadway design, right of way acquisition, construction and other transportation improvements, such as Intelligent Transportation System components. The TIP essentially implements the Cost Feasible Plan in five year increments and is similar to local government Capital Improvement Schedules and FDOT's Five Year Work Plan.

The 2035 LRTP and the pending 2040 LRTP identify only one improvement within the City of Dunnellon - US 41 will be widened to four lanes from S.W. 111th Place to SR 40. This improvement is scheduled for construction in the TIP for 2020. This is a significant capacity improvement that is projected to maintain LOS C on this segment of US 41 through 2040. The 2035 LRTP identifies the future widening of CR 484 to four lanes as an unfunded need (i.e., it was not included in the Cost Feasible Plan) and forecasts this segment will degrade below LOS C by 2035. The 2035 LRTP does not provide interim forecasts to identify when CR 484 would be projected to degrade below LOS C during the planning period. By comparison, the 2040 LRTP does not identify CR 484 as a long term need and forecasts that the roadway will not be congested in 2040. The reason for this difference is that the 2035 LRTP relied on 2005 as the base year, and projected much higher population and employment growth based on the pre-recession economic boon still in progress at that time. The 2040 LRTP has been prepared using 2010 as the base year, resulting in significantly lower population and employment forecasts with corresponding reductions in forecasted traffic volumes.

2.2.4 Existing and Projected Levels of Service

Table 16 presents the existing and projected traffic volumes for roadways within Dunnellon as determined by the 2035 LRTP and the 2040 LRTP.

Table 16. 2040 LRTP Summary

Road	Segment	Capacity	2013 PSWADT	2013 Volume/ Capacity	2040 E+C Projected Volume	2040 E+C Projected V/C	2040 V/C @ 1% Annual Growth	2040 V/C @ 1.5% Annual Growth
US 41	Citrus County Line to S.W. 111th Place	32,400	21,546	.67	39,750	1.23	.87	.99
C.R. 484	US 41 to SR 200	24,200	8.041	.33	11,685	.48	.43	.50

Neither the 2035 LRTP nor the 2040 LRTP provide existing and projected level of service conditions for all collectors and arterial roadways in the City of Dunnellon. Moreover, as previously noted, the TPO does not record traffic counts on all collector and arterial segments within the City. This is a significant data deficiency for the City in terms of effectively planning for long term transportation needs and implementation of transportation concurrency.

Table 17 provides a 5-year summary of traffic volumes based on linear regression (i.e., trend growth) and confirms negative trends for all but two of the roadways.

Table 17. Five Year Growth Rate 2010-2014

Road	Location	2010	2014	5-year Annual Growth Rate
US 41	1.027 Miles North of CR 484	18,800	18,100	-.93%
US 41	.55 Miles North of CR 484	24,000	23,000	-.96%
Us 41	.01 Miles North of Citrus County line.	18,000	18,700	1.19%
CR 40	West of US 41	4,400	3,200	-6.47%
C.R. 484	US 41 to SR 200	11,300	8,300	-6.00%
Powell Road	US 41 to Cedar Street	3,300	3,600	2.89%
SW 180th Avenue	CR 484 to SW 102 Street Road	3,200	2,400	-6.80%

Source: TPO 2010-2014 Traffic Counts and Trends Manual

2.2.5 Transportation Concurrency

Section 163.3180, Florida Statues, defines transportation concurrency as optional. However, if a local government implements transportation concurrency, certain minimum requirements must be met. Most fundamentally, transportation concurrency requires the long term ability to achieve and maintain the adopted LOS standards. The Dunnellon Comprehensive Plan defines US 41 within the City limits as a constrained facility, and allows only a 5% degradation below the adopted LOS C standard. This approach is outdated and generally not utilized by local governments. Rather, in the situation where a LOS standard cannot be achieved and maintained, many local governments opt to either establish a transportation concurrency exception district or opt to repeal transportation concurrency.

The City of Dunnellon must make a policy decision as to whether to continue or repeal transportation concurrency. From an economic development perspective, it would be preferable to repeal transportation concurrency, as the City does not have the ability to maintain the adopted LOS C standard on US 41, and other roadways have significant capacity available. If the City chooses to continue transportation concurrency, then it should consider either reducing the LOS standard to at least LOS D or possibly to LOS E+50%. From a mobility perspective, the City is in an ideal position to continue supporting alternatives, including car-pooling, bicycling and walking. The ACS survey data indicate that the City benefits from fairly high use of these alternatives with single use automobile trips accounting for only 80% of all trips.

From a fiscal perspective, there are other options for generating funding for transportation improvements. Impact fees are commonly utilized as an alternative and have the advantage of generating fees from all residential units and commercial development. However, impact fees require a study to set the fee schedule and involve other expenses to implement. Transportation concurrency is not as equitable in that it typically charges only the developer or development that exhausts the remaining capacity. Other developers utilizing available capacity are not required to pay proportionate share fees. The City's transportation policies currently require proportionate share payments, but do not provide a long term strategy for encouraging economic development. Given that many of the trips on US 41 occur as trips passing through the City and are unrelated to new development impacts within the City, continued reliance on concurrency with no physical ability to increase capacity on US 41 will act as a disincentive for growth within City, and will place the City at a competitive disadvantage to its neighbors.

It is recommended that the City repeal transportation concurrency. In addition to the policy issues as discussed above, the City does not have staffing and funding to maintain adequate traffic counts, to properly review transportation studies and to implement other requirements of transportation concurrency.

2.3 Public Facilities Element

Section 163.3177(6)(c) requires that the Dunnellon Comprehensive Plan include a "general sanitary sewer, solid waste, drainage, potable water, and natural groundwater aquifer recharge element." The City had previously adopted an Infrastructure Element and Public Facilities Element as presented in the Consolidated Comprehensive Plan previously submitted to the City. These two elements essentially serve the same planning function in complying with this statutory requirement and included redundant provisions. The proposed amendments delete the Infrastructure Element and relocate some of those objectives and policies to the Public Facilities Element where not otherwise redundant. The City had also drafted an Aquifer Protection Element, but had not adopted the element. The proposed amendments include the Aquifer Protection Element for adoption.

2.3.1 Potable Water and Wastewater

The City retained Kimley Horn to prepare the 2012 Potable Water and Wastewater Master Plan (2012 Master Plan). This document is included as **Appendix A-9** (on CD only). The existing water and wastewater system maps presented in this Volume I Supplement utilize GIS layers provided by Kimley Horn. The 2012 Master Plan identifies numerous system improvements to correct existing deficiencies, improve system redundancy, service additional existing developed neighborhoods, service undeveloped areas in the City, and to potentially serve the annexed areas near the airport. Table 18 provides a list of improvements implemented by the City during the past five years based on the Master Plan and previous planning efforts.

Table 18.

ENGINEER'S OPINION OF PROBABLE COST
CITY OF DUNNELLON - UTILITY CAPITAL IMPROVEMENTS

ITEM	PROJECT	DESCRIPTION OF WORK	AMOUNT	2013	2014	2015	Beyond
Water System Improvements							
1	New Generator for Rainbow Springs WTP	Replace Rainbow Springs WTP Backup Generator (Use Juliette Falls and Replace)	$60,000	$60,000	Complete		-
2	Water Meter Replacement	Replace Existing Meters with Radio Read Meters	$754,000	$73,382	$21,502	$18,906	$640,210
3	Rainbow Springs Fire Hydrant Program	Construct 96 Fire Hydrants (some with WM extensions) in Rainbow Springs	$1,731,000	-	-	-	$1,731,000
4	Watermain Replacement Program	Comprehensive Line Replacement Program for AC, Pit Cast, and Ductile Pipes	$150,000 / year	$20,000 (est)	$20,000 (est)	$20,000 (est)	$150,000
5	Rainbow Springs Service Line Replacement	As Needed Replacement of Poly-Butylene Service Lines in Rainbow Springs	$92,400	$10,000 (est)	$10,000 (est)	$10,000 (est)	$62,400
6	Rainbow Springs/City of Dunnellon Interconnect	Construct 12" Watermain to Connect RBS and City Systems (w/ Chatmire Extension)	$650,000 (rev)	$0	$0	$60,000 (est)	$590,000
7	City of Dunnellon CRA Fire Hydrant Program	Construct 21 Fire Hydrants (some with WM extensions) in City Limits	$546,000	$0	$0	$0	$546,000
8	CR 484 12" Watermain Extension	Construct 12" Watermain to connect Dunnellon Airport	$1,480,000	$0	-	-	-
9	New Water Treatment Plant - Phase 1	Design and Construct New WTP East of City	$1,050,000	$0	$0	-	-
10	E. McKinney Interconnect	Construct 12" Watermain Underneath CSX Railroad	$139,000	$0	$0	$139,000	Complete
11	Pennsylvania Ave. Watermain Replacement	Construct 8" Watermain to Replace Existing 8" Watermain	$322,000	-	-	-	$322,000
12	Powell Road 6" Watermain Extension	Construct 6" Watermain East of Illinois Street	$39,000	-	-	$0	$39,000
13	West McKinney Watermain Extension	Extend Existing 6" Watermain to West and South to Connect unknown Road	$73,000	-	$0	$0	$73,000
14	South Ohio Street 6" WM Extension	Extend Existing 6" Watermain from Datesman Ave. to Hwy 40	$74,000	-	$0	$74,000	Complete
15	Brooks Street Watermain Extension	Construct 6" Watermain Underneath CSX Railroad	$121,000	-	-	-	-
16	SR 41 Watermain Replacement	Construct 12" Replacement Watermain along SR 41 and Illinois Street	$227,000	$0	$0	$550,613	Complete
17	Well #1 Chlorine Contact Time	Improvements Required to Correct Chlorine Contact Time Issue at City WTP	$50,000	$50,000	Complete	-	-
18	Isolation Valve Program	Construct Valves to Enable Isolation of Existing Fire Hydrants (4 per year)	$28,000.00 / year	$0	$0	$5,000	$28,000
19	Rolling Hills Road 6" to 8" WM Upgrade	Construct 8" Watermain along Rolling Hills Road North of Hwy. 40	$155,000	-	-	-	$155,000
20	Hytovick Watermain Relocation	Relocate 6" Watermain currently on Hytovick Property	$114,000	$0	$0	-	-
21	The Granada Watermain Extension	Extend 6" Watermain on the Granada to Palmetto Way	$97,000	-	$97,000	-	-
22	Rio Vista / Rainbow Springs Interconnect	Construct 8" Watermain to Connect Rio Vista and Rainbow Springs	$65,000	$65,000	-	-	-
Sanitary Sewer Improvements							
1	Rainbow Springs Lift Station Improvements	Safety and Operational Improvements for Lift Stations in Rainbow Springs	$500,300	$15,000 (est)	$75,000 (est)	$10,000 (est)	-
2	Infiltration and Inflow Study	Investigation into I&I Through Testing and Video	$67,500	-	$0		-
3	Infiltration and Inflow Repairs	Repair damage found by Infiltration and Inflow Study	Annual TBD	Annual TBD	Annual TBD	Annual TBD	Annual TBD
4	Rio Vista WWTF Decommissioning	FM Construction, Lift Station Retrofit, Repair I&I sections, and Plant Decommission	$1,294,269	$80,000 (est)	$80,000 (est)	$1,134,269	Complete
System-wide Improvements							
1	S.C.A.D.A System Phase 1	SCADA system for Water Treatment Plants	$206,000	$0	-	-	$206,000
2	S.C.A.D.A System Phase 2	SCADA system for Wastewater Treatment Plants	$160,000	$0	-	-	$160,000
3	S.C.A.D.A System Phase 3	SCADA system for Lift Stations	$370,000	-	$0	$0	$370,000
Grand Total			**$10,615,469.00**	**$373,382**	**$303,502**	**$2,021,788**	**$5,072,610**

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

Based on the findings of the 2012 Master Plan, the proposed amendments do not incorporate any recommended changes to the adopted LOS standards. However, Public Facilities Element Policy 5.1.2 included an outdated reference to a wastewater LOS standard that conflicts with the adopted LOS policies in the Capital Improvements Element. The proposed amendments delete this outdated policy. The most significant policy issue facing the City is whether and when to extend potable water and wastewater to the annexed area. The Comprehensive Plan includes conflicting policy language in this regard. While Public Facilities Policy 2.1.2 recognizes that septic tanks may be permitted in accordance with Department of Health regulations, Public Facilities Policy 1.1.5 states that all development within the City must be served by central facilities. The proposed amendments clarify Policy 1.1.5 to indicate that all development must connect to central facilities when available.

The Comprehensive Plan includes several policies, which prioritize capital improvements and require correction of deficiencies and serving developed areas prior to expansion of the system for development. The proposed amendments further refine this approach as previously discussed in Section 2.1.6 regarding urban sprawl to differentiate infill development versus expansion to non-infill properties.

The City relies on contracted solid waste services to comply with the adopted LOS standard – 5.316/person per day. No proposed amendments are identified in regard to Solid Waste. The drainage LOS standard is set forth in Public Facilities Policy 4.1.1. No proposed amendments are identified in regard to the drainage LOS standard.

2.4 Aquifer Protection Element

The proposed Aquifer Protection Element includes policies to protect the quantity and quality of groundwater resources in conjunction with the Public Facilities Element and the development standards set forth in the Future Land Use Element. The City had previously drafted this element, but did not adopt the element. The proposed amendments transfer various policies from the Public Facilities Element, which are focused on aquifer protection. Based on the City's impervious coverage limitation of 65%, the proposed amendments also revise open space requirements from 30% to 35% to be consistent with this standard. Otherwise, no additional amendments are proposed. The recharge rates in the City are depicted by the Aquifer Recharge Map (**Appendix Map S-8)** based on modeling conducted by the Florida Geologic Survey. While the City has relatively high recharge rates, the SJRWMD has not yet designated any prime recharge areas.

2.5 Housing

Section 2.1.4 evaluated the need for additional land use allocations to meet projected housing needs and confirmed that the future land use map allocates sufficient acreage in the Residential land use categories, and Traditional Neighborhood land use categories to accommodate projected housing demands. These categories allow single family units at 2.5 DUA (low density) and 5 DUA (medium density), single family and multi-family at 8 DUA (Traditional Neighborhood) and up to 12 DUA (Traditional Neighborhood). Mobile homes are also an allowable use within these land use categories.

The 2014 ACS provides documentation regarding the City's housing stock and is the most comprehensive data set available. The ACS will continue to annually conduct surveys in the City of Dunnellon and will produce additional data sets that will supplement certain data sets from the decennial census. In addition, the ACS publishes 5-year estimates for Dunnellon. The annual surveys sample a smaller population, and are subject to greater sampling error, while the 5-year surveys sample a larger population set on fewer questions, but achieve less sampling error than the annual data sets.

The proposed amendments do not include any future land use map amendments, and the Community Planning Act does not establish any new policy requirements regarding the housing element. The primary purpose of the housing element is to define housing needs. In addition to the review of land use categories to determine the types of residential units allowed by the Future Land Use categories, the housing element typically addresses housing affordability and substandard housing problems.

Section 163.3164(3), F.S., defines "affordable" as:

> "Affordable" means monthly rents or monthly mortgage payments including taxes, insurance, and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income [MAGAI] for the households…

This definition cross-references to statutory definitions for households qualifying based on MAGAI not exceeding the following percentages of the median income of households within the County: extremely low income (30%), low income (80%) and moderate income (120%). Marion County's median household income is estimated by the ACS as 39,339, which establishes the following income thresholds. The ACS does not provide MAGAI, but does provide an estimate of households, by income brackets, expending more than 30% of household income on housing costs. The income brackets do not correspond exactly to the thresholds above. However, the income brackets provide a general indication of relative affordability in Dunnellon. Based on these data sets, it can be inferred that the extremely low income group experiences the most significant affordability challenge, as would be expected.

Table 19. Affordable Housing Demand

Marion County Median Household Income	**Extremely Low Income Household MAGAI Threshold (30%)**	**Low Income Household MAGAI Threshold (80%)**	**Moderate Income Household MAGAI Threshold**
$39,339	$11,802	$31,472	$47,207
Income Brackets	% of Households in Income Bracket Spending > 30% on Housing Costs	% of Households in Income Bracket Spending > 30% on Housing Costs	% of Households in Income Bracket Spending > 30% on Housing Costs
< $20,000	31.1%	N/A	
$20,000-$34,999		3.9%	
$35,000-$49,999			2.7%

Source: ACS 2009-2013 Survey and ACS 2014, Table S503

Additional data will be required in order for the City to conduct an affordable housing needs assessment based on MAGAI and the specific thresholds for the three household groups. While this analysis is not required for the proposed amendments, the City could consider obtaining technical assistance from the State to develop the data sets in the future to more accurately determine affordable housing needs. The Housing Map (**Appendix Map S-9)** identifies multifamily and mobile home sites that currently provide options for lower income households in addition to the vacant lands designated for higher density on the FLUM.

The ACS does not provide data to determine substandard housing conditions. However, ACS table S2504 estimates from sample survey that 100% of the housing stock has complete plumbing and complete kitchens and that 97% are served by electric utilities. While this analysis is not required for the proposed amendments, the City could consider obtaining technical assistance from the State to develop the data sets in the future. This is typically performed manually by a windshield survey and/or through the use of some type of survey (i.e., mail, phone calls, etc.).

2.6 Historic Preservation Element

The City had previously drafted, but not adopted the Historic Preservation Element. The proposed amendments include the Historic Preservation Element for adoption. The primary supporting data set for this element is the National Register of Historic Places application and existing Volume 1. The City designated a Historic District with the National Register in 1987, which identifies "contributing" historic structures and "non-contributing" historic structures. The City has also adopted an Historic Preservation Ordinance and prepared an Historic Preservation design guidelines to assist landowners and contractors in understanding the requirements of the program and potential design options.

The adopted Future Land Use map series identifies the Dunnellon Historic District and the contributing and non-contributing structures.

2.7 Conservation Element

The Conservation Element works in conjunction with the Future Land Use Element, Public Facilities Element and Aquifer Protection Element to establish objectives and policies to protect the natural resources within the City. The proposed amendment includes the following updated maps to be adopted as part of the Future Land Use map series that support the Conservation Element:

- Lakes, Rivers and Wetlands
- Existing Cone of Influence for Wellfields
- Floodplain Hazard Zones
- NRCS Soils Map

Other than the updated maps, the proposed amendment does not include any significant amendments to the Conservation Element. The Community Planning Act did not establish any new requirements regarding the Conservation Element, except incorporating those that were previously required by former Rule 9J-5, F.A.C.

As mentioned in the Public Facilities Element, the 10-year Water Supply Plan must be prepared within 18 months following the adoption of the Southwest Florida Regional Water Supply Plan.

2.8 Recreation and Open Space Element

Section 163.3177(6)(e), F.S., provides that the recreation element shall address a "comprehensive system of public and private sites for recreation, including, but not limited to, natural reservations, parks and playgrounds, parkways, beaches and public access to beaches, open spaces, waterways, and other recreational facilities." The Recreation and Open Space Element addresses public parks as well as opportunities for private recreation. In addition, the element calls for the protection of the Withlacoochee and Rainbow rivers, conservation lands, wetlands, wellfield protection areas, areas that will protect the quality of natural springs and open space areas owned by the State of Florida.

2.8.1 Recreation/Parks Concurrency

The Community Planning Act does not require concurrency for parks, but does allow a local government to establish concurrency for "public facilities." While s. 163.3177(6)(e) calls for a comprehensive system of sites for recreation, including private sites, s. 163.3180(1) limits the applicability of optional concurrency to only "public facilities." The proposed amendment revises Objective 1 to apply concurrency to only public parks. The Recreation and Open Space Element adopts two acres/1000 population as the adopted LOS standard for neighborhood and community parks:

Policy 1.1: The City shall maintain a level of service standard of 2 acres per 1,000 population for its neighborhood parks.

Policy 1.2: The City shall maintain a level of service standard of 2 acres per 1,000 population for its community parks.

However, the Recreation Element does not adopt a definition for neighborhood or community parks. The proposed amendments include a new policy to define neighborhood parks as public parks with less than five acres and to define community parks as public parks with five or more acres. These standards are generally consistent with accepted thresholds for these parks, although it is not uncommon to see neighborhood parks defined based on up to 10 acres. It should also be noted that the Future Land Use element includes policies that require private developments to provide parks as a means to satisfy concurrency. The proposed amendments revise those policies to delete requirements for private park space, as a means to satisfying concurrency. However, the City can require private developments to provide minimum open space for the development.

Table 20 provides an inventory of the neighborhood and community parks in the City based on the proposed definitions:

Table 20. Parks Inventory

NAME	TYPE	±AC
BLUE RUN OF DUNNELLON PARK & CANOE TAKE OUT POINT	COMMUNITY PARK	31.78
DUNNELLON RECREATIONAL AREA	COMMUNITY PARK	42.21
CENTENNIAL PARK AND DUNNELLON BOAT RAMP	NATURE PARK / BOAT RAMP	0.85
DUNNELLON CITY BEACH PARK	NEIGHBORHOOD PARK / PLAYGROUND	1.04
ERNIE MILLS PARK	NEIGHBORHOOD PARK / PLAYGROUND	2.22
L O ROBINSON PARK	NEIGHBORHOOD PARK / PLAYGROUND	0.99
TOTAL:		**79.09**

Based on the moderate-high population forecast, the 2035 projected population (2,409 acres) requires a minimum of 4.82 acres of neighborhood parks and 4.82 acres of community parks. The City's existing park inventory includes adequate park acreage for both types of parks to meet the LOS standards through 2035. The Parks Map (**Appendix Map S-10**) identifies the location of the City's parks.

2.8.2. Alternatives to Optional Park Concurrency

Concurrency inherently charges more to the final developer or development that exhausts available capacity and causes the LOS to be deficient. As such, concurrency is not as equitable as impact fees in that only certain developments pay concurrency, while all new development pays impact fees. However, the advantage of concurrency is that it can be applied to new subdivisions that cause a LOS deficiency, while impact fees are applied to proposed dwelling units at building permit issuance. Thus, one advantage of concurrency is that funding can be collected in advance of the impacts, but this is also the very reason that concurrency acts as a disincentive for growth and incites development to locate outside of the City to avoid concurrency constraints and/or concurrency payments. As such, concurrency can encourage urban sprawl, particularly if the adjacent jurisdiction does not apply concurrency or the City does not have sufficient capacity. However, Dunnellon has sufficient capacity in terms of its recreational LOS standards.

As previously reviewed for optional transportation, the City has four basic options in regard to planning and funding park needs:

1) Continue parks concurrency. Unlike transportation, the City can readily monitor its park acreage to ensure that it is properly planning for park needs and properly implementing concurrency. The proposed amendment defines neighborhood parks based on acreage only. However, neighborhood parks are also often defined in terms of accessibility to neighborhoods based on a service range. For example, neighborhood parks often have a service range of 1-2 miles, while community parks serve the greater community with a range of 3-5 miles. The City could consider a different LOS standard that accounts for accessibility, but that would result in potential deficits, as the neighborhood parks are located only certain neighborhoods.

2) Discontinue concurrency, but establish impact fees. This approach would require an impact fee study by a qualified consultant. The downside of impact fees is that they can serve as a disincentive for new growth. Impact fees are subject to specific standards resulting from judicial review. For example, the "dual rational nexus" test requires that the impact fee must be rationally based on the impact of the development and that the impact fee must be utilized to provide a benefit to the unit is proportionate to the fee that is charged. Impact fees can only be charged for the impacts of new growth and cannot be charged for existing deficiencies, and are typically charged and utilized for capital improvements, and not maintenance and operational costs. Like concurrency, impact fees can be charged only for impacts and benefits related to public parks and not private parks. There are many additional legal requirements that must be met by an impact fee program. These requirements also apply to exactions. However, the City can require residential developments to provide open space.
3) Discontinue concurrency, but rely on user fees. This approach directly charges the person using the park or particular facilities, such as a boat ramp within a park.
4) Discontinue concurrency and rely on tax revenue. This approach could also be combined with impact fees and/or user fees, as well as grant funding.

Optional concurrency is a policy choice for the City. Based on the acreage available in the City and the projected population, the current LOS standards are financially feasible through the five year planning period and sustainable through the 2035 plan horizon.

2.9 Intergovernmental Coordination Element

The Intergovernmental Coordination Element does not require any additional supporting data and analysis based on the changes from the Community Planning Act. The proposed amendments to the Intergovernmental Coordination Element are minor in scope.

2.10 Capital Improvements Element

The Capital Improvements Element serves several important purposes:

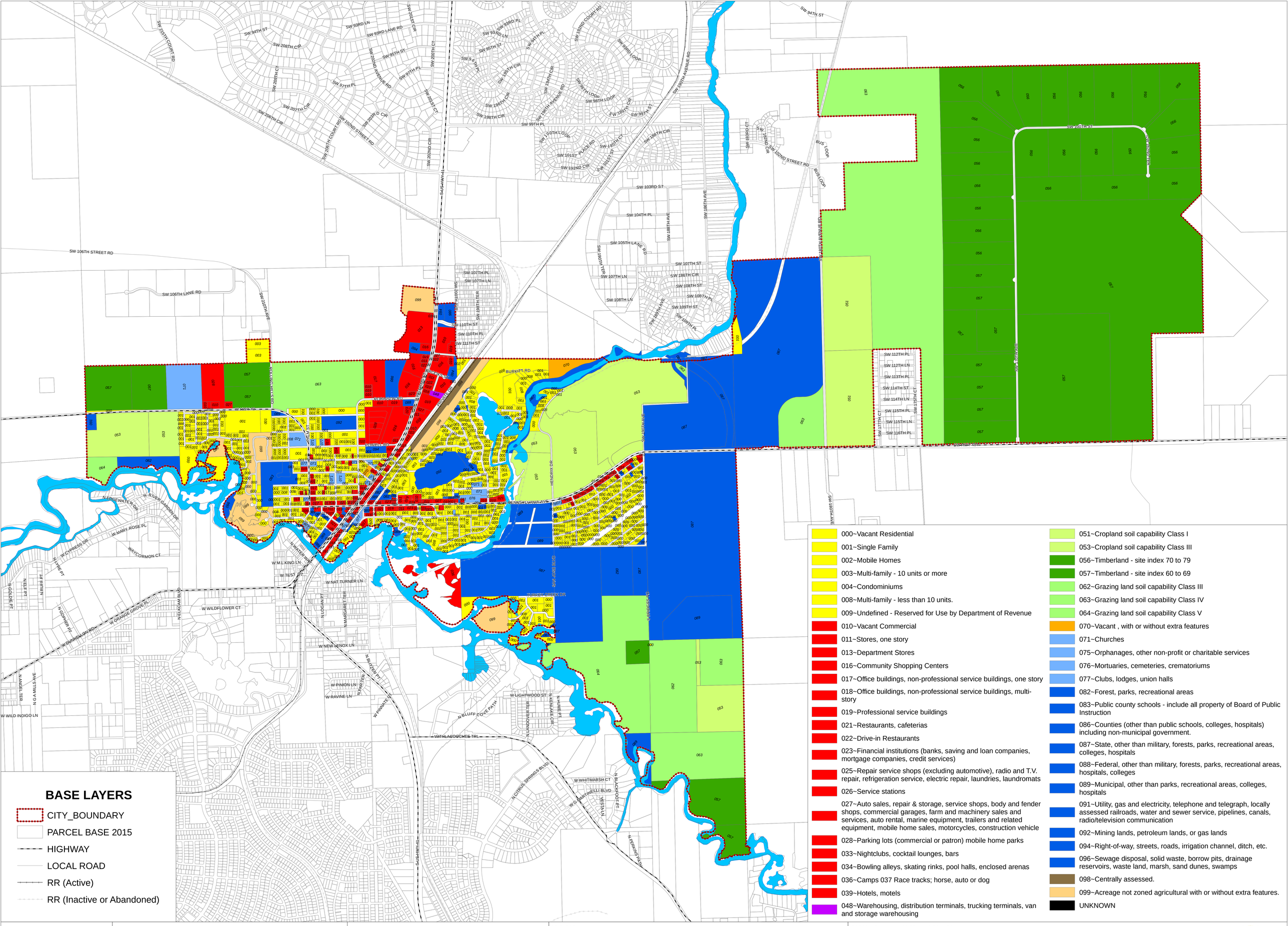
1) Prioritizes capital improvements that the City will undertake during the five year planning period and through the long range planning period;
2) Establishes fiscal policies to ensure that the City's debt obligations and other measures are within acceptable ranges;
3) Recognizes the LOS standards established by the other elements and establishes funding strategies and priorities to ensure that LOS standards will be achieved and maintained;
4) Requires the adoption of a five-year capital improvements schedule to fund capital improvement projects required to improve or replace obsolete or deficient facilities, serve existing development and support new growth based on the adopted LOS standards.

The proposed amendments include revised policies as follows:

- provide additional policies to further prioritize capital improvements to discourage urban sprawl;
- adopt the TPO Five-Year Transportation Improvement Plan by reference;

- specify that the City has the option to adopt the Capital Improvements Schedule by ordinance rather than as a plan amendment; and
- indicate that the City has the option to include improvements in the 4th and 5th year of the Capital Improvements Schedule as unfunded or partially funded with the expectation that additional funding will be established as the projects move into years 1-3 of the program.

If the City chooses to repeal transportation concurrency, then the transportation related policy amendments would not be required. No additional changes are required based on the requirements of the Community Planning Act.



MAP:

S-1

TITLE:

2015 EXISTING LAND USE

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

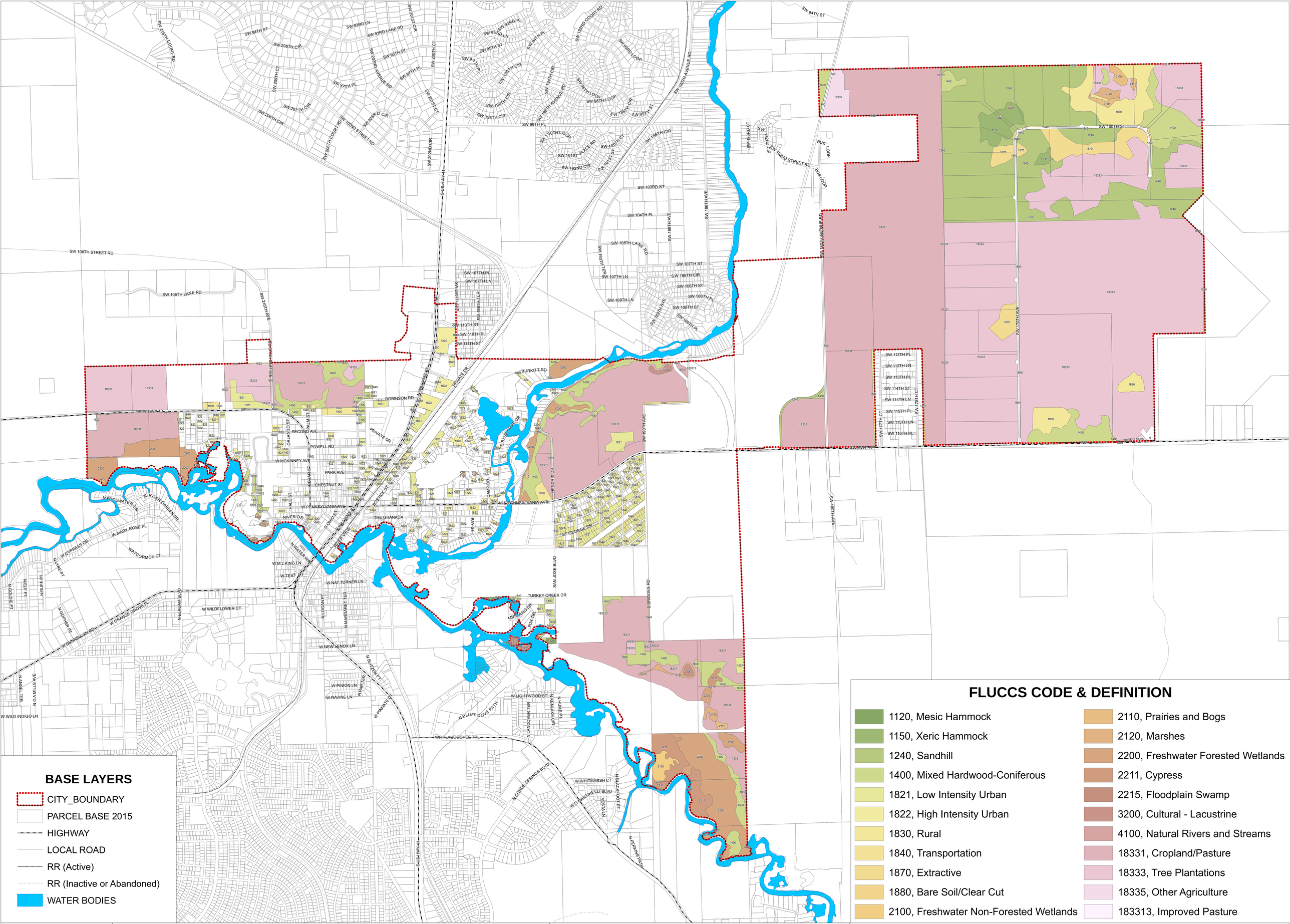
Marion County, Florida

GIS DATA SOURCES:

Florida Department of Revenue: Name-Address-Legal (NAL) Assessment Roll, 2015.
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.

CITY OF DUNNELLON INCORPORATED 1891



MAP: **S-2**

TITLE: **VACANT FLUCCS**

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:

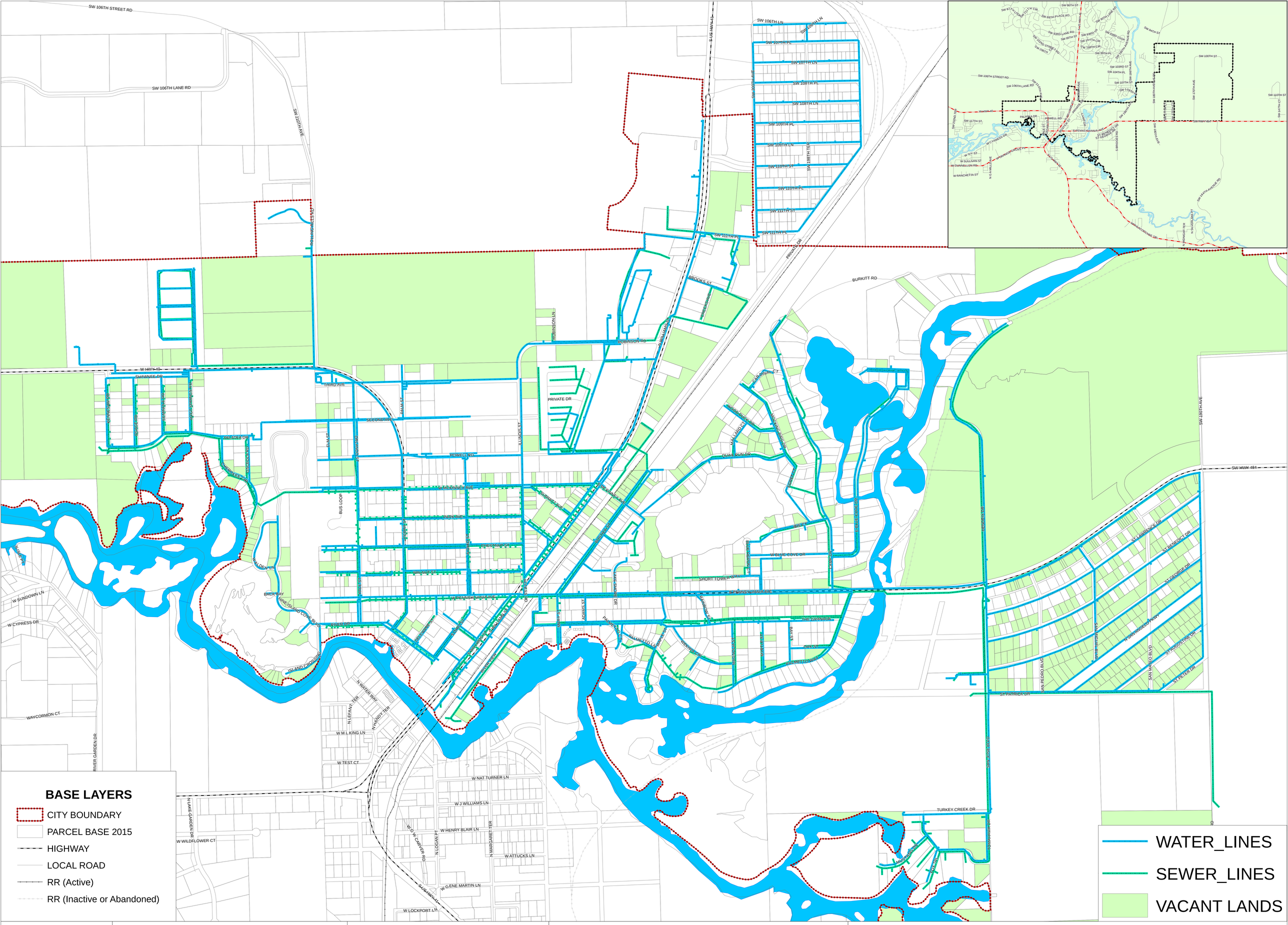
CITY OF DUNNELLON

Marion County, Florida

GIS DATA SOURCES:
Florida Fish and Wildlife Conservation Commission: Florida Land Cover Classification System, 09/16/2015 .
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.

CITY OF DUNNELLON
DUNNELLON
INCORPORATED 1891



BASE LAYERS

- CITY BOUNDARY
- PARCEL BASE 2015
- HIGHWAY
- LOCAL ROAD
- RR (Active)
- RR (Inactive or Abandoned)

- WATER_LINES
- SEWER_LINES
- VACANT LANDS

MAP: **S-3**

TITLE: **VACANT LANDS UTILITY OVERLAY**

DATE: **Feb-10-2016**

BY: CP Smith
STEARNS WEAVER MILLER

N

1:4,200

0 500 1,000 2,000
Feet

PROJECT:

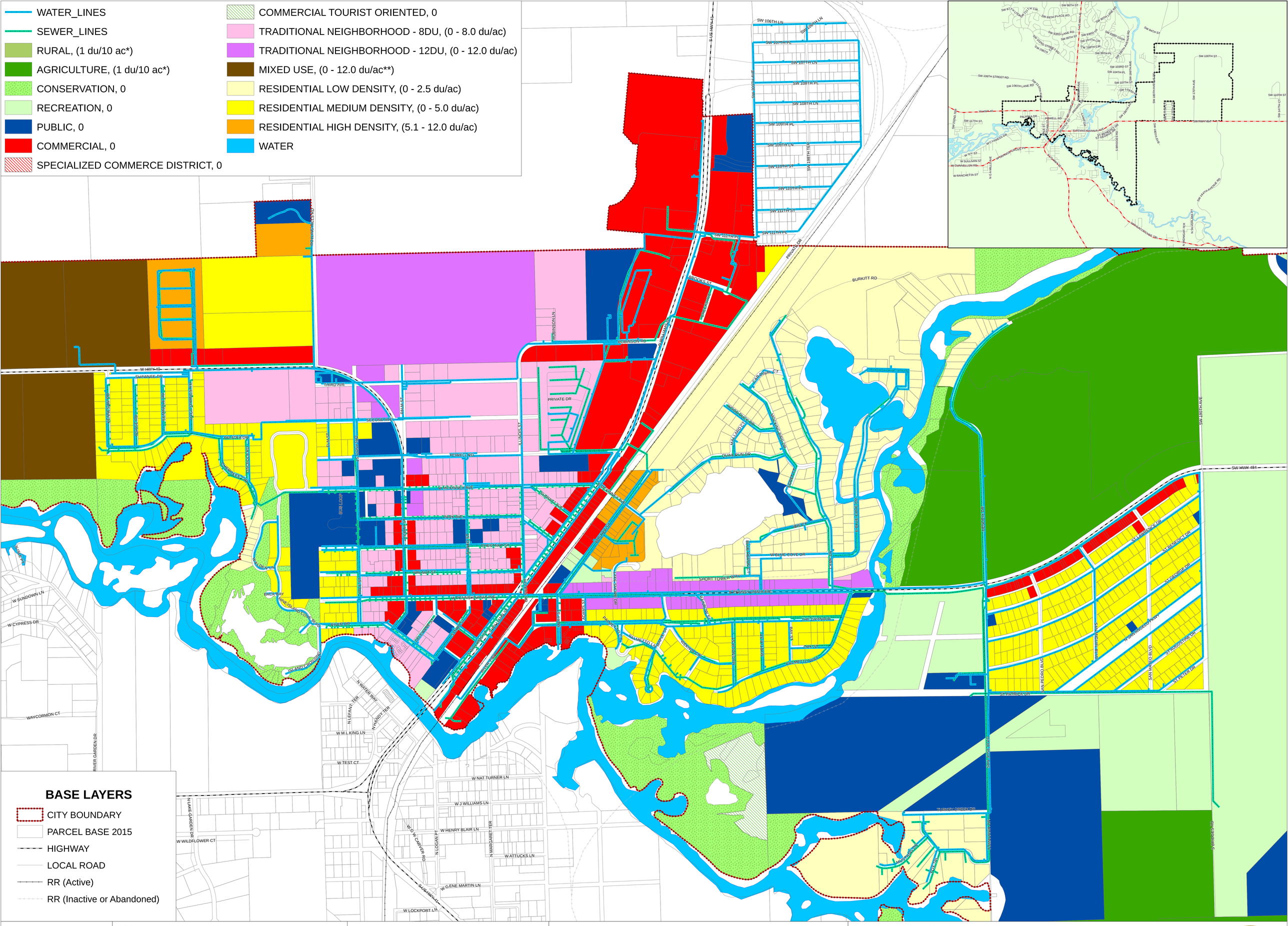
CITY OF DUNNELLON

Marion County, Florida

GIS DATA SOURCES:
City of Dunnellon. Feb-2016.
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.

CITY OF DUNNELLON
DUNNELLON
INCORPORATED 1891



MAP: **S-4**

TITLE: **FLUM UTILITY OVERLAY**

DATE: **Feb-10-2016**

BY: CP Smith
STEARNS WEAVER MILLER

N

1:4,200

0 500 1,000 2,000
Feet

PROJECT:

CITY OF DUNNELLON

Marion County, Florida

GIS DATA SOURCES:

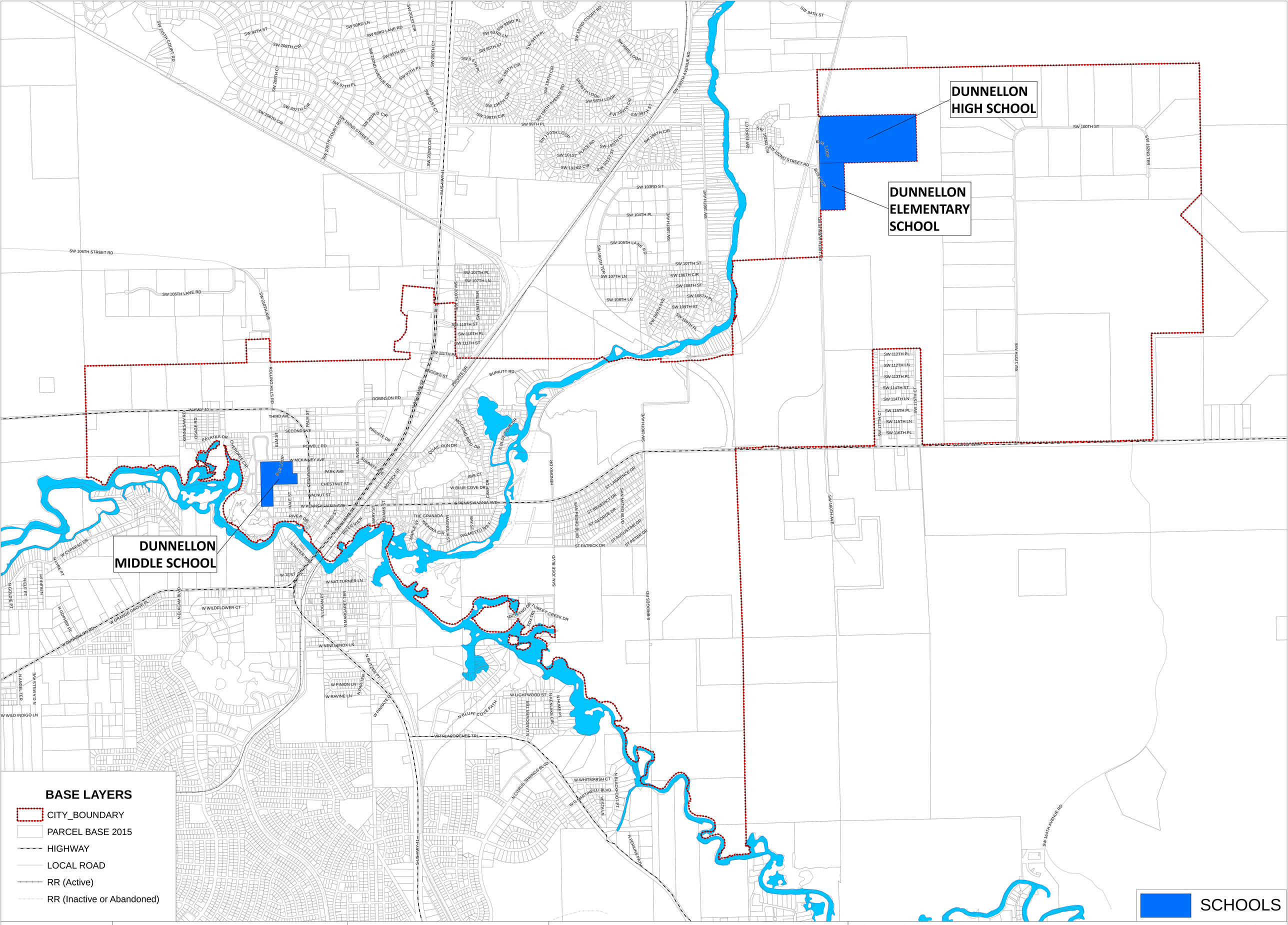
Figure 12 - City of Dunnellon Historic District Survey, Future Land Use Map Series; Ordinance 92-07. (Digitized from Hard Copy Map.)

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.

CITY OF DUNNELLON INCORPORATED 1891



MAP: **S-5**

TITLE: **SCHOOLS**

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.

AIRPORT NOISE COMPATIBILITY ZONE

- EXISTING NOISE CONTOUR ZONE
- FUTURE NOISE CONTOUR ZONE
- 5 MILE CLEAR ZONE

DUNNELLON HIGH SCHOOL

DUNNELLON ELEMENTARY SCHOOL

DUNNELLON MIDDLE SCHOOL

BASE LAYERS

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

DUNNELLON FUTURE LAND USE

- RURAL (1 du/10 ac)
- AGRICULTURE (1 du/10 ac*)
- CONSERVATION
- RECREATION
- PUBLIC
- COMMERCIAL
- SPECIALIZED COMMERCE DISTRICT
- COMMERCIAL TOURIST ORIENTED
- TRADITIONAL NEIGHBORHOOD (0 - 8.0 du/ac**)
- MIXED USE (0 - 12.0 du/ac)
- RESIDENTIAL HIGH DENSITY (5.1 - 12.0 du/ac)
- RESIDENTIAL MEDIUM DENSITY (0 - 5.0 du/ac)
- RESIDENTIAL LOW DENSITY (0 - 2.5 du/ac)
- WATER

MAP: **S-6**

TITLE: **AIRPORT NOISE COMPATIBILITY ZONE with CITY FLUM**

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:

Dunnellon_FLU_Rev BT.shp, May, 2008.
Proposed Future Land Use Map, Oct.14, 2008; Adopted Ordinance 2008-1.
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.

CITY OF DUNNELLON INCORPORATED 1891

BASE LAYERS

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

FUNC CLASS / NUMBER OF LANES

- ARTERIAL,4 LANES
- ARTERIAL,2 LANES
- COLLECTOR,2 LANES

MAP: **S-7**

TITLE: **2016 EXISTING TRAFFIC CIRCULATION MAP**

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:
FDOT: Functional Classification Roadways, 01/16/2016
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.

CITY OF DUNNELLON
DUNNELLON
INCORPORATED 1891

VULNERABILITY INDEX & GEOLOGICAL SETTING

- 224, KARST LIMESTONE AREAS (LIMESTONE NEAR THE SURFACE)
- 219, KARST LIMESTONE AREAS (LIMESTONE NEAR THE SURFACE)
- 209, KARST LIMESTONE AREAS (LIMESTONE NEAR THE SURFACE)
- 206, KARST LIMESTONE AREAS (LIMESTONE NEAR THE SURFACE)
- 204, SWAMPS AND WETLANDS
- 204, KARST LIMESTONE AREAS (LIMESTONE NEAR THE SURFACE)
- 201, KARST LIMESTONE AREAS (LIMESTONE NEAR THE SURFACE)
- 199, KARST LIMESTONE AREAS (LIMESTONE NEAR THE SURFACE)
- 191, KARST LIMESTONE AREAS (LIMESTONE NEAR THE SURFACE)
- 188, KARST LIMESTONE AREAS (LIMESTONE NEAR THE SURFACE)
- 185, KARST LIMESTONE AREAS (LIMESTONE NEAR THE SURFACE)
- 181, KARST LIMESTONE AREAS (LIMESTONE NEAR THE SURFACE)
- 180, COASTAL DEPOSITS (THICK CLASTIC MARINE SEDIMENTS)
- 171, KARST LIMESTONE AREAS (LIMESTONE NEAR THE SURFACE)
- 170, KARST LIMESTONE AREAS (LIMESTONE NEAR THE SURFACE)
- 169, COASTAL DEPOSITS (THICK CLASTIC MARINE SEDIMENTS)
- 169, KARST LIMESTONE AREAS (LIMESTONE NEAR THE SURFACE)
- 164, KARST LIMESTONE AREAS (LIMESTONE NEAR THE SURFACE)
- 159, KARST LIMESTONE AREAS (LIMESTONE NEAR THE SURFACE)
- 157, KARST LIMESTONE AREAS (LIMESTONE NEAR THE SURFACE)
- 150, KARST LIMESTONE AREAS (LIMESTONE NEAR THE SURFACE)
- 145, KARST LIMESTONE AREAS (LIMESTONE NEAR THE SURFACE)
- 141, KARST LIMESTONE AREAS (LIMESTONE NEAR THE SURFACE)
- 140, KARST LIMESTONE AREAS (LIMESTONE NEAR THE SURFACE)
- 0, NO DATA

BASE LAYERS

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

MAP:

S-8

TITLE:

AQUIFER RECHARGE

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 Dept. Environmental Protection: DRASTIC vulnerability Areas of the Floridan Aquifer System, 04/01/1998.

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.

CITY OF DUNNELLON — DUNNELLON — INCORPORATED 1891

BASE LAYERS

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

HOUSING TYPE

FDOR USE CODE, DESCRIPTION

- 002, Mobile Homes
- 003, Multi-family - 10 units or more
- 004, Condominiums
- 008, Multi-family - less than 10 units.

MAP: S-9

TITLE: HOUSING MAP

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: Name-Address-Legal (NAL) Assessment Roll, 2015.
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.

CITY OF DUNNELLON
DUNNELLON
INCORPORATED 1891

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

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FUTURE LAND USE ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOAL

Through the provision of appropriate land uses, promote, protect and improve the public health, safety, and welfare of Dunnellon's residents, while maximizing economic benefits and minimizing threats to natural and man-made resources.

Objective 1:

The Future Land Use Map (FLUM) depicts the land use categories that are permissible in the City. The following policies establish the uses, densities, and intensities that are depicted on the FLUM. The City specifically intends that all development shall be consistent with the uses, densities, and intensities described below and shown on the FLUM.

Policy 1.1:

The low-density residential land use category allows single-family dwelling units and customary residential accessory uses. The maximum density is 2.5 dwelling units per gross acre. The maximum impervious surface is forty-five (45) percent. Buildings shall not exceed forty (40) feet in height.

Policy 1.2:

The medium density residential land use category allows single-family dwelling units and customary residential accessory uses. The maximum density is 5.0 dwelling units per gross acre. The maximum impervious surface is fifty (50) percent. Buildings shall not exceed forty (40) feet in height.

Policy 1.3:

The high-density residential land use category allows multifamily dwelling units and customary residential accessory uses. Multifamily structures shall have at least two dwelling units per building. The minimum density is 5.1 dwelling units per gross acre and the maximum density is 12.0 units per gross acre. The maximum impervious surface is fifty (50) percent. Buildings shall not exceed forty (40) feet in height. Multifamily development shall be located to provide direct access to a collector road where available.

Policy 1.4:

The commercial land use category includes uses such as retail, entertainment, eating establishments, offices, medical facilities, personal services, trade services, wholesale and discount establishments, storage facilities, lodging establishments, recreational vehicle parks, fueling facilities, rental establishments, religious facilities, and facilities for repair and

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

A. Uses such as the sale, rental, repair, storage, or maintenance of vehicles (cars, boats, trucks, motorcycles) shall be permissible only when determined to be compatible with adjacent residential uses.

B. Uses that use, generate, store, or handle hazardous materials shall be permissible only when approved as a conditional use in order to ensure appropriate location, handling, storage, and disposal of the hazardous materials.

C. Uses which occupy a single building with 80,000 or more square feet of total floor area or which occupy two or more buildings on a single parcel with a total of 100,000 square feet of total floor area shall meet the following standards:
   1. Screening of mechanical equipment, utility devices, and similar service components.
   2. Integration of accessory uses and structures into the overall design of the building and site.
   3. Specific design techniques to minimize the impact of walls longer than fifty (50) feet in length.
   4. Sign standards that ensure integration of sign design with the design of the buildings.
   5. Provision of a perimeter buffer that is 150% of the otherwise required buffer.
   6. Provision for landscaped internal pedestrian circulation.
   7. Specific design requirements for parking lots to ensure protection of native vegetation and provision of canopy trees for shade.

D. Approval shall be only by special exception.

E. Uses with drive-up or drive-through facilities shall meet the following requirements:
   1. The drive through lanes shall not be adjacent to land used or designated for use for residential development.
   2. Windows for ordering or providing services shall not be located adjacent to land used or designated for use for residential development.

F. Recreational vehicle parks shall be subject to special design standards to ensure compatibility and safe layout of the vehicle sites and park amenities.

G. All commercial uses shall meet the following compatibility requirements:
   1. Buffers will be provided to ensure compatibility between commercial and residential uses.
   2. Dumpsters will be located to avoid negative impacts to adjacent residential uses.
   3. Outdoor lighting will be designed and located to avoid direct illumination of adjacent properties.

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

Policy 1.5:

The traditional neighborhood land use category includes the following uses: residential, neighborhood scale commercial, neighborhood scale office, artisan uses, personal service, civic, cultural, transient lodging, bed and breakfast establishments, religious facilities, and financial services. The following location and design standards apply:

A. A single platted lot may be developed for a single use.

B. A single platted lot may contain a nonresidential use and one dwelling unit, provided that the dwelling unit is located on a second floor or to the rear or side of the business use, either attached or detached from the principal building.

C. A development proposed for two (2) or more lots may contain a single use or a mixture of uses. When mixed uses are proposed, no more than fifty (50) percent of the development acreage shall be devoted to residential uses. When residential uses are proposed, either single-family or multifamily is acceptable. Density shall not exceed eight (8) units per gross residential acre.

D. Transient lodging and bed and breakfast uses shall be limited to an equivalent of eight (8) units per gross acre. Each guest bedroom shall be considered a unit.

E. Uses which have frontage on West Pennsylvania Avenue or Cedar Street may have up to twelve (12) dwelling units per gross acre.

F. The maximum impervious surface for all sites is sixty-five (65) percent.

G. Parcels with five (5) or more acres shall contain at least two (2) different uses. Single-use development is not permissible. Residential uses shall not exceed sixty-five (65) percent of the development site.

H. When an amendment to the Future Land Use Map is proposed to apply the traditional neighborhood land use category, a minimum of five (5) acres is required.

I. Where neighborhood scale development is proposed, no individual building shall exceed a total of 3,000 square feet of floor area.

J. The maximum height for building~~s~~ development is forty (40) feet.

K. Parking lots within the traditional neighborhood land use district shall be designed to ensure that no tier of parking includes more than ten (10) cars.

L. All uses, including accessory structures, mechanical and service equipment, and utility structures shall be integrated with the design of the principle building. Mechanical, service, and utility equipment shall be screened.

M. Nonresidential land uses within the traditional neighborhood district shall be limited to uses with a trip generation of 100 trips per day per 1,000 square feet of building, per fuel station, or comparable unit of measure. The trip generation calculation shall be based on

the Institute of Transportation Engineers trip generation book or a similar, professionally acceptable source.

Policy 1.6:

The mixed-use land use category includes the following uses: residential, neighborhood scale commercial~~, neighborhood scale office, artisan uses, personal service, civic, cultural~~/office uses (includes retail, financial services, professional services, personal services, restaurants, transient lodging, and bed and breakfast establishments), and institutional uses (including schools, civic, cultural~~, religious facilities and similar uses~~), recreational vehicle parks. The following location and design standards apply:

A. A development shall contain at least three (3) of the permissible uses within the following ranges measured by acreage: Residential uses or recreational vehicle parks (40-80%), commercial uses (10-50%) and institutional (5-10%).

B. A development site with ten (10) or more acres may have community scale commercial or office uses.

C. Where neighborhood scale development is proposed, no individual building shall exceed 3,000 square feet. The maximum height for buildings used for neighborhood scale development is forty (40) feet.

D. Where community scale development is proposed, no individual building shall exceed 30,000 square feet.

E. The maximum residential density is twelve (12) units per gross acre.

F. The maximum impervious surface in a mixed-use development is sixty-five (65) percent.

G. All development shall be designed to ensure compatibility with adjacent development, based on concepts such as transition of building height, buffering, building orientation, and location and design of site features such as parking, outdoor lighting, and equipment.

H. All uses, including accessory structures, mechanical and service equipment, and utility structures shall be integrated with the design of the principle building. Mechanical, service, and utility equipment shall be screened.

I. When an amendment to the Future Land Use Map is proposed to apply the mixed-use land use category, a minimum of ~~ten (10)~~five (5) acres is required.

J. A recreational vehicle park shall be subject to specific design standards to ensure compatibility and safe layout of vehicle sites and amenities. The maximum density of RV sites within a park is twelve (12) sites per gross acre.

Policy 1.7:

The public land use category includes~~ public~~ schools, government offices, public works buildings and yards, community centers, and similar uses typically owned or operated by public agencies. The maximum building height is forty (40) feet.

Policy 1.8:
The agriculture land use category includes agricultural and silvicultural activities. Residential dwelling units are permissible at a density of one (1) unit per ten (10) acres, except where a conservation subdivision is proposed. A conservation subdivision design allows a density of one (1) unit per five (5) acres, and requires clustering. The minimum lot area in a conservation subdivision design development is two (2) acres. A conservation subdivision shall meet the design standards set forth in Policy 1.11. The maximum building height is forty (40) feet.

Policy 1.9:
The recreation land use category includes active or passive parks, community centers, and areas for recreational activities such as picnicking, jogging, cycling, hiking, golf courses, playgrounds, ball fields, ball courts, stables, swimming pools or beaches, and water related or water dependent uses such as boat ramps, fishing docks and piers, and similar outdoor recreational uses, public or private. No other uses are permissible. The maximum impervious surface is forty (40) percent. The maximum building height is forty (40) feet.

Policy 1.10:
The conservation land use category is intended to protect sites that should have extremely limited development. Wetlands, designated habitats, river islands, and water bodies shall be designated in the conservation land use category. Permissible development is limited to passive recreation, such as unpaved jogging or walking trails, picnic areas without pavilions, boardwalks, or viewing platforms. No buildings are permissible, except public restrooms. Parking areas shall be subject to the following design requirements: unless porous paving materials are used, only access aisles and handicapped parking spaces are allowed to be paved. Clearing on any sites designated as conservation land use shall be limited to the minimum needed to provide access, trails, or play areas, and in no case shall exceed ten (10) percent of a site. In no instance shall clearing of native vegetation or vegetation necessary to ensure the viability of a designated habitat be permissible.

A. The following parcels listed by tax parcel identification numbers, which were designated as Conservation on the Future Land Use Map by Ordinance 2007-25, may be developed consistent with Medium Density Residential as previously depicted on the Future Land Use Map prior to Ordinance 2007-25, subject to all requirements of applicable laws: Tax Parcel identification numbers **33757-003-09, 33757-003-07, 33757-003-06, and 33757-003-05.**

Policy 1.11:
Conservation subdivisions shall meet the following requirements:

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

Policy 1.12:
Design of parking lots, sidewalks, buildings, and other impervious surfaces shall minimize connections between impervious surfaces through the following techniques. Not all techniques may be required to accomplish the requirement to minimize connections of impervious surfaces:

A. Directing flows from roof drains to vegetated areas or to rain barrels or cisterns for reuse of the water;
B. Directing flows from paved areas to vegetated areas;
C. Locating impervious surfaces so that they drain to vegetated buffers or natural areas; and
D. Breaking up flow directions from large paved surfaces.

Policy 1.13:
Porous pavement materials, such as pervious concrete, pervious asphalt, or other pervious or porous materials shall be used to minimize the amount of impervious surface within all development.

Policy 1.14:
All golf course siting, design, construction, and management shall implement the prevention, management, and monitoring practices, detailed in the golf course siting, design, and management chapter of the *Protecting Florida's Springs Manual – Land Use Planning Strategies and Best Management Practices (November 2002)* as may be amended by city code to conform to other policies of this Comprehensive Plan and to city needs and characteristics. All golf courses shall use reclaimed water for irrigation.

Policy 1.15:
Maintain and enforce land development regulations which implement the adopted comprehensive plan, including:

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

Policy 1.16:
The land development code shall include requirements that new development in areas of elevated radon emissions use appropriate radon resistant construction techniques, as recommended by the State of Florida.

Policy 1.17:
Public schools shall be an allowable use in all residential land use categories and the traditional neighborhood development category.

Policy 1.18:
All residential and nonresidential development shall be subject to site plan review procedures.

Policy 1.19:
The City of Dunnellon relies on the definitions in Chapter 163, Florida Statutes, and in the land development regulations in the City Code of Ordinances. In addition, the following terms are defined for application to the Dunnellon Comprehensive Plan:

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

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

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

~~**OBJECTIVE**~~ **Objective 2:**
The City shall ensure the availability of suitable land for placement of utilities and facilities necessary to support proposed development, and coordinate future land use with availability of services and facilities.

Policy 2.1:
New residential developments, including subdivisions, multifamily developments, or mobile home developments shall be required to provide land to meet the recreation and park needs of the residents. The amount of land to be provided shall be based upon the maximum density of the development and the City's adopted level of service standards for recreation land. Single-family and duplex structures on lots platted on or before the date of adoption of this comprehensive plan and residential development proposed within the designated historic district are not required to provide land for recreation needs.

Policy 2.2:
The City shall establish incentives for all new water front residential development to reserve a portion of the total development acreage to provide public access to the river. This acreage may count as part of the development's share of providing recreation facilities.

Policy 2.3:
All development orders and permits for future development and redevelopment shall be issued only if public facilities necessary to meet level of service standards adopted as part of the Capital Improvement Element are available concurrently with the impacts of the proposed development.

Policy 2.4:
All waterfront development shall connect to the City wastewater treatment system. Waterfront property is property which borders the Rainbow River, Withlacoochee River, prairie ponds, borrow pits, wetlands, lakes, and other water bodies.

Policy 2.5:
When development is proposed, other than waterfront development, where the wastewater treatment system has not yet been extended, a septic system may be permissible, provided that the system is a performance-based system.

Policy 2.6:
Existing development, at any density or in land use category, shall be required to connect to the City wastewater treatment system in accordance with ~~§~~ Section 381.00655, Florida Statutes and when sewer services is available as defined by the city's codes.

~~OBJECTIVE~~ Objective 3:
The City will continue to prevent blight and eliminate any instances of existing blight through code enforcement, enforcement of building and housing codes, and implementation of a Community Redevelopment Plan.

Policy 3.1:
The land development regulations and codes shall be enforced for all property within Dunnellon.

Policy 3.2:
The land development regulations shall maintain minimum housing codes, providing for conservation, demolition, and rehabilitation techniques of residential structures.

Policy 3.3:
Land development regulations shall be enforced as one means to ensure structural and aesthetic integrity of housing stock.

Policy 3.4:
The City shall continue to coordinate with property owners concerning the availability of tax benefits and other incentives available for renovation and improvements of historic structures.

Policy 3.5:
The City shall continue to coordinate with the private sector in order to encourage rehabilitation of both residential and nonresidential structures, through continued application for CDBG and other grant programs which fund rehabilitation efforts and through establishment of partnerships with the private sector for construction and other services upon which the City relies on the private sector.

Policy 3.6:
The City shall coordinate with Marion County, the Department of Economic Opportunity, the Florida Department of Rehabilitative Services and US Department of Housing and Urban Development concerning various alternatives available towards the rehabilitation of substandard housing within the City.

~~OBJECTIVE~~ Objective 4:
The City shall continue to enforce regulations regarding nonconformities as one means of eliminating both uses which are nonconforming with the Future Land Use Map or zoning map and structures which are nonconforming with this Comprehensive Plan or land development regulations. The City shall revise its land development regulations, to make provisions for development on existing substandard sized platted lots in older subdivisions.

Policy 4.1:
The City shall revise its land development regulations to provide specific provisions necessary to implement the following policies regarding nonconformities.

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

C. Lawfully existing nonconforming structures, and structures devoted to nonconforming uses, which are involuntarily damaged by terrorist acts, accidental fires, or natural disasters may be rebuilt to their original nonconforming condition, even if damages exceed 50 percent of the property appraiser's assessed value prior to reconstruction or repair.

D. Properties subject to the floodplain regulations shall adhere to those regulations.

Policy 4.2:

A legal nonconforming use may continue, or be resumed if destroyed, if it is not enlarged, increased, or extended to occupy a greater area. A legal nonconforming use that is voluntarily abandoned for a specific period of time set by the land development regulations shall lost its nonconforming status, and any future use of the property must be in conformity with this Plan and the land development regulations.

Objective 5:

It is the City of Dunnellon's objective to ~~control~~ discourage urban sprawl, through its comprehensive plan, amendments to the comprehensive plan, ~~and~~ implementation of land development regulations, which provide specific criteria for development~~, such criteria shall encourage infill and redevelopment within the city and ensure provision of adequate urban services within the city to meet adopted levels of service standards concurrent with the impacts of development. Additional actions towards reduction of urban sprawl shall include: Interlocal agreements with Marion County on annexation areas and adjacent development approved by the county.~~ , and through interlocal agreement and other coordination mechanisms with Marion County.

Policy 5.1:

Applicants for large scale-future land use map amendments shall submit an evaluation to demonstrate that the proposed amendment discourages urban sprawl, based on the criteria set forth in Chapter 163, Florida Statutes, when any of the following conditions occur:

A. The property is not contiguous on at least 50% of its boundary to parcels with existing residential, commercial or industrial development;

B. The property is not proposed for a future land use category that is equal to or greater in allowable density or intensity as compared to the average density or intensity on adjacent developed parcels;

C. The property is not proposed for a future land use category that is equal to or greater in allowable density or intensity as compared to the average density or intensity allowed by the Future Land Use Map designation on adjacent developed parcels;

D. The property is not served by central water or sewer at time of application and its nearest boundary is more than a half-mile from existing water or existing sewer; o

E. The property requires capacity improvements or other capital improvements to achieve adequate water or sewer service.

An application that exhibits one or more of the conditions above does not necessarily mean that it fails to discourage urban sprawl, but rather that it warrants more comprehensive review to demonstrate that it discourages urban sprawl. An applicant can demonstrate that an amendment discourages urban sprawl by analyzing the extent to which the applicant triggers the 13 indicators of urban sprawl set forth in Section 163.3177(6)(a)9.a, Florida Statutes, taking into account the context of the area. An applicant can also demonstrate that the plan amendment discourages urban sprawl based on the criteria set forth in Section 163.3177(6)(a)9.b, Florida Statutes. The City shall review the Application and make finding of facts determining whether the plan amendment discourages urban sprawl. At its discretion, the City may also conduct an evaluation of a plan amendment application which does not trigger an evaluation by the applicant based on the criteria in this policy.

Policy 5.2:
Proposed plan amendments for land uses which are more intense than those designated on the adopted Future Land Use Map shall be required to ~~provide urban services~~ extend water and sewer service and sewer service at adopted levels of service at the developer's expense, in addition to demonstrating consistency with the adopted comprehensive plan, as required by ~~s.~~ Section 163.3194, ~~F.S.~~ Florida Statutes.

Policy ~~5.2~~ 5.3:
Extension of services within the Dunnellon City Limits shall be consistent with the prioritization policies set forth in the Capital Improvements Element. Service agreements shall be required in order to extend services to unincorporated areas or proposed annexation areas and shall demonstrate the will be fiscally advantageous to the City and will discourage urban sprawl. This does not prohibit extension of services to unincorporated areas where needed to ensure protection of public health and safety.

~~**Policy 5.3:**~~
~~The City shall implement specific annexation policies which ensure annexation does not contribute to urban sprawl, including requiring that city services provide service to existing developed areas within the City prior to extension of services outside the city to discourage leapfrog development. Annexation proposals shall not be approved unless consistent with adjacent land use within the city, availability of public facilities and preventing leapfrog development.~~

Policy 5.4:

The City shall continue to seek and implement coordinating mechanisms with Marion County in order to control urban sprawl outside City limits. Such coordination shall include Interlocal agreements for: joint development review of proposals outside city limits, including DRIs, which impact roadway level of service, future land use designations for adjacent lands, and proposed road improvement plans for US 41 and the extension of sewer on the Rainbow River.

Policy 5.5:
Develop an Interlocal agreement with Marion County to increase coordination during subsequent updates of ~~the~~ both comprehensive plans in order that the City play an increasing role in the planning of areas directly outside City limits, and which hold potential for annexation.

Policy 5.6:
The land development regulations shall contain design standards to control and minimize the negative impacts of strip commercial development.

Objective 6:
Designate land use categories on the Future Land Use Map to meet the short term and long term needs of the community in a manner consistent with the policy direction set forth in the elements of the Comprehensive Plan. All proposed amendments to the comprehensive plan, including amendments to the Future Land Use Map, shall meet the criteria in the following policies.

Policy 6.1:
The City of Dunnellon adopts two planning periods for the purposes set forth in the Comprehensive Plan. The short term planning period shall be five years, and the long range planning period shall be approximately twenty years, allowing for adjustment to coincide with decade or mid-decade years (i.e., 2035, 2040, etc) to maximize coordination with other agency plan updates. The short term planning period shall be utilized primarily for capital improvements planning to meet the immediate needs for the community as addressed in the Capital Improvements Element. The long range planning period shall be utilized to determine land use allocations based on population demand and other community needs and to appropriately plan for associated long term transportation, infrastructure and schools needs in coordination with Marion County, the Florida Department of Transportation, the Southwest Florida Water Management District and the Marion County School District. Population projections shall be updated at a minimum during each evaluation-based, comprehensive plan amendment cycle pursuant to Section 163.3191, Florida Statutes.

Policy 6.2:
The City of Dunnellon shall allocate sufficient residential and non-residential land uses to support community needs through the 20-year planning period. The population projections shall be based on the medium population projections published by the Office of Economic and

Demographic Research for Marion County and shall consider scenarios to achieve an In evaluating long term community needs, the City recognizes the following guiding principles:

A. Support a diversity of residential housing types and products and allow for the operation of real estate markets as set forth in Section 163.3177(6)(a), Florida Statutes.
B. Encourage job creation, economic diversification and capital investment from the private sector to achieve and sustain a healthy local economy.
C. Provide opportunities for diverse growth within the City to discourage urban sprawl beyond the City corporate boundaries.

Policy 6.3
Demonstrate that the proposed uses ~~are appropriate~~ as allowed by the land use category are suitable for the property, considering potential impacts on natural resources and environmentally sensitive lands. If an amendment is proposed for land within 500 feet of a wetland, shoreline, sinkhole, or geologic feature, the amendment shall be accompanied by a geophysical analysis with at least the following information: the characteristics of on-site soils; locations of geologic features including sinkholes, depressions, and swallets; depth of the water table; location of the Floridian Aquifer relative to ground surface and thickness and extent of the bedrock or other confining layers over the aquifer.

Policy ~~6.2~~ 6.4:
Where a geophysical analysis confirms a direct connection to the aquifer, a comparative nitrate loading analysis shall be prepared by a licensed professional geologist using professionally acceptable methodology based on the designation on the Future Land Use Map at the time of the proposed amendment versus the proposed land use designation, considering the maximum intensity possible under the proposed land use designation. The analysis must demonstrate that there is no measurable net increase in nitrate loading to groundwater.

Policy ~~6.3~~ 6.5:
Demonstrate that the uses permissible in the proposed land use category are able to be developed consistent with the city's codes implementing applicable Best Management Practices and the specific requirements set forth in the Conservation Element.

~~**Policy 6.4:**~~
~~Demonstrate that the proposed land use category is the least intensive category that will meet a clearly demonstrated need for the use.~~

Objective 7:

~~The following policies are retained in the Future Land Use Element until the remainder of the comprehensive plan is updated. At such time as the remainder of the comprehensive plan is updated, the policies will be relocated and revised as needed.~~
Siting of public uses shall be coordinated in a manner consistent with the policy direction set forth in the elements of the Comprehensive Plan and in accordance with state and federal regulations, to the extent applicable.

~~*Recommended for inclusion in the Public School Facilities Element when it is adopted.*~~

Policy 7.1:
Future siting of public facilities and services shall maximize efficiency, while minimizing financial costs. Soil suitability, sinkhole potential and setbacks from wetlands shall determine approval or denial of all future public facilities and services.

~~*Recommended for relocation to the Infrastructure Element when it is updated.*~~

Policy 7.2:
The City of Dunnellon shall encourage to the extent possible the location of schools based on the following criteria:

A. proximity to urban residential areas, particularly for elementary schools;
B. proximity to existing or planned public facilities, such as parks, libraries, and community centers;
C. ~~Location~~location of elementary schools along local or collector streets;
D. ~~Location~~location of middle and senior high schools near arterial streets;
E. ~~Location~~location of lands contiguous to existing school sites;
F. ~~Avoidance~~ avoidance of school siting in environmentally sensitive areas;
G. ~~Avoidance~~ avoidance of school siting in any area where the nature of existing or proposed adjacent land uses would endanger the safety of students or decrease the effective provision of education; and
H. ~~Avoidance~~ avoidance of school siting in any area where the proposed school facility would be incompatible with surrounding land uses~~.~~, including but not limited to, airport hazard zones, airport clear zones and airport noise compatibility zones.

Objective 8:
The City of Dunnellon shall prohibit land uses and development that are defined as incompatible with normal airport operations at the Dunnellon Airport.

Policy 8.1:

The City of Dunnellon shall coordinate with Marion County to execute an interlocal agreement or formulate a Joint Airport Zoning Board by January 1, 2017 to ensure that decision-making by both jurisdictions are adequately coordinated regarding Marion County airport planning and Dunnellon land use and transportation planning.

~~*Recommended for relocation to a Historic Preservation Element during further updates to the comprehensive plan. Other policies pertaining to historic preservation should be consolidated into a new Historic Preservation Element.*~~

~~**Policy 7.3:**~~
~~In order to protect its historic structures, the City has recently had its Historic District nominated to the National Register of Historic Places. However, this nomination only limits alterations to structures, which are receiving federal and state funds. Therefore, the City shall enforce an historic preservation ordinance which:~~

~~Provides for an historical preservation board, with the responsibility to direct and supervise development of the Historic District and any additional individual buildings with historical status. The Board shall also be responsible for coordinating with the State Division of Historic Resources, as well as providing property owners with information, such as federal taxes and other benefits available under National Register status.~~

~~Provides criteria for redesign, maintenance, alteration, demolition, and relocation of historical buildings so that historic character is not diminished.~~

~~Provides a sign ordinance specific to the historic district.~~

~~Regulates replacement of physical features such as streetlights, street signs, fences, and utility poles to promote compatibility with the historic district.~~

~~Administers enforcement procedures and public hearings for review.~~

~~Contains procedures for establishing new boundaries and monitoring construction in the existing district.~~

~~Protects archaeological sites from disturbance and destruction, by prohibition of development on or in such close proximity to archaeological site 8MR95 as to destroy its substance or character, and requires that archaeologically significant sites that might be discovered in the future in Dunnellon be left intact and immediately reported to the City administration to initiate the preservation process.~~ *(MOVED TO HISTORIC PRESERVATION)*

~~**Policy 7.4:**~~
~~The City shall review and amend the land development regulations to eliminate zoning or other conflict with the historic preservation ordinance.~~

Policy ~~7.5~~8.2:

~~The conservation and rehabilitation of substandard housing of historical significance shall be in accordance with the standards of the Division of Historic Resources and the City's local historical ordinance, when adopted.~~ *(MOVED TO HISTORIC PRESERVATION)* The City of Dunnellon shall prohibit public education facilities and residential uses and development within noise compatibility zones, as defined by 333.03(2)(c) and (d), Florida Statutes, as applicable. The City shall confirm the extent of existing noise compatibility zones with Marion County, and the potential extent of future noise compatibility zones based on any runway modifications that may be considered by Marion County.

Policy ~~7.6~~8.3:
~~The City shall provide design guidelines for new construction and renovation of non-historic buildings within the district.~~ *(MOVED TO HISTORIC PRESERVATION)*
The City of Dunnellon shall prohibit the following uses within clear zones, as defined by 333.03(3), Florida Statutes:

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

Policy ~~7.7~~8.4:
~~The City shall promote the reuse of historic buildings within the district, by allowing innovative incentives and techniques whereby owners of historic properties who cannot justify the renovation of buildings as residential units shall meet standards for renovation as commercial, office, or a mix of commercial/office and residential. Such innovative incentives and techniques may include tax credits and conservation easements as stipulated in the land development regulations. The applicant shall be required to meet the standards for renovation and site design consistent with the historical district ordinance.~~ *(MOVED TO HISTORIC PRESERVATION)* The City of Dunnellon shall not allow obstructions, such as buildings, structures, poles and trees to penetrate airport hazard zone surfaces occurring within its jurisdiction. The City limits building height to 40' within all future land use categories. Prior to considering any future amendment to the 40' building height standard, the City shall document that any proposed building height standard would not penetrate applicable airport hazard zones and surfaces, as defined by the Federal Aviation Administration.

Policy ~~7.8~~8.5:
~~The City shall promote development of educational programs to achieve a higher level of public awareness of local historic resources.~~ *(MOVED TO HISTORIC PRESERVATION)*

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

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

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.

HOUSING ELEMENT
GOALS, OBJECTIVES AND POLICIES

~~HOUSING ELEMENT~~ GOAL
Provide affordable housing which is decent, safe and sanitary to Dunnellon's existing and projected population, while upholding the residential quality of the town's neighborhoods.

Objective 1:
Assist the private sector through policy and regulatory means and formulation of implementation programs in providing affordable, safe, sanitary and adequate housing units in a wide variety of income ranges to meet the specific housing needs of the City's existing and projected population ~~by the year 2010. To meet the needs of the projected population, approximately 60 dwelling units shall be provided annually through the year 1996; approximately 28 dwelling units shall be provided annually between 1997-2001; and 29 dwelling units shall be provided annually between 2001-2010.~~ *(OUTDATED)*

Policy 1~~-~~.1:
Coordinate partnerships between the City, non-profits and the private sector to ensure the provision of adequate affordable housing, through such techniques as:

A. utilizing federal and state subsidy programs;
B. allowing accessory housing (granny flats);
C. creating a citizen-based affordable housing task force to make specific recommendations to City Council; and/or
D. allowing small minimum house size and floor space.

Policy 1~~-~~.2:
Compile information on the populations needs, including households with special housing needs, and make such information available to the private sector.

Policy 1~~-~~.3:
Coordinate with Marion County, the ~~Department of Community Affairs~~State Land Planning Agency, the Florida Department of Rehabilitative Services and US Department of Housing and Urban Development, and other agencies to obtain information on and make application for or assist in application for funding low and moderate income housing production.

Policy 1~~-~~.4:
Establish from the City of Dunnellon Historic Preservation ~~plan~~ Element a list of historic resources that are suitable for housing and include approximate locations. The purpose of this

policy is to create the opportunity for the private sector to rehabilitate rather than demolish certain historic resources formerly not in residential use.

Objective 2:
The ~~housing conditions survey determined there are 27 substandard houses in the City. The City will establish appropriate techniques by May 1992 to~~ City will eliminate its substandard housing, provide relocation housing where appropriate, and maintain the structural and aesthetic integrity of the City's housing stock.

Policy 2~~-~~.1:
Continue to implement procedures to obtain and ~~administrate~~ administer CDBG grants for the rehabilitation of ~~27~~ substandard homes.

Policy 2~~-~~.2:
Coordinate with Marion County, the ~~Department of Community Affairs~~State Land Planning Agency, the Florida Department of Rehabilitative Services and US Department of Housing and Urban Development for application of additional funding programs for rehabilitation of standard housing.

Policy 2~~-~~.3:
Establish strategies to guide ~~demolition~~ decisions for demolition for homes in which rehabilitation is not feasible.

Policy 2~~-~~.4:
When demolition or rehabilitation requires replacement of housing, the City will ensure such programs provide for relocation housing.

Policy 2~~-~~.5:
The City will require that rehabilitation programs are coordinated with the Division of Historic Resources for the conservation and rehabilitation of substandard housing of historical significance.

Policy 2~~-~~6:
Strengthen land development regulations and minimum housing codes, to ensure structural and aesthetic integrity of housing stock.

Objective 3:
Provide adequate sites with available infrastructure within areas of residential character for low and moderate income families, and others with special housing needs, group homes and foster care facilities.

Policy 3-.1:
Coordinate with the FMHA, Marion County, the ~~Department of Community Affairs~~State Land Planning Agency, the Florida Department of Health and Rehabilitative Services, US Department of Housing and Urban Development, and other agencies to maintain existing and develop new programs throughout the planning timeframe, consistent with housing need projections, for the location and provision of housing for low and moderate income households.

Policy 3-.2:
Through the land development regulations, establish standards for protection of residential areas from inconsistent uses which threaten the residential quality or stability of neighborhoods.

Policy 3-.3:
Housing for special needs groups, including group homes, foster care facilities and rural and farm-worker households shall be allowed in single-family residential areas, consistent with ~~Section~~ Chapter 419, ~~F.S~~Florida Statutes.; the development of residential alternatives to institutionalization shall be encouraged.

Policy 3-.4:
Location of low and moderate income housing, manufactured housing, elderly, group and foster care homes, and other special needs groups, throughout the planning timeframe, shall be approved, based upon federal safety guidelines, consistency with the Future Land Use Map and densities, on the basis of safety, land use compatibility, accessibility, convenience and the availability of public facilities and infrastructure. Group homes shall continue to be allowed in all multi-family districts; group homes of six or fewer residents, which otherwise meet the definition of a community residential home, shall be allowed in single-family districts, provided that such homes are not located within a radius of 1,000 feet of another existing such home of six or fewer residents, consistent with Chapter 419, ~~F.S~~Florida Statutes. Specific non-discriminatory regulations that implement these criteria shall be included in the land development regulations~~, which are to be adopted by May 1, 1992~~.

Policy 3-.5:
Allow new residential development only at locations where City facilities and services are currently provided, or are financially feasible for the City to provide, unless such services can be provided to the site by the private sector.

Policy 3-.6:
~~Pursuant to Florida Statutes 553.38(2) and 320.8285(5), all residential land use categories delineated on the Future Land Use Map shall allow mobile home or manufactured home placements. Provisions to be incorporated in the Land Development Regulations by May 1, 1992, shall create zones within these categories that control minimum floor area, structural and~~

~~architectural design, foundations, buffer and screening requirements, or other building requirements to discourage mobile home placement in existing or proposed residential neighborhoods whose desired character would be disrupted upon the introduction of incompatible structures. Such regulations shall not be so restrictive as to prohibit mobile homes from locating in any particular residential future land use category or from accommodating an equitable share of sites for residential development.~~

~~**Objective 4:**~~
~~The City has completed a Historic Preservation Plan to identify and preserve the historic and archaeological resources of the City. The objective of the City is to provide for the identification, protection and conservation of all historically significant housing within its corporate limits, consistent with the recommendations of the Historic Preservation Plan provided as an appendix to the Housing Element.~~

~~**Policy 4-1:**~~
~~Continue coordination with the Division of Historic Resources, Bureau of Historic Preservation, Historic Preservation Advisory Council and other agencies in identifying historic housing, and options available for maintenance or preservation of historically significant housing.~~*(MOVED TO HISTORIC PRESERVATION ELEMENT)*

~~**Policy 4-2:**~~
~~As recommended by the Historic Preservation Plan, continue the updating and maintenance of the Master Site File for the remaining area of the City.~~

~~**Policy 4-3:**~~
~~Assist interested property owners in seeking state and federal technical and economic assistance for the conservation, improvement and rehabilitation of the community's housing, particularly historically significant housing.~~*(MOVED TO HISTORIC PRESERVATION ELEMENT)*

~~**Policy 4-4:**~~
~~Principles to guide conservation, rehabilitation and demolition techniques shall be consistent with the Historic Preservation Plan and Division of Historic Resources.~~

~~**Policy 4-5:**~~
~~The rehabilitation of historic resources for housing opportunities shall be consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.~~

~~**Policy 4-6:**~~
~~The land development regulations, to be written by May 1, 1992, will require new housing development within or adjacent to historic or archaeological resources to be consistent with the neighborhood character intended by the Historic Preservation Plan or provide buffering to protect the historic character of such resources.~~*(MOVED TO HISTORIC PRESERVATION ELEMENT)*

~~**Policy 4-7:**~~
~~Provide information and technical assistance on the location of historic housing opportunities, financial techniques, and proper preservation standards to the general public.~~*(MOVED TO HISTORIC PRESERVATION ELEMENT)*

~~**Policy 4-8:**~~
~~The City shall adopt an ordinance for the conservation and rehabilitation of substandard housing and other buildings of historical significance in accordance with the standards of the Division of Historical Resources.~~

~~**Policy 4-9:**~~
~~In an effort to aid in the stabilization of neighborhoods, the City will continue to enforce zoning regulations, the historical preservation ordinance, once adopted, CDBG programs for housing rehabilitation, and shall require adherence to construction standards established in the Standard Building Code to ensure structural integrity. Zoning variances may be granted to protect the historical value of a resource, as long as personal safety is not compromised.~~ *(MOVED TO HISTORIC PRESERVATION ELEMENT)*

Pursuant to Section 553.382, Florida Statutes, any certified, residential manufactured building, including mobile homes, may be placed on a mobile home lot in a mobile home park, recreational vehicle park, or mobile home condominium, cooperative, or subdivision.

HISTORIC PRESERVATION ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOAL 1:
Locate, identify, and evaluate those sites, buildings, structures, districts and objects that are associated with the archaeological, historical and architectural development of the City of Dunnellon.

Objective 1.1:
Maintain the Florida Master Site File inventory for the City of Dunnellon.

Policy 1.1.1:
Systematically update the Florida Master Site File inventory by adding newly discovered sites, buildings or districts, and noting changes that have occurred to the resources since first identified.

Policy 1.1.2:
Transmit to the Bureau of Historic Preservation revisions or new Florida Master Site File forms on a regular basis.

Objective 1.2:
Expand the Florida Master Site File through further survey and investigation.

Policy 1.2 .1:
Priority areas for survey and historic research shall include the Vogt Springs Area as well as Withlacoochee River and Rainbow River.

Objective 1.3:
Merge historic data into tax roll database of Marion County.

Policy 1.3.1:
Study the feasibility of incorporating historical data from the Florida Master Site File inventory into an automated database shared by other departments of the City and County governments.

Objective 1.4:
Evaluate the significance of historic resources of the City of Dunnellon according to adopted criteria.

Policy 1.4.1:
Define and adopt criteria determination of significance for recording historic properties on the Florida Master Site File and nomination to the Local Register of Historic Places.

GOAL 2:
To officially recognize those historic resources that have been determined significant to the community.

Objective 2.1:
Increase the number of historic resources listed and recognized by historic registers.

Policy 2.1.1:
Create a Local Register of Historic Places to list those historic resources that are eligible for listing, according to an adopted set of criteria.

Policy 2.1.2:
Nominate those eligible sites, buildings or districts to the National Register of Historic Places.

GOAL 3:
To provide for the stabilization, maintenance, protection, preservation, and rehabilitation of archaeological and historic resources, both publicly and privately owned.

Objective 3.1:
Protect historic resources through a local review authority.

Policy 3.1.1:
In order to protect its historic structures, the City has recently had its Historic District nominated to the National Register of Historic Places. However, this nomination only limits alterations to structures, which are receiving federal and state funds. Therefore, the City shall enforce an historic preservation ordinance which:

A. Provides for an historical preservation board, with the responsibility to direct and supervise development of the Historic District and any additional individual buildings with historical status. The Board shall also be responsible for coordinating with the State Division of Historic Resources, as well as providing property owners with information, such as federal taxes and other benefits available under National Register status.
B. Provides criteria for redesign, maintenance, alteration, demolition, and relocation of historical buildings so that historic character is not diminished.

C. Provides a sign ordinance specific to the historic district.

D. Regulates replacement of physical features such as streetlights, street signs, fences, and utility poles to promote compatibility with the historic district.

E. Administers enforcement procedures and public hearings for review.

F. Contains procedures for establishing new boundaries and monitoring construction in the existing district.

G. Protects archaeological sites from disturbance and destruction, by prohibition of development on or in such close proximity to archaeological site 8MR95 as to destroy its substance or character, and requires that archaeologically significant sites that might be discovered in the future in Dunnellon be left intact and immediately reported to the City administration to initiate the preservation process. *(MOVED FROM FUTURE LAND USE ELEMENT)*

Policy 3.1.2:
Organize an administrative review system where all applications for site plan, rezoning, or other land development petition contain information on the location of historic resources, including known archaeological sites. Where resources exist, the potential impact and mitigative actions to be taken shall be presented.

Policy 3.1.3:
When a proposed development will impact an archaeological site, require a field inspection and analysis by a qualified archeologist to determine significance of site, impact of project to resource, and appropriate mitigative actions, which shall include as a priority avoiding destruction of the site.

Policy 3.1.4:
Adopt as part of the administrative review system and proposed historic preservation enabling ordinance the U.S. Secretary of the Interior's Standards for Protection, Stabilization, Maintenance, Rehabilitation, Restoration, and Reconstruction.

Objective 3.2:
Provide a land development regulatory framework that encourages and promotes the preservation of historic resources, including archaeological sites.

Policy 3.2.1
Amend the City of Dunnellon Zoning Code to provide incentives for conducting historic preservation activities. This shall include removing any disincentives.

Policy 3.2.2:
Provide exemption status for designated buildings from the Florida Building Code pursuant to Section 101.5 of the Code.

Policy 3.2.3:
Seriously consider the use of Transfer of Development Rights in cases where the destruction of historic resources is proposed.

Policy 3.2.4:
In an effort to aid in the stabilization of neighborhoods, the City will continue to enforce zoning regulations, the historical preservation ordinance, once adopted, CDBG programs for housing rehabilitation, and shall require adherence to construction standards established in the Florida Building Code to ensure structural integrity. Zoning variances may be granted to protect the historical value of a resource, as long as personal safety is not compromised. *(MOVED FROM HOUSING ELEMENT)*

Objective 3.3:
Provide for the use of a variety of legal techniques that will encourage and facilitate the preservation of historic resources.

Policy 3.3.1:
Provide information and technical assistance to the public on the use of a variety of programs, techniques and methods for use in bringing about the successful preservation of historic resources.

Policy 3.3.2:
The City shall review and amend the land development regulations to eliminate zoning or other conflict with the historic preservation ordinance.

Policy 3.3.3:
The City shall promote the reuse of historic buildings within the district, by allowing innovative incentives and techniques whereby owners of historic properties who cannot justify the renovation of buildings as residential units shall meet standards for renovation as commercial, office, or a mix of commercial/office and residential. Such innovative incentives and techniques may include tax credits and conservation easements as stipulated in the land development regulations. The applicant shall be required to meet the standards for renovation and site design consistent with the historical district ordinance. *(MOVED FROM FUTURE LAND USE ELEMENT)*

Policy 3.3.4:
The conservation and rehabilitation of substandard housing of historical significance shall be in accordance with the standards of the Division of Historic Resources and the City's local historical ordinance, when adopted.*(MOVED FROM FUTURE LAND USE ELEMENT)*

Policy 3.3.5:
The City shall provide design guidelines for new construction and renovation of non-historic buildings within the district. *(MOVED FROM FUTURE LAND USE ELEMENT)*

Policy 3.3.6:
Assist interested property owners in seeking state and federal technical and economic assistance for the conservation, improvement and rehabilitation of the community's housing, particularly historically significant housing.*(MOVED FROM HOUSING ELEMENT)*

Objective 3.4:
Consider the use of a variety of financial techniques that will encourage and facilitate the preservation of historic resources.

Policy 3.4.1:
Provide information and technical assistance to the public on the use of a variety of financial techniques for use in the preservation of historic resources.

Policy 3.4.2:
Provide information and technical assistance on the location of historic housing opportunities, financial techniques, and proper preservation standards to the general public.*(MOVED FROM HOUSING ELEMENT)*

Objective 3.5:
Identify, preserve and protect historic resources that are owned by the City or its agencies, and the Marion County School Board.

Policy 3.5.1:
Exercise caution to assure that any archaeological or historic resources within city control are not inadvertently transferred, sold, demolished, destroyed, substantially altered, or allowed to deteriorate significantly.

Policy 3.5.2:
Take timely actions if a city-owned archaeological or historic resource is to be unavoidably altered. Such action shall be developed in consultation with the local historic preservation advisory board, the Florida Division of Historic Resources, or professional consultant to determine whether or not there is a feasible or prudent alternative to the proposed destruction.

Policy 3.5.3:
Where a city-owned or controlled archaeological or historic resource must be destroyed timely action shall be taken to conduct salvage excavation by a qualified archaeologist or to document the property by photography and if appropriate, measured drawings.

Policy 3.5.4:
Establish a program to locate, inventory and evaluate all archaeological or historic resources that are city owned or controlled for inclusion in the Florida Master Site File or if eligible, the National Register of Historic Places.

Policy 3.5.5:
Where an archaeological site is discovered in the course of construction or excavation activities, work shall stop in the vicinity of the site immediately and notification will be made to the Florida Division of Historic Resources, or a professional consultant.

GOAL 4:
Actively contribute to expanding public awareness of the history, resources, programs, standards, funding sources, and need for public participation in historic preservation in the City of Dunnellon.

Objective 4.1:
Visually mark historic resources as a means of increasing awareness and pride in Dunnellon history.

Policy 4.1.1:
Create a plaques program for the placement of markers on certain important buildings or in the general vicinity of secured archaeological sites.

Policy4.1.2:
The City shall promote development of educational programs to achieve a higher level of public awareness of local historic resources. *(MOVED FROM FUTURE LAND USE ELEMENT)*

Policy 4.1.3:
The City shall offer public recognition incentives for active conservation of locally significant historic resources to encourage public and private participation in preservation. *(MOVED FROM FUTURE LAND USE ELEMENT)*

Objective 4.2:
Provide for the citizens and visitors of the City of Dunnellon centralized facilities for the viewing, interpretation and enjoyment of Dunnellon history.

Policy 4.2.1:
Support the creation of a City of Dunnellon Historical Museum.

Objective 4.3:
Provide a series of publications designed to increase awareness of Dunnellon's historic resources, programs, standards, funding sources and other related information to be available to the public.

Policy 4.3.1:
Actively support and participate in cooperation with other organizations, the creation of tour maps of various areas of the city for walking, bicycling or driving tours.

Policy 4.3.2:
Make available to the public, at minimal cost, publications on the technical nature of historic preservation including the U.S. Secretary of the Interior Standards for Rehabilitation, The National Trust for Historic Preservation INFORMATION series, the National Park Service HOW TO series, and other appropriate literature.

Objective 4.4:
Encourage the participation of citizens in historic preservation activities, hearings, and workshops.

Policy 4.4.1:
Actively seek a variety of media sources to publicize information on the specifics of upcoming events.

Policy 4.4.2:

Consider maintaining membership in local, state and national historic preservation organizations and encourage participation in events, workshops or meetings by the local historic preservation advisory board, city staff, and other interested persons.

Objective 4.5:
Coordinate and cooperate with other private or governmental entities involved with historic preservation.

Policy 4.5.1:
Establish a means of exchange of information amongst private preservation support groups, other local government, state preservation support groups, and state government.

Policy 4.5.2:
Consider becoming a Certified Local Government if steps are taken to adopt a historic preservation ordinance.

Policy 4.5.3:
Continue coordination with the Division of Historic Resources, Bureau of Historic Preservation, Historic Preservation Advisory Council and other agencies in identifying historic housing, and options available for maintenance or preservation of historically significant housing. *(MOVED FROM HOUSING ELEMENT)*

Policy 4.5.4:
Adopt land development regulations to require new housing development within or adjacent to historic or archaeological resources to be consistent with the neighborhood character or provide buffering to protect the historic character of such resources. *(MOVED FROM HOUSING ELEMENT)*

~~INFRASTRUCTURE ELEMENT~~
~~GOALS, OBJECTIVES AND POLICIES~~

~~GOAL 1:~~
~~To provide adequate and appropriate public facilities and services based upon the community's need for environmental quality and financial health.~~

~~Objective 1.1:~~
~~By the statutory deadline for adoption of the land development regulations, maximize use of existing facilities, through the implementation of programs and adoption of land development regulations which reduce urban sprawl.~~

~~Policy 1.1.1:~~
~~Continue the intergovernmental agreement with Marion County to ensure that the City's adopted level of service standards for solid waste disposal can be met by the County landfill.~~(MOVED TO PUBLIC FACILITIES ELEMENT)

~~Policy 1.1.2:~~
~~Continue development and implementation of community recycling programs to reduce landfill needs in accordance with 1988 revisions to Chapter 403, F.S., "The Solid Waste Management Act."~~

~~Policy 1.1.3:~~
~~Implement the policies for conservation of potable water resources in this element and the Conservation Element.~~

~~Policy 1.1.4:~~
~~Continue the requirement that customers be connected to central facilities as they come available.~~

~~Policy 1.1.5:~~
~~Replacement, improvement or expansion of facilities shall be coordinated with adopted level of service standards, and shall incorporate peak demand coefficients when determining capacity and demand.~~

~~Policy 1.1.6:~~
~~Continue or strengthen existing maintenance programs for City-maintained water, sewer and drainage facilities.~~

~~Policy 1.1.7:~~
~~The City Clerk, Public Works, and Building department shall jointly develop procedures to update facility demand and capacity information as development orders or permits are issued.~~ (MOVED TO PUBLIC FACILITIES ELEMENT)

~~**Policy 1.1.8:**~~

~~Begin construction by January 1992 to improve the sewage treatment system, according to the plans and specifications approved by the FMHA under the grant/loan program.~~

~~**Objective 1.2:**~~

~~Adopt by the statutory deadline land development regulations, which ensure the use of adopted level of service standards as a means of controlling future uses of land. Such regulations shall ensure that existing and projected needs are met through provisions, which ensure that development orders are not issued which degrade the adopted level of service.~~

~~**Policy 1.2.1:**~~

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

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

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

~~Solid Waste Facilities: 5.3 pounds per capita per 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-year, 24-hour duration level of service for closed basins as the basis for stormwater management system design for proposed new development and redevelopment projects, and for determining availability of facility capacity. Stormwater collection systems (including designs for minimum impacts to the natural water flow), transport systems, and allowable peak density rates shall meet requirements and specifications as defined in the city of Dunnellon Land Development Code. Developers will also be required to analyze the ultimate effects of stormwater disposal for all storm events, up to and including the 100-year, 24-hour duration storm event. In addition, developers will comply where applicable with the SWFWMD flood control criteria for stormwater quantity and quality [Chapters 40D-4, 40D-40, and 40C-400, F.A.C.]~~

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

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

~~Policy 1.2.2:~~

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

~~Policy 1.2.3:~~

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

~~Policy 1.2.4:~~

~~Coordinate with Marion County by June 1992 in the establishment of the Rainbow River Sewer Taxing District, so that Dunnellon may participate in the district, and connection of service to existing developed areas within the City along the river.~~(MOVED TO PUBLIC FACILITIES ELEMENT)

~~Policy 1.2.5:~~

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

~~Objective 1.3:~~

~~The City shall implement programs to correct existing wastewater treatment, potable water and drainage facility deficiencies according to the five-year schedule of capital improvements to ensure level of service standards are not lowered throughout the planning timeframe.~~

~~Policy 1.3.1:~~

~~Follow the five-year schedule of capital improvement needs for sanitary sewer, drainage and potable water facilities and services identified in this element and adopted in the Capital Improvement Element:~~

~~1. Upgrade the existing plant treatment capabilities to meet compliance with federal and state standards beginning March 1992, in order that DER permits conditions shall be met;~~

~~2. Upgrade sewer mains and extension to unsewered areas beginning FY 1992;~~

~~3. Redesign lift stations beginning FY 1993;~~

~~4. Upgrade manholes beginning FY 1997;~~

~~5. Purchase property for new well and water tower. Establish Well #4 (construct well, permitting and testing) beginning FY 1992;~~

6. Upgrade water mains to meet pressure needs for fire department beginning FY 1997;

7. Install isolation valves beginning FY 1997;

8. Purchase generator FY 1991;

9. Initiate Dunnellon Heights water assessment district FY 1991;

10. New water tank – well #4, FY 1997;

11. Complete stormwater management studies of the following areas to determine method and cost to correct drainage deficiencies:

    a. Flooding deficiencies:
       Improve drainage at Dunnellon Square 1993
       Improve drainage at Third Ave and CR 40 1993

    b. Water quality deficiencies:
       Palmetto Way outfalls 1993
       McKinney Ave outfalls 1994

    All improvements shall be designed to meet adopted level of service standards for water quality and quantity.

12. Apply for funds beginning in June 1992 to receive Southwest Florida Water Management District SWIM program funds to assist in improvements to eliminate direct discharge of untreated stormwater into Rainbow River.

Policy 1.3.2:
Through intergovernmental agreements with FDOT and the County, ensure that existing drainage structures owned and maintained by those entities perform in accordance with level of service standards. The City shall send a letter by April 1992 requesting that FDOT address the stormwater level of service programs of the outfalls for which those entities have operational responsibility.

Policy 1.3.3:
The City shall continue the ongoing application to the Farmer's Home Administration for wastewater disposal loans and grants. Other options for funding shall also be researched and implemented if feasible, including:

a. Feasibility of using CDBG program monies for infrastructure improvements during the next grant cycle;

b. Application to Farmer's Home Administration and the DER State revolving loan fund to assist in funding of sewer or water extension;

c. Technical and financial assistance from the Southwest Florida Water Management District under the Surface Water Improvement and Management program or Basin Board funding to correct the direct discharge of untreated stormwater into the Rainbow River at Palmetto Way; and

d. Establishment of the Dunnellon Heights Water Assessment District to provide water services to the Dunnellon Heights subdivision.

Policy 1.3.4:
Expansion of sewer to unsewered areas shall be based upon the need for protection of water quality of the Rainbow River and Withlacoochee River; existing waterfront lots shall be given first priority.(MOVED TO PUBLIC FACILITIES ELEMENT)

GOAL 2:
Conserve the City's potable water resources, natural aquifer recharge areas and drainage features.

Objective 2.1:
Conserve and protect potable water resources and natural aquifer recharge areas from adverse impacts through adoption of land development regulations by the statutory deadline and establishment of coordination means with federal, state and local agencies by 1992.

Policy 2.1.1:
Establish a minimum 200-foot protection buffer zone around all potable water well fields (other than individual wells serving single uses) within which new development and redevelopment shall be limited to passive recreational use;

A. All new underground storage tanks within the City shall be required to provide a double lining, consistent with DER rule 17-761, FAC. 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 DER 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 DER Rule 17-761.560, Performance Standards for Existing Hazardous Waste Storage Tank Systems.

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 DER rule 17-761.800, FAC 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 DER Rule 17-762, FAC.(MOVED TO AQUIFER PROTECTION ELEMENT)

Policy 2.1.2:
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(MOVED TO AQUIFER PROTECTION ELEMENT), F.S. 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.

Policy 2.1.3:
Through a landscape ordinance adopted by May 1, 1992, 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 TO AQUIFER PROTECTION ELEMENT)

Policy 2.1.4:
Cooperate with no-watering restrictions of the county and SWFWMD during drought conditions.

Policy 2.1.5:
No development shall be permitted by the City until the applicant has demonstrated that all proper state and federal permits have been obtained for stormwater treatment.

Policy 2.1.6:
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 30 percent pervious (porous) open space or green area, except within the historic district.(MOVED TO AQUIFER PROTECTION ELEMENT)

Policy 2.1.7:
All new development (other than in the agricultural district) shall utilize central sewer and water. Existing development shall hook up to central sewer within 90 days of availability.(MOVED TO PUBLIC FACILITIES ELEMENT)

~~Policy 2.1.8:~~

~~Ensure state laws requiring low volume plumbing fixtures for new construction are followed through building permit procedures.~~

~~Objective 2.2:~~

~~By the statutory deadline for Land Use Development Regulations, adopt procedures to ensure that existing and future land use does not adversely impact natural drainage features and functions.~~

~~Policy 2.2.1:~~

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

1. ~~All waterfront development shall use methods of stormwater treatment which filter the first one and a half inch of stormwater runoff of the site prior to direct discharge into surface waters, consistent with SWFWMD and DER rules for Outstanding Florida Waters. Through the site plan review process, development of single-family homes on existing platted lots along the river shall be required to have the lot graded in a manner to minimize runoff. Single-family lot owners shall be directed to reduce fertilizer and other pollutant runoff into the river through educational programs.~~
2. ~~Encourage the use of pervious pavement for parking lots. Require grass or pervious turf block for deferred parking areas, including overflow and seasonal parking.~~

3. ~~Enforce the impervious surface ratios for development and redevelopment listed in Policy 2.1.6.~~

4. ~~Require that new development utilize appropriate techniques during construction to minimize erosion.~~

5. ~~Require that all necessary federal, state and county permits for stormwater and surface water management are obtained prior to issuance of development orders.~~

6. ~~Water collected in agricultural drainage systems shall be routed through vegetated areas, such as field borders or grassed swales, prior to discharge to the river.~~(MOVED TO PUBLIC FACILITIES ELEMENT)

PUBLIC FACILITIES ELEMENT
WASTEWATER TREATMENT
GOALS, OBJECTIVES AND POLICIES

GOAL 1:

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

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

Objective 1.1:

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

Policy 1.1.1:

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

Policy 1.1.2:

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

Policy 1.1.3:

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

Policy 1.1.4:

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

Policy 1.1.5:

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

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

Policy 1.1.6:
The City shall apply the criteria set forth in Future Land Use Policy 6.1 in determining the timing, extent and capacity of proposed capital improvements to extend water and sewer to service additional areas within the City and within its utility service area outside of the corporate limits of the City. The City shall ensure that new service or capacity improvements shall discourage urban sprawl based on the criteria set forth in Chapter 163, Florida Statutes.

Policy 1.1.7:
The City Clerk, Public Works, and Building departments shall jointly develop procedures to update facility demand and capacity information as development orders or permits are issued.*(MOVED FROM INFRASTRUCTURE)*

Policy 1.1.8:
Implement provisions through the Land Development Regulations, which ensure that development orders are not issued which lower level of service standards below adopted standards, in conformance with the concurrency requirements adopted in the Capital Improvement Element. *(MOVED FROM INFRASTRUCTURE)*

Policy 1.1.9:
The City will continue to require necessary on-site water system improvements to be completed at the expense of the property owner.*(MOVED FROM WITHIN PUBLIC FACILITIES)*

GOAL 2:
The City of Dunnellon will secure adequate capacity for treatment and disposal of wastewater, install and maintain adequate wastewater collection and transmission facilities, take steps to conserve water, protect aquifers and ground water resources, provide greater environmental protection, and maintain sufficient services for the sanitary sewer customers.*(MOVED FROM WITHIN PUBLIC FACILITIES)*

Objective ~~1.2~~2.1:
The City of Dunnellon will eliminate existing deficiencies and hazards identified in the wastewater treatment facilities and add additional facilities and services to serve the future needs of the customers so that adopted LOS standards are maintained consistent with the City's adopted concurrency management system.

Policy ~~1.2.1~~2.1.1:

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

Policy 2.1.2:

~~**Policy 1.2.2:**~~

~~-~~

~~**Policy 1.2.3:**~~

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

Policy ~~1.2.4~~2.1.3:

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

~~**Objective 1.3:**~~

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

Policy 2.1.4:

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

Objective 2.2:

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

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

Policy ~~1.3.1~~2.2.1:
All new waterfront development shall utilize central sewer.

Policy ~~1.3.2~~2.2.2: ~~All new development (other than bonafide agricultural uses) shall utilize central sewer and water. Existing developed property shall hook up to central sewer when available.~~ *(MOVED WITHIN PUBLIC FACILITIES)*

~~**Objective 1.4:**~~
Coordinate with Marion County in the establishment of the Rainbow River Sewer Taxing District, so that Dunnellon may participate in the District, and connection of service to existing developed areas within the City along the river.*(MOVED FROM INFRASTRUCTURE)*

Policy 2.2.3:
Expansion of sewer to unsewered areas shall be based upon the need for protection of water quality of the Rainbow River and Withlacoochee River; existing waterfront lots shall be given first priority.*(MOVED FROM INFRASTRUCTURE)*

Objective 2.3:
The City of Dunnellon will minimize wastewater resulting from infiltration and inflow.

Policy ~~1.4.1~~2.3.1:
Estimates of infiltration and inflow will be made at least every five (5) years as needed. Where economically feasible, system improvements will be made to reduce these levels. Records shall be held by the Department of Public Works.

Objective ~~1.5~~2.4:
Funded with state or federal grants and low interest loans, the City of Dunnellon will expand, replace, and rehabilitate the central sanitary sewer system.

Policy ~~1.5.1~~2.4.1:
The City shall continue applying for wastewater disposal loans and grants. Other options for funding shall also be researched and implemented if feasible, including:

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

C. Technical and financial assistance from the Southwest Florida Water Management District under the Surface Water Improvement and Management program or Basin District under the Surface Water Improvement and Management program or Basin Board funding to correct the direct discharge of any untreated stormwater; and

D. Records shall be held by the Department of Public Works.

~~**Objective 1.6:**~~
~~Establish priorities for the replacement of existing facility deficiencies, the correction of existing facility deficiencies, and providing for future facility needs.~~

~~**Policy 1.6.1:**~~
~~Capital improvement projects needed for replacement or correction of existing deficiencies in the sanitary sewer service area shall be given priority over providing for future facilities needs.~~ *(MOVED WITHIN PUBLIC FACILITIES)* ~~Sanitary sewer capital improvements shall be implemented each year in order of priority. Improvements required for public health shall receive the highest priority; improvements related to providing the level of service standard shall receive the second highest priority; and operational, convenience, and other improvements shall receive the third highest priority.~~

GOAL ~~2~~3:
The City shall provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Objective ~~2.1~~3.1:
Continue to ensure satisfactory and economical solid waste service for all City residents, with an emphasis on reuse and recycling.

Policy ~~2.1.1~~3.1.1:
The City hereby establishes the following level of service standards for solid waste disposal facilities:

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

Policy 3.1.2:
Continue the intergovernmental agreement with Marion County to ensure that the City's adopted level of service standards for solid waste disposal can be met by the County landfill.

Objective ~~2.2~~3.2:
Reduce amount of solid waste disposed per capita through waste reduction strategies that include waste prevention, source reduction, reuse, and recycling.

Policy ~~2.2.1~~3.2.1:
The City shall maximize the use of solid waste facilities through implementation of a recycling program in accordance with the Solid Waste Management Act.

Objective ~~2.3~~3.3:
The City shall prohibit the siting of solid waste and hazardous waste facilities within environmentally sensitive areas to minimize the water quality impacts from solid waste and hazardous waste facilities.

Policy ~~2.3.1~~3.3.1:
The City shall develop design criteria for the siting of solid or hazardous waste disposal, treatment and transfer facilities within the City. The City may prohibit these facilities in areas shown to be in the unconfined area of the Floridan Aquifer, areas with surface waters, and areas with wetlands.

GOAL ~~3~~4:
Develop and maintain a stormwater management system that minimizes flooding, protects, preserves, and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Objective ~~3.1~~4.1:
Ensure provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality.

Policy ~~3.1.1~~4.1.1:
The City hereby establishes the following water quantity and quality level of service standards for drainage facilities:

LEVEL OF SERVICE STANDARD

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

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

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

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

Policy ~~3.1.2~~4.1.2:
The City shall require the construction of roads within new plats or replats to be arranged so that the grades of the streets shall conform as closely as possible to the original topography to prevent the interruption of natural drainage flows, including sheet flow and flow to isolated wetland systems.

Policy ~~3.1.3~~4.1.3:
Establish minimum design and construction standards for all new development, which ensures that post-development runoff rates do not exceed pre-development runoff rates, with the following minimum standards:

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

E. Require that all necessary federal, state and county permits for stormwater and surface water management are obtained prior to issuance of development orders.

F. Water collected in agricultural drainage systems shall be routed through vegetated areas, such as field borders or grassed swales, prior to discharge to the river.*(MOVED FROM INFRASTRUCTURE)*

Policy 4.1.4:

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

Policy 4.1.5:

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

Policy 4.1.6:

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

Policy 4.1.7:

The City shall seek funding sources for improvement of existing stormwater outfalls, such as stormwater utility districts, or alternative methods of reducing stormwater pollution, such as street cleaners. *(MOVED FROM CONSERVATION)*

Policy 4.1.8:

The development of any new project along the rivers shall provide a stormwater management system including retention/detention areas, swales and other devices, which filter out pollutants before the stormwater enters the river. *(MOVED FROM CONSERVATION)*

Policy 4.1.9:

Water collected in agricultural drainage systems shall be routed through vegetated buffer areas, such as field borders and grassed swales, to provide treatment consistent with SWFWMD standards. *(MOVED FROM CONSERVATION)*

Policy 4.1.10:

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

Objective ~~3.2~~4.2:
The City shall implement design guidelines for stormwater management facilities to promote dual use, protect natural features, and provide aesthetically pleasing facilities.

Policy ~~3.2.1~~4.2.1:
Stormwater facility design shall incorporate Best Management Practices, including the following features, where practicable:

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

~~**Objective 3.3:**~~
~~The City shall promote practices that minimize erosion, sedimentation, and stormwater runoff.~~

~~**Policy 3.3.1:**~~
~~The City shall require development practices that minimize land disturbance, the clearing of vegetation and the removal of topsoil. These practices shall be based on established construction best management practices, such as the use of silt fences and sediment basins to retain sediment onsite.~~

GOAL ~~4~~5:
Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective ~~4.1~~5.1:
Achieve and maintain acceptable levels of service for potable water quantity and quality consistent with the City's adopted concurrency management system.

Policy ~~4.1.1~~5.1.1:
Capital improvement projects needed for replacement or correction of existing deficiencies in the community potable water service area shall be given priority over providing for future facilities needs, *(MOVED FROM WITHIN PUBLIC FACILITIES)* if they are imminently needed to

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

Policy ~~4.1.2~~5.1.2:
The City establishes the following level of service standards for potable water:

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

~~**Objective 4.2:**~~
~~Prioritize and execute needed system improvements in a manner which protects existing investments, promotes orderly growth, and is consistent with the Capital Improvements Element and Capital Improvements Program of this Plan.~~

~~**Policy 4.2.1:**~~
~~New urban development will only occur within areas where potable water services are available concurrent with development.~~

~~**Policy 4.2.2:**~~
~~The City will continue to require necessary on-site water system improvements to be completed at the expense of the property owner.~~ *(MOVED WITHIN PUBLIC FACILITIES)*

~~**Policy 4.2.3:**~~
~~The City shall extend water service in a pattern consistent with the policies of the comprehensive plan, especially the Future Land Use Map and the Future Land Use Element, adhering to a compact urban growth area, promoting infill development and discouraging urban sprawl, as defined in Florida Administrative Code.~~

~~**Policy 4.2.4:**~~
Policy 5.1.3:
Replacement, improvement or expansion of facilities shall be coordinated with adopted level of service standards, and shall incorporate peak demand coefficients when determining capacity and demand. *(MOVED FROM INFRASTRUCTURE)*

Objective 5.2:
Implement water conservation programs and strategies.

Policy 5.2.1:

The City will require water conservation through the enforcement of the adopted Florida Building Code which requires such items as low-volume commodes, water flow restrictions for showers and spigots, and similar devices in all new construction and renovations, and will comply with the appropriate water management district water use restrictions.

Policy ~~4.2.5~~5.2.2:

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

Policy ~~4.2.6~~5.2.3:

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

Policy ~~4.2.7~~5.2.4:

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

~~**GOAL 5:**~~

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

~~**Objective 5.1:**~~

~~Land development regulations shall include siting requirements for land use which assist in the protection of groundwater aquifer recharge and protection of existing and future groundwater supplies.~~ *(MOVED TO AQUIFER PROTECTION)*

~~**Policy 5.1.1:**~~

~~Well head protection area (WHPA) requirements for current and future wells will continue to be enforced within Dunnellon. These requirements will be consistent with Marion County's WHPA requirements. These guidelines will serve to protect the City's existing wellfields from contamination. Wellhead protection areas will consist of two zones which shall be defined as:~~

~~Primary Zone - For all wells within the City meeting the above criteria, the boundary of the primary zone shall be defined by a 500 foot radius from the wellhead. This area shall be a zone of exclusion for all uses except existing uses that have current functionally related to the water supply system, open space, parks, and playgrounds. No parking areas, structures, or other impervious surfaces, other than those surfaces that are accessory to existing uses, will be allowed in this zone. The above referenced allowable uses, materials, and substances shall be consistent with Chapters 62-521, 38I-30, and 62-555.312, F.A.C.~~

~~Secondary Zone - The boundary of this zone shall be defined by a 1,000 foot radius from the wellhead. Existing wells, of any size or depth, must be currently permitted or properly abandoned, prior to the issuance of any development or demolition permit. Prohibited uses, materials and substances shall be consistent with Chapters 62-521, 38I-30, and 62-555.312, F.A.C. Within this zone, any use other than low density residential, existing non-residential use, or handling, production or storage of hazardous materials and substances shall be considered non-conforming. The following uses shall also be prohibited within this zone:~~

~~Landfills or sludge disposal sites;~~

~~Effluent spray fields;~~

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

~~Feedlots or other concentrated animal waste;~~

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

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

~~**Policy 5.1.2:**~~

~~The City shall review the Southwest Florida Water Management District's regulations regarding high aquifer recharge areas on an annual basis. Incase of changes to these regulations, amendments shall be made to the Land Development Code to reflect the new regulations set forth by the water management district.~~ *(MOVED TO AQUIFER PROTECTION)*

AQUIFER PROTECTION ELEMENT

GOAL:

Protect, maintain, and restore the Floridian Aquifer to ensure the quality and availability of potable water resources for present and future generations. *(MOVED FROM PUBLIC FACILITIES ELEMENT)*

Objective 1:

Land development regulations shall include siting requirements for land use which assist in the protection of groundwater aquifer recharge and protection of existing and future groundwater supplies. *(MOVED FROM PUBLIC FACILITIES ELEMENT)*

Policy 1.1:

Wellhead protection area (WHPA) requirements for current and future wells will continue to be enforced within Dunnellon. These requirements will be consistent with Marion County's WHPA requirements. These guidelines will serve to protect the City's existing wellfields from contamination. Wellhead protection areas will consist of two zones which shall be defined as:

A. Primary Zone - For all wells within the City meeting the above criteria, the boundary of the primary zone shall be defined by a 500 foot radius from the wellhead. This area shall be a zone of exclusion for all uses except existing uses that functionally related to the water supply system, open space, parks, and playgrounds. No parking areas, structures, or other impervious surfaces, other than those surfaces that are accessory to existing uses, will be allowed in this zone. The above referenced allowable uses, materials, and substances shall be consistent with Chapters 62-521, 38I-30, and 62-555.312, F.A.C.

B. Secondary Zone - The boundary of this zone shall be defined by a 1,000 foot radius from the wellhead. Existing wells, of any size or depth, must be currently permitted or properly abandoned, prior to the issuance of any development or demolition permit. Prohibited uses, materials and substances shall be consistent with Chapters 62-521, 38I-30, and 62-555.312, F.A.C. Within this zone, any use other than low density residential, existing non-residential use, or handling, production or storage of hazardous materials and substances shall be considered non-conforming. The following uses shall also be prohibited within this zone:

1. Landfills or sludge disposal sites;
2. Effluent spray fields;
3. Discharge to ground water through manmade conduits, except for septic tanks and stormwater treatment facilities;
4. Feedlots or other concentrated animal waste;

5. Stormwater facilities where recharge occurs into a potable water aquifer; and

All uses specified in the Comprehensive Plan - Future Land Use Element. *(MOVED FROM PUBLIC FACILITIES ELEMENT)*

Policy 1.2:

The City shall review the Southwest Florida Water Management District's regulations regarding high aquifer recharge areas on an annual basis. In case of changes to these regulations, amendments shall be made to the Land Development Code to reflect the new regulations set forth by the water management district. *(MOVED FROM PUBLIC FACILITIES ELEMENT)*

Objective 2:

Implement water quality protection strategies for the two springsheds that exist in Dunnellon.

Policy 2.1:

The City will prohibit the sale and use of fast release pesticides within city limits.

Policy 2.2:

The City shall provide funding for programs which assist in educating residents about proper use of fertilizers and irrigation practices

Policy 2.3:

The City will incorporate the principles of the Florida Yards and Neighborhoods Program into local landscaping ordinances.

Objective 3:

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

Policy 3.1:

The City will promote water conservation through the enforcement of the adopted Florida Building Code which requires such items as low-volume commodes, water flow restrictions for showers and spigots, and similar devices in all new construction and renovations, and will comply with the appropriate water management district water use restrictions. *(MOVED FROM PUBLIC FACILITIES ELEMENT)*

Policy 3.2:

Use of the lowest quality water available for appropriate uses, through water storage systems (i.e. rain barrels) and gray (reclaimed) water supply facilities. *(MOVED FROM PUBLIC FACILITIES ELEMENT)*

Policy 3.3:
The City shall require compliance with the Southwest Florida Water Management District regarding irrigation practices and other water restrictions measures. *(MOVED FROM PUBLIC FACILITIES ELEMENT)*

Policy 3.4:
Participate in water conservation and protection program of the Southwest Florida Water Management District. *(MOVED FROM CONSERVATION ELEMENT)*

Policy 3.5:
Encourage the use of native vegetation in landscaping, which reduces irrigations needs. *(MOVED FROM CONSERVATION ELEMENT)*

Policy 3.6:
Coordinate with the Southwest Florida Water Management District to ensure the City and its residents comply with the requirements for water conservation during times of water shortage. *(MOVED FROM CONSERVATION ELEMENT)*

Policy 3.7:
Maintain a water conservation program which includes: progressive rate structures; leak detection and remediation programs; and educational programs. *(MOVED FROM CONSERVATION ELEMENT)*

Policy 3.8:
Coordinate with the Southwest Florida Water Management District in development of organized procedures to be followed during emergency water supply interruptions.*(MOVED FROM CONSERVATION ELEMENT)*

Policy 3.9:
Enforce state laws requiring low volume plumbing fixtures for new construction through building permit procedures.*(MOVED FROM CONSERVATION ELEMENT)*

Policy 3.10:
Participate in water conservation and protection programs of the SWFWMD, and seek assistance in the development of a water shortage plan, which establishes preparations for emergency water supply interruptions. Develop mechanisms to ensure appropriate procedures are followed during district-declared and local emergency water supply interruptions, as required by Chapter 373.609, Florida Statutes by establishing chain-of-command communication between the Southwest Florida Water Management District, the city clerk, public utilities director, plant

operators, newspapers, law enforcement and local citizens. Information on water shortage and conservation programs shall be disseminated through the monthly billing statement. *(MOVED FROM INFRASTRUCTURE ELEMENT)*

Objective 4:
Limit the use of impervious surfaces to increase land availability for aquifer recharge.

Policy 4.1:
Design of parking lots, sidewalks, buildings, and other impervious surfaces shall minimize connections between impervious surfaces through the following techniques. Not all techniques may be required to accomplish the requirement to minimize connections:

A. Directing flows from roof drains to vegetated areas or to rain barrels or cisterns for reuse of the water;
B. Directing flows from paved areas to vegetated areas;
C. Locating impervious surfaces so that they drain to vegetated buffers or natural areas; and
D. Breaking up flow directions from large paved surfaces. *(MOVED FROM FUTURE LAND USE ELEMENT)*

Policy 4.2:
Porous pavement materials, such as pervious concrete, pervious asphalt, or other pervious or porous materials shall be used to minimize the amount of impervious surface within all development. *(MOVED FROM FUTURE LAND USE ELEMENT)*

Policy 4.3:
Implement innovative site design techniques, which protect the aquifer and maintain aquifer recharge capabilities, such as cluster development, pervious pavement, green development, water and energy efficient development, and open space requirements. *(MOVED FROM CONSERVATION ELEMENT)*

Policy 4.4:
Require that at least 40 percent of all landscaping plans use native or drought-tolerant vegetation and other xeriscape practices in landscaping, which requires minimum watering. *(MOVED FROM INFRASTRUCTURE ELEMENT)*

Objective 5:
Provide for the management of hazardous waste in order to protect environmental quality, potable water supplies, and health, safety, and welfare of Dunnellon's population, through implementation of monitoring and other programs upon adoption of the plan, and through

policies for siting of new land uses involving hazardous waste.*(MOVED FROM CONSERVATION ELEMENT)*

Policy 5.1:
The City shall cooperate with any state, federal, or local programs concerning hazardous waste.*(MOVED FROM CONSERVATION ELEMENT)*

Policy 5.2:
Prior to any activity that stores, uses or produces hazardous waste, the responsible party shall:

A. Develop an emergency response system addressing accidents involving hazardous waste.
B. Ensure that location of the site will not degrade quality of groundwater or surface water or other natural resources.
C. Ensure DEP standards for transfer, handling, and storage of hazardous waste are implemented by undergoing review and approval under the Marion County Storage Tank Program.
D. Coordinate with State, Regional and County officials to demonstrate that compliance with the above requirements will satisfy all regulations and policies.*(MOVED FROM CONSERVATION ELEMENT)*

Policy 5.3:
Promote the collection and recycling of hazardous wastes by providing public information and programs such as Amnesty Days and the locations of approved recyclers.*(MOVED FROM CONSERVATION ELEMENT)*

Policy 5.4:

A. All new underground storage tanks within the City shall be required to provide a double lining, consistent with DEP rules. All land use requests for installation of underground storage tanks shall not be issued development orders until approved by the Marion County Underground Storage Tank Program to ensure consistency with DEP rules.
B. All existing underground storage tanks within the City shall be inspected annually in accordance with the Marion County Underground Storage Tank Program. Existing hazardous substance storage tank systems shall be required to meet performance standards of DEP Rules.
C. Prior to permitting of demolition or redevelopment of land uses which contain underground storage tanks, the developer shall be required to submit closure plans consistent with DEP Rules, to the Marion County Underground Storage Tank Program officials for prior approval.

D. Should the City police, fire department, public works personnel or other staff become aware of any spills throughout the City, the Public Works Director shall report the information within 24 hours to the Marion County Underground Storage Tank Program and request assistance under the program towards enforcement of cleanup procedures.

E. Above ground storage tanks systems shall meet the standards of DEP Rules. *(MOVED FROM INFRASTRUCTURE ELEMENT)*

Policy 5.5:

Owners of existing underground storage tanks within 1000-foot radius of any public potable water well shall monitor groundwater quality and report quarterly to the City. Any tank found to be leaking shall be required to report within 24 hours to the Marion County Storage Tank Program. *(MOVED FROM CONSERVATION ELEMENT)*

Policy 5.6:

The City shall verify that adequate potable water supplies are available, consistent with adopted level of service standards, prior to issuing development orders.*(MOVED FROM CONSERVATION ELEMENT)*

Policy 5.7:

Coordinate with SWFWMD in the protection of aquifer recharge areas after such information on prime recharge areas is made available. As soon as such information becomes available, the City shall amend the comprehensive plan to protect prime recharge areas. As an interim measure, the following impervious surface ratios shall apply to new development and redevelopment: all new subdivisions and nonresidential development shall provide a minimum of 35 percent pervious (porous) open space or green area, except within the historic district.*(MOVED FROM INFRASTRUCTURE ELEMENT)*

CONSERVATION ELEMENT
GOALS, OBJECTIVES AND POLICIES

GOAL

To manage, conserve and protect Dunnellon's natural resources through a balance of man's activities with sound environmental practices.

AIR QUALITY

Objective 1:

The City of Dunnellon currently enjoys good ambient air quality. However, the City recognizes air quality may be negatively affected by future land uses. Therefore, it is the City-'s objective to maintain existing high standards of ambient air quality within the planning timeframe.

Policy 1.1:

All proposed commercial development which may impact air quality shall undergo the site plan review process, where the following standards shall be enforced:

A. :—Any proposed industrial uses will be located in areas deemed to have the least impact on air quality standards.

B. :—The applicant shall include documentation that ambient air quality in the City will not be lowered.

C. The applicant shall use adequate landscaping to promote air quality and effectively reduce noise and view impacts to adjacent property.

Policy 1.2:

The City shall promote the use of alternative modes of transportation where economically feasible, including bicycle paths and walking trails.

Policy 1.3:

The City shall cooperate with any local, state, or federal agency programs, which monitor or otherwise contribute to maintenance of air quality.

SURFACE WATER QUALITY

Objective 2:

The Rainbow River and Withlacoochee River are irreplaceable recreational and aesthetic resources to the City. The City shall ensure that existing and future land uses do not contribute to a decrease in surface water quality, through enforcement of the following policies and through

requirements for development and density limitations according to provision of central sewer facilities and criteria for site plan review.

Policy 2.1:

The surface waters of the City, including lakes, rivers and wetlands, shall be designated conservation areas. The following requirements shall apply to property along rivers, navigable coves, and abutting wetlands:

A. ~~:~~ All waterfront development shall use methods of stormwater treatment which filter stormwater prior to direct discharge into surface waters, consistent with SWFWMD and DEP rules for Outstanding Florida Waters.

B. ~~:~~ Minimum setbacks of not less than 150 feet from the ordinary high water line of rivers, navigable coves, and abutting wetlands shall be established for all development along the river. This area shall be known as the river corridor protection area.

C. ~~:~~ All development permits shall be conditioned upon an applicant obtaining all necessary state and federal permits before commencement of the development.

D. ~~:~~ No dredging or filling will be allowed in wetlands, except where prohibition would deny all reasonable use of the property; in such cases, activities meeting this standard shall replace wetlands by type, form and function according to the standard imposed by the state or federal agency.

E. ~~:~~ For existing and new development, clearing of shoreline and wetland vegetation within 150 feet of the ordinary high water shall be limited to that required to provide access to the shoreline; in no case shall clearing exceed 10 percent of the total shoreline of each property.

F. The removal of healthy, non-nuisance trees shall be in accordance with the tree ordinance.

G. ~~:~~ No hazardous, toxic, chemical, petroleum, nuclear waste, or liquid sludge shall be discharged into lakes or wetlands. No bulk hazardous wastes including septic tank effluent or liquid sludge shall be stored within 1,000 feet of the rivers' edge (ordinary high water), except those that obtain appropriate permits by DEP.

H. ~~:~~ The construction of new boat ramps along the rivers shall be designed to direct runoff away from the river.

I. ~~:~~ Any development adjacent to surface waters shall incorporate Best Management Practices (BMP) for stormwater treatment and for any permissible application of fertilizers and pesticides.

Policy 2.2:

Minimum setbacks of not less than 50 feet from water bodies and wetlands outside of the river corridor protection area shall be required for all development.

~~**Policy 2.3:** Future improvements or widening of the City's roadways and drainage structures will include retrofitting for stormwater treatment.~~*(MOVED TO PUBLIC FACILITIES ELEMENT)* ~~[This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]~~

Policy 2.3:

~~**Policy 2.4:** The City shall seek funding sources for improvement of existing stormwater outfalls, such as stormwater utility districts, or alternative methods of reducing stormwater pollution, such as street cleaners.~~*(MOVED TO PUBLIC FACILITIES ELEMENT)* ~~[This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]~~

~~**Policy 2.5:**~~

The City shall coordinate with the Southwest Florida Water Management District Surface Water Management and Improvement Program (SWIM) program regarding continuing measures or funding sources available for preservation of the Rainbow River.

~~**Policy 2.6:** The development of any new project along the rivers shall provide a stormwater management system including retention/detention areas, swales and other devices, which filter out pollutants before the stormwater enters the river.~~*(MOVED TO PUBLIC FACILITIES ELEMENT)* ~~[This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]~~

Policy 2.4:

~~**Policy 2.7:** Water collected in agricultural drainage systems shall be routed through vegetated buffer areas, such as field borders and grassed swales, to provide treatment consistent with SWFWMD standards.~~*(MOVED TO PUBLIC FACILITIES ELEMENT)* ~~[This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]~~

~~**Policy 2.8:**~~

The City shall prohibit the sale and use of fast-release fertilizers within the City limits.

~~**Policy 2.9** Redevelopment plans shall include site design providing for stormwater treatment on-site.~~*(MOVED TO PUBLIC FACILITIES ELEMENT)* ~~[This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]~~

Policy 2.5:

~~**Policy 2.10:** The City shall coordinate with Federal, State and local enforcement agencies to effectively enforce established regulations. [This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]~~

~~**Policy 2.11:**~~
The City shall prohibit any commercial water withdrawal or diversion of the Rainbow River~~,~~ and the Withlacoochee River.

Objective 3:
The City of Dunnellon is enrolled in the Federal Emergency Management Agency Flood Insurance Program, which designates areas where flooding may incur hazards to public safety and property. In order to reduce such hazards, the City shall continue to enforce its existing floodplain management ordinance, and, to ensure the optimum level of enforcement of the ordinance, maintain mandatory site plan review criteria and additional requirements for development within the floodplain.

Policy 3.1:
All proposed development in the flood plain shall provide compensatory storage of floodwater to ensure other areas do not become flood-prone.

Policy 3.2:
Development meeting the criteria in Policy 3.1 shall be permitted if the finished elevation of first floor construction is at least one (1) foot above the 100-year flood elevation.

Policy 3.3:
Criteria for development in the floodplain shall include the use of anchoring to prevent flotation, use of piers and breakaway walls, protection of water quality and habitat functions of the floodplain, and other criteria deemed necessary by the City to protect public health and safety. Septic tanks shall be prohibited in the 100-year floodplain.

LAND RESOURCES

Objective 4:
At this time, there are no areas within the City considered suitable for extraction of minerals. However, it is the City's objective to conserve, protect and appropriately use mineral resources within the City, through enforcement of the following policy:

Policy 4.1:
No mining activities will be allowed within City limits.

Objective 5:
The soils of Dunnellon are subject to erosion problems; areas undergoing development activity are especially prone to wind erosion. It is the City's objective to protect soils through incorporation of the following requirements and criteria for site plan review.

Policy 5.1:
The City shall require that "Best Management Practices" be followed during development activities:

A. ~~:~~ Use of hay bales or other effective means to prevent erosion on areas of steep slope shall be required.
B. ~~:~~ Shorelines and wetlands shall be protected with filter berms or fabric screens, as appropriate to prevent siltation into water bodies and wetlands;
C. ~~:~~ All site preparation and landscaping, as shown on the site plan if required for new development, shall be completed prior to certificate of occupancy.
D. ~~:~~ Other best management practices may be required by the City where needed to reduce or eliminate erosion.

Policy 5.2:
All landscaping within 150 feet of the ordinary high water line of the rivers shall be native and / or naturalized that ensures the stabilization of soils. The planting of species listed on the Florida Exotic Pest Plant Council's *Invasive Plant List* is prohibited.

Policy 5.3:
Stabilization of banks shall be accomplished by planting of native and / or naturalized vegetation or use of riprap, and not by seawalls; construction of new seawalls is prohibited.

Policy 5.4:
Existing seawalls requiring maintenance and repair shall be faced with riprap for stabilization and prevention of undercutting and erosion.

Policy 5.5:
The City shall require the use of best agricultural practices on agricultural land to minimize erosion and ensure compatibility with protection of natural systems according to the requirements of the applicable permitting authority.

Policy 5.6:
The City shall seek the assistance from the Southwest Florida Water Management District SWIM program and Marion County to remediate erosion problems at the CR 484 bridge tubing and canoe pickup site.

FLORAL AND FAUNAL RESOURCES

Objective 6:
Manage, conserve, and protect all natural communities and wildlife, especially species designated of special status by the Florida Fish and Wildlife Conservation Commission, Florida Department of Agriculture and Consumer Services, and U.S. Fish and Wildlife Service, through the following requirements and site plan review process.

Policy 6.1:
Require innovative techniques for new development to protect wildlife species, through site design methods which direct development away from wildlife, such as buffering, cluster housing, and other methods.

Policy 6.2:
Provide incentives for the establishment of conservation easements and preservation areas for new development of private and public lands containing endangered, threatened or species of special concern on-site.

Policy 6.3:
Coordinate with Federal, State and local agencies in enforcement of regulations that pertain to endangered, threatened and species of special concern.

Policy 6.4:
Ensure that development design mitigates any negative impacts through management plans which include Best Management Practices. The City shall seek assistance, as appropriate, from the Florida Fish and Wildlife Conservation Commission prior to approval of new development in areas known to be inhabited by endangered or threatened species.

Policy 6.5:
Enforce regulations, which restrict disturbance of wetlands by development activity; including requiring setbacks, prohibiting dredge and fill, requiring mitigation at the rate of two (2) acres of wetlands for each one (1) acre of disturbed wetlands, unless a more strict standard is imposed by a state or federal agency, and limiting vegetation clearing.

Policy 6.6:
Encourage use of native and / or naturalized species for landscaping of new development, while prohibiting planting of invasive or aggressive exotic vegetation, including Brazilian pepper, melaleuca, ear tree, and Australian pine.

Policy 6.7:
Enforce the tree protection ordinance, for the protection of native species, and elimination of undesirable, aggressive exotics.

Policy 6.8:
Implement and enforce policies in the Future Land Use Element, which limit density and intensity of development of areas, designated for conservation on the Future Land Use Map.

A. ~~6.8.1~~ Non-jurisdictional uplands, as determined by SWFWMD, FDEP, or USACOE, shall be investigated for the possibility of plant and animal species of special concern through the databases of the Florida Fish and Wildlife Conservation Commission and the Florida Natural Areas Inventory. Should either of these data banks show a probability of listed species, the property should be ground-truthed. If evidence of listed species is found, the City shall consider an amendment to the Future Land Use Map to designate the area as "conservation" land use. A wildlife management plan consistent with Policies 6.3 and 6.4 shall be implemented.

Policy 6.9:
Cypress trees shall be protected and subject to removal only in extenuating circumstances which are enumerated and regulated by City ordinances.

Policy 6.10:
The City shall coordinate with Federal, State and local programs for the protection of the most vulnerable ecological communities, including acquisition through state and federal programs.

Policy 6.11:
Development projects directly adjacent to the Rainbow and Withlacoochee Rivers shall be required to provide an inventory of endangered or threatened animal species and measures to mitigate adverse impacts.

Policy 6.12:
The City shall maintain coordination with all agencies having natural resource management plans, including the Department of Environmental Protection (which has jurisdiction over the Rainbow River Aquatic Preserve and Outstanding Florida Waters) and Florida Freshwater Fish and Game Commission (which has jurisdiction over fisheries and endangered species), and Southwest Florida Water Management District which has nominated the Rainbow River to the Surface Water Improvement and Management Program.

Policy 6.13:
The City shall coordinate with Marion County, Citrus County, the Department of Community Affairs, and the Withlacoochee Regional Planning Council regarding any resource management plans initiated by those agencies.

Policy 6.14:
The City shall adopt land development regulations to provide development standards for protection of sandhill habitat.

GROUNDWATER AND POTABLE WATER RESOURCES

Objective 7:
~~Provide for the management of hazardous waste in order to protect environmental quality, potable water supplies, and health, safety, and welfare of Dunnellon's population, through implementation of monitoring and other programs upon adoption of the plan, and through policies for siting of new land uses involving hazardous waste.~~ *(MOVED TO AQUIFER PROTECTION ELEMENT)*

~~**Policy 7.1:** The City shall cooperate with any state, federal, or local programs concerning hazardous waste.~~ *(MOVED TO AQUIFER PROTECTION ELEMENT)*

~~**Policy 7.2:** Prior to any activity that stores, uses or produces hazardous waste, the responsible party shall:~~

~~: Develop an emergency response system addressing accidents involving hazardous waste.~~

~~: Ensure that location of the site will not degrade quality of groundwater or surface water or other natural resources.~~

~~: Ensure DEP standards for transfer, handling, and storage of hazardous waste are implemented by undergoing review and approval under the Marion County Storage Tank Program.~~

~~: Coordinate with State, Regional and County officials to demonstrate that compliance with the above requirements will satisfy all regulations and policies.~~ *(MOVED TO AQUIFER PROTECTION ELEMENT)*

~~**Policy 7.3:** Promote the collection and recycling of hazardous wastes by providing public information and programs such as Amnesty Days and the locations of approved recyclers.~~ *(MOVED TO AQUIFER PROTECTION ELEMENT)*

~~**Objective 8:**~~
~~To conserve and protect potable water resources and natural aquifer recharge areas from adverse impacts.~~

~~**Policy 8.1:** The City shall continue to research the feasibility of reuse of water, including spray irrigation and graywater, for new public and private sewage treatment facilities and stormwater facilities. Where such uses are economically viable, physically feasible, and have the least environmental impact they shall be required.~~*(MOVED TO PUBLIC FACILITIES ELEMENT)* ~~[This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]~~

~~**Policy 8.2:** In order to protect present and future water supplies, the City shall strictly control the types of new development within a 200-foot radius to potable water wells (This does not apply to nonpotable wells or individual wells serving a single family residence). In addition, all development shall comply with the Marion County Storage Tank Program. [This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]~~

~~**Policy 8.3:** Owners of existing underground storage tanks within 1000-foot radius of any public potable water well shall monitor groundwater quality and report quarterly to the City. Any tank found to be leaking shall be required to report within 24 hours to the Marion County Storage Tank Program.~~*(MOVED TO AQUIFER PROTECTION ELEMENT)* ~~[This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]~~

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

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

~~**Policy 8.6:** Coordinate with the Southwest Florida Water Management District to ensure the City and its residents comply with the requirements for water conservation during times of water shortage.~~*(MOVED TO AQUIFER PROTECTION ELEMENT)* ~~[This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]~~

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

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

~~**Policy 8.9:** Implement innovative site design techniques, which protect the aquifer and maintain aquifer recharge capabilities, such as cluster development, pervious pavement, green development, water and energy efficient development, and open space requirements.~~ *(MOVED TO AQUIFER PROTECTION ELEMENT)*

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

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

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

~~**Objective 9:**~~
Protect, maintain, and restore water quality and quantity within the springsheds of the Rainbow Springs and Kings Bay Group in order to maintain and protect environmental, economic, recreational, and natural functions of springs as fragile resources necessary for sustaining the quality of life.

Policy 7.1:
~~**Policy 9.1:**~~ In order to minimize the contribution of nitrates to groundwater with its resultant effects on increased growth of vegetation in the spring and river and loss of water clarity, and to foster long-term stewardship of springs, the City shall adopt special design standards and best management practices (BMPs) as appropriate to City needs and characteristics for all development located within the City of Dunnellon.

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

TABLE ~~9.1.1~~ 7.1.1 Setback Standards from Specific Features.

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

1. The minimum setbacks set forth in this Policy and in Policy 2.1.B ~~[*Reference to Policy 2.1.B is a scrivener error and is intended to reference Policy 2.1.2.*]~~ for lots of record recorded on or before October 27, 2008, shall be 25 feet or other setback set forth in any deed restriction or on any plat; provided, however, that the setback shall prevent erosion, trap the sediment in runoff, and filter out nutrients.

a. The setback from springs and spring runs shall be measured from the ordinary high water line.

b. Where a lot of record is too small to accommodate development in compliance with the setbacks set forth in Table ~~9.1.1~~7.1.1, an allowable use may be established provided that it complies with the river corridor protection standards established by the city. Standards established by the City shall incorporate the following principles:

- The building and associated paved areas are located the maximum distance possible from the features listed in Table ~~9.1.1~~7.1.1.
- A swale and berm are located between the development and the spring, spring run, or river, and
- The swale and berm are designed to direct drainage away from the feature.

B. ~~:~~ The City shall consider and adopt as appropriate regulations to minimize potential adverse impacts of development on environmentally sensitive lands. Development applications that may impact karst features will be required to provide geophysical analysis with at least the following information: the characteristics of on-site soils, locations of geologic features including sinkholes, depressions, and swallets; depth of the water table; location of the Florida Aquifer relative to ground surface and thickness and extent of the bedrock or other confining layers over the aquifer.

C. ~~:~~ Where a geophysical analysis confirms a direct connection to the aquifer, a comparative nitrate loading analysis shall be prepared by a licensed professional geologist using professionally acceptable methodology based on the designation on the Future Land Use Map at the time of proposed development, considering the maximum intensity possible under the proposed land use designation. The analysis must demonstrate that there is no significant and measurable net increase in nitrate loading to groundwater. The analysis shall also demonstrate that there will be no stormwater discharge into any sinkholes.

Policy ~~9.2~~7.2:

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

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

B. ~~:~~ Native, Florida friendly or naturalized species shall be used in all landscape areas in order to avoid or minimize the use of irrigation and fertilizers.

C. ~~:~~ The land area within the required setback set forth in Table ~~9.1~~ 7.1.1 is designated as a buffer and all native vegetation shall be retained, except for minimal removal necessary to provide for pedestrian paths or boardwalks. Paths and boardwalks shall not exceed four (4) feet in width except where required for compliance with the Americans with Disabilities Act and shall not be paved.

D. ~~:~~ All landscaping for development in the City shall conform to the best management practices as stated in the *Guidelines for Model Ordinance Language for Protection of Water Quality and Quantity Using Florida Friendly Lawns and Landscapes.* (Florida Department of Environmental Protection and University of Florida, September 2, 2003.)

E. ~~:~~ The City shall establish guidelines for managing existing and future lawns and landscapes at all City facilities using the educational guidelines contained in the University of Florida Extension's Florida Yards and Neighborhoods Program, Environmental Landscape Management (ELM) principles and Best Management Practices. Such guidelines shall include practices that are designed to reduce nitrate infiltration into ground and surface water.

Policy ~~9.3~~7.3:

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

Policy 7.4:

Protect groundwater recharge areas and wellhead protection areas as specified in the Aquifer Protection Element.

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 evelopment 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.

INTERGOVERNMENTAL COORDINATION ELEMENT
GOALS, OBJECTIVES AND POLICIES

GOAL

To establish processes which respond to the needs for coordination among City, local, regional, state and federal governments and private entities resulting from the implementation of Dunnellon's comprehensive plan and any incompatible goals, objectives and policies proposed in other local, regional or state plans.

Objective 1:

Coordinate with the Marion County School Board and other units of local government that provide services within the City limits, but do not have regulatory authority over the use of the land.

Policy 1.1:

The City shall maintain communication with state and regional agencies, including the Department of Environmental Protection, Florida Fish and Wildlife Commission, regional planning agencies, and Southwest Florida Water Management District, in order to remain informed of any resource management plans which may be initiated by those agencies.

Policy 1.2:

The City shall initiate an annual meeting to coordinate with state agencies, including the Department of Environmental Protection, in the management of the Rainbow Springs Aquatic Preserve and protection of the springshed.

Policy 1.3:

The City shall maintain compliance with interlocal agreements with the Office of Greenways and Trails for the use of lands for recreation and wastewater disposal.

Policy 1.4:

The City shall coordinate with other governments, organizations, and the public to plan for recreation, including regional recreation facilities, recreation programs, and joint use of facilities.

Policy 1.5:

The City shall coordinate development proposals that include additional residential densities with Marion County and the Marion County School Board to resolve potential conflicts between the governmental entities that provide services and facilities.

Policy 1.6:
When conflict between the City and adjacent jurisdictions arise over land use issues, provision of level of service facilities, or other comprehensive plan issues, and that cannot be resolved through normal negotiations, the City shall use the ~~Withlacoochee~~ North Florida Regional Planning Council's informal dispute resolution process.

Policy 1.7:
~~**Policy 1.7:**~~ The City Council designee shall coordinate with Marion County, FDOT and the Transportation Planning Organization to ensure that impacts of future expansion of the Dunnellon Airport are coordinated with the City's Future Land Use and Traffic Circulation Elements.

Policy 1.8:
The City shall work with other permitting agencies in order to receive early notice of permit applications for properties located within the City limits.

Objective 2:
Coordinate the impacts of development proposed in the City's Comprehensive Plan upon development in Marion and Citrus Counties, the region, and the state.

Policy 2.1:
~~**Policy 2.1:**~~ The City shall provide information on amendments to its adopted Future Land Use Map to Marion County, ~~Withlacoochee~~ North Florida Regional Planning Council~~,~~ and ~~to~~ Citrus County to aid those governments in review of proposed developments for potential incompatibilities with the City's plan.

Policy 2.2:
The City shall provide comments to the ~~Withlacoochee~~ North Florida Regional Planning Council during the review of any proposed Development of Regional Impact project which may impact the City.

Policy 2.3:
The City shall provide enforcement agencies with written copies of any changes to City regulations that pertain to the Withlacoochee and Rainbow Rivers. The agencies shall include, but are not limited to, the U.S. Coast Guard, Marion County Sheriff's Office, Florida Fish and Wildlife Commission, Florida Marine Patrol and U.S. Army Corps of Engineers,

Policy 2.4:
The City shall maintain communication with the Southwest Florida Water Management District regarding the SWIM program for the Rainbow River.

Policy 2.5:
The City shall initiate quarterly meetings with Marion County and Citrus County officials and staff to discuss proposed land development activity adjacent to the City limits.

Policy 2.6:
The City shall initiate quarterly meetings with Marion, Citrus, and Levy Counties to discuss the impacts of regionally significant issues, such as Developments of Regional Impact, or other projects that impact Dunnellon's roads and natural resources.

Objective 3:
Maintain effective communication strategies between the City, Marion County, the Marion County School Board, and other governmental entities having operational and maintenance responsibilities for public facilities ~~subject to~~ within or in proximity to the City or level of service ~~standards and ensure coordination with the Future Land Use Element~~planning targets.

Policy 3.1:
Provide written notification to Marion County for problems or issues associated with public facilities or structures within the City that are maintained by the County, and cooperate in the establishment of a program or programs to correct problems.

Policy 3.2:
The City shall maintain an interlocal agreement with Marion County to ensure availability of adequate capacity in the County landfill for use by the City.

Policy 3.3:
The City shall provide an annual report to Marion County estimating the City's service area population and the anticipated tonnage of solid waste to be disposed.

Policy 3.4:
The City shall rely on written communications with FDOT and representation on the Ocala-Marion County Transportation Planning Organization (TPO) to ensure that scheduled transportation improvements are consistent with the development plans of the City, and to ensure that the City is aware of any transportation improvements proposed by those entities.

Policy 3.5:
The City shall maintain representation on the Transportation Planning Organization for purposes of coordinating future transportation needs and land use plans.

Policy 3.6:
The City shall review Marion County and Citrus County comprehensive plans and plan amendments to ensure that future development does not result in a lowering in the level of service of the roadways within the City.

Policy 3.7:
The City shall participate with Marion, Citrus, and Levy Counties to plan for the location and extension of public facilities that are subject to concurrency, for siting facilities that have countywide significance, and for siting problematic land uses.

Policy 3.8:
The City of Dunnellon shall coordinate with Marion County to either execute an interlocal agreement or establish a joint airport zoning board pursuant to the requirements of Section 333.03(1)(b), Florida Statutes (2016), by January 1, 2017.

Objective 4:
The City shall coordinate annexation issues and future land use designations on lands adjacent to the Dunnellon City limits with Marion County to ~~prevent~~ discourage urban sprawl outside City boundaries and to resolve potential conflicts on issues regarding the use of land, springshed protection, and the provision of public services and facilities.

Policy 4.1:
The City shall propose ~~a~~ joint planning ~~agreement~~ agreements with Marion County, Citrus County and Levy County for lands lying beyond the City limits to coordinate impacts on public facilities and to ~~prevent~~ discourage urban sprawl ~~and leapfrog development patterns~~.

~~**Policy 4.2:** The City shall propose a joint planning agreement with Citrus County for lands lying beyond the City limits to coordinate impacts on public facilities and to prevent urban sprawl and leapfrog development patterns.~~

~~**Policy 4.3:** The City shall propose a joint planning agreement with Levy County to coordinate impacts of development on public facilities and to prevent urban sprawl and leapfrog development patterns.~~

Policy 4.2:
~~**Policy 4.4:**~~
The City may propose joint planning agreements for annexation that shall be coordinated with the appropriate jurisdictions.

Policy 4.3: ~~**Policy 4.5:**~~
The City shall pursue a joint planning agreement with Marion County to ensure a consistent approach to springs, springshed, and aquifer protection.

Policy 4.4: ~~**Policy 4.6:**~~
The joint spring's protection agreement shall specify responsibilities for land development regulation, stormwater management, wastewater management, and other matters that impact the springs and springshed. The agreement shall contain joint strategies to be implemented by each local government within the springshed.

Policy 4.5: ~~**Policy 4.7:**~~
Each joint planning agreement shall: 1) designate a specific area for the agreement; 2) outline procedures for joint City and County actions; 3) identify procedures for administration of land development regulations; and, 4) determine the representation on any joint body created as a result of a joint planning agreement.

Objective 5:
Ensure establishment and coordination of the City's adopted plan with the plans of Marion County, other municipalities within the County, and the Marion County School Board through joint processes for collaborative planning and decision-making.

Policy 5.1:
The City shall ensure intergovernmental coordination with the Marion County School Board for the location of educational facilities within the City limits, including:

A. The City shall notify the School Board, within 45 days of receipt of written notice, as to the consistency of the acquisition or leasing of property to be used for new public education facilities with the Dunnellon Comprehensive Plan,
B. The City shall determine the consistency of any educational capital improvement within the City with the Dunnellon Comprehensive Plan.
C. The City shall provide notification to the School Board of dates and agendas of Planning Commission and City Council meetings on those plan amendments that have the potential to increase residential units or densities.

Policy 5.2:
The City shall participate with the Marion County School Board, Marion County and ~~the~~ other municipalities to develop coordinated population projections and for planning the location of public school facilities.

Policy 5.3:
~~**Policy 5.3:**~~ The City shall maintain communications with the Marion County School Board to ensure the provision of land and infrastructure for future school expansion or new construction proposed within the City limits or within the City's water and sewer utility service area.

Policy 5.4:
Coordinate the use of existing and proposed school board facilities, as appropriate, with the implementation of the recreation and open space element of this plan.

Objective 6:
Ensure coordination between the City, Marion County, other county municipalities, and the Marion County School Board to establish concurrency requirements for public school facilities.

Policy 6.1:
Participate in the development and maintenance concurrency requirements for public school facilities.

Policy 6.2:
Develop, adopt, and maintain a Public School Facilities Element consistent with the plans of Marion County and the Marion County School Board.

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 ¾ inch of depth over the entire site or the runoff from the first 1 ½ 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 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.

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 ($)
SANITARY SEWER FACILITIES		
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		
DRAINAGE FACILITIES		
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 ($)
POTABLE WATER FACILITIES		
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
TOTAL POTABLE WATER FACILITY IMPROVEMENTS		
RECREATION FACILITIES		
1. Improve City beach (additional drainage and parking)	1995 GF	150,000
2. Recreational complex (bicycle/jogging trails)	1997 GF	5,000
TOTAL RECREATION FACILITY IMPROVEMENTS		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~~.~~.

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.

~~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:~~

~~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

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

Improvements Element.

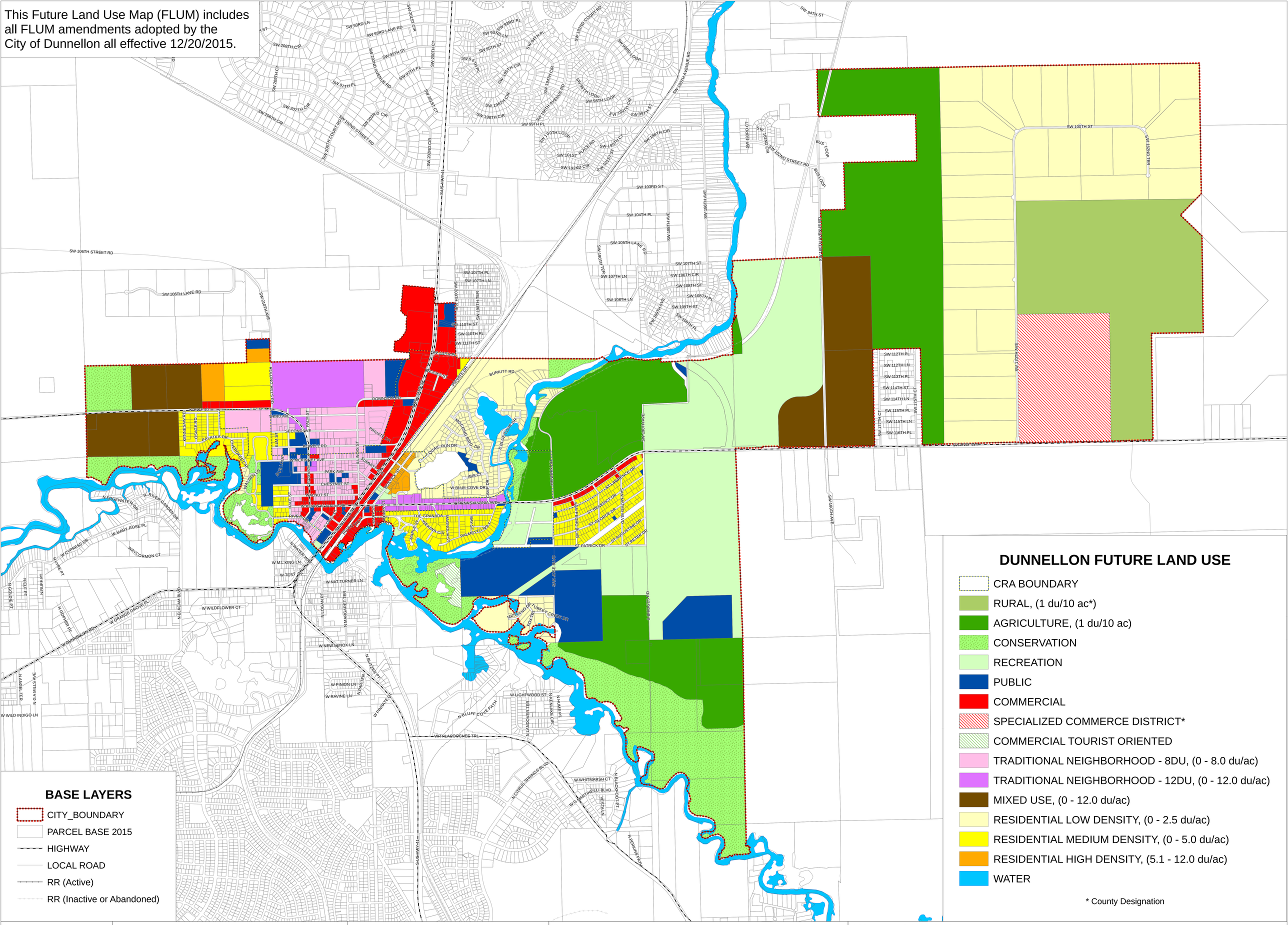
3. If by issuance of a development order or development permit a substitution of a comparable project on the Five-year Schedule of Improvements is proposed, the applicant may request the City to consider an amendment to the Five-year Schedule of Improvements ~~in one of the twice annual amendment reviews~~.

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.

This Future Land Use Map (FLUM) includes all FLUM amendments adopted by the City of Dunnellon all effective 12/20/2015.



MAP: 1

TITLE: FUTURE LAND USE MAP

DATE: Feb-10-2016

BY: CP Smith
STEARNS WEAVER MILLER

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1:10,000

0 0.25 0.5 1 Miles

0 500 1,000 2,000 Feet

PROJECT:

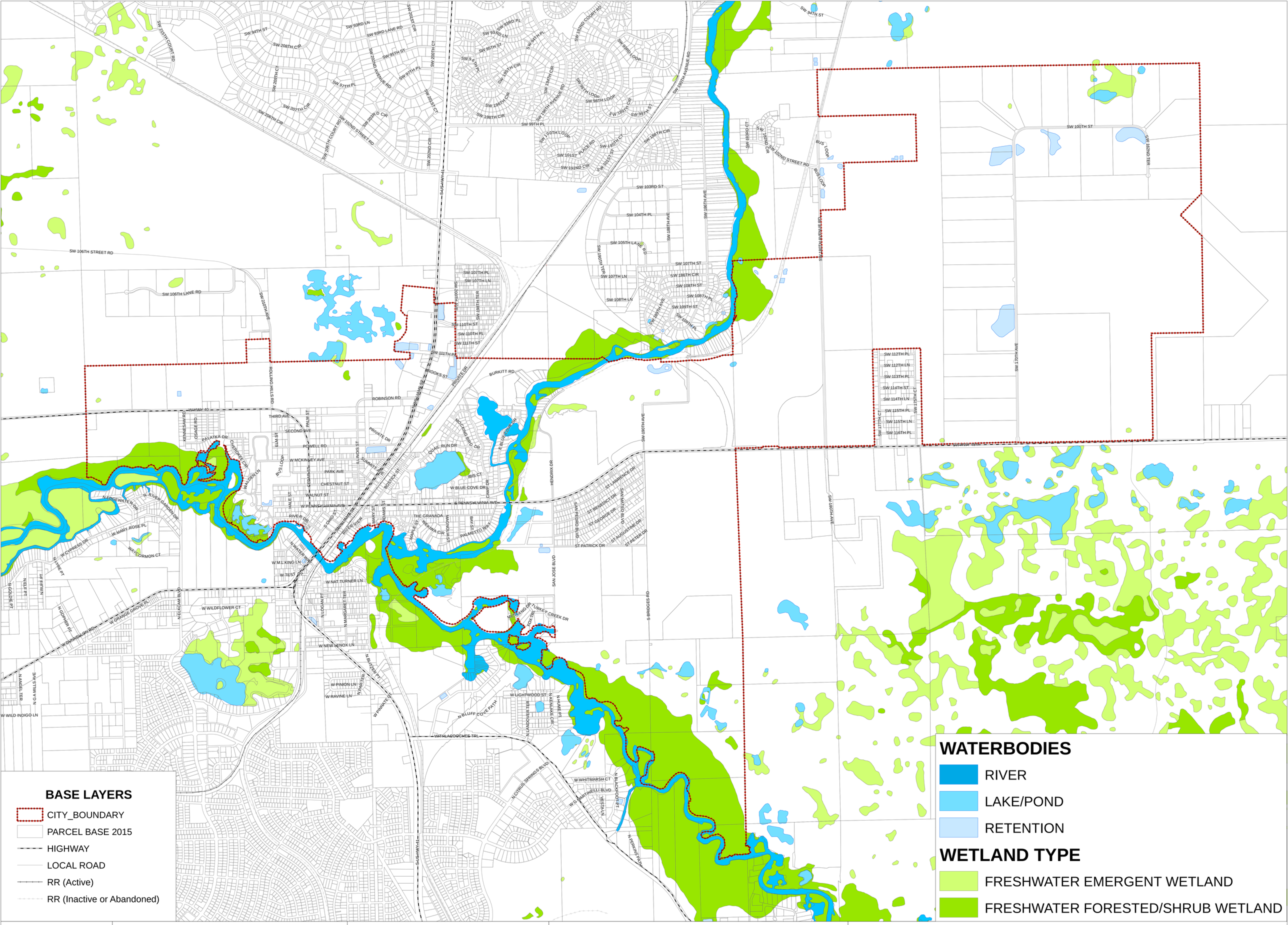
CITY OF DUNNELLON

Marion County, Florida

GIS DATA SOURCES:
Dunnellon_FLU_Rev BT.shp, May, 2008.
Proposed Future Land Use Map, Oct.14, 2008; Adopted Ordinance 2008-1.
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.

CITY OF DUNNELLON INCORPORATED 1891



MAP: 2

TITLE: LAKES, RIVERS & WETLANDS

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:
U.S. Fish and Wildlife Service: National Wetlands Inventory Program, 01/10/2015.
U.S. Geological Survey; National Hydrography Dataset (NHD); 01/08/2016.
Florida Department of Revenue: Parcel GIS, 2015.
Marion County GIS: Road Centerlines, 04/16/2015.

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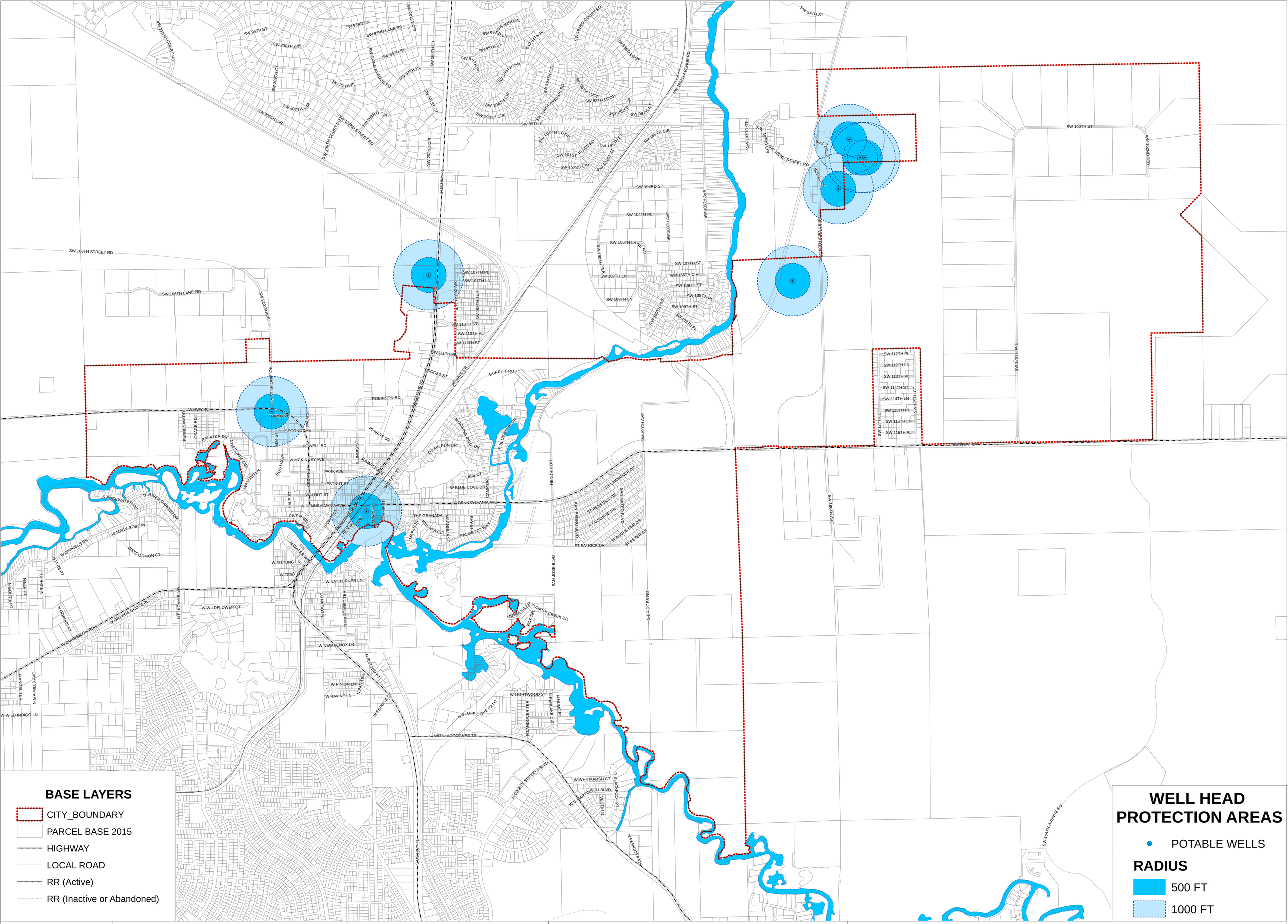
CITY OF DUNNELLON
DUNNELLON
INCORPORATED 1891



MAP: 3

TITLE: EXISTING CONE of INFLUENCE for WELLFIELDS

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:
FDEP Potable Water System Wells, 2/7/2015
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.

BASE LAYERS

- CITY BOUNDARY
- PARCEL BASE 2015
- HIGHWAY
- LOCAL ROAD
- RR (Active)
- RR (Inactive or Abandoned)

FLOOD ZONE, SUBTYPE

- AE, FLOODWAY
- AE
- A
- X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- X, AREA OF MINIMAL FLOOD HAZARD

MAP: 4

TITLE: FLOOD HAZARD ZONES

DATE: Feb-10-2016

BY: CP Smith
STEARNS WEAVER MILLER

N

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0 0.25 0.5 1 Miles

0 500 1,000 2,000 Feet

PROJECT:

CITY OF DUNNELLON

Marion County, Florida

GIS DATA SOURCES:

Federal Emergency Management Agency: Flood Hazard Zones of the Digital Flood Insurance Rate Map (DFIRM); Feb-2015.
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.

CITY OF DUNNELLON
DUNNELLON
INCORPORATED 1891

BASE LAYERS

- CITY BOUNDARY
- PARCEL BASE 2015
- HIGHWAY
- LOCAL ROAD
- RR (Active)
- RR (Inactive or Abandoned)

USDA NRCS SOILS 2015

SYMBOL ~ NAME

- 02~Adamsville sand, 0-5 % slopes
- 03~Anclote sand, depressional, 0-1 % slopes
- 04~Anclote-Tomoka complex, depressional
- 05~Apopka sand, 0-5 % slopes
- 07~Udalfic Arents, 0-5 % slopes
- 08~Udalfic Arents, 15-60 % slopes
- 09~Arredondo sand, 0-5 % slopes
- 10~Arredondo sand, 5-8 % slopes
- 11~Pedro-Arredondo complex, 0-5 % slopes
- 12~Arredondo-Urban land complex, 0-5 % slopes
- 22~Candler sand, 0-5 % slopes
- 23~Candler sand, 5-12 % slopes
- 24~Candler clay, overwash, 0-2 % slopes
- 26~Electra sand, 0-5 % slopes
- 35~Gainesville loamy sand, 0-5 % slopes
- 36~Gainesville loamy sand, 5-8 % slopes
- 37~Hague sand, 2-5 % slopes
- 40~Holopaw sand
- 42~Jumper fine sand, 0-5 % slopes
- 43~Kanapaha fine sand, 0-5 % slopes
- 44~Kendrick loamy sand, 0-5 % slopes
- 48~Lynne sand
- 54~Paisley loamy fine sand
- 57~Pits
- 58~Placid sand, depressional
- 59~Placid-Pompano-Pomona complex
- 61~Pomona sand
- 62~Pompano sand
- 63~Pompano fine sand, depressional
- 64~Samsula-Martel complex, depressional
- 65~Sparr fine sand, 0-5 % slopes
- 69~Tavares sand, 0-5 % slopes
- 70~Terra Ceia muck, frequently ponded, 0-1 % slopes
- 72~Urban land, 0-5 % slopes
- 79~Udorthents, excavated
- 99~Water

MAP: 5

TITLE: NRCS SOILS

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

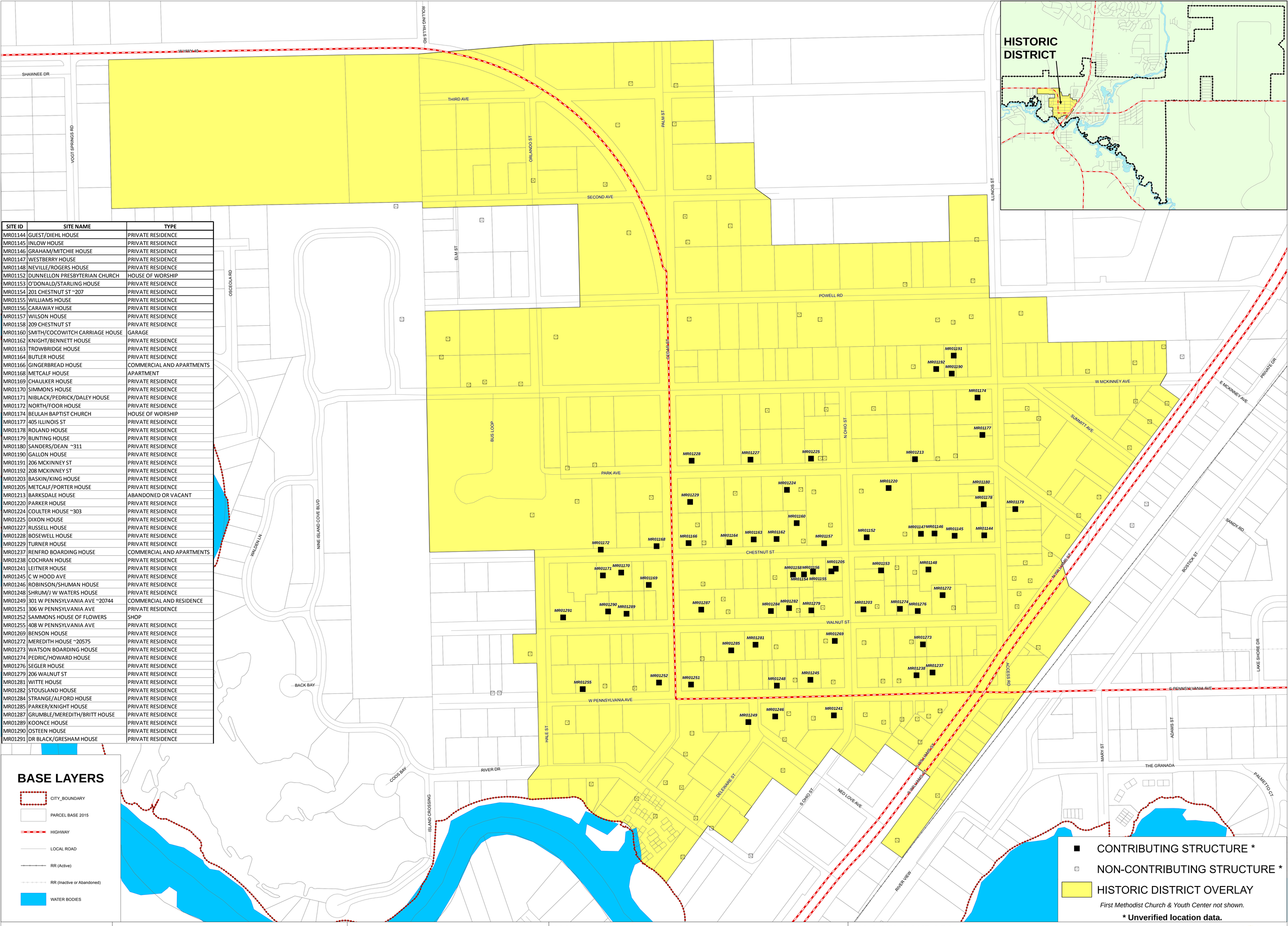
Marion County, Florida

GIS DATA SOURCES:

U.S. Department of Agriculture, Natural Resources Conservation Service:
Soil Survey Geographic (SSURGO) database for Marion County, Florida,11/19/2015.
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.

CITY OF DUNNELLON
DUNNELLON
INCORPORATED 1891



SITE ID	SITE NAME	TYPE
MR01144	GUEST/DIEHL HOUSE	PRIVATE RESIDENCE
MR01145	INLOW HOUSE	PRIVATE RESIDENCE
MR01146	GRAHAM/MITCHIE HOUSE	PRIVATE RESIDENCE
MR01147	WESTBERRY HOUSE	PRIVATE RESIDENCE
MR01148	NEVILLE/ROGERS HOUSE	PRIVATE RESIDENCE
MR01152	DUNNELLON PRESBYTERIAN CHURCH	HOUSE OF WORSHIP
MR01153	O'DONALD/STARLING HOUSE	PRIVATE RESIDENCE
MR01154	201 CHESTNUT ST ~207	PRIVATE RESIDENCE
MR01155	WILLIAMS HOUSE	PRIVATE RESIDENCE
MR01156	CARAWAY HOUSE	PRIVATE RESIDENCE
MR01157	WILSON HOUSE	PRIVATE RESIDENCE
MR01158	209 CHESTNUT ST	PRIVATE RESIDENCE
MR01160	SMITH/COCOWITCH CARRIAGE HOUSE	GARAGE
MR01162	KNIGHT/BENNETT HOUSE	PRIVATE RESIDENCE
MR01163	TROWBRIDGE HOUSE	PRIVATE RESIDENCE
MR01164	BUTLER HOUSE	PRIVATE RESIDENCE
MR01166	GINGERBREAD HOUSE	COMMERCIAL AND APARTMENTS
MR01168	METCALF HOUSE	APARTMENT
MR01169	CHAULKER HOUSE	PRIVATE RESIDENCE
MR01170	SIMMONS HOUSE	PRIVATE RESIDENCE
MR01171	NIBLACK/PEDRICK/DALEY HOUSE	PRIVATE RESIDENCE
MR01172	NORTH/FOOR HOUSE	PRIVATE RESIDENCE
MR01174	BEULAH BAPTIST CHURCH	HOUSE OF WORSHIP
MR01177	405 ILLINOIS ST	PRIVATE RESIDENCE
MR01178	ROLAND HOUSE	PRIVATE RESIDENCE
MR01179	BUNTING HOUSE	PRIVATE RESIDENCE
MR01180	SANDERS/DEAN ~311	PRIVATE RESIDENCE
MR01190	GALLON HOUSE	PRIVATE RESIDENCE
MR01191	206 MCKINNEY ST	PRIVATE RESIDENCE
MR01192	208 MCKINNEY ST	PRIVATE RESIDENCE
MR01203	BASKIN/KING HOUSE	PRIVATE RESIDENCE
MR01205	METCALF/PORTER HOUSE	PRIVATE RESIDENCE
MR01213	BARKSDALE HOUSE	ABANDONED OR VACANT
MR01220	PARKER HOUSE	PRIVATE RESIDENCE
MR01224	COULTER HOUSE ~303	PRIVATE RESIDENCE
MR01225	DIXON HOUSE	PRIVATE RESIDENCE
MR01227	RUSSELL HOUSE	PRIVATE RESIDENCE
MR01228	BOSEWELL HOUSE	PRIVATE RESIDENCE
MR01229	TURNER HOUSE	PRIVATE RESIDENCE
MR01237	RENFRO BOARDING HOUSE	COMMERCIAL AND APARTMENTS
MR01238	COCHRAN HOUSE	PRIVATE RESIDENCE
MR01241	LEITNER HOUSE	PRIVATE RESIDENCE
MR01245	C W HOOD AVE	PRIVATE RESIDENCE
MR01246	ROBINSON/SHUMAN HOUSE	PRIVATE RESIDENCE
MR01248	SHRUM/J W WATERS HOUSE	PRIVATE RESIDENCE
MR01249	301 W PENNSYLVANIA AVE ~20744	COMMERCIAL AND RESIDENCE
MR01251	306 W PENNSYLVANIA AVE	PRIVATE RESIDENCE
MR01252	SAMMONS HOUSE OF FLOWERS	SHOP
MR01255	408 W PENNSYLVANIA AVE	PRIVATE RESIDENCE
MR01269	BENSON HOUSE	PRIVATE RESIDENCE
MR01272	MEREDITH HOUSE ~20575	PRIVATE RESIDENCE
MR01273	WATSON BOARDING HOUSE	PRIVATE RESIDENCE
MR01274	PEDRIC/HOWARD HOUSE	PRIVATE RESIDENCE
MR01276	SEGLER HOUSE	PRIVATE RESIDENCE
MR01279	206 WALNUT ST	PRIVATE RESIDENCE
MR01281	WITTE HOUSE	PRIVATE RESIDENCE
MR01282	STOUSLAND HOUSE	PRIVATE RESIDENCE
MR01284	STRANGE/ALFORD HOUSE	PRIVATE RESIDENCE
MR01285	PARKER/KNIGHT HOUSE	PRIVATE RESIDENCE
MR01287	GRUMBLE/MEREDITH/BRITT HOUSE	PRIVATE RESIDENCE
MR01289	KOONCE HOUSE	PRIVATE RESIDENCE
MR01290	OSTEEN HOUSE	PRIVATE RESIDENCE
MR01291	DR BLACK/GRESHAM HOUSE	PRIVATE RESIDENCE

MAP: 6

TITLE: **HISTORIC DISTRICT**

(The Historical "BOOMTOWN" Dunnellon District)

DATE: Feb-10-2016

BY: CP Smith
STEARNS WEAVER MILLER

N

1:1,500

0 125 250 500
Feet

PROJECT:

CITY OF DUNNELLON

Marion County, Florida

GIS DATA SOURCES:

Figure 12 - City of Dunnellon Historic District Survey, Ordinance 92.
City of Dunnellon, Florida HISTORIC PRESERVATION, p.p. 23-25.
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.

CITY OF DUNNELLON
DUNNELLON
INCORPORATED 1891

BASE LAYERS

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

FUNC CLASS / NUMBER OF LANES

- ARTERIAL,4 LANES
- ARTERIAL,2 LANES
- COLLECTOR,2 LANES

MAP: 7

TITLE: **2035 FUTURE TRAFFIC CIRCULATION MAP**

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:
FDOT: Functional Classification Roadways, 01/16/2016
Florida Department of Revenue: Parcel GIS, 2015.
Marion County GIS: Road Centerlines, 04/16/2015.

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