



# CITY OF DUNNELLOH STAFF REPORT

## APPLICATION INFORMATION

---

**DATE OF HEARING:** April 19, 2016

**REQUEST FOR APPROVAL OF:** Comprehensive plan consistency review and letter

**PUBLIC HEARING:**

**PROJECT NAME:** State of Florida sublease for Ballfield

**PROJECT REPRESENTATIVE(S):**  
**STAFF:**

**PROPERTY LOCATION:**

Project Address(es):	Parcel ID Number(s):
12214 S. Bridges Rd	34529-003-00
Dunnellon, FL 34432	34529-004-00

**PARCEL SIZE:** 42 Acres

**EXISTING FUTURE LAND USE MAP:** Recreation

**EXISTING ZONING:** A-1

**EXISTING USE:** Baseball field/ Recreation area

## STAFF EVALUATION AND FINDINGS

---

### 1. REQUEST:

- Seeking approval of a letter stating that proposed use of State Lands are consistent with the Dunnellon City Comprehensive Plan.

### 2. REVIEW REQUIREMENT:

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

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

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

### 3. BACKGROUND:

The subject property has been used for a baseball field and recreation center for many years. The current lease has expired and needs to be renewed. As a condition of renewal, a letter from the Planning commission is required that verifies that the use of the property is consistent with our Comprehensive plan.

### 4. COMPREHENSIVE PLAN:

#### FUTURE LAND USE ELEMENT GOALS, OBJECTIVES, AND POLICIES

##### Policy 1.9: Recreation

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.

## RECREATION AND OPEN SPACE ELEMENT GOALS, OBJECTIVES, AND POLICIES

### Objective 5:

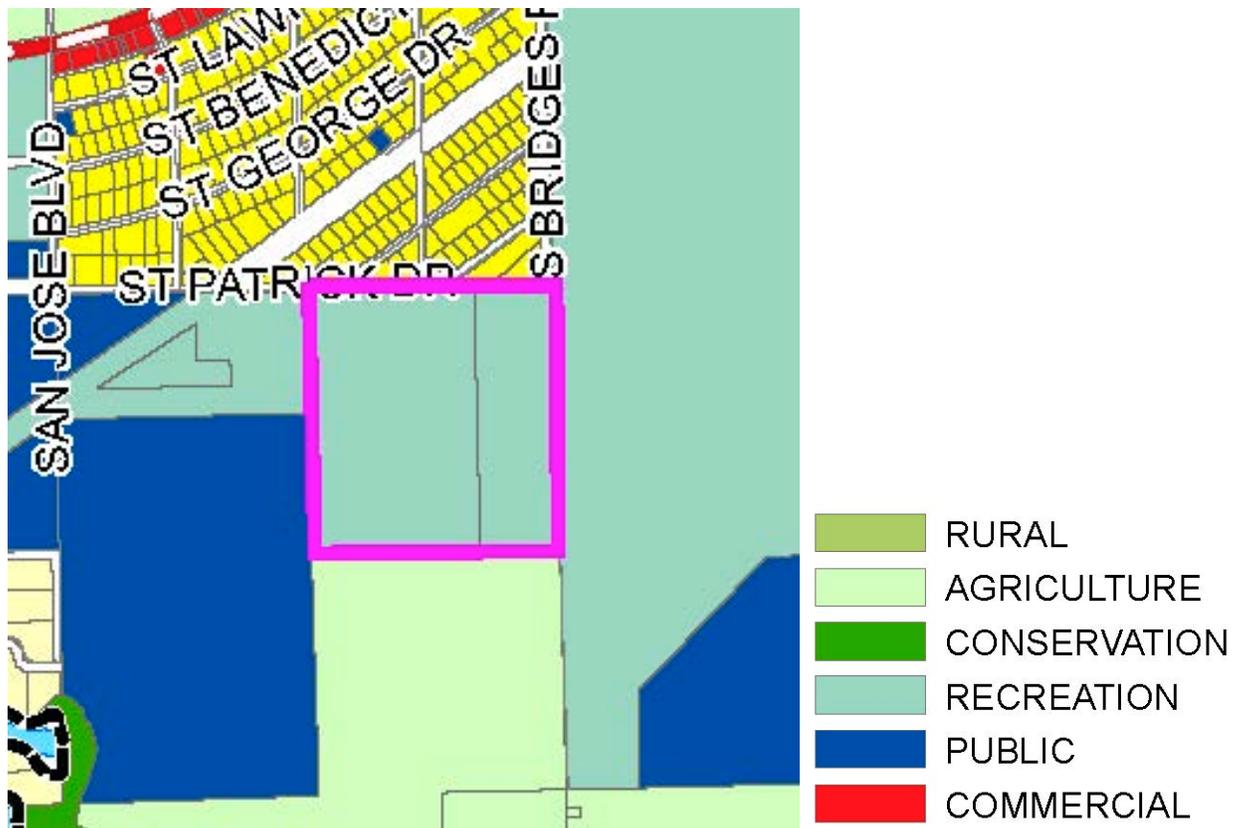
The City shall coordinate with other governments and organizations and the public to plan for recreation.

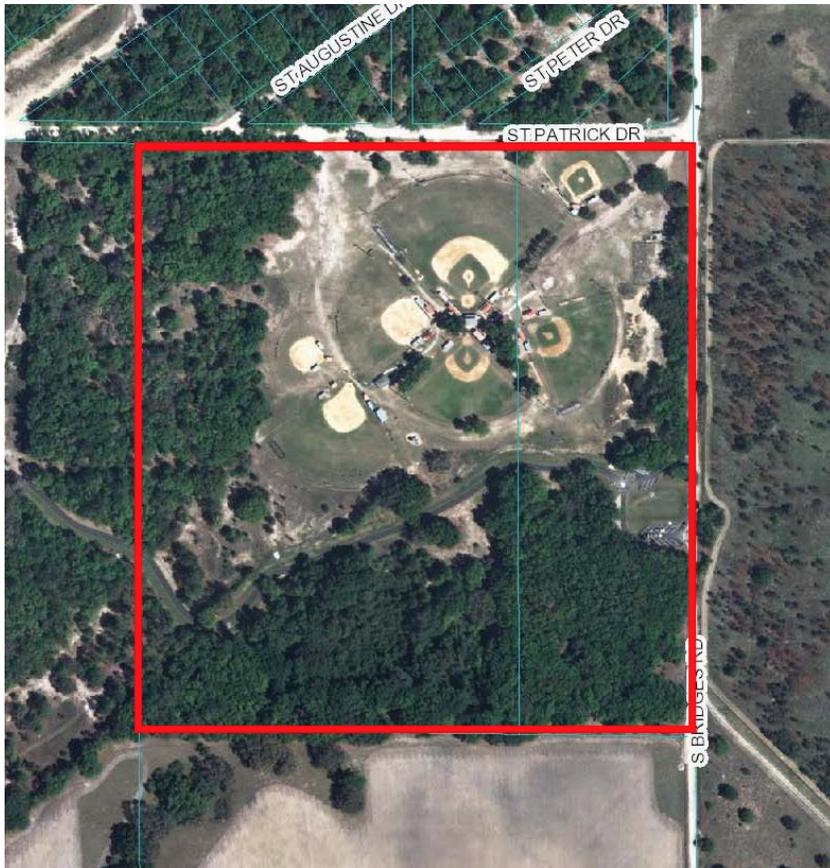
### Policy 5.2:

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.

**The subject property is located in the land use designation recreation and the nature and type of use is not considered inconsistent with the comp plan.**

Future Land Use Map (below)





## 5. REVIEW OF APPLICATION:

### Relevant Sections of the Code

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

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

(Ord. No. 2010-01, § 2, 4-12-2010)

## **6. FINDINGS OF FACT**

The subject property is currently being used as a Ballfield and recreation center. The current use falls within the guidelines and definitions as per Policy 1.9 of the City of Dunnellon's FLUE comprehensive plan. The use is also consistent with Objective 5 and Policy 5.2 of the City's Recreation and Open Space Element guidelines.

## **7. STAFF RECOMMENDATION:**

Staff recommends the Planning Commission approve the letter verifying the use of the subject property is not inconsistent with the Dunnellon City Comp Plan.