

HOUSING ELEMENT



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Goals, Objectives and Policies

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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.~~

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~~
City of Dunnellon

~~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.~~

~~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.~~

~~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.~~

~~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.~~

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.~~

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

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.

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.

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.

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.

Policy 3.3.5:

The City shall provide design guidelines for new construction and renovation of non-historic buildings within the district.

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.

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.

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.

Policy 4.1.2:

The City shall promote development of educational programs to achieve a higher level of public awareness of local historic resources.

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.

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:

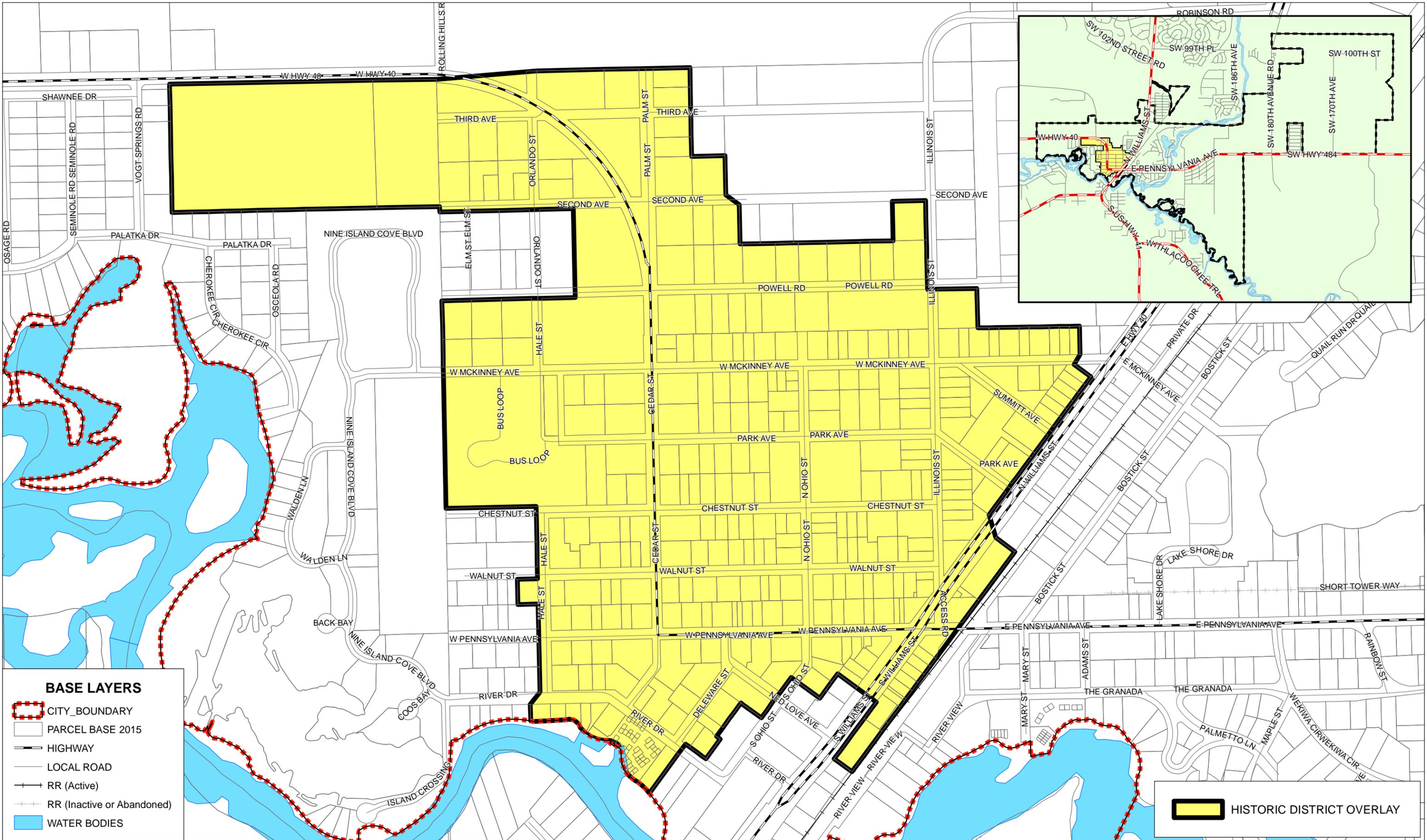
Consider becoming a Certified Local Government if steps are taken to adopt a historic preservation ordinance.

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.

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.



MAP: **6**

TITLE: **HISTORIC DISTRICT**

DATE: **Feb-10-2016**

BY: **CP Smith**
STEARNS WEAVER MILLER

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PROJECT:

CITY OF DUNNELLO

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.



INTERGOVERNMENTAL COORDINATION ELEMENT



Goals, Objectives and Policies

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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:

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:

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:

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.