~~CONSOLIDATED~~

CITY OF DUNNELLON

COMPREHENSIVE PLAN

~~CITY OF DUNNELLON~~

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VOLUME II

~~Effective December 20, 2015~~

Goals, Objectives and Policies

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~~*Includes all amendments resulting from the following Ordinances:*~~
~~*Ordinances 91-05 (original Comprehensive Plan), 92-07; 96-15; 97-4; 98-3; 99-4; 99-9; 00-5; 00-7; 00-15; 00-14; 00-18; 01-02; 03-01; 03-19; 03-20; 2006-01; 2006-09 (repealed Ord. 2005-01); 2007-09; 2007-25; 2008-03; 2009-2; 2010-11; 2012-07; 2015-10*~~

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IMPLEMENTATION ELEMENT

Goals, Objectives and Policies

IMPEMENTATION ELEMENT
GOALS, OBJECTIVES, AND POLICIES

GOAL:
To make the Dunnellon Comprehensive Plan an effective policy document for guiding future growth.

Objective 1: Provide guidance to make the Dunnellon Comprehensive Plan user-friendly and achieve consistency in its application and interpretation.

Policy 1:

Volume I of the Dunnellon Comprehensive Plan includes data sets and supporting analysis, which provide the basis and support for Volume II. Volume I is not an adopted component of the Dunnellon Comprehensive Plan. Volume II is the adopted component of the Dunnellon Comprehensive Plan and includes the goals, objectives and policies set forth in each element and the Future Land Use Map series.

Policy 2:

The Future Land Use Map series shall be applied in conjunction with the goals, objectives and policies and other text as set forth in the elements of Volume II in determining allowable uses and other development standards. The Dunnellon Comprehensive Plan shall be interpreted as a whole, such that no single objective or policy shall be applied without consideration of other related objectives or policies, and the text and Future Land Use map series shall be interpreted to minimize conflicts and achieve internal consistency to the maximum extent practicable.

Policy 3:

The Dunnellon Comprehensive Plan was originally adopted pursuant to Ordinance No. 91-05 on October 14, 1991, in response to statutory requirements. The "original plan" was found not in compliance and was corrected by "remedial comprehensive plan amendments" adopted pursuant to Ordinance 92-07 on August 24, 1992. The Florida Department of Community Affairs published its compliance determination on October 8, 1992, which determined that the remedial plan amendments were in compliance. The Department's compliance determination was not challenged and the original plan as amended became effective on October 29, 1992, which is the "effective date" of the Dunnellon Comprehensive Plan. All policies referring to the effective date shall mean October 29, 1992.

Policy 4:

Until such time as a glossary of terms is adopted as a component of this element, terms utilized in the Dunnellon Comprehensive Plan shall be ascribed their meaning as set forth in Florida Statutes to the extent applicable and as otherwise defined by professional planning texts and treatises. For terms not defined or described in professional planning texts and treatises, common definitions as set forth in the dictionary shall be utilized. The following list of acronyms is provided for reference:

ACRONYMS

BMAP	Final Basin Management Action Plan: Rainbow Springs Group and Rainbow Springs Group Run, December 2015
BMP	Best Management Practices
CDBG	Community Development Block Grant
CIS/CIP	Capital Improvement Schedule/Capital Improvement Plan
DEP or FDEP	Florida Department of Environmental Protection
DRI	Development of Regional Impact
ELM	Environmental Landscape Management
EPA	United States Environmental Protection Agency
F.A.C.	Florida Administrative Code
FDOT	Florida Department of Transportation
FLUM	Future Land Use Map
FMHA	Florida Manufactured Housing Association
LDC	Land Development Code
LDR	Land Development Regulations
LOS	Level of Service
LPA	Local Planning Agency
OFW	Outstanding Florida Water
SWFWMD	Southwest Florida Water Management District
SWIM	Southwest Florida Water Management District Surface Water Management and Improvement Program
TPO	Ocala-Marion County Transportation Planning Organization
USACOE	United States Army Corps of Engineers
WHPA	Wellhead Protection Area

FUTURE LAND USE ELEMENT

Goals, Objectives and Policies

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.
8. Approval shall be only by special exception.

D. 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.

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

F. 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 ~~buildings~~ building 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~~ principal 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~~, religious facilities, and financial services~~. 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 **33757-003-08, 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 ~~§373.421~~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~~development, including subdivisions, multifamily developments, or mobile home developments ~~shall be required to~~ may provide land to meet the recreation and park needs of ~~the residents~~its residents as one option to satisfy concurrency requirements for neighborhood parks if the adopted level of service standard is not otherwise met, and the population of the development shall not be counted in calculating the neighborhood level of service standard for the City thereafter. The amount of land to be provided shall be based upon the ~~maximum density~~ estimated population of the development ~~and the City's adopted level of service standards for recreation land~~based on the number of approved units in the development. Single-family and duplex structures on lots platted on or before the effective 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~~shall not be included in the City population counted for calculating level of service for neighborhood parks.

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 any 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~~ service is available as defined by the ~~city's~~ 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~~ lose 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 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 ~~have priority over extension~~ 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 that they 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~~ achieve 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 City 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.

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 relocation to the Infrastructure Element when it is updated:*~~

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 inclusion in the Public School Facilities Element when it is adopted:*~~

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

~~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.~~

Policy ~~7.4~~8.1:

The City of Dunnellon shall coordinate with Marion County to execute an interlocal agreement or formulate a Joint Airport Zoning Board by June 15, 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 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 shall review and amend the~~ The City of Dunnellon shall adopt an airport zoning overlay by June 15, 2017 to implement land development regulations ~~to eliminate zoning or other conflict with the historic preservation ordinance~~based on Objective 8 and its implementing policies.

~~**Policy 7.5:**~~

~~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 7.6:**~~

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

~~**Policy 7.7:**~~

~~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 7.8:**~~

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

~~**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.~~

~~TRAFFIC CIRCULATION~~
TRANSPORTATION
ELEMENT

Goals, Objectives and Policies

Field Code Changed

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~~ multimodal transportation 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 utilize legislative discretion in approving or denying comprehensive plan amendments due to concerns regarding traffic impacts.

~~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 as related to access, operational conditions and safety. Provisions to ensure such consideration should be included in the land development regulations~~-~~. to be adopted by the 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. Applicants shall be required to include a traffic study to determine the impacts on the operating LOS of arterials and collectors within the City. The City shall provide a copy of the traffic study to the TPO for the purpose of coordinating on long term transportation needs.

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~~ coordinate with appropriate local and state agencies throughout the planning period to implement joint land use and transportation strategies to achieve .

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~~evaluated by the City and the TPO to consider strategies for maintaining mobility.

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~~ land use and transportation ~~system~~ facilities in the City resulting from airport improvements are properly ~~planned for~~ evaluated through the interlocal agreement referenced in the Future Land Use Element and through coordination with the TPO.

Policy 3.5:
The City shall coordinate with Marion County, the Marion County TPO and FDOT to consider jointly funding and preparing a mobility plan for lands within the City as well as unincorporated areas in proximity to Dunnellon. The City recognizes that US-41 is physically constrained and that land use and transportation strategies are necessary to promote economic development and facilitate multimodal options. The City also recognizes the need for a comprehensive mobility

strategy for CR 484 as gateway corridor, which should be implemented in conjunction with future capacity improvements. The mobility plan would:

A. define land use and transportation strategies to support and incentivize economic development/redevelopment in a form to improve multimodal options and mobility, while encouraging commuters to shop, dine and do other activities in Dunnellon;
B. include a "complete streets" design element to incentivize development and redevelopment of the US 41 corridor and to improve its appearance, function and character to serve as Dunnellon's main street;
C. include similar strategies for CR 484 as a gateway corridor into the City;
D. identify multimodal improvements, including operational/safety improvements and related linkages to Dunnellon's neighborhoods, as well as streetscape/amenities to support pedestrian and bicycle trip making;
E. provide guidelines to ensure the mobility plan enhances the historic character of Dunnellon; and
F. identify joint funding and implementation measures to achieve implementation of the mobility plan within the City and along the corridors leading into the City.

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

Field Code Changed

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~~

~~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 had its Historic District designated on the National Register of Historic Places. However, this designation limits alterations to only those 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 correct zoning or other conflicts 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.

Policy3.3.4:
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 ensure 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.

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.

PUBLIC FACILITIES ELEMENT

Goals, Objectives and Policies

Field Code Changed

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.~~

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.

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 development regulations. Existing developed property shall hook up to central sewer when available. 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.

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 Manager, Public Works, and Building departments shall jointly develop procedures to update facility demand and capacity information as development orders or permits are issued.

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.

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.

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.

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:**~~
~~The City shall implement the concurrency management system, which ensures that development orders are not issued which lower level of service standards below adopted standards.~~
~~**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.~~

~~**Objective 1.3:**~~
The City Manager, 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.

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 when available to the property.

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.~~

~~**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.

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.

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 or 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. 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.

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.

Policy 4.1.6:
Future improvements or widening of the City's roadways and drainage structures will include retrofitting for stormwater treatment.

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.

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.

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.

Policy 4.1.10:
Redevelopment plans shall include site design providing for stormwater treatment on-site.

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, 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.~~

~~**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.

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.~~

~~**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.~~

~~**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~~

~~**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.~~

AQUIFER PROTECTION ELEMENT

Goals, Objectives and Policies

AQUIFER PROTECTION ELEMENT
GOALS, OBJECTIVES AND POLICIES

GOAL:

Protect, maintain, and restore the Floridan Aquifer to ensure the quality and availability of potable water resources for present and future generations.

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.

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
6. All uses specified in the Comprehensive Plan - Future Land Use 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.

Objective 2:
Implement water quality protection strategies for the two springsheds that exist in Dunnellon.

Policy 2.1:
The City will discourage the sale and use of fast release pesticides and fertilizers within city limits through educational programs.

Policy 2.2:
The City should 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:
Restrict land use activities that have the potential to pollute public water supply facilities and/or the Floridan Aquifer.

Policy 3.1:
Control point sources of groundwater pollution by implementing land development regulations to restrict any land use that will diminish groundwater quality and quantity. The following land uses shall be regulated to reduce potential impacts:

A. Vehicle sales, repair, rental, storage, or maintenance;
B. Hazardous waste facilities;
C. Buildings larger than 80,000 sq. ft.;
D. Drive-up facilities;
E. RV Parks.

Objective 4:
Maintain reasonable and appropriate potable water usage (125 gal/person/day) consistent with the current Conservation Element amendments of the Comprehensive Plan.

Policy 4.1:
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.

Policy 4.2:
Use of the lowest quality water available for appropriate uses, through water storage systems (i.e. rain barrels) and gray (reclaimed) water supply facilities.

Policy 4.3:
The City shall require compliance with the Southwest Florida Water Management District regarding irrigation practices and other water restrictions measures.

Policy 4.4:
Participate in water conservation and protection program of the Southwest Florida Water Management District.

Policy 4.5:
Require the use of native vegetation in landscaping, which reduces irrigations needs.

Policy 4.6:
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.

Policy 4.7:
Maintain a water conservation program which includes: progressive rate structures; leak detection and remediation programs; and educational programs.

Policy 4.8:
Coordinate with the Southwest Florida Water Management District in development of organized procedures to be followed during emergency water supply interruptions.

Policy 4.9:
Enforce state laws requiring low volume plumbing fixtures for new construction through building permit procedures.

Policy 4.10:
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 Manager, 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.

Objective 5:
Limit the use of impervious surfaces to increase land availability for aquifer recharge.

Policy 5.1:
Design of parking lots, sidewalks, buildings, and other impervious surfaces shall minimize connections between impervious surfaces through the following techniques:

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.

Not all techniques may be required to accomplish the requirement to minimize connections.

Policy 5.2:
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.

Policy 5.3:
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.

Objective 6:
Provide for the management of hazardous waste in order to protect environmental quality, potable water supplies, and the health, safety, and welfare of Dunnellon's population. This shall be achieved by implementing monitoring and other regulatory programs and through policies for siting of new land uses involving hazardous waste.

Policy 6.1:

The City shall cooperate with any state, federal, or local programs concerning hazardous waste.

Policy 6.2:

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.

Policy 6.3:

Promote the collection and recycling of hazardous wastes by providing public information and programs such as Amnesty Days and the locations of approved recyclers.

Policy 6.4:

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.

Policy 6.5:

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.

Policy 6.6:

The City shall verify that adequate potable water supplies are available, consistent with adopted level of service standards, prior to issuing development orders.

Policy 6.7:

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.

CONSERVATION ELEMENT

Goals, Objectives and Policies

Field Code Changed

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. 1.1.1:Any proposed industrial uses will be located in areas deemed to have the least impact on air quality standards.
B. 1.1.2:The applicant shall include documentation that ambient air quality in the City will not be lowered.
C. 1.1.3The 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. ~~2.1.1:~~ 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. ~~2.1.2:~~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. ~~2.1.3:~~All development permits shall be conditioned upon an applicant obtaining all necessary state and federal permits before commencement of the development.

D. ~~2.1.4:~~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 applicable state or federal agency.

E. ~~2.1.5:For existing and new development, clearing~~ 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. ~~2.1.6~~The removal of healthy, non-nuisance trees shall be in accordance with the tree ordinance.

G. ~~2.1.7:~~No hazardous, toxic, chemical, petroleum, nuclear waste, or liquid sludge shall be discharged into lakes~~-~~, rivers 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. ~~2.1.8:~~The construction of new boat ramps along the rivers shall be designed to direct runoff away from the river.

I. ~~2.1.9:~~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. [This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]~~

~~**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. [This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]~~

Policy 2.3:
~~**Policy 2.5:**~~ The City shall coordinate with the Southwest Florida Water Management District Surface Water Management and Improvement Program (SWIM) program needed 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. [This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]~~

~~**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. [This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]~~

Policy 2.4:
~~**Policy 2.8:**~~The City ~~shall prohibit~~ will discourage the sale and use of fast~~-release~~ release pesticides and fertilizers within ~~the City~~ city limits through educational programs.

~~**Policy 2.9** Redevelopment plans shall include site design providing for stormwater treatment on-site. [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. ~~5.1.1:~~Use of hay bales or other effective means to prevent erosion on areas of steep slope shall be required.

B. ~~5.1.2:~~Shorelines and wetlands shall be protected with filter berms or fabric screens, as appropriate to prevent siltation into water bodies and wetlands;

C. ~~5.1.3:~~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. ~~5.1.4:~~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~~ stricter 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~~ invasive 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~~Economic Opportunity, and the ~~Withlacoochee~~ North Florida 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.~~

~~**Policy 7.1:** The City shall cooperate with any state, federal, or local programs concerning hazardous waste.~~

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

> ~~7.2.1: Develop an emergency response system addressing accidents involving hazardous waste.~~
>
> ~~7.2.2: Ensure that location of the site will not degrade quality of groundwater or surface water or other natural resources.~~
>
> ~~7.2.3: 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.~~
>
> ~~7.2.4: Coordinate with State, Regional and County officials to demonstrate that compliance with the above requirements will satisfy all regulations and policies.~~

~~**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.~~

~~**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. [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. [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. [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.~~

~~**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. [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. [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. [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.~~

~~**Policy 8.10:** Enforce state laws requiring low volume plumbing fixtures for new construction through building permit procedures. [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. [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 Crystal River/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. ~~9.1.1:~~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. ~~9.1.2:~~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. ~~9.1.3:~~ 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. ~~9.2.1:~~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. ~~9.2.2:~~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. ~~9.2.3:~~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. ~~9.2.4:~~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~~2009.)

E. ~~9.2.5:~~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.

Policy 7.5:
The City shall continue to coordinate with the FDEP, SWFWMD, Marion County and other appropriate entities regarding implementation of BMAP strategies and management actions to achieve the targeted reductions in nitrogen loading to Rainbow Springs Group and Rainbow Springs Group Run. The City will prioritize capital improvements set forth in BMAP for inclusion in the 5-Year Capital Improvement Schedule in accordance with the Capital Improvements Element prioritization policies and will fund such improvements to the extent fiscally achievable by the City.

RECREATION AND OPEN SPACE ELEMENT

Goals, Objectives and Policies

Field Code Changed

RECREATION AND OPEN SPACE ELEMENT
GOALS, OBJECTIVES AND POLICIES

GOAL

To provide for adequate public and private recreation facilities to meet the ~~various~~ needs of Dunnellon~~'s~~ 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 acres.

Policy 1.2:

The City shall maintain a level of service standard of 2 acres per 1,000 persons for its community parks, defined as five 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~~Bicycle, Pedestrian and Bluewater Master Plan.

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 resource and riverfront protection, 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~~ the Dunnellon Sports Complex year-round.

Policy 2.4:
The City shall assess the feasibility of developing improved recreational facilities at Datesman Park and ~~Rainbow Acres~~ Blue Run 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~~City of Dunnellon Bicycle, Pedestrian and Bluewater Master Plan.

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 development and all new subdivisions provide a minimum of 30 percent~~ quality~~, usable open space or green area, except the ~~historical~~ historic 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 and Withlacoochee 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

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 for 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~~ and coordinate with the counties regarding strategies to reduce impacts on operating LOS on 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 June 15, 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 with Marion County for lands lying beyond the City limits to coordinate impacts on public facilities and to prevent urban sprawl and leapfrog development patterns.~~

Policy 4.1:
~~**Policy 4.2:**~~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 4.3:** 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.~~

Policy 5.5:

The City shall coordinate with the Marion County School Board, Marion County and other municipalities to adopt and maintain an interlocal agreement regarding the coordination issues addressed pursuant to this objective.

CAPITAL ~~IMPROVEMENT~~ IMPROVEMENTS ELEMENT

Goals, Objectives and Policies

Field Code Changed

CAPITAL ~~IMPROVEMENT~~ IMPROVEMENTS 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~~ Improvements 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.

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.

~~Note: 9J-5.016 (3) (b) 2 is not applicable due to the fact that the City is located inland.~~

~~OBJECTIVE~~ Objective 2:

The Capital ~~Improvement~~ Improvements Element will be utilized throughout the planning period to coordinate land use decisions and available or projected fiscal resources with a schedule of capital ~~improvement~~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~~ Improvements Element to guide development in ~~accord~~ accordance 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 adopts the Five-Year Capital Improvements Schedule (Attachment A) and shall review and update the schedule on an annual basis, and may adopt such updates by Ordinance. 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)~~

~~Other principal arterials and collector roads LOS C~~

~~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.~~

F. ~~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~~

Water Quantity

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~~ quadruplex residential development not located directly on the water and served by City stormwater treatment facilities shall be exempt from ~~this requirement, so long as stormwater runoff is accommodated by the City's facilities, in accordance with the level or~~ level of service standards ~~listed in b., above~~. However, all waterfront development must meet the above level of service 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~~ provisions for developer's agreements. These shall be used as a mechanism to assess new developments' rational and equitable share of the costs of public facilities necessitated by ~~the development~~such developments.

~~**OBJECTIVE**~~ **Objective 4:**

The annual update of the Capital ~~Improvement~~ Improvements 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~~ Improvements 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~~ Improvements 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~~ Improvements 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~~ the 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~~ contribute 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~~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.~~

Policy 6.4:

The City shall implement a Monitoring and Evaluation Program and Concurrency Management System as specified in the following text, the entirety of which shall be considered as policy:

~~**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:~~

~~1. Schedule of Improvements - see Table 1. below~~

~~2. Determination of consistency with other plan elements - Described in the section entitled "Needs derived from other elements"~~

~~3. Projected costs and revenue sources - Table 5.~~

~~4. 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~~	~~1992 SF & H~~	~~2,170,000~~

~~Blue Cove II; Burkett; Vogt Springs; then Hendrix Ave.~~		
~~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.~~

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~~.~~.

D. ~~4.~~Recommendations regarding future actions, programs, or plan amendments in response to the findings in ~~(1) through (4)~~ Recommendations regarding future actions, programs, or plan amendments in response to the findings in A-C 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 pay the fair share of the cost of providing transportation facilities necessary to serve the proposed development.~~

~~**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~~, (1) 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.

~~For roadways, the following determination procedures shall apply:~~

~~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:~~

~~Accept the level of service information as set forth in the most recent Data and Analysis Report supporting the City's Comprehensive Plan; or~~

~~Prepare a more detailed Highway Capacity Analysis based upon a methodology acceptable to the City.~~

~~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.~~

~~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.~~

~~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.~~

2. 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.

ATTACHMENT A
CITY OF DUNNELLON
5-YEAR CAPITAL IMPROVEMENTS SCHEDULE

ITEM	PROJECT	DESCRIPTION OF WORK	AMOUNT	2016	2017	2018	2019	2020	Beyond
		Water System Improvements							
1	Water Meter Replacement	Replace Existing Meters with Radio Read Meters (City Only-Approx. 192)	$85,000	$85,000	$0	$0	$0	$0	$0
2	Watermain Replacement Program	Comprehensive Line Replacement Program for AC, Pit Cast, and Ductile Pipes	$150,000	$0	$50,000	$50,000	$50,000	$0	$0
3	Rainbow Springs/City of Dunnellon Interconnect	Construct 12" Watermain to Connect RBS and City Systems (w/ Chatmire Extension)	$750,000	$650,000	$0	$100,000	$0	$0	$0
4	City of Dunnellon CRA Fire Hydrant Program	Construct 21 Fire Hydrants (some with WM extensions) in City Limits	$550,000	$0	$50,000	$50,000	$50,000	$50,000	$350,000
5	New Water Treatment Plant - Phase 1	Design and Construct New WTP East of City	$1,050,000	$0	$0	$0	$40,000	$35,000	$975,000
6	Pennsylvania Ave. Watermain Replacement	Construct 8" Watermain to Replace Existing 8" Watermain	$322,000	$0	$0	$0	$75,000	$0	$247,000
7	Powell Road 6" Watermain Extension	Construct 6" Watermain East of Illinois Street	$39,000	$0	$6,000	$33,000	$0	$0	$0
8	West McKinney Watermain Extension	Extend Existing 6" Watermain to West and South to Connect unknown Road	$73,000	$0	$0	$0	$0	$18,000	$55,000
9	Isolation Valve Program	Construct Valves to Enable Isolation of Existing Fire Hydrants (4 per year)	$112,000	$0	$28,000	$28,000	$28,000	$28,000	$28,000
10	Rolling Hills Road 6" to 8" WM Upgrade	Construct 8" Watermain along Rolling Hills Road North of Hwy. 40	$155,000	$0	$0	$0	$0	$0	$155,000
11	Hytovick Watermain Relocation	Relocate 6" Watermain currently on Hytovick Property	$114,000	$0	$0	$0	$0	$35,000	$79,000
12	The Granada Watermain Extension	Extend 6" Watermain on the Granada to Palmetto Way	$97,000	$0	$0	$0	$35,000	$62,000	$0
		Sanitary Sewer Improvements							
1	Infiltration and Inflow Study	Investigation into I&I Through Testing and Video	$67,500	$0	$0	$10,000	$10,000	$10,000	$37,500
2	Infiltration and Inflow Repairs	Repair damage found by Infiltration and Inflow Study	Annual TBD	$0	$0	$0	$0	$0	Annual TBD
		System-wide Improvements							
1	SCADA System Phase 1	SCADA system for Water Treatment Plants	$40,000	$40,000	$0	$0	$0	$0	$181,000
		Stormwater Improvements							
1	Oak & Palmetto Storm Drain Facilities (R019)	Retrofit Oak and Palmetto Dr. Areas with Storm Run-off Control	TBD						
		Basin Area Management Plan Improvements							
1	BMAP R059 - SCADA System Phase 2	SCADA system for Wastewater Treatment Plants	$80,000	$50,000	$30,000	$0	$0	$0	$80,000
2	BMAP R059 - SCADA System Phase 3	SCADA system for Lift Stations	$90,000	$0	$0	$50,000	$40,000	$0	$280,000
3	BMAP R054: P113 180th Ave. Rd. Force Main Project	Construct 8" Force Main from San Jose WWTP to Juliette Falls WWTP	$2,379,000	$50,000	$2,229,000	$100,000	$0	$0	$0
4	BMAP Project R052	New AWT Plant	TBD						
5	BMAP Project R053	Wastewater Improvements to Connect Five Package Plants	TBD						
Grand Total			**$6,153,500.00**	**$875,000.00**	**$2,393,000.00**	**$421,000.00**	**$328,000.00**	**$238,000.00**	**$2,467,500.00**

BLUE = Bond Proceed Funding GREEN= Grant Funding

Basin Area Management Plan (BMAP) - Projects R052 and R053 are priority projects, but cost estimates and funding strategy have not yet been developed for these improvements. BMAP R054 costs are preliminary and will be refined with the next update.

Field Code Changed