

City of Dunnellon

STAFF REPORT TO PLANNING COMMISSION

CRA PLAN AMENDMENT

Date: June 21, 2016
To: City of Dunnellon Planning Commission
Re: Comprehensive Plan consistency analysis for CRA Plan Amendment

Background: The CRA plan has been in effect since 2001. Since that time, several new parks have been added that were not part of the original plan. Additionally, outdated capital improvements are proposed to be removed and replaced with projects that are currently under consideration. The CRA plan is in need of amendment in order to better reflect the current status of the City's Community Redevelopment Area.

PLANNING COMMISSION

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

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

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

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

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

regards to land planning/zoning cases, site plan reviews, variances, special exceptions, and review/appeal of administrative orders and forwards its findings/recommendations to the city council.

§ 163.360, Fla. Stat.

(4) The county, municipality, or community redevelopment agency may itself prepare or cause to be prepared a community redevelopment plan, or any person or agency, public or private, may submit such a plan to a community redevelopment agency. Prior to its consideration of a community redevelopment plan, the community redevelopment agency shall submit such plan to the local planning agency of the county or municipality for review and recommendations as to its conformity with the comprehensive plan for the development of the county or municipality as a whole. The local planning agency shall submit its written recommendations with respect to the conformity of the proposed community redevelopment plan to the community redevelopment agency within 60 days after receipt of the plan for review. Upon receipt of the recommendations of the local planning agency, or, if no recommendations are received within such 60 days, then without such recommendations, the community redevelopment agency may proceed with its consideration of the proposed community redevelopment plan.

COMPREHENSIVE PLAN – Recreation and Open Space Element

GOAL

To provide for adequate public and private recreation facilities to meet the needs of Dunnellon residents.

Objective 2:

Ensure that existing public recreation facilities are available to all residents.

Policy 2.4:

The City shall assess the feasibility of developing improved public recreational facilities.

Objective 3:

Ensure recreation sites and facilities, including freshwater beaches and shores, are accessible to all of Dunnellon’s residents.

Policy 5.1:

The City will coordinate with Marion County to provide regional recreation facilities that will serve City residents.

Objective 6:

Parks and recreation facilities in the City will be developed and used in a sustainable manner.

FINDINGS OF FACT

- A. Whether the amendment conforms to and is consistent with all adopted elements of the comprehensive plan.

Response- The recommended CRA plan amendment includes adding named parks that have been developed since the CRA plan came into effect. Due to the fact that parks and public recreation areas are encouraged in the Recreation and Open Space Element of the Comprehensive Plan, we find no inconsistency with the current adopted plan.

EVALUATION AND FINDINGS

Staff recommends that the Planning Commission, sitting as the local planning agency, find that the proposed Dunnellon Community Redevelopment Plan amendment conforms to and is consistent the City of Dunnellon Comprehensive Plan and recommend that the CRA Board approve the proposed amendment.