



Meeting Date: Jul 11, 2016

From (Dept.): Community Development

Signature: [Signature]  
Department Director

Approved for Agenda: [Signature]  
City Manager

**Official Use Only**

Reviewed by  
City Attorney: \_\_\_\_\_

Council Action: \_\_\_\_\_

Date: \_\_\_\_\_

**Subject:** Council Approval of CRA Plan Amendments

**Request for Approval:**

**Summary Explanation and Background:**  
Council/CRA Board requested the City Attorney review and draft amendments for the parks and capital improvements to be added to the 2001 CRA Plan and presented to the CRA Advisory Board for review and recommendation. On June 16, 2016, the CRA Advisory Board recommended forwarding to the CRA Board for approval and adoption as presented. The amendments were presented to the Planning Commission, acting as the Local Planning Agency (LPA), on June 21 to review for consistency with the City's Comprehensive Plan. The Planning Commission, by a vote of 3-2, passed Resolution 2016-14, finding the amendments consistent with the City's Comprehensive Plan.

**Fiscal Information:**

\_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
Project No.  
(if applicable)

**Amount:** \_\_\_\_\_

**Procurement Method:** \_\_\_\_\_

**Purchase Requisition Number:** \_\_\_\_\_

**Recommended Action:** Recommends adoption of the amendments for inclusion in the 2001CRA Plan.

Initiated by: tam / LS

**MASTER**

**RESOLUTION #RES2016-14**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUNNELLON, FLORIDA, RECOMMENDING TO THE DUNNELLON COMMUNITY REDEVELOPMENT AGENCY A PROPOSED AMENDMENT TO THE "PARKS" AND "CURRENT AND FUTURE CAPITAL IMPROVEMENTS IN THE CRA" SECTIONS OF THE DUNNELLON COMMUNITY REDEVELOPMENT PLAN, SAID PROPOSED AMENDMENT BEING ATTACHED TO THIS RESOLUTION; FINDING THAT THE PROPOSED AMENDMENT CONFORMS TO AND IS CONSISTENT WITH THE COMPREHEHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, amendment to the current Dunnellon Community Redevelopment Plan is necessary to update information on parks within the CRA and plan for future park development, and

**WHEREAS**, it is necessary to identify current and future capital improvement projects within the Dunnellon Community Redevelopment Plan; and

**WHEREAS**, on June 16, 2016, the Dunnellon Community Redevelopment Area Advisory Board approved an amendment to the "Parks" and "Current and Future Capital Improvements in the CRA" sections of the Dunnellon Community Redevelopment Plan; and

**WHEREAS**, the Planning Commission, sitting as the local planning agency, finds that the attached proposed amendment conforms to and is consistent with the City's Comprehensive Plan.

**NOW THEREFORE BE IT RESOLVED** by the City of Dunnellon Planning Commission that:

A recommendation of consistency and approval will be forwarded to the CRA Board for their consideration.

**BE IT, FURTHER, RESOLVED** that this Resolution shall be effective immediately upon adoption.

**Upon motion duly made and carried**, the foregoing Resolution was approved this 21st day of June, 2016 by the Planning Commission upon a motion by Commissioner Vandyck and seconded by Commissioner Cowan and upon being put to a vote, the result was as follows;

[Voting result and signatures on following page]

Commissioner Brenda D'Arville	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Did Not Vote
Commissioner Lisa Sheffield	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Did Not Vote
Commissioner Tracy Fero	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Did Not Vote
Commissioner Wilber Vanwyck	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Did Not Vote
Commissioner Paul Cowan	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Did Not Vote
Commissioner Hilton - 1 <sup>st</sup> Alt	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Did Not Vote

Attested by:

Approved as to Form and Legality

**PLANNING COMMISSION,  
CITY OF DUNNELLON**

BY: *Brenda D'Arville*  
Brenda D'Arville, Chairwoman  
Planning Commission, City of Dunnellon

BY: *Andrew Hand*  
Andrew Hand  
City Attorney

This *21<sup>st</sup>* day of *June*, 2016.

This *21<sup>st</sup>* day of *June*, 2016.

Comment:

- ① Review delisting/testing **DATESMAN PARK** AS A PARK.
- ② Look at adding TPO Recommendation "D" OPTION to the Capital Improvements in Lieu of "C" OPTION

**Replacing “Parks” Section on page 14... (Note: all language re: Historic Depot and other prospective park areas needs to be removed)**

**Parks:**

The City of Dunnellon is blessed with excellent natural recreational resources, being located between the Withlacoochee River and the Rainbow River. These two recreational resources provide a certain amount of tourist/recreational traffic into the CRA. The City of Dunnellon has taken a conservationist role in the adjacent development of these rivers in cooperation with preservation efforts by the State. While the City has not promoted the commercialization of these two natural resources, it has promoted the recreational attraction of these rivers both locally and regionally.

The following actively City maintained parks are included within CRA boundaries:

- 1) **Centennial Park.** This park provides a gazebo and a monument commemorating Dunnellon as a Boomtown of the 1890’s. Beneath the monument is buried a time capsule filled with artifacts from 1990, and is now planned to be exumed in the year 2090.
- 2) **Ernie Mills Community Park.** This park was purchased through a Florida Communities Trust Grant and developed through a combined effort from the Florida Recreational Assistance Program, the City of Dunnellon and community organizations. The park includes a basketball court, restrooms/concession stand, picnic/performance pavilion, benches and a small children’s playground.
- 3) **Datesman Avenue Park.** This park provides additional downtown parking and a community gathering place for special events such as Boomtown Days. Park amenities include boat parking slips and a gazebo.
- 4) **City Boat Ramp.** This facility was renovated in 1999, and now includes restrooms, a concert/presentation stage and paved parking.
- 5) **DuPree Park.** This is an undeveloped natural park located along the banks of the Rainbow River.
- 6) **Blue Run Park.** This park site was purchased in 2008 with a grant from the Florida Community Trust. The park provides walking, biking, and birding trails, a 3-acre pond, access to the Rainbow River for kayaking, and is a popular exit point for visitors and residents tubing along the rainbow river. Planned amenities include, but are not limited to bathroom facilities. Parking is provided on Pennsylvania Avenue or San Jose Boulevard.
- 7) **125th Anniversary Park.** This park will be constructed along Riverview Street and is intended to be used as a trail head to attract bicyclists to the area. Planned amenities include

picnic shelters, bathroom facilities, water fountains, bike station and bike racks. The park’s design includes historic scenery, commemorative brick borders along the sidewalks, and metal art to reflect the characteristics of Dunnellon that will be installed on each of the four pedestals of the city’s original water tower that was dismantled on 03/30/2012.

**Replacing “Current and Future Capital Improvements in the CRA” on page 18...**

**Current and Future Capital Improvements in the CRA**

This section presents the initial work plan based on redevelopment initiatives and goals described within this Plan. The identified projects represent capital improvements necessary to realize the objectives contained in this Plan and are meant to be the type of projects to be undertaken within the CRA. As budgets, funding, and financial analyses are refined and finalized the initial work plan may change.

The dollar amounts assigned to each project are primarily based on past studies of similar projects. The projects and numbers listed have been used for budgetary purposes only and are considered to be relatively conservative. The recommended costs for the capital improvement projects include design and construction costs as well as costs for additional studies, data manipulation or research needed to implement each project. The costs generally do not include the costs of land or right-of-way acquisition and or consolidation. While representing and consistent with all analysis and discussions, these projects and their costs are preliminary. The following table shows preliminary costs of capital projects proposed within the CRA.

**Table 7** shows planned **capital projects** to be completed within the CRA. Estimated costs may differ from final amounts as projects are designed, bid, and completed. As long as projects conform to the Goals & Objectives in Chapter 3, some project features may be altered, added, or deleted.

<b>Table 7. Planned Redevelopment Projects</b>	<b>Est. Cost</b>	<b>Year</b>
<b>1. <u>Blue Run Park</u></b> Increase amenities at Blue Run Park (Generalized improvements, bathroom renovations).	~\$30,000	FY 16/17
<b>2. <u>Entry Signage</u></b> Provide gateway signage to City, branding & informational signs. (Updates include but are not limited to upgrades to at least two gateway signs within the CRA. Future project changes or sign expansion may cause preliminary estimates to vary significantly.)	~\$20,000 (\$10,000 per sign)	FY 16/17

<b>3. 125 Anniversary Park</b> Improve bathroom facilities.	~\$23,400	FY 16/17
4.		
5.		
6.		
7.		
8.		

COMMUNITY REDEVELOPMENT PLAN

**Sewer Facilities:**

Table 5

Sewer Facilities Needs Assessment

Activity	Quantity	Unit Cost	Total
Service Connection	30	\$1,000	\$30,000
Sewer Lines 12"	3,000 LF	\$40	\$120,000
Sewer Lines 8"	37,500 LF	\$30	\$1,125,000
Manholes	15	\$4,000	\$60,000
WWTP Expansion	1	\$750,000	\$550,000
Lift Station	1	\$450,000	\$450,000
River Bridge Cross-Over	1	\$80,000	\$80,000
As-built & Testing	4	\$15,000	\$60,000
Maintenance of Traffic	4	\$2,500	\$10,000
<b>Total</b>			<b>\$2,485,000</b>

- It is presumed that sewer system rehabilitation will coincide with roadway replacement (See Table 3)
- The City is currently planning improvements to the wastewater treatment plant and downtown sewer system. The wastewater treatment plant currently has capacity to address the in-fill of vacant parcels located in the CRA. However, continued maintenance on the lines and expansion of the system is necessary to meet the demands of redevelopment activities in the CRA.
- Sewer connections do not include undeveloped areas of the CRA.
- Cost estimates derived from CRA Engineering, & ECOMATRIX.

**Fire Protection:**

The improvements identified under water facilities will have impact on the current fire protection system. The improved lines will improve the availability of adequate "fire-flow" and reduce the possibility of collapsed lines during an emergency. During the installation of the new water lines, five fire hydrants need to be installed to insure adequate coverage in the downtown and future development of the CRA.

**Parks:**

The City of Dunnellon blessed with excellent natural recreational resources, being located between the Withlacoochee River and the Rainbow River. These two recreational resources provide a certain amount of tourist/recreational traffic into the CRA. The City of Dunnellon has taken a conservationist role in the adjacent

## COMMUNITY REDEVELOPMENT PLAN

development of these rivers in cooperation with preservation efforts by the State. While the City has not promoted the commercialization of these two natural resources, it has promoted the recreational attraction of these rivers both locally and regionally.

There are five City maintained parks within the CRA boundaries – Centennial Park, the Ernie Mills Community Park, the Datesman Avenue Park, City Boat Ramp and an undeveloped DuPree Park located along the banks of the Rainbow River. The first park mentioned, the Centennial Park, provides a gazebo and a monument commemorating Dunnellon as a Boomtown of the 1890's. Beneath the monument is buried a time capsule filled with artifacts from 1990, and is planned to be exhumed in the year 2090. The City Boat Ramp was renovated in 1999, and now includes restrooms, a concert/presentation stage and paved parking. The Ernie Mills Community Park, purchased through a Florida Communities Trust Grant and developed through a combined effort from the Florida Recreational Assistance Program, the City of Dunnellon and community organizations, is currently under construction and will include a basketball court, restrooms/concession stand, picnic/performance pavilion, benches and a small children's playground. Future development of the Datesman Avenue Park will provide additional downtown parking and a community gathering place special events such as Boomtown Days.

Across from City Hall is "The Historic Depot", the cargo and passenger train station, which served during the boom days as the central focus of the downtown. The Greater Dunnellon Historic Society purchased the property from CSX in an effort to preserve the historic structure, making final payment in 1999. This structure and the surrounding property can serve as an active park, public gathering place and additional parking in the downtown. Coordination between the CRA Agency, City Council, and the Greater Dunnellon Historical Society is essential to ensure that adequate infrastructure and landscaping improvements are made to the Depot as an asset to the CRA and to the historic preservation effort that has already been started within Dunnellon. It is impossible at this point to adequately access the need for landscaping, parking, drainage, lights and other infrastructure until a defined relationship is established between the CRA Agency and the Historic Society.

### **Open Space:**

The City is reviewing possibilities of acquiring two areas for park development within the CRA District. The property abutting the east side of the Rainbow River and the property between the Withlacoochee River and U.S. 41 (S. Williams Street), are the primary considerations. If acquired, the property would be preserved as open space with passive recreation as a riverwalk. In the event this property is not acquired as public open space, the city of Dunnellon Comprehensive Plan allows for a mixture of residential, commercial and conservation land use.

### **Residential Housing Impact:**

A Structural Needs Analysis indicated that a medium percentage of the structures in the CRA are residential. However, a high percentage of the residential units are deteriorated or dilapidated. The CRA shall address residential impact through the following manner:

COMMUNITY REDEVELOPMENT PLAN

Table 6

Aesthetic Needs Assessment

Activity	Quantity	Unit Price	Total Cost
Decorative Lights	710 (1) light per 100'	\$1,800	\$1,278,000
Benches	100 (1) bench per 700'	\$400	\$40,000
Trash Receptacles	100 (1) container 700'	\$200	\$20,000
Pedestrian Crossing	4	\$25,000	\$100,000
Park Improvements	5 Existing	\$30,000	\$150,000
Signage	44	\$100	\$4,400
Parking Acquisition	4 Lots		\$100,000
Parking Lot Construct	2 Lots		\$80,000
ROW Parking Impr.	710 Spaces	\$42	\$29,820
Overhead Electrical Wires			
Pennsylvania Ave	8300 LF	\$50	\$415,000
Facades/Landscape Grant	30 grts	\$2,500	\$75,000
Riverwalk Riverview	3600 LF	\$25	\$90,000
Public Landscaping	710 Sites	\$450	\$319,500
<b>Total</b>			<b>\$2,737,220</b>

In order to make an area attractive for pedestrians, improvement to the appearance, or the streetscape, are necessary. Such improvements are now evidenced in Dunnellon with very limited utilization in the downtown. While individual property owners have made improvements to their building facades and, in some cases, upgraded and installed landscaping, there has not yet been a comprehensive program throughout the entire downtown to upgrade the streetscape Table 5 provides a preliminary analysis of the aesthetic needs.

**Current and Future Capital Improvements in the CRA**

The City is anticipating an \$8,000,000 grant through the Economic Development Agency that may address much of the public right-of-way (ROW) improvements along U.S. 41 and Pennsylvania Avenue. This grant, if awarded, will provide funds to replace and increase the size of the sewer lines in the downtown area, including repaving, sidewalk and other ROW improvements. During construction, the CRA will consider additional improvements such as bulb-outs, landscaping and irrigation, off street parking design, water line upgrades, bike lanes and burial of overhead electric and telephone lines.

Future Capital Improvement in the CRA shall be in conformance with the current Capital Improvements Element of the Comprehensive Plan and as amended from time to time. The exception for emergency or disaster related improvement stands.

# *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:

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(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.

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#### **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.**

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(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.

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**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.

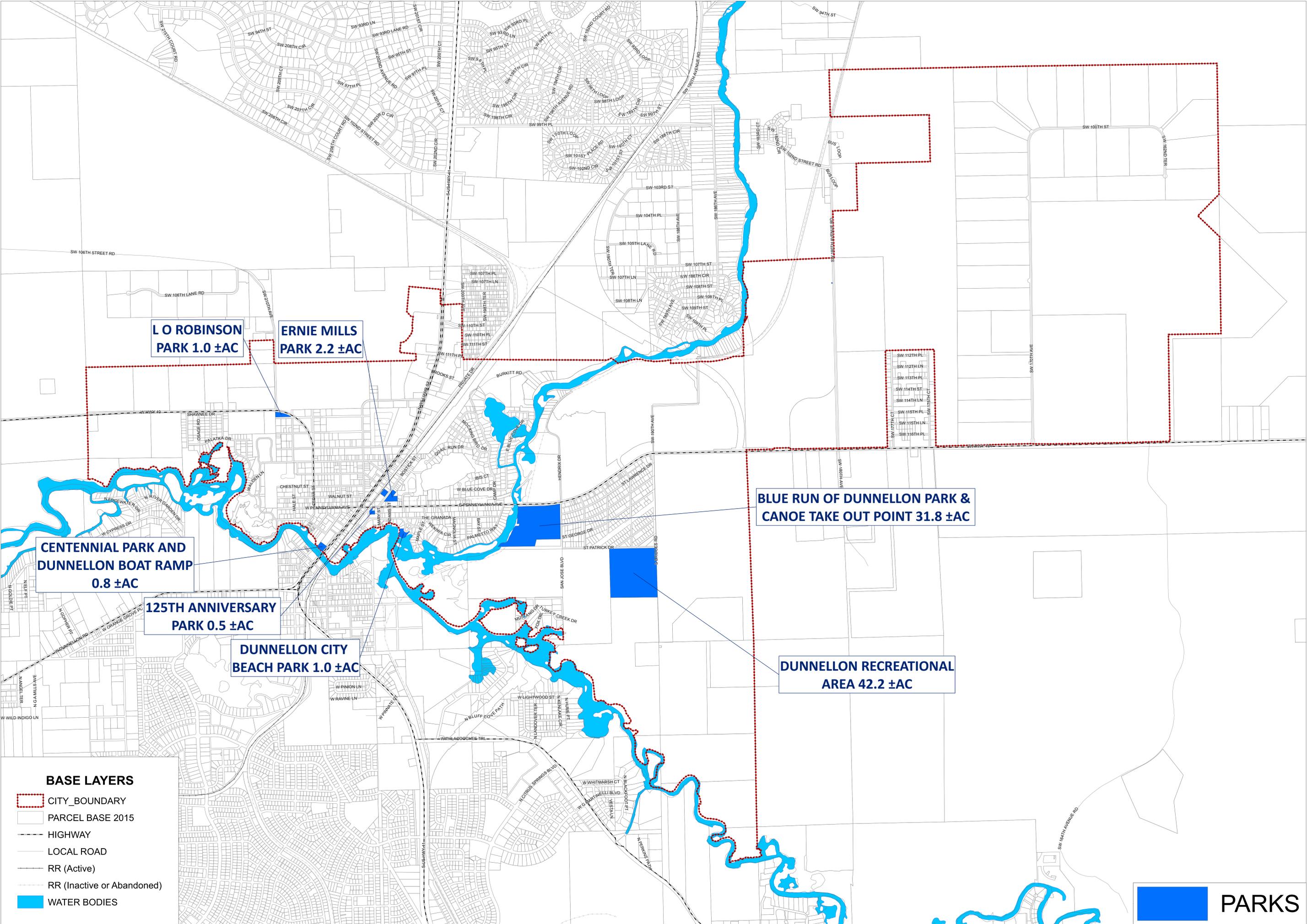
## **FINDINGS OF FACT**

- 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.



**L O ROBINSON  
PARK 1.0 ± AC**

**ERNIE MILLS  
PARK 2.2 ± AC**

**CENTENNIAL PARK AND  
DUNNELLON BOAT RAMP  
0.8 ± AC**

**125TH ANNIVERSARY  
PARK 0.5 ± AC**

**DUNNELLON CITY  
BEACH PARK 1.0 ± AC**

**BLUE RUN OF DUNNELLON PARK &  
CANOE TAKE OUT POINT 31.8 ± AC**

**DUNNELLON RECREATIONAL  
AREA 42.2 ± AC**

- BASE LAYERS**
- CITY\_BOUNDARY
  - PARCEL BASE 2015
  - HIGHWAY
  - LOCAL ROAD
  - RR (Active)
  - RR (Inactive or Abandoned)
  - WATER BODIES

