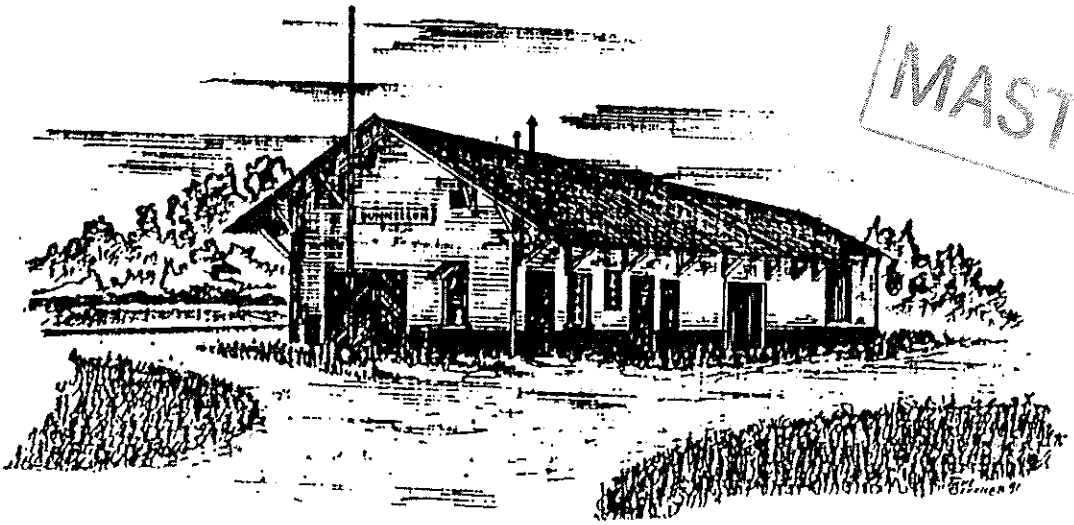
CITY OF DUNNELLON

COMPREHENSIVE PLAN



MASTER

VOLUME I

TRANSMITTAL GUIDE

Citizen Participation

Consistency Statements

Evaluation and Appraisal Report

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STRUCTURE OF THE PLAN

The Dunnellon Comprehensive Plan contains summaries of the findings in each of the plan elements, plus the goals, objectives, and policies to direct the City in future decision-making. This Plan document is divided into chapters, one for each element, and one for the monitoring and evaluation program. The data collected as background for each element and the analysis of data are contained in separate technical support documents. Because of the volume of material related to the plan, a separate Transmittal Guide accompanies these documents. These materials are organized as follows:

Volume I - Guide to the Dunnellon Comprehensive Plan: Citizen Participation Program; consistency with regional and state plans; Evaluation and Appraisal Report for the previous comprehensive plan.

Volume II - Dunnellon Comprehensive Plan; maps and Goals, Objectives and Policies.

Volume III - Technical Support Document: Capital Improvements, Conservation, Future Land Use, and Housing.

Volume IV - Technical Support Document: Infrastructure, Intergovernmental Coordination, Recreation and Open Space and Traffic Circulation.

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CITY COUNCIL

The Honorable Austin Porter, Mayor

John Bostick, Vice Mayor

Marianthe Coppedge

Barbara Kelly

Gerald Murray

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STATEMENT OF CONSISTENCY

INTRODUCTION

Pursuant to the requirements of Chapter 163.3177, F.S., and 9J-5.021, F.A.C., the proposed Dunnellon Comprehensive Plan has been compared to the Withlacoochee Comprehensive Regional Policy Plan and the State Comprehensive Plan. The purpose of the comparison was to evaluate the consistency between the Dunnellon Plan and the regional and state plans. In addition, a copy of the Dunnellon Comprehensive Plan has been transmitted to Marion and Citrus Counties for the purpose of review by each jurisdiction.

METHODOLOGY: REGIONAL PLAN

The Withlacoochee Regional Policy Plan was used in the preparation of the Dunnellon Comprehensive Plan as a reference document. In order to evaluate the consistency of the two plans, the following procedure was used. The goals, objectives and policies of the Dunnellon Plan were compared to the goals, objectives and policies of the regional plan. This comparison was designed to identify areas where the local plan was not compatible with the policies of the regional plan.

In the comparison of the two plans, no policies were identified in the Dunnellon Comprehensive Plan which were incompatible with the Withlacoochee Regional Policy Plan. It is explicitly recognized that the Dunnellon Plan does not address every policy of the regional plan; some regional issues do not pertain to Dunnellon.

METHODOLOGY: STATE PLAN

The State Comprehensive Plan was used as a reference document in the preparation of the Dunnellon Comprehensive Plan. Upon completion of the Dunnellon plan as a transmittal draft, the goals, objectives and policies were compared to the policies of the State plan. As required by 9J-5.021(4), a list is provided which identifies the State policies together with a cross reference to policies in the Dunnellon plan which further the State policies. All local goals, objectives and policies are compatible with the State Comprehensive Plan. The cross-reference listing is shown on the following pages.

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State Plan Policy	Dunnellon Element/Policy Number
Housing	
(5)(b)1	Housing 3.1, 3.3, 3.4, 3.5
(5)(b)2	Housing 3.3, 3.4
(5)(b)3	Housing 1.1, 1.2, 1.3, 1.4, 2.1, 2.2, 2.4, 2.5, 2.6, 3.1, 3.2, 3.4, 4.1, 4.3, 4.7
Water Resources	
(8)(b)1	Infrastructure 1.1.6,2.1, 2.1.1, 2.1.6; Future Land Use 5.11; Conservation 8.2, 8.3
(8)(b)2	Infrastructure 2.1, 2.1.6;Future Land Use 1.1.c, 5.7; Conservation 5.10, 8.4, 8.10, 8.13
(8)(b)3	Infrastructure 1.1.6
(8)(b)4	Conservation 2.1, 2.1.1-2.1.13 5.1, 5.4; Future Land Use 1.1.c
(8)(b)5	Infrastructure 1.2, 1.2.1, 1.2.2, 1.2.3; Future Land Use 1.1.e, 2.4; Conservation 8.12
(8)(b)6	Conservation 2.11
(8)(b)7	Conservation 6.5
(8)(b)8	Conservation 3.1-3.3, Future Land Use 5.5, 5.6
(8)(b)9	Infrastructure 2.1, 2.1.6;Future Land Use 1.1.c, 5.7; Conservation 5.10, 8.4, 8.10, 8.13
(8)(b)10	Conservation 2.1-2.11, 7.1-7.3, 8.2, 8.3; Future land Use 2.6, 2.11; Infrastructure 2.1, 2.1.1, 2.1.2
(8)(b)11	Infrastructure 1.1.3, 2.1.2, 2.1.8; Conservation 2.1.2, 2.1.3, 2.1.4, 8.1

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(8)(b)12	Infrastructure 1.3.1.1, 1.3.1.6; Conservation 2.1.1, 2.1.6, 2.2, 2.3, 2.5, 2.6, 2.9
(8)(b)13	Infrastructure 1.3.1, 2.1.8
(8)(b)14	Rainbow River Optional Element, 5.1-5.8

<u>Natural Systems, Recreation Lands</u>

(10)(b)1	Conservation 6.1-6.10; Future Land Use 5.7,5.8, 5.9, 5.10
(10)(b)2	Conservation 6.2, 6.10
(10)(b)3	Conservation 6.1-6.10; Future Land Use 5.7-5.10, 6.1-6.3
(10)(b)4	Future Land Use 5.7
(10)(b)5	Conservation 5.7
(10)(b)7	Land Use 1.1.c, 1.1.g.9, 5.9; Conservation 2.1, 2.1.1-2.1.13
(10)(b)9	Future Land Use 2.8
(10)(b)10	Future Land Use 1.1.c, 5.7
(10)(b)11	Recreation and Open Space 2.4, 2.5, 2.9, 3.1

<u>Air Quality</u>

(11)(b)1	Conservation 1.1-1.3, 1.1.1-1.1.3,
(11)(b)2	Future Land Use 5.1, 5.2, 5.3; Conservation 1.2
(11)(b)3	Conservation 1.1-1.3
(11)(b)4	Conservation 1.2,
(11)(b)5	Future Land Use 5.2, 5.3; Conservation 1.3

<u>Hazardous, Non-Hazardous Waste</u>

(13)(b)1-11	Conservation 2.1.10, 7.1-7.3

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CITIZEN PARTICIPATION PROGRAM

CITY OF DUNNELLON

INTRODUCTION

There are many reasons and many ways for citizens to be involved in planning for their community. A plan is stronger and more acceptable to the community if a large number of the citizens have worked together to formulate the plan. Since the Dunnellon Comprehensive Plan will guide the future (re)development of the City, the people who live, work, and play in Dunnellon should have the opportunity to participate in developing that plan. The ultimate responsibility for adopting the comprehensive plan and using the plan to guide future decisions lies with the Dunnellon City Council; however, the council members need to know that the plan is a good representation of the City's needs and desires.

Citizens should have an opportunity to be involved as early in the planning process as possible. By the time a plan is formulated and presented for formal adoption through public hearings, many months and even years have been devoted to making basic assumptions, collecting data, analyzing the data, drawing conclusions, considering alternative recommendations to solve problems or take advantage of opportunities, developing statements of goals, objectives, and policies, and finally recommending a plan. Often it is too late to start over if something has been overlooked or inadequately considered early in this process. At the very least

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(d) Provisions to assure that the required public hearings are held; and

(e) Provisions to assure the consideration of and response to public comments.

(3) Local governments are encouraged to make executive summaries of their comprehensive plan available to the general public and should, while the planning process is ongoing, release information at regular intervals to keep its citizenry apprised of planning activities.

Chapter 163.3184 establishes minimum requirements for submission and adoption of a proposed comprehensive plan.

(15) PUBLIC HEARINGS -

(a) The procedures for transmittal of a complete proposed comprehensive plan and for adoption of a comprehensive plan shall be by affirmative vote of not less than a majority of the total membership of the governing body in the manner prescribed by this subsection. The adoption of a comprehensive plan or plan amendment shall be by ordinance.

(b) The local governing body shall hold at least two advertised public hearings on the proposed comprehensive plan or plan amendment as follows:

1. The first public hearing shall be held at the transmittal stage. It shall be held on a weekday approximately 7 days after the day that the first advertisement is published. The intention to hold and advertise a second public hearing shall be announced at the first public hearing.

2. The second public hearing shall be held at the adoption stage. It shall be held on a weekday approximately 5 days after the day that the second advertisement is published.

Except as provided in paragraph (c), the advertisement shall state the date, time, place of the meeting, the subject of the meeting, and the place or places within the boundaries of local governmental entity where the proposed comprehensive plan or plan amendment may be inspected by the public. The advertisement shall also advise that interested parties may appear at the meeting and be heard regarding the transmittal or adoption of the comprehensive plan or plan amendment.

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this leads to frustration, both for the citizens who are trying to bring valuable information to the City Council, and to the council members who are trying to adopt a good plan for the City. At the worst, the plan could be faulty because of missing important information.

LEGISLATIVE REQUIREMENTS

After the Florida legislature passed the planning act in 1985, the Department of Community Affairs (DCA) adopted an administrative rule to " ...establish minimum criteria for the preparation, review, and determination of compliance of comprehensive plans...". This rule is 9J-5 of the Florida Administrative Code. Among the provisions of the rule is the following section on public participation:

9J-5.004 PUBLIC PARTICIPATION

(1) The local governing body and the local planning agency shall adopt procedures to provide for and encourage public participation in the planning process, including consideration of amendments to the comprehensive plan and evaluation and appraisal reports.

(2) The procedures shall include the following:

(a) Provisions to assure that real property owners are put on notice, through advertisement in a newspaper of general circulation in the area or other method adopted by the local government, of official actions that will affect the use of their property;

(b) Provisions for notice to keep the general public informed;

(c) Provisions to assure that there are opportunities for the public to provide written comments;

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(c) If the proposed comprehensive plan or plan amendment changes the permitted uses of land or changes land-use categories, the required advertisements shall be no less than one-quarter page in a standard size or a tabloid size newspaper, and the headline in the advertisement shall be in a type no smaller than 18 point. THe advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear. The advertisement shall be published in a newspaper of general paid circulation in the county and of general interest and readership in the community, not one of limited subject matter, pursuant to chapter 50. Whenever possible, the advertisement shall appear in a newspaper that is published at least 5 days a week, unless the only newspaper in the community is published less than 5 days a week.

ADOPTED PROGRAM

The following procedures were instituted by the City of Dunnellon Council, to meet the minimum criteria for public participation as well as to establish a meaningful method for the citizens of Dunnellon to be involved in the planning process for the Comprehensive Plan.

1. The Dunnellon City Council has designated a Local Planning Agency (LPA) pursuant to 163.3174, FS. The Council has designated the Dunnellon Planning Commission by ordinance to meet this need. The Dunnellon City Council body has notified the Department of Community Affairs of the designation.

2. The LPA and the City Council has reviewed, considered and adopted a citizen participation program as required by administrative rule. This program has been carried out throughout the planning process. In this process, materials developed by the consultant to inventory existing conditions, analyze the information collected, and recommend appropriate goals, objectives,

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information collected, and recommend appropriate goals, objectives, and policies, have been submitted to the Local Planning Agency for review and consideration. Materials have been considered by Dunnellon City Council at regular meetings. In this matter, the City has received comments, and have considered the recommendations of the City's residents. Council action has been carried out at duly advertised public meetings. The City accepts both verbal and written comments, responding to verbal requests with verbal responses and written comments with written responses.

3. Appropriate advertisements and notices have been, and will continue to be provided to property owners regarding hearings with the intent of eventual plan adoption, or other official matters. Public notice, hearings, and procedures shall at a minimum meet the requirements of 163.3184, FS, as well as any local ordinances or procedures adopted regarding the provision of public notice.

4. The process will continue as it has effectively worked to this point: materials developed by the consultant or a member of either the planning board or City council are forwarded to the local planning agency. The local planning agency considers, reviews, and recommends action at public meetings, advertised according to State Law. The City council considers, reviews, accepts, or returns the materials for revision. City Council action is carried out at duly advertised public meetings. Further,

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all information pertaining to actions which affect the general public will be available for inspection in City Hall. The City will accept both verbal and written comments, responding to verbal requests with verbal responses and written comments with written responses. Where information involving public health and safety are involved, such as water shortage emergencies or natural hazard, notice will be sent to all property owners.

5. The Dunnellon Planning Commission shall be the group with primary responsibility for ensuring adequate public participation. All comments, written or verbal, shall be considered by the Planning Commission throughout the planning process. Responses shall be provided to public comments, verbally for verbal comments, and in writing for written comment.

6. The continuation of the public participation process shall be through a "City Hall" type meeting to which all members of the public are invited. This meeting shall provide a forum for describing the planning process, the public participation process, receiving comment on issues of importance, and answering questions. Future meetings shall be coordinated with the Dunnellon City Council and Dunnellon City Planning Commission and will be held either in conjunction with a regularly scheduled meeting, or a special meeting (hearing or workshop) for the Comprehensive Plan, as circumstances warrant.

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7. Upon completion of all elements, the final plan documents well be prepared. Four documents will be completed; three will contain all of the support information, including all of the data collected, and the analysis of that data, as well as the Evaluation and Appraisal Report. The remaining document will be the Dunnellon Comprehensive Plan. It will contain those items required by rule 9J-5 of the Florida Administrative Code, but will be primarily limited to the goals, objectives, and policies, and maps developed to guide future decisions about Dunnellon. These materials will be available in a central location for further public review and comment. The City will accept both verbal and written comments, responding to verbal requests with verbal responses and written comments with written responses.

8. Required, properly advertised (quarter page ad), public hearings will be held by both the Local Planning Agency and the City Council for consideration of the Dunnellon Comprehensive Plan, and approval of that document for transmittal to the Department of Community Affairs, to ensure that real property owners are put on notice of official actions that will affect the use of their property. Following review by the Department of Community Affairs and all appropriate review agencies, two additional public hearings will be held for the purpose of final adoption by ordinance of the Dunnellon Comprehensive Plan. Furthermore, the City shall promote public participation during any proposed amendments to the adopted Comprehensive Plan or the Evaluation and Appraisal Report through

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required public hearings, advertised by quarter page ad, held by both the Local Planning Agency and the City Council, to ensure that real property owners are put on notice of official actions that will affect the use of their property. The City will accept both verbal and written comments, responding to verbal requests with verbal responses and written comments with written responses.

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It is recommended that the goals, objectives and policies of the Phase II Rainbow River Watershed Management Plan be adopted for the Conservation Element or as an optional element for the plan's update. The management plan, if adopted and implemented, would provide the City with an effective means of conservation of its natural resources. It is recommended that any policies adopted for protection of the Rainbow River are also adopted for the Withlacoochee River.

Recreation and Open Space

This element provides a collection of data on existing recreational facilities and sites serving the Dunnellon area. The types of recreational facilities have been identified in terms of activity or resource based, and public or private. Analysis of existing recreational facilities in the current plan is based upon the State's standards listed in Outdoor Recreation in Florida, 1976. Major additions to the existing data would involve analysis of current and projected future needs for recreation sites, facilities and open space according to the most recent standards. An inventory of existing open space is also needed.

There appear to have been no significant additions to the City's recreation facilities at this time. A telephone interview with the City Public Works Director revealed that the City's improvement programs for recreational facilities have been thwarted because the site chosen for such facilities has been

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found unsuitable. The City currently leases approximately 105 acres of land from the Florida Barge Control Authority for recreational uses. Some facilities, such as a little league baseball field, already exist on the site, and additional facilities have been planned. It has recently been found that an alternative site may be necessary. The site is somewhat isolated from the City, and preliminary improvements to the site have been vandalized, according to the Public Works Director. There is an additional problem with this site because this land is owned by the Cross Florida Barge Canal Authority. Although the Barge Canal project is no longer viable, the status of whether original owners or the city will obtain final title to the land has not been determined. The existing plan does recommend that the City not develop additional facilities on this site until title to the property has been finalized. These factors shall be considered in the plan's update, particularly during revision of the existing policies.

The three goal statements for this element should be retained. The existing objectives (listed as policies) should also be retained. Objective No. 5, which encourages the establishment of commercial recreation facilities such as a movie theater or bowling alley, may need revision if it is found that the residents no longer desire those particular establishments. Additional objectives are necessary which address public access to the rivers and coordination of public and private resources to meet recreational open space needs.

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The existing policies (listed as actions) should be revised towards stronger implementation of the objectives. Additional policies are recommended for implementation activities which: include specific open space definitions and standards in local land development regulations; ensure public access to the Rainbow and Withlacoochee Rivers; establish level of service standards based upon the city's recreational needs; acquire open space and natural reservations; and correct or improve existing deficiencies in parks and recreation facilities.

Housing

The Housing Element provided extensive data and analysis of the existing housing conditions and projected needs based on a 1978-1979 housing survey conducted by the Withlacoochee Regional Planning Council. The methodology for this survey has also been included along with a fairly extensive inventory of housing assistance needs and programs. However, much of this information applies only to the Chatmire area, which is outside city limits, and therefore should not be included in the plan's update.

There are some basic revisions which are necessary for compliance with the data requirements of 9J-5.010(1). Initial revision involves updating the data to reflect the 1980 U.S. Census or more recent estimates, including specific data on the age and value of housing. Some of this data, particularly concerning the age of the houses and historical significance, may be available from the historical survey recently completed for Dunnellon. These housing characteristics shall be compared with

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those of Marion County, if deemed significant. In addition, an inventory will be required for existing group homes and mobile home parks licensed by the Florida Department of Health and Rehabilitative Services. Also required is an inventory of housing construction affecting changes in the number of housing units since the 1980 U.S. Census.

Revisions to the analysis portion of this element should reflect the updated census data and population projections. Other analysis needed concerns housing need of anticipated populations, including rural and farmworker households, and any other special housing needs, and the land requirements for the total estimated housing need. Additional analysis, as required by 9J-5.010(2), will address the private sector's relationship to housing needs, provisions of housing with supporting infrastructure for the anticipated population, provisions for housing for low and moderate income families, mobile homes, group homes and programs for historically significant housing or neighborhoods.

The housing goals and objectives of the State and the goals of the Regional Planning Council have been adopted as part of this element. Additional goals described as particularly applicable to the Dunnellon area have also been adopted. Goal No. 4 develops CDBG Housing Assistance Plan Tables which specify the number of lower-income households to be assisted over one and three years. It is assumed that these tables refer to housing in the Chatmire area, because no assistance programs have been

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granted for housing within the city limits. This table should be revised to consider only the housing rehabilitation needs within city limits.

The existing objectives (listed as policies) will need revision to reflect the updated inventories. The existing policies, listed as actions, have only been somewhat effective for this element, because only one of the four policies appears to have been implemented. Policy No. 3 has been successful, since there are current CDBG grant projects being initiated in Chatmire. Policy No. 1, which establishes a designated representative assigned with the responsibility for coordinating city's housing plans and programs with those of the County has not been implemented. This policy should be deleted, if no longer found appropriate.

Policy No. 2 has not been implemented, as there has been no action to address the ordinances suggested in the Drainage and Conservation Element, except for the drafting of a flood plain ordinance. Furthermore, the new mobile home classification system hasn't been adopted (policy No. 4). Further research of this concept is necessary to determine its appropriateness for the City. Additional policies will be necessary to implement the revised goals and objectives, and other requirements of 9J-5.010.

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INFRASTRUCTURE

Sanitary Sewer

This element addresses the various subheadings of the Infrastructure Element separately. The element begins with an inventory of existing sanitary sewer facilities within the city limits of Dunnellon. The data includes information on areas served, design capacity, and current and projected demand of existing facilities. As previously mentioned, the City of Dunnellon operates one sewage treatment plant which currently discharges treated effluent into the Rainbow River. The plan states that the addition of two sand gravity filters would bring the discharged effluent within State standards. However, the State standards used at the time of the plan's writing were not as stringent as today's standards for Outstanding Florida Waters. Therefore, alternatives to the effluent discharge are necessary, and should be addressed during the plan's update.

Although the plan provides a priority ranking for areas to be provided with central sewer service, it does not address the existing use of septic tanks by those areas. Analysis is needed of the use of septic tanks, in low-lying areas and in areas of poor soil suitability. Particular analysis is needed concerning the effects of septic tank use on surface and ground water quality.

This section of the element has been somewhat effective. Two of the three policies have been implemented which deal with sewer impact fees. Policy No. 1, which involves undertaking

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annual sewer line extension projects to areas not currently served, has not been implemented. To date, only the Blue Cove Unit No. 2 has been provided with central water and sewer services. According to the Public Works Director, the major obstacle with the project is funding. The City did apply for alternative funding sources, and was found to be ineligible. Policy No's 2 and 3, which concern establishment of sewer impact fees, have been implemented. It will be necessary to revise these fee rates in view of the seeming lack of funds available for sewer extension lines.

The existing goals and objectives for sanitary sewer should be retained. The policies (listed as actions) should be rewritten in coordination with the City's capital expenditure capabilities and the requirements of 9J-5.011.

Solid Waste

This portion of the plan describes the City's existing system for collection of solid waste. Although all solid waste is still picked up and disposed of by the City and funded by separate monthly fees for residential and commercial customers, there has been a change in the disposal site used since the adoption if the plan. The Dunnellon Landfill was the City's disposal site up until 1982 when it was closed by D.E.R. The disposal site used since that time is the landfill off Baseline Road in Marion County, which is a significant distance from the City. The City is charged a fee for its solid waste disposal

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based on cubic yards of solid waste. The City Sanitation Department currently operates its own trucks in providing curbside garbage pick-up to its residential and commercial customers.

The current plan suggests that Dunnellon's relatively low projected rate of growth should not place an excessive demand upon the present system, and there should not be any need for major capital expenditure. The update of this plan should focus on the costs of the present system based on projected volume of solid waste for the projected population. Further analysis to meet the requirements of 9J-5.011 include the proportional capacity of the Baseline Road landfill allocated by Marion County to serve Dunnellon's needs. Level of service standards of the design capacity of this landfill need to be determined. Alternative disposal sites should also be explored.

The existing goals, objectives and policies may need revision based upon the additional data and analysis.

Potable Water

This potable water subheading of the Infrastructure Element contains an inventory of existing wells and distribution systems which serve the City. Analysis of the existing water supply concludes that there is sufficient potable water supply available through 1990. The plan does identify a potential problem with water flow required for fire protection, and suggests the City

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increase storage capacity or pumping ability to increase its fire plan capabilities.

Interviews with the Building Inspector revealed that a third well has been developed, but is not on line at this time. A 290,000 gallon elevated storage tank has also been installed. These improvements have been developed in coordination with the needs of the new shopping center on U.S. 41. The City has also installed 62 new fire hydrants since the plan's adoption. According to the Fire Chief, the increase in hydrants has contributed to the City's recent fire rating of 7, which is an increase from the 1964 rating of 8 identified in the existing plan. Analysis will be required to determine any effects the new well and tank may have on the City's fire rating. It will also be necessary during the plan's update to determine methods for protecting the water quality of the City's wellfields.

Other improvements the City has made include the extension of water service to the Chatmire area. As mentioned previously, this area is no longer considered part of Dunnellon's planning area, so inter-local agreements between the City and Marion County are necessary. According to the Public Works Director, this service is not on-line at this time, because of complications caused by destruction of meters and lines by drivers on the unpaved roads of Chatmire. The area has been slated for paving by the county with CDBG grant funding. The paving of these roads should alleviate this problem, but

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attention to this matter should be addressed during the plan's update.

The potable water portion of this plan has been successful for the City. There are four policies, all of which have been implemented. The existing goals should be retained. Goal No. 2, which addresses protection of the present high quality of the aquifer, needs to be supplemented with objectives and policies for implementation. Because the existing policies have been implemented it will be necessary to revise the existing objectives and policies after further analysis of the projected needs of the population, and the requirements of 9J-5.011.

Drainage

The drainage section of this element identifies the existing drainage control features and problems within the City. In addition to the analysis of specific drainage problem areas, the plan also recognizes the need for the City to address the stormwater runoff which is currently a pollution point source into the river. The plan further suggests adoption of a river protection plan. This recommendation is particularly important today, because the State has designated the Rainbow River as an Outstanding Florida Water, and is currently considering similar designation for portions of the Withlacoochee River.

The Drainage Element of the plan has been somewhat effective. The City has made progress in establishing protection of its rivers through the development of a Rainbow

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River Watershed Management Plan. Adoption of this plan is recommended including the goals, objectives and policies which address drainage in new development. The City has been accepted by the Federal Flood Insurance Program, so policy No. 4 and Action No. 1 need revision or omission. There have been no revisions to building permit fees for flood-prone areas, so Action No. 2 and Policy No. 5 should be retained or revised as found applicable. Because corrective measures to the identified problem areas have not resulted from this plan, it is recommended that new policies be addressed to explore funding of programs for solving the City's drainage problems. According to the Public Works Director, some improvements to the problem area identified in the plan as Hale Street and River Drive have been made by the developer during construction of a condominium project in that area.

Traffic Circulation

The Traffic Circulation Element provides an inventory of existing roads based on definitions from the Marion County Thoroughfare Plan Element. This element also contains data pertaining to the conditions of existing roads, average daily traffic counts, State, County and City improvement plans, the railroad system and the airport.

Since the plan was adopted, the City has made significant progress towards improving its transportation systems. As recommended in the plan, Dunnellon has initiated a 5-year work

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plan for its road maintenance. The Public Works Director has estimated that 3 to 4 roads are repaired yearly as part of the plan, and roads are evaluated at the beginning of each year to determine the priority of repair. This program is supplemented with funds from Florida's gas tax. This year such funds were utilized for the repair of a bridge in Blue Cove Subdivision. The City has also funded additional street lighting along U.S. 41. A new traffic light was installed at U.S. 41 and Powell Road, and the existing traffic light has been repaired. In addition, the U.S. 41 bridge over the Withlacoochee River is in the process of being four-laned by FDOT. FDOT has also resurfaced the other county roads within the City's jurisdiction which were identified in the plan.

Because of the progress the City has made in its transportation plan, it will be necessary to re-analyze these improvements in respect to future traffic volumes. The requirements of 9J-5.007 also have brought about the need for increased data collection and analysis. Data will need to be updated using FDOT roadway functional classifications, most recently available estimates for average daily trips, and accident frequency data. Both existing and future traffic circulation maps will need to be prepared which specify FDOT classifications and number of traffic lanes for each roadway. Because the existing plan projects future traffic volumes only for U.S. 41, it will be necessary during the plan's update to develop projections for the remainder of the City's roadways.

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Analysis will be required of projected traffic circulation levels of service and system needs based upon the future land use map. This analysis shall consider adopted level of service standards and new facilities based on the FDOT 5-year Transportation Plan.

This element was measurably successful in implementing the plan's goals and objectives. The only problem cited in the plan which has not been corrected concerns the lack of parking spaces at the City Hall. It is recommended that this problem be addressed during the plan's update, and new objectives and policies be written after careful analysis of Dunnellon's traffic circulation needs.

Future Land Use

In addition to the analysis of existing and future land use for the City, the future land use element contains an inventory in table form of existing land use and a map depicting future land use. Further data collection and analysis is needed to fulfill the requirements of 9J-5.006, including updated data on existing land use to be portrayed in map form.

Several events have occurred in Dunnellon since the existing plan was adopted which will affect the existing and future land use map. The acquisition and development of 80 acres by the Marion County School Board for the now completed Dunnellon High School is one factor affecting public land use, although this area is outside City limits. Hundreds of acres of land are currently owned by the Florida Barge Control Authority, and since plans for the canal have been abandoned, the status of this

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property should be researched. In addition, the recognition of an historic district as well as other historical or archaeological resources identified in the recent survey must be depicted in the land use map series. The existing land use map must also depict generalized uses of land adjacent to the City's boundaries.

Other data necessary for this element includes the most recently determined population projections, and analysis of the availability of facilities and services identified in the other elements to serve existing land uses. An updated, thorough analysis of the character of existing undeveloped land for suitability of land use based upon soils, topography, natural or historical resources will also be required.

One problem with the existing Future Land Use Element is that unincorporated areas (which formerly were considered in the City's planning area) are considered in providing future land use needs. Therefore, an update of the amount of land needed to accommodate the projected population exclusively within Dunnellon corporate limits will be necessary. This should include analysis of re-development of blighted areas and proposed development and re-development of flood-prone areas.

The plan suggests implementation of its goals and objectives through the zoning ordinance. The plan identifies many inconsistencies between the Future Land Use Plan and the existing City zoning. It also recommends flood plain, trees, landscaping, river protection, a mobile home classification

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system and cluster and planned unit development be addressed. Because of the amount of suggested changes necessary for the existing ordinance, the plan recommends preparation of a totally new ordinance. The inconsistencies found on the zoning map have not been corrected, although the City is now (in December 1987) preparing a new zoning ordinance. The plan also recommends that inter-local agreements be initiated between the City and County to oversee land use and development in the adjacent unincorporated areas. To date, no such agreements appear to have been established. Although the plan's goals, objectives and policies appear to be valuable for the City's future land use planning, the fact that few of the policies have been implemented may indicate that they are not adequate in depicting the residents' desires for their City. Therefore, it is recommended that revised goals, objectives and policies be written after an assessment of the City's needs and desires.

Intergovernmental Coordination

The Intergovernmental Coordination Element contains sufficient data that will only need minor updating for compliance with 9J-5.015. Some revision may result from the omission in the updated plan of areas of Marion County no longer within Dunnellon's planning area. Further analysis will be required to determine the effectiveness of existing coordination mechanisms, specific problems, and needs, and comparison with the Withlacoochee Regional Planning Council's updated policy plan.

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It is noted that the Recreation and Open Space and Infrastructure Elements address intergovernmental coordination as it applies to these elements; consequently, the appropriate sections of these elements will be merged into the updated Intergovernmental Coordination Element.

This element has been somewhat effective in implementation of its goals. According to the City Clerk and Public Works Director, there are several interlocal agreements in place between the City and Marion County. The City has begun proceedings to provide water service to Chatmire, and the County Sheriff's Department has an agreement with the City Police Department wherein it provides the City with funds for enforcement of City and County ordinances of the Rainbow River. There has also been a joint venture between the two jurisdictions for development of a Watershed Management Plan. There is also an inter-governmental advisory board comprised of one city commissioner, one county commissioner, and five appointed citizens of both jurisdictions. Known as the Rainbow River Advisory Committee, this board reports to the Marion County Board of Commissioners to discuss various concerns for the Rainbow River. The City has an agreement with Florida Power Corporation where it will provide the City with electric power and maintenance of its facilities for a period of 30 years. There are currently no interlocal agreements between the City and any local school boards.

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The existing goals and objectives (listed as policies) of the plan should be retained. The existing policies (listed as actions) could be rewritten, as they do not measurably implement any of the element's goals or objectives. Furthermore, the omission of unincorporated areas as part of Dunnellon's planning area may cause the need for revision of existing policies.

Capital Improvements

The Capital Improvement Element in this plan is titled "Economic Feasibility".

This element consists of one page of text and two pages of tables describing proposed capital expenditures and funding sources. The table contains summaries of proposed capital expenditures from the Recreation and Open Space, Traffic Circulation, and Infrastructure Elements. It is noted that a more detailed analysis of economic feasibility has been done for each of these elements and appears within those elements rather in the Capital Improvement Element. These sections will be merged into one element during the plan's update.

The element does not contain the analysis necessary for compliance with 9J-5.016(2). Furthermore, it does not contain goals, objectives or policies for this element. There will be extensive analysis required to determine the City's financial capabilities prior to preparation of goals, objectives and policies for this element.

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Because this element lacks sufficient analysis and goals, objectives and policies, it is not fair to state whether this element was successful for the plan. Nor is it possible to determine whether a project was not completed because of the failure of the economic feasibility element or a failure of implementation found in the other elements.

SUMMARY

The existing comprehensive plan appears to have been an adequate guide for the City of Dunnellon's growth management efforts to date. The large volume of the plan's recommendations that have been implemented indicates that the plan was reasonable and successful for Dunnellon's current needs.

However, one of the most effective tools for implementation of this plan would have been through the land development regulations. In fact, the comprehensive plan recommends that the existing ordinance be revised, or an entirely new ordinance be drafted. As previously mentioned, the City is now in the process of drafting a new zoning ordinance. Since Chapter 163.3202, Florida Statutes requires that land development regulations be developed subsequent to and based upon the updated plan, it may be advisable for the City to delay adoption of a totally new ordinance to achieve the goals of the existing plan at this point in time. Rather, it may be suitable to draft amendments to the existing ordinance to address the City's current needs, rather than devote significant time and funds towards a completely new

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ordinance at this time which would not reflect the goals of the updated plan.

However, as a community grows (no matter how slowly) its needs grow and its dependence on the land, water and other resources of the area become critical to each citizen's quality of life. The additional data and analysis recommended in this report, supplemented with sound goals, objectives and policies as per the requirements of Chapter 9J-5, F.A.C., will provide valuable guidelines for the management of Dunnellon's growth and protection of its future.

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