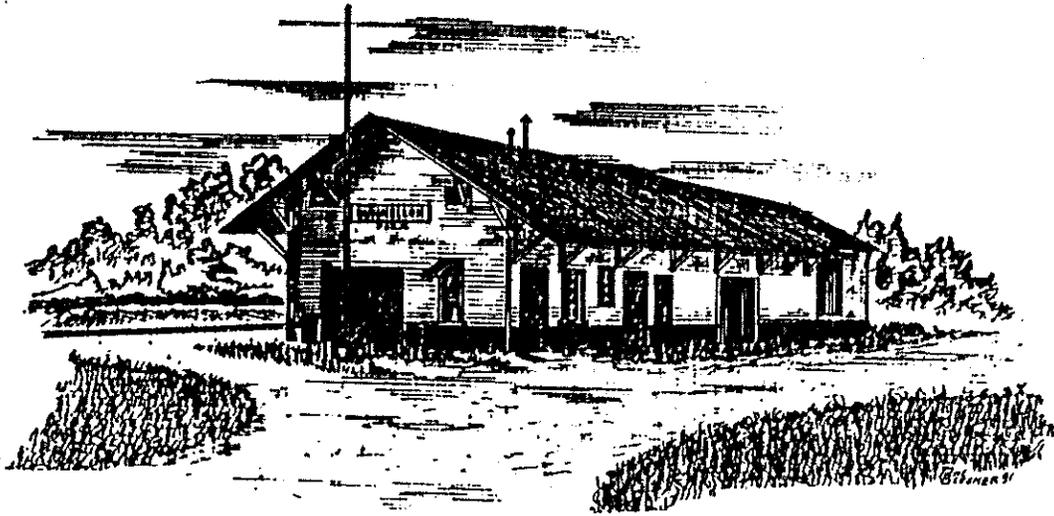


# CITY OF DUNNELLON COMPREHENSIVE PLAN



VOLUME II

THE PLAN

MASTER

**Goals, Objectives and Policies  
AND FUTURE LAND USE MAP SERIES**



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ADOPTED OCTOBER 14, 1991

CITY COUNCIL

The Honorable Austin Porter, Mayor

John Bostick, Vice Mayor

Marianthe Coppedge

Barbara Kelly

Gerald Murray

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## INTRODUCTION

In 1985 the State of Florida revised the "Local Government Comprehensive Planning Act", mandating all levels of government in Florida to prepare, adopt and implement a comprehensive plan. This plan shall guide future growth and redevelopment incorporating sound planning policies and community desires.

The Dunnellon Comprehensive Plan includes the eight planning elements required for inland communities. Due to Dunnellon's location and population size, no Coastal Management, Mass Transit or Port, Aviation and Related Facilities Elements are required, and no optional elements needed.

Volume I, the Transmittal Guide, contains: the adopted Citizen Participation Program; the Consistency Statement for the State and Regional Planning Council Plans; and, the Evaluation and Appraisal Report.

Volumes III and IV contain the technical support documents used to prepare the goals, objectives and policies and related maps, consistent with Chapter 163, F.S. and Chapter 9J-5, F.A.C.

Volume II contains:

The adopted goals, objectives and policies of each element, the future land use map series, and the monitoring and evaluation program. The goals, objectives and policies are located in the following order in this volume:

Capital Improvements

Conservation

Future Land Use

Housing

Infrastructure

Intergovernmental Coordination

Recreation and Open Space

Traffic Circulation

The Future Land Use Map Series, located at the end of Volume II, contains: Lakes, Rivers and Wetlands; 100 year Floodplain; Future Traffic Circulation; Mineral Resources; Soils; Future Land Use; Wellfield Cones of Influence and Historical Resources.

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CITY OF DUNNELLON  
CAPITAL 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 1:**

The Capital Improvement Element will be utilized throughout the 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 1-1:**

Individual capital improvement projects will be budgeted and programmed annually following an evaluation process. Projects will be evaluated based on the following criteria:

**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;

**1-1b:** Necessity created by public hazards or potential public hazards;

**1-1c:** The urgency to eliminate existing capacity deficits;

**1-1d:** The total impact on the City's budget;

**1-1e:** The financial feasibility of the project; and

**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.

**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:**

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:**

The provision of facilities identified in the schedule of capital improvements shall be sufficient to meet the needs of development approved prior to the adoption of the Dunnellon Comprehensive Plan.

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

**OBJECTIVE 2:**

The Capital Improvement Element will be utilized throughout the planning period to coordinate land use decisions and available or projected fiscal resources with a schedule of capital 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:**

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:**

The City will utilize the Capital Improvement Element to guide development in accord with the plan for future land use. Individual land use decisions will be based on the ability of the City, or the developer, to provide the necessary facilities.

**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:**

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:

**3-1a:** Potable Water Facilities - 125 gallons per capita per day.

**3-1b:** Sanitary Sewer Facilities - 62 gpd per capita.

**3-1c:** Solid Waste Facilities - 5.3 pounds per capita per day.

**3-1d:** Neighborhood Parks - 2 acres per 1,000 population.

**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

**3-1g:** Drainage Facilities:

a. Interim level of service for existing facilities, including those operated by the city:

Conveyance Systems - All drainage swales and ditches shall be designed to convey the runoff generated from a 10-year, 24-hour storm event.

On arterials, culverts and cross-drains shall convey the runoff from the 100 year, 24-hour storm.

On collector roads, culverts and cross-drains shall convey the runoff from a 10-year, 24-hour storm.

On local roads and internal subdivision roads, culverts and cross-drains shall be designed to convey the runoff from a 10-year, 24-hour storm.

b. Improvements to existing facilities, including those operated by the City, as outlined in the Capital Improvements Element, and all new development and redevelopment shall be subject to the following level of service standards:

Water Quantity:

Conveyance Systems - All drainage swales and ditches shall be designed to convey the runoff generated from a 25-year, 24-hour storm event.

On collector roads, culverts and cross-drains shall convey the runoff from a 10-year, 24-hour storm.

On local roads and internal subdivision roads, culverts and cross-drains shall be designed to convey the runoff from a 10-year, 24-hour storm.

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 3/4 inch of depth over the entire site or the runoff from the first 1 1/2 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 designated 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 Chapter 17-40,420, F.A.C, 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 quadruplex residential development not located directly on the water shall be exempt from this requirement, so long as stormwater runoff is accommodated by the City's facilities, in accordance with the level of service standards listed in b., above. However, all waterfront development must meet the above standards.

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 rational and equitable share of the costs of public facilities necessitated by the development.

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**POLICY 3-3:**

The City, by December 1994, shall explore the feasibility of establishing a tax increment financing district for portions of the downtown area to provide funding for capital improvements in that area.

**OBJECTIVE 4:**

The annual update of the Capital Improvement 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:**

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 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:**

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 5:**

The Capital Improvement Element will balance available revenues and borrowing capacity with needed improvements in order to maintain the level of capital debt at a manageable level.

**POLICY 5-1:**

A Capital improvement project will be included in the Capital Improvement 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:**

Capital improvement projects, or individual project phases, will be prioritized in order to allow for project scheduling in accordance with available funding.

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**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 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:**

The city shall use the LOS standards adopted in the following subelements in reviewing the impacts of new development and redevelopment upon public facility provisions:

Potable Water Facilities - 125 gallons per capita per day.

Sanitary Sewer Facilities - 62 gpd per capita.

Solid Waste Facilities - 5.3 pounds per capita per day.

Neighborhood Parks - 2 acres per 1,000 population.

Community Parks - 2 acres per 1,000 population.

Traffic - US 41 from Powell Rd. to North City Limits - Maintain & Improve (Backlogged) (other principal arterials and collector roads - LOS C

Drainage Facilities:

a. Interim level of service for existing facilities, including those operated by the city:

Conveyance Systems - All drainage swales and ditches shall be designed to convey the runoff generated from a 10-year, 24-hour storm event.

On arterials, culverts and cross-drains shall convey the runoff from the 100 year, 24-hour storm.

On collector roads, culverts and cross-drains shall convey the runoff from a 10-year, 24-hour storm.

On local roads and internal subdivision roads, culverts and cross-drains shall be designed to convey the runoff from a 10-year, 24-hour storm.

b. Improvements to existing facilities, including those operated by the City, as outlined in the Capital Improvements Element, and all new development and redevelopment shall be subject to the following level of service standards:

Water Quantity:

Conveyance Systems - All drainage swales and ditches shall be designed to convey the runoff generated from a 25-year, 24-hour storm event.

On collector roads, culverts and cross-drains shall convey the runoff from a 10-year, 24-hour storm.

On local roads and internal subdivision roads, culverts and cross-drains shall be designed to convey the runoff from a 10-year, 24-hour storm.

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 3/4 inch of depth over the entire site or the runoff from the first 1 1/2 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 designated 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 Chapter 17-40,420, F.A.C, 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 quadruplex residential development not located directly on the water shall be exempt from this requirement, so long as stormwater runoff is accommodated by the City's facilities, in accordance with the level of service standards listed in b., above. However, all waterfront development must meet the above standards.

**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 a 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:**

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 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 service areas as described in the Sanitary Sewer, solid waste, drainage and natural aquifer groundwater recharge elements:
- e. if public facilities are developer-provided, accommodate public facility demands based upon adopted LOS standards:
- f. if public facilities are provided, in part or whole, by the city, demonstrate financial feasibility, subject to this element; and
- g. affect state agencies and water management districts facilities plans.

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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.

**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 (\$)
<u>SANITARY SEWER FACILITIES</u>			
1. Upgrade existing plant to meet compliance with FDER standards	1992	SF & H	500,000
2. Extensions to existing waterfront unsewered areas Blue Cove II; Burkett; Vogt Springs; then Hendrix Ave.	1992	SF & H	2,170,000
3. Redesign lift stations (5)	1993	SF & H	200,000
4. Upgrade manholes (150)	1997	SF & H	<u>30,000</u>
TOTAL SANITARY SEWER IMPROVEMENTS			
<u>DRAINAGE FACILITIES</u>			
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

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TABLE 1 (Cont'd)

CITY OF DUNNELTON CAPITAL IMPROVEMENTS  
FY 1993-1997

Project Description	Target Year		Estimated Cost (\$)
<u>POTABLE WATER FACILITIES</u>			
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	WF	<u>250,000</u>
TOTAL POTABLE WATER FACILITY IMPROVEMENTS			735,000
<u>RECREATION FACILITIES</u>			
1. Improve City beach (additional drainage and parking)	1995	GF	150,000
2. Recreational complex (bicycle/jogging trails)	1997	GF	<u>5,000</u>
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		<u>225</u>	<u>246</u>	<u>269</u>	<u>295</u>	<u>323</u>
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	<u>24</u>	<u>27</u>	<u>29</u>	<u>32</u>	<u>35</u>
Revenue (\$)	355	382	410	439	473

Source: Henigar & Ray, Inc., 1991.

Note: All figures in thousands.

\* Based on FY 1988/89 Budget Proportions.

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## 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:

1. Activities or programs undertaken and/or completed within the immediately past fiscal year which implement one or more provisions of the Comprehensive Plan.
2. A list of all plan amendments proposed and whether they were approved or denied.
3. Problems encountered during the fiscal year which require plan amendment for reasonable solution.
4. Recommendations regarding future actions, programs, or plan amendments in response to the findings in (1) through (4) 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.
5. A brief summary of the development and redevelopment which has occurred in Dunnellon during the fiscal year.
6. 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.

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.