

**HOUSING ELEMENT  
GOALS, OBJECTIVES AND POLICIES**

**HOUSING ELEMENT GOAL**

Provide affordable housing which is decent, safe and sanitary to Dunnellon's existing and projected population, while upholding the residential quality of the town's neighborhoods.

**Objective 1:**

Assist the private sector through policy and regulatory means and formulation of implementation programs in providing affordable, safe, sanitary and adequate housing units in a wide variety of income ranges to meet the specific housing needs of the City's existing and projected population by the year 2010. To meet the needs of the projected population, approximately 60 dwelling units shall be provided annually through the year 1996; approximately 28 dwelling units shall be provided annually between 1997-2001; and 29 dwelling units shall be provided annually between 2001-2010.

Policy 1-1: Coordinate partnerships between the City, non-profits and the private sector to ensure the provision of adequate affordable housing, through such techniques as:

- a) utilizing federal and state subsidy programs;
- b) allowing accessory housing (granny flats);
- c) creating a citizen-based affordable housing task force to make specific recommendations to City Council; and/or
- d) allowing small minimum house size and floor space.

Policy 1-2: Compile information on the population's needs, including households with special housing needs, and make such information available to the private sector.

Policy 1-3: Coordinate with Marion County, the Department of Community Affairs, the Florida Department of Rehabilitative Services and US Department of Housing and Urban Development, and other agencies to obtain information on and make application for or assist in application for funding low and moderate income housing production.

Policy 1-4: Establish from the City of Dunnellon Historic Preservation Plan a list of historic resources that are suitable for housing and include approximate locations. The purpose of this policy is to create the opportunity for the private sector to rehabilitate rather than demolish certain historic resources formerly not in residential use.

**Objective 2:**

The housing conditions survey determined there are 27 substandard houses in the City. The City will establish appropriate techniques by May 1992 to eliminate its substandard housing, provide relocation housing where appropriate, and maintain the structural and aesthetic integrity of the city's housing stock.

Policy 2-1: Continue to implement procedures to obtain and administrate CDBG grants for the rehabilitation of 27 substandard homes.

Policy 2-2: Coordinate with Marion County, the Department of Community Affairs, the Florida Department of Rehabilitative Services and US Department of Housing and Urban Development for application of additional funding programs for rehabilitation of substandard housing.

Policy 2-3: Establish strategies to guide demolitions decisions for homes in which rehabilitation is not feasible.

Policy 2-4: When demolition or rehabilitation requires replacement of housing, the City will ensure such programs provide for relocation housing.

Policy 2-5: The City will require that rehabilitation programs are coordinated with the Division of Historic Resources for the conservation and rehabilitation of substandard housing of historical significance.

Policy 2-6: Strengthen land development regulations and minimum housing codes, to ensure structural and aesthetic integrity of housing stock.

**Objective 3:**

Provide adequate sites with available infrastructure within areas of residential character for low and moderate income families, and others with special housing needs, group homes and foster care facilities.

Policy 3-1: Coordinate with the FMHA, Marion County, the Department of Community Affairs, the Florida Department of Health and Rehabilitative Services, US Department of Housing and Urban Development, and other agencies to maintain existing and develop new programs throughout the planning timeframe, consistent with housing need projections, for the location and provision of housing for low and moderate income households.

Policy 3-2: Through the land development regulations, establish standards for protection of residential areas from inconsistent uses which threaten the residential quality or stability of neighborhoods.

Policy 3-3: Housing for special needs groups, including group homes, foster care facilities and rural and farm-worker households shall be allowed in single-family residential areas, consistent with Section 419, F.S.; the development of residential alternatives to institutionalization shall be encouraged.

Policy 3-4: Location of low and moderate income housing, manufactured housing, elderly, group and foster care homes, and other special needs groups, throughout the planning timeframe, shall be approved, based upon federal safety guidelines, consistency with the Future Land Use Map and densities, on the basis of safety, land use compatibility, accessibility, convenience and the availability of public facilities and infrastructure. Group homes shall continue to be allowed in all multi-family districts; group homes of six or fewer residents, which otherwise meet the definition of a community residential home, shall be allowed in single-family districts, provided that such homes are not located within a radius of 1,000 feet of another existing such home of six or fewer residents, consistent with Chapter 419, F.S. Specific non-discriminatory regulations that implement these criteria shall be included in the land development regulations, which are to be adopted by May 1, 1992.

Policy 3-5: Allow new residential development only at locations where City facilities and services are currently provided, or are financially feasible for the City to provide, unless such services can be provided to the site by the private sector.

Policy 3-6: Pursuant to Florida Statutes 553.38(2) and 320.8285(5), all residential land use categories delineated on the Future Land Use Map shall allow mobile home or manufactured home placements. Provisions to be incorporated in the Land Development Regulations by May 1, 1992, shall create zones within these categories that control minimum floor area, structural and architectural design, foundations, buffer and screening requirements, or other building requirements to discourage mobile home placement in existing or proposed residential neighborhoods whose desired character would be disrupted upon the introduction of incompatible structures. Such regulations shall not be so restrictive as to prohibit mobile homes from locating in any particular residential future land use category or from accommodating an equitable share of sites for residential development.

#### Objective 4:

The City has completed a Historic Preservation Plan to identify and preserve the historic and archaeological resources of the City. The objective of the City is to provide for the identification, protection and conservation of all historically significant housing within its corporate limits, consistent with the recommendations of the Historic Preservation Plan provided as an appendix to the Housing Element.

Policy 4-1: Continue coordination with the Division of Historic Resources, Bureau of Historic Preservation, Historic Preservation Advisory Council and other agencies in identifying historic housing, and options available for maintenance or preservation of historically significant housing.

Policy 4-2: As recommended by the Historic Preservation Plan, continue the updating and maintenance of the Master Site File for the remaining area of the City.

Policy 4-3: Assist interested property owners in seeking state and federal technical and economic assistance for the conservation, improvement and rehabilitation of the community's housing, particularly historically significant housing.

Policy 4-4: Principles to guide conservation, rehabilitation and demolition techniques shall be consistent with the Historic Preservation Plan and Division of Historic Resources.

Policy 4-5: The rehabilitation of historic resources for housing opportunities shall be consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Policy 4-6: The land development regulations, to be written by May 1, 1992, will require new housing development within or adjacent to historic or archaeological resources to be consistent with the neighborhood character intended by the Historic Preservation Plan or provide buffering to protect the historic character of such resources.

Policy 4-7: Provide information and technical assistance on the location of historic housing opportunities, financial techniques, and proper preservation standards to the general public.

Policy 4-8: The City shall adopt an ordinance for the conservation and rehabilitation of substandard housing and other buildings of historical significance in accordance with the standards of the Division of Historical Resources.

Policy 4-9: In an effort to aid in the stabilization of neighborhoods, the City will continue to enforce zoning regulations, the historical preservation ordinance, once adopted, CDBG programs for housing rehabilitation, and shall require adherence to construction standards established in the Standard Building Code to ensure structural integrity. Zoning variances may be granted to protect the historical value of a resource, as long as personal safety is not compromised.

MASTER

CITY OF DUNNELLON  
INFRASTRUCTURE ELEMENT  
GOALS, OBJECTIVES AND POLICIES

**GOAL 1:**

To provide adequate and appropriate public facilities and services based upon the community's need for environmental quality and financial health.

**Objective 1.1:**

By the statutory deadline for adoption of the land development regulations, maximize use of existing facilities, through the implementation of programs and adoption of land development regulations which reduce urban sprawl.

Policy 1.1.1: Continue the intergovernmental agreement with Marion County to ensure that the City's adopted level of service standards for solid waste disposal can be met by the County landfill.

Policy 1.1.2: Continue development and implementation of community recycling programs to reduce landfill needs in accordance with 1988 revisions to Chapter 403, F.S., "The Solid Waste Management Act."

Policy 1.1.3: Implement the policies for conservation of potable water resources in this element and the Conservation Element.

Policy 1.1.4: Continue the requirement that customers be connected to central facilities as they come available.

Policy 1.1.5: Replacement, improvement or expansion of facilities shall be coordinated with adopted level of service standards, and shall incorporate peak demand coefficients when determining capacity and demand.

Policy 1.1.6: Continue or strengthen existing maintenance programs for City-maintained water, sewer and drainage facilities.

Policy 1.1.7: The City Clerk Public Works, and Building department shall jointly develop procedures to update facility demand and capacity information as development orders or permits are issued.

Policy 1.1.8: Begin construction by January 1992 to improve the sewage treatment system, according to the plans and specifications approved by the FmHA under the grant/loan program.

Policy 1.1.9: Begin construction by January 1992 to improve the sewage treatment system, according to the plans and specifications approved by the FmHA under the grant/loan program.

Objective 1.2:

Adopt by the statutory deadline land development regulations which ensure the use of adopted level of service standards as a means of controlling future uses of land. Such regulations shall ensure that existing and projected needs are met through provisions which ensure that development orders are not issued which degrade the adopted level of service.

Policy 1.2.1: The following level of service standards are hereby adopted:

Potable Water Facilities: 125 gallons per capita per day

Sanitary Sewer Facilities: 62 gallons per day per capita

Solid Waste Facilities: 5.3 pounds/capita/day

Drainage Facilities:

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 1.2.2: Implement provisions through the Land Development Regulations which ensure that development orders are not issued which lower level of service standards below adopted standards, in conformance with the concurrency requirements adopted in the Capital Improvement Element.

Policy 1.2.3: The City shall consider, and adopt as appropriate, a means to ensure that new development shares proportionate responsibilities in the provision of facilities and services to meet the needs of that development and maintain adopted level of service standards.

Policy 1.2.4: Coordinate with Marion County by June 1992 in the establishment of the Rainbow River Sewer Taxing District, so that Dunnellon may participate in the district, and connection of service to existing developed areas within the City along the river.

Policy 1.2.5: For development where the Future Land Use map of comprehensive plan allows use of septic tanks, development orders shall not be issued prior to demonstration that appropriate permits for on-site wastewater treatment systems have been obtained from the Marion County Health Department in accordance with DHRS Chapter 10D-6, F.A.C., and other federal, state and local agencies.

**Objective 1.3:**

The City shall implement programs to correct existing wastewater treatment, potable water and drainage facility deficiencies according to the Five-year schedule of capital improvements to ensure level of service standards are not lowered throughout the planning time frame.

Policy 1.3.1: Follow the five-year schedule of capital improvement needs for sanitary sewer, drainage and potable water facilities and services identified in this element and adopted in the Capital Improvement Element:

1. Upgrade the existing plant treatment capabilities to meet compliance with federal and state standards beginning March 1992, in order that DER permit conditions shall be met;
2. Upgrade sewer mains and extension to unsewered areas beginning FY 1992;
3. Redesign lift stations beginning FY 1993;
4. upgrade manholes beginning FY 1997;
5. Purchase property for new well and water tower. Establish Well #4 (construct well, permitting and testing) beginning FY 1992;
6. Upgrade water mains to meet pressure needs for fire department beginning FY 1997;
7. Install isolation valves beginning FY 1997;
8. Purchase generator FY 1991;
9. Initiate Dunnellon Heights water assessment district FY 1991;
10. New water tank - Well #4, FY 1997;

11. Complete stormwater management studies of the following areas to determine method and cost to correct drainage deficiencies:

a. flooding deficiencies:

Improve drainage at Dunnellon Square	1993
Improve drainage at Third Ave and CR 40	1993

b. water quality deficiencies

Palmetto Way Outfalls	1993
Mckinney Ave. Outfalls	1994

All improvements shall be designed to meet adopted level of service standards for water quality and quantity.

12. Apply for funds beginning in June 1992 to receive Southwest Florida Water Management District SWIM program funds to assist in improvements to eliminate direct discharge of untreated stormwater into Rainbow River.

Policy 1.3.2: Through intergovernmental agreements with FDOT and the County, ensure that existing drainage structures owned and maintained by those entities perform in accordance with level of service standards. The City shall send a letter by April 1992 requesting that FDOT address the stormwater level of service problems of the outfalls for which those entities have operational responsibility.

Policy 1.3.3: The City shall continue the ongoing application to the Farmer's Home Administration for wastewater disposal loans and grants. Other options for funding shall also be researched and implemented if feasible, including:

a. feasibility of using CDBG program monies for infrastructure improvements during the next grant cycle;

b. application to Farmer's Home Administration and the DER State revolving loan fund to assist in funding of sewer or water extension;

c. technical and financial assistance from the Southwest Florida Water Management District under the Surface Water Improvement and Management program or Basin Board funding to correct the direct discharge of untreated stormwater into the Rainbow River at Palmetto Way; and

d. establishment of the Dunnellon Heights Water Assessment District to provide water services to the Dunnellon Heights subdivision.



Policy 1.3.4: Expansion of sewer to unsewered areas shall be based upon the need for protection of water quality of the Rainbow River and Withlacoochee River; existing waterfront lots shall be given first priority.

**GOAL 2:**

Conserve the City's potable water resources, natural aquifer recharge areas and drainage features.

**Objective 2.1:**

Conserve and protect potable water resources and natural aquifer recharge areas from adverse impacts through adoption of land development regulations by the statutory deadline and establishment of coordination means with federal, state and local agencies by 1992.

Policy 2.1.1: Establish a minimum 200-foot protection buffer zone around all potable water well fields (other than individual wells serving single uses) within which new development and redevelopment shall be limited to passive recreational use;

A. All new underground storage tanks within the City shall be required to provide a double lining, consistent with DER rule 17-761, F.A.C. All land use requests for installation of underground storage tanks shall not be issued development orders until approved by the Marion County Underground Storage Tank Program to ensure consistency with DER rules.

B. All existing underground storage tanks within the City shall be inspected annually in accordance with the Marion County Underground Storage Tank Program. Existing hazardous substance storage tank systems shall be required to meet performance standards of DER Rule 17-761.560, Performance Standards for Existing Hazardous Waste Storage Tank Systems.

C. Prior to permitting of demolition or redevelopment of land uses which contain underground storage tanks, the developer shall be required to submit closure plans consistent with DER rule 17-761.800, F.A.C. to the Marion County Underground Storage Tank Program officials for prior approval.

D. Should the City police, fire department, public works personnel or other staff become aware of any spills throughout the City, the Public Works director shall report the information within 24 hours to the Marion County Underground Storage Tank Program and request assistance under the program towards enforcement of cleanup procedures.

E. Above ground storage tanks systems shall meet the standards of DER Rule 17-762, F.A.C.

Policy 2.1.2: Participate in water conservation and protection programs of the SWFWMD, and seek assistance in the development of a water shortage plan which establishes preparations for emergency water supply interruptions. Develop mechanisms to ensure appropriate procedures are followed during district-declared and local emergency water supply interruptions, as required by Chapter 373.609, F.S. by establishing chain-of-command communication between the Southwest Florida Water Management District, the city clerk, public utilities director, plant operators, newspapers, law enforcement and local citizens. Information on water shortage and conservation programs shall be disseminated through the monthly billing statement.

Policy 2.1.3 Through a landscape ordinance adopted by May 1, 1992, require that at least 40 percent of all landscaping plans use native or drought-tolerant vegetation and other xeriscape practices in landscaping, which requires minimal watering.

Policy 2.1.4: Cooperate with no-watering restrictions of the county and SWFWMD during drought conditions.

Policy 2.1.5: No development shall be permitted by the City until the applicant has demonstrated that all proper state and federal permits have been obtained for stormwater treatment.

Policy 2.1.6: Coordinate with SWFWMD in the protection of aquifer recharge areas after such information on prime recharge areas is made available. As soon as such information becomes available, the City shall amend the comprehensive plan to protect prime recharge areas. As an interim measure, the following impervious surface ratios shall apply to new development and redevelopment: all new subdivisions and nonresidential development shall provide a minimum of 30 percent pervious (porous) open space or green area, except within the historic district.

Policy 2.1.7: All new development (other than in the agricultural district) shall utilize central sewer and water. Existing development shall hook up to central sewer within 90 days of availability.

Policy 2.1.8: Ensure state laws requiring low volume plumbing fixtures for new construction are followed through building permit procedures.

**Objective 2.2:**

By the statutory deadline for Land Use Development Regulations, adopt procedures to ensure that existing and future land use does not adversely impact natural drainage features and functions.

Policy 2.2.1: Establish minimum design and construction standards for all new development which ensures that post-development runoff rates do not exceed pre-development runoff rates, with the following minimum standards:

1. All waterfront development, shall use methods of stormwater treatment which filter the first one and a half inch of stormwater runoff of the site prior to direct discharge into surface waters, consistent with SWFWMD and DER rules for Outstanding Florida Waters. Through the site plan review process, development of single-family homes on existing platted lots along the river shall be required to have the lot graded in a manner to minimize runoff. Single family lot owners shall be directed to reduce fertilizer and other pollutant runoff into the river through educational programs.

2. Encourage the use of pervious pavement for parking lots. Require grass or pervious turf block for deferred parking areas, including overflow and seasonal parking.

3. Enforce the impervious surface ratios for development and redevelopment listed in Policy 2.1.6.

4. Require that new development utilize appropriate techniques during construction to minimize erosion.

5. Require that all necessary federal, state and county permits for stormwater and surface water management are obtained prior to issuance of development orders.

6. Water collected in agricultural drainage systems shall be routed through vegetated areas, such as field borders or grassed swales, prior to discharge to the river.