

ORDINANCE 2008-03

AN ORDINANCE OF THE CITY OF DUNNELLO, FLORIDA, AMENDING THE COMPREHENSIVE PLAN TO UPDATE THE FUTURE LAND USE MAP FOR THE BLUE RUN PARK AT DUNNELLO; AMENDING THE COMPREHENSIVE PLAN TO UPDATE THE PUBLIC FACILITIES ELEMENT; AMENDING THE COMPREHENSIVE PLAN TO UPDATE THE RECREATION AND OPEN SPACE ELEMENT; AMENDING THE COMPREHENSIVE PLAN TO UPDATE THE INTERGOVERNMENTAL COORDINATION ELEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF INCONSISTENT ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Dunnellon adopted a Comprehensive Plan on October 14, 1991, which meets the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act of 1985; and

WHEREAS, the City Council of the City of Dunnellon has amended the Comprehensive Plan from time to time; and

WHEREAS, the City Council of the City of Dunnellon desires to amend portions of the Comprehensive Plan;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUNNELLO, FLORIDA, AS FOLLOWS:

Section 1. The Future Land Use Element of the City of Dunnellon Comprehensive Plan is hereby amended to reflect the changes set forth in Exhibit "A," attached hereto and incorporated (with deletions ~~stricken~~ and additions underlined), including the Goal, Objectives, Policies, and Future Land Use Map series as revised and updated.

Section 2. The Public Facilities Element of the Dunnellon Comprehensive Plan is hereby amended to reflect the changes set forth in Exhibit "A," attached hereto and incorporated (with deletions ~~stricken~~ and additions underlined) including the Goal, Objectives, and Policies, as revised and updated.

Section 3. The Recreation and Open Space Element of the Dunnellon Comprehensive Plan is hereby amended to reflect the changes set forth in Exhibit "A," attached hereto and incorporated (with deletions ~~stricken~~ and additions underlined) including the Goal, Objectives, and Policies, as revised and updated.

Section 4. The Intergovernmental Coordination Element of the Dunnellon Comprehensive Plan is hereby amended to reflect the changes set forth in Exhibit "A," attached hereto and incorporated (with deletions ~~stricken~~ and additions underlined) including the Goal, Objectives, and Policies, as revised and updated.

Section 5. Severability. If any portion of this Ordinance shall be declared unconstitutional or if the applicability of this Ordinance or any portion thereof, to any person or circumstance shall be held invalid, the validity of the remainder of this Ordinance and the applicability of this Ordinance, or any portion thereof, to other persons or circumstances, shall not be affected thereby. It is the specific intent of the City Council of the City of Dunnellon that the Severability as set forth above shall apply to this Ordinance.

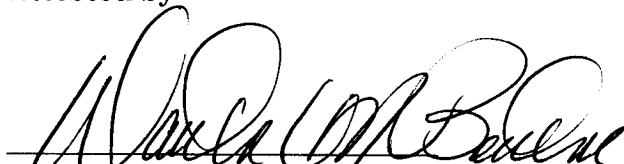
Section 6. Repeal of Inconsistent Ordinances. Any Ordinance in conflict with this Ordinance is hereby repealed.

Section 7. Effective Date. The effective date of this plan amendment shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the amendment in compliance in accordance with Section 163.3184(1)(b), *Florida Statutes*, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of non-compliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Department of Community Affairs, Division of Resource and Planning Management, Plan Processing Team.

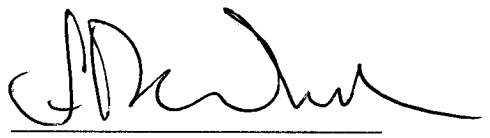
Upon motion duly made and carried, the foregoing Ordinance was approved upon the first reading on the 27th day of May, 2008.

Upon motion duly made and carried, the foregoing Ordinance was approved and passed upon the second and final reading on the 12th day of JANUARY, 2009.

Attested by:


Dawn M. Bowne, C.M.C.
City Clerk 1-12-09

CITY OF DUNNELLON


Fred R. Ward, Mayor
1-12-09

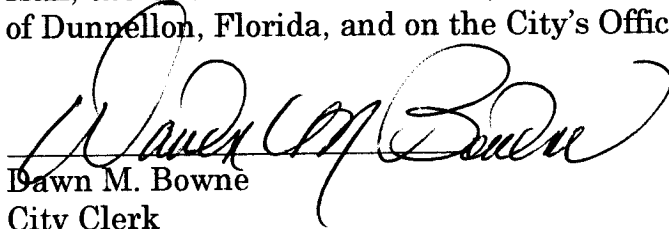
Approved as to Form and Correctness:



James Fowler City Attorney
Fowler & O'Quinn, P.A.
Empire Building
28 W. Central Blvd. 4th Floor
Orlando, Florida 32801
(407) 425-2684

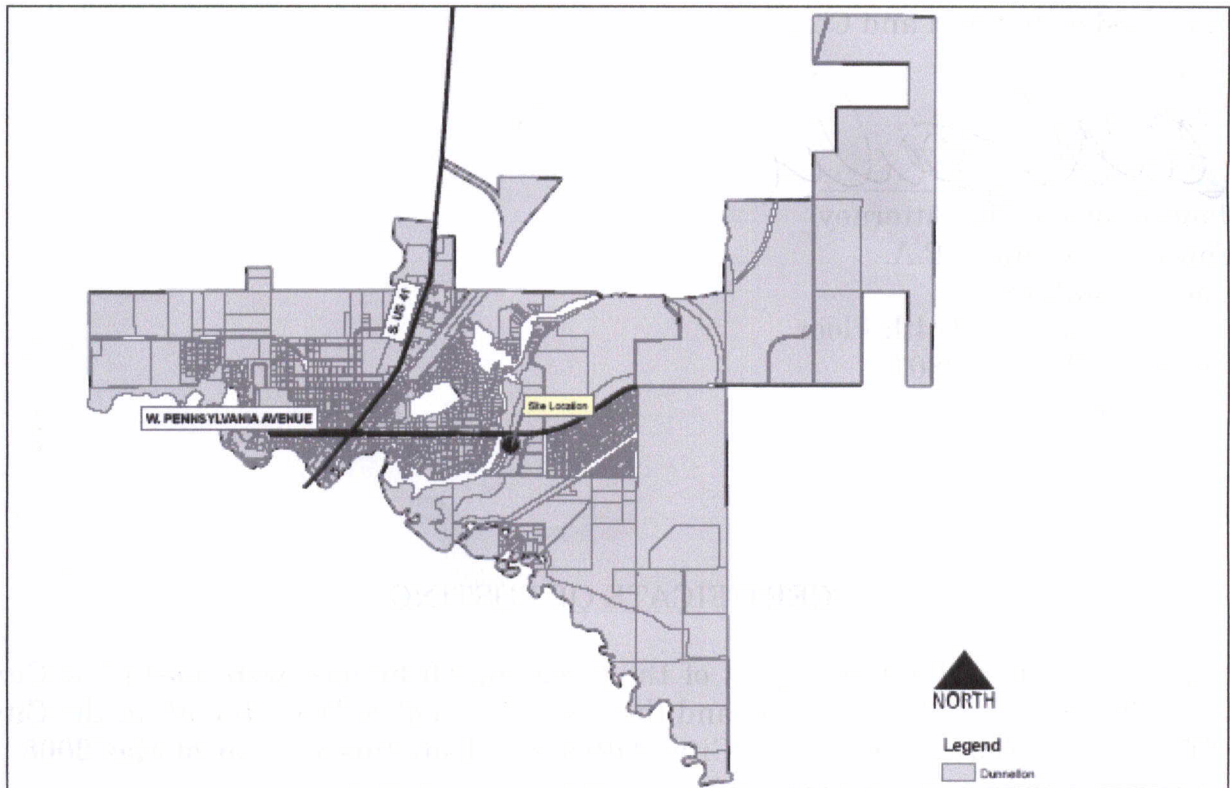
CERTIFICATE OF POSTING

I HEREBY CERTIFY that copies of the foregoing Ordinance were posted at City Hall, the Chamber of Commerce, and the Dunnellon Police Department, in the City of Dunnellon, Florida, and on the City's Official Website this 14th day of May 2008.



Dawn M. Bowne
City Clerk

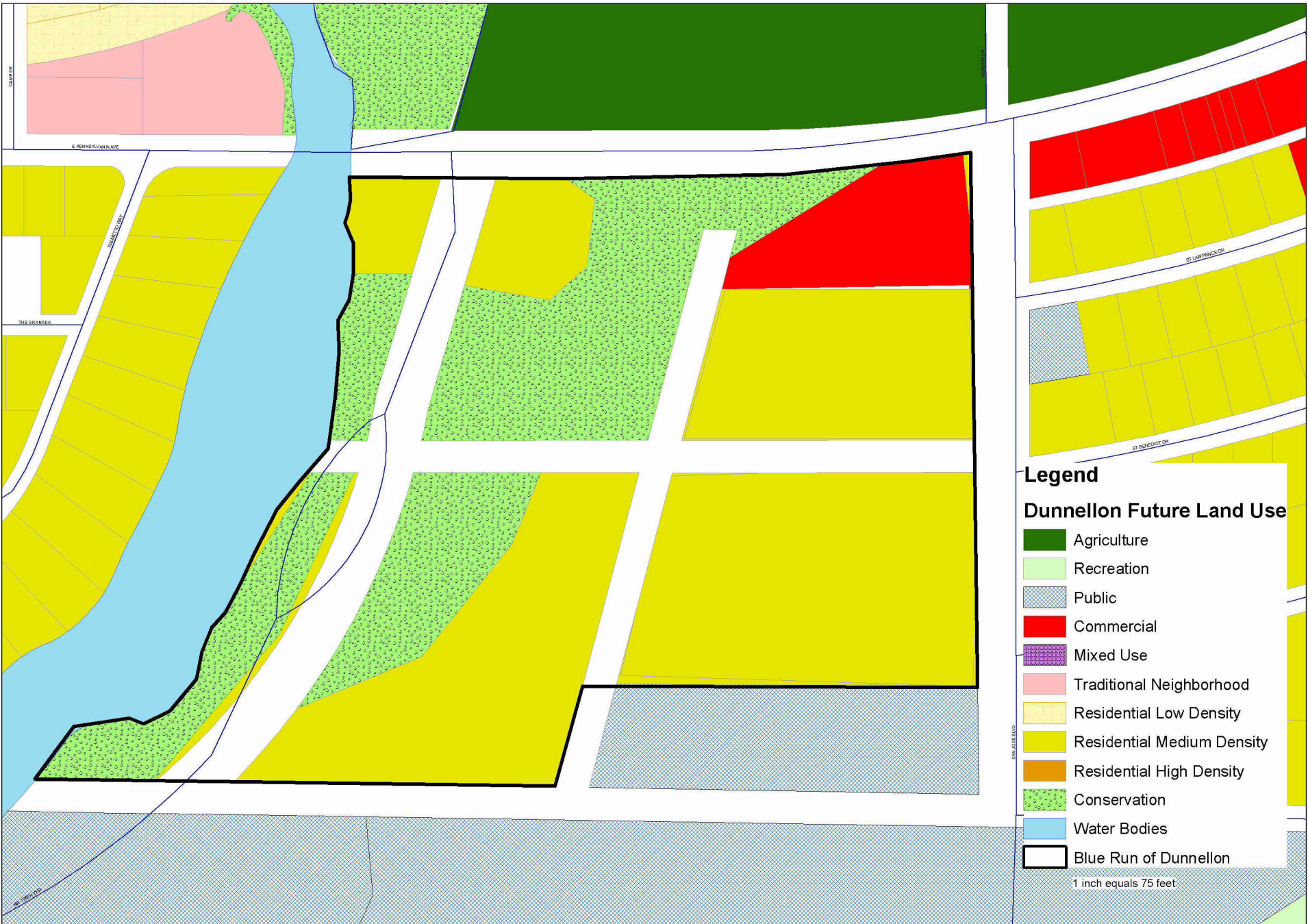
(Dunnellon Library is a normally posting location; however it is temporarily closed.)



Source:
City of Dunnellon
&
Marion County
Property Appraiser's
Office













Draft Date:
April 7, 2008

City of Dunnellon
Existing Future Land Use Map
Blue Run of Dunnellon



Legend

Dunnellon Future Land Use

-  Agriculture
-  Recreation
-  Public
-  Commercial
-  Mixed Use
-  Traditional Neighborhood
-  Residential Low Density
-  Residential Medium Density
-  Residential High Density
-  Conservation
-  Water Bodies
-  Blue Run of Dunnellon

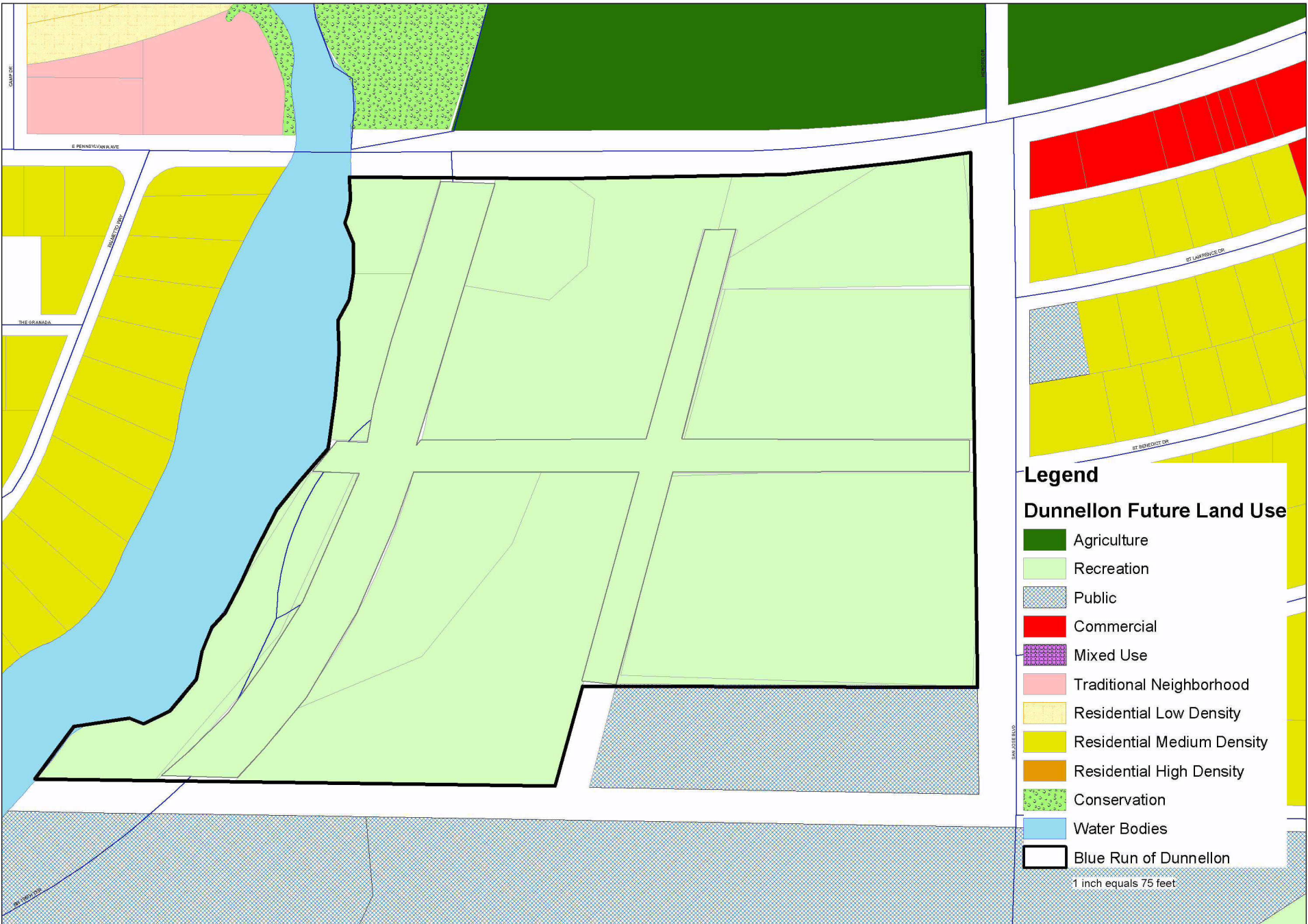
1 inch equals 75 feet.



Source:
City of Dunnellon
&
Marion County
Property Appraiser's
Office

Draft Date:
April 7, 2008

City of Dunnellon
Proposed Future Land Use Map Amendment
Blue Run of Dunnellon



Legend

Dunnellon Future Land Use

- Agriculture
- Recreation
- Public
- Commercial
- Mixed Use
- Traditional Neighborhood
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Conservation
- Water Bodies
- Blue Run of Dunnellon

1 inch equals 75 feet.



**RESPONSE TO ORC REPORT
CITY OF DUNNELLON AMENDMENT 08-2**

Introduction

The City of Dunnellon chose to update and amend three portions of its comprehensive plan: the Public Facilities Element, the Recreation and Open Space Element, and the Intergovernmental Coordination Element. The proposed amendment was approved for transmittal to the Department of Community Affairs (DCA) on May 30, 2008. On August 4, 2008, DCA issued its Objections, Recommendations and Comments (ORC) Report for Amendment 08-2.

The following is additional information provided in response to the objections raised by DCA. Each objection is stated below followed by a statement of the corrective action.

All proposed changes provided as a response to objections in the ORC are shown with double underlining or double strikethrough to distinguish such changes from proposed amendments to the Comprehensive Plan previously transmitted to DCA.

Public Facilities Element

DCA Objection 1. Policy 2.1.1 establishes the level of service (LOS) standard for solid waste as 5.3 pounds per capita per year. According to the data and analysis, the LOS standard is 5.3 pounds per capita per day. According to the data and analysis, Waste Management reported that in 2006, the actual LOS was 2.1 pounds per capita per day. Therefore, a LOS standard of 5.3 pounds per capita per year is not supported by data and analysis. It appears that this may be a simple typographical error, which is easily corrected.

Response. The policy does contain a typo. See corrected policy below.

Policy 2.1.1:

The City hereby establishes the following level of service standards for solid waste disposal facilities:

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
<u>Solid Waste Landfill</u>	<u>5.3 pounds per capita per day year</u>

DCA Objection 2. Policy 1.3.3 requires failed septic systems be replaced with performance-based systems. The City Council can grant a variance in cases where the owner of the failed system can demonstrate financial hardship. Additionally,

Comprehensive Plan Amendment 08-2

Policy 1.3.2 requires existing development to hook up to central sewer within 90 days of when it becomes available, except in cases where financial hardship is proven. The Plan does not establish meaningful and predictable standards for determining when a financial hardship exists.

Response. It is the City's intent that all development connect to central sewer as soon as possible, or when a connection is not available, that performance-based septic systems are the only option for new or replacement systems. However, the City also understands that the costs of a sewer connection or installation of a performance-based system may be a financial hardship to some citizens. Therefore, the policy allows a variance only when such a hardship exists. The City proposes to define a financial hardship as a family whose income is at or below the established poverty threshold as established by the U.S. Census Bureau. A new policy is proposed to define financial hardship.

Policy 1.3.4:

For purposes of considering a variance as described in Policies 1.3.2 and 1.3.3, financial hardship is defined as having an income at or below the most recent poverty threshold established by the U.S. Census Bureau.

DCA Objection 3. Policy 1.1.3 states that the City supports the use of reuse effluent for spray irrigation. The Plan does not elaborate on how the City will extend its support for reuse effluent. Thus, the policy does not include meaningful and predictable standards and guidelines for implementing the Plan.

Response. At the present time treated effluent from the City's wastewater treatment plant is pumped to a spray irrigation site about a mile southeast of the plant. The average daily flow to this site is an average 0.25 million gallons per day on a 50-acre upland. The City has no current plans to expand the reuse system but supports reuse through this spray irrigation disposal system. The City intends to continue this program and the policy is revised to more clearly state the City's intent.

Policy 1.1.3:

The City of Dunnellon ~~support the use of~~ will continue its current program of using reuse effluent for spray irrigation.

**PUBLIC FACILITIES ELEMENT
GOALS, OBJECTIVES, AND POLICIES**

[Repealing the Goals, Objectives, and Policies of the Dunnellon Comprehensive Plan, and replacing them entirely with the following Goals, Objectives, and Policies]

GOAL 1:

The City of Dunnellon will secure adequate capacity for treatment and disposal of wastewater, install and maintain adequate wastewater collection and transmission facilities, take steps to conserve water, protect aquifers and ground water resources, provide greater environmental protection, and maintain sufficient services for the sanitary sewer customers.

OBJECTIVE 1.1:

Maximize the use of existing facilities, through the implantation of programs and adoption of land development regulations which reduce urban sprawl.

Policy 1.1.1:

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 1.1.2:

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

Policy 1.1.3:

The City of Dunnellon supports the use of reuse effluent for spray irrigation.

OBJECTIVE 1.2:

The City of Dunnellon will eliminate existing deficiencies and hazards identified in the wastewater treatment facilities and add additional facilities and services to serve the future needs of the customers so that adopted LOS standards are maintained consistent with the City's adopted concurrency management system.

Policy 1.2.1:

The City of Dunnellon hereby adopts an existing level of service standard for wastewater of 87 gallons per day per person. Peak flow is assumed to equal 1.5 times average daily flow. Projected flows have been rounded to the nearest tenth.

Policy 1.2.2:

The City shall implement the concurrency management system, which ensure that development orders are not issued which lower level of service standards below adopted standards.

Policy 1.2.3:

For development where the Future Land Use Map of the comprehensive plan allows the 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 Chapter 10D-6, F.A.C., and other federal, state and local agencies. Private septic tanks shall be performance based septic systems with drip irrigation for effluent disposal designed to provide a recovered water product that contains not more than ten mg/l of total nitrogen.

Policy 1.2.4:

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 1.2.5:

The City will prohibit the discharge of effluent after disinfection into waterbodies containing not more than 20 mg/l of carbonaceous biochemical oxygen demand and total suspended solids or at least 75% of each of these pollutants from the wastewater influent, whichever is more stringent. All facilities shall be subject to provisions of Rule 62-600.110 F.A.C., regarding the applicability of the above requirements, and Rules 62-600.440, 62-600.445, 62-600.740, F.A.C., regarding compliance with these requirements. Appropriate disinfection and pH control of effluents shall also be required.

OBJECTIVE 1.3:

The City of Dunnellon will provide wastewater collection and transmission services to its residential and nonresidential customers through the expansion of the wastewater treatment facility and lines and through the use of performance-based septic systems with drip irrigation for effluent disposal designed to provide a recovered water product that contains not more than ten mg/l of total nitrogen in areas that will not be served by the central sewer system.

Policy 1.3.1:

All new waterfront development shall utilize central sewer. The use of private septic tanks to service new waterfront development is hereby prohibited. For the purposes of this section, waterfront development shall be defined as any development occurring on property which borders the Rainbow River, Withlacoochee River, wetlands, and lakes. Notwithstanding the above, single-family residences on waterfront parcels of 10 acres or more shall be allowed to have a performance-based septic system with drip irrigation for effluent disposal designed to provide a recovered water product that contains not more than ten mg/l of total nitrogen with the drainfield located 150' or more from the water's edge, provided that sanitary sewer service is not available.

Policy 1.3.2:

All new development (other than bonafide agricultural uses) shall utilize central sewer and water. Existing development shall hook up to central sewer within 90 days of availability. The City Council shall have the ability to grant a variance to this requirement in cases where financial or engineering hardship are demonstrated by an applicant requesting such variance.

Policy 1.3.3:

All septic systems shall be inspected every five (5) years or upon sale of the property for maintenance. The City shall develop a process for tracking the inspections. If at any time a septic system is determined by the Marion County Health Department to be in failing

status, then the system must be replaced with a performance-based system with drip irrigation for effluent disposal designed to provide a recovered water product that contains not more than ten mg/l of total nitrogen, at the expense of the property owner, within 90 days. The City Council shall have the ability to grant a variance to the replacement requirement in cases where financial hardship is demonstrated by an applicant requesting such variance.

OBJECTIVE 1.4:

The City of Dunnellon will minimize wastewater resulting from infiltration and inflow.

Policy 1.4.1:

Estimates of infiltration and inflow will be made at least every five (5) years as needed. Where economically feasible, system improvements will be made to reduce these levels. Records shall be held by the Department of Public Works and be available for public inspection.

OBJECTIVE 1.5:

Funded with a state grant and a low interest loan, the City of Dunnellon will expand, replace, and rehabilitate the central sanitary sewer system through four phases between the years 2003 and 2012.

Policy 1.5.1:

The sanitary sewer system will be operated as an independent enterprise, such that revenues will be used for the benefit of its customers. The rate schedule for sanitary sewer services will be based on public utility cost-of-service principles in Florida Statute 180.30.

Policy 1.5.2:

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:

- Feasibility of using CDBG program monies for infrastructure improvements during the next grant cycle;
- Application for available grants to assist in funding of sewer or water extension;
- Technical and financial assistance from the Southwest Florida Water Management District under the Surface Water Improvement and Management program or Basin District under the Surface Water Improvement and Management program or Basin Board funding to correct the direct discharge of any untreated stormwater; and
- Records shall be held by the Department of Public Works and be available for public inspection.

OBJECTIVE 1.6:

Establish priorities for the replacement of existing facility deficiencies, the correction of existing facility deficiencies, and providing for future facility needs.

Policy 1.6.1:

Capital improvement projects needed for replacement or correction of existing deficiencies in the sanitary sewer service area shall be given priority over providing for future facilities

needs. Sanitary sewer capital improvements shall be implemented each year in order of priority. Improvements required for public health shall receive the highest priority; improvements related to providing the level of service standard shall receive the second highest priority; and operational, convenience, and other improvements shall receive the third highest priority.

GOAL 2:

The City shall provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

OBJECTIVE 2.1:

Continue to ensure satisfactory and economical solid waste service for all City residents, with an emphasis on reuse and recycling.

Policy 2.1.1:

The City hereby establishes the following level of service standards for solid waste disposal facilities:

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
<u>Solid Waste Landfill</u>	<u>5.3 pounds per capita per year</u>

OBJECTIVE 2.2:

Reduce amount of solid waste disposed per capita through waste reduction strategies that include waste prevention, source reduction, reuse, and recycling.

Policy 2.2.1:

The City shall maximize the use of solid waste facilities through implementation of a recycling program.

OBJECTIVE 2.3:

The City shall prohibit the siting of solid waste and hazardous waste facilities within environmentally sensitive areas to minimize the water quality impacts from solid waste and hazardous waste facilities.

Policy 2.3.1:

The City shall develop design criteria for the siting of solid or hazardous waste disposal, treatment and transfer facilities within the City. The City may prohibit these facilities in areas shown to be in the unconfined area of the Floridan Aquifer, areas with surface waters, and areas with wetlands.

GOAL 3:

Develop and maintain a stormwater management system that minimizes flooding, protects, preserves, and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

OBJECTIVE 3.1:

Ensure provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality.

Policy 3.1.1:

The City hereby establishes the following water quantity and quality level of service standards for drainage facilities:

LEVEL OF SERVICE STANDARD

The City shall enforce a 25-year frequency, 24-hour duration, design storm level of service for open basins and a 100-year 24 hour duration level of service for closed basins as the basis for stormwater management system design for proposed new development and redevelopment projects, and for determining availability of facility capacity. Stormwater collection systems (including designs for minimum impacts to the natural water flow), transport systems, and allowable peak density rates shall meet requirements and specifications as defined in the City of Dunnellon Land Development Code. Developers will also be required to analyze the ultimate effects of stormwater disposal for all storm events, up to and including the 100-year, 24-hour duration, storm event. In addition, developers will comply where applicable with the SWFWMD flood control criteria for stormwater quantity and quality [Chapters 40D-4, 40D-40, and 40C-400, F.A.C.].

The demand for stormwater facility capacity by new development shall be determined based on the difference between the pre-development and post-development stormwater runoff characteristics (including rates and volumes) of the development site using the design storm level of service standard stated above and facility design procedures consistent with accepted engineering practice.

The City shall ameliorate the future discharge of inadequately treated stormwater runoff into waters and wetlands of the state by requiring that the first one-inch of runoff be retained on-site, or in the case of runoff entering any body of water designated an Outstanding Florida Water (OFW), the first one and a half inches shall conform to the standards used by SWFWMD and DEP.

Policy 3.1.2:

The City shall require the construction of roads within new plats or replats to be arranged so that the grades of the streets shall conform as closely as possible to the original topography to prevent the interruption of natural drainage flows, including sheet flow and flow to isolated wetland systems.

Policy 3.1.3:

The City shall require a certification, by the preparer of the permit plans, that all construction activity undertaken shall incorporate erosion and sediment controls during construction.

OBJECTIVE 3.2:

The City shall implement design guidelines for stormwater management facilities to promote dual use, protect natural features, and provide aesthetically pleasing facilities.

Policy 3.2.1:

Stormwater facility design shall incorporate Best Management Practices, including the following features, where practicable:

- a. Joint use of retention and detention basins for passive recreation, habitat and open space.
- b. Use of vegetation, such as cypress and river birch, in retention and detention basin to enhance stormwater management objectives.
- c. On-site retention and detention facilities shall be integrated with other elements of the proposed development through aesthetically sensitive design and the use of landscaping.
- d. Maintain and enhance the existing hydrological and ecological function of stream or drainage corridors or wetland areas which serve stormwater facilities.

OBJECTIVE 3.3:

The City shall promote practices that minimize erosion, sedimentation, and stormwater runoff.

Policy 3.3.1:

The City shall require development practices that minimize land disturbance, the clearing of vegetation and the removal of topsoil. These practices shall be based on established construction best management practices, such as the use of silt fences and sediment basins to retain sediment onsite.

GOAL 4:

Provide an adequate supply of high quality potable water to customers throughout the service area.

OBJECTIVE 4.1:

Achieve and maintain acceptable levels of service for potable water quantity and quality consistent with the City's adopted concurrency management system.

Policy 4.1.1:

Capital improvement projects needed for replacement or correction of existing deficiencies in the community potable water service area shall be given priority over providing for future facilities needs, if they are imminently needed to protect the public health and safety and if existing facilities are not meeting maintenance or operation level of service standards adopted herein.

Policy 4.1.2:

The City establishes the following level of service standards for potable water:

- a. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
- b. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 125 gallons per day per equivalent residential unit on an average annual basis. Plant

expansion shall be planned in accordance with Florida Administrative Code.

OBJECTIVE 4.2:

Prioritize and execute needed system improvements in a manner which protects existing investments, promotes orderly growth, and is consistent with the Capital Improvements Element and Capital Improvements Program of this Plan.

Policy 4.2.1:

New urban development will only occur within areas where potable water services are available concurrent with development.

Policy 4.2.2:

The City will continue to require necessary on-site water system improvements to be completed at the expense of the property owner.

Policy 4.2.3:

The City shall extend water service in a pattern consistent with the policies of the comprehensive plan, especially the Future Land Use Map and the Future Land Use Element, adhering to a compact urban growth area, promoting infill development and discouraging urban sprawl, as defined in Florida Administrative Code.

Policy 4.2.4:

The City will require water conservation through the enforcement of the adopted Florida Building Code which requires such items as low-volume commodes, water flow restrictions for showers and spigots, and similar devices in all new construction and renovations, and will comply with the appropriate water management district water use restrictions.

Policy 4.2.5:

Use of the lowest quality water available for appropriate uses, through water storage systems (ie: rain barrels) and grey (reclaimed) water supply facilities.

Policy 4.2.6:

The City shall require compliance with the Southwest Florida Water Management District regarding irrigation practices and other water restrictions measures.

Policy 4.2.7:

The City shall investigate the feasibility of the installation and use of a reclaimed water system. If investigations find the installation and use of reclaimed water to be feasible, the City shall implement a reclaimed water system.

GOAL 5:

Protect, maintain, and restore the Floridan Aquifer to ensure the quality and availability of potable water resources for present and future generations.

OBJECTIVE 5.1:

Land development regulations shall include siting requirements for land use which assist in the protection of groundwater aquifer recharge and protection of existing and future groundwater supplies.

Policy 5.1.1:

Well head protection area (WHPA) requirements for current and future wells will continue to be enforced within Dunnellon. These requirements will be consistent with Marion County's WHPA requirements. These guidelines will serve to protect the City's existing wellfields from contamination. Wellhead protection areas will consist of two zones which shall be defined as:

- a. Primary Zone - For all wells within the City meeting the above criteria, the boundary of the primary zone shall be defined by a 500 foot radius from the wellhead. This area shall be a zone of exclusion for all uses except existing uses that have current functionally related to the water supply system, open space, parks, and playgrounds. No parking areas, structures, or other impervious surfaces, other than those surfaces that are accessory to existing uses, will be allowed in this zone. The above referenced allowable uses, materials, and substances shall be consistent with Chapters 62-521, 38I-30, and 62-555.312, F.A.C.
- b. Secondary Zone - The boundary of this zone shall be defined by a 1,000 foot radius from the wellhead. Existing wells, of any size or depth, must be currently permitted or properly abandoned, prior to the issuance of any development or demolition permit. Prohibited uses, materials and substances shall be consistent with Chapters 62-521, 38I-30, and 62-555.312, F.A.C. Within this zone, any use other than low density residential, existing non-residential use, or handling, production or storage of hazardous materials and substances shall be considered non-conforming. The following uses shall also be prohibited within this zone:
 - i. Landfills or sludge disposal sites;
 - ii. Effluent spray fields;
 - iii. Discharge to ground water through manmade conduits, except for septic tanks and stormwater treatment facilities;
 - iv. Feedlots or other concentrated animal waste;
 - v. Stormwater facilities where recharge occurs into a potable water aquifer;
 - vi. All uses specified in the Comprehensive Plan - Future Land Use Element

Policy 5.1.2:

The City shall review the Southwest Florida Water Management District's regulations regarding high aquifer recharge areas on an annual basis. In case of changes to these regulations, amendments shall be made to the Land Development Code to reflect the new regulations set forth by the water management district.

City of Dunnellon
Public Facilities Element
Data and analysis**Solid Waste**

The City of Dunnellon contracts with a private waste hauler, Waste Management, Inc., for the collection and disposal of residential solid waste. Nonresidential uses contract individually with waste haulers to collect and dispose of solid waste. Currently, solid waste is disposed of at the Marion County landfill. The Marion County Board of County Commissioners has recently approved construction of a solid waste transfer station and plans to dispose of solid waste at an out-of-state location.¹

According to Waste Management, Inc., during 2006, the latest date for which annual data is available, 768.5 tons of curbside household waste were collected in the City. The 2006 population was estimated to be 2,002 people. Therefore, the actual level of service for solid waste was 2.1 pounds per capita per day. The City adopted a level of service of 5.3 pound per capital per day.

Marion County operates a recycling center north of the City at 19966 S.W. 102 Street to accept materials for recycling. This center is one of 18 such recycling centers in Marion County.

The City of Dunnellon has no deficiencies regarding solid waste level of service. No specific changes are needed to the policies and objectives for solid waste.

Stormwater Management

In 2004, the City of Dunnellon conducted a watershed management study. The *Dunnellon Watershed Management Plan* was completed in 2004. Watershed management is a concern in Dunnellon because of discharges to the Rainbow River, Withlacoochee River, and wetlands. Also, the City must comply with Outstanding Florida Water criteria for stormwater management.² Several stormwater management projects were identified in the plan. The City is moving forward with implementing these projects with assistance from the Southwest Florida Water Management District (SWFWMD). These projects should be included in the Capital Improvements Element.

The City's adopted level of service standard for stormwater management was adopted as in interim standard and is shown below:

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

¹ Marion County Solid Waste Department Website http://www.marioncountyfl.org/SW423/SW_Landfill.htm

² *Dunnellon Watershed Management Plan*. Presentation of Conceptual Alternatives. July 9, 2004. Jones, Edmunds, and Associates.

event. On arterials, culverts and cross-drains shall convey the runoff from the 100-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.

In addition to the interim level of service standard, the City adopted a standard to apply to improvements to the system, as well as to new development and redevelopment. Those standards are shown below:

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 and runoff generated by a 25-year, 24-hour storm or detain and discharge the runoff from a 25-year, 24-hour at peak discharge rates which do not exceed pre-development rates.

Water quality treatment shall be provided for a volume equivalent to $\frac{3}{4}$ inch of depth over the entire site or the runoff from the first $1\frac{1}{2}$ 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, FAC.

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, FAC, 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 quaruplex 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.

The currently adopted level of service standard does not reflect SWFWMD regulations. The City's stormwater level of service should be revised to include the following:

- a 100-year, 24 hour duration storm as the basis for stormwater management system design and for determining availability of facility capacity,
- compliance with the SWFWMD flood control criteria for stormwater quantity and quality, and
- compliance with the Outstanding Florida Waters criteria.

The objectives and policies should be updated for consistency with the new level of service standard and recommendations of the 2004 Watershed Management Study.

Potable Water³

The City is the service provider for potable water in Dunnellon. The potable water system provides water to residential, commercial, and industrial customers. The City draws its water from the Floridan aquifer from two operational water wells. A third well is capped and is no longer permitted for use. The City currently has one 250,000-gallon elevated storage tank in operation.

According to the SWFWMD permit, the average daily gallons per day (gpd) is 448,000. According to the Department of Environmental Protection reports, the average daily treatment in 1999 was 350,000 gpd and in 2007 it was 302,200 gpd. Even with a slight increase in population, average water usage declined. These figures include all residential and non-residential users. The average daily treatment in 2007 is 67% of the permitted average gpd. The City should examine additional conservation measures to further reduce demand for potable water.

The City has an adopted level of service standard of 125 gpcpd. The population is expected to increase by 2020 by approximately 274 people. Based on the level of service standard, the increase in population will require an additional 34,250 gpd of potable water. As the information above indicates, there is still 145,800 gpd

³ Sources of this data are: SWFWMD permit data and Florida Department of Environmental Protection, 2007 Monthly Operating Reports.

permitted capacity. Therefore, there is permitted capacity well beyond the demand for increased potable water due to population growth.

A map of the City of Dunnellon Water Service Area is attached. This map shows that the majority of the City has potable water service. The areas that do not have City water service are designated for public (owned by FDEP), agriculture (with a proposed density of 1 unit per 10 acres), conservation, and mixed use. Through policies in the Future Land Use Element, the land designated for public use is limited in intensity consistent with recreation and conservation uses by FDEP. Therefore, no increased demand for potable water is expected from these lands. Any development outside the water service area must include a provision for potable water, either through private wells or through increasing the water service area. The City should ensure that policies in the Public Facilities Element addresses the provision of potable water outside the water service area.

The City should develop policies to address alternative water sources even though it does not appear that there is an expectation that demand will exceed 75% of the permitted capacity during the planning period. Further, the City has indicated that an additional storage tank is needed. This should be included in capital improvements planning by the City. The City should also revisit policies regarding installation of private wells or extension of the City system.

City of Dunnellon
Recreation and Open Space Element

December 2007

Prepared by:
University of Florida
Department of Urban and Regional Planning
Planning Practicum

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ACKNOWLEDGEMENTS

The University of Florida's Recreation and Open Space Team would like to thank the following people whose guidance, suggestions, and comments helped to produce this document. The team would also like to thank the Dunnellon citizens and members of the Dunnellon Little League who participated in our public workshop, written survey, and telephone interviews.

Planning Consultant:

Gail Easley, FAICP

Dunnellon Community Development Coordinator:

Harold Horne

The Dunnellon Planning Commission

December 5, 2007

EXECUTIVE SUMMARY

The Recreation and Open Space team consists of five graduate students from the University of Florida's Department of Urban and Regional Planning. The five students, Briana Conlon, Kaycee Mertz, Jake Petrosky, Catherine Taylor, and Patricia Tyre, have the task of updating the Goals Objectives and Policies and Data and Analysis Report for the City of Dunnellon's Recreation and Open Space Element. This task is part of the Planning Practicum course led by Gail Easley, FAICP.

The team, along with two other student teams, held a workshop for the public in Dunnellon. Team members gave presentations to the public and City Commission members explaining the current adopted Recreation and Open Space Element, and their plan of action for updating the element. The public gave valuable feedback through discussion and written surveys. A final presentation was made to the City upon completion of the updated element, which discussed the team's findings and recommendations.

Through data collection, an inventory of facilities, and public participation, the team made several significant findings about the condition of Dunnellon's open space and recreation facilities and the needs of the residents. The City has ownership of several sites that are designated for recreation use but have not been developed into recreational facilities. Over one hundred households in the City are outside of the neighborhood parks' service areas, meaning they are underserved. The Little League facility and recreation facilities located on public school grounds are not currently being used to their full potential. Also, the team found that bike parking facilities and paths were insufficient for the City's use.

The updated Recreation and Open Space Element contains policies that address the team's findings and improve the condition of recreation facilities in Dunnellon. Some of the new policies include: intergovernmental coordination between the City, County, and School District for better recreation planning; developing underutilized recreation sites; ensuring all households are served by neighborhood parks; modifying the Little League facility for year-round use; and creating a recreation committee or staff position to facilitate planning and find funding sources for the City.

RECREATION AND OPEN SPACE ELEMENT DATA AND ANALYSIS

I. Introduction

The purpose of this report is to document and analyze existing and planned recreational facilities and open space within the City of Dunnellon. This report provides the foundation for the Goals, Objectives and Policies to be developed as part of the Recreation and Open Space Element of the City of Dunnellon Comprehensive Plan. The data included in this section is also intended to fulfill the requirements of Florida Statute Section 163.1377.

II. Inventory of Existing Recreational Facilities

Recreational facilities are categorized as activity-based facilities or resource-based facilities. Activity-based recreational facilities offer opportunities for “active” recreation through the provision of athletic fields, basketball courts, playground equipment, bike paths, and buildings or structures used for recreational purposes. Resource-based recreational facilities are parks or lands that are oriented around natural features and undeveloped or unimproved lands including natural areas, ornamental gardens, landscaped areas, picnic areas, water access, or trails for walking or hiking. The natural environment, including lakes, rivers, beaches, forests and other types of green space are the predominant focus of resource-based recreational facilities.

Recreational facilities can be further classified into regional, community, water access, and neighborhood parks. These facilities vary in size and service area as well as the types of recreational opportunities that they provide. Table 1, Inventory of Public Recreational Facilities, displays each recreation facility that serves the residents of Dunnellon, its ownership, size, and the facilities on site. The sites are categorized as regional, community, neighborhood, beach\water access, school, or other type of park.

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Table 1				
INVENTORY OF PUBLIC RECREATIONAL FACILITIES WITHIN & AROUND THE CITY OF DUNNELLON				
Category	Name	Ownership Maintenance	Acreage*	Facilities
Regional	Rainbow Springs State Park	FL DEP Division of Recreation and Parks	1,471	Swimming Area, hiking trails, picnic tables, shelters, bathrooms, canoe rental
	K.P. Hole	Marion County	4.5	Boat ramp, sand and grass beach, bathroom facilities, picnic tables
	Majorie H. Carr Cross Florida Greenway	FL DEP Office of Trails and Greenways	79,247	
	Goethe State Forest	FL Dept. of Agriculture and Consumer Services Division of Forestry	53,459	Hiking trails, equestrian trails, biking trails, camping, restrooms
	Withlacoochee State Forest	FL Dept. of Agriculture and Consumer Services Division of Forestry	159,309	Hiking trails, equestrian trails, biking trails, camping, restrooms, canoeing, fishing
	Lake Rousseau State Recreation Area	FL Dept. of Agriculture and Consumer Services Division of Forestry	3,700	Lake with fishing and boating
Community	Little League Complex	Private	28.09	5 Baseball fields, playground, bleachers, 10 picnic tables, concession stand
Neighborhood	Ernie Mills Park	City	1.3	Covered Stage, 8 benches, playground, 3 picnic tables, 6 swings, bathrooms, concession stand, open space, mural, basketball court, 2 benches
	City Beach Park	City	1.08	Bathrooms, playground, 3 picnic tables, 3 benches, 3 grills, swimming area
Beach/Water Access	Tube Take out	County	0.68	Tube Takeout
	City Beach Park	City	1.08	Bathrooms, playground, 3 picnic tables, 3 benches, 3 grills, swimming area
	Centennial Park	City	0.85	Boat ramp, bathroom, 2 picnic tables, 3 benches, dock
Other	Rainbow River Acres Park	City	0.28	Future Raingarden
	Datesman Park	City	0.57	Overflow grass parking lot for Centennial Park
School (Quasi-Public)	Dunnellon Elementary School	Marion County School Board		Playground, multi-use courts
	Dunnellon Middle School	Marion County School Board		Football/soccer field, tennis courts, track
	Dunnellon High School	Marion County School Board		2 Baseball fields, football/soccer field, track, tennis courts

*Sources: City of Dunnellon Parks Recreation and Open Space Team, Marion County Tax Parcel Records, and Florida Natural Areas Inventory's Florida Managed Lands (FLMA) GIS Inventory

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Regional Park

Table 2		
REGIONAL RECREATIONAL FACILITIES		
Name	Acreage	Facilities
Rainbow Springs State Park	1,471	Swimming Area, hiking trails, picnic tables, shelters, bathrooms, canoe rental
K.P. Hole	4.5	Boat ramp, sand and grass beach, bathroom facilities, picnic tables
Marjorie H. Carr Cross Florida Greenway	79,247	
Goethe State Forest	53,459	Hiking trails, equestrian trails, biking trails, camping, restrooms
Withlacoochee State Forest	159,309	Hiking trails, equestrian trails, biking trails, camping, restrooms, canoeing, fishing
Lake Rousseau State Recreation Area	3,700	Lake with fishing and boating

*Source: City of Dunnellon
 Parks, Recreation and Open Space Team
 Marion County Tax Parcel Records
 Florida Natural Areas Inventory's Florida Managed Lands (FLMA)
 GIS Inventory

The regional park is the largest of the three types of parks and is typically oriented around a natural resource, such as a forest or lake. Regional parks are typically national, state, or county parks that comprised of at least 250 acres. Examples of resource-based activities include hiking, fishing, boating, swimming, picnicking, and bird watching. These parks are designed to serve two or more communities and have a service area within a 30 minute drive-time radius. Accordingly, many of the regional parks included in the inventory serve the citizens of Dunnellon by providing opportunities for weekend trips and overnight outings for camping, fishing, hunting, riding horses or hiking. Table 2, above, displays the inventory of regional recreation facilities serving the City.

The Rainbow Springs State Park is located three miles north of the City and offers a swimming area near the headsprings, hiking trails, canoe and kayak rentals, camping, restrooms, a gift shop, and picnic pavilions for rent. The park costs \$1 per person for entry and children under 6 years of age are admitted for free. The two covered picnic pavilions can be reserved for \$75 and require a \$30 cleanup deposit. Camping sites are located on the portion of the park accessed via SW 180th Avenue. Campsites have water and electric and are \$19 a night. Canoes and kayaks can be rented at the park for a fee. Personal canoes and kayaks can be launched at the park; however, the launch site is located approximately 1000 feet from the parking lot. The Rainbow Springs State Park functions as a regional park since it offers numerous activities and serves a wide area of residents from Marion County, Dunnellon, the unincorporated community of Rainbow Springs, Ocala, and other areas.

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K.P. Hole is a 4.9 acre county-operated park that offers active and passive recreational opportunities. The park maintains a sand beach with bathroom facilities, a boat ramp, picnic tables and serves as a water access point for tubers. Tubes, canoes, and "diver down" flags can be rented at the park. The daily user fee is \$3 and children under 5 are admitted for free. Although K.P. Hole does not satisfy the 250 acre minimum requirement for a regional park, it has a wide service area and provides the only boat ramp located on the Rainbow River. Therefore, for the purpose of this study, it is classified as a regional park.

The Withlacoochee State Forest is a park that encompasses over 150,000 acres in separate tracts of land south of Dunnellon. The Two Mile Prairie tract is a 2,855 acre tract of the Withlacoochee State Forest located southeast of Dunnellon in Citrus County. Hiking, horseback riding, canoeing, fishing, hunting and camping is permitted in this portion of the forest. There is a boat ramp and visitor center at the park. The Great Florida Birding Trail runs through the park. This State Forest can be classified as a regional park due to the plethora of activities offered, its size, and the large service area.

The Goethe State Forest is a 53,000 acre forest located 5 miles northwest of Dunnellon and offers hiking, fishing, hunting, horseback riding picnicking, bicycling, and wildlife viewing opportunities. The park serves residents of Marion, Citrus and Levy counties as well as the City of Dunnellon.

Lake Rousseau State Recreation Area is a 3,700 acre lake, 3 miles west of Dunnellon, which offers outstanding perch fishing as well as opportunities to catch catfish, largemouth bass and panfish. The park offers a boat ramp. The recreation area draws fishermen and water recreation enthusiasts from Marion, Levy, and Citrus counties.

Crystal River Preserve State Park is 12 miles southwest of Dunnellon. The park offers nine miles of trails for hiking and biking, an interpretive trail, and wildlife viewing opportunities.

The Marjorie H. Carr Cross Florida Greenway is Florida's premier greenway. The greenway is composed of paved and unpaved sections of trails that traverses 110 miles between the Gulf of Mexico to the St. John's River. The section that follows the Withlacoochee River, south of Dunnellon, is not completed. In the future the trail will provide Dunnellon residents with hiking opportunities.

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Neighborhood Parks

Table 3		
NEIGHBORHOOD RECREATIONAL FACILITIES		
Name	Acreage	Facilities
Ernie Mills Park	1.3	Covered Stage, 8 benches, playground, 3 picnic tables, 6 swings, bathrooms, concession stand, open space, mural, basketball court, 2 benches
City Beach Park	1.08	Bathrooms, playground, 3 picnic tables, 3 benches, 3 grills, swimming area
Chatmire Park	< 1	Playground equipment
L.O. Robertson Park	0.77	Playground equipment and sitting areas

*Source: City of Dunnellon
 Parks, Recreation and Open Space Team
 Marion County Tax Parcel Records
 Florida Natural Areas Inventory's Florida Managed Lands (FLMA)
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Neighborhood parks are designed to promote pedestrian and bicycle access from residential neighborhoods without encountering heavy traffic. They serve the population within a radius of one half mile. The City's current adopted level of service standard is 2 acres per 1,000 people, as suggested by the Florida Department of Environmental Protection (DEP). Site design should also reflect the character of the neighborhood and incorporate compatible elements of both passive and active types of recreation. Typical facilities developed in the neighborhood park may include playground equipment, recreation buildings, multipurpose courts, sports fields, picnic areas and free play areas. Additional facilities may be added, depending on the recreation demands of the neighborhood. Table 3, above, displays the inventory of neighborhood recreation facilities serving the City.

Neighborhood parks in Dunnellon consist of Ernie Mills Park, City Beach Park, Chatmire Park, and L.O. Robertson Park. Ernie Mills is located along Bostick Street just north of Pennsylvania Avenue and contains 1.3 acres. Facilities at this site include: an outdoor stage, concession stand, bathrooms, playground equipment, basketball court, picnic tables, benches, and open play area. Upon inventory in September 2007, the conditions of this park are considered satisfactory and facilities appear to be routinely maintained.

City Beach Park is located on Palmetto Court on the Rainbow River. It consists of 1.8 acres of land. Facilities here include: a sand beach with swimming area, playground, picnic tables, grills, and bathrooms. There is a one dollar fee to use this park after 10:00 am. Upon inventory in September 2007, the conditions of this park are satisfactory and facilities appear maintained. City Beach Park may also be categorized as a beach\water access park.

The City is served by two small neighborhood parks that may also be classified as tot lots, but for the purpose of this study, they are classified as neighborhood parks. According to DEP, tot lots serve a population within a radius of 0.25 mile. L.O. Robertson Park is a 0.77 acre park located near the water tower on Highway 40 in the Northwest area of the City. It has playground equipment and sitting areas. The City is also served by Chatmire Park, which is a playground

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located just outside the city limits near Highway 41 in the Northern section of the City. Although, Chatmire Park is not located within the City limits, residents of this area use the park. Therefore, this facility is included it in this analysis.

Community Parks

Table 4		
COMMUNITY RECREATIONAL FACILITIES		
Name	Acreage	Facilities
Little League Complex	28.09	5 Baseball fields, playground, bleachers, 10 picnic tables, concession stand

*Source: City of Dunnellon
Parks, Recreation and Open Space Team
Marion County Tax Parcel Records
Florida Natural Areas Inventory's Florida Managed Lands (FLMA)
GIS Inventory

A community park is a "ride to" park, located near major streets. It is designed to serve the needs of 4 to 6 neighborhoods. It serves an area with a radius of up to 3 miles. The City has adopted a level of service standard of 2 acres per 1,000 people, as suggested by DEP. The community park offers a wide range of program and facility opportunities for all individuals and families. Typical facilities at a community park may include swimming pools, ball fields, tennis courts, play areas, picnic areas, multipurpose courts, recreation buildings, and sports fields. Additional recreation facilities may be included to meet a particular recreation demand in the community. Adequate off-street parking may be needed. Two important elements of every community park are landscaping and passive recreation activity areas. Table 4, above, displays the inventory of community recreation facilities serving the City.

The Dunnellon Little League Complex is a community park, but also may be categorized as a sports complex. This site is located on St. Patrick Street in the southeast portion of the City and contains 28.9 acres. Facilities at this park include baseball fields, bleachers, a playground, a concession stand, bathrooms, and picnic tables. Approximately 500 children participate in Dunnellon's Little League programs. Upon inventory in September 2007, the conditions of the park are considered in need of improvement. However, at the time of this inventory Little League is not in season. Facilities do not appear to be maintained recently. Specifically, lawns are overgrown, bleachers need repair, and facilities appear worn and weathered. All maintenance is coordinated by volunteers prior to the baseball season.

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Beach/Water Access Parks

Table 5		
BEACH/WATER RECREATIONAL FACILITIES		
Name	Acreage	Facilities
City Beach Park	1.08	Bathrooms, playground, 3 picnic tables, 3 benches, 3 grills, swimming area
Centennial Boat Ramp	0.85	Boat ramp, bathroom, 2 picnic tables, 3 benches, dock
Tube Takeout	0.68	Tube Takeout

*Source: City of Dunnellon
 Parks, Recreation and Open Space Team
 Marion County Tax Parcel Records
 Florida Natural Areas Inventory's Florida Managed Lands (FLMA)
 GIS Inventory

Access points and parking areas are primarily support facilities for public-owned beaches. Public parking may or may not be provided. Typical facilities may include beach access, swimming area, fishing area, piers or boardwalks, boat launches, and tubing access. Table 5, above, displays the inventory of beach and water access recreation facilities serving the City.

Water Access Parks in Dunnellon include City Beach Park, Centennial Park, and the 484 Tube Takeout. Centennial Park is located on the Rainbow River adjacent to Highway 41. The area is 0.85 acre and contains a boat ramp, picnic tables, benches, and a dock. Upon inventory in September 2007, the conditions of the park appear satisfactory and facilities seem to be maintained.

The 484 Tube Takout is located along highway 484 next to the Rainbow River and contains .68 acre. This site is for tube take out only. No other uses are allowed and no facilities are present other than parking.

Undeveloped Recreation Sites

Table 6		
UNDEVELOPED RECREATIONAL SITES		
Name	Acreage	Facilities
Rainbow River Acres Park	0.28	Future Rain Garden
Datesman Park	0.57	Overflow grass parking lot for Centennial Park

*Source: City of Dunnellon
 Parks, Recreation and Open Space Team
 Marion County Tax Parcel Records
 Florida Natural Areas Inventory's Florida Managed Lands (FLMA) GIS Inventory

There are several sites in the City that are designated for recreation use but have no recreation facilities. These sites may be developed into parks in the future to meet recreation needs. Both sites are ideal locations for recreation facilities due to their proximity to residential development. Table 6, above, displays the inventory of undeveloped recreation sites serving the City.

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Datesman Park is located on Ned Love Avenue next to City Hall. It is 0.57 acres of open grassy area that is currently being used as an overflow parking lot for Centennial Park.

Rainbow River Acres Park is located along Highway 44, and contains .28 acre. This site is currently undeveloped and contains open, grassy space. The City has plans to develop this site in to a rain garden for native plants. The time frame for this project is undetermined.

Schools (Quasi-Public)

Table 7	
QUASI-PUBLIC RECREATIONAL FACILITIES	
Name	Facilities
Dunnellon Elementary School	Playground, multi-use courts
Dunnellon Middle School	Football/soccer field, tennis courts, track
Dunnellon High School	2 Baseball fields, football/soccer field, track, tennis courts

*Source: City of Dunnellon
Parks, Recreation and Open Space Team
Marion County Tax Parcel Records
Florida Natural Areas Inventory's Florida Managed Lands (FLMA)
GIS Inventory

Public schools in Dunnellon provide recreation facilities to students during school hours and some afterschool extracurricular activities. They also provide limited public access to recreation facilities after school hours. Therefore, public schools are considered quasi-public recreation facilities. The lack of coordination and agreement between the City and the School Board means that public access to all facilities is not guaranteed at all times. Therefore, these facilities are not included in the Recreation and Open Space Element level of service analysis. Table 7, above, displays the inventory of regional recreation facilities serving the City.

The Elementary school, middle school, and high school have play areas and sports facilities, but they do not function as public parks since they do not serve all residents of the City. Due to Florida Administrative Code 9J-5.025, the City is required to adopt a Public School Facilities Element that addresses public school collocation with public parks, libraries, and community centers. The element will establish policies that allow local residents to use the school grounds after hours for informal and organized recreation. Once these polices are adopted, recreation facilities on public school sites may be used more freely by residents, Pop Warner football, and other local sports and recreation groups.

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Private Parks

Private parks serve a portion of community and meet some of the City's demand for recreation even though they are not maintained by the City and complete public access is not ensured. Private parks in the City include the Rainbow River Club, a private school, and several churches. These recreation areas serve only the people who have access, and will not be included in the Recreation and Open Space Element report or the level of service analysis.

III. Existing and Future Recreation Levels of Service

The State of Florida Department of Environmental Protection (DEP) has developed guidelines for planning recreational facilities. These recommendations, as published in the DEP document, *Outdoor Recreation in Florida, 2000*, serve as a guide for determining recreational facility needs for cities. It is recommended that the City of Dunnellon adopt standards that are based on these guidelines but also reflect the needs of the local community. This section of the report documents existing levels of service and projected recreational needs. Table 8, below, provides information that aides in the documentation of the existing levels of service and projected recreational needs.

The Rainbow River State Park and Marjorie Harris Carr Cross Florida Greenway lands are regional parks located in the City of Dunnellon. In addition, there are numerous regional parks within a 30-60 minute drive. The DEP guidelines suggest a minimum of 20 acres of regional park area per 1,000 people. Currently, there are 366 acres of the Rainbow River State Park located within the City limits of Dunnellon. There are 489 acres of land designated as the Marjorie Harris Carr Cross Florida Greenway; however, this land is not readily accessible by developed trail heads. Goethe State Forest, the Withlacoochee State Forest, Lake Rousseau State Recreation Area and the Crystal River Preserve State Park are within a 1 hour drive of the City and serve as regional parks that are accessible by the citizens of Dunnellon. The existing regional park lands within the City and the regional parks in the vicinity of Dunnellon easily meet the DEP recommendation for acreage per population.

The Dunnellon Little League Sports Complex functions as a community park as well as a sports complex. This facility provides recreational opportunities to the entire community of Dunnellon, but only on a seasonal basis. The park is open for little league season from January to August. The complex fulfills the DEP requirement for a community park, but only for a part of the year. If this facility were to be maintained year round it would satisfy the City of Dunnellon's need for a community park with public ball fields.

Ernie Mills Park, located on Bostick Rd. north of Pennsylvania Avenue, serves as a neighborhood park for the City of Dunnellon. Centennial Park also acts as a neighborhood park for the City. The Chatmire Playground serves the northern portion of the City, but it is technically not in the City limits. Since there are 3.23 acres of neighborhood parks as described in Table 2, the City meets the recommendations for neighborhood park acreage, as suggested by DEP. However, according to DEP, neighborhood parks have a relatively small service area of .25 to .5 miles, since the parks are meant to be accessible to local residents traveling by foot or by bicycle. Therefore, a significant portion of Dunnellon is underserved by neighborhood parks. The study team used geographic information systems (GIS) to identify the service area of the

Recreation and Open Space Element

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existing neighborhood parks by calculating the area and the number of households within .5 miles of the parks. According to this analysis 53% of the City's land, or 2,145 acres, which contains 117 households, are not served by neighborhood parks. This analysis assumes that the City Beach Park, Ernie Mills Park, Chatmire Playground, Dunnellon Little League Complex, Centennial Park, and the Rainbow Springs State Park Campground satisfy the requirement for neighborhood parks. The majority of the underserved areas are located in the western portion of the City along Highway 40 and in the area east of the Rainbow River and North of Highway 484, as shown on Map 2.

Equipped play areas, or tot lots, are components of larger parks within the City of Dunnellon. Ernie Mills Park and City Beach Park both have playgrounds that could be considered tot lots. The middle and elementary schools have play areas, but due to the reasons explained in the Schools section of this report, they are not counted in the level of service analysis. Tot lots have a very small service area of less than 0.25 mile. Therefore, even though Dunnellon has sufficient tot lot acreage for its population, the spatial distribution leaves portions of the City underserved.

Table 8		
EXISTING AND PROJECTED RECREATIONAL FACILITY NEEDS		
	2007	2017
Regional Park Acreage	855	855
DEP Guideline*	40	45
Community Park Acreage	28	28
DEP Guideline*	20	20
Neighborhood Park Acreage**	3.23	3.23
DEP Guideline*	2	2
Equipped Play Area/Tot Lots Acreage	2.38	2.38
DEP Guideline	1	1.125
*Based on population estimates of 2,000 people in 2007 and 2,250 people in 2017		
**Not including school playgrounds		

Although large areas of public land and regional parks surround the City, there exists a lack of access to these parks in terms of trails and greenways. The Cross Florida Greenway is planned to go through Dunnellon, but this has not been built yet. The City of Dunnellon has passed a draft Recreation Trail Plan via Ordinance No. 2007-09 that identifies greenway and trail linkages that are a priority. In addition to these planned trails there is a plan to expand and improve the existing tuber takeout on Highway 484 to include restrooms and hiking trails.

There are no level of service guidelines suggested by DEP for bicycle facilities; however, the study team notes a lack of on-road and off-road bicycling facilities in the City. The City has not established local bike routes, greenways, on road bicycle facilities or off road bicycle trails. A number of roadways can be improved for bicycle use by adding on-road bicycle facilities such as wide outside lanes, bicycle lanes, or wide shoulders. In addition, there are no bike racks in the City, which limits utilitarian cycling possibilities. Utilitarian cycling, as opposed to recreational cycling involves bicycling to the grocery store, bank, work, school, or any other location that

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would normally require a trip by car. Accordingly, the City needs to pursue the completion of its trails as identified in the Draft Recreational Trail Plan, improve on road cycling facilities, and designate a local bicycle route.

IV. Inventory and Analysis of Open Space

The Department of Environmental Protection (DEP) defines open space as undeveloped lands suitable for some types of recreation activities or conservation uses (DEP, 2000). Undeveloped lands within the City include lakes, rivers, the Marjorie H. Carr Cross Florida Greenway, a portion of the Rainbow Springs State Park, and wetlands. Table 9, below, displays the inventory of open space sites that serve the City.

The lakes and water bodies, including the Withlacoochee and Rainbow Rivers, provide a total of 258 acres of open space. The Marjorie H. Carr Cross Florida Greenway provides 489 acres of open space. The portion of the Rainbow Springs State Park located within the City contains approximately 366 acres. There are also approximately 72 acres of open space in other areas throughout the City. These areas include park and recreational facilities, ball fields, schools facilities, a portion of Rainbow Springs State Park, City Beach, the proposed rain garden, drainage retention areas, and greenways. The Marjorie H. Carr Greenway does not provide public access. Therefore, this area contributes to the existing inventory of open space, but does not provide any recreational opportunities within the City.

Currently, the City contains sufficient open space to serve the existing population. However, some of the open space areas include quasi-public lands that are not always accessible to the public. The City should adopt level of service standards and policies that ensure enough open space remains to serve the needs of future development and population increases. The purpose of an open space level of service standard is to maintain existing open space and prevent development from taking place in these areas. Additional policies should be adopted to allow public access to open space areas.

Table 9	
OPEN SPACE INVENTORY	
Open Space	Acres
Open Space associated with recreational and park facilities	72
Withlacoochee and Rainbow Rivers	258
Marjorie H. Carr Greenway	489
Rainbow Springs State Park	366

Source: The Recreation and Open Space Team ;Marion County Tax Parcel Records; and Florida Natural Areas Inventory's Florida Managed Lands (FLMA) GIS Inventory

V. Inventory and Analysis of Recreation Programs

Currently, the City does not have a recreation agency or director. A recreation committee should be formed, composed of members of the Chamber of Commerce, City Council, and citizens. The Committee should evaluate funding and location options for recreation facilities and programs. Based on the survey of Dunnellon citizens on October 13, 2007, greenways, picnic areas and sidewalks are the top priorities. Taking this into consideration, some of the proposed trail connections such as in the Blue Cove Area should be established. Various recreation activities could be located along the greenways. These activities include, but are not limited to, picnic areas, workout stations, and wildlife interpretive stations. Picnic areas should be located

Recreation and Open Space Element

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along the greenways as well as at some of the neighborhood parks. In addition, sidewalks can be added to connect different areas of town and parks.

Possible funding sources for these projects include: the City, Marion County, developer contributions, private donations or grants. Various grant programs provide assistance in the acquisition of lands for recreation and open space. Florida Communities Trust (FCT) is a land acquisition grant program that provides funding to local governments and eligible non-profit environmental organizations for acquisition of community-based parks, open space, and greenways. Florida Recreation Development Assistance Program (FRDAP) provides financial assistance to local governments for development or acquisition of land for public outdoor recreational purposes. The maximum grant request is \$200,000. The Land and Water Conservation Fund Program (LWCF) is another program that provides grants for acquisition or development of land for public outdoor recreation use. The LWCF grant requires matching funds with a ratio of one applicant dollar to one federal dollar. The Trust for Public Lands (TPL) helps communities and government agencies identify land for protection as well as funds that might be used to protect that land. TPL also helps communities by raising funds through charitable campaigns or purchasing a property temporarily until it can be permanently protected by a government or community land trust.

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VI. Public Involvement

On October 13, 2007, a public workshop was held at City Hall in Dunnellon. A presentation was made by the Recreation and Open Space Team describing the City's inventory and the team's tasks. During the open workshop, a survey was distributed followed by questions and discussions between the team and the participants. The survey form, the survey results, and additional comments are located in appendix 1 of this report. Seventy seven percent of the participants live within the city limits of Dunnellon, have no children at home, and fall between the ages of 51 and 70. The results for the question concerning the condition of recreational facilities are split between good, fair, and poor. No respondents describe the condition of facilities as excellent. Forty six percent of the participants use Dunnellon's recreational facilities less than once a month. The respondents most often use City Beach, Centennial Park, and Ernie Mills Park. The facility most often used outside of Dunnellon is Rainbow Springs Park. The Recommended Recreational Facilities Table in the appendix describes the results from question number eight. The column titled "number of selections" displays the number of times each facility was recommended by the participants. The "Weight" column displays the calculated weight for each facility based on the number of times the facility was recommended and how the participants rank the facility based on a scale of 1, 2, or 3. Three points are given to facilities ranked 1; two points are given to facilities ranked 2; and one point is given to facilities ranked 3. The participants rank greenways, picnic areas, and bike lanes as the highest recommended facilities.

VII. Analysis and Recommendations

Based on the findings from the facilities inventory and public surveys, several conclusions are made. From these conclusions, recommendations for Goals, Objectives, and Policies are suggested in the following analysis.

The City has ownership of several sites in the City that are designated for recreation use but have not been developed. These sites have the potential to enhance the recreation level of service, meet the recreation level of service standard for future growth, and diversify the mix of recreation types available to residents. Policies should be established to utilize these undeveloped recreation lands to their maximum potential in a way that would best serve the community as well as protect and conserve natural features.

Several public schools are located within the City that could be better utilized to meet recreation needs in the community. Playgrounds and open play areas may be used as community parks. Ball fields and other sports facilities may be used for organized and informal recreation. Policies should be established within the Recreation and Open Space Element to encourage cooperation between schools, the City, and community groups so that these sites may be used after school hours. An intergovernmental coordination agreement should be established between the School Board and the City to allow use of recreation facilities by the public while still maintaining safety on campuses. The Public School Facilities Element, according to F.A.C 9J-5.025, is required to establish a policy to collocate public schools with parks. As an additional requirement for school planning, the City is required to adopt a Public Schools Interlocal Agreement that addresses coordination between the School Board, the City, the County, and

Recreation and Open Space Element

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other municipalities within the County for school planning. A similar agreement should be established for recreation facilities and program planning.

The Little League Complex is used for organized sports during baseball season only. This site has the potential to serve as a community park or sports complex park year round. Additionally, maintenance is coordinated and completed by volunteers only. Policies should be adopted to encourage year-round use of this site by converting some land to football or soccer fields or other types of versatile sports fields that may be used during other seasons. Policies should be adopted to designate funds for maintaining and operating this site year-round.

According to the level of service analysis, the City is underserved by neighborhood parks and tot lots in some areas, as shown on Map 2. DEP recommends that a neighborhood park serve an area that is within a 0.50 mile walkable radius and that a tot lot serves an area that is within a 0.25 mile walkable radius. Currently, Ernie Mills Park and City Beach Park are the only neighborhood parks and the only parks that have tot lot components. Although the City as a whole has a level of service above the standard for these types of parks, there are existing residential areas of the City that are greater than 0.25 mile from a tot lot and 0.50 from a neighborhood park. This deficiency may be resolved by adopting service areas for recreational facilities and directing new parks to be developed in areas that are underserved. Also, policies should be adopted to require the development of new tot lots and neighborhood parks to serve new residential development as it occurs, to maintain levels of service, and to ensure that all areas of the City are served.

**RECREATION AND OPEN SPACE ELEMENT
GOALS, OBJECTIVES AND POLICIES**

GOAL

To provide for adequate public and private recreation facilities ~~and open space sites~~ to meet the various needs of Dunnellon's residents.

~~Park and Recreation Facility Provision Objectives and Policies~~

Objective 1:

Coordinate public and private resources in order to provide land, recreational facilities and parks to meet adopted level of service standards, ~~throughout the planning time frame.~~

Policy 1.1:

The City shall ~~provide~~ maintain a level of service standard of 2 acres per 1,000 population for its neighborhood parks, ~~consistent with the standards of the Department of Natural Resources, Division of Recreation and Parks.~~

Policy 1.2:

The City shall ~~provide~~ maintain a level of service standard of 2 acres per 1,000 persons for its community parks, ~~consistent with the standards of the Department of Natural Resources, Division of Recreation and Parks.~~

~~Policy 1.3:~~

~~No existing recreational facilities or parks will be changed to other uses unless clearly in the public interest; such facilities shall be adequately replaced to ensure the level of service does not fall below adopted standards.~~

~~Policy 1.4-1.3:~~

~~New residential developments that are subdivisions, multi-family developments, or mobile home developments, except single family homes on existing platted lots, shall be required to provide land to meet the recreation and park needs of the residents. A formula will be developed in the City's land development regulations which calculates land required based upon the density of the development and the City's adopted level of service standards.~~

~~Policy 1.5:~~

~~Prior to contemplated annexation of unincorporated properties, the effects of additional population will be evaluated by the party seeking annexation. If it is determined that additional population gained as a result of annexation will lower adopted level of service standards for recreation, the City will require that appropriate land within the proposed annexation area be designated for recreation as a neighborhood or community park, in accordance with Policy 1.4.~~

~~Policy 1.6~~ 1.4:

The City may accept land dedication; elect to require payment of a fee in lieu of dedication, or a combination of both land and fee. The fee shall be based upon the fair market value of the land which would have been dedicated to the City for park and recreation purposes. Fees in lieu of dedication shall be used for public recreation purposes.

Policy 1.7:

~~The City shall direct the Parks and Recreation Committee to research and apply for funding opportunities towards increasing recreational opportunities in the City.~~

Policy 1.8:

~~The existing tuber parking site on CR 484, which is the only public site for the drop off and pickup of tubers on the Rainbow River, is currently in private ownership and leased to Marion County. The City shall coordinate with the County and various citizen recreation committees in developing alternatives to public access if the lease were to become nonrenewable, including joint public purchase by the County and City.~~

Policy 1.9 1.5:

~~By 1993~~ The City will research the possibility of purchasing parcels feasibility of acquiring right-of-ways for recreational facilities such as hiking trails, greenways, and on-road biking facilities as shown on the City of Dunnellon Draft Recreational Trail Map and the Proposed Trails and Greenways Map, and biking trails within the abandoned CSX corporation rail corridor located adjacent to the Rainbow River by exploring state and federal grant an/or loan programs such as the Florida Recreation Development Assistance Program and the Land and Water Conservation Fund.

Objective 2:

Ensure that existing public and private recreation facilities are adequately and efficiently available to all residents, ~~throughout the planning time frame, at the adopted levels of service.~~

Policy 2.1:

Allocate sufficient funding in the Capital Improvements Element and annual capital and operating budget to adequately maintain existing park and recreation facilities.

Policy 2.2:

~~Allocate sufficient funding by FY 1995 to implement improvements to the City Beach, including beautification, design and engineering to provide additional parking and correct erosion problems.~~

Policy 2.3 2.2:

The City shall research various forms of funding to support land acquisition and facilities for parking, beach improvements, and provision of children's play apparatus, including: acquisition of adjacent properties and facilities through private and public donations, fund raisers and matching grant programs, ~~including the Florida Recreation Development Assistance Program. The Parks and Recreation Committee shall be directed to research alternative funding sources; the City Newsletter shall be one vehicle to increase public and private sector awareness of the City's recreational needs.~~

~~Policy 2.4: By 1993 the City shall research the possibility of developing nature, hiking or bicycle trails at the 105-acre recreational complex. The feasibility of developing a boardwalk or nature trail on the abandoned rail corridor southwest of the elementary school shall also be researched by 1993.~~

~~Policy 2.5: Evaluate the existing sites and facilities to meet residents' recreational needs every five years, through the use of a user survey, to be developed by 1995.~~

~~Policy 2.6: New parks and recreation facilities shall be located, when possible, in neighborhood areas where the recreation survey indicates a deficiency; otherwise, they should be centrally located.~~

~~Policy 2.7: The City shall fund a feasibility study to develop the city boat ramp/mobile home park property to include a city hall complex.~~

~~Policy 2.8: The City shall research the use of private and public resources towards the acquisition of an activity center by 1993 by exploring private foundation resources as well as State and Federal grant and/or loan programs.~~

Policy 2.3:

The City shall coordinate with the State and Marion County on funding for initial capital improvements, and maintaining and operating Little League Park year-round.

Policy 2.4:

The City shall assess the feasibility of developing improved recreational facilities at Datesman Park and Rainbow Acres Park.

Objective 3:

Ensure recreation sites and facilities, including freshwater beaches and shores, are accessible to all of Dunnellon's residents, ~~through the year 2010, through adoption of land development regulations by the statutory deadline which increase public access, and through intergovernmental coordination procedures.~~

Policy 3.1:

Bicycle facilities, including connections to parks and schools, shall be required of new development where the development is adjacent to or includes lands on which future bicycle facilities have been identified on the Proposed Trails and Greenways Map and Draft Recreational Trails Map.

~~Bicycling trails, including connection of new development to park facilities and schools, shall be required where new development fronts are or includes land for which the City has identified a need for bicycle facilities pursuant to a bicycle facilities plan. Such a plan shall be developed by 1994.~~

Policy 3.2:

~~Establish~~ Design criteria in the land development regulations to shall ensure accessibility to recreation facilities for all residents, including elderly, handicapped, and young children.

Policy 3.3:

Road improvement programs shall include ~~improvement of sidewalks with ramps; ramped sidewalks will~~ and bicycle facilities in order to provide access to recreation sites and facilities.

Policy 3.4:

~~Coordinate with the Florida Barge Canal Authority, to determine the feasibility of leasing Canal Authority property for recreational river access within the city limits that is not otherwise committed.~~

Coordinate with DEP Office of Greenways and Trails to facilitate recreational access and trail connectivity.

Policy 3.5:

Bicycle parking facilities shall be included at all new public and private parks as part of their initial development, and at all existing parks ~~by 1995.~~

Policy 3.6:

Continue coordination mechanisms with the Marion County Sheriff's Department, US Coast Guard, ~~Florida Game and Freshwater Fish Commission, and US Army Corps of Engineers~~ the Florida Fish and Wildlife Conservation Commission, and other agencies to ensure ~~adequate~~ enforcement of laws and regulations governing the use of ~~on~~ the Rainbow and Withlacoochee rivers.

Open Space Provision Objectives and Policies

Objective 4:

The City shall regulate conservation areas identified on the Future Land Use Map and ensure the provision of open space by both public agencies and private enterprises, ~~by adoption of land development regulations within the statutory deadline, which define and provide minimum standards for open space.~~

Policy 4.1:

The City shall promote the designation of open space and natural areas through adoption of land development regulations, which require that all new multi-family and non-residential development and all new subdivisions provide a minimum of 30 percent quality, usable open space or green area, except the historical district.

Policy 4.2:

The City shall protect the following areas as open space amenities:

- A. The Withlacoochee and Rainbow Rivers, ~~and~~ conservation lands, and wetlands.
- B. Areas within the wellfield protection radius of existing and future well fields.
- C. Areas owned by the State of Florida, including the Marjorie Harris Carr Cross Florida Greenway Corridor, within the Florida Barge Canal Authority, ~~including areas,~~ which may be leased or acquired in the future for ~~spray irrigation or~~ recreation.
- D. Areas that will protect the quality of natural springs.

Objective 5:

The City shall coordinate with other governments and organizations and the public to plan for recreation.

Policy 5.1:

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

Policy 5.2:

The City shall coordinate with Marion County Recreation Department, the Little League, schools, and other governments and organizations to provide recreation programs for children and adults in the City.

Policy 5.3:

The City shall coordinate with Marion County School Board and public schools in the City to allow public school facilities to be safely utilized after school hours for recreation programs and informal recreation.

Objective 6:

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

Policy 6.1:

Tubing access along the Rainbow River shall be limited and monitored in order to protect wildlife, wildlife habitats, and water quality. Monitoring and limiting access shall be a cooperative effort between the City, Marion County, and DEP.

Policy 6.2:

Recreational access along the Rainbow River shall be limited and monitored in order to protect wildlife, wildlife habitats, and water quality. Monitoring and limiting access shall be a cooperative effort between the City, Marion County, and DEP.

Policy 6.3:

The City shall encourage and participate in recreational impact studies, such as carrying capacity studies, river use studies, or recreational use studies, for the Rainbow River and Withlacoochee River.

Policy 6.4:

If future park sites include natural resources, the parks shall be designed to ensure the protection of those resources.



**City of Dunnellon Recreation and Open Space
Summary of Finding and Recommendations
December 5, 2007**

Findings

Based on public surveys, an inventory of facilities, and consultation with city staff, the following conclusions were made by the Recreation and Open Space Team from the University of Florida:

- Little league complex is not maintained and used year-round
- Some residential areas in Dunnellon are not served by neighborhood parks
- Residents have limited access to the rivers, and have to pay a fee
- School recreation facilities are not always accessible after hours. Pop Warner Football must pay a fee to use ball fields.
- The city owns two pieces of land, categorized as parks, that are undeveloped and underutilized (Datesman Park and Rainbow River Acres Park)
- The city Lacks on road and off road bike facilities and bike parking
- The city does not have a recreation coordinator, or any staff member responsible for planning recreation facilities and programs

Recommendations

To address the previously stated findings, the team makes the following recommendations for the City's Recreation and Open Space Element:

- Establish a Recreation Interlocal Agreement between the City of Dunnellon, public schools within Dunnellon, and Marion County Recreation Department.
- Acquire and manage Little League Complex for year-round use and additional sports and recreation facilities
- Establish a staff position responsible for planning recreation facilities and programs
- Develop Datesman Park and the Rain Garden so they may be used to their maximum potential
- Ensure all areas of the city are served according to park service areas.

City of Dunnellon: Parks, Recreation & Open Space Survey

1. Do you live in the City of Dunnellon? (Please Circle) Yes or No
2. What is your age? (Please Circle) Under 25 26-50 51-70 Above 70
3. Does your family have children? (Please Circle) Yes or No
4. Please circle the age group. Under 10 11-18 19-30 Above 31
5. Do you think the condition of the city's recreation facilities are?
 - A. Excellent B. Good C. Fair D. Poor

Please explain below.

6. How often do you use the Recreational Facilities available within the City of Dunnellon?
 - A. Daily B. Weekly C. Monthly D. Other

Which facilities do you use on these visits?

- | | | |
|---|---|---|
| <input type="checkbox"/> Centennial Park (Boat Ramp) | <input type="checkbox"/> Boys & Girls Club | <input type="checkbox"/> Ernie Mills Park |
| <input type="checkbox"/> Baseball Fields | <input type="checkbox"/> City Beach | <input type="checkbox"/> Datesman Park |
| <input type="checkbox"/> Pop Warner Football (High School Football Field) | <input type="checkbox"/> School Playgrounds | |
| <input type="checkbox"/> Other | <input type="checkbox"/> Other | <input type="checkbox"/> Other |

7. How often do you use the Recreational Facilities available outside the City of Dunnellon?
 - A. Daily B. Weekly C. Monthly D. Other

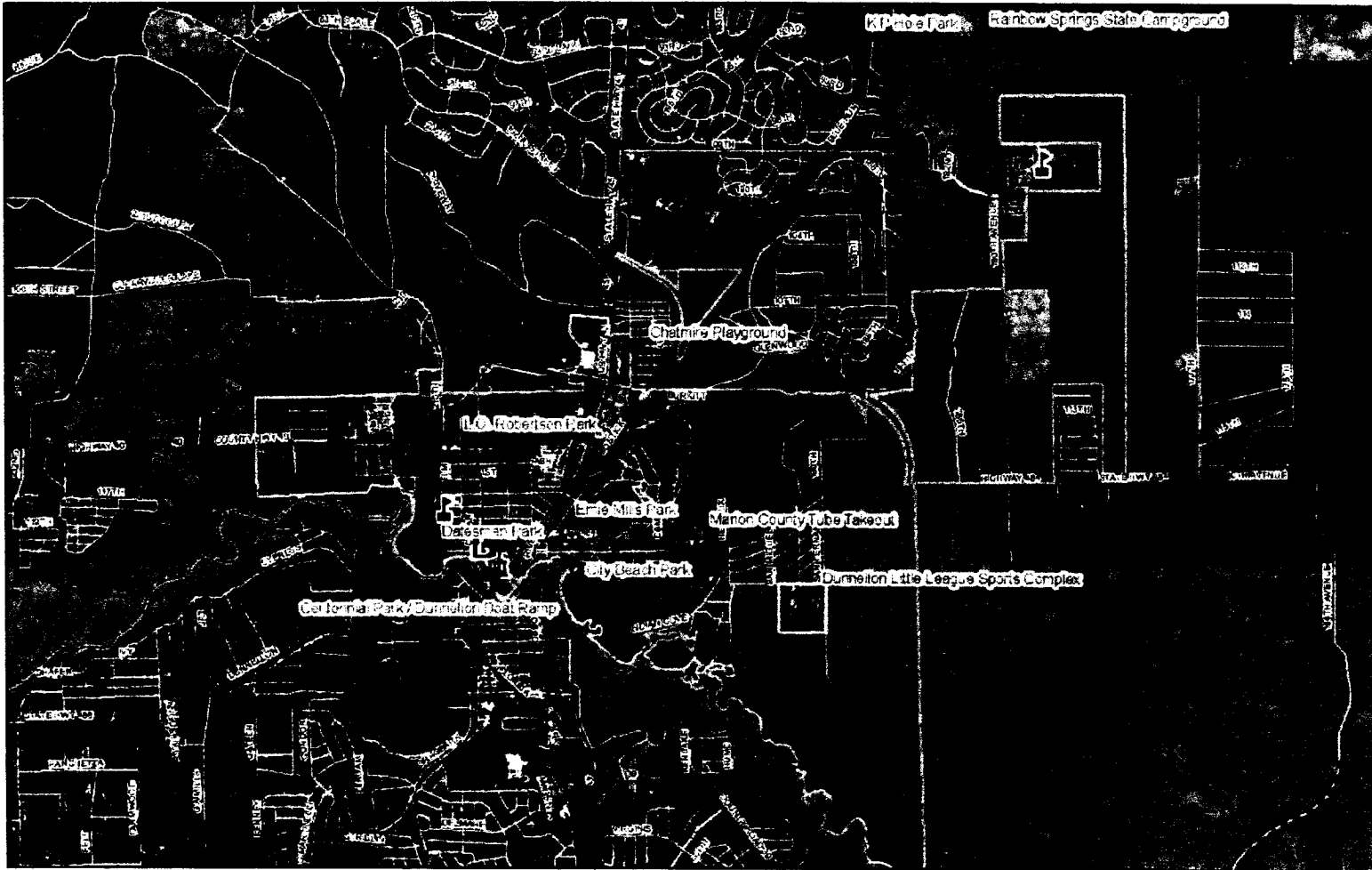
Which facilities do you use on these visits?

- | | | |
|---|--------------------------------------|--------------------------------------|
| <input type="checkbox"/> Rainbow Springs Park | <input type="checkbox"/> Golf Course | <input type="checkbox"/> Bike Trails |
| <input type="checkbox"/> Baseball Fields | <input type="checkbox"/> Boat Launch | <input type="checkbox"/> Tube Launch |
| <input type="checkbox"/> Picnic Areas | <input type="checkbox"/> Fishing | <input type="checkbox"/> Other |
| <input type="checkbox"/> Other | <input type="checkbox"/> Other | <input type="checkbox"/> Other |

8. Please rank 1st, 2nd, 3rd choice as to which of the following additional parks and recreational facilities do you think Dunnellon needs most. Also, please designate where you would like to see these facilities on the map provided on the back of this survey.

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> No Additional Facilities | <input type="checkbox"/> Basketball Courts | <input type="checkbox"/> Playground | <input type="checkbox"/> Equestrian Trails |
| <input type="checkbox"/> Baseball Fields | <input type="checkbox"/> Tennis Courts | <input type="checkbox"/> Greenways | <input type="checkbox"/> Football/Soccer Fields |
| <input type="checkbox"/> Picnic Area | <input type="checkbox"/> Bike Lanes | <input type="checkbox"/> Neighborhood Parks | <input type="checkbox"/> Hiking Trails |
| <input type="checkbox"/> Sidewalks | <input type="checkbox"/> Boat Launch | <input type="checkbox"/> Mountain Bike Trails | <input type="checkbox"/> Fishing Access Areas |
| <input type="checkbox"/> Other | <input type="checkbox"/> Other | <input type="checkbox"/> Other | <input type="checkbox"/> Other |

9. Provide additional comments below.
-
-
-



Map 1: Existing Parks

Building Park	County Boundary
City Hall	Rainbow Springs
School	City Park Boundary
Library	Public Land

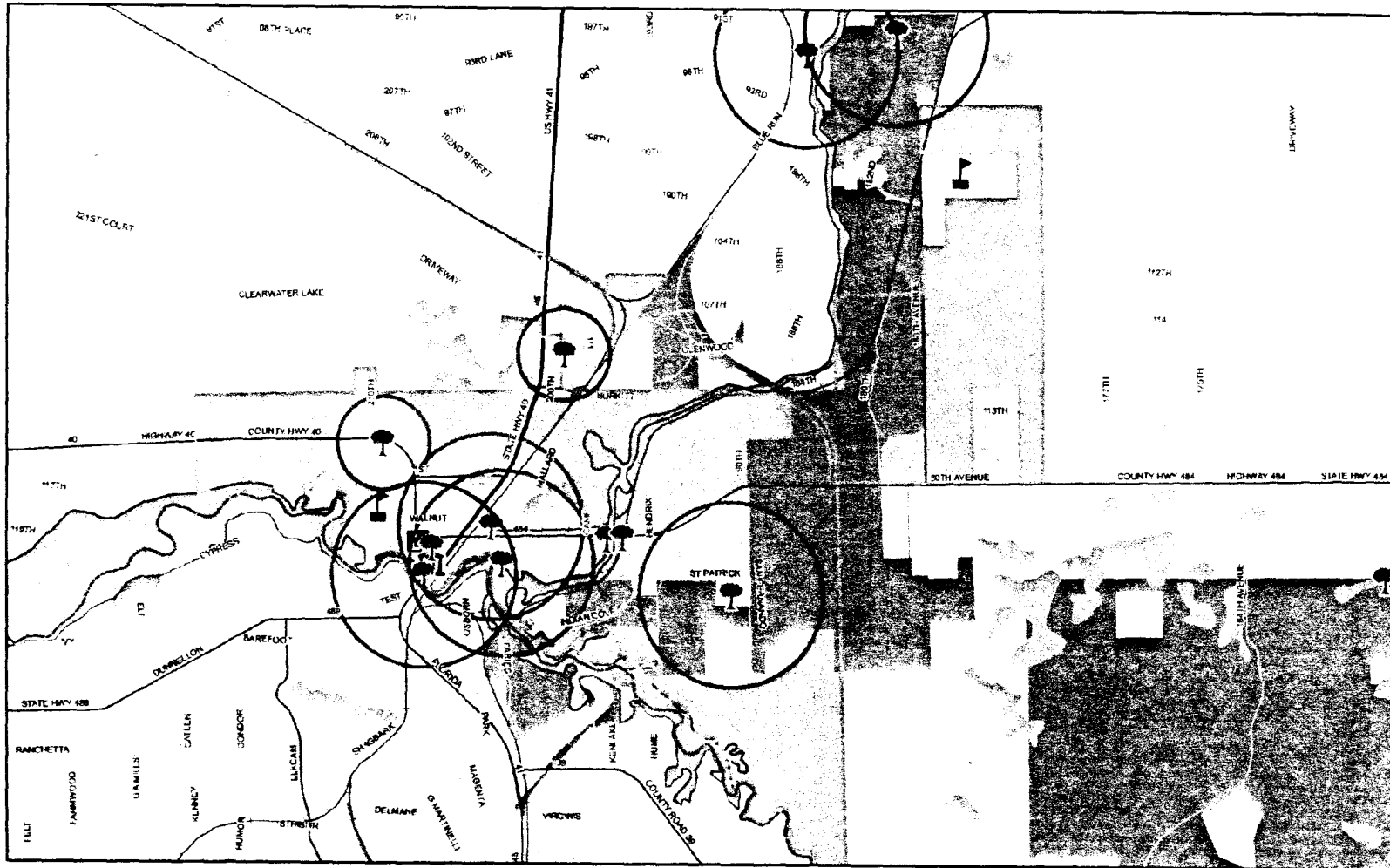
Dunneville City Parks		Size (Acres)
NAME		
Centennial Park/Dunneville Boat Ramp		0.85
City Beach Park		1.08
Datasman Park		0.57
Dunneville Little League Sports Complex		28.09
Ernie Mills Park		1.3
Rainbow River Acres Park		0.28
Marion County Tube Takeout		0.69
I.O. Robertson Park		0.77

Public Land Surrounding Dunneville

1. Majorie H. Carr Cross Florida Greenway
2. Rainbow Springs State Park
3. Halpata Tatanok Preserve

CITY OF DUNNEVILLE
Parks, Recreation and Open Space

Prepared by:
WSP Planning Practices
Jan 2007



Map 2: Recreation Facility Concurrency Service Area Map

- | | | |
|--------------------------|-----------|-------------------|
| Areas Served By Parks | City Hall | County Boundaries |
| Area Not Served By Parks | School | Municipalities |
| Existing Parks | Library | Public Land |

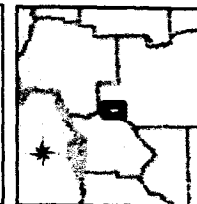
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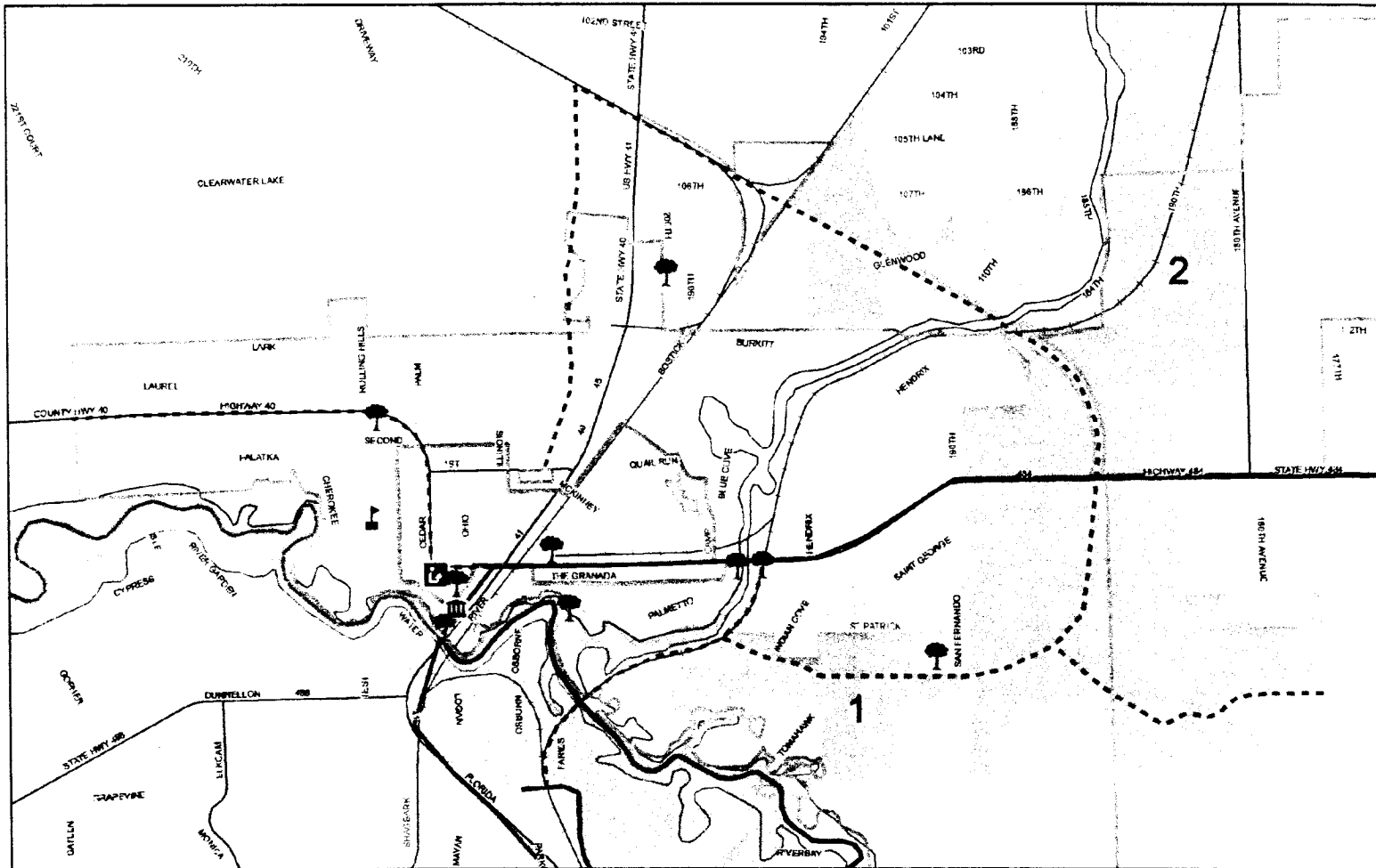
CITY OF DUNNELON



Parks, Recreation and Open Space

Prepared by:
WF BRP Planning Professionals
Fall 2007





Map 3: Proposed Trails and Greenways

Existing Parks	County Boundaries	Existing State Recognized Trails
City Hall	Municipalities	Proposed Recreational Trails
School	Rainbow Springs	Proposed Signed Blue Trails
Library	City Park Boundaries	
	Turf Athletic Field	

Public Land Surrounding Dunelton

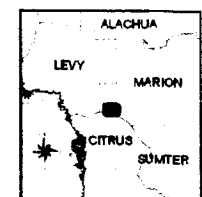
1. Majorie H. Carr Cross Florida Greenway
2. Rainbow Springs State Park
3. Ho-pa-ta-Tas-naki Preserve



CITY OF DUNELTON

Parks, Recreation and Open Space

Prepared by:
 WRP Planning Practicum
 Fall 2001



INTERGOVERNMENTAL COORDINATION ELEMENT
GOALS, OBJECTIVES AND POLICIES

[Repealing the Goals, Objectives, and Policies of the Dunnellon Comprehensive Plan, and replacing them entirely with the following Goals, Objectives, and Policies]

GOAL

To establish processes which respond to the needs for coordination among City, local, regional, state and federal governments and private entities resulting from the implementation of Dunnellon's comprehensive plan and any incompatible goals, objectives and policies proposed in other local, regional or state plans.

Objective 1:

Coordinate with the Marion County School Board and other units of local government that provide services within the City limits, but do not have regulatory authority over the use of the land.

Policy 1.1: The City shall maintain communication with state and regional agencies, including the Department of Environmental Protection, Florida Fish and Wildlife Commission, regional planning agencies, and Southwest Florida Water Management District, in order to remain informed of any resource management plans which may be initiated by those agencies.

Policy 1.2: The City shall initiate an annual meeting to coordinate with state agencies, including the Department of Environmental Protection, in the management of the Rainbow Springs Aquatic Preserve and protection of the springshed.

Policy 1.3: The City shall maintain compliance with interlocal agreements with the Office of Greenways and Trails for the use of lands for recreation and wastewater disposal.

Policy 1.4: The City shall coordinate with other governments, organizations, and the public to plan for recreation, including regional recreation facilities, recreation programs, and joint use of facilities.

Policy 1.5: The City shall coordinate development proposals that include additional residential densities with Marion County and the Marion County School Board to resolve potential conflicts between the governmental entities that provide services and facilities.

Policy 1.6: When conflict between the City and adjacent jurisdictions arise over land use issues, provision of level of service facilities, or other comprehensive plan issues, and that cannot be resolved through

normal negotiations, the City shall use the Withlacoochee Regional Planning Council's informal dispute resolution process.

Policy 1.7: The City Council designee shall coordinate with Marion County, FDOT and the Transportation Planning Organization to ensure that impacts of future expansion of the Dunnellon Airport are coordinated with the City's Future Land Use and Traffic Circulation Elements.

Policy 1.8: The City shall work with other permitting agencies in order to receive early notice of permit applications for properties located within the City limits.

Objective 2:

Coordinate the impacts of development proposed in the City's Comprehensive Plan upon development in Marion and Citrus Counties, the region, and the state.

Policy 2.1: The City shall provide information on amendments to its adopted Future Land Use Map to Marion County, Withlacoochee Regional Planning Council, and to Citrus County to aid those governments in review of proposed developments for potential incompatibilities with the City's plan.

Policy 2.2: The City shall provide comments to the Withlacoochee Regional Planning Council during the review of any proposed Development of Regional Impact project which may impact the City.

Policy 2.3: The City shall provide enforcement agencies with written copies of any changes to City regulations that pertain to the Withlacoochee and Rainbow Rivers. The agencies shall include, but are not limited to, the U.S. Coast Guard, Marion County Sheriff's Office, Florida Fish and Wildlife Commission, Florida Marine Patrol and U.S. Army Corps of Engineers.

Policy 2.4: The City shall maintain communication with the Southwest Florida Water Management District regarding the SWIM program for the Rainbow River.

Policy 2.5: The City shall initiate quarterly meetings with Marion and Citrus County officials and staff to discuss proposed land development activity adjacent to the City limits.

Policy 2.6: The City shall initiate quarterly meetings with Marion, Citrus, and Levy Counties to discuss the impacts of regionally significant issues, such as Developments of Regional Impact, or other projects that impact Dunnellon's roads and natural resources.

Objective 3:

Maintain effective communication strategies between the City, Marion County, the Marion County School Board, and other governmental entities having operational and maintenance responsibilities for public facilities subject to level of service standards and ensure coordination with the Future Land Use Element.

Policy 3.1: Provide written notification to Marion County for problems or issues associated with public facilities or structures within the City that are maintained by the County, and cooperate in the establishment of a program or programs to correct problems.

Policy 3.2: The City shall maintain an interlocal agreement with Marion County to ensure availability of adequate capacity in the County landfill for use by the City.

Policy 3.3: The City shall provide an annual report to Marion County estimating the City's service area population and the anticipated tonnage of solid waste to be disposed.

Policy 3.4: The City shall rely on written communications with FDOT and representation on the Ocala Marion County Transportation Planning Organization (TPO) to ensure that scheduled transportation improvements are consistent with the development plans of the City, and to ensure that the City is aware of any transportation improvements proposed by those entities.

Policy 3.5: The City shall maintain representation on the Transportation Planning Organization for purposes of coordinating future transportation needs and land use plans.

Policy 3.6: The City shall review Marion County and Citrus County comprehensive plans and plan amendments to ensure that future development does not result in a lowering in the level of service of the roadways within the City.

Policy 3.7: The City shall participate with Marion, Citrus, and Levy Counties to plan for the location and extension of public facilities that are subject to concurrency, for siting facilities that have countywide significance, and for siting problematic land uses.

Objective 4:

The City shall coordinate annexation issues and future land use designations on lands adjacent to the Dunnellon City limits with Marion County to prevent urban sprawl outside City boundaries and to resolve potential conflicts on issues regarding the use of land, springshed protection, and the provision of public services and facilities.

Policy 4.1: The City shall propose a joint planning agreement with Marion County for lands lying beyond the City limits to coordinate impacts on public facilities and to prevent urban sprawl and leapfrog development patterns.

Policy 4.2: The City shall propose a joint planning agreement with Citrus County for lands lying beyond the City limits to coordinate impacts on public facilities and to prevent urban sprawl and leapfrog development patterns.

Policy 4.3: The City shall propose a joint planning agreement with Levy County to coordinate impacts of development on public facilities and to prevent urban sprawl and leapfrog development patterns.

Policy 4.4: The City may propose joint planning agreements for annexation that shall be coordinated with the appropriate jurisdictions.

Policy 4.5: The City shall pursue a joint planning agreement with Marion County to ensure a consistent approach to springs, springshed, and aquifer protection.

Policy 4.6: The joint spring's protection agreement shall specify responsibilities for land development regulation, stormwater management, wastewater management, and other matters that impact the springs and springshed. The agreement shall contain joint strategies to be implemented by each local government within the springshed.

Policy 4.7: Each joint planning agreement shall: 1) designate a specific area for the agreement; 2) outline procedures for joint City and County actions; 3) identify procedures for administration of land development regulations; and, 4) determine the representation on any joint body created as a result of a joint planning agreement.

Objective 5:

Ensure establishment and coordination of the City's adopted plan with the plans of Marion County, other municipalities within the County, and the Marion County School Board through joint processes for collaborative planning and decision-making.

Policy 5.1: The City shall ensure intergovernmental coordination with the Marion County School Board for the location of educational facilities within the City limits, including:

- a. The City shall notify the School Board, within 45 days of receipt of written notice, as to the consistency of the acquisition or leasing of

property to be used for new public education facilities with the Dunnellon Comprehensive Plan.

- b. The City shall determine the consistency of any educational capital improvement within the City with the Dunnellon Comprehensive Plan.
- c. The City shall provide notification to the School Board of dates and agendas of Planning Commission and City Council meetings on those plan amendments that have the potential to increase residential units or densities.

Policy 5.2: The City shall participate with the Marion County School Board, Marion County and the other municipalities to develop coordinated population projections and for planning the location of public school facilities.

Policy 5.3: The City shall maintain communications with the Marion County School Board to ensure the provision of land and infrastructure for future school expansion or new construction proposed within the City limits or within the City's water and sewer utility service area.

Policy 5.4: Coordinate the use of existing and proposed school board facilities, as appropriate, with the implementation of the recreation and open space element of this plan.

Objective 6:

Ensure coordination between the City, Marion County, other county municipalities, and the Marion County School Board to establish concurrency requirements for public school facilities.

Policy 6.1: Participate in the development and maintenance concurrency requirements for public school facilities.

Policy 6.2: Develop, adopt, and maintain a Public School Facilities Element consistent with the plans of Marion County and the Marion County School Board.

**INTERGOVERNMENTAL COORDINATION ELEMENT
DATA AND ANALYSIS**

Introduction

The Intergovernmental Coordination Element is intended to establish consistent and responsive methods for the City of Dunnellon to relate to adjacent jurisdictions, state and regional agencies, and other agencies providing services within the community. These coordination mechanisms are important in the implementation of an effective growth management program. The mechanisms include regulations, permitting, review of comprehensive plans and development proposals, and coordination of regional initiatives.

Pursuant to Rule 9J-5, Florida Administrative Code (FAC), the area of concern for Dunnellon includes adjacent municipalities, the county, and counties adjacent to the municipality. There are no municipalities adjacent to Dunnellon City limits; Dunnellon is located within Marion County and adjacent to Citrus County. Furthermore, coordination with Levy County may be needed where there are impacts from large-scale or regionally significant developments that impact the City's roadways or natural resources.

Inventory of Coordination Entities

This section includes an inventory of all adjacent local governments, school boards, other units of local government providing services but not having regulatory authority over the use of land, water management districts, regional planning agencies, state agencies with which Dunnellon coordinates, regional and state agencies with land use or environmental regulatory authority, and authorities, independent special districts, and utility companies which provide services within the City. A brief description of the existing coordination mechanism indicating the subject, the nature of the relationship, and the office with primary responsibility for coordination is included in the table.

Coordination Activities				
Agency	Office with Primary Responsibility	Subject	Nature of Relationship	Existing Coordination Method
Adjacent local governments				
Marion County	Planning Department	Comprehensive Plan Amendment Review	Review	Written communications
	Transportation Department, Road Divisions	County Road Maintenance	Coordination	Written and phone communications TPO
	Transportation Dept., Stormwater Division	Total Maximum Daily Load (TMDL) Water Quality Restoration	Regulatory	Permitting activities
	Transportation Department, Development Review Section	Environmental Permitting	Permitting	Written and Phone communications
	Planning Department	Springs Protection	Coordination	Written and phone communications Meetings
	Public Works Bureau	Landfill	Service	Interlocal Agreement
	City of Dunnellon, Police Department	Mutual Aid assistance between the Dunnellon Police Department and Marion County Sheriff's Office	Service	Voluntary Cooperation/Operational Assistance Agreement for 2007-2008
	City of Dunnellon	Blue Run of Dunnellon Park, access and operations	Service	Conservation Easement
	Marion County	Emergency Medical Transportation Services, for inclusion of the City within the County's municipal service taxing unit	Service	Ordinance 04-07

Coordination Activities				
Agency	Office with Primary Responsibility	Subject	Nature of Relationship	Existing Coordination Method
	City of Dunnellon	Annexation	Coordination	Written communications
Rainbow Lakes Estate, Municipal Service District	City of Dunnellon	Mutual backup and cooperative use of resources in fire, rescue, emergencies or disaster situations	Mutual Aid	02-31 Interlocal Agreement for Mutual Aid for Fire, Rescue, Emergency or Disaster Assistance
Citrus County	Community Development Division	Comprehensive Plan and DRI review	Review	Written communications
	City of Dunnellon	Mutual backup and cooperative use of resources in fire, rescue, emergencies or disaster situations	Mutual Aid	Interlocal Agreement for Mutual Aid for Fire, Rescue, Emergency, 1996
School Board				
Marion County School Board	School Board	School Concurrency	Regulatory	Written and informal communications
	School Board	School Facility Siting	Coordination	Ordinance 99-9, School siting and collocation, comprehensive plan amendment
	School Board	Joint Use Facilities	Coordination	Interlocal Agreement
Water Management District				
Southwest Florida Water Management District	SWFWMD	Environmental Resource Permit (ERP)	Permitting	Written communications
		Water Use Permit (WUP)	Permitting	Written communications
		Well Construction Permit	Permitting	Written communications

Coordination Activities				
Agency	Office with Primary Responsibility	Subject	Nature of Relationship	Existing Coordination Method
		Regional Water Supply Planning	Review	Written communications
		Flood Insurance Rate Map (FIRM) update	Regulatory	Permitting activities
		Reclaimed water projects	Permitting	Permitting activities
		Rainbow River Surface Water Improvement and Management (SWIM) Plan	Regulatory/ Financial	Meetings Written communications Cooperative Agreements
	Public Utilities Director	Water conservation	Regulatory	Enforcement of water shortage and water conservation regulations; rate structures.
	Withlacoochee River Basin Board	Guidance for local water management programs and issues	Coordination/Financial	Basin Board meetings
Regional Planning Agencies				
Withlacoochee Regional Planning Council (WRPC)	WRPC	Regional Coordination	Coordination	Interlocal Agreement
		Comprehensive Planning	Review Coordination	Strategic Regional Policy Plan Written communication
		Development of Regional Impact (DRI) Review	Regulatory	Written communication
		Regional Hurricane Evacuation Plan and more recent Statewide Regional Evacuation Study (underway)	Coordination	Written communications
		Clearinghouse	Review	Written communications

Coordination Activities				
Agency	Office with Primary Responsibility	Subject	Nature of Relationship	Existing Coordination Method
Ocala-Marion county Transportation Planning Organization (TPO)	TPO	Long-Range Transportation Plan	Regulatory	Formal TPO meetings of which Dunnellon is a member Written communication
		Transportation Improvement Plan	Regulatory	
State Agencies				
Department of Community Affairs (DCA)	Community Planning	Comprehensive Plans	Review & Regulation	Written communications
	Emergency Management	Community Emergency Response Team (CERT)	Administration	Written communications
		National Flood Insurance Program	Administration	Permitting activities
	Housing & Community Development	Florida Building Codes	Administration	
		Community Development Block Grant (CDBG), Community Services Block Grant (CSBG), Florida Communities Trust (FCT)	Grants	Written communications; grants; applications
Department of Environmental Protection (DEP)	Florida State Clearinghouse	National Historic Preservation Act	Permitting	Properties listed on the state and national register; written and phone communications
		National Environmental Policy Act (NEPA)	Permitting	Permitting activities
	Bureau of Petroleum Storage Systems	Storage Tank Regulation	Permitting	Implemented through the Marion County Storage Tank Program

Coordination Activities				
Agency	Office with Primary Responsibility	Subject	Nature of Relationship	Existing Coordination Method
	Hazardous Waste Management	Hazardous Waste Generators	Permitting	Permitting activities
	Water Resource Management	National Pollutant Discharge Elimination System (NPDES)	Permitting	Permitting activities
		Underground Injection Control Program	Permitting	Permitting activities
		Wastewater Facilities	Permitting	Permitting activities
		Total Maximum Daily Load (TMDL) Water Quality Restoration	Permitting	Permitting activities
	Aquatic Preserves	Rainbow Springs Aquatic Preserve	Coordination	Rainbow Springs Aquatic Preserve Management Plan Written communications
Department of Transportation	Transportation Planning Organization (TPO)	Adopted levels of service Planning roadway improvements	Regulatory	TPO; written communications
	Development Services	Access to State highways	Permitting	Right-of-way permits for access to state highways
Department of State	Office of Cultural and Historical Programs	Compliance Review	Review	Written communications
		Florida Master Site File	Review	Florida Master Site File
Department of Health	Environmental Health	Onsite Sewage Program	Permitting and Technical Assistance	Permitting activities

Coordination Activities				
Agency	Office with Primary Responsibility	Subject	Nature of Relationship	Existing Coordination Method
Florida Fish and Wildlife Conservation Commission	FFWCC	Waterway regulations and boating safety	Regulatory	Rainbow River Advisory Committee
		SWIM	Review and Coordination	Written communications
		Endangered, threatened and species of special concern	Regulatory	Development and permitting activities; Management plans for developments of 10 acres or more
Other Agencies				
Levy County	Planning Department	Comprehensive Plan and DRI review	Review	Written communications
Florida Greenways and Trails	Dunnellon City Council	Location of rapid infiltration basins for the City's wastewater treatment plant	Service	Lease
		Recreational lands	Service	Lease
Federal Emergency Management Agency	Building Department	Development within the floodplain	Regulatory	Permitting activities
U.S. Army Corps of Engineers	USACE	Navigation of state waters	Regulatory	Written communications
U.S. Coast Guard	USCG	Boating safety	Regulatory	Written communications
Utilities				
Progress Energy	Dunnellon City Council	Electric power	Service	Franchise
Bell South	Dunnellon City Council	Telephone	Service	Franchise

Coordination Activities				
Agency	Office with Primary Responsibility	Subject	Nature of Relationship	Existing Coordination Method
Waste Management	Public Services Dept.	Solid Waste pick-up	Service	Franchise
Comcast Cable	City Manager	Cable	Service	Franchise

Analysis of Intergovernmental Coordination

Effectiveness of Coordination Mechanisms

A. Interlocal Agreements

The City of Dunnellon has several interlocal agreements for the provision of services.

1. Marion County Board of County Commissioners for use of the landfill.
2. Marion County School Board for joint use of school facilities.
3. Marion County for mutual aid assistance between the Dunnellon Police Department and the County Sheriff's Office.
4. Marion County for purchase, development, and operation of the Blue Run Park at Dunnellon.
5. Withlacoochee Regional Planning Council and the county governments for membership and representation on the WRPC Board of Directors.
6. Rainbow Lakes Estates Municipal Service District for mutual aid and assistance during fire, rescue, emergency, or disaster events.
7. Citrus County for mutual aid and assistance during fire, rescue, emergency, or disaster events.

These interlocal agreements provide a written record of the terms and conditions for sharing resources and facilities in a manner that is beneficial to the citizens and residents of Dunnellon and Marion County.

B. Joint Planning Agreements

There are no joint planning agreements between the City of Dunnellon and Marion County or Citrus County. A joint planning agreement between the City and Marion County to coordinate annexation and land use planning may be a useful method to achieve better intergovernmental coordination regarding land use issues, and level of service standards in the area between the City limits and the Dunnellon Airport. At the present time, the City relies on an annual or called meeting with the Marion County Board of County Commissioners to resolve such issues. In addition, the environmentally sensitive areas related to the Rainbow River springshed lie within unincorporated areas of Marion County and the City of Dunnellon. A joint planning area to resolve land use issues and protection for the springs and springshed may also be an appropriate means to coordinate springs protection.

C. Service Agreements

Other Governmental Entities or Agencies

Ordinance 96-10 was adopted by the City in August 1996. This ordinance adopted a water and wastewater service area that included areas beyond its City limits and under the land use jurisdiction of Marion County. This ordinance ensures coverage to specified areas and requires mandatory connection to the City water and wastewater systems when, if and as they become available.

Utilities

The City of Dunnellon uses franchise agreements to establish and maintain electric, telephone, collection of solid waste, and cable services. These agreements are in place and subject to the terms specified. The City is responsible for the provision of potable water, sanitary sewer and stormwater facilities; therefore, there is no need for a separate service agreement.

D. Joint meetings, Works Groups, and Task Forces

Joint meetings, works groups and task force meetings are used to coordinate regional planning issues, such as transportation improvement plans and school facilities' siting and co-location. The use of joint meetings may be expanded to include Levy County where proposed projects or developments are anticipated to have an impact on Dunnellon's roads and natural resources.

Coordinating Mechanisms: Problems and Needs

Additional coordination may be needed to resolve land use issues relating to protection of springs and springshed areas; and land use designations and the provision of facilities relating to level of service standards for lands between the City of Dunnellon and the Dunnellon Airport within unincorporated areas of Marion County.

Comparison to the Strategic Regional Policy Plan for the Withlacoochee Region

The *Strategic Regional Policy Plan for the Withlacoochee Region* (SRPP) was adopted on August 5, 1997. The City's Intergovernmental Coordination Element shall acknowledge all regional and state resources that are identified in the SRPP and determine whether additional coordination is required in any area. The SRPP addresses five regional subject areas: 1) affordable housing; 2) economic development; 3) emergency preparedness; 4) natural resources; and, 5) transportation. Relative to Dunnellon's location and resources, the following regional and state resources are identified in the SRPP:

1. Dunnellon Boomtown Historic District, a site associated with earlier phosphate mining and the historic development of Dunnellon;
2. Groundwater, Surface water, and aquifer recharge resources. These include the Floridan and Surficial aquifer; karst topography, location in an area of high recharge; the Rainbow and Withlacoochee Rivers, both designated as Outstanding Florida Waters; and Rainbow Springs, a first magnitude spring; and
3. Regionally significant transportation facilities. These are State Road 40, a regionally significant roadway and hurricane evacuation route, and a rail freight line that passes through Dunnellon. The rail freight line primarily serves the Crystal River Power Plant in Citrus County.

The City of Dunnellon has mechanisms in place to coordinate with the other affected local, regional, and state governments and agencies. However, additional strategies are identified to improve land use and service provisions, and to provide for springs, springshed, and aquifer protection.

Areas of Critical State Concern

The City of Dunnellon is not located in an area of critical state concern.