



Serving
Alachua • Bradford
Columbia • Dixie • Gilchrist
Hamilton • Lafayette • Levy • Madison
Marion • Suwannee • Taylor • Union Counties

2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

MEETING NOTICE

CLEARINGHOUSE COMMITTEE

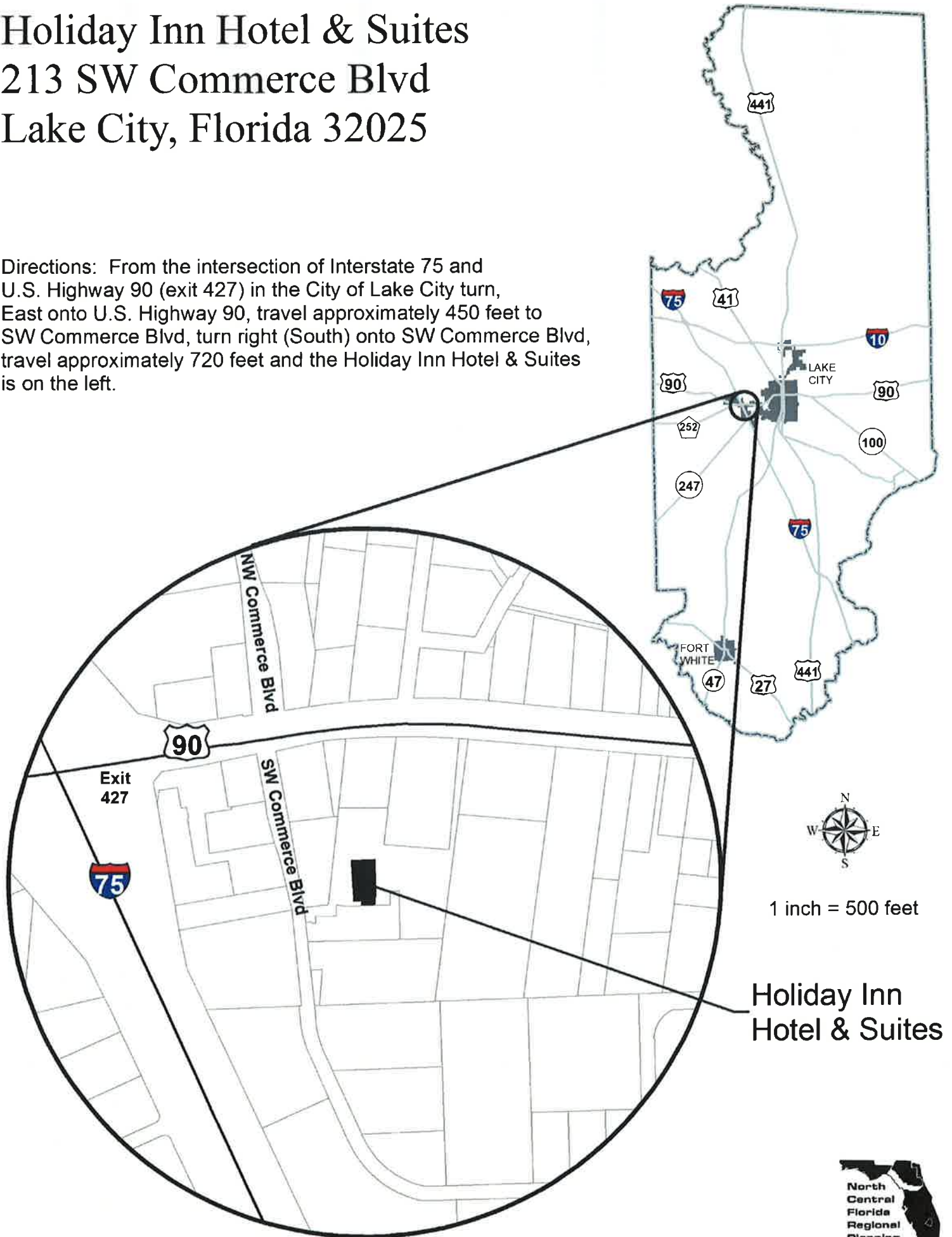
There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **April 28, 2016**. The meeting will be held at the **Holiday Inn Hotel & Suites, 213 SW Commerce Boulevard, Lake City**, beginning at **6:00 p.m.**

(Location Map on Back)

Holiday Inn Hotel & Suites

213 SW Commerce Blvd
Lake City, Florida 32025

Directions: From the intersection of Interstate 75 and U.S. Highway 90 (exit 427) in the City of Lake City turn, East onto U.S. Highway 90, travel approximately 450 feet to SW Commerce Blvd, turn right (South) onto SW Commerce Blvd, travel approximately 720 feet and the Holiday Inn Hotel & Suites is on the left.





Serving
Alachua • Bradford
Columbia • Dixie • Gilchrist
Hamilton • Lafayette • Levy • Madison
Marion • Suwannee • Taylor • Union Counties

2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

AGENDA

CLEARINGHOUSE COMMITTEE

Holiday Inn Hotel & Suites
Lake City, Florida

April 28, 2016
6:00 p.m.

	<u>PAGE NO.</u>
I. APPROVAL OF THE MARCH 24, 2016 MEETING MINUTES	5
II. COMMITTEE-LEVEL REVIEW ITEMS	
<u>Comprehensive Plan Amendments</u>	
#80 - Marion County Comprehensive Plan Adopted Amendment (DEO No. 16-1ESR)	9
#81 - City of Dunnellon Comprehensive Plan Draft Amendment (DEO No. 16-1ER)	15

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
CLEARINGHOUSE COMMITTEE
MINUTES

Holiday Inn Hotel and Suites
Lake City, Florida

March 24, 2016
6:00 p.m.

MEMBERS PRESENT

Beth Burnam
Jim Catron
William Hunter
James Montgomery, Chair
Patricia Patterson, Vice-Chair
Larry Sessions
Helen Warren

MEMBERS ABSENT

Mike Williams
Stephen Witt

STAFF PRESENT

Steven Dopp

The meeting was called to order by Chair Montgomery at 6:05 p.m.

I. APPROVAL OF THE FEBRUARY 25, 2016 MEETING MINUTES

ACTION: It was moved by Commissioner Catron and seconded by Commissioner Sessions to approve the February 25, 2016 meeting minutes as circulated. The motion carried unanimously.

II. COMMITTEE-LEVEL REVIEW ITEMS

#75 - Marion County Comprehensive Plan Adopted Amendment (DEO No. 15-1ESR)

Mr. Dopp stated that the staff report finds that the local government comprehensive plan, as amended, is not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities or adjoining local governments.

ACTION: It was moved by Commissioner Burnam and seconded by Commissioner Sessions to approve the staff report as circulated. The motion carried unanimously.

#76 - City of Ocala Comprehensive Plan Adopted Amendment (DEO No. 15-2ESR)

Mr. Dopp stated that the staff report finds that the local government comprehensive plan, as amended, is not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities or adjoining local governments.

ACTION: It was moved by Commissioner Patterson and seconded by Mr. Hunter to approve the staff report as circulated. The motion carried unanimously.

#77 - Suwannee County Comprehensive Plan Adopted Amendment (DEO No. 15-3ESR)

Mr. Dopp stated that the staff report finds that the County comprehensive plan, as amended, by County item CPA 15-12, is not anticipated to result in significant adverse impacts to regional facilities, Natural Resources of Regional Significance, or adjacent local governments.

Mr. Dopp further stated that the County comprehensive plan, as amended, by County item CPA 15-13, may result in significant adverse impacts to the North Central Florida Regional Ecological Greenway and the Suwannee River Corridor. Mr. Dopp noted the staff report recommends that the County consider adding protective policies, such as buffer requirements, to protect these Natural Resources of Regional Significance.

ACTION: It was moved by Commissioner Sessions and seconded by Commissioner Patterson to amend the staff report to recommend that County Conservation Element Policy V.4.8 be amended to include the North Central Florida Regional Ecological Greenway and to approve the staff report as amended. The motion carried unanimously.

#71 - U.S. Department of the Interior, Bureau of Ocean Energy Management, Gulf of Mexico Outer Continental Shelf Region - Notice of Availability of the Draft Supplemental Environmental Impact Statement for Proposed Gulf of Mexico Outer Continental Shelf Oil and Gas Central Planning Area Lease Sale 247

Mr. Dopp stated that the staff report contains no comments regarding this item.

ACTION: It was moved by Commissioner Warren and seconded by Commissioner Sessions to approve the staff report as circulated. The motion carried unanimously.

III. STAFF-LEVEL REVIEW ITEMS

There were no comments or questions concerning staff-level review items.

The meeting adjourned at 6:33 p.m.

James Montgomery, Chair

4/28/16

COMMITTEE-LEVEL ITEMS

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: North Central Fl
Review Date: 4/28/16
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 80
Local Government: Marion County
Local Government Item No.: 2016-L01
State Land Planning Agency Item No: 16-1ESR

Date Mailed to Local Government and State Land Planning Agency: 4/29/16 (estimated)

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

The amendment reclassifies approximately 34.5 acres on the Future Land Use Plan Map from Medium Residential (up to 4 dwelling units per acre) and Commercial to High Residential (up to 8 dwelling units per acre. See attached).

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

The subject property of the amendment is located adjacent to County Road 42, which is identified in the Withlacoochee Strategic Regional Policy Plan as a Regional Transportation Facility. The subject property is not located within or near a Natural Resource of Regional Significance as identified and mapped in the regional plan.

The local government data and analysis report indicates that the adjoining segment of County Road 42 is anticipated to meet minimum level of service standard should the subject property be developed to its maximum allowable intensity of use. Therefore, significant adverse impacts are not anticipated to occur to County Road 42 as a result of the amendment.

The Floridan Aquifer, a Natural Resource of Regional Significance as identified and mapped in the Withlacoochee Strategic Regional Policy Plan, is located underneath the subject property. Nevertheless, significant adverse impacts are not anticipated to occur to this Natural Resource of Regional Significance. The County Comprehensive Plan contains adequate policy direction to prevent significant adverse impacts to the Natural Resource of Regional Significance.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

Significant adverse extrajurisdictional impacts are not anticipated to occur to adjacent local governments as a result of the amendment.

Request a copy of the adopted version of the amendment?

Yes _____	No _____
Not Applicable	<u> X </u>

It is recommended that these findings be forwarded to the County and the Florida Department of Economic Opportunity.

Photographs:

View looking west down Hwy 42, from the site's Hwy 42 driveway.



View looking east down Hwy 42, from the site's Hwy 42 driveway.



View looking north towards Hwy 42, from the center of the site.



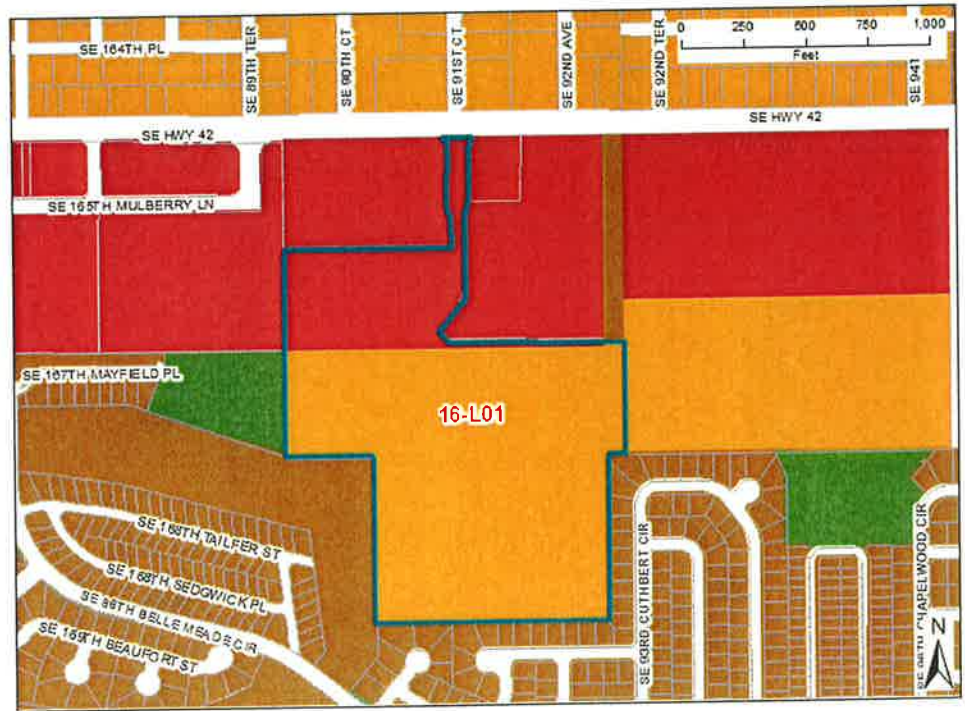
View looking east, to the home on the southwest corner of the site, from the center of the site.



View looking south, towards the Villages of Marion, from the center of the site.



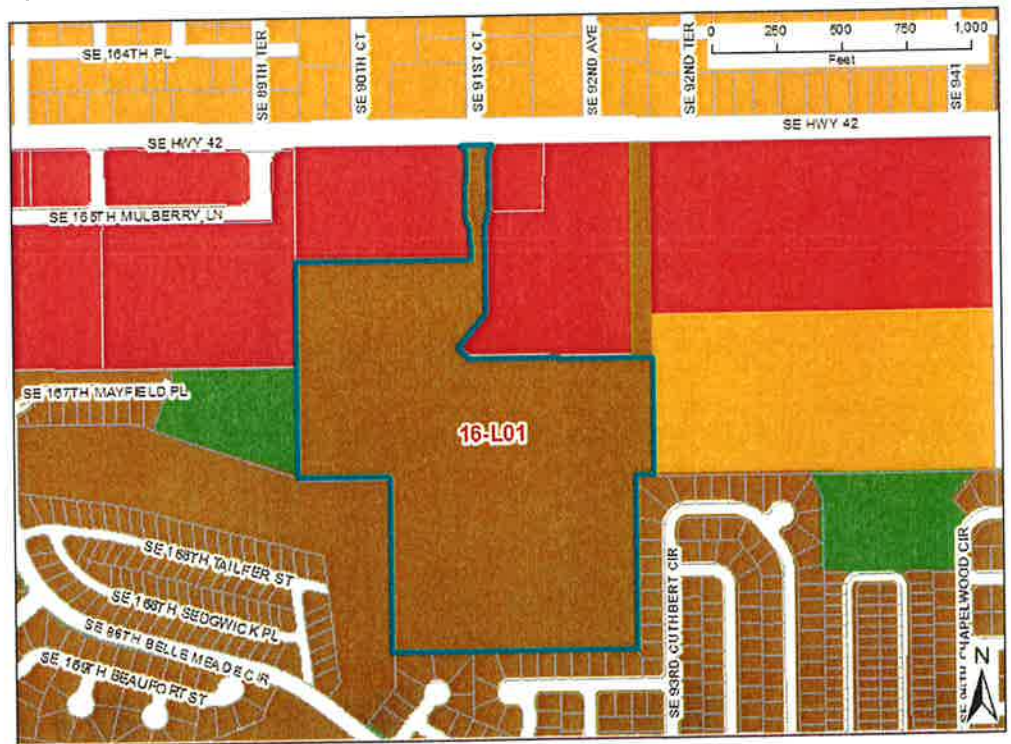
CURRENT FUTURE LAND USE DESIGNATION



Future Land Use Designation

- | | | |
|-------------------------------------|---|---------------------------------------|
| RL - Rural Land (1 du/10 ac) | UR - Urban Residential (8-16 du/ac) | CD - Commerce District (N/A; FAR 2.0) |
| LR - Low Residential (0-1 du/ac) | RAC - Rural Activity Center 0-2 du/ac; FAR 0.35 | P - Public (N/A; FAR 1.0) |
| MR - Medium Residential (1-4 du/ac) | COM - Commercial (0-6 du/ac; FAR 1.0) | PR - Preservation (N/A; N/A) |
| HR - High Residential (4-8 du/ac) | EC - Employment Center (0-12 du/ac; FAR 2.0) | M - Municipality |

PROPOSED FUTURE LAND USE DESIGNATION



with the overall Villages development. *The increased residential development of this and surrounding sites is expected to increase demands on this facility and is a concern.* Final resolution of this issue will be required as part of the NOPC, zoning, and development review processes for the site, consistent with Marion County's Land Development Regulations.

Potable Water & Sanitary Sewer: The site is in Marion County's SE Stonecrest Regional Utility Service Area. Connections to service will be evaluated at the time the site develops; however, water and sewer service is available in the vicinity.

Water & Sanitary Sewer Capacity - Maximum Demand in Gallons Per Day (GPD)			
Utility Service LOS Standard	Existing FLU	Proposed FLU	Net Change
Residential (# of Units)	101 unit	276 units	+175 units
Non-Residential (acres)	8.56 ac	0 ac	-8.56 SF
<i>Water (PWE Policy 1.1.1)</i>			
Residential (150 GPD/person per unit*)	36,648 GPD	99,504 GPD	+62,856 GPD
Non-Residential (2,750 gpd/acre)	23,540 GPD	0 GPD	-23,540 GPD
<i>Sewer (SSE Policy 1.1.1)</i>			
Residential (110 GPD/person per unit*)	26,875 GPD	72,969 GPD	+46,094 GPD
Non-Residential (2,000 gpd/acre)	17,120 GPD	0 GPD	-17,120 GPD
*2.4 persons/unit			
Sources: Marion County Growth Services & Florida Statistical Abstract 2006-13.			

Stormwater/Drainage: The site does not formally include designated 100-Year Flood Plain; however potential flood prone areas may be on adjoining portions of the overall property. All proposed development is required to hold stormwater on-site, up to and including a 100-year storm event, along with other site specific conditions in compliance with the County's Land Development Regulations in order to address and discourage flooding issues and concerns on-site and off-site.

Recreation: Recreation facilities are expected to be impacted by the proposed amendment; however, Marion County has ample Federal, State, and County owned lands available for recreational activity and exceeds the currently established LOS standard.

Solid Waste: LOS is 6.2 pounds per person per day (Solid Waste Element, Policy 1.1.2). This amendment does not adversely impact the County's LOS for solid waste as the County has identified and arranged for short-term and long-term disposal needs. The County continues to use the Baseline Landfill until 2020 when it is projected to close. A long-term contract reserving capacity with a private landfill in Sumter County is in place for use when determined necessary by the County. Further, the County continues to pursue recycling opportunities and other avenues to address solid waste needs based on existing and projected conditions.

Transportation: Amendment 16-LO1 was analyzed using the Marion County Impact Fee Schedule as based on the Institute of Transportation Engineers Trip Generation Handbook, 8th Edition. The proposed ±34.55 acres of High Residential, with a maximum density of 8 DU/AC, would allow up to 276 DUs that has the potential to generate approximately **2,976* daily trips** and **256* PM peak hour trips** (See Amendment Trip Generation Table). SE Hwy 42, based on the TPO 2014 Traffic Counts, has a current Volume to Capacity Ratio of **47% (16,900 of 35,820 trips)**. *Projections show SE Hwy 42 continuing to*

operate within its applicable adopted level of service ("D"/"E"). If approved, and through subsequent application processes, development proposals associated with this application will be subject to review and approval under the County's Land Development Code including concurrency review processes.

AMENDMENT TRIP GENERATION					
Scenario	Land Use	Acres	Potential Max Development	Daily Trips	PM PK HR. Trips
Existing	Commercial	8.56	372,873 SF	15,015	6884
	Medium Residential	25.45	101 DU	1,053	90
Proposed	High Residential	34.55	276 DU	2,976*	256*

*Projections based on non-age-restricted development. The proposal to include the project within the Villages of Marion FQD development will shift approved development amounts to this site that would then result in a net reduction for potential development amounts and traffic generation from the site.

STAFF RECOMMENDATION

Growth Services recommends **APPROVAL** of **CPA 16-L01** for the proposed Future Land Use Map Amendment on the following basis:

1. The granting of the amendment will not adversely affect the public interest.
2. The proposed amendment is compatible with land uses in the surrounding area.
3. The proposed amendment is consistent with Chapter 163, Florida Statutes and the Marion County Comprehensive Plan

PLANNING & ZONING COMMISSION RECOMMENDATION – December 28, 2015:

The Planning & Zoning Commission recommends **APPROVAL** of **CPA 16-L01** for the proposed Future Land Use Map Amendment on the following basis:

1. The granting of the amendment will not adversely affect the public interest.
2. The proposed amendment is compatible with land uses in the surrounding area.
3. The proposed amendment is consistent with Chapter 163, Florida Statutes and the Marion County Comprehensive Plan.

BOARD OF COUNTY COMMISSIONERS – TRANSMITTAL – January 12, 2016:

The Board of County Commissioners acted to **APPROVE** the transmittal of **CPA 16-L01** for the proposed Future Land Use Map Amendment to the Florida Department of Economic Opportunity for *expedited agency review* on the following basis:

1. The granting of the amendment will not adversely affect the public interest.
2. The proposed amendment is compatible with land uses in the surrounding area.
3. The proposed amendment is consistent with Chapter 163, Florida Statutes and the Marion County Comprehensive Plan.

REVIEW AGENCY COMMENTS:

The Florida Department of Economic Opportunity (DEO) had no comments regarding the proposed Amendment, and no other comments were received from any other reviewing agencies.

BOARD OF COUNTY COMMISSIONERS – ADOPTION – March 15, 2016:

The Board of County Commissioners **ADOPTED** Future Land Use Map Amendment **CPA 16-L01** on the following basis:

1. The granting of the amendment will not adversely affect the public interest.
2. The proposed amendment is compatible with land uses in the surrounding area.
3. The proposed amendment is consistent with Chapter 163, Florida Statutes and the Marion County Comprehensive Plan.

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: North Central Fl
Review Date: 4/28/16
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 81
Local Government: City of Dunnellon
Local Government Item No.: Not Provided
State Land Planning Agency Item No.: 16-1ER

Date Mailed to Local Government and State Land Planning Agency: 4/29/16 (estimated)

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

The City is amending the text and the Future Land Use Plan Map of the City Comprehensive Plan based on an evaluation completed by the City to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes. More specifically, the amendment amends the text of the Land Use Element; the Traffic Circulation Element; the Housing Element; the Public Facilities Element; the Conservation Element; the Recreation and Open Space Element; the Intergovernmental Coordination Element; and the Capital Improvements Element. The Infrastructure Element is deleted while a Historic Preservation Element and an Aquifer Protection Element are added. In addition to the Future Land Use Map, other maps are either deleted or amended (see attached excerpts).

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

The City is bisected by U.S. Highway 41 and County Road 40 both of which are identified in the Withlacoochee Strategic Regional Policy Plan as Regional Transportation Facilities. Additionally, both the Rainbow and Withlacoochee Rivers, as well as Rainbow Springs, are located within the City. Both rivers as well as Rainbow Springs are identified and mapped as Natural Resources of Regional Significance in the Withlacoochee Strategic Regional Policy Plan. Nevertheless, significant adverse impacts are not anticipated to facilities or Natural Resources of Regional Significance as the amendment does not result in a significant increase in allowable density or intensity of use.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

The City Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjacent local governments.

Request a copy of the adopted version of the amendment?

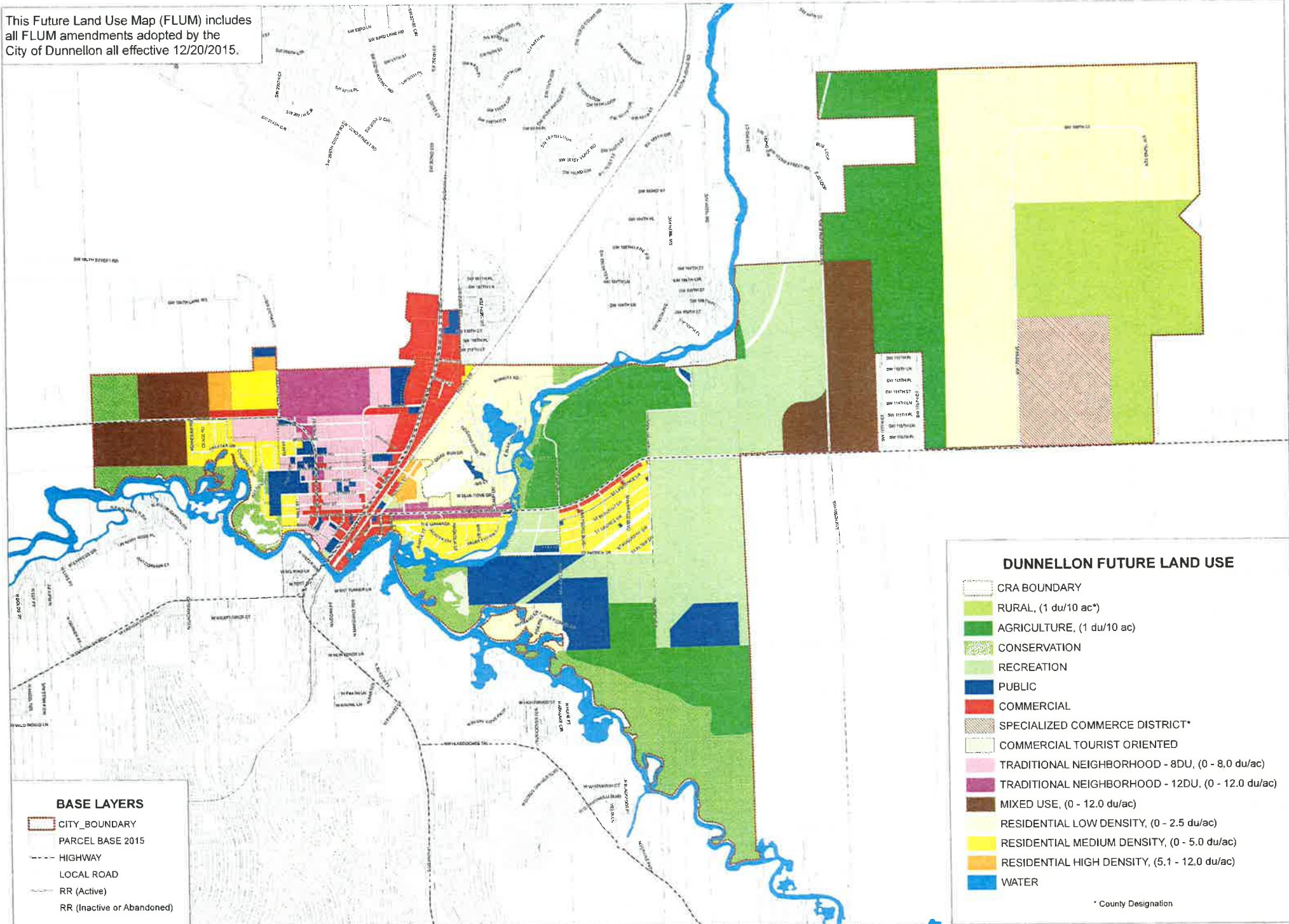
Yes No

Not Applicable

It is recommended that these findings be forwarded to the City and the Florida Department of Economic Opportunity.

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

This Future Land Use Map (FLUM) includes all FLUM amendments adopted by the City of Dunnellon all effective 12/20/2015.



DUNNELLON FUTURE LAND USE

- CRA BOUNDARY
 - RURAL, (1 du/10 ac)
 - AGRICULTURE, (1 du/10 ac)
 - CONSERVATION
 - RECREATION
 - PUBLIC
 - COMMERCIAL
 - SPECIALIZED COMMERCE DISTRICT*
 - COMMERCIAL TOURIST ORIENTED
 - TRADITIONAL NEIGHBORHOOD - 8DU, (0 - 8.0 du/ac)
 - TRADITIONAL NEIGHBORHOOD - 12DU, (0 - 12.0 du/ac)
 - MIXED USE, (0 - 12.0 du/ac)
 - RESIDENTIAL LOW DENSITY, (0 - 2.5 du/ac)
 - RESIDENTIAL MEDIUM DENSITY, (0 - 5.0 du/ac)
 - RESIDENTIAL HIGH DENSITY, (5.1 - 12.0 du/ac)
 - WATER
- * County Designation

BASE LAYERS

- CITY_BOUNDARY
- PARCEL BASE 2015
- HIGHWAY
- LOCAL ROAD
- RR (Active)
- RR (Inactive or Abandoned)

MAP:

1

TITLE:
FUTURE LAND USE MAP

DATE:
Feb-10-2016

BY: **CP Smith**
STEARNS WEAVER MILLER



PROJECT:
CITY OF DUNNELLON
Marion County, Florida

GIS DATA SOURCES:
Dunnellon_FLU_Rev BT.shp, May, 2008.
Proposed Future Land Use Map, Oct.14, 2008; Adopted Ordinance 2008-1.
Florida Department of Revenue Parcel GIS, 2015.
Marion County GIS Rcad Centerlines, 04/16/2015.
This map should not be used for legal purposes. It is intended for general reference use only.



**TABLE OF CONTENTS
GOALS, OBJECTIVES AND POLICIES**

SECTIONS

Sections

Future Land Use Element	<u>101</u>
Traffic Circulation Element	<u>202</u>
Housing Element	<u>303</u>
Infrastructure-Historic Preservation Element ⁴	<u>04</u>
Public Facilities Element (Wastewater Treatment) ⁵	<u>05</u>
Aquifer Protection	<u>06</u>
Conservation Element	<u>607</u>
Recreation and Open Space Element	<u>708</u>
Intergovernmental Coordination Element	<u>809</u>
Capital Improvement Element	<u>910</u>

MAPS

Maps

Future Land Use Map Series ¹⁰	
Future Land Use Map	<u>1</u>
Lakes, Rivers and Wetlands (Sheets A & B) Map	<u>2</u>
Floodplain Maps (Sheets A & B)	
Mineral Resources and Industries of Florida	
Soils Map (Sheets A & B)	
Existing Cone of Influence for Wellfields	<u>3</u>
Floodplain Hazard Zones Map	<u>4</u>
NRCS Soils Map	<u>5</u>
Historic District Survey Map	<u>6</u>
2035 Future Traffic Circulation System (Figures 3 & 3A)	<u>7</u>

FUTURE LAND USE ELEMENT GOALS, OBJECTIVES, AND POLICIES

GOAL

Through the provision of appropriate land uses, promote, protect and improve the public health, safety, and welfare of Dunnellon's residents, while maximizing economic benefits and minimizing threats to natural and man-made resources.

Objective 1:

The Future Land Use Map (FLUM) depicts the land use categories that are permissible in the City. The following policies establish the uses, densities, and intensities that are depicted on the FLUM. The City specifically intends that all development shall be consistent with the uses, densities, and intensities described below and shown on the FLUM.

Policy 1.1:

The low-density residential land use category allows single-family dwelling units and customary residential accessory uses. The maximum density is 2.5 dwelling units per gross acre. The maximum impervious surface is forty-five (45) percent. Buildings shall not exceed forty (40) feet in height.

Policy 1.2:

The medium density residential land use category allows single-family dwelling units and customary residential accessory uses. The maximum density is 5.0 dwelling units per gross acre. The maximum impervious surface is fifty (50) percent. Buildings shall not exceed forty (40) feet in height.

Policy 1.3:

The high-density residential land use category allows multifamily dwelling units and customary residential accessory uses. Multifamily structures shall have at least two dwelling units per building. The minimum density is 5.1 dwelling units per gross acre and the maximum density is 12.0 units per gross acre. The maximum impervious surface is fifty (50) percent. Buildings shall not exceed forty (40) feet in height. Multifamily development shall be located to provide direct access to a collector road where available.

Policy 1.4:

The commercial land use category includes uses such as retail, entertainment, eating establishments, offices, medical facilities, personal services, trade services, wholesale and discount establishments, storage facilities, lodging establishments, recreational vehicle parks, fueling facilities, rental establishments, religious facilities, and facilities for repair and

the Institute of Transportation Engineers trip generation book or a similar, professionally acceptable source.

Policy 1.6:

The mixed-use land use category includes the following uses: residential, neighborhood scale commercial, ~~neighborhood scale office, artisan uses, personal service, civic, cultural/office uses~~ (includes retail, financial services, professional services, personal services, restaurants, transient lodging, and bed and breakfast establishments), and institutional uses (including schools, civic, cultural, ~~religious facilities and similar uses~~), recreational vehicle parks. The following location and design standards apply:

- A. A development shall contain at least three (3) of the permissible uses within the following ranges measured by acreage: Residential uses or recreational vehicle parks (40-80%), commercial uses (10-50%) and institutional (5-10%).
- B. A development site with ten (10) or more acres may have community scale commercial or office uses.
- C. Where neighborhood scale development is proposed, no individual building shall exceed 3,000 square feet. The maximum height for buildings used for neighborhood scale development is forty (40) feet.
- D. Where community scale development is proposed, no individual building shall exceed 30,000 square feet.
- E. The maximum residential density is twelve (12) units per gross acre.
- F. The maximum impervious surface in a mixed-use development is sixty-five (65) percent.
- G. All development shall be designed to ensure compatibility with adjacent development, based on concepts such as transition of building height, buffering, building orientation, and location and design of site features such as parking, outdoor lighting, and equipment.
- H. All uses, including accessory structures, mechanical and service equipment, and utility structures shall be integrated with the design of the principle building. Mechanical, service, and utility equipment shall be screened.
- I. When an amendment to the Future Land Use Map is proposed to apply the mixed-use land use category, a minimum of ~~ten (10)~~ five (5) acres is required.
- J. A recreational vehicle park shall be subject to specific design standards to ensure compatibility and safe layout of vehicle sites and amenities. The maximum density of RV sites within a park is twelve (12) sites per gross acre.

Policy 1.7:

The public land use category includes ~~public~~ schools, government offices, public works buildings and yards, community centers, and similar uses typically owned or operated by public agencies. The maximum building height is forty (40) feet.

- C. Lawfully existing nonconforming structures, and structures devoted to nonconforming uses, which are involuntarily damaged by terrorist acts, accidental fires, or natural disasters may be rebuilt to their original nonconforming condition, even if damages exceed 50 percent of the property appraiser's assessed value prior to reconstruction or repair.
- D. Properties subject to the floodplain regulations shall adhere to those regulations.

Policy 4.2:

A legal nonconforming use may continue, or be resumed if destroyed, if it is not enlarged, increased, or extended to occupy a greater area. A legal nonconforming use that is voluntarily abandoned for a specific period of time set by the land development regulations shall lost its nonconforming status, and any future use of the property must be in conformity with this Plan and the land development regulations.

Objective 5:

It is the City of Dunnellon's objective to ~~control~~ discourage urban sprawl, through its comprehensive plan, amendments to the comprehensive plan, and implementation of land development regulations, which provide specific criteria for development, ~~such criteria shall encourage infill and redevelopment within the city and ensure provision of adequate urban services within the city to meet adopted levels of service standards concurrent with the impacts of development.~~ Additional actions towards reduction of urban sprawl shall include: Interlocal agreements with Marion County on annexation areas and adjacent development approved by the county, and through interlocal agreement and other coordination mechanisms with Marion County.

Policy 5.1:

Applicants for large scale-future land use map amendments shall submit an evaluation to demonstrate that the proposed amendment discourages urban sprawl, based on the criteria set forth in Chapter 163, Florida Statutes, when any of the following conditions occur:

- A. The property is not contiguous on at least 50% of its boundary to parcels with existing residential, commercial or industrial development;
- B. The property is not proposed for a future land use category that is equal to or greater in allowable density or intensity as compared to the average density or intensity on adjacent developed parcels;
- C. The property is not proposed for a future land use category that is equal to or greater in allowable density or intensity as compared to the average density or intensity allowed by the Future Land Use Map designation on adjacent developed parcels;
- D. The property is not served by central water or sewer at time of application and its nearest boundary is more than a half-mile from existing water or existing sewer; o

- E. The property requires capacity improvements or other capital improvements to achieve adequate water or sewer service.

An application that exhibits one or more of the conditions above does not necessarily mean that it fails to discourage urban sprawl, but rather that it warrants more comprehensive review to demonstrate that it discourages urban sprawl. An applicant can demonstrate that an amendment discourages urban sprawl by analyzing the extent to which the applicant triggers the 13 indicators of urban sprawl set forth in Section 163.3177(6)(a)9.a, Florida Statutes, taking into account the context of the area. An applicant can also demonstrate that the plan amendment discourages urban sprawl based on the criteria set forth in Section 163.3177(6)(a)9.b, Florida Statutes. The City shall review the Application and make finding of facts determining whether the plan amendment discourages urban sprawl. At its discretion, the City may also conduct an evaluation of a plan amendment application which does not trigger an evaluation by the applicant based on the criteria in this policy.

Policy 5.2:

Proposed plan amendments for land uses which are more intense than those designated on the adopted Future Land Use Map shall be required to ~~provide urban services~~ extend water and sewer service and sewer service at adopted levels of service at the developer's expense, in addition to demonstrating consistency with the adopted comprehensive plan, as required by ~~s.~~ Section 163.3194, F.S. Florida Statutes.

Policy 5.2 5.3:

Extension of services within the Dunnellon City Limits shall be consistent with the prioritization policies set forth in the Capital Improvements Element. Service agreements shall be required in order to extend services to unincorporated areas or proposed annexation areas and shall demonstrate the will be fiscally advantageous to the City and will discourage urban sprawl. This does not prohibit extension of services to unincorporated areas where needed to ensure protection of public health and safety.

Policy 5.3:

~~The City shall implement specific annexation policies which ensure annexation does not contribute to urban sprawl, including requiring that city services provide service to existing developed areas within the City prior to extension of services outside the city to discourage leapfrog development. Annexation proposals shall not be approved unless consistent with adjacent land use within the city, availability of public facilities and preventing leapfrog development.~~

Policy 5.4:

The City shall continue to seek and implement coordinating mechanisms with Marion County in order to control urban sprawl outside City limits. Such coordination shall include Interlocal agreements for: joint development review of proposals outside city limits, including DRIs, which impact roadway level of service, future land use designations for adjacent lands, and proposed road improvement plans for US 41 and the extension of sewer on the Rainbow River.

Policy 5.5:

Develop an Interlocal agreement with Marion County to increase coordination during subsequent updates of the both comprehensive plans in order that the City play an increasing role in the planning of areas directly outside City limits, and which hold potential for annexation.

Policy 5.6:

The land development regulations shall contain design standards to control and minimize the negative impacts of strip commercial development.

Objective 6:

Designate land use categories on the Future Land Use Map to meet the short term and long term needs of the community in a manner consistent with the policy direction set forth in the elements of the Comprehensive Plan. All proposed amendments to the comprehensive plan, including amendments to the Future Land Use Map, shall meet the criteria in the following policies.

Policy 6.1:

The City of Dunnellon adopts two planning periods for the purposes set forth in the Comprehensive Plan. The short term planning period shall be five years, and the long range planning period shall be approximately twenty years, allowing for adjustment to coincide with decade or mid-decade years (i.e., 2035, 2040, etc) to maximize coordination with other agency plan updates. The short term planning period shall be utilized primarily for capital improvements planning to meet the immediate needs for the community as addressed in the Capital Improvements Element. The long range planning period shall be utilized to determine land use allocations based on population demand and other community needs and to appropriately plan for associated long term transportation, infrastructure and schools needs in coordination with Marion County, the Florida Department of Transportation, the Southwest Florida Water Management District and the Marion County School District. Population projections shall be updated at a minimum during each evaluation-based, comprehensive plan amendment cycle pursuant to Section 163.3191, Florida Statutes.

Policy 6.2:

The City of Dunnellon shall allocate sufficient residential and non-residential land uses to support community needs through the 20-year planning period. The population projections shall be based on the medium population projections published by the Office of Economic and

Demographic Research for Marion County and shall consider scenarios to achieve an In evaluating long term community needs, the City recognizes the following guiding principles:

- A. Support a diversity of residential housing types and products and allow for the operation of real estate markets as set forth in Section 163.3177(6)(a), Florida Statutes.
- B. Encourage job creation, economic diversification and capital investment from the private sector to achieve and sustain a healthy local economy.
- C. Provide opportunities for diverse growth within the City to discourage urban sprawl beyond the City corporate boundaries.

Policy 6.3

Demonstrate that the proposed uses ~~are appropriate~~ as allowed by the land use category are suitable for the property, considering potential impacts on natural resources and environmentally sensitive lands. If an amendment is proposed for land within 500 feet of a wetland, shoreline, sinkhole, or geologic feature, the amendment shall be accompanied by a geophysical analysis with at least the following information: the characteristics of on-site soils; locations of geologic features including sinkholes, depressions, and swallets; depth of the water table; location of the Floridian Aquifer relative to ground surface and thickness and extent of the bedrock or other confining layers over the aquifer.

Policy ~~6.2~~ 6.4:

Where a geophysical analysis confirms a direct connection to the aquifer, a comparative nitrate loading analysis shall be prepared by a licensed professional geologist using professionally acceptable methodology based on the designation on the Future Land Use Map at the time of the proposed amendment versus the proposed land use designation, considering the maximum intensity possible under the proposed land use designation. The analysis must demonstrate that there is no measurable net increase in nitrate loading to groundwater.

Policy 6.3 6.5:

Demonstrate that the uses permissible in the proposed land use category are able to be developed consistent with the city's codes implementing applicable Best Management Practices and the specific requirements set forth in the Conservation Element.

Policy 6.4:

~~Demonstrate that the proposed land use category is the least intensive category that will meet a clearly demonstrated need for the use.~~

Objective 7:

~~The following policies are retained in the Future Land Use Element until the remainder of the comprehensive plan is updated. At such time as the remainder of the comprehensive plan is updated, the policies will be relocated and revised as needed.~~

Siting of public uses shall be coordinated in a manner consistent with the policy direction set forth in the elements of the Comprehensive Plan and in accordance with state and federal regulations, to the extent applicable.

~~Recommended for inclusion in the Public School Facilities Element when it is adopted.~~

Policy 7.1:

Future siting of public facilities and services shall maximize efficiency, while minimizing financial costs. Soil suitability, sinkhole potential and setbacks from wetlands shall determine approval or denial of all future public facilities and services.

~~Recommended for relocation to the Infrastructure Element when it is updated.~~

Policy 7.2:

The City of Dunnellon shall encourage to the extent possible the location of schools based on the following criteria:

- A. proximity to urban residential areas, particularly for elementary schools;
- B. proximity to existing or planned public facilities, such as parks, libraries, and community centers;
- C. ~~Location~~location of elementary schools along local or collector streets;
- D. ~~Location~~location of middle and senior high schools near arterial streets;
- E. ~~Location~~location of lands contiguous to existing school sites;
- F. ~~Avoidance~~avoidance of school siting in environmentally sensitive areas;
- G. ~~Avoidance~~avoidance of school siting in any area where the nature of existing or proposed adjacent land uses would endanger the safety of students or decrease the effective provision of education; and
- H. ~~Avoidance~~avoidance of school siting in any area where the proposed school facility would be incompatible with surrounding land uses, including but not limited to, airport hazard zones, airport clear zones and airport noise compatibility zones.

Objective 8:

The City of Dunnellon shall prohibit land uses and development that are defined as incompatible with normal airport operations at the Dunnellon Airport.

Policy 8.1:

The City of Dunnellon shall coordinate with Marion County to execute an interlocal agreement or formulate a Joint Airport Zoning Board by January 1, 2017 to ensure that decision-making by both jurisdictions are adequately coordinated regarding Marion County airport planning and Dunnellon land use and transportation planning.

Recommended for relocation to a Historic Preservation Element during further updates to the comprehensive plan. Other policies pertaining to historic preservation should be consolidated into a new Historic Preservation Element.

Policy 7.3:

~~In order to protect its historic structures, the City has recently had its Historic District nominated to the National Register of Historic Places. However, this nomination only limits alterations to structures, which are receiving federal and state funds. Therefore, the City shall enforce an historic preservation ordinance which:~~

~~Provides for an historical preservation board, with the responsibility to direct and supervise development of the Historic District and any additional individual buildings with historical status. The Board shall also be responsible for coordinating with the State Division of Historic Resources, as well as providing property owners with information, such as federal taxes and other benefits available under National Register status.~~

~~Provides criteria for redesign, maintenance, alteration, demolition, and relocation of historical buildings so that historic character is not diminished.~~

~~Provides a sign ordinance specific to the historic district.~~

~~Regulates replacement of physical features such as streetlights, street signs, fences, and utility poles to promote compatibility with the historic district.~~

~~Administers enforcement procedures and public hearings for review.~~

~~Contains procedures for establishing new boundaries and monitoring construction in the existing district.~~

~~Protects archaeological sites from disturbance and destruction, by prohibition of development on or in such close proximity to archaeological site 8MR95 as to destroy its substance or character, and requires that archaeologically significant sites that might be discovered in the future in Dunnellon be left intact and immediately reported to the City administration to initiate the preservation process. (MOVED TO HISTORIC PRESERVATION)~~

Policy 7.4:

~~The City shall review and amend the land development regulations to eliminate zoning or other conflict with the historic preservation ordinance.~~

Policy 7.58.2:

TRAFFIC CIRCULATION ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL

The goal of transportation planning for the City of Dunnellon is to provide a safe, convenient, and efficient traffic circulation system for both resident and visitors.

Objective 1:

Throughout the planning period, the City will enforce requirements as set forth in the Land Development Code to support the establishment of a safe, efficient transportation network for motorized and non-motorized vehicles and for pedestrians.

Policy 1.1: ~~The following peak hour level of service standards are adopted to ensure adequate traffic flow in Dunnellon:~~

The City shall utilize level of service (LOS) "C" as a general guide for the purpose of coordinating with the TPO on short and long range transportation improvements. In order to encourage urban infill and economic development, the City shall not implement transportation concurrency or adopt LOS standards for regulatory purposes. This policy does not limit the City's ability to consider legislative decision in approving or denying comprehensive plan amendments.

~~US 41 from Powell Rd. to North City Limits—Maintain & Improve (Backlogged)
Other principal arterials and collector roads—LOS C~~

Policy 1.2: ~~In order to ensure that the FDOT standards for the backlogged facility are met, the City's concurrency management system shall be designed to ensure that development permits issued upon the adoption of this plan maintain operating conditions. Maintaining operating conditions shall be defined as: a peak hour increase in traffic of 5 percent or a decrease in average speed of 1 mph.~~

Policy 1.3: ~~Upon adoption of this plan, the City shall send a letter to Marion County, FDOT and Citrus County to notify them of this limitation on the facility, and ensure that all DRIs and other development approved that impact this facility meet the backlogged standard. The letter shall seek an interlocal agreement with Marion County, the WRPC and Citrus County to ensure that Dunnellon's concerns are addressed prior to approval of any DRI or other large development that impacts facilities within the City.~~

Policy 1.4: ~~By December 1991, the City shall send a letter to the Ocala MPO to request that the backlogged facility become an MPO priority in its six year Traffic Improvement Program. A copy of this letter shall be sent to FDOT to notify the Department of the City's desire for FDOT to modify its five year work program to include upgrading the facility.~~

AQUIFER PROTECTION ELEMENT

GOAL:

Protect, maintain, and restore the Floridian Aquifer to ensure the quality and availability of potable water resources for present and future generations. (MOVED FROM PUBLIC FACILITIES ELEMENT)

Objective 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. (MOVED FROM PUBLIC FACILITIES ELEMENT)

Policy 1.1:

Wellhead 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 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, 381-30, 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, 381-30, 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:
1. Landfills or sludge disposal sites;
 2. Effluent spray fields;
 3. Discharge to ground water through manmade conduits, except for septic tanks and stormwater treatment facilities;
 4. Feedlots or other concentrated animal waste;

5. Stormwater facilities where recharge occurs into a potable water aquifer; and All uses specified in the Comprehensive Plan - Future Land Use Element. (MOVED FROM PUBLIC FACILITIES ELEMENT)

Policy 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. (MOVED FROM PUBLIC FACILITIES ELEMENT)

Objective 2:

Implement water quality protection strategies for the two springsheds that exist in Dunnellon.

Policy 2.1:

The City will prohibit the sale and use of fast release pesticides within city limits.

Policy 2.2:

The City shall provide funding for programs which assist in educating residents about proper use of fertilizers and irrigation practices

Policy 2.3:

The City will incorporate the principles of the Florida Yards and Neighborhoods Program into local landscaping ordinances.

Objective 3:

Maintain reasonable and appropriate potable water usage (125 gal/person/day) consistent with the current Conservation Element amendments of the Comprehensive Plan.

Policy 3.1:

The City will promote 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. (MOVED FROM PUBLIC FACILITIES ELEMENT)

Policy 3.2:

Use of the lowest quality water available for appropriate uses, through water storage systems (i.e. rain barrels) and gray (reclaimed) water supply facilities. (MOVED FROM PUBLIC FACILITIES ELEMENT)

Policy 3.3:

The City shall require compliance with the Southwest Florida Water Management District regarding irrigation practices and other water restrictions measures. (MOVED FROM PUBLIC FACILITIES ELEMENT)

Policy 3.4:

Participate in water conservation and protection program of the Southwest Florida Water Management District. (MOVED FROM CONSERVATION ELEMENT)

Policy 3.5:

Encourage the use of native vegetation in landscaping, which reduces irrigations needs. (MOVED FROM CONSERVATION ELEMENT)

Policy 3.6:

Coordinate with the Southwest Florida Water Management District to ensure the City and its residents comply with the requirements for water conservation during times of water shortage. (MOVED FROM CONSERVATION ELEMENT)

Policy 3.7:

Maintain a water conservation program which includes: progressive rate structures; leak detection and remediation programs; and educational programs. (MOVED FROM CONSERVATION ELEMENT)

Policy 3.8:

Coordinate with the Southwest Florida Water Management District in development of organized procedures to be followed during emergency water supply interruptions. (MOVED FROM CONSERVATION ELEMENT)

Policy 3.9:

Enforce state laws requiring low volume plumbing fixtures for new construction through building permit procedures. (MOVED FROM CONSERVATION ELEMENT)

Policy 3.10:

Participate in water conservation and protection programs of the SWFWMD, and seek assistance in the development of a water shortage plan, which establishes preparations for emergency water supply interruptions. Develop mechanisms to ensure appropriate procedures are followed during district-declared and local emergency water supply interruptions, as required by Chapter 373.609, Florida Statutes by establishing chain-of-command communication between the Southwest Florida Water Management District, the city clerk, public utilities director, plant

operators, newspapers, law enforcement and local citizens. Information on water shortage and conservation programs shall be disseminated through the monthly billing statement.*(MOVED FROM INFRASTRUCTURE ELEMENT)*

Objective 4:

Limit the use of impervious surfaces to increase land availability for aquifer recharge.

Policy 4.1:

Design of parking lots, sidewalks, buildings, and other impervious surfaces shall minimize connections between impervious surfaces through the following techniques. Not all techniques may be required to accomplish the requirement to minimize connections:

- A. Directing flows from roof drains to vegetated areas or to rain barrels or cisterns for reuse of the water;
- B. Directing flows from paved areas to vegetated areas;
- C. Locating impervious surfaces so that they drain to vegetated buffers or natural areas; and
- D. Breaking up flow directions from large paved surfaces. *(MOVED FROM FUTURE LAND USE ELEMENT)*

Policy 4.2:

Porous pavement materials, such as pervious concrete, pervious asphalt, or other pervious or porous materials shall be used to minimize the amount of impervious surface within all development.*(MOVED FROM FUTURE LAND USE ELEMENT)*

Policy 4.3:

Implement innovative site design techniques, which protect the aquifer and maintain aquifer recharge capabilities, such as cluster development, pervious pavement, green development, water and energy efficient development, and open space requirements. *(MOVED FROM CONSERVATION ELEMENT)*

Policy 4.4:

Require that at least 40 percent of all landscaping plans use native or drought-tolerant vegetation and other xeriscape practices in landscaping, which requires minimum watering. *(MOVED FROM INFRASTRUCTURE ELEMENT)*

Objective 5:

Provide for the management of hazardous waste in order to protect environmental quality, potable water supplies, and health, safety, and welfare of Dunnellon's population, through implementation of monitoring and other programs upon adoption of the plan, and through

policies for siting of new land uses involving hazardous waste.(MOVED FROM CONSERVATION ELEMENT)

Policy 5.1:

The City shall cooperate with any state, federal, or local programs concerning hazardous waste.(MOVED FROM CONSERVATION ELEMENT)

Policy 5.2:

Prior to any activity that stores, uses or produces hazardous waste, the responsible party shall:

- A. Develop an emergency response system addressing accidents involving hazardous waste.
- B. Ensure that location of the site will not degrade quality of groundwater or surface water or other natural resources.
- C. Ensure DEP standards for transfer, handling, and storage of hazardous waste are implemented by undergoing review and approval under the Marion County Storage Tank Program.
- D. Coordinate with State, Regional and County officials to demonstrate that compliance with the above requirements will satisfy all regulations and policies.(MOVED FROM CONSERVATION ELEMENT)

Policy 5.3:

Promote the collection and recycling of hazardous wastes by providing public information and programs such as Amnesty Days and the locations of approved recyclers.(MOVED FROM CONSERVATION ELEMENT)

Policy 5.4:

- A. All new underground storage tanks within the City shall be required to provide a double lining, consistent with DEP rules. All land use requests for installation of underground storage tanks shall not be issued development orders until approved by the Marion County Underground Storage Tank Program to ensure consistency with DEP rules.
- B. All existing underground storage tanks within the City shall be inspected annually in accordance with the Marion County Underground Storage Tank Program. Existing hazardous substance storage tank systems shall be required to meet performance standards of DEP Rules.
- C. Prior to permitting of demolition or redevelopment of land uses which contain underground storage tanks, the developer shall be required to submit closure plans consistent with DEP Rules, to the Marion County Underground Storage Tank Program officials for prior approval.

- D. Should the City police, fire department, public works personnel or other staff become aware of any spills throughout the City, the Public Works Director shall report the information within 24 hours to the Marion County Underground Storage Tank Program and request assistance under the program towards enforcement of cleanup procedures.
- E. Above ground storage tanks systems shall meet the standards of DEP Rules. (MOVED FROM INFRASTRUCTURE ELEMENT)

Policy 5.5:

Owners of existing underground storage tanks within 1000-foot radius of any public potable water well shall monitor groundwater quality and report quarterly to the City. Any tank found to be leaking shall be required to report within 24 hours to the Marion County Storage Tank Program. (MOVED FROM CONSERVATION ELEMENT)

Policy 5.6:

The City shall verify that adequate potable water supplies are available, consistent with adopted level of service standards, prior to issuing development orders. (MOVED FROM CONSERVATION ELEMENT)

Policy 5.7:

Coordinate with SWFWMD in the protection of aquifer recharge areas after such information on prime recharge areas is made available. As soon as such information becomes available, the City shall amend the comprehensive plan to protect prime recharge areas. As an interim measure, the following impervious surface ratios shall apply to new development and redevelopment: all new subdivisions and nonresidential development shall provide a minimum of 35 percent pervious (porous) open space or green area, except within the historic district. (MOVED FROM INFRASTRUCTURE ELEMENT)

CONSERVATION ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL

To manage, conserve and protect Dunnellon's natural resources through a balance of man's activities with sound environmental practices.

AIR QUALITY

Objective 1:

The City of Dunnellon currently enjoys good ambient air quality. However, the City recognizes air quality may be negatively affected by future land uses. Therefore, it is the City's objective to maintain existing high standards of ambient air quality within the planning timeframe.

Policy 1.1:

All proposed commercial development which may impact air quality shall undergo the site plan review process, where the following standards shall be enforced:

- A. ÷—Any proposed industrial uses will be located in areas deemed to have the least impact on air quality standards.
- B. ÷—The applicant shall include documentation that ambient air quality in the City will not be lowered.
- C. The applicant shall use adequate landscaping to promote air quality and effectively reduce noise and view impacts to adjacent property.

Policy 1.2:

The City shall promote the use of alternative modes of transportation where economically feasible, including bicycle paths and walking trails.

Policy 1.3:

The City shall cooperate with any local, state, or federal agency programs, which monitor or otherwise contribute to maintenance of air quality.

SURFACE WATER QUALITY

Objective 2:

The Rainbow River and Withlacoochee River are irreplaceable recreational and aesthetic resources to the City. The City shall ensure that existing and future land uses do not contribute to a decrease in surface water quality, through enforcement of the following policies and through

requirements for development and density limitations according to provision of central sewer facilities and criteria for site plan review.

Policy 2.1:

The surface waters of the City, including lakes, rivers and wetlands, shall be designated conservation areas. The following requirements shall apply to property along rivers, navigable coves, and abutting wetlands:

- A. ÷—All waterfront development shall use methods of stormwater treatment which filter stormwater prior to direct discharge into surface waters, consistent with SWFWMD and DEP rules for Outstanding Florida Waters.
- B. ÷—Minimum setbacks of not less than 150 feet from the ordinary high water line of rivers, navigable coves, and abutting wetlands shall be established for all development along the river. This area shall be known as the river corridor protection area.
- C. ÷—All development permits shall be conditioned upon an applicant obtaining all necessary state and federal permits before commencement of the development.
- D. ÷—No dredging or filling will be allowed in wetlands, except where prohibition would deny all reasonable use of the property; in such cases, activities meeting this standard shall replace wetlands by type, form and function according to the standard imposed by the state or federal agency.
- E. ÷—For existing and new development, clearing of shoreline and wetland vegetation within 150 feet of the ordinary high water shall be limited to that required to provide access to the shoreline; in no case shall clearing exceed 10 percent of the total shoreline of each property.
- F. The removal of healthy, non-nuisance trees shall be in accordance with the tree ordinance.
- G. ÷—No hazardous, toxic, chemical, petroleum, nuclear waste, or liquid sludge shall be discharged into lakes or wetlands. No bulk hazardous wastes including septic tank effluent or liquid sludge shall be stored within 1,000 feet of the rivers' edge (ordinary high water), except those that obtain appropriate permits by DEP.
- H. ÷—The construction of new boat ramps along the rivers shall be designed to direct runoff away from the river.
- I. ÷—Any development adjacent to surface waters shall incorporate Best Management Practices (BMP) for stormwater treatment and for any permissible application of fertilizers and pesticides.

Policy 2.2:

Minimum setbacks of not less than 50 feet from water bodies and wetlands outside of the river corridor protection area shall be required for all development.

~~Policy 2.3: Future improvements or widening of the City's roadways and drainage structures will include retrofitting for stormwater treatment.(MOVED TO PUBLIC FACILITIES ELEMENT) [This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]~~

Policy 2.3:

~~Policy 2.4: The City shall seek funding sources for improvement of existing stormwater outfalls, such as stormwater utility districts, or alternative methods of reducing stormwater pollution, such as street cleaners.(MOVED TO PUBLIC FACILITIES ELEMENT) [This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]~~

Policy 2.5:

The City shall coordinate with the Southwest Florida Water Management District Surface Water Management and Improvement Program (SWIM) program regarding continuing measures or funding sources available for preservation of the Rainbow River.

~~Policy 2.6: The development of any new project along the rivers shall provide a stormwater management system including retention/detention areas, swales and other devices, which filter out pollutants before the stormwater enters the river.(MOVED TO PUBLIC FACILITIES ELEMENT) [This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]~~

Policy 2.4:

~~Policy 2.7: Water collected in agricultural drainage systems shall be routed through vegetated buffer areas, such as field borders and grassed swales, to provide treatment consistent with SWFWMD standards.(MOVED TO PUBLIC FACILITIES ELEMENT) [This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]~~

Policy 2.8:

The City shall prohibit the sale and use of fast-release fertilizers within the City limits.

~~Policy 2.9 Redevelopment plans shall include site design providing for stormwater treatment on-site.(MOVED TO PUBLIC FACILITIES ELEMENT) [This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]~~

Policy 2.5:

~~Policy 2.10: The City shall coordinate with Federal, State and local enforcement agencies to effectively enforce established regulations. [This policy may be relocated to the Infrastructure Element. However, until the element is updated, the policy is retained.]~~

Policy 2.11:

The City shall prohibit any commercial water withdrawal or diversion of the Rainbow River, and the Withlacoochee River.

Objective 3:

The City of Dunnellon is enrolled in the Federal Emergency Management Agency Flood Insurance Program, which designates areas where flooding may incur hazards to public safety and property. In order to reduce such hazards, the City shall continue to enforce its existing floodplain management ordinance, and, to ensure the optimum level of enforcement of the ordinance, maintain mandatory site plan review criteria and additional requirements for development within the floodplain.

Policy 3.1:

All proposed development in the flood plain shall provide compensatory storage of floodwater to ensure other areas do not become flood-prone.

Policy 3.2:

Development meeting the criteria in Policy 3.1 shall be permitted if the finished elevation of first floor construction is at least one (1) foot above the 100-year flood elevation.

Policy 3.3:

Criteria for development in the floodplain shall include the use of anchoring to prevent flotation, use of piers and breakaway walls, protection of water quality and habitat functions of the floodplain, and other criteria deemed necessary by the City to protect public health and safety. Septic tanks shall be prohibited in the 100-year floodplain.

LAND RESOURCES

Objective 4:

At this time, there are no areas within the City considered suitable for extraction of minerals. However, it is the City's objective to conserve, protect and appropriately use mineral resources within the City, through enforcement of the following policy:

Policy 4.1:

No mining activities will be allowed within City limits.

Objective 5:

The soils of Dunnellon are subject to erosion problems; areas undergoing development activity are especially prone to wind erosion. It is the City's objective to protect soils through incorporation of the following requirements and criteria for site plan review.

Policy 5.1:

The City shall require that “Best Management Practices” be followed during development activities:

- A. ÷—Use of hay bales or other effective means to prevent erosion on areas of steep slope shall be required.
- B. ÷—Shorelines and wetlands shall be protected with filter berms or fabric screens, as appropriate to prevent siltation into water bodies and wetlands;
- C. ÷—All site preparation and landscaping, as shown on the site plan if required for new development, shall be completed prior to certificate of occupancy.
- D. ÷—Other best management practices may be required by the City where needed to reduce or eliminate erosion.

Policy 5.2:

All landscaping within 150 feet of the ordinary high water line of the rivers shall be native and / or naturalized that ensures the stabilization of soils. The planting of species listed on the Florida Exotic Pest Plant Council’s *Invasive Plant List* is prohibited.

Policy 5.3:

Stabilization of banks shall be accomplished by planting of native and / or naturalized vegetation or use of riprap, and not by seawalls; construction of new seawalls is prohibited.

Policy 5.4:

Existing seawalls requiring maintenance and repair shall be faced with riprap for stabilization and prevention of undercutting and erosion.

Policy 5.5:

The City shall require the use of best agricultural practices on agricultural land to minimize erosion and ensure compatibility with protection of natural systems according to the requirements of the applicable permitting authority.

Policy 5.6:

The City shall seek the assistance from the Southwest Florida Water Management District SWIM program and Marion County to remediate erosion problems at the CR 484 bridge tubing and canoe pickup site.

FLORAL AND FAUNAL RESOURCES

Objective 6:

Manage, conserve, and protect all natural communities and wildlife, especially species designated of special status by the Florida Fish and Wildlife Conservation Commission, Florida Department of Agriculture and Consumer Services, and U.S. Fish and Wildlife Service, through the following requirements and site plan review process.

Policy 6.1:

Require innovative techniques for new development to protect wildlife species, through site design methods which direct development away from wildlife, such as buffering, cluster housing, and other methods.

Policy 6.2:

Provide incentives for the establishment of conservation easements and preservation areas for new development of private and public lands containing endangered, threatened or species of special concern on-site.

Policy 6.3:

Coordinate with Federal, State and local agencies in enforcement of regulations that pertain to endangered, threatened and species of special concern.

Policy 6.4:

Ensure that development design mitigates any negative impacts through management plans which include Best Management Practices. The City shall seek assistance, as appropriate, from the Florida Fish and Wildlife Conservation Commission prior to approval of new development in areas known to be inhabited by endangered or threatened species.

Policy 6.5:

Enforce regulations, which restrict disturbance of wetlands by development activity; including requiring setbacks, prohibiting dredge and fill, requiring mitigation at the rate of two (2) acres of wetlands for each one (1) acre of disturbed wetlands, unless a more strict standard is imposed by a state or federal agency, and limiting vegetation clearing.

Policy 6.6:

Encourage use of native and / or naturalized species for landscaping of new development, while prohibiting planting of invasive or aggressive exotic vegetation, including Brazilian pepper, melaleuca, ear tree, and Australian pine.

Policy 6.7:

Enforce the tree protection ordinance, for the protection of native species, and elimination of undesirable, aggressive exotics.

Policy 6.8:

Implement and enforce policies in the Future Land Use Element, which limit density and intensity of development of areas, designated for conservation on the Future Land Use Map.

- A. 6.8.1—Non-jurisdictional uplands, as determined by SWFWMD, FDEP, or USACOE, shall be investigated for the possibility of plant and animal species of special concern through the databases of the Florida Fish and Wildlife Conservation Commission and the Florida Natural Areas Inventory. Should either of these data banks show a probability of listed species, the property should be ground-truthed. If evidence of listed species is found, the City shall consider an amendment to the Future Land Use Map to designate the area as “conservation” land use. A wildlife management plan consistent with Policies 6.3 and 6.4 shall be implemented.

Policy 6.9:

Cypress trees shall be protected and subject to removal only in extenuating circumstances which are enumerated and regulated by City ordinances.

Policy 6.10:

The City shall coordinate with Federal, State and local programs for the protection of the most vulnerable ecological communities, including acquisition through state and federal programs.

Policy 6.11:

Development projects directly adjacent to the Rainbow and Withlacoochee Rivers shall be required to provide an inventory of endangered or threatened animal species and measures to mitigate adverse impacts.

Policy 6.12:

The City shall maintain coordination with all agencies having natural resource management plans, including the Department of Environmental Protection (which has jurisdiction over the Rainbow River Aquatic Preserve and Outstanding Florida Waters) and Florida Freshwater Fish and Game Commission (which has jurisdiction over fisheries and endangered species), and Southwest Florida Water Management District which has nominated the Rainbow River to the Surface Water Improvement and Management Program.

Policy 6.13:

The City shall coordinate with Marion County, Citrus County, the Department of Community Affairs, and the Withlacoochee Regional Planning Council regarding any resource management plans initiated by those agencies.

Policy 6.14:

The City shall adopt land development regulations to provide development standards for protection of sandhill habitat.

GROUNDWATER AND POTABLE WATER RESOURCES

Objective 7:

~~Provide for the management of hazardous waste in order to protect environmental quality, potable water supplies, and health, safety, and welfare of Dunnellon's population, through implementation of monitoring and other programs upon adoption of the plan, and through policies for siting of new land uses involving hazardous waste. (MOVED TO AQUIFER PROTECTION ELEMENT)~~

~~Policy 7.1: The City shall cooperate with any state, federal, or local programs concerning hazardous waste. (MOVED TO AQUIFER PROTECTION ELEMENT)~~

~~Policy 7.2: Prior to any activity that stores, uses or produces hazardous waste, the responsible party shall:~~

~~:- Develop an emergency response system addressing accidents involving hazardous waste.~~

~~:- Ensure that location of the site will not degrade quality of groundwater or surface water or other natural resources.~~

~~:- Ensure DEP standards for transfer, handling, and storage of hazardous waste are implemented by undergoing review and approval under the Marion County Storage Tank Program.~~

~~:- Coordinate with State, Regional and County officials to demonstrate that compliance with the above requirements will satisfy all regulations and policies. (MOVED TO AQUIFER PROTECTION ELEMENT)~~

~~Policy 7.3: Promote the collection and recycling of hazardous wastes by providing public information and programs such as Amnesty Days and the locations of approved recyclers. (MOVED TO AQUIFER PROTECTION ELEMENT)~~

