



CITY OF DUNNELLO
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City of Dunnellon Nine Island Cove Park Management Prospectus

1. The management goals for the Nine Island Cove property.

The primary management goals for Nine Island Cove are to preserve the wetlands and natural communities along the Withlacoochee River and to develop a passive natural resource-based park in the Historic District of the City of Dunnellon. Public access will be developed in a way to protect wetlands and habitat utilized by protected species that inhabit the river corridor. Limited facilities for passive recreation will be developed compatible with the natural beauty of the area.

The 48 acres of Nine Island Cove are approximately one-third wetlands and two-thirds upland forest with two rough roads transecting the property. The property is adjacent to the Dunnellon Middle School and the Dunnellon Historic District. This is the area where phosphate was discovered and led to Dunnellon's growth in the 19th century. The property will be accessible by sidewalks from the Historic District and available to the Dunnellon Middle School for environmental programs without the burden of cost for bus travel.

In 2019, with the assistance of the engineering firm Kimley-Horn, Dunnellon created an economic development plan. One of the key goals of the plan was to acquire the Nine Island Cove property to establish a park. Cycling visitors that have come to Dunnellon on the Heart of Florida Dunnellon Trail could continue their travel through the city to this new park offering river views.

The City of Dunnellon will develop trails, benches, a river boardwalk, a picnic pavilion and a parking area to allow access to the park. The property is in the Dunnellon Community Redevelopment Agency (CRA) area and funding for grant matches or projects can be available from this source of revenue. Florida Forever listing will be very helpful in applying for Florida Community Trust, FRDAP, RTP and other grants. Additional management obligations and details will be presented in a later comprehensive land management plan. These obligations and details are not fully known at this time.

2. The conditions that will affect the intensity of management.

Managing this property as a passive park is not anticipated to require intense management.

3. An estimate of the revenue-generating potential of the property, if appropriate.

The revenue generating potential is limited. To help with maintenance costs the City of Dunnellon may choose to have a parking fee, a franchise for a food truck, or a fee for pavilion rental for larger groups. Any revenue generated by user fees will be used solely for maintenance of the park.

4. A timetable for implementing the various stages of management and for providing access to the public, if applicable.

The timetable for implementing the intended uses of this property would begin as soon as it is acquired. The first phase will be to extend sidewalks and modify entrance into the park and to develop woodland trails next to the coves. Other improvements, including a boardwalk, pavilion, benches and historic kiosk, will evolve over a five-year period as funds are available.

5. A description of potential multiple-use activities as described in this section and s. 253.034.

Multiple uses will include walking trails, cycling, bird watching, picnicking, classroom field trips, and water studies. When a detailed management plan is developed river access will be considered. Also to be considered will be a kiosk to memorialize the history of phosphate discovery and mining in this location. All uses will be developed while insuring protection of the sensitive habitat for threatened wildlife.

6. Provisions for protecting existing infrastructure and for ensuring the security of the project upon acquisition.

Currently, there is no infrastructure on the property other than two limerock roads and underground water and sewer lines to a neighboring community. Access to the park will be on a dawn to dusk basis. The Dunnellon police will periodically patrol the park. Dunnellon public services staff will do routine maintenance on the park and hire contractors on the occasional need for larger projects. Marion County Fire Rescue will continue to provide emergency services to this area.

7. The anticipated costs of management and projected sources of revenue, including legislative appropriations, to fund management needs.

Improvements will be via grants. Operation and maintenance costs for community activities and passive recreation will be provided by City of Dunnellon CRA funds and general revenue funding.

8. Recommendations as to how many employees will be needed to manage the property, and recommendations as to whether local governments, volunteer groups, the former landowner, or other interested parties can be involved in the management of this property.

The City of Dunnellon will assume responsibility for managing the park utilizing existing staff. City personnel will maintain the park features and facilities and the Public Services Department will monitor and conduct natural resource activities. A Friends Volunteer Group will be welcomed and encouraged to become involved in the management and light maintenance of the park.

William P. White
City of Dunnellon Mayor

Date