

## **Grand Park residents: Country Club/FBCD Meeting notes prepared by Don Molter.**

On Monday, October 3rd, a number of Rainbow Springs residents were invited to attend an informational meeting at The First Baptist Church of Dunnellon (FBCD). The primary purpose of the meeting was for us to hear the proposal from the church as they pursue the possible purchase of the Rainbow Springs Golf and Country Club, and their subsequent plans for the property. There were approximately 30 RS stakeholders invited. Those invited from Grand Park were: Paul Marraffino, Larry Loffredo, Mary Elwood, and myself. Due to a schedule conflict Grand Park Community Association president, Greg Jamison (who was invited) could not attend. He gave me his proxy to speak on behalf of Grand Park were it necessary. Also in attendance were four Marion County department heads. They were there to explain how the county would be involved in the project. Also, select members of the church were in attendance.

Pastor Russ of FBCD started the meeting by stating that the presentation will include factual information based on certain assumptions. There would be no room for rumors as they are generally false.

The pastor provided a handout to each of us detailing their plans. In essence, the church is very interested in purchasing the entire 214 acres of the country club. They are not, however, interested in being in the real estate business nor owning more property than necessary for their purpose. They are suggesting that they will hold on to about 65-70 acres which surround the current club house. The fairways (with the exception of one near RT 41 will be retained where they would put a sign) will be donated to Marion County for the creation of a linear park. The park would encompass about 5 miles of paved walk/jog/bike trails. The pavement will be 6 feet wide and the park would include exercise stations and other amenities. Development, planning and oversight will fall to the Marion county Parks and recreation department but ultimate management will be handled by an advisory board which will be made up of community members and the County. This new Advisory Board will not be part of the POA and will be selected by the County commissioners from those who submit an application to serve on the Board. The County will maintain, insure, and patrol the park one created.

The church will also donate a number of acres to the RSPOA for their future use.

To establish this new park as an amenity for the Rainbow Springs community, we would be asked to fund the park build out and subsequent annual maintenance through the creation of a Municipal Taxing Unit (MSTU or MSBU). The fees associated with the park would depend on the number of RS communities that choose to participate. As an example, if only residents within the boundaries of 83rd PL RD and 99th PL RD participate, the first year's fees would be about \$248. Annual maintenance fees following the first year build out of the park would be about \$58. If more RS communities participate the costs would be significantly less.

The next step will include a full community Town Hall meeting where everyone will be invited to attend. This is envisioned to occur before years end.

The purpose of this information is to inform everyone in Grand Park of this very exciting possibility of creating a new resident park. Secondly, to stop the rumor mill from spilling incorrect information which only misleads and confuses people.

This project could reunite our greater community and remove the largest impediment to our area, the unsightly county club.

I know you have tons of questions. Come to our annual Grand Park meeting to hear, first hand, more particulars than can possibly included in a document. FBCD pastor, Russ Randall and James Couillard, Director of Marion county Parks and Rec will be in attendance to give you an update and answer questions.

If you would like to clarify any information in this document, please feel free to contact me. Please note that everything will be discussed at the GPCA annual meeting. Please try to attend. My cell is 352-445-3739. (If you have concerns aside from the possible park, please understand that this will be a private group purchasing property from a private group. Those concerns are not within my purview and should be addressed directly with the pastor privately.)

Please visit our community website: [www.grandparknotes.com](http://www.grandparknotes.com) to see the handout provided during the meeting. There are four pages in the handout which include an information overview, site plan of the country club building area, an aerial view of the fairways and what the park could look like, and a suggested timeline. Reviewing the material will help you to be better informed for when you attend the annual meeting.

Submitted by Don Molter  
10/7/16

=====

The October 3rd meeting handout is attached below.

## FBCD Re-location Information

- The property under consideration is the Rainbow Springs Golf and Country Club located off of Highway 41 approximately five miles North of Dunnellon.
- The property is 214 acres and includes the club house (+/-26,000 sq feet) and the maintenance shed (+/-5,000 sq feet).
- FBCD current property is +/- 30,500 sq feet
- The property has been closed since December 2014.
- FBCD would like to keep approximately 70-75 acres that would include the club house, maintenance barn as well as highway 41 frontage allowing for signage.
- FBCD is also willing to donate a parcel (3-4 acres) to the Rainbow Springs Property Owners Association.
- The remaining property would be donated to Marion County for the purpose of establishing a park consisting of a +/- five mile walking/jogging/biking trail, exercise stations, along with other possible amenities.
- The park would be funded by a MSTU/MSBU (Municipal Service Taxing/Benefit Unit) that would be established by the residents of Rainbow Springs. *This would require a 51% affirmation from votes returned to Marion County by the residents. The current area being considered for this project consist of the property owners south of 83rd Place Road and north of 99th Place Road and east of US 41.*
- The county estimates the number of property owners in this area at 1,770.
- FBCD would have no liability for the land donated or for the park development.
- The current building (country club) has the potential to function as a worship center (Rainbow room will seat +/- 275), fellowship hall, Bible study space, etc.
- Additional multi-purpose buildings will be considered as needed.

## Potential Timeline for Rainbow Springs Golf Course Property

- 1 Meeting between Rainbow Springs POA and RSRO leaders, Marion County Staff, and FBCD leaders.
2. Information meeting with FBCD faith family.
3. Meeting with Rainbow Springs community stakeholders, Marion County Staff FBCD leaders and FBCD Vision Team.
4. Town Hall meeting with Rainbow Springs residents, Commissioner Bryant, Marion County staff, and FBCD leaders.
5. Petition of Rainbow Springs residents for the purpose of establishing MSTU/MSBU.
6. Negotiations between Property owner and FBCD to purchase property.
7. Affirmation of purchase by FBCD membership.
8. Closing on property.
9. Establishment of MSTU/MSBU (Municipal Service Taxing/Benefit Unit).
10. Site/building preparation.
11. First worship service at new campus.
12. Property donation to Marion County.
13. Park development.





- Legend**
- Disc Golf Pin Number
  - Fitness Station
  - Multi-use Trail - 4 - 5 miles
  - Scale 1" = 200'
- Program Elements**
- Disc Golf Course
  - Parking and/or
  - Children's Fishing Pond
  - Multi-use Trail
  - Recreation
  - Halfway Aerie Pavilion
  - Children's Play Area
  - Picnic Areas
  - Tennis Courts
  - Pool
  - Improved Wildlife Habitat
  - Improved Buffering Screening
  - Site Furnishings
  - Site Furnishings
  - Improved Wildlife Habitat

# Rainbow Springs Community Recreation Area

Typical Fairway Cross Section



Improved Fairway Amenity



MARION COUNTY, FLORIDA