



**City of Dunnellon
Comprehensive Plan Update
Workshop**



**City Council & Planning Commission:
November 12, 2024**

Comprehensive Plan Update Kick Off Workshop

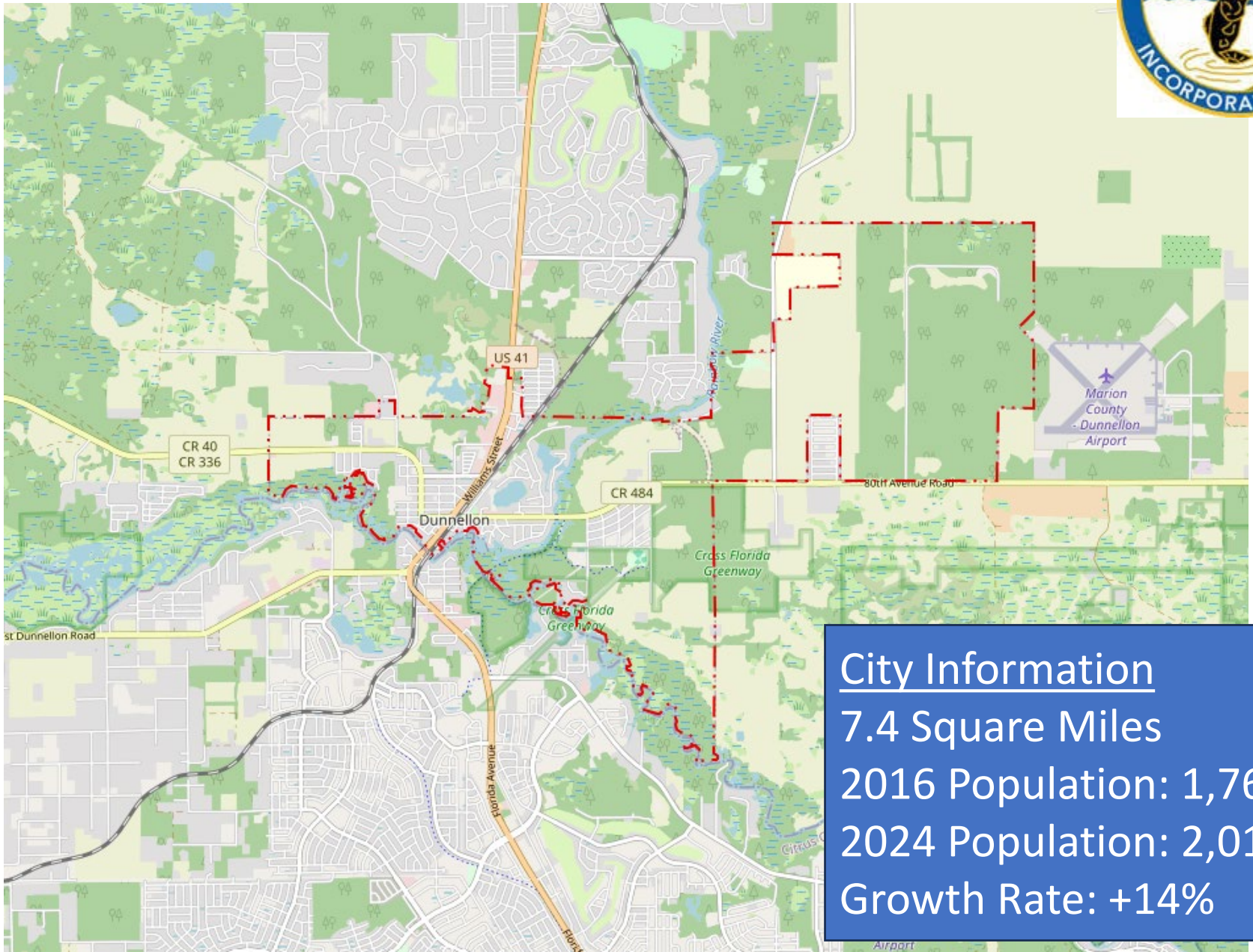


Introductions



- EDA Consultants
 - Onelia Lazzari, AICP
 - Stephanie Sutton, Director of Operations
- EDA began in 1976
 - Over 45 years providing services to communities
 - Engineering, Planning & Survey Services

City of Dunnellon



City Information

7.4 Square Miles

2016 Population: 1,768

2024 Population: 2,015

Growth Rate: +14%

Discussion Topics



- What is the Comprehensive Plan?
- Dunnellon 2016 Comprehensive Plan & Future Land Use Map
- Update Requirements
 - Goals, Objectives, & Policies
 - Data & Analysis
 - Public Participation
 - Hearings & Adoption Procedures
- Input from City Council & Planning Commission
- Questions & Comments

What is the Comprehensive Plan?



- Document that outlines a community's policies & priorities for future growth & development
- Required by State law (Chapter 163 F.S.)
 - Goals, Objectives, & Policies (adopted)
 - Data & Analysis Report (supports the GOPs; not adopted)
 - Implementation strategy
 - Must include public participation
 - Must be evaluated for needed changes every 7 years

Required Components of a Plan



- Sections known as ‘Elements’
 - Capital Improvements (including a 5-Year Schedule of Improvements)
 - Future Land Use Element & Future Land Use Map
 - Transportation
 - Sanitary Sewer; Solid Waste; Drainage; Potable Water; & Natural Groundwater Recharge
 - Conservation
 - Recreation & Open Space
 - Housing
 - Intergovernmental Coordination
 - Property Rights
- Optional Elements are allowed

**CITY OF DUNNELLO
COMPREHENSIVE PLAN**



VOLUME I

**SUPPLEMENTAL
DATA AND ANALYSIS**

March 2016

**CITY OF DUNNELLO
COMPREHENSIVE PLAN**



VOLUME II

Goals, Objectives and Policies

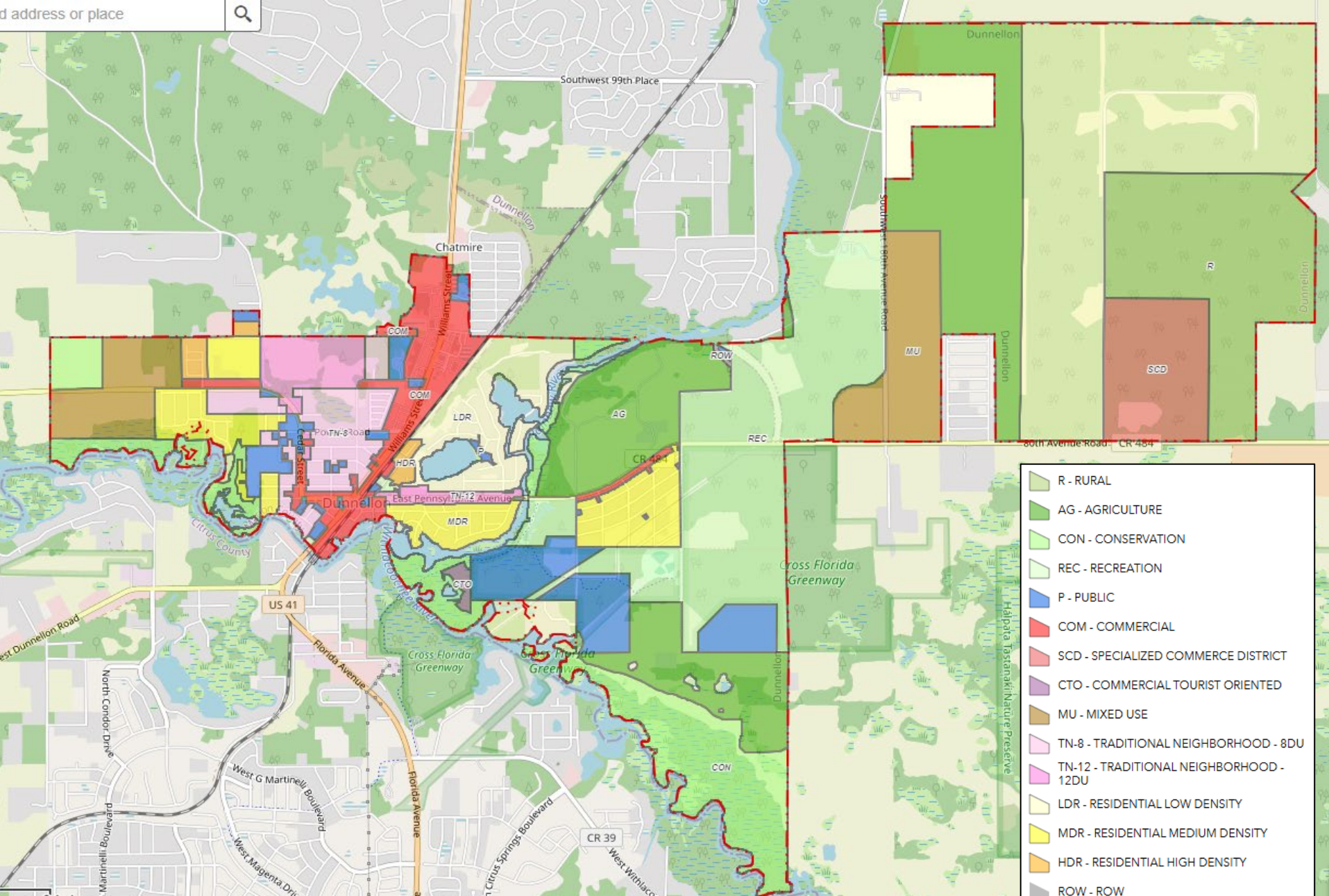
Adopted June 15, 2016

Dunnellon 2016 Comprehensive Plan



- Current Plan adopted June 15, 2016
- 2 Volumes
 - Volume 1 is the Supplemental Data & Analysis
 - Volume 2 contains Goals, Objectives & Policies & Future Land Use Map
- Amendments to Plan Elements adopted 2020; 2021; & 2022; Map amendment 2017
- Volume 1 Data & Analysis has not been updated since 2016
 - Updates needed to reflect:
 - New population estimates & projections
 - Required 10- & 20-Year Planning periods
 - New conditions in the community

Comprehensive Plan - Future Land Use Map

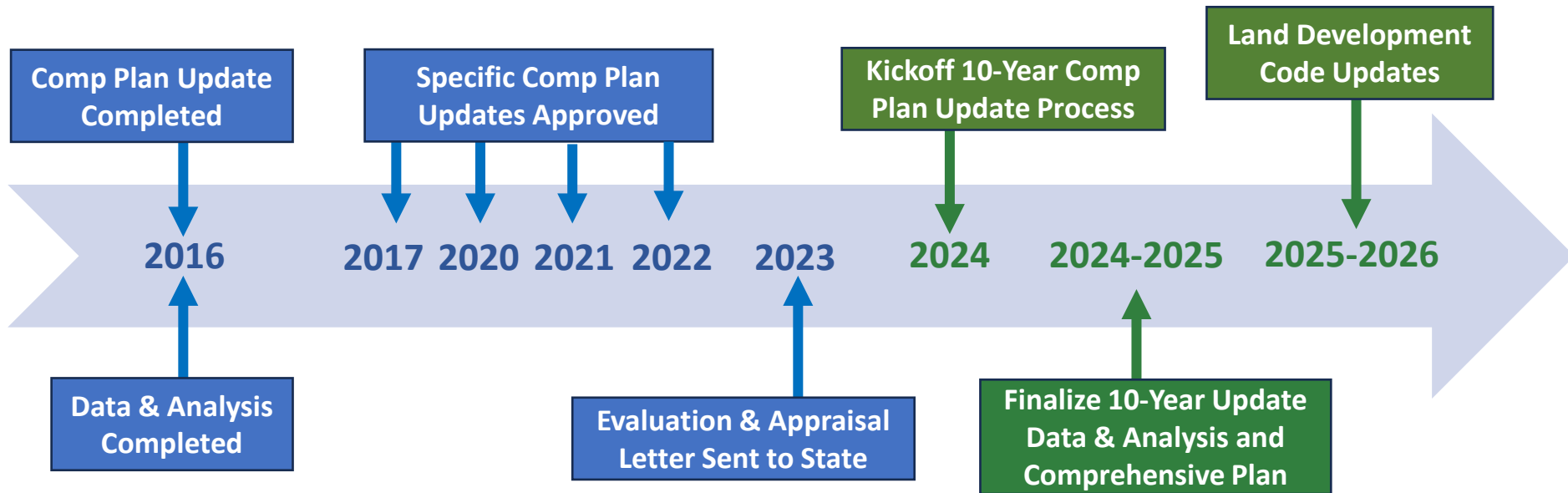


Comprehensive Plan Update Steps



- Evaluation & Appraisal completed March 2023
- Update population estimates & projections
- Analyze vacant land in terms of projected population growth
- Analyze acreage in the various land use categories
- Review current Goals, Objectives, & Policies
- Workshops & public hearings on proposed amendments
- Adoption hearing for updated Plan
- Update Land Development Regulations for consistency with the updated Comprehensive Plan

Comprehensive Plan Timeline (2016-2026)



Identified Update Needs

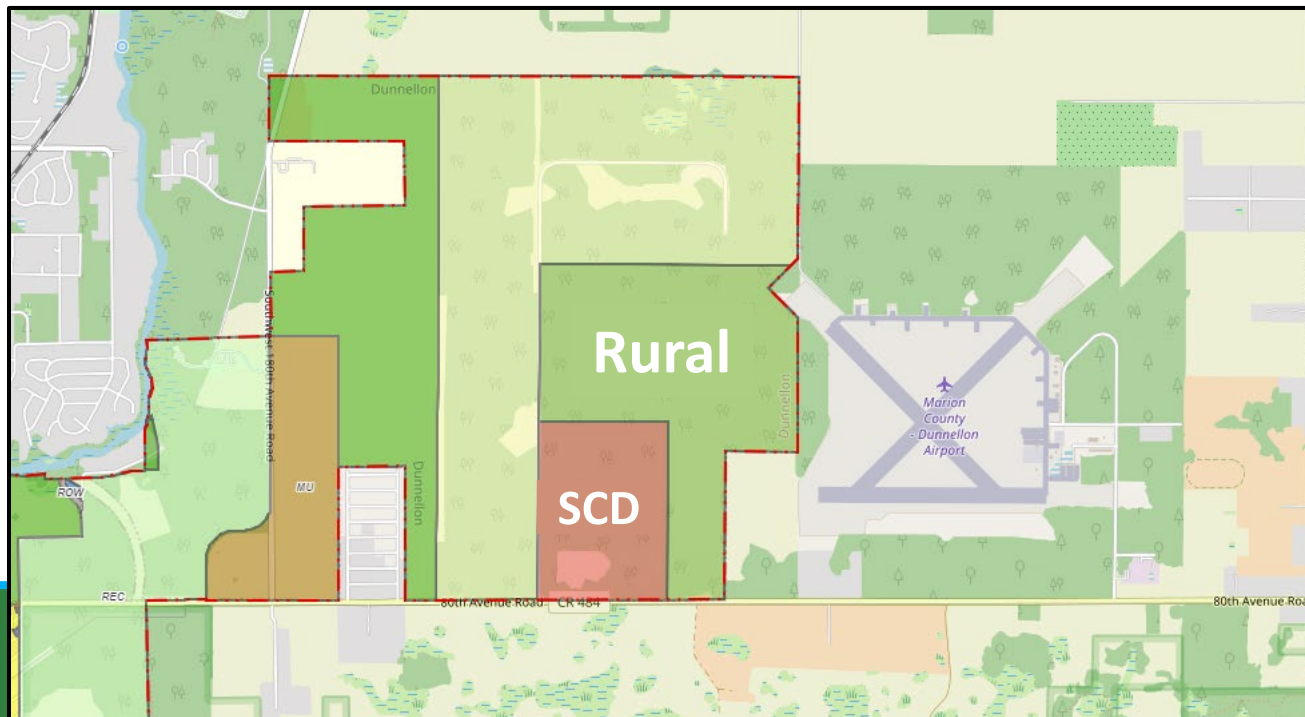


- Review adopted level of service standards
- Updates to Public Facilities Element to reflect sewer & potable water facilities no longer owned/operated by City
- Review & Update Capital Improvements Element & 5-Year Schedule
 - Adopted 5-Year Schedule has not been updated since 2016
 - References sewer & potable water facilities no longer owned by the City

Identified Update Needs



- Review existing Future Land Use Categories
 - Density levels for residential districts
 - Intensity levels for non-residential districts
 - Mixed-Use Land Use Category
- Update Future Land Use map designation for 2 parcels within the City that still have a County FLU designation:



Public Participation



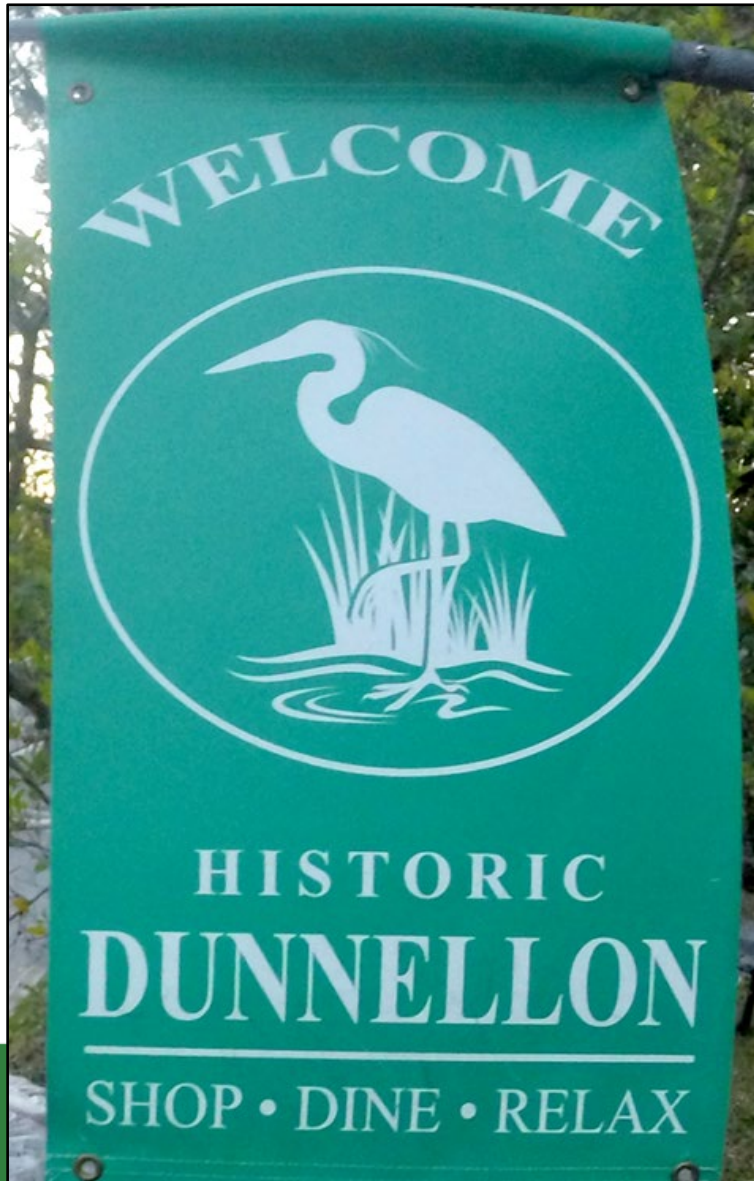
- Required by the State Planning Agency

“...local governmental units are directed to adopt procedures designed to provide effective public participation in the comprehensive planning process...”

- Feedback on community outreach
 - Number of workshops with community?
 - Targeted workshops?
 - Dunnellon Chamber of Commerce
 - Environmental Groups
 - Residential neighborhoods
 - Add Plan update information to existing City website?
 - Social Media?



Input / Discussion / Questions



- What has changed in the community since 2016 that should be reflected in the Plan update?
- What are the key issues related to future development in the community?
- What are the new priorities for the community?
 - Economic Development?
 - Housing affordability? Workforce housing?
 - Redevelopment and infill?
 - Environmental quality?
 - Infrastructure needs?
 - Design guidelines for new development?

Next Steps



- **Begin Update of the Data & Analysis**

