

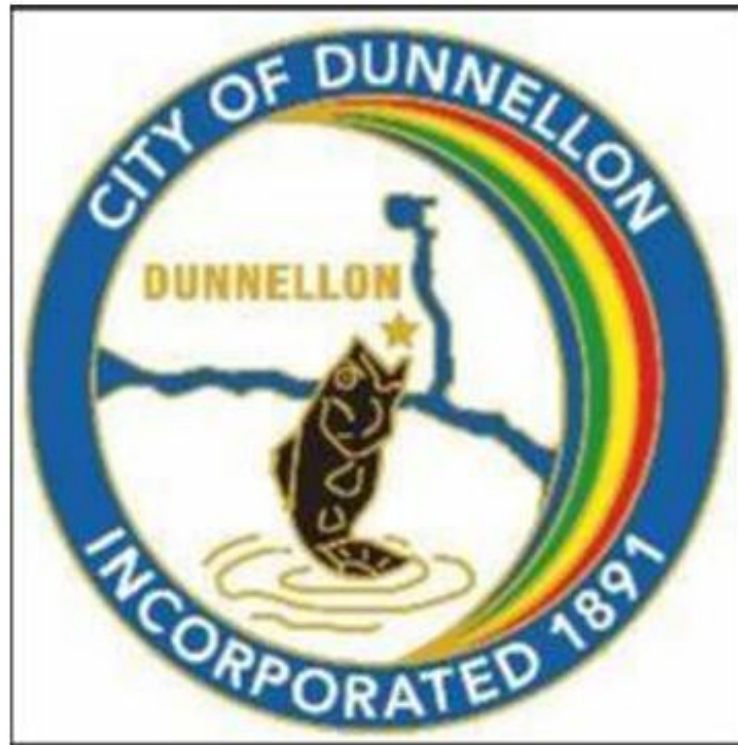


**City of Dunnellon  
Comprehensive Plan Data & Analysis  
Report Update**



**Planning Commission: June 10, 2025**

**2025 Update to the Dunnellon Comprehensive Plan  
Data & Analysis Report (Preliminary)**



**Revised Population Projections; Revised Undeveloped Lands  
Information; & Future Land Use Categories**

**June 10, 2025**

# Updates to the Comprehensive Plan Data & Analysis Report

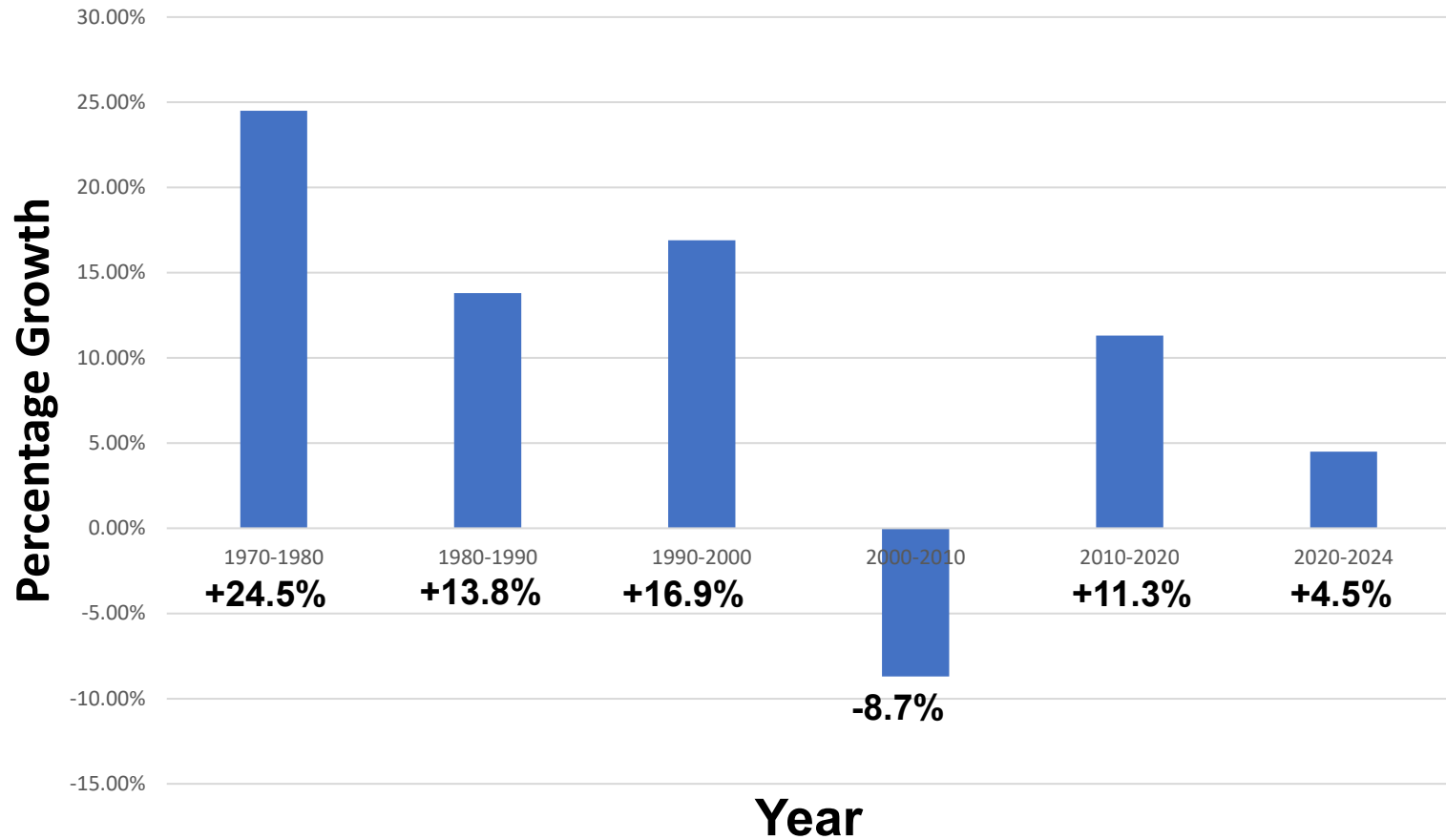
- **New Comprehensive Plan is for 2025-2045**
  - Review Revised Population Projections
  - Discuss Seasonal Population
  - Review Updated Housing Needs Based on Projected Population
  - Analysis of Land Use Category Acreages
  - Vacant Land Analysis
  - Vacant Land & Environmental Constraints
  - Analysis of Future Land Use Categories

# Population Projections

- How much will Dunnellon grow from 2025-2045?
  - Scenario 1: Moderate Growth
  - Scenario 2: Moderate-High Growth
- Projections use data from Office of Economic & Demographic Research
- Published projections are for Florida counties
- Cities required to use a proportional share of county growth
- Analysis examines Dunnellon's share of Marion County growth
- **Assumption: No annexations of areas with developed housing units**

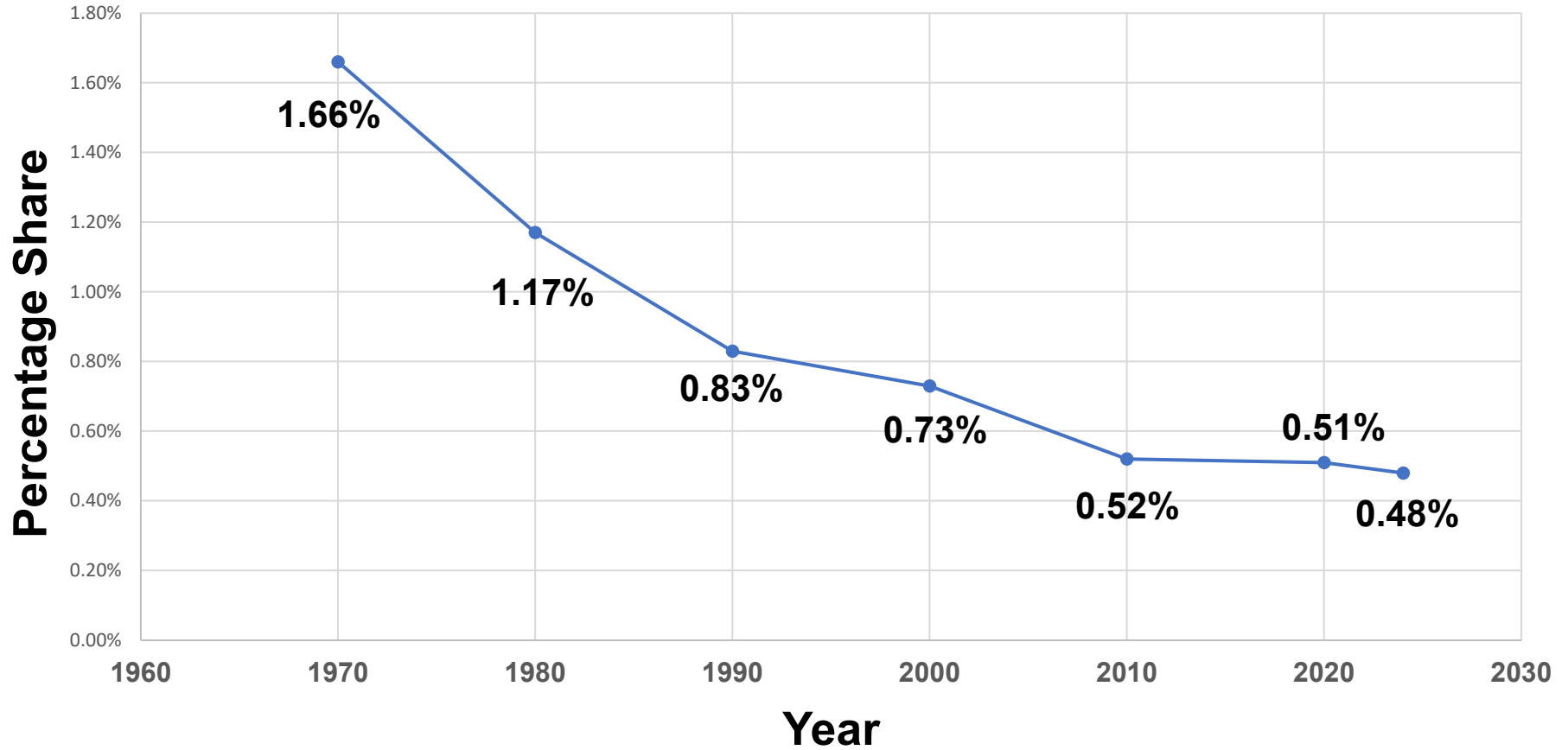
# Population Growth Rate Trend

## Dunnellon Population Growth Rate Trend 1970-2024



# Dunnellon's Share of Marion County Population Growth (1970-2024)

## Dunnellon Share of Marion County Population Growth



# Population Projections: Moderate vs. Moderate-High Growth

Year	Moderate Growth	Moderate-High Growth
2020*	1,928	1,928
2024**	2,015	2,015
2025	2,085	2,085
2030	2,500	2,620
2035	2,638	2,765
2040	2,753	2,886
2045	2,857	2,995
Added Population	+929	+1,067

\*US Census Data

\*\*EDR Population Estimate

# Recommendation

- **Use the Moderate-High Growth projections for the Comprehensive Plan Update**
  - Reflects higher growth than the 2000-2020 time period
  - Reflects expectation of increased development of vacant parcels in Dunnellon
- **Include the seasonal population as part of the projections using the Moderate-High Growth projections and the 2020 percentage of total population that was seasonal: 16.08%**

# Seasonal Population

**Census defines seasonal units as: “for seasonal, recreational, or occasional use”**

- **Second homes**
- **Hunting or fishing cabins**
- **Time-share units**
- **Beach houses**
- **Hotel/motel rooms; campgrounds; & RV spaces are not considered seasonal vacant units**
  - **Transitory facilities and not for usual residence**

# Vacancy Status & Seasonal Housing Units

Unit Type	2010	2020
Occupied	878	1,000
Vacant	286	284
Total	1164	1,284

Vacancy Type	2010	2020	2020 Percentage
For rent	60	43	15.1%
For sale only	34	23	8.1%
Rented/Sold not Occupied	12	8	2.8%
Seasonal	106	161	56.7%
Other	74	49	17.25%
Total	286	284	

# Population Projections: Permanent & Seasonal

Year	Moderate-High Growth	Seasonal	TOTAL
2020*	1,928	310	2,238
2024**	2,015		
2025	2,085	335	2,420
2030	2,620	421	3,041
2035	2,765	445	3,210
2040	2,886	464	3,350
2045	2,995	482	3,477
Added Population	+1,067		+1,239

\*US Census Data

\*\*EDR Population Estimate

# Future Housing Needs

Housing Type	2025	2030	2035	2040	2045
<b>Permanent Units</b>	1,080	1,357	1,433	1,495	1,552
<b>Increase over 2020 Permanent Units</b>	-43	+234	+310	+372	+429
<b>Seasonal Units</b>	174	218	231	240	250
<b>Increase over 2020 Seasonal Units</b>	+13	+57	+70	+79	+89
<b>Total New Units</b>	-30	+58	+132	+195	+250

518 New Housing Units needed over the next 20 years  
based on Moderate-High Growth Population Projections

# Assisted Living Facilities

*Assisted living facility* means a residential facility providing 24-hour personal care for the elderly and which may include memory care services and limited nursing. Residents occupying this type of facility require assistance for daily activities such as preparation of meals, bathing, and other personal care. These facilities include a common dining area for residents. Units typically include one or two beds per unit. Every two beds shall count as a residential unit for the purpose of density calculations. **Assisted living facilities are allowed in residential districts, except for the R-3 and R-5 districts.** This category does not include nursing homes, congregate care facilities, adult day care facilities, community residential homes or transitional recovery facilities.

# Assisted Living Facilities Discussion

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- Interest in adding “assisted living facility” type developments
- **Scale of these types of facilities**
  - Senior Care or Living Community (graduated living type from independent living to nursing home care)
  - Assisted living facility
  - Memory care facility
  - Nursing homes
  - Smaller in-home care facilities (neighborhood level)

**NOTE: Assisted Living Facilities not mentioned in Future Land Use Categories**

# Acreege in Future Land Use Categories

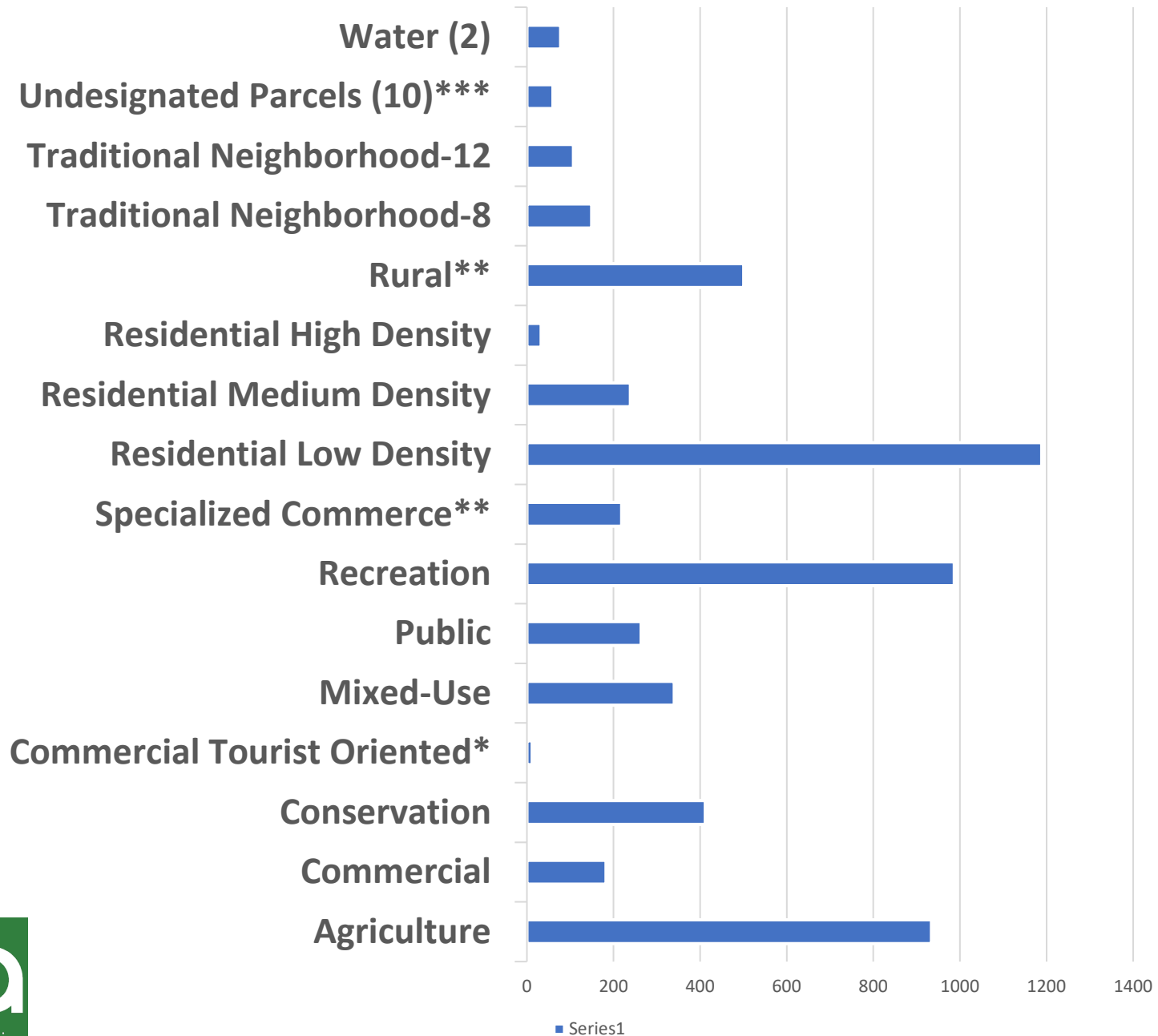
FLU Category	Acreege
Agriculture	934.47
Commercial	182.59
Conservation	411.62
Commercial T O	11.92
Mixed-Use	340.17
Public	264.03
Recreation	986.71
Specialized Commerce	218.62
Residential Low	1,188.81
Residential Medium	238.71
Residential High	32.76
Rural	500.8

FLU Category	Acreege
Traditional Neighborhood-8	149.31
Traditional Neighborhood-12	107.36
Undesignated Parcels (10)	59.87
Water	78.12
TOTAL:	5,705.87

## High Percentage Categories

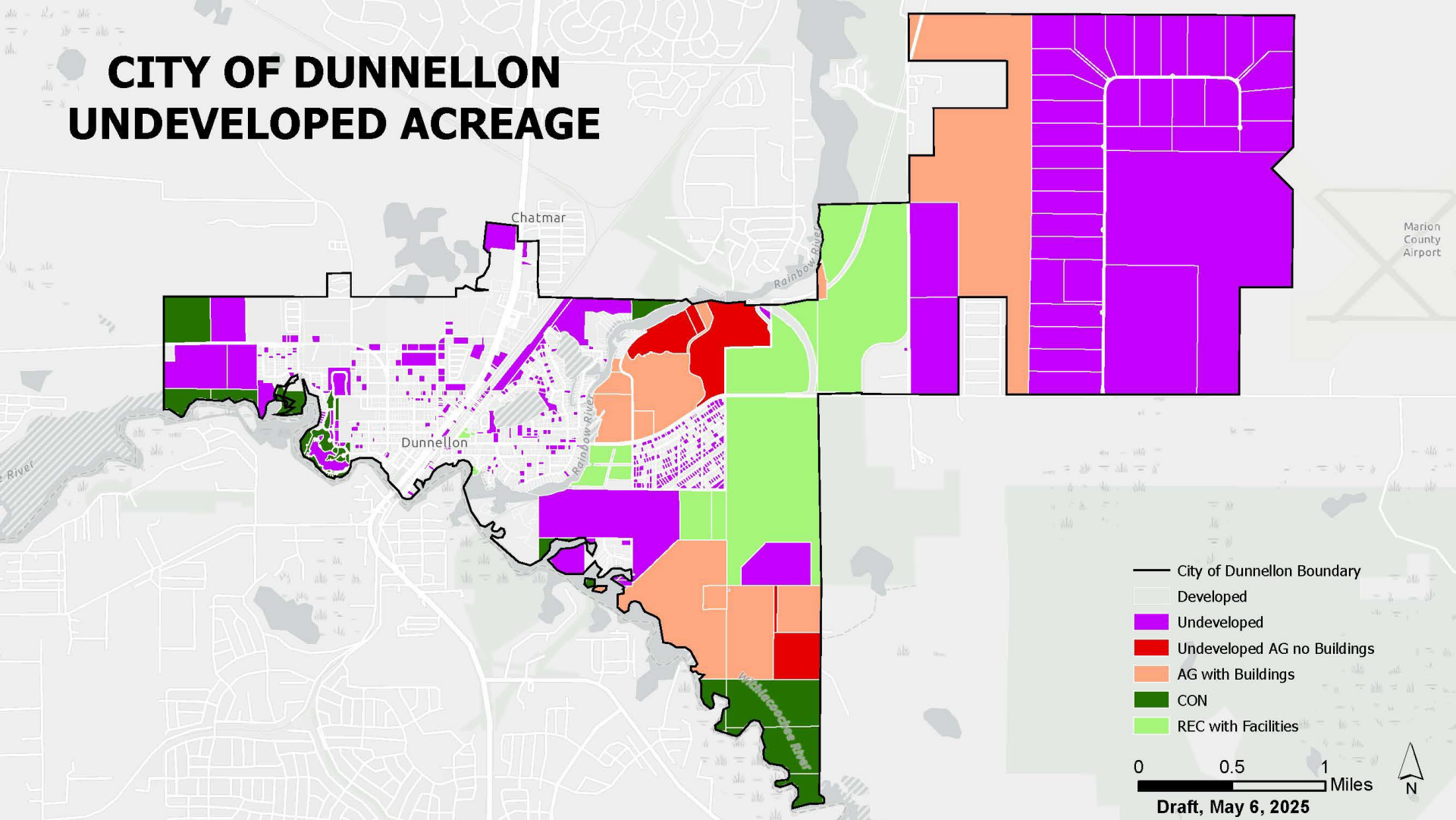
**Residential Low 20.8%**  
**Recreation 17.3%**  
**Agriculture 16.4%**  
**Conservation 7.2%**

# Acreeage in Future Land Use Categories

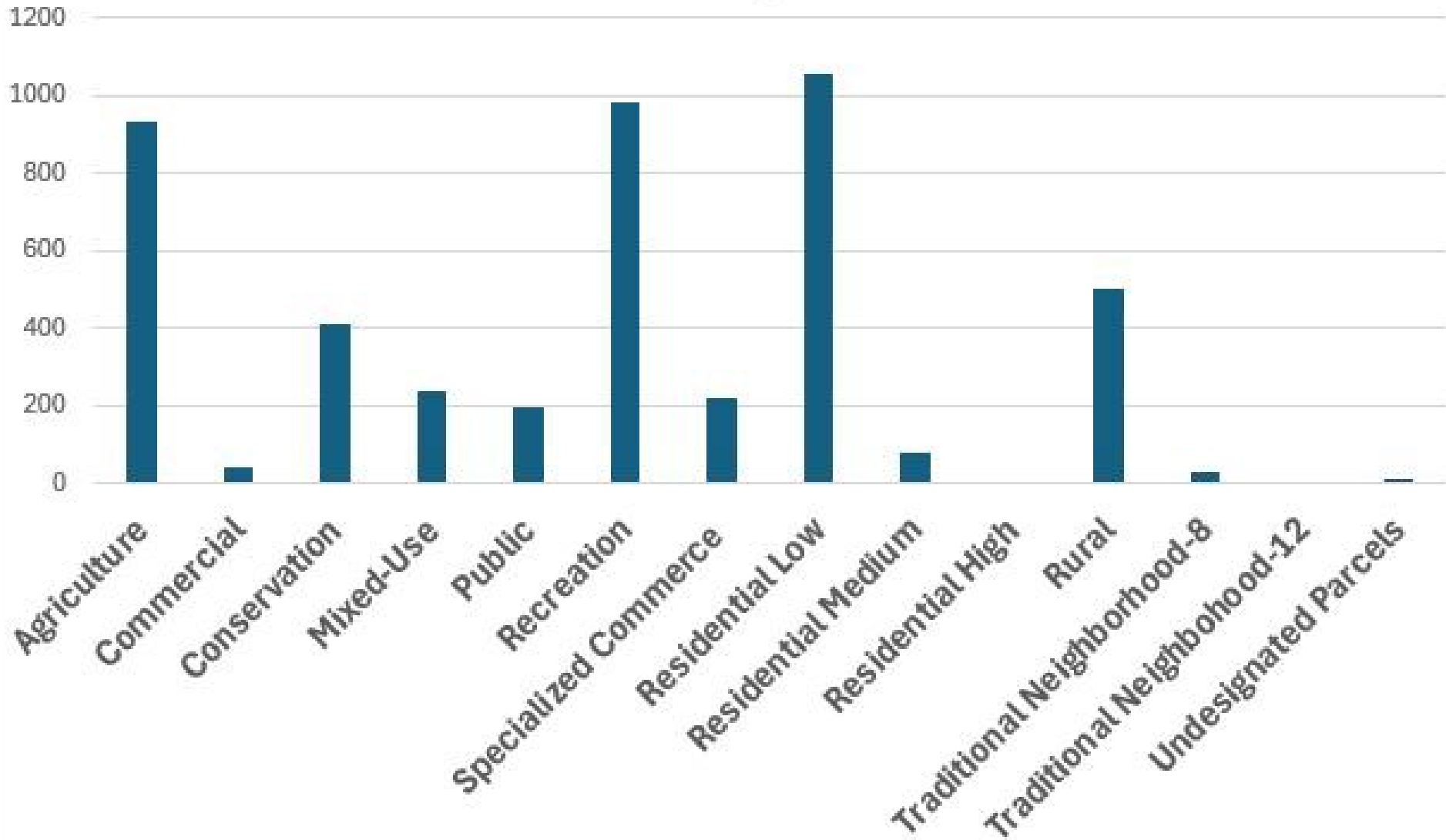


# Location of Undeveloped Parcels

## CITY OF DUNNELLON UNDEVELOPED ACREAGE



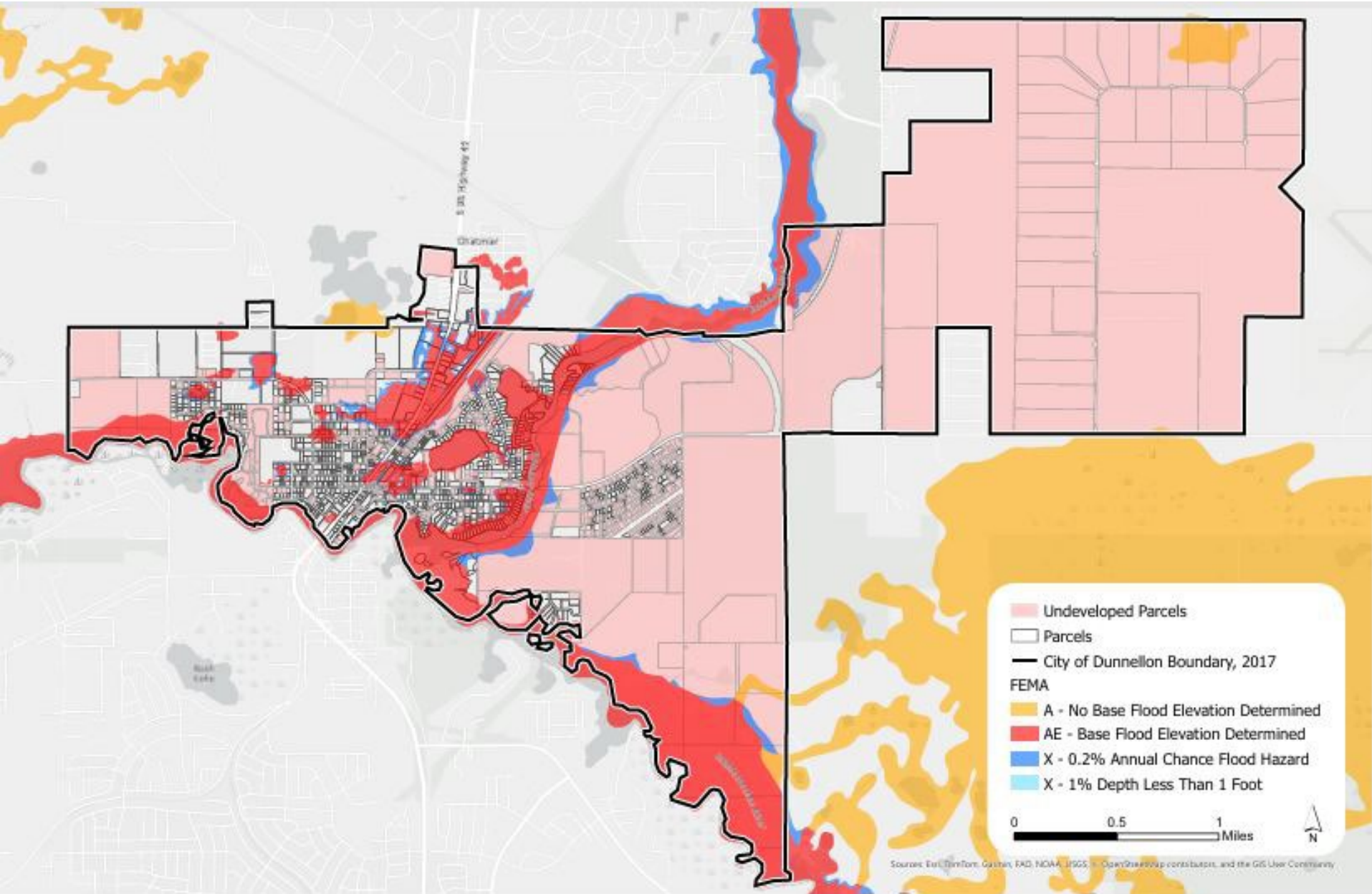
# Future Land Use Categories: Undeveloped Acreage



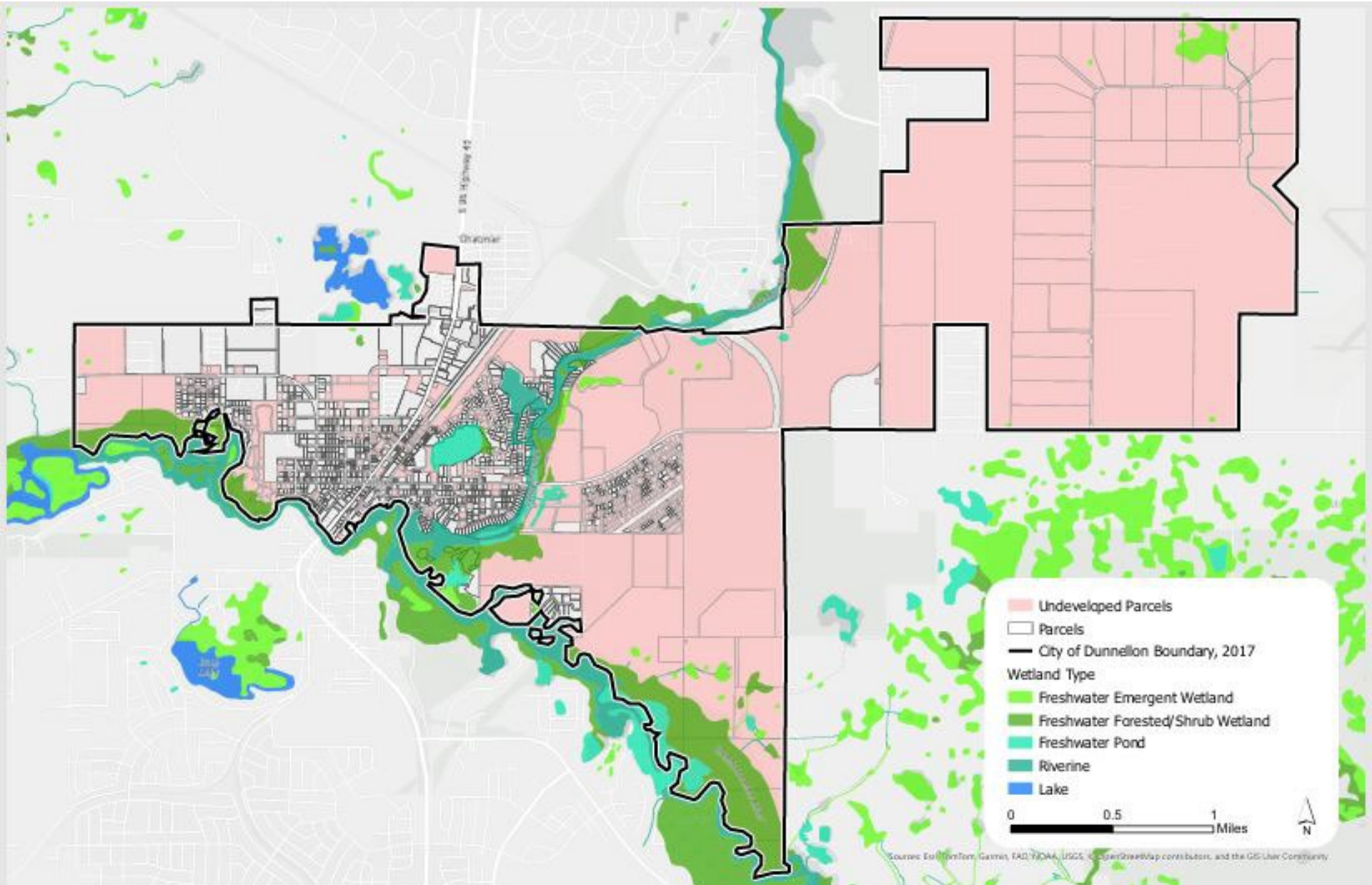
# Vacant Land Development Potential

- **Residential Low: 2.5 units/acre**
  - $1,059 \times 2.5 = 2,647$  dwelling units
  - $2,647 \text{ du} \times 1.93 \text{ pph} = 5,108$  persons
- **Mixed-Use: 5 units/acre @80% residential**
  - $(236.4 \times .8) \times 5 = 945$  dwelling units
  - $945 \text{ du} \times 1.93 \text{ pph} = 1,823$  persons
  - Mixed-Use allows up to 12 units/acre if certain criteria are met (2,269 du)

# FEMA Floodplain & Undeveloped Parcels

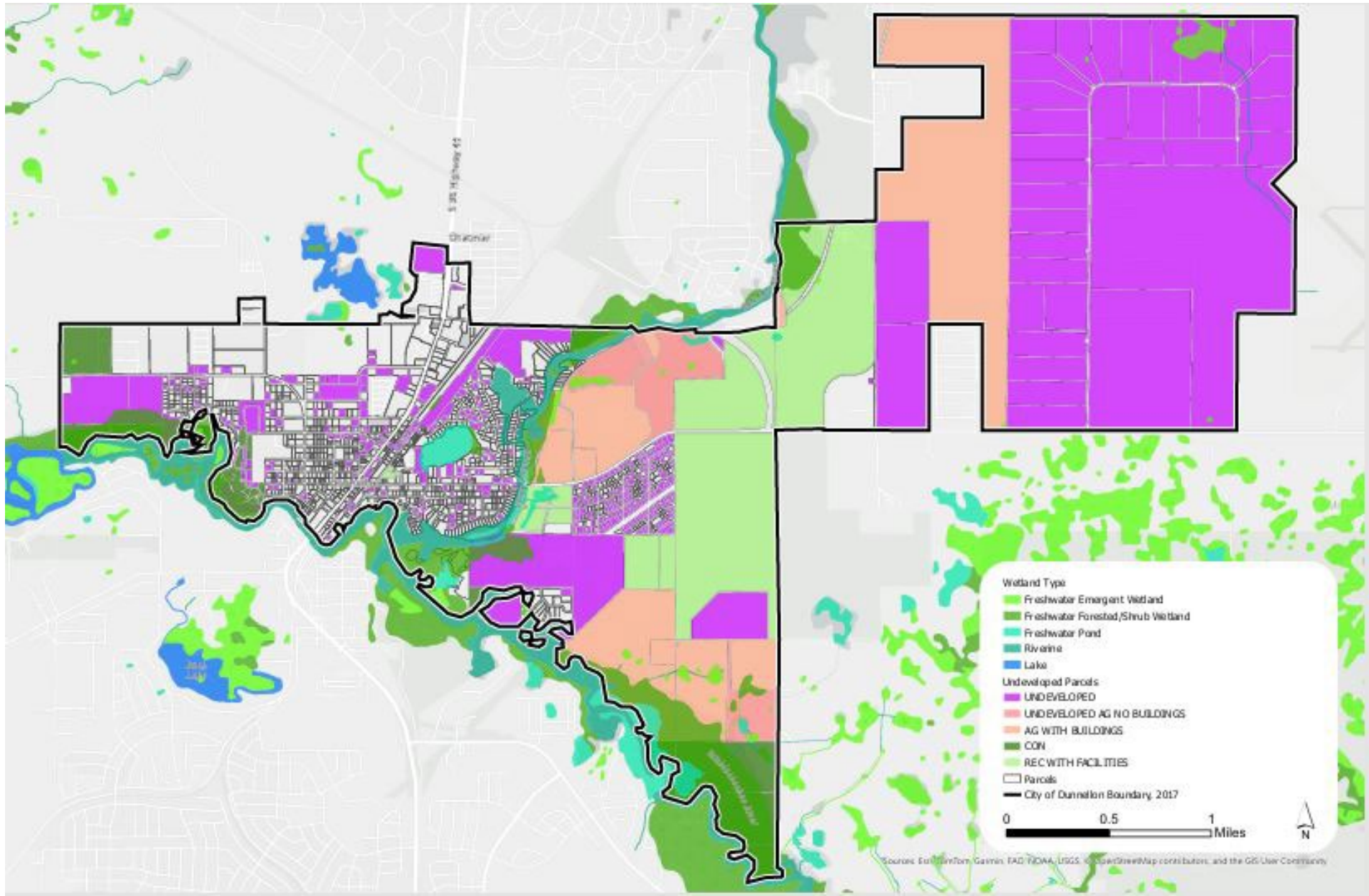


# Wetland Areas & Undeveloped Parcels



Source: Esri, TomTom, Garmin, FAD, NOAA, USGS, Cooper's DroneMap contributors, and the GIS User Community.

# Wetland Areas & Undeveloped Land by Type



# Future Land Use Category Discussion

- References within the Residential categories (houses of worship; public schools (Policy 1.19); private schools; bed & breakfast; libraries?; assisted living facilities)
- Mixed-Use category (change to residential & non-residential to eliminate institutional)
- Change Public to Public & Institutional
- Commercial (add light industrial?)

# Next Steps

- Receive direction from Planning Commission & City Council on Population Projections & Future Housing Needs (including Housing Types & Assisted Living Facilities)
- Continue analysis of vacant land for development potential based on environmental concerns
- Review Future Land Use Categories for Changes

# Questions/Comments



**Please provide feedback on:**

- **Population projections**
- **Housing needs analysis**
- **Environmental maps**
- **Assisted living facilities discussion**