



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



Planning Commission: May 13, 2025

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



May 13, 2025

What & Why

- **What is the Data & Analysis Report?**

- Foundation for the Comprehensive Plan
- Provides information for setting Goals, Objectives, & Policies in the Plan
- Not adopted, but provides the analysis necessary to support the policies for Dunnellon's future growth & development
- “Visioning based on Data”

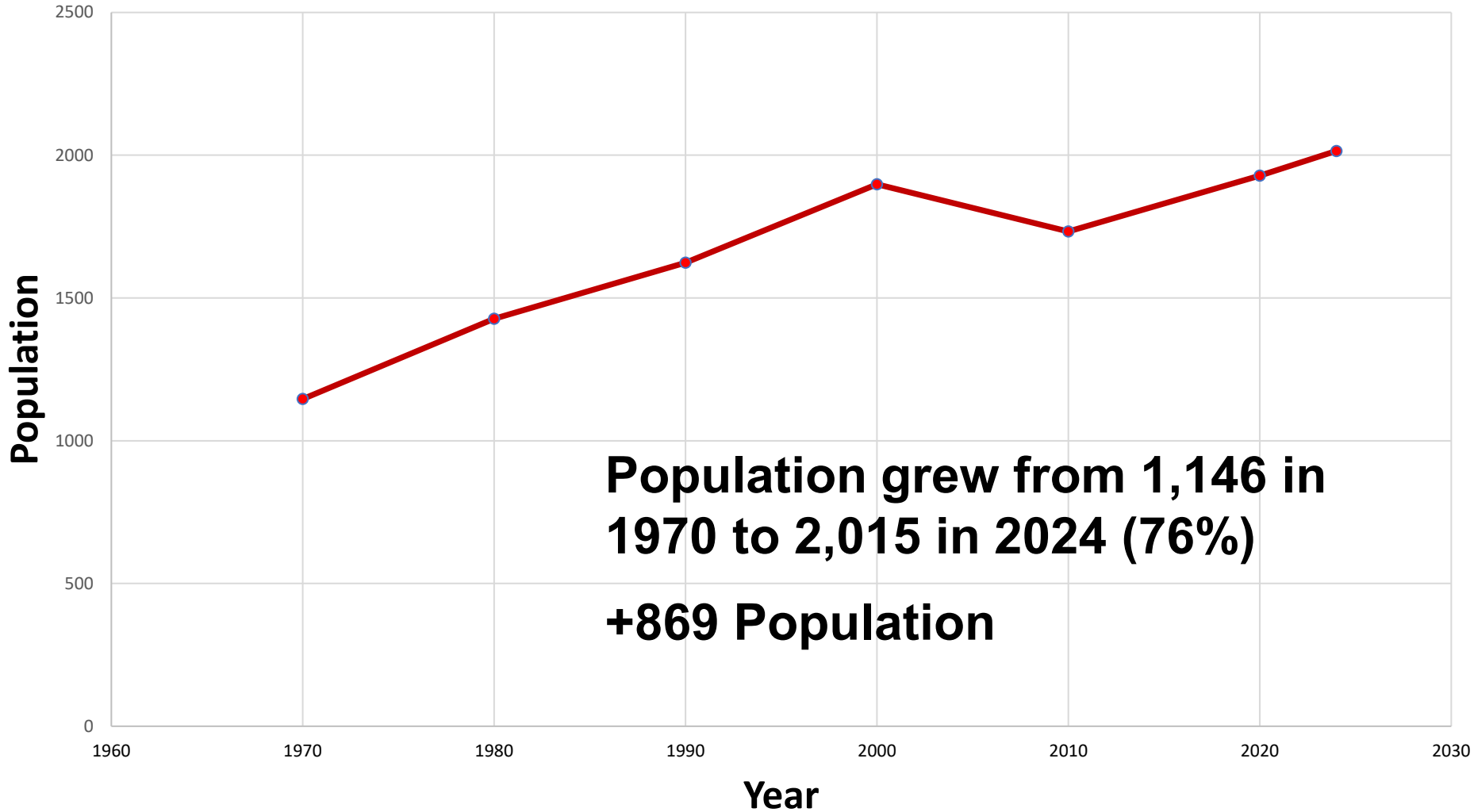
- **Why are we updating the Report?**

- Required by State law in association with a Comprehensive Plan Update
- Conditions have changed since the last report in 2016

Updates to the Comprehensive Plan Data & Analysis Report

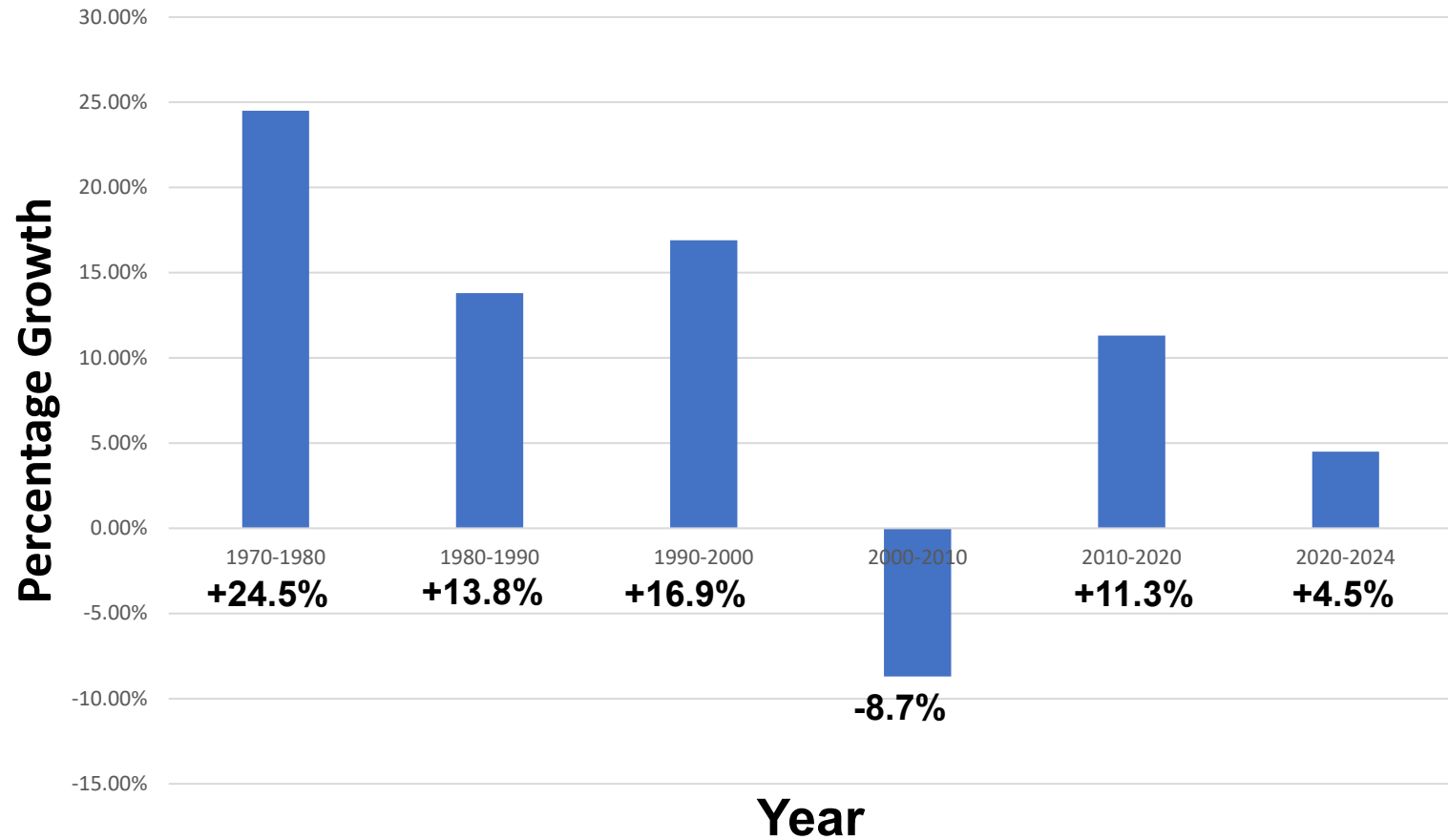
- **New Comprehensive Plan is for 2025-2045**
 - Updated data on the City's population growth trends
 - Updated Population Projections
 - Analysis of Land Use Category Acreages
 - Vacant Land Analysis
 - Housing Needs Based on Projected Population

Dunnellon Population Growth Trend 1970-2024



Population Growth Rate Trend

Dunnellon Population Growth Rate Trend 1970-2024

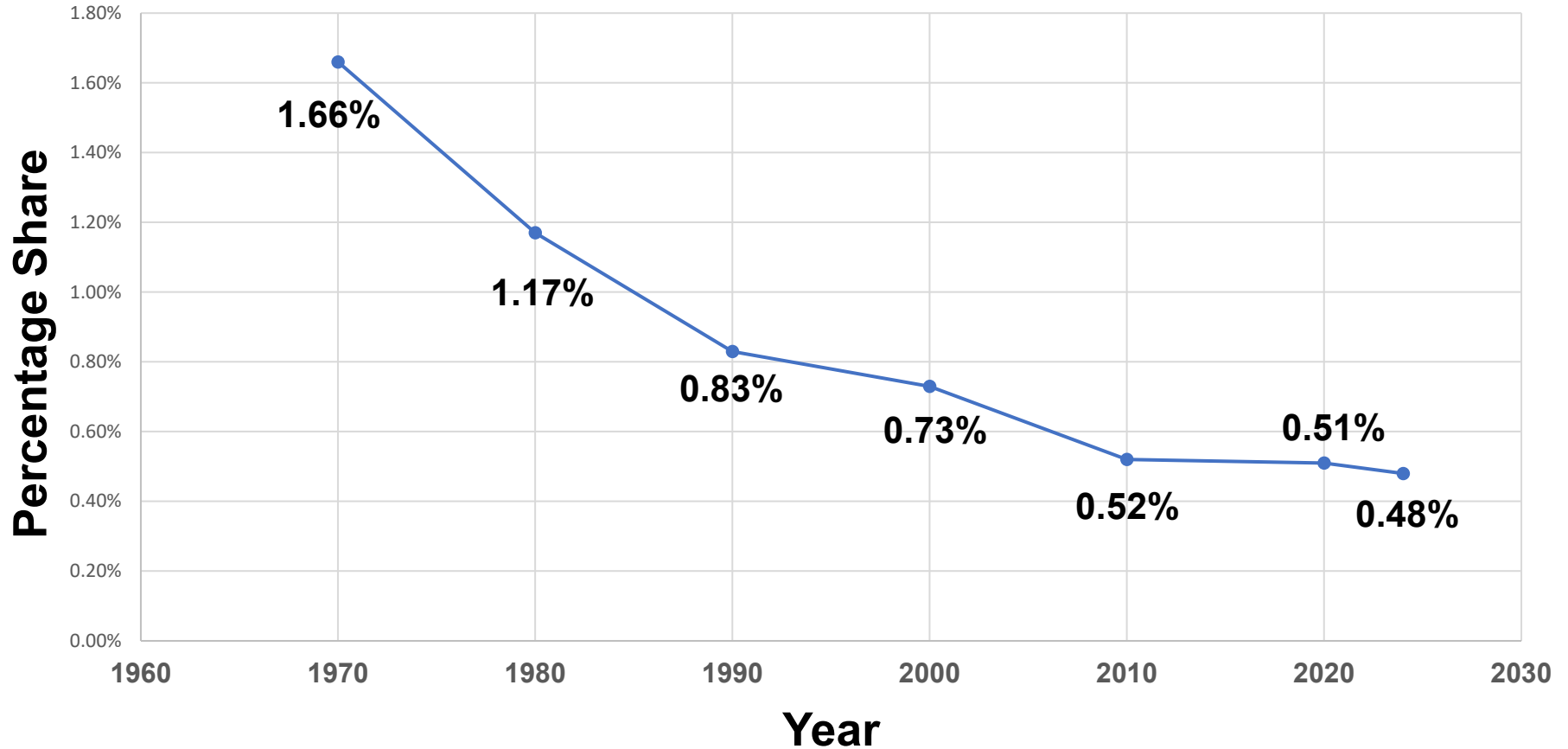


Population Projections

- 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**

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

Dunnellon Share of Marion County Population Growth



Population Trend Analysis

- Dunnellon's population growth rate has slowed since 1970
 - **24.5% → 4.5%**
- Dunnellon's share of Marion County population growth has declined since 1970
 - **1.66% → 0.48%**
- Housing vacancy rate declined from 2010 to 2020
 - **24.57% → 22.12%**

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	2,232	2,500
2035	2,355	2,638
2040	2,458	2,753
2045	2,551	2,857
Added Population	+623	+929

*US Census Data

**EDR Population Estimate

Recommendation

- **Use the Moderate Growth projections for the Comprehensive Plan Update**
 - Reflects higher growth than the 2000-2020 time period
 - Reflects similar growth that the 2016 Data & Analysis Report projected
- **Include the seasonal population as part of the projections using the Moderate Growth projections and the 2020 percentage of total population that was seasonal: 16.08%**

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 Growth	Seasonal	TOTAL
2020*	1,928		
2024**	2,015		
2025	2,085	335	2,420
2030	2,232	358	2,670
2035	2,355	379	2,734
2040	2,458	395	2,853
2045	2,551	410	2,961
Added Population	+623		+1,033

*US Census Data

**EDR Population Estimate

Acreege in Future Land Use Categories

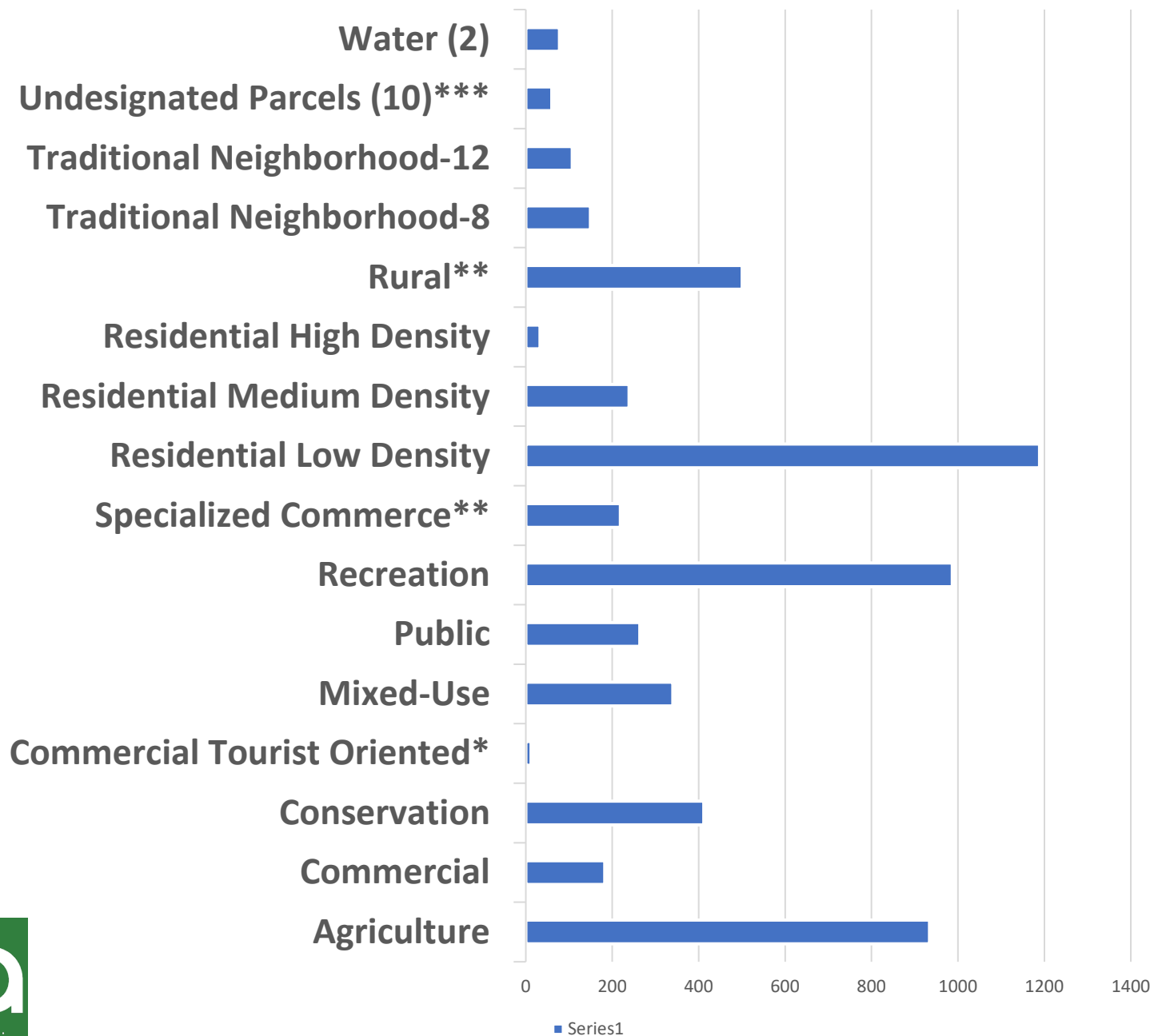
FLU Category	Acreege
Agriculture	934.47
Commercial	182.59
Conservation	411.62
Commercial T O	11.92
Mixed-Use	340.17
Public	264.03
Recreation	986.71
Specialized Commerce	218.62
Residential Low	1,188.81
Residential Medium	238.71
Residential High	32.76
Rural	500.8

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

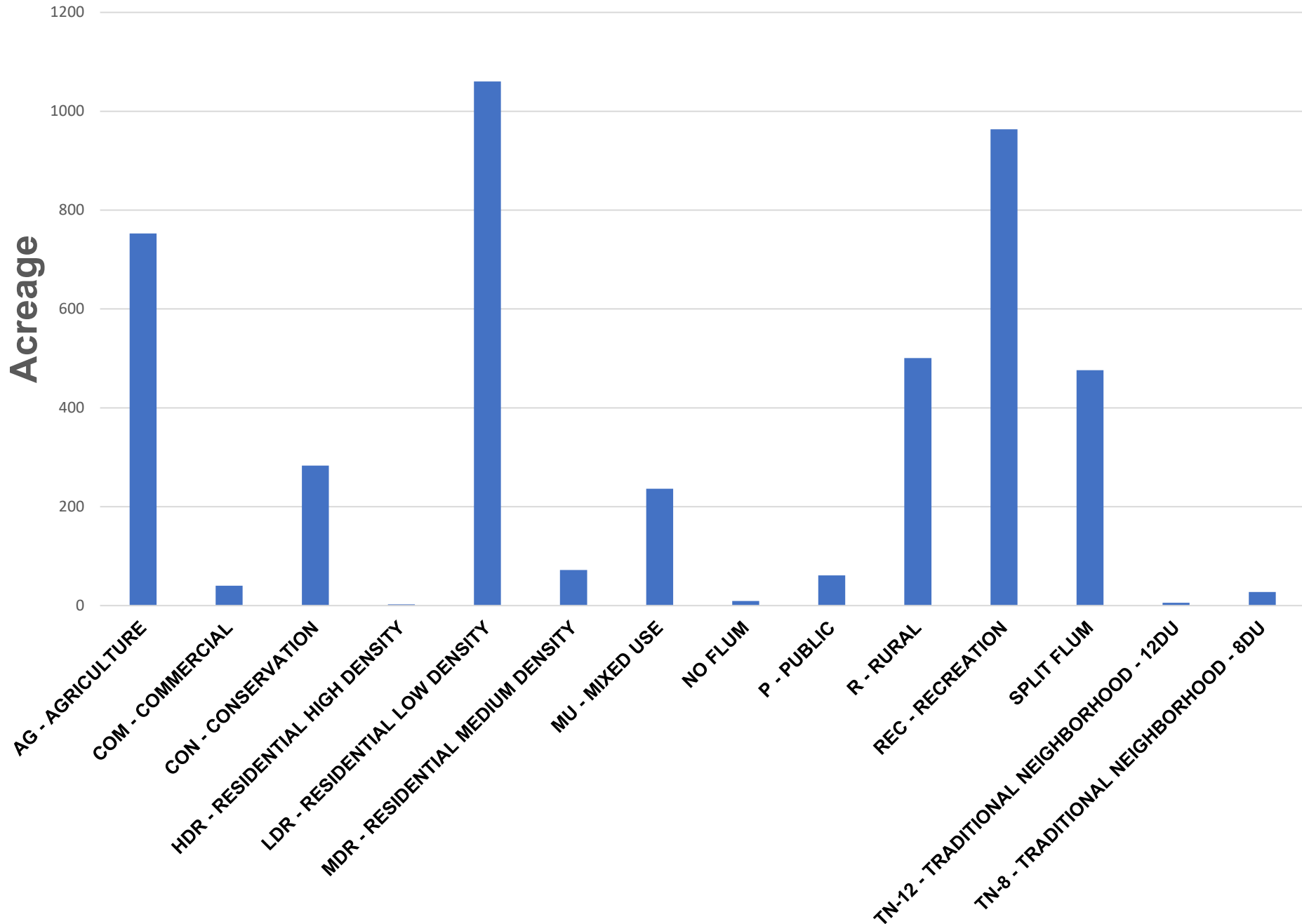
High Percentage Categories

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

Acreeage in Future Land Use Categories

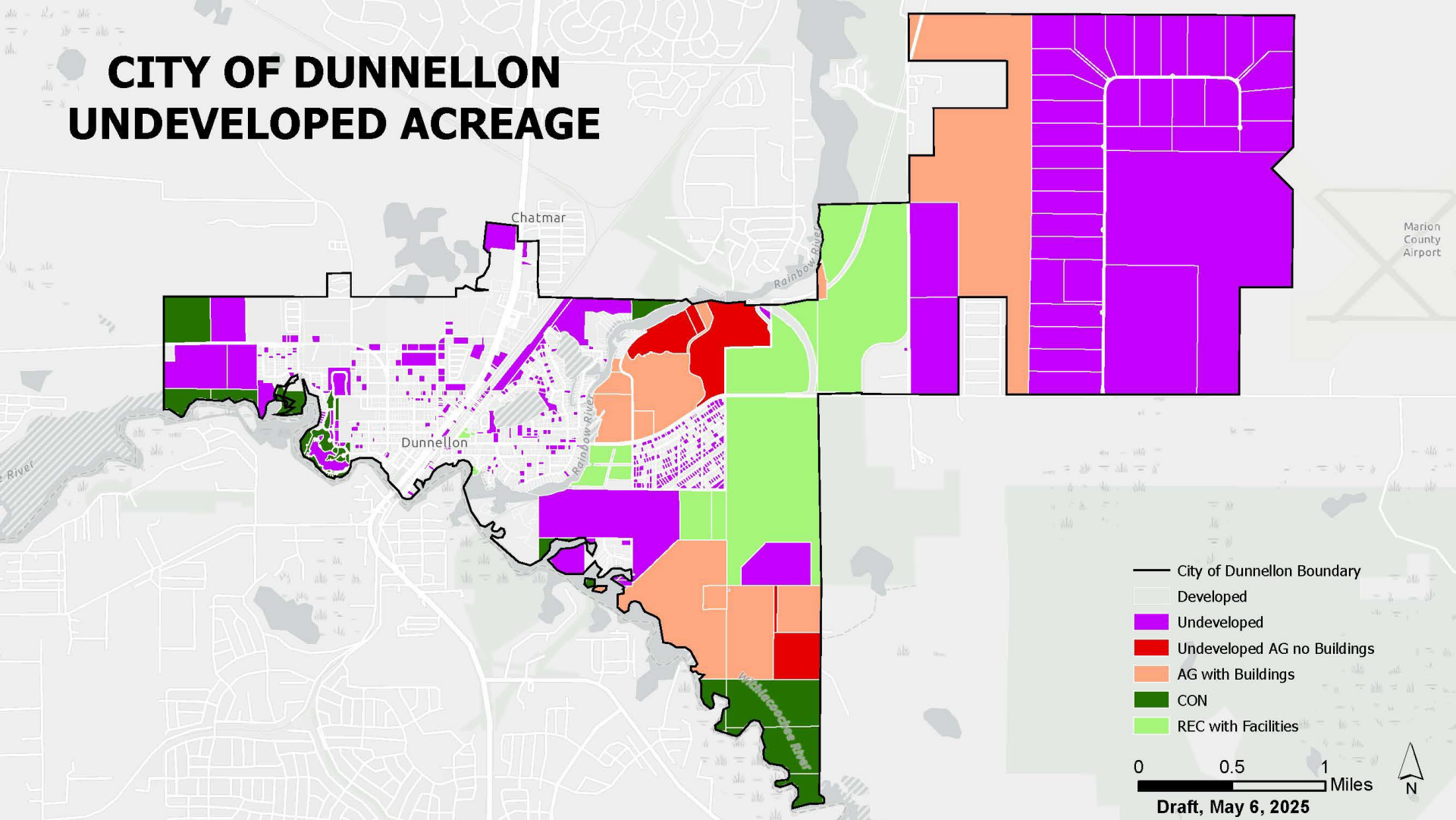


Future Land Use Categories: Undeveloped Acreage



Location of Undeveloped Parcels

CITY OF DUNNELLON UNDEVELOPED ACREAGE



Future Housing Needs

Housing Type	2025	2030	2035	2040	2045
Permanent Units	1,080	1,156	1,220	1,274	1,322
Increase over 2020 Permanent Units	-43	+33	+97	+151	+199
Seasonal Units	335	358	379	395	410
Increase over 2020 Seasonal Units	+13	+25	+35	+44	+51
Total New Units	-30	+58	+132	+195	+250

250 New Housing Units needed over the next 20 years based on Moderate Growth Population Projections

Next Steps

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

Questions/Comments



Please provide feedback on the population projections and housing needs analysis