

City of Dunnellon

STAFF REPORT TO CITY COUNCIL

LAND DEVELOPMENT CODE AMENDMENTS

To: City Council
From: Lonnie Smith Community Development Manager
Date: Jan 13, 2020
Subject: APPROVAL REQUEST FOR PROPOSED LAND DEVELOPMENT CODE AMENDMENTS.

MEETING DATE: Jan 13, 2020

REQUEST:

Request for approval that Ordinance ORD2020-02 for proposed land development code amendments.

BACKGROUND INFORMATION

In a continuing process of code review and improvement, staff has identified additional amendments to the code that are necessary and in the best interest of the health, safety, and welfare of the citizens of Dunnellon.

The purpose of this ordinance is to further refine the code in Appendix A to increase clarity and readability. Additional uses have been added to the table of Permitted uses as well as corresponding definitions. The landscape buffering area of the code has been updated to better coincide with the established zoning setbacks. In addition, improved noticing requirements, including signage, have been added to better inform the public of City Land development hearings.

The goal of this ordinance is to enhance the attractiveness and economic well-being of the City as a place to live, visit, and conduct business.

REVIEW OF COMPREHENSIVE PLAN:

FUTURE LAND USE ELEMENT

GOAL

Through the provision of appropriate land uses, promote, protect and improve the public health, safety, and welfare of Dunnellon's residents, while maximizing economic benefits and minimizing threats to natural and man-made resources.

Objective 1

The Future Land Use Map (FLUM) depicts the land use categories that are permissible in the City. The following policies establish the uses, densities, and intensities that are depicted on the FLUM. The City specifically intends that all development shall be consistent with the uses, densities, and intensities described below and shown on the FLUM.

Policy 1.17:

Maintain and enforce land development regulations which implement the adopted comprehensive plan, including:

- A. Regulation of use and subdivision of land, in consideration of adjacent land uses, natural and historic resources, open space and environmental constraints such as flood prone areas, soil suitability, drainage, surface and groundwater quality and stormwater management.
- B. Protect wetlands, potable water well fields, natural aquifer recharge areas, endangered species, intact ecological systems, air and water quality, consistent with the requirements of the Conservation Element.
- C. Regulate setbacks, landscaping, on-site parking and traffic flow, signage, and pedestrian access and other impacts which protect natural and historical resources and promote quality of life.
- D. Provide that development orders and permits shall not be issued which result in a reduction in the level of services of public facilities adopted in this plan.
- E. Implement site design standards for residential development of varying densities and commercial uses as designated in the Future Land Use Element and on the Future Land Use Map.
- F. Protect property against wildfire and implement Best Management Practices.
- G. Provide site design standards for large-scale discount, commercial, or "big box" establishments.

FINDINGS OF FACT:

To determine whether the proposed ordinance is consistent with all adopted elements of the adopted Comprehensive Plan, the goals, objectives and policies were examined. Consistency has been established with the preceding goals, objectives, and policies;

RECOMMENDATION:

Based on the findings of fact above, staff recommends ordinance ORD2020-02 is consistent with the comprehensive plan and meets City code Criteria. The Planning Commission reviewed the ordinance on December 17th 2019 and recommends, via Resolution RES2020-22, that the City Council approve ordinance ORD2020-02 as presented.