

City of Dunnellon

STAFF REPORT TO CITY COUNCIL

COMPREHENSIVE PLAN TEXT AMENDMENT

To: Dunnellon City Council
From: Community Development
Date: January 7, 2020
Subject: Request to City Council for Adoption of proposed text amendments to the City of Dunnellon comprehensive plan Future Land Use Element, Ordinance #ORD2020-11.

BACKGROUND INFORMATION

The City of Dunnellon is committed to planning and managing the future growth and development of the City and recognizes the increasing demand for clean energy sources.

Dunnellon is known for the importance its citizens place on its environmental resources and in harmony, desires to grow in a well-planned and environmentally friendly manner.

Large-scale solar deployments are increasing at a rapid rate and as costs drop, are expected to continue this trend for the near future.

The City is taking this opportunity to prepare for the growing demand for Solar energy generation by adopting Comprehensive Plan text amendments to allow for the availability of and properly regulate large-scale solar energy installations as a special exception in the Agriculture and Public land use categories.

The community benefits of Solar energy projects are many, including job creation, economic development, clean energy sourcing, and increased city tax base. Having provisions in the code for the regulation of Solar Energy facilities brings the City one step closer to completing its adopted Economic Development plan.

FUTURE LAND USE ELEMENT:

Goal: Through the provision of appropriate land uses, promote 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 6:

Designate land use categories on the Future Land Use Map to meet the short term and long-term needs of the community in a manner consistent with the policy direction set forth in the elements

of the Comprehensive Plan. All proposed amendments to the comprehensive plan, including amendments to the Future Land Use Map, shall meet the criteria in the following policies.

Policy 6.2:

The City of Dunnellon shall allocate sufficient residential and non-residential land uses to support community needs through the 20-year planning period. The City population projections shall be based on the medium population projections published by the Office of Economic and Demographic Research for Marion County and shall allocate, at a minimum, a proportionate share of countywide population growth to the City, taking into account historic growth trends and potential alternative growth scenarios. In evaluating long term community needs, the City recognizes the following guiding principles:

- A. Support a diversity of residential housing types and products and allow for the operation of real estate markets as set forth in Section 163.3177(6)(a), Florida Statutes.
- B. Encourage job creation, economic diversification and capital investment from the private sector to achieve and sustain a healthy local economy.
- C. Provide opportunities for diverse growth within the City to discourage urban sprawl beyond the City corporate boundaries.

Impacts to the Future Land Use Element

The Future Land Use Element is critical in formatting how the city chooses to grow. For Dunnellon, Goal 1 addresses improving the public health, safety, and welfare of Dunnellon’s residents. The proposed changes will continue to protect the future needs of the community while still encouraging job creation, economic diversification and capital investment from the private Sector.

INTERGOVERNMENTAL COORDINATION ELEMENT

Goal: To establish processes which respond to the needs for coordination among City, local, regional, state and federal governments and private entities resulting from the implementation of Dunnellon’s comprehensive plan and any incompatible goals, objectives and policies proposed in other local, regional or state plans.

Objective 2:

Coordinate the impacts of development proposed in the City’s Comprehensive Plan upon development in Marion and Citrus Counties, the region, and the state.

FINDINGS OF FACT:

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

Previously, staff found Ordinance ORD2020-11 to be consistent with the comprehensive plan and meets city code criteria; the Planning Commission reviewed the ordinance for Comprehensive Plan consistency on October 20, 2020, and recommended, via Resolution RES2020-24, that the City

Council approve for transmittal Ordinance ORD2020-11 as presented. The City Council subsequently approved Ordinance ORD2020-11 for transmittal to the Department of Economic Development on November 9, 2020.

On December 18, 2020, the Department of Economic Development (the Department) via Expedited State Review of the proposed Comprehensive Plan Amendment, Dunnellon 20-03ESR, submitted the following statement in response, “Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department’s jurisdiction.” Other agencies responding with “no comments or issues found” were Florida Department of Transportation, Florida Department of Environmental Protection and the Southwest Florida Water Management District.

RECOMMENDATION:

Based on the findings of fact above, staff recommends Council adopt Ordinance ORD2020-11.