



CITY OF DUNNELLO STAFF REPORT

Date: July 26, 2022

To: Dunnellon City Council

Request: Finding of consistency with the City’s Comprehensive Plan and recommendation of approval by City Council of proposed Ordinance #ORD2022-10 which, if adopted, will add new policies to the Comprehensive Plan specific to non-conforming signage.

Ordinance No. ORD2022-10

Applicable to: Non-Conforming Structure Regulations, Comprehensive Plan Amendment to Objective 4, Policy 4.1(C) and creating 4.1(E) and (F).

BACKGROUND

The City of Dunnellon’s Comprehensive Plan was adopted on October 14, 1991, and meets the requirement of the Local Government Comprehensive Planning and Land Development Regulation Act of 1985, with authority to amend its Comprehensive Plan pursuant to Chapter 163 of the Florida Statutes. The City currently prohibits billboards and certain other classes of signage within its boundaries via the City’s land development regulations.

STAFF EVALUATION AND FINDINGS

Due to the City of Dunnellon’s land development regulations that prohibit billboards as well as a number of other classes of signage, prohibited signs that existed prior to the City’s prohibition of same are classified as nonconforming structures. Nonconforming signs, including billboards, detract from the natural and manmade beauty of the City of Dunnellon and can impact the safety of the public. This proposed amendment is intended to lessen hazardous situations that may arise due to nonconforming signs, as well as reduce confusion and visual clutter otherwise caused by nonconforming signs which compete for the attention of pedestrian and vehicular traffic due to improper placement, excessive height, excessive size, and other distracting characteristics that may exist due to nonconformities with up-to-date City regulations and requirements.

The proposed amendments to the City’s Comprehensive Plan by ORD2022-10 establish policies specific to nonconforming signage, including thresholds for repair based on damage to signage in relation to value pertaining to nonconforming status as well as authorization to enter into amortization to expedite removal of nonconforming signage.

Staff Recommendation:

Staff has reviewed the proposed amendment to the Comprehensive Plan (see Ordinance and Exhibit “A”) and finds it to be consistent with Florida Law and the City’s Comprehensive Plan. Staff requests that the Planning Commission, acting as the local planning agency, make a determination that this Ordinance is consistent with the City’s Comprehensive Plan and recommend to City Council that it adopt the proposed amendment to Objective 4, Policy 4.1 of the Future Land Use Element of the Comprehensive Plan of the City of Dunnellon.