



CITY OF DUNNELLO STAFF REPORT

Date: July 26, 2022

To: Dunnellon City Council

Request: Approval of Proposed Ordinance #ORD2022-07 providing for an amendment to the City Code of Ordinances, by adding Non-Conforming Signs Regulations.

Ordinance No. ORD2022-07

Applicable Statute: Non-Conforming Regulation Requirements, Section 2: Appendix A – Zoning, Article XI – Signs of the City’s Code of Ordinance

BACKGROUND

The City of Dunnellon Code of Ordinances constitutes a recodification of the general and permanent ordinances of the City of Dunnellon, Florida. Source materials used in the preparation of the Code were the 1985 Code, as supplemented through to present Code, and ordinances subsequently adopted by the City Council thereafter. Section 2: Appendix A – Zoning, Article XI – Signs of the City’s Code of Ordinance is proposed to be revised to update non-conforming sign regulations, including regulations pertaining to existing billboards within City limits.

STAFF EVALUATION AND FINDINGS

At City Council’s direction, Staff has proposed an update to the City’s Comprehensive Plan pertaining to non-conforming signage via Ordinance 2022-10, which is proposed to be adopted prior to this proposed ordinance (ORD2022-07). This proposed ordinance updates the City’s land development regulations to adopt regulations consistent with proposed Ordinance 2022-10. The proposed revisions to the City’s land development regulations include updates to definitions, revised regulations pertaining to existing non-conforming billboards including an amortization procedure, regulations specific to non-conforming signage, sign maintenance provisions, general violations, regulations regarding removal of unsafe signs and removal of abandoned signs, removal of signs erected without a permit, and severability provisions. Any violations of the new provisions within this ordinance may be prosecuted and shall be punishable as provided for in the Code of Ordinances.

Staff Recommendation:

Staff has reviewed the proposed amendment to the City’s Code of Ordinances and finds that it will be consistent with the City’s Comprehensive Plan once Ordinance 2022-10 is adopted as well as Florida Law. Accordingly, Staff requests that the Planning Commission find that the proposed ordinance is consistent with the Comprehensive Plan as it is proposed to be amended by accompanying Ordinance 2022-10 and recommend approval as presented to the City Council.