

ORDINANCE #ORD2026-06

AN ORDINANCE OF THE CITY OF DUNNELLON, FLORIDA, AMENDING THE 2016 CITY OF DUNNELLON COMPREHENSIVE PLAN TO ADOPT AN UPDATED CITY OF DUNNELLON 2025-2045 COMPREHENSIVE PLAN AND FUTURE LAND USE MAP SERIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Dunnellon is committed to planning and managing the future growth and development of the City; and

WHEREAS, the City Council of the City of Dunnellon has the authority to amend its Comprehensive Plan pursuant to the Community Planning Act Chapter 163, Florida Statutes, and

WHEREAS, the City has prepared updates and amendments to the elements of the Comprehensive Plan and Future Land Use Map Series that reflect changes in state law and changed conditions within the city; and

WHEREAS, the City's Planning Commission, sitting in its capacity as the Local Planning Agency, reviewed the City of Dunnellon 2025-2045 Comprehensive Plan and Future Land Use Maps Series and recommended approval at a public hearing on May 12, 2026, with due public notice; and

WHEREAS, the City Council of the City of Dunnellon held public hearings to consider this ordinance, with due public notice having been provided, to obtain public comment, and considered all written and oral comments received during public hearings, including support documents; and

WHEREAS, the City of Dunnellon has complied with all requirements and procedures of Florida law in processing this ordinance; and

WHEREAS, the City Council finds it is in the best interest of its residents to adopt the updated City of Dunnellon 2025-2045 Comprehensive Plan and Future Land Use Map Series.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUNNELLON, FLORIDA, AS FOLLOWS:

SECTION 1. The City of Dunnellon has complied with all requirements and procedures of Florida law in processing this Ordinance. The above recitals are hereby adopted as the legislative findings and intent of the City of Dunnellon.

SECTION 2. The City Council has reviewed the updated City of Dunnellon 2025-2045

Comprehensive Plan and updated Future Land Use Map Series, along with a recommendation for approval by the Planning Commission. and hereby adopts the City of Dunnellon 2025-2045 Comprehensive Plan and Future Land Use Maps Series as provided in Exhibit A.

SECTION 3. 2025 SUPPLEMENTAL DATA AND ANALYSIS REPORT. The supporting data and analysis as shown in the 2025 Supplemental Data and Analysis Report (the “Report”) will be transmitted to the State Land Planning Agency and the relevant reviewing agencies with the 2025-2045 Comprehensive Plan and Future Land Use Map Series, but the Report is not adopted by this Ordinance.

SECTION 4. CONFLICTS. After the effective date of this Ordinance, in any case where all or any part of this Ordinance is found to conflict with any provision of any other ordinance of the City of Dunnellon, to the extent of such conflict, all such ordinances are hereby repealed.

SECTION 5. SEVERABILITY. If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unenforceable, unlawful, or unconstitutional by a court of competent jurisdiction, said determination shall not be held to invalidate or impair the validity, force, or effect of any other section, sentence, phrase, word, or portion of this Ordinance.

SECTION 6. DIRECTIONS TO THE CITY CLERK OR DESIGNEE. Within ten (10) working days after the first public hearing on this Ordinance, the City Clerk or designee shall transmit a copy of this Ordinance, the 2025-2045 Comprehensive Plan, the Future Land Use Map Series, supporting 2025 Data and Analysis Report, and a copy of the adopted 2025-2035 Water Supply Plan to the State Land Planning Agency, the appropriate reviewing agencies, and any other unit of local government or governmental agency in the State of Florida that has filed a written request with the City Clerk using the prescribed method as stated in the Florida Department of Commerce, Community Planning, Development & Services Department’s website.

SECTION 7. EFFECTIVE DATE. This Ordinance shall become effective immediately upon adoption; however, the effective date of this amendment to the City of Dunnellon Comprehensive Plan, if the amendment is not timely challenged, will be 31 days after the State Land Planning Agency notifies the City that the amendment package is complete in accordance with Chapter 163.3183, Florida Statutes. If timely challenged, this Comprehensive Plan amendment will become effective on the date the State Land Planning Agency or the Administration Commission enters a final order determining the amendment to be in compliance with Chapter 163, Florida Statutes. No development orders, development permits, or land uses dependent on this Comprehensive Plan amendment may be issued or commenced before this ordinance has become effective.

Upon motion duly made and carried, the foregoing Ordinance was approved upon the first reading and public hearing on the 13th day of May 2026.

Upon motion duly made and carried, the foregoing Ordinance was approved and passed

upon the second and final reading and public hearing on the __ day of _____, 2026.

Ordinance Posted on the City’s website on May 6, 2026.

First Public hearing advertised on the City’s website on April 23, 2026, and advertised in the Riverland News on May 1, 2026.

Second Public hearing advertised on the City’s website on _____, 2026, and advertised in the Riverland News on _____, 2026.

ATTEST:

CITY OF DUNNELLON

Amanda L. Odom, CMC
City Clerk

Walter L. Green, Mayor

Approved as to Form:

Andrew J. Hand, City Attorney

CERTIFICATE OF POSTING

I HEREBY CERTIFY that copies of the foregoing Ordinance were posted at City Hall, the Chamber of Commerce, and Dunnellon Library, in the City of Dunnellon, Florida, and on the City's Official Website this 6th day of May 2026.

Amanda L. Odom, CMC
City Clerk

Exhibit “A”

Exhibit A consists of the 2025-2045 Comprehensive Plan and updated Future Land Use Map Series.