

Agenda  
City of Dunnellon  
Planning Commission Meeting  
Tuesday, March 16, 2021, 5:30 p.m.  
Join Zoom

<https://dunnellon.zoom.us/j/91295879145?pwd=VDNvQ3E3RkwvMFdZN3hNMCs4RUVCUT09>

Meeting ID: 91295879145

### **Public Comment**

Anyone who wishes to provide public comment will be able to do so by participating in the Planning Commission meeting in person, or via the Zoom "AUDIO ONLY" platform and/or telephone, by speaking during public comment portions of the meeting when recognized per the instructions below or by submitting written comments, evidence and/or written testimony in advance of the meeting via email to the Planning Assistant at [email:%20tmalmberg@dunnellon.org](mailto:%20tmalmberg@dunnellon.org)

Members of the public who would like to participate are encouraged to register in advance by Noon on Tuesday March 16th. Please see instructions below on how to register. A three (3) minute time limit will be administered during public comment.

Instructions on How to Listen and/or Participate in the Meeting

Attachment: [Meeting Instructions PC](#)

One or more City Council members may attend this meeting and may speak.

### **Call to Order**

Pledge of Allegiance

Roll Call

Proof of Publication: The Agenda was posted on City's website and City Hall bulletin board on Tuesday, March 9, 2021.

1. Quasi-Judicial Hearing - PZ20200259 Solar Farm  
Application PZ20200259 by John Taylor, representing Kingston Properties, LLC requesting a Special Exception to Construct a 75-megawatt Solar Farm at parcels 40701-000-00, SEC 01 TWP 17 RGE 18; 40713-001-00, 40714-003-00, 40715-001-00, 40716-000-00, 40717-000-00, 40719-001-00, SEC 06 TWP 17 RGE 19.
  - Chairman to close regular meeting and open Quasi-Judicial Hearing
  - Swearing in of all persons who will give testimony by City Attorney
  - Commission members to disclose any Ex-Parte Communication
  - Members to disclose any Conflict of Interest
  - Staff Presentation
  - Applicant Presentation
  - Presentation of Evidence from the Public and/or Non-evidentiary Public Comment
  - Chairman to close Quasi-Judicial Hearing and reopen regular meeting

Documents:

[Special Exception SPX2021-01 John Taylor PZ20200259 Notice.pdf](#)

2. RESOLUTION - RES2021-03 Application PZ20200259 Solar Farm  
Resolution #RES2021-03 finding of consistency and forwarding a recommendation of approval / approval with conditions / disapproval to City Council for consideration

*Proposed Motion: I move Resolution #RES2021-03 be read by title only.*

*Proposed Motion: I move Resolution #RES2021-03 be approved / approved with conditions / disapproved*

*To be added.*

3. Reports & Updates:

- Chairwoman D'Arville
- Commissioners
- Staff

4. Comprehensive Plan Design Review & Discussion

5. Public Comment

6. Adjournment

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Any person requiring a special accommodation at this meeting or hearing because of a disability or physical impairment should contact the City Clerk at (352) 465-8500 at least 48 hours prior to the proceeding.

If a person desires to appeal any decision with respect to any matter considered at the above meeting or hearing, he or she will need a record of the proceeding. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based. The city is not responsible for any mechanical failure of recording equipment.

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The application, filed under application number PZ20200259, together with any back-up materials may be reviewed during normal business hours 7:00 a.m. to 6:00 p.m., Monday - Thursday at Dunnellon City Hall or by requesting an electronic copy. Please contact the Community Development Department at (352) 465-8500, ext. 1010.

**CITY OF DUNNELLON  
PLANNING COMMISSION  
TO CONSIDER A SPECIAL EXCEPTION REQUEST**

The Planning Commission will hold a quasi-judicial public hearing for recommendation to the City Council regarding a Special Exception, SPX2021-01, requested by John Taylor applicant and agent for Kingston Properties, LLC to construct a 75-megawatt Solar Farm at parcels 40701-000-00, SEC 01 TWP 17 RGE 18; 40713-001-00, 40714-003-00, 40715-001-00, 40716-000-00, 40717-000-00, 40719-001-00, SEC 06 TWP 17 RGE 19; pursuant to the City of Dunnellon Land Development Regulations Section 7.1, table of permitted uses, Section 7.2, Agricultural (A-1). The public hearing will be held at Dunnellon City Hall, 20750 River Drive, Dunnellon, FL 34431, on **Tuesday, March 16, 2021, at 5:30 p.m.**, or as soon thereafter as can be heard. If necessary, this public hearing may be continued to a time and date certain by announcement at the scheduled hearing without any further written notice.

The application, filed under application number **PZ20200259**, submitted by John Taylor, together with any back-up materials may be reviewed during normal business hours 7:00 a.m. to 6:00 p.m., Monday - Thursday at Dunnellon City Hall. For further information please contact the Community Development Department at (352) 465-8500, ext. 1010.

To access and/or participate in the City Planning Commission meeting on **Tuesday, March 16, 2021, at 5:30 p.m.**, held utilizing CMT via the Zoom platform you have the following options:

- **Listen to the meeting online and provide public comment during the meeting via Zoom Platform:**

Those requesting to speak during the virtual meeting, please complete the “Request to Speak Form” on the City’s website prior to the start of the meeting. You must fill out all required information for the form to be submitted. If you do not register and decide that you want to speak during the meeting, you will have the option in the Zoom Webinar to use the “raise your hand” feature and be recognized at the direction of the Chair. Zoom meeting instructions for the public participants are available on the City’s website.

If you are using a tablet or smartphone, download Zoom from the device’s app store. For the **March 16, 2021**, meeting, please use the meeting web address <https://dunnellon.zoom.us/j/91295879145?pwd=VDNvQ3E3RkwvMFdZN3hNMCs4RUVCUT09> to attend and listen to the meeting by computer, tablet or smartphone. The **password** to enter the meeting is **34431**. Those who pre-registered to speak will be called upon. If you have not registered to speak, please use the “raise your hand” feature in the Zoom Webinar.

- **Access audio of the Zoom meeting via phone**

You may access the audio from your phone by dialing 1-312-626-6799. When the **Meeting ID** is requested, enter **91295879145** followed by # key. When asked for a participant ID, press # key. If you would like to speak during the public comment portions of the agenda, please press \*9 on your phone to activate the “raise your hand” feature of Zoom.

- **Listen to the meeting online via YouTube:**

You may access the meeting by visiting the City’s [YouTube Channel](https://www.youtube.com/channel/UCcv3SQ4vcfwd3CGb1hyysVg/) <https://www.youtube.com/channel/UCcv3SQ4vcfwd3CGb1hyysVg/>

**Provide public comment prior to the meeting:**

You may provide written comments, evidence, and/or written testimony by emailing the Community Development no later than **Noon, March 16, 2021** at [tmalmberg@dunnellon.org](mailto:tmalmberg@dunnellon.org) or by regular mail at 20750 River Drive, Dunnellon, FL 34431. Provide your full name and address. If requested, written comments will be read into the record at the appropriate time.

For additional information or assistance please contact the following prior to the meeting:

1. For public comment questions: Mandy Roberts, City Clerk, [mroberts@dunnellon.org](mailto:mroberts@dunnellon.org) or 352-465-8500
2. For questions on connecting to the meeting: Mandy Roberts, City Clerk, [mroberts@dunnellon.org](mailto:mroberts@dunnellon.org) or 352-465-8500

APPEAL: NECESSITY OF RECORD. Notice is given that if any person desires to appeal any action taken by the Planning Commission at the above hearing, a verbatim record of the proceedings may be necessary pursuant to Florida Statutes, 286.0105. The City assumes no responsibility for furnishing said record, however, the hearings will be audio recorded by the City for public use.

**IF ANY ACCOMMODATIONS ARE NEEDED FOR PERSONS WITH DISABILITIES, PLEASE CONTACT THE OFFICE OF THE CITY CLERK AT 352-465-8500.**