

Agenda
City of Dunnellon
Planning Commission Meeting
Tuesday, April 20, 2021, 5:30 p.m.

Join Zoom

<https://dunnellon.zoom.us/j/92122506159?pwd=S2ZPOWEyUi96eGJBUVJMeVZRZS9xQT09>

Meeting ID: 921 2250 6159

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 Community Development at tmalmberg@dunnellon.org

Members of the public who would like to participate are encouraged to register in advance by Noon on Tuesday, April 20, 2021. 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 \(PDF\)](#)

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, April 13, 2021.

1. Approval Of Minutes - February 16, 2021
Minutes of the February 16, 2021 Planning Commission Meeting

Documents:

[20210216 Minutes.pdf](#)

2. Quasi-Judicial Hearing - PZ20200259 Dunnellon Farms Solar
Quasi-Judicial Hearing - PZ20200259 Solar Farm - (At the March 16, 2021, Planning Commission meeting, this application for quasi-judicial hearing was continued to date certain, 4/20/2021):

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 - 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

Application and supporting documents available upon request via email, contact tmalmberg@dunnellon.org or call (352) 465-8500 x1010. Paper copy of the documents may be subject to public records fulfillment fee.

Documents:

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

3. RESOLUTION - 2021-03 Application PZ20200259 Dunnellon Farms Solar
RESOLUTION - RES2021-03 Application PZ20200259 Dunnellon Farms Solar
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 ready by title only.

Proposed Motion: I move Resolution #RES2021-03 be approved.

Documents:

[2021-03 PC RESOLUTION Dunnellon Farms Solar PZ20200259.Pdf](#)

4. Comprehensive Plan Design Review & Discussion
5. Historic District Enhancement Plan DEO Technical Assistance Grant - Staff
Second Deliverable - Public Meeting Schedule: May 6, 2021, at 4:30 p.m. - Council Chamber
Participation: Public, Planning Commission and Historic Preservation Board Members
6. Public Comment
7. Adjournment

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.