

**RESOLUTION #RES2021-03**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DUNNELLON, FLORIDA, MAKING RECOMMENDATION TO THE CITY COUNCIL TO GRANT APPROVAL OF A SPECIAL EXCEPTION TO ALLOW A 75-MEGAWAT (MW) SOLAR FARM ON PORTIONS OF PROPERTIES TOTALING ±82 ACRES (TOTAL PARCELS 437 ACRES) WITH AGRICULTURAL (A-1) ZONING AND AGRICULTURE AND CONSERVATION (REMAINDER OF PARCELS) FUTURE LAND USES PURSUANT TO THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF DUNNELLON, FLORIDA; PROVIDING FOR CONFLICTS, SEVERABILITY AND; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Planning Commission held a quasi-judicial public hearing on April 20, 2021, to consider a request by John Taylor, 1160 Island Rd, Riviera Beach, FL, 33404, on behalf of Kingston Associates, LLC, to recommend approval of a special exception to allow a 75-megawatt (MW) solar farm on portions of properties totaling ±82 acres (total parcels 437 acres) with Agricultural (A-1) zoning and Agriculture and Conservation (remainder of parcels) future land uses pursuant to the Land Development Regulations; and

**WHEREAS**, the Planning Commission has determined that the Applicant, John Taylor on behalf of Kingston Associates, LLC, has met the criteria for a special exception and that granting of the special exception will not adversely affect the public interest; and

**WHEREAS**, the Planning Commission finds that the Applicant has met the criteria under Section 9.1(b)(1)-(11) and Ordinance ORD2020-10 of the Land Development Code for a special exception for a solar farm and has shown that the granting of the special exception will be in harmony with the general intent and purpose of the Land Development Regulations, and such special exception will not be injurious to the area involved or otherwise detrimental to the public welfare; and

**WHEREAS**, the Planning Commission, sitting as the Local Planning Agency, has found that the special exception is consistent with Dunnellon’s Comprehensive Plan.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF DUNNELLON THAT:**

**SECTION 1.** The “Whereas” clauses above are adopted as part of this Resolution.

**SECTION 2.** A recommendation of approval will be forwarded to the City Council for their consideration.

**SECTION 3.** The Planning Commission’s recommendation of approval is based on the findings in the Staff Report.

**BE IT, FURTHER, RESOLVED** that this Resolution shall be effective immediately upon adoption.

**Upon motion duly made and carried,** the foregoing Resolution was approved this \_\_\_\_ day of \_\_\_\_\_, 2021 by the Planning Commission upon a motion by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the result was as follows;

Chairwoman Brenda D'Arville	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Did Not Vote
Vice-Chairwoman Lisa Sheffield	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Did Not Vote
Commissioner Mary Ann Hilton	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Did Not Vote
Commissioner John Pierpont	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Did Not Vote
Commissioner David Lancaster	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Did Not Vote
Vacant, Commissioner, 1 <sup>st</sup> Alternate	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Did Not Vote
Kathy Dunn, Commissioner, 2 <sup>nd</sup> Alternate	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Abstain	<input type="checkbox"/> Did Not Vote

Attested by:  
**PLANNING COMMISSION,  
CITY OF DUNNELLON**

Approved as to Form and Legality

**BY:** \_\_\_\_\_  
Brenda D'Arville, Chairwoman  
Planning Commission, City of Dunnellon

**BY:** \_\_\_\_\_  
Patrick J. Brackins,  
Assistant City Attorney

This \_\_\_\_\_ day of \_\_\_\_\_, 2021.

This \_\_\_\_\_ day of \_\_\_\_\_, 2021.