



CITY OF DUNNELLON

20750 River Drive
Dunnellon, FL 34431
(352) 465-8500
FAX (352) 465-8505

April 21, 2021

NOTICE OF PUBLIC HEARING FOR SPECIAL EXCEPTION

Dear Property Owner:

The Dunnellon City Council will hold a quasi-judicial public hearing regarding a special exception 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, and Section 7.2, Agricultural (A-1). The quasi-judicial public hearing will be held at Dunnellon City Hall, 20750 River Drive, Dunnellon, FL 34431, on **Monday, May 10, 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.

Interested parties may appear at the meeting and be heard with respect to the proposed Resolution. Please be advised that all oral and written communications prior to the hearing concerning the case between any member of the Planning Commission and the applicant or the public are strongly discouraged under Florida law.

To access and/or participate in the City Council meeting on **Monday, May 10, 2021, at 5:30 p.m.** held utilizing CMT via the Zoom platform you have the following options:

- **Attend the meeting in person using social distancing guidelines.**
 - **Listen to the meeting on WDLN Radio, FM 104.9.**
 - **Listen to the meeting 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 May 10, 2021 meeting, please use the meeting web address <https://dunnellon.zoom.us/j/96168125293?pwd=S2xYeEZMUWxLUW5DbzhPMmY0RHpHZz09> 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 meeting by phone via Zoom**

You may access the audio from your phone by dialing 1-312-626-6799. When the **Meeting ID** is requested, enter **961 6812 5293** 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.

• **Watch the meeting online via YouTube:**

You may access the meeting by visiting the City’s YouTube Channel

<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 City Clerk no later than May 10, 2021 at 12:00 Noon at mroberts@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 or 352-465-8500
2. For questions on connecting to the meeting: Mandy Roberts, mroberts@dunnellon.org or 352-465-8500

A person who decides to appeal any decision made by any board, agency, or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105).

The City of Dunnellon Land Development Regulations are available for inspection at City Hall, during normal business hours, 7:00 a.m. to 6:00 p.m., Monday – Thursday. Persons needing assistance to participate in any of these proceedings should contact the Office of the City Clerk at (352) 465-8500 prior to the date of the scheduled hearing.

PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN THIS HEARING SHOULD CONTACT THE OFFICE OF THE CITY CLERK AT (352) 465-8500 AT LEAST 48 HOURS PRIOR TO THE DATE OF THE SCHEDULED HEARING.

Sincerely,

Amanda L. Roberts

City Clerk