

Agenda  
City of Dunnellon  
Historic Preservation Board  
20750 River Drive  
Dunnellon, FL 34431  
Tuesday, March 10, 2020 at 5:30 p.m.

PLEASE NOTE: Individuals wishing to address the Historic Preservation Board are required to sign in at the beginning of the meeting or you will not be recognized. A three-minute time limit will be administered. **PLEASE TURN CELL PHONES OFF.**

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 3, 2020.

1. Meeting Minutes For Approval: January 14, 2020

Documents:

[MINUTES 1-14-2020 HISTORIC PRESERVATION BOARD.PDF](#)

2. City Council Meeting Updates

3. Reports & Updates:

- Chairman
- Members
- Staff
  - Banners - Discussion

4. Workshop

Review Parameters for Contributing vs. Non-contributing Structures in the Historic District

5. Public Comment

6. 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.

**Agenda**  
**City of Dunnellon**  
**Historic Preservation Board**  
**Tuesday, January 14, 2020 at 5:30 p.m.**

Vice Chairwoman Soffe called the meeting to order at 6:32 p.m. and led the Pledge of Allegiance.

Roll Call

Members Present: Dane Myers (arrived 5:55 p.m.), Viola Soffe, Jane Keele, Scott Kiefer, and Martin Moughan

Members Absent: James Burchett

Staff Present: Lonnie Smith, Teresa Malmberg

Proof of Publication: The agenda was posted on City's website and City Hall bulletin board on Tuesday, January 7, 2020.

**1. Public Comments:**

Vice Chairwoman Soffe deferred the order of the agenda and opened the floor for public comments with the consent of members present.

Chap Dinkins, 819 SE 5<sup>th</sup> Street, Ocala, Florida, 34471, spoke concerning the Dinkins Service Store at 11907 N. Williams Street, the family history and stories of being there during his childhood. He spoke of his intention to keep the property in the family and gave a presentation with renderings of what the building might look like as a multi-shop storefront, maintaining the historical shape, design and name on the building. Mr. Dinkins also noted that as a licensed contractor, his contacts with several agencies and an appraisal of the building found several factors making it cost prohibitive to bring the existing structure up to current codes. Board members thanked Mr. Dinkins for attending and taking time to provide information concerning plans for the building.

**2. Approval of Minutes – November 13, 2019:**

Scott Kiefer motioned to approve the minutes of the November 13, 2019, meeting as submitted. Jane Keele, seconded. The motion passed by unanimous vote, 4-0.

**3. Application for Certificate of Appropriateness PZ2020-069, Applicant, Roy Biederman attended by telephone, regarding 20730 Powell Road**

Following applicant presentation, Board and staff comments and questions, Martin Moughan motioned to approve the issuance of a Certificate of Appropriateness for repairs as noted to porch, piers and posts; one-over-one window style; main paint color white; trim paint color

black; green, galvalume or copper metal roof; wood siding; demolition and rebuild rear section of house. Jane Keele seconded. The motion passed by unanimous vote, 5-0.

**4. Application for Certificate of Appropriateness PZ2020-053, Applicant(s) Paul Soffe, III & Viola M. Soffe; regarding 20758 Walnut Street**

Following applicant presentation, Board and staff comments and questions, Scott Kiefer motioned to approve the issuance of a Certificate of Appropriateness for main paint color Breaktime Green; trim color Reseda Green, and installation/design of sign indicating house as historic. Jane Keele, seconded. The motion passed by unanimous vote, 4-0-1, with member Viola Soffe abstaining.

**5. Reports & Updates:**

Members and staff discussed the Nine Island Cove property. Staff reported a special meeting will be held by City Council for consideration and discussion of Nine Island Cove on February 12, 2020, at 3:30 p.m.

Lonnie Smith reported that landscaping on West Pennsylvania Ave Streetscape project will begin in two weeks. Members and staff discussed the variety of plantings, the trees and the paver pads w/benches to be installed. Scott Kiefer offered to donate Dunnellon bricks to the City if interested. Mr. Smith will let Troy Slattery, Public Works Manager, know about the offer and provide contact information.

Teresa Malmberg read into record Form 8B Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers submitted by Viola Soffe in reference to Agenda Item #3 and made a copy of the signed form available to members.

**6. Adjournment:**

Scott Kiefer motioned to adjourn the meeting at 7:09 p.m. Jane Keele seconded. The motion passed by unanimous vote, 5-0.

Respectfully submitted,

---

Dane Myers, Chairman

---

Teresa Malmberg, Recording Secretary