

Agenda
City of Dunnellon
Historic Preservation Board
20750 River Drive
Dunnellon, FL 34431
Tuesday, June 9, 2020 at 5:30 p.m.
PLEASE TURN CELL PHONES OFF.

**DUNNELLOH HISTORIC PRESERVATION BOARD WILL BE HELD ON JUNE 9, 2020 AT
DUNNELLOH CITY HALL WITH SOCIAL DISTANCING MODIFICATIONS**

PUBLIC COMMENT

Anyone who wishes to provide public comment will be able to do so by participating in the Historic Preservation Board meeting in person, or via 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 Recording Secretary at tmalmberg@dunnellon.org. Members of the public who would like to participate are encouraged to register in advance by **Noon, Tuesday, June 9th**.

Instructions on How to Listen and/or Participate in the Meeting: Attachment: [Meeting Instructions HPB \(PDF\)](#)

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, June 2, 2020.

1. Meeting Minutes For Approval: January 14, 2020 And March 10, 2020

Documents:

[MINUTES 1-14-2020 HISTORIC PRESERVATION BOARD.PDF](#)
[MINUTES 3-10-2020 HISTORIC PRESERVATION BOARD.PDF](#)

2. Application For Certificate Of Appropriateness PZ2020-145 Keller Williams Cornerstone Realty

Applicant(s): Jason & Anna Anderson / Keller Williams Cornerstone Realty

Location: 20553 W. Pennsylvania Avenue

Requesting: 2'x6' ground-mounted sign on mural side of building; replace front entry door; vinyl lettering for front window

- Applicant Presentation: Item was conditionally approved by staff due to COVID closings pending ratification by the Board.
- Board Comments & Questions
- Proposed Motion: I, _____, motion to ratify staff's approval of the application for Certificate of Appropriateness, #PZ20200145, business sign, door and window lettering as requested, 20553 W Pennsylvania Avenue, submitted by the property owners, Jason & Anna Anderson, Keller Williams Cornerstone Realty. Seconded by _____. Vote: _____ passed/failed.

non-ADA backup documentation for this item is available upon request to Community

Development, (352) 465-8500 x1010 or TMALMBERG@DUNNELLON.ORG.

3. Application For Certificate Of Appropriateness PZ2020-184 Tom & Peggy Eisnaugle For Six Crazy Chicks

Applicant(s): Tom & Peggy Eisnaugle for Six Crazy Chicks

Location: 20880 Walnut Street

Requesting: Trim paint on doors, front windows and on business sign: Indigo Batik, SW7602; and Fun Yellow, SW6908 from the book of historic colors.

- Applicant Presentation: Item was conditionally approved by staff due to COVID closings pending ratification by the Board.
- Board Comments & Questions
- Proposed Motion: I, _____, motion to ratify staff's approval of the application for Certificate of Appropriateness, #PZ20200184, paint colors for trim work at Six Crazy Chicks, 20800 Walnut Street, submitted by the property owners, Tom & Peggy Eisnaugle. Seconded by _____. Vote: _____ passed/failed.

non-ADA backup documentation for this item is available upon request to Community Development, (352) 465-8500 x1010 or TMALMBERG@DUNNELLON.ORG.

4. Application For Certificate Of Appropriateness PZ2020-153 SignCrafters For Liberty Tax

Applicant(s): SignCrafters of Central Florida, Leesburg, FL for Liberty Tax

Location: 11975 S. Williams Street

Requesting: Installation of two (2) client provided wall signs on north and south elevations of building, illuminated, North side: 8.08 sf / South side: 27.67 sf

- Applicant Presentation
- Board Comments & Questions
- Proposed Motion: By _____ to ___ approve OR ___ deny issuance of Certificate of Appropriateness for the installation of two (2) client provided wall signs on north and south elevations of building, illuminated, North side: 8.08 sf / South side: 27.67 sf

non-ADA backup documentation for this item is available upon request to Community Development, (352) 465-8500 x1010 or TMALMBERG@DUNNELLON.ORG.

5. Application For Certificate Of Appropriateness PZ2020-194 Danielle Durbin For Gyros King

Applicant(s): Danielle Durbin / Gyros King

Location: 20600 W Pennsylvania Avenue, Unit 1

Requesting: Keep banner outside front entrance of our restaurant.

- Applicant Presentation
- Board Comments & Questions
- Proposed Motion: By _____ to ___ approve OR ___ deny issuance of Certificate of Appropriateness for the banner outside front entrance of restaurant.

non-ADA backup documentation for this item is available upon request to Community Development, (352) 465-8500 x1010 or TMALMBERG@DUNNELLON.ORG.

6. Application For Certificate Of Appropriateness PZ20200198 Don Pepe's Mexican Restaurant

Applicant(s): Pedro Reyes, Antonio Reyes for Don Pepe's Mexican Restaurant

Location: 20744 W Pennsylvania Avenue

Requesting: Paint colors for building: From historic book of colors Main building: Umber

Rust, SW9100; and Trim: Portrait Tone, SW0391

- Applicant Presentation
- Board Comments & Questions
- Proposed Motion: I, _____, motion to ___ approve OR ___ deny issuance of Certificate of Appropriateness, #PZ20200198, paint colors for Don Pepe's main building Umber Rust, SW0391; and trim Portrait Tone, SW0391, at 20744 W Pennsylvania Avenue, submitted by Pedro Reyes & Antonio Reyes. Seconded by _____. Vote: _____ passed/failed.

non-ADA backup documentation for this item is available upon request to Community Development, (352) 465-8500 x1010 or TMALMBERG@DUNNELLO.ORG.

7. City Council Meeting Updates

8. Reports & Updates:

- Banners: Review and select historic light pole flag/banner style.
- Contributing, Non-contributing Structures: Continue discussion of guidelines in chart form

9. Public Comment

10. 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 5th 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

Minutes
City of Dunnellon
Historic Preservation Board
Tuesday, March 10, 2020 at 5:30 p.m.

Chairman Dane Myers called the meeting to order at 5:32 p.m. and led the Pledge of Allegiance.

Roll Call

Members Present: Dane Myers, Jane Keele, James Burchett, Scott Kiefer, Martin Moughan

Members Absent: Viola Soffe

Staff Present: Lonnie Smith, Teresa Malmberg

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

Scott Kiefer motioned to approve the minutes as revised to change "Agenda" to "Minutes" in the header. James Burchett seconded. The motion passed by unanimous vote, 5-0.

2. City Council Meeting Updates

Lonnie Smith provided updates concerning Boomtown, Marion County Parks and Recreation Blue Run Park presentation, congestion relief, dock numbering along the river for emergency services response, and purchase of the Souls Harbor Church building to be converted to Dunnellon Police Department.

3. Reports & Updates:

Dane Myers discussed Nine Island Cove and reported his astonishment that after 20 years the city will not pursue purchase of the land. Jane Keele and Scott Kiefer agreed.

Scott Kiefer asked and staff confirmed the Historic Train Depot is eligible for CRA grant funds. Discussed street light options, solar conversion.

Banners – Lonnie Smith presented several options and members discussed at length. Members agreed to review the information, possibly gather information from others in the community and make their selection at the next meeting. Discussed utilizing CRA funds for the purchase.

4. Workshop

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

Lonnie Smith presented a sample chart which is a conversion of Section V of the historic guidelines. Members will review the guidelines and determine what would be recommended or not recommended for contributing and non-contributing structures.

5. Public Comment: None

6. Adjournment:

James Burchett motioned to adjourn the meeting at 6:59 p.m. Scott Kiefer seconded. The motion passed by unanimous vote, 5-0.

Respectfully submitted,

Dane Myers, Chairman

Teresa Malmberg, Recording Secretary