

STEARNS WEAVER MILLER
WEISSLER ALHADEFF & SITTERSON, P.A.

MEMORANDUM

TO: Planning Commission and Historic Preservation Board
FROM: Ken Metcalf, AICP *KBM*
RE: May 6, 2021 Historic District Enhancement Plan Workshop
DATE: April 29, 2021

The Florida Department of Economic Opportunity (DEO) awarded a Community Technical Assistance Grant to the City of Dunnellon to fund the supporting analysis and preparation of a Historic District Enhancement Plan (HDEP). As the City's planning consultant, I presented the attached presentation at our March 17, 2021 workshop in order to provide background on the grant and obtain public input on the supporting analysis and concepts that will form the basis for the HDEP. For those of you that were unable to attend the workshop and as a refresher for those that were able to attend, I recommend that you review the powerpoint in advance of the workshop.

We are continuing to work on the draft HDEP and expect to send out the draft document to you no later than Tuesday. It will reflect much of the same information as presented in the powerpoint, but in a shorter 11x17 landscape format. As you will note from the powerpoint, one of the key concepts is the proposed redevelopment of the City Hall site to create a mixed use Village Center. A private-public partnership is contemplated whereby the City would retain ownership of the parcel, and would execute a long-term lease with a developer who would prepare a Village Center redevelopment plan. The City would exercise greater control over the planning and review of the Village Center redevelopment plan through its proprietary role as lessor, while also conducting the required regulatory reviews in accordance with the City Comprehensive Plan and Land Development Code. We anticipate the HDEP serving as a background document to support the issuance of a Letter of Interest or possibly a Request for Qualifications or Proposals to recruit developers who may be interested in partnering with the City on this endeavor.

Finally, as presented in the powerpoint presentation, the draft HDEP incorporates many complementary strategies to activate the historic district through gateway strategies on US 41 and Pennsylvania Avenue, improved connections to the waterfront and Water Oriented District, parking recommendations, streetscaping improvements and the like. I have also attached as additional background our Deliverable 1 Summary Report submitted to DEO, which discusses many of these concepts as well.

I look forward to our meeting!