

**Minutes
City of Dunnellon
Special Meeting
Planning Commission & Historic Preservation Board
May 06, 2021, 4:30 p.m.**

Chairwoman D'Arville called the meeting to order at 4:30 p.m. and led the Pledge of Allegiance

Roll Call

Planning Commission Members Present:

Brenda D'Arville, Mary Ann Hilton, Kathy Dunn

Historic Preservation Board Members Absent:

Dane Myers, Jane Keele

Staff Present:

Teresa Malmberg, Recording Secretary; Michelle Leonard, Assistant City Clerk; and Ken Metcalf, AICP, Presenter

Absent:

Planning Commission: Lisa Sheffield, John Pierpont, David Lancaster
Historic Preservation Board: Viola Soffe, James Burchett, Scott Kiefer, Marty Moughan

Proof of Publication: The Agenda was posted on City's website and City Hall bulletin board on Thursday, April 29, 2021

Chairwoman D'Arville summarized the purpose of the meeting and invited Ken Metcalf to the podium to begin his presentation.

**1. Historic District Enhancement Plan DEO Technical Assistance Grant
Deliverable 2 – Special Presentation, Ken Metcalf, AICP**

Mr. Metcalf introduced himself and spoke about his background, the organization he works for (Stearns, Weaver, Miller, et al Law), what he does and what he has done for us in the past. He gave background information regarding this grant and said it is for identifying areas for enhancements that would bring more business and tourist activity to the Historic District. He also reviewed progress history through today. He had hoped to have the draft of the plan he is presenting today sent to the board last Tuesday, but was unable as they did a little extra work on it which delayed the release. He said it is 90-95% complete and the final copy will be sent to the City electronically and in a spiral bound paper format.

He talked about the surveys and while the return was expectedly low, 72% of those returned were in support of more activity in the district and the concept of the village center, possibly utilizing City Hall for this. The plan works toward maintaining the character of the district while creating more interest and activity by adding comfortable walking and biking features. There was also discussion about flexible land use, street scaping and making the area more visually inviting. He

discussed the possible location of the “entrance” to the historic district at the intersection of Williams St and Pennsylvania. He discussed, underground utilities, public/private partnerships, lamp posts, informational plaques, position of the current buildings and changes needed, signage, parallel parking, ways to make the main road comfortable for walking, parking ideas and the reason for height/width building to street ratio. He said if the police department is moved, that would be another location which could be developed. Developing city owned properties is a good way to take advantage of the market and revenue generated by those properties.

He said the current boat ramp isn’t an ideal location due to the marginal trailer parking, vehicles backing up into SR41 while waiting their turn to use the ramp and the lot being in a flood zone. He then covered some options for relocation sites such as the Bingo Hall, City Beach or even working with Citrus County to look at areas on the other side of the river. He talked about the board walk concept and how to engage the property owners by providing a personal locked dock and locked fencing for their yard.

The final draft will be presented prior to the May 18 the Planning Board meeting where this will be on the agenda again. He said this will give the public a chance to give input and provide the board a chance to review the information. On Monday May 10, he will have a similar presentation for the Council. Then June 14 will be the final City Council session where they will review the recommendations provided from the Planning and Historic Boards. He passed out surveys to the public in attendance.

2. Historic District Enhancement Plan DEO Technical Assistance Grant

a. Comments & Questions – Public, Commissioners, Board Members, Staff

Bill White said he would be interested in seeing what the difference would be if the survey was separated between businesses and residents... INAUDIBLE...Mr. Metcalf said the survey was sent to every physical property address including business, however it was not forwarded to property owners who lived out of state. He would be willing to do so, if it was needed. Mr. White also said he feels the historic area lacks keystone businesses.

Mary Ann Hilton asked about the DEO and what it would take to get our commercial area declared and economic opportunity zone. Mr. Metcalf said that is a Federal program and is no longer available. She also commented about code enforcement is a big issue here.

Louise Kenny said she doesn’t believe residents would be open to moving the boat ramp because it would likely need to go through someone’s private property. Mr. Metcalf said there are benefits to it that can be brought to those property owners to make it more desirable.

Unknown attendee said...INAUDIBLE...houses being too close together. Mr. Metcalf responded with discussion regarding on-street parking versus parking lots, sidewalks, slant parking and parallel parking.

Unknown attendee said, should the surveys be limited to those that live in the Historic District? Mr. Metcalf didn’t mind if they were given to others.

Dane Myers mentioned a past study which showed the impact on the Rainbow River and said we need to show people there are other places to enjoy outdoor activities. He likes the idea of the boat ramp being a little further west.

Unknown attendee suggested enforcing property owners to clean their windows, tidy their frontage and clear grass in fenced areas, and noted it would make a huge difference with a small cost. Mr. Metcalf said they could add a piece in the plan that talks about code enforcement.

Mr. Martins, owns a business on SR200 and is opening a business in Dunnellon. He feels if the boat ramp is moved it would be detrimental to the businesses because it brings people to this area. He said the small mom and pop shops struggle already.

Chairwoman D'Arville asked to have the surveys sent to Julie Mancini with the Dunnellon Chamber of Commerce to distribute to all the members of the Dunnellon Business Chamber. And suggested a joint meeting with the Historic Board for May 18.

b. Consensus of Commissioners and Board Members with consideration of public input to approve and forward a recommendation for consideration by the City Council.

Consensus given.

4. Adjournment

There being no further comments, Chairwoman D'Arville called for a motion to adjourn. Commissioner Pierpont made a motion to adjourn at 7:02 p.m. Commissioner Short seconded. The motion passed by unanimous vote, 5-0.

Penned Signature of
Brenda D'Arville
Chairwoman

Penned Signature of
Teresa A. Malmberg
Recording Secretary