

Agenda  
City of Dunnellon  
Community Redevelopment Area Advisory Board  
20750 River Drive, Dunnellon, Florida  
January 25, 2016, 4:00 p.m.

PLEASE NOTE: Individuals wishing to address the CRA Advisory Board please sign in. A three-minute time limit will be administered. **PLEASE TURN CELL PHONES OFF.**

Call to Order

Pledge of Allegiance

Roll Call

Proof of Publication (Posted on City's website and City Hall bulletin board on January 22, 2016)

**1. MINUTES FOR APPROVAL**

. **MINUTES 12/28/2015**

Documents: [20151228.PDF](#)

. . **ELECTION OF CHAIRMAN AND VICE CHAIRMAN FOR 2016**

Ordinance requires election of Chairman and Vice Chairman at beginning of each calendar year.

**2. ITEMS FOR DISCUSSION**

. **THE PATH OF CITRUS AND MARION COUNTY- DUWAYNE SIPPER**

Business and Public Parking - W. Pennsylvania Avenue Property

. **20705 CHESTNUT STREET - ERIK COLLOP**

Presentation for Foundation Work and Possible Funding Idea for CRA

. **FOLLOW-UP /ENTRY SIGNS PROJECT**

. **FOLLOW-UP /BLUE RUN OF DUNNELLON PARK**

**3. PUBLIC COMMENT**

**4. ADJOURNMENT**

ANY PERSON REQUIRING A SPECIAL ACCOMMODATION AT THIS HEARING BECAUSE OF A DISABILITY OR PHYSICAL IMPAIRMENT SHOULD CONTACT THE CITY CLERK AT (352) 465-8500 AT LEAST 48 HRS 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, AND 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.

**MINUTES**  
**Community Redevelopment Area Advisory Board**  
**December 28, 2015, 4:00 p.m.**

Chairman, Jon Kubiak, called the meeting to order at 4:00 p.m. and led the Pledge of Allegiance.

**Roll Call**

**Members Present:** Bob Cabbage, Jon Kubiak, Chuck Smith, Andy Arevalo (arrived 4:12 p.m.), Dane Myers (arrived 4:16 p.m.)

**Member(s) Absent:** Candy Craig

**Staff Present:** Lonnie Smith

**Proof of Publication:** The agenda was posted on City's website on Wednesday, December 23, 2015.

**1. MINUTES FOR APPROVAL**

The minutes of the October 26 and November 23, 2015, meetings were approved as submitted by 3-0 vote.

**2. ITEMS FOR DISCUSSION**

**A. THE PATH OF CITRUS AND MARION COUNTY- DUWAYNE SIPPER**

Business and Public Parking - W. Pennsylvania Avenue – withdrawn by applicant until additional information available.

**B. REHAB AND FUNDING POSSIBILITIES**

Erik Collop – presented the idea of 20705 Chestnut Street house being rehabilitated. Needs foundation work which would cost around \$20 to \$25,000. The house is a liability in the Historic District due to its leaning and need of work to make structurally sound. Is there an interest in investing money from the CRA? The sale price is \$20,000. Total initial investment from the buyer is estimated at \$45,000. The home was built in 1919 and is on the west side of the former Methodist church. Discussion continued concerning the condition of the property, and year after year buildings have been allowed to be demolished in the historic district. To some degree this may be an appropriate use of funds even for the Historic Board. Other factors is that the bank may need to reconsider their position. Mr. Collop is asking is their money toward the foundation repairs providing someone buys the property for rehabilitation. Members need to have an opportunity to look into this property and the house before making any decision, but there is interest in supporting this project. Also

requested more definite cost for foundation work, and that the presentation be put in writing and presented at the next meeting.

**C. BLUE RUN OF DUNNELLO PARK**

Jon Kubiak summarized his meeting with Jim Couillard, Marion County Parks and Recreation. This committee is asked to approve a set-aside of \$30,000 to fund plans, engineering and permitting. Members discussed Marion County's contribution toward building the facility, funding approval in FY2017, and Marion County Parks Department is committed to this project. Public comments made by Paul Marraffino and Burt Eno supporting this project. (Exhibit I)

Chuck Smith made a motion to approve a recommendation to the CRA Board to set aside an allocation of \$30,000 in CRA funds for the purpose of supporting the Blue Run of Dunnellon Park Restroom Facility architectural planning, engineering and permitting in cooperation with Marion County Parks and Recreation who will budget for construction of the facility in their FY2017 capital projects. Andrew Arevalo, seconded. The motion passed by unanimous vote, 5-0.

**D. OTHER IDEAS FOR DISCUSSION / CONSIDERATION**

Jon Kubiak asked about what the city would need to pave Dunnellon Heights. That area is not in the CRA District. Dane Myers presented a list of items that were proposed in 2001 (Exhibit II) by Dunnellon Mainstreet and reviewed some of the items that were completed. Waterfront commercial and tourist area on Riverview behind the train depot is a possible area for low impact, bed and breakfast and public access to the river. Some of the ideas on the list are great and some are outdated, but ideas to be considered. Discussion continued about the ideas for enhancing the community to include the possibility of a boardwalk, but would likely not be welcome by some residents. However, there might be other areas to consider. Also, discussion of revamping entry signs as an initial project. Recommend members go on line and review the plans submitted by Kimley-Horn for the E. Pennsylvania Avenue project and see if everyone likes that sign design. Discussion of the 125 Anniversary Committee park project.

**3. PUBLIC COMMENT** None

**4. ADJOURNMENT:** The meeting was adjourned at 5:43 p.m.

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Jon Kubiak, Chair

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Teresa Malmberg, Admin. Coordinator

EXHIBIT I  
CRA Adv Brd  
12/28/16 Item 2C.  
pg 1 of 2

### **Dunnellon CRA Advisory Board Recommendation**

The CRA Advisory Board recommends that the full CRA Board approve the project of creating a rest room at the Blue Run of Dunnellon Park and partner with Marion County Parks and Recreation to execute this project.

We recommend that a budget not to exceed \$30 K from this year's CRA budget be approved for the first phase of this project and that a small steering committee be set up to facilitate a smooth execution of this project. The steering committee would benefit by the inclusion of

- 1 member of Dunnellon senior staff
- 1 member of Dunnellon City Council
- 1 member of the CRA Advisory Board
- 1 member at-large from the community
- 1 member from the Marion County Parks and Recreation Staff.

This steering committee could facilitate rest room design and finish decisions, facilitate the permitting process and intergovernmental management process between monthly City Council Meetings. The steering committee would report back to the CRA Advisory Board and City Council as appropriate. This steering committee would stay in place until the rest room project is complete and then dissolve.

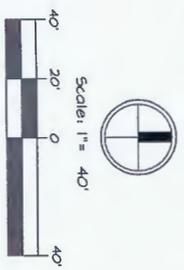
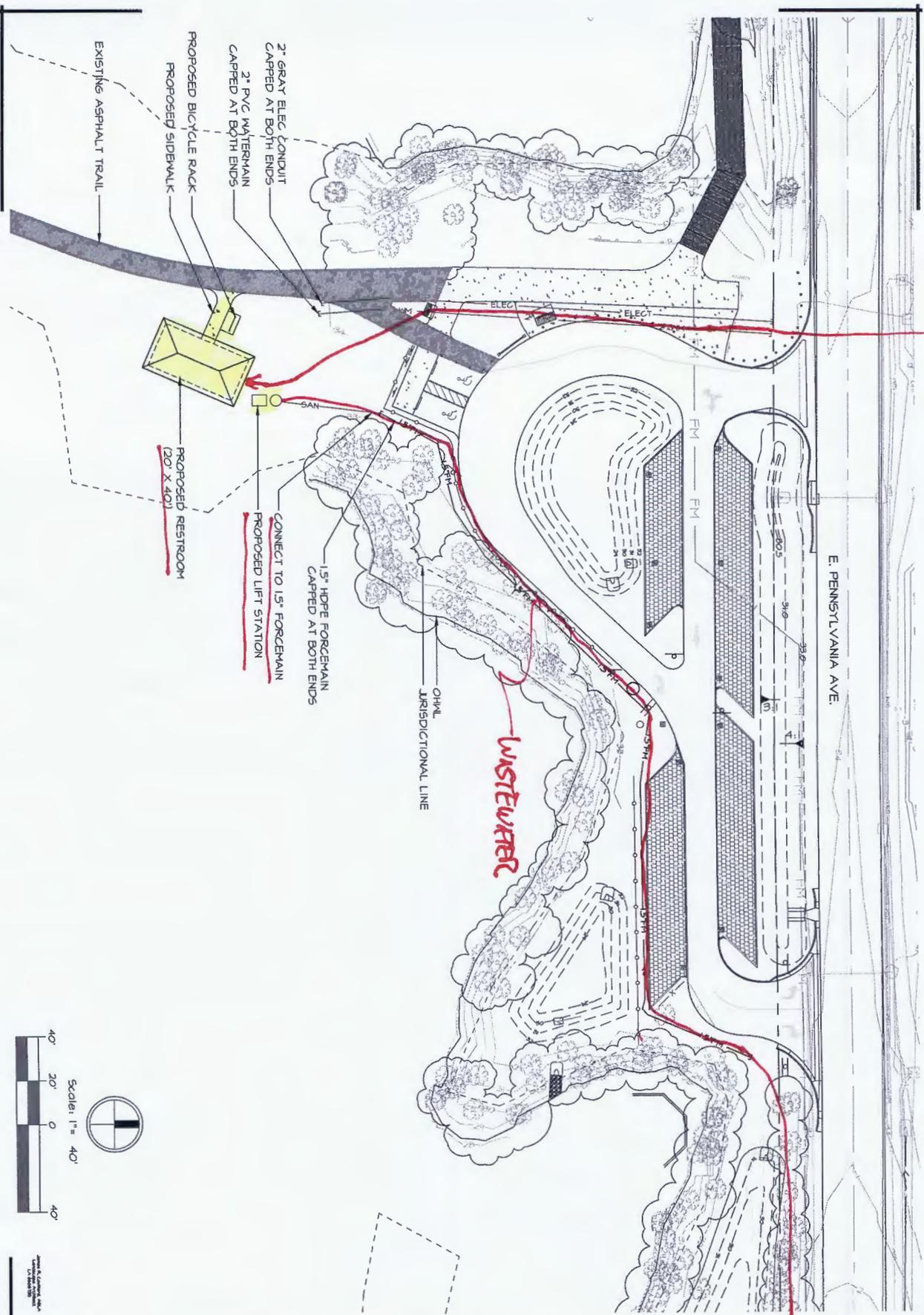
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Dunnellon CRA Advisory Board Chairman

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Date

WATER



Shaded Area Indicated on Site Plan

Sheet 1 of 1  
5.01

Date: 12/15/2015  
 Job #: 4007 - RR  
 Proj #: POTIS SITE-4  
 Drawn: HVL  
 Appr'd: GSK

Date	Revision

# BLUE RUN OF DUNNELLON PARK RESTROOM ADDITION

PRELIMINARY SITE PLAN



Exhibit II  
CRA Adv Brd  
12/28/15  
Item 2D.

# 2001 PROJECTS

## Dunnellon Mainstreet RAINBOW RIVER BRIDGE FENCE COLORS

- White
- Desert Sand
- Bronze
- Black

NAME \_\_\_\_\_  
PHONE \_\_\_\_\_

## DESIGN

- Complete Entry Sign Project (including lighting)
- Datesman Park Design
- Decorative Banners for main roads
- Tree Planting project
- Footprint Survey of District
- Hanging Flowerbaskets
- Billboard Ordinance
- Dumpster Ordinance
- Bulbouts
- 9 Island Cove Park/Middle School/Withlacoochee State Trail Extension-bridge
- Crace property-Riverfront Boardwalk
- Other \_\_\_\_\_

## PROMOTION

- Paddler River Race
- Boomtown Days Stage Entertainment
- Teen Concert
- Fancy Hat Tea Party

- Golf Tourney
- Boomtown Blast 2001 Entertainment
- Scarecrow Day
- Christmas on Mainstreet
- Other Family & Community Events \_\_\_\_\_

## ECONOMIC REDEVELOPMENT

- Expand Redevelopment Area
- Web Site
- TIF Fund Reinvestment
- Truck Bypass Route
- Business Facade Enhancement Matching Grant Program \_\_\_\_\_
- Trolley - Rainbow Springs/Depot/Greenway
- Database of Available Retail Rental Space Available
- Other \_\_\_\_\_

## OUTREACH

- Fundraising Subcommittee
- Community Calendar
- Volunteers
- Membership Drives
- 2002 "Roundup" Party
- Communications & Publicity
- Other \_\_\_\_\_