

Agenda
City of Dunnellon
Special Meeting
Planning Commission & Historic Preservation Board
Thursday, May 6, 2021, 4:30 p.m.

Join Zoom

<https://dunnellon.zoom.us/j/98012093087?pwd=dVNjUkhzSi9iQnMxcmNkQ2x3OWZYQT09>

Meeting ID: 98012093087

Public Comment

Anyone who wishes to provide public comment will be able to do so by participating in the Planning Commission meeting in person, or via the 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 Planning Assistant at tmalmberg@dunnellon.org

Members of the public who would like to participate are encouraged to register in advance by Noon on date of meeting. Please see instructions below on how to register. A three (3) minute time limit will be administered during public comment.

Instructions on How to Listen and/or Participate in the Meeting

Attachment: [Meeting Instructions 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 Thursday, April 29, 2021.

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

Memorandum to Planning Commission and Historic Preservation Board

-additional documents available upon request (email: tmalmberg@dunnellon.org or call: (352) 465-8500 x1010):

March 17, 2021, Joint Workshop Slide Show Presentation

March 31, 2021, Summary Report w/Attachments

Documents:

[Metcalf Memo - 4.29.2021.Pdf](#)

2. Historic District Enhancement Plan DEO Technical Assistance Grant
 - a. Comments & Questions:
 - Public
 - Commissioners & Board Members
 - Staff

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

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 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, 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.

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!