

Agenda  
City of Dunnellon  
Historic Preservation Board  
20750 River Drive, Dunnellon, FL 34431  
Tuesday, May 10, 2022 at 5:30 p.m.

**PLEASE TURN CELL PHONES OFF**

<https://dunnellon.zoom.us/j/84843615800?pwd=ODQtQkIrdmY4OFg2Z29jcStyVHc3dz09>

Meeting ID: 848 4361 5800

Dunnellon Historic Preservation Board meeting will be held on May 10, 2022, at 5:30 p.m. at Dunnellon City Hall.

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 the public comment portion 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 Community Development Planning Assistant at [kwyen@dunnellon.org](mailto:kwyen@dunnellon.org). Members of the public who would like to participate are encouraged to register in advance by Noon, Tuesday, May 10th.

Instructions on How to Listen and/or Participate in the Meeting: [Meeting Instructions](#).

One or more City Council members may be in attendance at this meeting and may speak.

Call to Order

Pledge of Allegiance

Roll Call

Proof of Publication: The agenda was posted on the City's website and City Hall bulletin board on May 3, 2022.

1. Meeting Minutes For Approval  
April 12, 2022

Documents:

[APRIL 12 2022 MINUTES.PDF](#)

2. Application For Certificate Of Appropriateness HPBG20220249  
Applicant(s): Andres Arevalo

Location: 11928 N. Williams St. (Old Triangle)

Requesting: Façade improvement grant in the amount of \$5,000 for preparation and painting of the non-contributing building exterior.

Samples of the following pre-approved historic paint colors have been provided for the board to review:

- SW 7559 Décor White for the main building
- SW 7524 Dhurrie Beige for the main building's indented archways
- SW 7004 Snowbound for the roof trim and window trim

It is staff recommendation that this item be approved.

- Applicant Presentation
- Board Comments & Questions
- Proposed Motion: to approve / deny issuance of a Certificate of Appropriateness for the exterior painting and to recommend to the CRA Board approval or denial of grant funds in the amount of \$5,000 to Andres Arevalo to be reimbursed in accordance with the grant program requirements.

Documents:

[SUMMARY FORM FOR CRA GRANT FUNDS AND CERTIFICATE OF APPROPRIATENESS HPBG20220249.PDF](#)

3. Application For Certificate Of Appropriateness PZ20220156  
Applicant(s): Dinkins Construction

Location: 11899 N. Williams St.

Dinkins Construction is requesting approval to demolish the structures located at 11899 N. Williams St.

The current condition of the main building and storage buildings on this non-contributing property is beyond repair. Owner proposes to demolish the existing buildings and build a new facility.

It is staff recommendation that this item be approved.

- Applicant Presentation
- Board Comments & Questions
- Proposed Motion: to approve / deny issuance of Certificate of Appropriateness for demolition of existing buildings

Documents:

[SUMMARY FORM FOR CERTIFICATE OF APPROPRIATENESS PZ20220156.PDF](#)

4. Application For Certificate Of Appropriateness HPBG20220252

Applicant(s): Gloria Williams

Location: 20698 Chestnut St.

Requesting: Façade improvement grant up to the amount of \$5,000 for exterior preparation and painting, and materials for new landscaping of the non-contributing home at 20698 Chestnut St.

Samples of the following pre-approved historic paint colors have been provided for the board to review:

- o SW 6176 Liveable Green for the main
- o SW 6371 Vanillin for the trim
- o SW 2857 Peace Yellow for inside porch door

It is staff recommendation that this item be approved.

- o Applicant Presentation
- o Board Comments & Questions
- o Proposed Motion: to approve / deny issuance of a Certificate of Appropriateness for the exterior painting and landscaping materials and to recommend to the CRA Board approval or denial of grant funds in the amount of \$5,000 to Gloria Williams to be reimbursed in accordance with the grant program requirements.

Documents:

[SUMMARY FORM FOR CRA GRANT FUNDS AND CERTIFICATE OF APPROPRIATENESS HPBG20220252.PDF](#)

5. Application For Certificate Of Appropriateness PZ20220253

Applicant(s): James and Jennifer Nemetch

Location: 20617 Chestnut St.

Requesting: Approval for the installation of a new driveway and apron of their non-contributing home at 20617 Chestnut St. The driveway will be shared with the next-door neighbors, Mathew and Rachel Hurd of 20597 Chestnut St.

It is staff recommendation that this item be approved.

- o Applicant Presentation
- o Board Comments & Questions
- o Proposed Motion: to approve / deny issuance of a Certificate of Appropriateness for a new driveway and apron

Documents:

[SUMMARY FORM FOR CERTIFICATE OF APPROPRIATENESS  
PZ20220253.PDF](#)

6. Application For Certificate Of Appropriateness HPBG20220254

Applicant(s): Nicola Champ (Illusions of U)

Location: 20731 Powell Rd.

Requesting: Façade improvement grant up to the amount of \$5,000 for white seamless gutters, and new landscaping for the non-contributing building at 20731 Powell Rd.

It is staff recommendation that this item be approved.

- Applicant Presentation
- Board Comments & Questions
- Proposed Motion: to approve / deny issuance of Certificate of Appropriateness for the gutters and new landscape materials and to recommend to the CRA Board approval or denial of grant funds in the amount of \$5,000 to Nicola Champ to be reimbursed in accordance with the grant program requirements.

Documents:

[SUMMARY FORM FOR CRA GRANT FUNDS AND CERTIFICATE OF  
APPROPRIATENESS HPBG20220254.PDF](#)

7. Application For Certificate Of Appropriateness DUN20220257

Applicant(s): Christopher Caka

Location: 20729 Walnut St.

Requesting: Certificate of Appropriateness for the removal of an old shed, and seeking approval for the installation of a 40'x26'x10' open carport on a concrete pad for the non-contributing building located at 20729 Walnut St.

It is staff recommendation that this item be approved.

- Applicant Presentation
- Board Comments & Questions
- Proposed Motion: to approve / deny issuance of Certificate of Appropriateness for removal of the old shed and installation of a new carport

Documents:

SUMMARY FORM FOR CERTIFICATE OF APPROPRIATENESS  
DUN20220257.PDF

8. New Business

9. Old Business

10. City Council Meeting Updates

11. Reports And Updates

- Chairman
- Members
- Staff

12. Public Comment

13. Adjournment

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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.

**Minutes  
City of Dunnellon  
Historic Preservation Board  
Tuesday, April 12, 2022 at 5:30 p.m.**

To Attend by Zoom:

<https://dunnellon.zoom.us/j/83953994080?pwd=MzQ5eXp2NFMwTGt6U25EazcvVzgyUT09>  
Meeting ID: 839 5399 4080

Chairman Kiefer called the meeting to order at 5:33 p.m. and led the Pledge of Allegiance.

### **Roll Call**

#### Members Present:

Scott Kiefer, Chair  
Wil Martins, Vice-Chair  
Viola Soffe, Member  
Jane Keele, Member  
Dane Myers, Member – Absent  
Marty Moughan, 1<sup>st</sup> Alternate - Absent

#### Staff Present:

Georgina Cid, Community Development Manager  
Michelle Leonard, Assistant City Clerk  
Kelly Wyen, Planning Assistant

### **Proof of Publication:**

The agenda was posted on the City's website and City Hall bulletin board on April 05, 2022 and amended April 07, 2022 to add backup to items #1, 2, 3, 4, 5 and 6.

### **1. Meeting Minutes For Approval**

March 08, 2022

Chairman Kiefer called for a motion to approve. Member Keele motioned to approve the March 08, 2022 minutes and Vice-Chair Martins seconded the motion. A vote was taken and the motion passed 4-0.

### **2. Application For Certificate Of Appropriateness PZ20220191**

Applicant: Nicola Champ (Illusions of U), Location: 20731 Powell Rd.,  
Requesting: Painting the exterior of the business. Colors selected from historical color book are SW9163 Tin Lizzie, SW6232 Misty and SW6529 Scanda.

Chairman Kiefer asked what colors these are and Nicola Champ provided an explanation of the color shades.

Applicant Presentation: There was no further presentation.

#### Board Comments & Questions:

The board asked for the book of approved paint color chips to be provided for future reference.

Member Soffe motioned to approve the issuance of Certificate of Appropriateness for the painting of exterior of the business located at 20731 Powell Rd. with SW9163 Tin Lizzie, SW6232 Misty and SW6529

Scanda. Vice-Chair Martins seconded the motion. A vote was taken and the motion passed 4-0.

**3. Application For Certificate Of Appropriateness PZ20220198**

Applicant: Holly Sauer, Location: 11884 N. Williams St.

Requesting: Exterior and interior painting using colors from the Historic color book SW7016, SW9065, SW6531 and SW9163. Ms. Sauer is also seeking approval to install a decorative fence and paint with SW6232. Ms. Sauer is also seeking approval for a 6' x 9' commercial sign.

Applicant Presentation: The applicant was not present.

Board Comments & Questions:

The Board asked what colors are assigned to the different parts of the building. Ms. Cid responded with the approved colors chosen by the applicant. The board asked further questions about the fence type and color scheme. Member Soffe commented the size of the sign was too large.

Vice-Chair Martins motioned to approve the issuance of Certificate of Appropriateness for the painting of the interior and exterior of the business with SW7016, SW9065, SW6531 and SW9163 and the installation of fencing located at 11884 N. Williams St. Member Soffe seconded the motion. A vote was taken and the motion passed 4-0.

With regard to the business sign, Chairman Kiefer asked about the size of the frontage of the property. Ms. Cid indicated from the property appraiser site they have 87' of frontage with a depth of 8'. Chairman Kiefer said according to historic district sign zoning, a sign of that size is not permitted.

Vice-Chair Martins motioned to conditionally approve the issuance of a Certificate of Appropriateness for the business sign within the zoning guidelines of 4'x7'and Member Soffe seconded the motion. A vote was taken and the motion passed 4-0.

**4. Application For Certificate Of Appropriateness PZ20220200**

Applicant(s): Corinna & Jeremy Crouch

Location: 20702 W. Pennsylvania Ave.

Requesting: Certificate of Appropriateness for the approval of a new advertising sign. The sign will be a metal sign with wood posts/cap and a black aluminum frame.

Applicant Presentation:

Corinna and Jeremy Crouch were present and answered questions regarding the size of the sign.

Board Comments & Questions:

Member Soffe asked where the exact location of the business is. Mrs. Crouch responded and indicated they took the old sign down and the proposed new sign is smaller than what was previously there.

Vice-Chair Martins motioned to approve issuance of Certificate of Appropriateness for installation of a road sign for 20702 W. Pennsylvania Ave. Member Soffe seconded the motion. A vote was taken and the motion passed 4-0.

**5. Grant Application HPB 2022-03**

Applicant: Scott and Cindy Toth; Location: 20943 Second Ave. Requesting: Grant funds to replace existing windows.

Applicant Presentation:

The applicant was not present.

Board Comments & Questions:

The board questioned if the \$5,000 grant was only paying for the two front windows and stated the applicant must be present to answer these questions.

Vice-Chair Martins motioned to recommend the application be held until the next meeting so the applicants can be present. Member Soffe seconded the motion. A vote was taken and the motion passed 4-0.

**6. Grant Application HPB 2022-04**

Applicant: Treva Matthews (Women’s Club of Dunnellon); Location: 11756 Cedar St. Requesting: Grant funds for façade improvement to remove rotten trees and rotten timber from the porch area, trim trees, new landscaping, one broken window replacement, and new gravel on the driveway.

Applicant Presentation:

Treva Matthews and Susan Taylor were present and spoke about the history of the Women’s Club and improvements they were looking to make.

Board Comments & Questions:

There were none.

Vice-Chair Martins motioned to recommend to the CRA Board approval of grant funds in the amount of \$5,000 to the Women’s Club of Dunnellon to be reimbursed in accordance with the grant program requirements. Member Soffe seconded the motion. A vote was taken and the motion passed 4-0.

**7. New Business**

Ms. Cid presented a walk-on agenda item for Nancy Benaovich at 11876 Cedar St. Ms. Benaovich is requesting grant money for façade improvement to paint the existing windows and garage, trim existing trees, add limestone around the landscaping, mulch, etc.

Chairman Kiefer said the paint colors were not provided on the application and it is unclear whether the work is being done by the applicant. Ms. Cid said she would get a more complete application and bring this back at the next meeting for consideration.

Chairman Kiefer motioned to table the application until the next meeting so the applicant could be present. Member Soffe seconded the motion. A vote was taken and the motion passed 4-0.

**8. Old Business**

There was none.



**9. City Council Meeting Updates**

There was none.

**10. Reports And Updates**

There was none.

**11. Public Comment**

There was none.

**12. Adjournment**

Member Keele called for a motion to adjourn. Vice-Chair Martins motioned to adjourn the meeting at 6:27 p.m. and Member Soffe seconded the motion. A vote was taken and the motion passed 4-0.

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Penned Signature of  
Scott Kiefer, Chairman

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Penned Signature of  
Georgina Cid, Community Development Manager

City of Dunnellon  
Agenda Summary Form

**Meeting Date:** May 10, 2022

1. Responsible Department: Community Development
2. Presenter: Georgina Cid
3. Recommended Action: Approval

**Subject:** Application for CRA Grant Funds and Certificate of Appropriateness

**Request for Approval Summary Explanation & Background:**

Mr. Andres Arevalo is requesting a façade improvement grant in the amount of \$5,000 for preparation and painting of the non-contributing building exterior at 11928 N Williams St. (Old Triangle).

Samples of the following pre-approved historic paint colors have been provided for the board to review:

- SW 7559 Décor White for the main building
- SW 7524 Dhurrie Beige for the main building's indented archways (see photo)
- SW 7004 Snowbound for the roof and window trim

It is staff recommendation that this item be approved.

**Procurement Method:** N/A

**Fiscal Information:** N/A

**Attorney Review:** N/A

City of Dunnellon  
Agenda Summary Form

**Meeting Date:** May 10, 2022

1. Responsible Department: Community Development
2. Presenter: Georgina Cid
3. Recommended Action: Approval

**Subject:** Application for Certificate of Appropriateness

**Request for Approval Summary Explanation & Background:**

Dinkins Construction is requesting approval to demolish the structures located at 11899 N. Williams St.

The current condition of the main building and storage buildings on this non-contributing property is beyond repair. Owner proposes to demolish the existing buildings and build a new facility.

It is staff recommendation that this item be approved.

**Procurement Method:** N/A

**Fiscal Information:** N/A

**Attorney Review:** N/A

City of Dunnellon  
Agenda Summary Form

**Meeting Date:** May 10, 2022

1. Responsible Department: Community Development
2. Presenter: Georgina Cid
3. Recommended Action: Approval

**Subject:** Application for CRA Grant Funds and Certificate of Appropriateness

**Request for Approval Summary Explanation & Background:**

Mrs. Gloria Williams is requesting a façade improvement grant up to the amount of \$5,000 for exterior preparation and painting, and materials for new landscaping of the non-contributing home at 20698 Chestnut St.

Samples of the following pre-approved historic paint colors have been provided for the board to review:

- SW 6176 Liveable Green for the main
- SW 6371 Vanillin for the trim
- SW 2857 Peace Yellow for inside porch door

It is staff recommendation that this item be approved.

**Procurement Method:** N/A

**Fiscal Information:** N/A

**Attorney Review:** N/A

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**Meeting Date:** May 10, 2022

1. Responsible Department: Community Development
2. Presenter: Georgina Cid
3. Recommended Action: Approval

**Subject:** Application for Certificate of Appropriateness

**Request for Approval Summary Explanation & Background:**

James and Jennifer Nemetch are requesting approval for the installation of a new driveway and apron of their non-contributing home at 20617 Chestnut St. The driveway will be shared with the next-door neighbors, Mathew and Rachel Hurd of 20597 Chestnut St.

It is staff recommendation that this item be approved.

**Procurement Method:** N/A

**Fiscal Information:** N/A

**Attorney Review:** N/A

City of Dunnellon  
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**Meeting Date:** May 10, 2022

1. Responsible Department: Community Development
2. Presenter: Georgina Cid
3. Recommended Action: Approval

**Subject:** Application for CRA Grant Funds and Certificate of Appropriateness

**Request for Approval Summary Explanation & Background:**

Ms. Nicola Champ (Illusions of U) is requesting a façade improvement grant in the amount of \$5,000 for white seamless gutters and new landscaping for the non-contributing building located at 20731 Powell Rd.

It is staff recommendation that this item be approved.

**Procurement Method:** N/A

**Fiscal Information:** N/A

**Attorney Review:** N/A

City of Dunnellon  
Agenda Summary Form

**Meeting Date:** May 10, 2022

1. Responsible Department: Community Development
2. Presenter: Georgina Cid
3. Recommended Action: Approval

**Subject:** Application for Certificate of Appropriateness

**Request for Approval Summary Explanation & Background:**

Mr. Chris Caka is seeking approval for the removal of an old shed, and approval for the installation of an open carport on a concrete pad for the non-contributing building located at 20729 Walnut St.

It is staff recommendation that this item be approved.

**Procurement Method:** N/A

**Fiscal Information:** N/A

**Attorney Review:** N/A