

Amended 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.