

Agenda
City of Dunnellon
Historic Preservation Board
20750 River Drive, Dunnellon, FL 34431
Tuesday, May 4, 2021 at 5:30 p.m.

PLEASE TURN CELL PHONES OFF

<https://dunnellon.zoom.us/j/99275905278?pwd=K1ZBcFU3dUs3djdZZmInNmNyVVV1Zz09>

Meeting ID: 99275905278

Dunnellon Historic Preservation Board meeting will be held at Dunnellon City Hall with Social Distancing Modifications. Anyone attending the meeting will be required to wear a mask/face covering.

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 Recording Secretary at tmalmberg@dunnellon.org. Members of the public who would like to participate are encouraged to register in advance by Noon, Tuesday, day of meeting.

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

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 May 4, 2021.

1. Meeting Minutes For Approval

March 9, 2021

April 13, 2021

Documents:

[MINUTES MARCH 9, 2021 MEETING.PDF](#)

[MINUTES APRIL 13, 2021 MEETING.PDF](#)

2. Application For Certificate Of Appropriateness DUN20210194

Applicant(s): Thomas Carey

Location: 12009 Delaware Street

Requesting: Installation of 12x16 DCA Shed, No Slab, No Electric; Clay siding w/Hunter Green Trim; Galvalume Roof; Property is in the Boomtown Historic District; Non-contributing structure, built in 1955, concrete block

- Applicant Presentation
- Board Comments & Questions
- Proposed Motion: to approve issuance of Certificate of Appropriateness for shed as requested.

Documents:

[MCPA PROPERTY RECORD CARD.PDF](#)

3. Application For Certificate Of Appropriateness PZ20210209
Applicant(s): Corinna Crouch / C & G Investment Fund LLC
Location: 20702 W Pennsylvania Ave
Requesting: Install new shingle roof, Pinnacle Pristine "Majestic Shake" Atlas; Remove & replace vinyl siding with hardi board; Add shaker shingles to gables; Paint exterior: Main house Sherwin Williams SW2819 Drowning Slate; Gables Shaker Shingles, Sherwin Williams SW 2807 Rockwood Medium Brown; Building is in the Boomtown Historic District, built Circa 1904, and is non-contributing structure.
 - Applicant Presentation
 - Board Comments & Questions
 - Proposed Motion: to approve issuance of Certificate of Appropriateness for new shingle roof, remove & replace vinyl siding with hardi board; add shaker shingles to gables; and exterior paint colors SW2819 & SW2807 as requested.

Documents:

[MCPA PROPERTY RECORD CARD.PDF](#)

4. Public Comment
5. Adjournment

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, March 9, 2021 at 5:30 p.m.**

Chairman Myers called the meeting to order at 5:38 p.m. and led the Pledge of Allegiance.

Roll Call

Members Present:

Chairman Dane Myers
Member, Jane Keele
Member, Scott Kiefer
2nd Alternate - V

Members Absent:

Vice-Chair Viola Soffe
Member, James Burchett
1st Alternate, Marty Moughan

Staff Present:

Community Development Manager - V
Recording Secretary, Teresa Malmberg
Staff Guest, Troy Slattery
Councilwoman Liaison, Jan Cabbage

Proof of Publication: The agenda was posted on City's website and City Hall bulletin board on March 2, 2021, and an amended agenda was posted on City's website March 07, 2021.

1. Meeting Minutes for Approval:

November 10, 2020

Member, Jane Keele motioned to approve and Member, Scott Kiefer seconded.
Vote passed 3-0

January 12, 2021

Member, Scott Kiefer motioned to approve and Member, Jane Keele seconded.
Vote passed 3-0

February 09, 2021

Member, Jane Keele motioned to approve and Member, Scott Kiefer seconded.
Vote passed 3-0

2. City Council Meeting Updates – Staff

Mrs. Malmberg reminded everyone of the Joint Workshop on March 17 at City Hall for the technical assistance grant, Historic Enhancement Plan. She announced the Community Development Manager position is now vacant with the resignation of Matt Leibfried.

Councilwoman Cabbage spoke regarding Nine Island Cove. The Council vote last night passed 3-2 to submit the application being completed by Burt Eno and Paul Marraffino. Council will include a letter of approval. The application deadline is April 30, 2021. She explained the process going forward regarding the Florida Forever program. She added that Dwight Porter is working on getting a master file archeological site number for the property which will open the door for grants.

3. Reports and Updates:

Troy Slattery talked about solar lights with multiple designs and wanted to see what the interest of the Historic Society would be in changing out all the lighting throughout the historic district. He is hoping to work with Scott Kiefer on the project that he and the last Community Development manager began. "OutdoorSolarStore.com" is where he found some of the examples. He also talked about the banners that were ordered and the height issue with them. Troy is also working on getting a demonstration and feels the entire job can be completed rather quickly. He received consensus from members to proceed with the demonstration.

4. Historic Preservation CRA Grant Policy and Application – Review

Teresa Malmberg said the current funding limit is \$2500.00 and you have 100% of those funds to award to an applicant, but there have been minimal applications. Those that we do have were well received. She suggested a funding increase or adjustment of items available or even a simplification of the application may be needed. Board discussion followed regarding CRA funding, eligibility and possible changes for the application. Members requested staff to include on future agenda and provide copies of the policy and application for further discussion.

5. Public Comment: None.

6. Adjournment:

Chairman Myers called for a motion to adjourn. Jane Keele motioned to adjourn the meeting at 6:15 p.m. Scott Kiefer seconded. The motion passed by unanimous vote 3-0.

Respectfully submitted,

Penned Signature of
Dane Myers, Chairman

Penned Signature of
Teresa Malmberg, Recording Secretary

**Minutes
City of Dunnellon
Historic Preservation Board
Tuesday, April 13, 2021 at 5:30 p.m.**

Chairman Myers called the meeting to order at 5:38 p.m. and led the Pledge of Allegiance.

Roll Call

Members Present:

Chairman Dane Myers
Vice-Chair Viola Soffe
Member, James Burchett
Member, Scott Kiefer
1st Alternate, Marty Moughan
2nd Alternate - V

Members Absent:

Member, Jane Keele

Staff Present:

Community Development Manager - V
Recording Secretary, Teresa Malmberg
Councilwoman Liaison, Jan Cabbage

Proof of Publication: The agenda was posted on City's website and City Hall bulletin board on April 6, 2021.

1. Application for Certificate Of Appropriateness DUN20210134.

Applicant Leslie Babington, 20521 Park Ave. is requesting a privacy fence, rear yard (Phase I); and picket fence, front yard (Phase II)

Teresa Malmberg said Mr. Babington came to the office on March 3, and it wasn't realized until later this was in the historic district. He has completed the privacy fencing in the rear of the property and the house is non-contributing.

He expressed his uncertainty of why he had to come to the Historic Board for this as there are other neglected homes with various issues in the area. He would like to see the board find an easier way for a resident to accomplish this. The reasons and regulations were explained to him. He said the front fence will be white painted wood picket fence less than 4' tall.

Member Kiefer motioned to approve a white, wooden, picket fence and the privacy fencing in the rear which was seconded by Vice-Chair Soffe. A vote was taken and all were in favor. The vote was 5-0.

2. Application for Certificate Of Appropriateness DUN20210168.

Applicant Brian Hopper, 20525 Park Ave., is requesting a custom built, board on board privacy fence in the rear yard. There was discussion about the house itself. He is fencing the back yard only, and it will be 6' tall, wood and unpainted. There was further discussion about the location of the fence.

Vice Chair Soffe motioned to accept the request to put up the 6' tall fence as stated around the property minus the front yard and Member Burchett seconded. A vote was taken and all were in favor. Vote was 5-0.

3. Application for Certificate of Appropriateness DUN20210170.

Applicant Wanda Johnson, 20651 Powell Rd, is requesting a 4', gray, galvanized metal, chain-link fence around her almost one acre property which will be tied into neighbors fence on the west side of property. The fence will be just like the surrounding neighbors' fences. She is also asking to paint the house a sand-beige color same as Powell house across the street. Teresa Malmberg pointed out the photographs included with the presentation to demonstrate the color Ms. Johnson is referring to. Ms. Malmberg confirmed the house non-contributing.

Member Kiefer motioned to approve the fence and the color of the house as requested and Member Burchett seconded. A vote was taken and all were in favor. Vote was 5-0

4. Public Comment: None.

Board Discussions:

Ms. Malmberg gave a brief report on Council meeting actions. There are no viable candidates for Community Development Manager after going to great lengths to advertise at every level imaginable. It appears they will start the whole process over. Council passed an RFQ for the Police to investigate and negotiate with an architect to find out how much it would cost for the architect to render a design for the building.

Jan Cabbage said there is a program called "Local Mitigation Strategy 5 Year Plan" and that plan is being renewed this year. The Marion County Planner, Ken Odom, gave a presentation showing how Dunnellon can apply for funding for pre-disaster preparations. Council will be asking more questions of Mr. Odom and he is going to help them prepare the forms for the grant funding. She discussed a variety of "hardening" ideas shared during the Council meeting for City Hall.

Ms. Malmberg brought up the approval Troy Slattery was given for the Cedar and Ohio Street roadway project. She believes it includes not only paving but on street parking and landscaping. The agreement is with Kimley-Horn for an IPO to prepare and design construction plans. The idea is to get more on street parking for the public where it is already being used as such. Discussion followed which included signage issues. It was decided to bring Mr. Slattery back to discuss this further.

Ms. Malmberg announced May 6 will be a public meeting with the Planning Commission and Historic Board for the second deliverable on the Historic District Enhancement Grant. Ken Metcalf will be there to present his plan where the Board will be able to comment prior to it being brought to Council on May 10. Also, Danny O'Neil resigned from this board and David Short resigned from the Planning Commission.

5. Adjournment:

Chairman Myers called for a motion to adjourn. Member Burchett motioned to adjourn the meeting at 6:15 p.m. Vice Chair Softe seconded. The motion passed by unanimous vote 5-0.

Respectfully submitted,

Penned Signature of
Dane Myers, Chairman

Penned Signature of
Teresa Malmberg, Recording Secretary

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336



2021 Property Record Card

3380-0508-00

[GOOGLE Street View](#)

Prime Key: 800520

[MAP IT+](#)

Current as of 5/4/2021

[Property Information](#)

[M.S.T.U.](#)

[PC:](#) 01

Acres: .43

CAREY THOMAS
PO BOX 2697
DUNNELLON FL 34430-2697

[Taxes / Assessments:](#)

Map ID: 21

[Millage:](#) 3002 - DUNNELLON

Situs: 12009 DELEWARE ST
DUNNELLON

Current Values NOT Available

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2020	\$10,998	\$42,441	\$1,162	\$54,601	\$52,088	\$0	\$52,088
2019	\$10,998	\$42,414	\$1,162	\$54,574	\$47,353	\$0	\$47,353
2018	\$11,280	\$30,874	\$894	\$43,048	\$43,048	\$0	\$43,048

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7418/0692	03/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$145,000
5562/1373	08/2011	26 TRUSTEE	0	U	I	\$100
5555/1344	06/2011	70 OTHER	0	U	I	\$100
5555/1346	05/2011	71 DTH CER	0	U	I	\$100
UNRE/INST	09/1998	76 MAR CER	0	U	I	\$100
1822/1704	04/1992	03 LIFE EST	1 LIFE ESTATE	U	I	\$100
7418/0691	06/1977	71 DTH CER	0	U	I	\$100

[Property Description](#)

SEC 35 TWP 16 RGE 18
PLAT BOOK A PAGE 174
DUNNELLON
LOTS 508.509.510

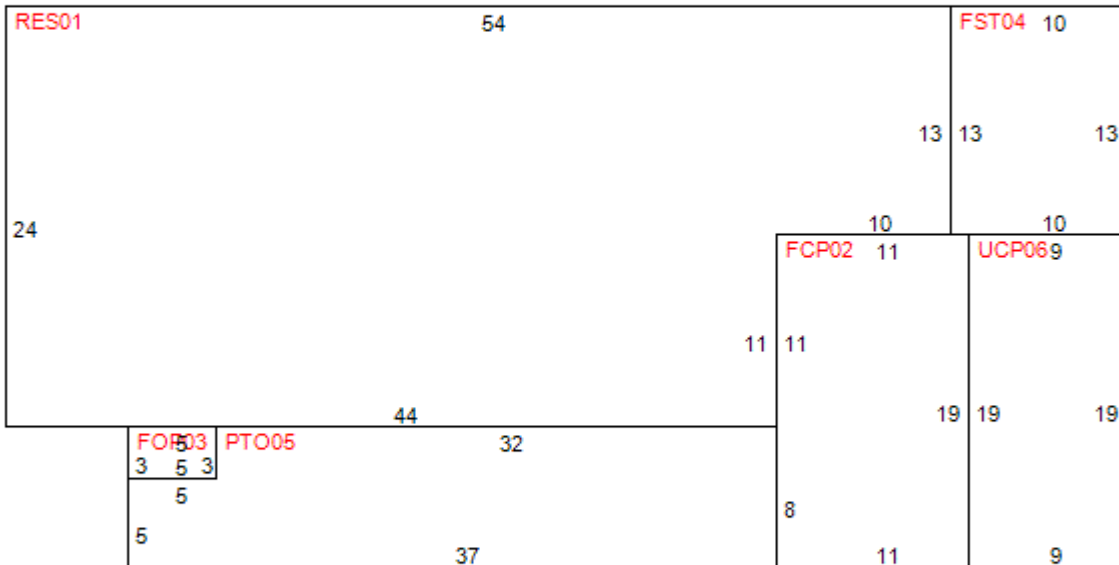
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		150.0	125.0	R3	150.00	FF						
Neighborhood 8150 - DUNNELLON HISTORICAL DISTRICT												
Mkt: 9 70												

[Traverse](#)

Building 1 of 1

RES01=L44U24R54D13L10D11.
 FCP02=U11R11D19L11U8.L37
 FOP03=D3R5U3L5.L7U24R54
 FST04=R10D13L10U13.D24L10
 PTO05=D8L37U5R5U3R32.U11R11
 UCP06=D19R9U19L9.



[Building Characteristics](#)

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 8 - 35-39 YRS
Condition 2
Quality Grade 400 - FAIR
Inspected on 9/21/2015 by 118

Year Built 1955
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 156

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1955	N	0 %	0 %	1,186	1,186

FCP 0201 - NO EXTERIOR	1.00	1955	N	0 %	0 %	209	209
FOP 0301 - NO EXTERIOR	1.00	1955	N	0 %	0 %	15	15
FST 0424 - CONC BLK-PAINT	1.00	1955	N	0 %	0 %	130	130
PTO 0501 - NO EXTERIOR	1.00	1955	N	0 %	0 %	281	281
UCP 0601 - NO EXTERIOR	1.00	1955	N	0 %	0 %	171	171

Section: 1

Roof Style: 10 GABLE	Floor Finish: 32 HARDWD ON WOOD	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 10 WALLBOARD	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 06 CONVECTION	Heat Fuel 1: 08 OIL	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 5 CONCRETE SLAB	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	640.00	SF	20	1994	3	0.0	0.0
105 FENCE CHAIN LK	176.00	LF	20	1994	1	0.0	0.0

Appraiser Notes

INTERIOR INFORMATION ESTIMATED UPI
ADU ON SKIDS N/A

Planning and Building

** Permit Search **

Permit Number	Amount	Issued Date	Complete Date	Description
DN10203	\$8,688	6/1/2003	-	REROOF W/SINGLE PLY RUBBE
DN5202	\$1,100	6/1/1998	-	REPLACE CARPORT.
DN4057	\$975	6/1/1994	-	DRIVEWAY
DN02793	\$2,000	7/1/1990	-	REPLACE WINDOWS IN RES

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336



2021 Property Record Card

3380-0487-00

[GOOGLE Street View](#)

Prime Key: 800414

[MAP IT+](#)

Current as of 5/4/2021

[Property Information](#)

[M.S.T.U.](#)

[PC:](#) 11

Acres: .42

C AND G INVESTMENT FUND LLC
 11601 SW HWY 484
 DUNNELLON FL 34432-6417

[Taxes / Assessments:](#)

Map ID: 21

[Millage:](#) 3002 - DUNNELLON

Situs: 20702 W PENNSYLVANIA AVE
 DUNNELLON

Current Values NOT Available

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2020	\$54,885	\$84,710	\$4,546	\$133,828	\$133,828	\$0	\$133,828
2019	\$55,936	\$76,458	\$4,546	\$129,084	\$129,084	\$0	\$129,084
2018	\$55,936	\$75,519	\$4,546	\$129,630	\$129,630	\$0	\$129,630

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7440/0089	04/2021	06 SPECIAL WARRANTY	9 UNVERIFIED	Q	I	\$199,000
6850/0338	10/2018	05 QUIT CLAIM	0	U	I	\$100
6737/1615	03/2018	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$120,000
1521/0694	08/1988	07 WARRANTY	9 UNVERIFIED	U	V	\$120,000
1500/1374	05/1988	05 QUIT CLAIM	0	U	I	\$100
1355/0179	06/1986	07 WARRANTY	0	U	I	\$8,000
1288/1366	06/1985	07 WARRANTY	0	U	I	\$8,000
1169/0722	07/1983	07 WARRANTY	0	Q	I	\$41,950

[Property Description](#)

SEC 35 TWP 16 RGE 18
 PLAT BOOK A PAGE 174
 DUNNELLON LOTS 487.488 & LOT 495 EX COM AT MOST
 W'LY COR LOT 495 FOR POB E 42 FT S 13-19-26 W
 29.64 FT N 51-52-36 W 45 FT TO POB

[Land Data - Warning: Verify Zoning](#)

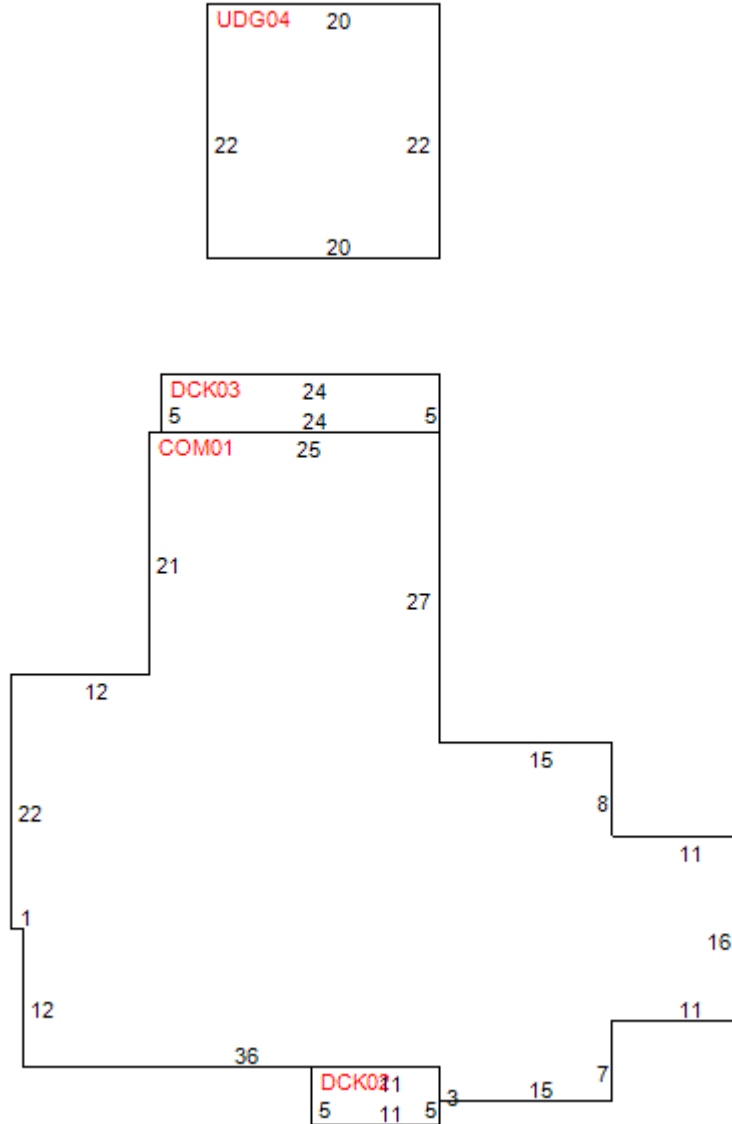
Use	CUse	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	1103	.0	.0	B3	18,295.00	SF						

Neighborhood 9961 - COMM E PENNSYLVANIA DUNNELLON

Traverse

Building 1 of 1

COM01=L36U12L1U22R12U21R25D27R15D8R11D16L11D7L15U3.
 DCK02=D5L11U5R11.U55
 DCK03=U5L24D5R24.U15
 UDG04=U22L20D22R20.



Building Characteristics

Structure 2 - STUD FRAME WOODMTL
Effective Age 6 - 25-29 YRS
Condition 4
Quality Grade 500 - FAIR
Inspected on 10/21/2020 by 117

Year Built 1904
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 242

Exterior Wall 29 VINYL SIDING

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	11.0	1.00	1985	0	2,412	F11 ONE STORY STORE	100 %	N Y

2	2.0	1.00	1985	0	55 DCK DECK-WOOD	100 %	N	N
3	2.0	1.00	1985	0	120 DCK DECK-WOOD	100 %	N	N
4	10.0	1.00	1985	0	440 UDG GARAGE-UNFINSH	100 %	N	N

Section: 1

Elevator Shafts: 0 **Aprtments: 0** **Kitchens: 0** **4 Fixture Baths: 0** **2 Fixture Baths: 2**
Elevator Landings: 0 **Escalators: 0** **Fireplaces: 0** **3 Fixture Baths: 1** **Extra Fixtures: 2**

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	6,846.00	SF	5	1986	3	0.0	0.0

Appraiser Notes

ALWAYS SOMETHING ANTIQUES

Planning and Building

** Permit Search **

Permit Number	Amount	Issued Date	Complete Date	Description
DUN20200191	\$11,330	5/28/2020	1/1/1900	.
1718-046	\$80	5/18/2018	1/1/1900	FIRE PLAN REVIEW
1516-070	\$85	7/12/2016	1/1/1900	CHANGE OF OCCUPANCY
DN02703	\$2,499	1/1/2003	1/1/1900	STORAGE ADD ON
DN02475	\$1,500	10/1/1988	1/1/1900	REMODEL INTERIOR RM
DN01984	\$15,000	8/1/1986	1/1/1900	BLACKTOP/REMODEL