

Agenda
City of Dunnellon
Historic Preservation Board
20750 River Drive, Dunnellon, FL 34431
Wednesday, November 16, 2022 at 5:30 p.m.
PLEASE TURN CELL PHONES OFF

<https://dunnellon.zoom.us/j/84047727001?pwd=UjBrOXE5Vm9ZaU5MUUxEMk0ybVFqUT09>

Meeting ID: 840 4772 7001

Dunnellon Historic Preservation Board meeting will be held on November 16, 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. Members of the public who would like to participate are encouraged to register in advance by Noon, Wednesday, November 16th.

For the convenience of our citizens and the public, we livestream Historic Preservation Board meetings on Zoom and YouTube. If the livestream is interrupted or compromised due to technical or other issues, the meeting may continue as normal and will not be paused or postponed. If you wish to ensure your ability to access the meeting to provide public comment, please attend the meeting in person.

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 November 9, 2022.

1. Grant Application HPBG 20230057

Applicant(s): Julie Breighthen on behalf of homeowner Jonathan Wells

Location: 20737 W. McKinney Ave.

Requesting: Grant funds to replace roof with gray asphalt shingles.

- Applicant Presentation
- Board Comments & Questions
- Proposed Motion: to recommend to the CRA Board approval or denial of grant funds in the amount of \$5,000 to Jonathan Wells to be reimbursed in accordance with the grant program requirements.

Documents:

[2. HPBG20230057 ROOF.PDF](#)

2. New Business
3. Old Business
4. City Council Meeting Updates
5. Reports And Updates
 - Chairman
 - Members
 - Staff
6. Public Comment
7. 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.



Historic Preservation Board

Application for Historic Preservation Grant Facade Renovations

OFFICIAL USE ONLY	
Application No.:	HPBG 20230057
Date Received:	11/9/22

Property owner:

Jonathan Wells

Name

Individual Name if Applicant is a Business

20737 W. McKinney

Address

Dunnellon

City

FL

State

34431

ZIP

407-761-4241

Phone

Residential: 3380-1267-00

Amount Requested: \$5000-

Applicant to select from the following:

Paint:

Landscape:

Facade:

Structural Repairs:

Other:
(explain)

New roof - \$7240

Please provide detailed description of work to be done and cost estimate:
(Use reverse side and/or attachments if needed)

Please attach all supporting documents and/or photos that are relevant to your request.

Additional Funding Source(s):

 % Match with Historical Society (State or Local)

Owner Contribution: Yes No If yes, amount: \$2240 Labor:

If no, please state why:

Do you anticipate assistance from any other agency? Yes No

If yes, please list agency and type / amount of assistance.

Agency: Amount:

Signature

Applicant must provide W-9

11/8/22

Date

OFFICIAL USE ONLY

Historic Preservation Board Meeting Date: 11/16/22 Time: 5:30 P

CRA Board Meeting Date: Time:

Approved:
Community Development Signature

Community Development Title


Amount of Grant:

Payable to:

Attachment "A": Project Budget - Facade Grant Eligible Budget

Construction Categories / Line Items <small>(insert lines or additional sheets as necessary)</small>	Improvements Costs	Grant Eligible Costs	
		Eligible	Grant Completed by Staff
Primary Grant Eligible Work			
Facade Work (ex: windows, doors, ext lighting, landscaping, porch, railings, etc)			
Ancillary Project Work (Parking Lot Improvements, Painting, Signage, Etc)			
Demolition			
Total Facade Work			
Other Work (case by case)			
Structural Construction (Concrete, Masonry, Framing, Carpentry, Site Work, Etc)			
Roofing			
New gray shingle roof	\$7240		
Total Other Work			
Total Project Costs			
Total Project Cost	\$7240	\$0	
<i>Pro rata share eligible for Grant consideration</i>			100%
Grant Request (\$2,500 max):	\$ 5000		\$0

The undersigned understands that the information provided herein is to induce the City of Dunnellon and the Dunnellon CRA to consider a Community Redevelopment Area Facade Grant award for some or all of the above scope of work and certifies that the information contained is true and correct.

Owner: 

Date: 11/8/22

Request for Reimbursement:

Attachments W-9 Reimbursement Payable To: _____
 ALL Receipts
 Pictures Mailing Address (if different than W-9): _____

Signature of Requestor: _____ Date: _____

OFFICIAL USE ONLY

Was the project completed satisfactorily? Y / N _____ Inspection completed by: _____

If no, why? _____

Amount of Reimbursement: _____ Coding: _____

Approved _____ Date: _____
City Finance Officer



DIRECTV



20736

11/8/22

Julie Breighthen has authority
to make all decisions concerning
my property at 20737 W. McKinney
Ave. Dunnellon FL 34431.



Jonathan Wells

Fully Licensed, Bonded & Insured
#CCC1326502 / #CRC1333029



Ocala Office:
(352) 304-6441
737 N. Magnolia Avenue
Ocala, Florida 34475
Email: info@certifiedroofingsolutionsllc.com

Proposal Date: 10/31/2022

ROOFING AGREEMENT TO:

Julie 3rd property
Customer (407) 761-4241
Primary Phone
Address
City State Zip County Subdivision
Owner Same As Customer Job # julsbriichten@gmail.com
E-mail 20737 West McKinney Avenue, Dunnellon, FL 34431
Job Address Same as Customer

Steep Slope Residential Commercial
Roofing New Construction Reroof 1-Story 2-Story
Obtain required permit(s). Contract includes removal of 1 layer(s) of roofing material(s). Any additional layers discovered will be removed at a rate of 75 per 100ft², per additional layer. INT
Inspect & replace all rotten or damaged decking & fascia per code. Rates listed below include labor & material for replacement. INT
Inspect all flashings. All damaged flashings will be replaced at a rate of \$20/LF and will be billed additionally. INT
Renail decking to Miami-Dade code specifications.
Install new 1.75 face Steel eave drip edge and Pro-Start starter strip shingles to the entire perimeter.
Install Peel-N-Stick ice & water shield in all valleys, around all penetrations & along all flashings.
Install new gooseneck exhaust vents, as required. Install new Bulletboot shields on all plumbing projections.
Install Halfapped Synthetic underlayment to building code specifications.
Install "Limited Lifetime" GAF Timberline HDZ Architectural shingles, including Seal-A-Ridge hip & ridge cap shingles.

- *Warranty to be issued by the manufacturer after payment in full. This bond is transferable when approved by the manufacturer.
- Warranty Plan Selected: Systems
- Ventilation Included: Aluminum: 30 Cobra 3: Off Ridge Vent(s): Lomanco:
- *Ventilation will be to current, Florida building code & to manufacturer's requirements for warranty purposes.
- Skylights: All skylights are self-flashing, fixed glass (2" Curb / 4" Curb) - 2x2: 2x4: Other:
- SolaTubes: Base & Lens only (does not include any material below roof line) 10": 14": Other:
- Chimney Cricket: Included Wind Mitigation Report: Included
- Existing Gutters: Hangers Spiked (must be removed & will not be re-installed) N/A

Low Slope Roofing
New Construction Re-Roof Story Building. Remove existing roof to sheathing or a smooth workable surface. Install roof system to building code specifications. Install new lead shields on all plumbing projections. Install new gauge metal flashings as required. Install new gauge face eave drip. Install new galvanized iron valley metal stripped and sealed where necessary. A year limited warranty, consequential damages excluded, will apply. This bond is non-transferable unless approved by the manufacturer.

ALL WORK COVERED BY A 10 YEAR WORKMANSHIP WARRANTY. Customer is responsible for removal of any solar PV &/or solar pool heat panels prior to commencement of roof work by CRS. INT
Workmanship warranty is transferable (Refer to Section D of contract)

Job Pricing:

1x6 Decking & Sheathing Board - \$4/LF	D&R Metal Fascia - \$2.50/LF	1/2" CDX Plywood - \$ 115
1x4/1x6/1x8 Fascia Board Replacement - \$8/LF	D&R Soffit - \$3/FT²	3/4" CDX Plywood - \$ 125
2x4/2x6 Fascia Board Replacement - \$9/LF	*Vinyl or Aluminum Only	Nailers - \$2.50/LF
Insulation Board (if required per code) - \$3-5/FT²	D&R Gutter Guards - \$2/LF	Rafter Scabs - \$7/LF

Payment due in full 3 days after completion. Late fees apply. Credit card fee is 2%. INT
Roofing Agreement executed in duplicate, one copy of which was delivered to, and receipt is hereby acknowledged by Buyer, this 31st day of October, 20 22.
This proposal is subject to acceptance within 15 days & is void thereafter at the option of CRS, LLC.
Approved and Accepted: Certified Roofing Solutions, LLC.

Roof Type and/or Buildings:	Architectural /
Total Price of Work Excluding Wood	\$ 7,240
Miscellaneous Items	\$
Amount of Woodwork Included	\$ 2 CDX Included
Less Deposit	\$ 0
Balance owed Excluding Wood	\$ 7,240
Proposal Accepted (Int.)	

By: Certified Roofing Solutions, LLC Central FL (X) Owner-Buyer Signature Date
Salesman: Nicholas Nightengale (X) Owner-Buyer Signature as Agent for all owners Date

Sign & return white copy to: Certified Roofing Solutions, LLC
All roofing debris will be hauled away & the property left clean. Magnetic clean-up for nails performed. Not responsible for damage to existing gutters.



STEVENS ROOFING INC.

R. O. Box 1318 • Dunnellon, FL 34430-1318
Telephone (352) 489-6255 • (800) 407-7663
StevensRoof@aol.com

All Types Of Roofing & Repair
Residential Reroofing Specialist
Licensed and Insured
CCC054803

Date: 11/3/2022

To: Julie Breighton
20737 W McKinney Ave
Dunnellon, FL 34431

Job: 407 761 4241
Email: julsbreighton@gmail.com

* Contractor to tear off existing roof and replace all rotten wood, up to (two) sheets included. Each additional sheet replaced at a rate of (\$100⁰⁰) per sheet. Contractor to re-nail deck to all legal and state codes.

* Contractor to furnish new GAF Roof Deck Protection, GAF Weatherwatch Leak Barrier in needed areas, New lead plumbing boots with squirrel protectors, new galvanized exhaust vents and GAF Pro-Start starter shingles around entire perimeter of roof.

* Install new GAF Timberline HDZ fungus resistant shingles, homeowner's choice of color.

* Install new GAF Cobra III Ridge Vent where needed and new GAF Seal-A-Ridge throughout.

* Contractor responsible for all permit related paperwork as well as our strict magnetized clean up and debris removal.

* Roof comes with a GAF Silver Pledge Limited Warranty.

* All work done in accordance with the GAF Silver Pledge Limited Warranty

Workmanship is guaranteed for a period of ten years per GAF Silver Pledge Warranty. This guarantee will be effective from date of completion.

I hereby propose to furnish and install the above, providing material is obtainable, complete in accordance with the above

specifications for the sum of Six thousand two hundred ninety five 900

Dollars (\$ 6,295⁰⁰)

Payment to be made on completion of job.

credit card + 3%

All material used in this contract is guaranteed to be as specified, and the entire job is to be done in a neat and substantial manner.

Any alterations or deviations from the specification herein agreed upon involving extra cost of labor and material, will be executed only upon written orders for same, and will become an extra charge over the sum mentioned in this contract. Agreements made with mechanics not recognized.

Date 11/3/2022

Signed [Signature]

ACCEPTANCE OF ESTIMATE

It is understood that this is the whole agreement and that there are no other agreements other than provided herein.

Should it be necessary for Stevens Roofing Inc. to institute legal proceedings of any nature in order to collect any of the sums due hereon, I hereby agree to pay all attorney's fees and costs for the collection hereof.

Date..... Signed.....

This Contract is void 10 days from the date unless signed and returned to bidder.

Contract

**GRADY CROSS
ROOFING, LLC**

Andy (352) 257-6065

Licensed and Insured
CCC1331118

Residential Reroofs,
New Construction,
Metal & Commercial
Professional
Installation

Quality and Honesty at its Finest.
Reasonable Prices..

Date	
11/4/22	

Name

Job Address
20747 W McKinney Dunnellon FL

Terms	Customer Phone

City	SCOPE OF PROPOSED WORK
	<p>Tear off existing roof and felt paper down to bare wood, resail decking to code, replace any bad wood (2 sheets included with price, anything after 2 sheets will be \$65 per sheet of plywood, or \$5 per foot for any 2x4, 2x6 stick wood)</p> <p>Dry in with a <u>Synthetic</u>, replace all Dripedge, Plumbing Boots, Exhaust Vents, and all Ridgevents</p> <p>Shingles will consist of a 30 year dimensional shingle with the homeowners choice of color.</p> <p>All debris will be picked up and hauled off by the contractor and magnets will be ran for any dropped nails</p> <p style="text-align: right;">metal \$ 7,200.00 Shingles \$ 5,000.00</p>

Important notice: Please notify occupants of your building/household that they are not to stand under the roof's perimeter while we are working. In addition please do not park any vehicles, boats, trailers, etc under the roof's perimeter. We do everything we can to ensure we don't cause damage.

Total

OWNER OR AGENT _____ DATE _____

CONTRACTOR _____ DATE _____