

COMMUNITY REDEVELOPMENT AGENCY MEETING

Immediately following
City Commission Meeting
March 27, 2007

AGENDA

CALL TO ORDER:

MINUTES:

Approval of CRA Meeting of March 13, 2007

NEW BUSINESS:

1. Redevelopment Advisory Board (RAC) – Resignation of Pete Odom – Appointment to Citizen Position Expiring May 14, 2008

OLD BUSINESS:

1. CRA Boundary Expansion

NOTED ITEM: CITY RELATED BOARD MINUTES

Redevelopment Advisory Committee (RAC) Minutes – January 16, 2007

ADJOURNMENT:

Chris Chandler

From: Karla Owens
Sent: Tuesday, March 20, 2007 1:10 PM
To: Chris Chandler
Subject: FW: ADVISORY BOARDS RESIGNATION

-----Original Message-----

From: Pete Odom [mailto:allprotires@3oaks.com]
Sent: Tuesday, March 20, 2007 12:52 PM
To: HUTCH BROCK
Cc: Karla Owens; SCOTT BLACK; Harold Sample
Subject: ADVISORY BOARDS RESIGNATION

MR. MAYOR,

FOR MANY YEARS IT HAS BEEN MY PLEASURE TO SERVE ON VARIOUS VOLUNTEER BOARDS FOR THE CITY OF DADE CITY. I'M MOVING MY RESIDENCE OUT OF THE CITY LIMITS AND THIS WILL PROHIBIT ME FROM SERVING FURTHER. I WILL RESIGN AS OF MARCH 31, 2007.

I HAVE ENJOYED THE WORK (NOT REALLY "WORK") AND THE ASSOCIATION WITH THE OTHER VOLUNTEERS AND STAFF. IT WAS AN HONOR AND PLEASURE TO HAVE SERVED ON THE CODE ENFORCEMENT BOARD. I AM NOW PRESENTLY SERVING ON THE REDEVELOPMENT ADVISORY COMMITTEE AND THE CHARTER REVIEW COMMITTEE. MY THANKS TO ALL THE CITY STAFF FOR THEIR HELP AND THEIR DEDICATION TO MAKING MY JOB EASIER.

THANK YOU FOR THE OPPORTUNITY TO SERVE.

PETE ODOM

CITY OF DADE CITY

REDEVELOPMENT ADVISORY COMMITTEE MINUTES

January 16, 2007

MEMBERS PRESENT: John Bolender
Pete Odom
Michael Hodges
Nancy Johnson

MEMBERS ABSENT: Jean Ward
Bob Larkin

Others in attendance: Harold Sample, City Manager; Karla Owens, City Attorney; Amy Ellis, Downtown Dade City Main Street; Mike Agnello; Tom Wolf

The meeting was called to order at 5:35 p.m. by Pete Odom in the absence of Chairman Dennis Alfonso and Vice Chairman Jean Ward. Roll call was taken and the Pledge of Allegiance recited.

Minutes from the November 21, 2006 meeting were approved as submitted.

New members were presented: Michael Hodges was appointed to one of the Merchant/Business Owner seats, replacing Bob Case; and Nancy Johnson will represent Downtown Dade City Main Street, replacing Dennis Alfonso. One additional member will be recommended by the Chamber of Commerce and ratified by the City Commission, to replace Joe Kennedy.

Since only four of seven members were present, election of the Chairman and Vice-Chairman was postponed until the next meeting.

Old Business

7th Street Resurfacing Project: The contractor, DAB, is finishing up the job: removing construction signs, doing the final lift and final striping. Disruptions have been kept to a minimum throughout the project, and one-way traffic was kept moving as much as possible; only one citizen complaint has been registered. The DOT representative was quite effective in mitigating possible issues from merchants and/or citizens.

Harold Sample noted that discussions will be held with the State regarding transfer of maintenance soon after the project is completed – probably in April or May. Unpaved corner areas will be landscaped in accordance with an FDOT landscape grant to the City. To qualify, landscaping must be installed along 7th Street, on the DOT right-of-way.

Expansion of CRA Boundaries: The County requested historical data on the CRA, which was provided to them.

Harold reiterated that, if boundaries are expanded, money is not taken away from the City – a new base is set for the expansion area. The increase above the taxable value is what CRA funding is based on. If the CRA is expanded to Palm Avenue plus a block in either direction, the effect to the City is negligible except for future growth in that area.

The northern boundary is projected to stay the same. CRA funds can be expended in gateway parks without the parks being part of the CRA area. Businesses within the CRA are eligible for façade and signage improvement grants. Amy Ellis handed out a spreadsheet listing grants made since 2001: a total of \$122.9k, with \$38k being granted in 2006 alone. Two requests have already been submitted for 2007.

Harold will bring additional information to the next RAC meeting. It will take 60 days for the expansion to be effective after recommendation to the Commission/CRA, and a public hearing will have to be held.

Rails to Trails (RTT) Update: The Trail should be completed within 30 days, and runs from Church Street south. It will be accessible to emergency vehicles, but no other motorized vehicles – pedestrians and bicycles only. A dedication ceremony will be scheduled.

New Business

Proposed Amendment to Central Business District (CBD) Zoning Ordinance: The Land Development Advisory Review Committee (LDRC) will review this proposed ordinance, which will then be sent to the City Commission for approval. The need for such an amendment arose when Pasco Motors acquired the former Case Hardware building to use as a vehicle lot. CBD zoning requires that sales, service or display of goods be in an enclosed building. Rather than rezoning the Case Hardware parcel and opening it up to all permitted General Commercial (CG) uses, a specific exception to the CBD zoning is proposed to allow extension into an adjacent block of a non-residential zoning district. If the Ordinance is accepted, a specific exception for Pasco Motors will be filed, then reviewed by the Board of Adjustment. Such an exception would not run with the land.

7th Street FDOT Landscape Grant: Harold has a conference call on January 17 with John Simpson, Landscape Engineer with FDOT, to discuss the landscape grant. It must be used for sod, trees, flowers and mulch, to differentiate between sidewalks and planted areas at curb intersections along 7th Street. Grant money cannot be used for irrigation, but the City may elect to fund installation of an irrigation system when street lights are installed.

It was noted that the corner of Pasco Avenue and 7th Street (at Beef O’Brady’s) is dark, and there is no light between 7th Street and the 8th Street parking lot along Pasco Avenue. Existing light fixtures are being upgraded with higher wattage bulbs as needed.

Other Business

Lighting: Streetlight choice and installation has been delayed until 7th Street paving is complete. Amy will work with the City as adjunct staff to work on lighting upgrades and landscape improvement.

Novotny/Matter of Taste Alley: There has been a recent change in ownership of part of this area, with David Hernandez purchasing the eastern part of the Novotny building. A location is needed for a common dumpster behind the building for Matter of Taste and adjoining merchants. There are also issues with water drainage into the alley, debris, gas meters, etc.

Adjournment: The meeting was adjourned at 6:40 p.m.

Respectfully submitted by Karen Traenkner