

# CITY OF DADE CITY

## PLANNING BOARD

Wednesday, June 7, 2006, 5:30 p.m.  
Commission Chambers at City Hall Annex  
14150 5th Street  
-Regular Meeting-

### MINUTES

**MEMBERS PRESENT:** Lowell Harris  
Curtis Beebe  
Pat German  
Kent Ellsworth  
Monica Russ  
Andrew Davis Henley

**MEMBERS ABSENT:** John Finnerty

**ALSO IN ATTENDANCE:** Karla Owens, City Attorney

The meeting was called to order at 5:33 p.m. by Karla Owens, City Attorney.

A welcome letter packet had been sent to all Board members. All members are required to complete a Statement of Financial Interests. Forms must be picked up at the Supervisor of Elections office, completed and returned to the same office within thirty (30) of today's meeting. Any questions should be directed to Kurt Browning's office or the Commission on Ethics office.

A copy of the by-laws were also included in the welcome packet, as well as the Ordinance amendment and agenda memo creating the Planning Board. Meetings will be monthly, on the first Wednesday of the month at 5:30 p.m. All meeting are public hearings and are advertised and posted. Items that will be considered by the Board include rezoning and future land use amendments, some of which also involve annexation.

Ms. Owens also outlined the procedure for acting on agenda items: After the Board considers each item, they will make a recommendation to the City Commission. Ms. Owens will add a section to each agenda item, noting the Planning Board recommendation as to whether the Board approves or denies the Staff recommendation, and listing any comments or changes. It was also noted that Board members cannot discuss agenda items outside the meeting, but may call her with any questions.

Roll was taken, with all members present except John Finnerty, who had called to say he could not attend.

Chairman and Vice-Chairman were elected. Pat German was nominated for Chairman, but declined due to time constraints. A motion was made and passed to appoint Lowell Harris as Chairman, and Curtis Beebe as Vice-Chairman.

The meeting was then turned over to Mr. Harris.

Mayor Hutch Brock addressed the Board, noting the importance of the Board's function, and thanking the members on behalf of the City Commission.

### **New Business**

- Florrie Mae and Edwin L. Madill Revocable Trust, Carol Lockey, Trustee: Proposed Rezoning and FLUMA, Ordinance No. 2006-0927

The property consists of 2.85 acres on the south side of Morningside, east of the Wal-Mart shopping center and west of Morningside RV Park. It is the last of six "enclave" parcels annexed into the City without changing the zoning or land use. Carol Lockey, Trustee, has been requested to provide written approval for the change.

Land use would be changed from County ROR (Retail, Office, Residential) to City HDR (High Density Residential). HDR land use would allow apartments, extension of the RV park, professional offices, or neighborhood commercial (limited retail). The change is consistent with the City's comprehensive plan. Development would be subject to the County's access management ordinance for traffic evaluation. The Ordinance also makes all commercial development on the parcel subject to unified architectural and design conditions, and requires a developer to pay a proportionate share of the costs of constructing a sidewalk along Morningside Drive along the property line.

A "Land Use for Dummies" crash-course was requested by a Board member. Ms. Owens gave a brief description of the comprehensive plan and zoning ordinance and their relationship to each other. Both categories exist in the County and the City, and any property annexed by the City must have its land use and zoning changed from County classifications to the City's. She reviewed land use categories and what was allowed under each; copies of the land use chart and maps, zoning regulations, land use ordinances, and comprehensive plan will be sent to members for reference. The duties of the Development Review Committee and Technical Advisory Committee were also reviewed.

A motion was made and passed unanimously to have Staff recommend rezoning and future land use change for this parcel.

- Perfection Partners Parcel No. 1: Proposed rezoning and FLUMA, Ordinance No. 2006-0928

The property consists of 8.56 acres located on the west side of U.S. 301, north of Morningside Drive, behind and between Dade City Animal Clinic and Advance Auto Parts. Small-scale Future Land Use (FLUMA) is being changed from County RES-6 (Residential 6 dwelling units/gross acre (du/ga)) to City GC (General Commercial); and zoning is changed from County C-2 (General Commercial), R-3 (Medium Density Residential) and AC (Agriculture) to City zoning CG (General Commercial).

A motion was made and passed unanimously to have Staff recommend rezoning and future land use change for this parcel.

**Other Business:** None

The meeting was adjourned at 6:45 p.m.