

JANUARY 10, 2006  
CITY PLANNING BOARD MEETING

The City Commission of Dade City, Florida, met in the City Hall Annex Commission Chambers in its capacity as the City Planning Board, on this 10th day of January, 2006 at 5:38 P.M. The following members were present: Mayor P.H. Brock, Commissioners W.L. Dennis, Scott Black, Eunice Penix, and Steve Van Gorden. City staff members present included City Manager Harold R. Sample, City Clerk/Finance Director James D. Class, City Attorney Karla Owens, Police Chief P. A. Thompson, Safety Services Director J. P. Wubbena, Administrative Services Director Laura Beagles, Deputy City Clerk Martha Alexander, and additional City Staff, Chris Chandler and Karen Traenkner.

The meeting was called to order by the Chairman P.H. Brock.

Mayor Brock noted that KB Homes Tampa, L.L.C has requested to continue Ordinance No. 2005-0874 for thirty days. Ms. Owens advised that this Ordinance must be read by title only before an action is taken.

As this was the time and place for the advertised public hearing on Ordinance No. 2005-0874 relating to the Rezoning of KB Homes Tampa, L.L.C, the ordinance was read by title only by the Deputy City Clerk, as follows:

Ordinance No. 2005-0874

AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA AMENDING THE DADE CITY ZONING ORDINANCE TO CHANGE THE ZONING ON LAND HEREINAFTER DESCRIBED FROM ZONING CATEGORY RG-1 (SINGLE FAMILY RESIDENTIAL) TO ZONING CATEGORY PD-H1 (PLANNED UNIT DEVELOPMENT) IN ACCORDANCE WITH THE PROVISIONS OF SECTION 166.041, FLORIDA STATUTES; PROVIDING FOR CODIFICATION, CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE. (KB HOME)

A motion was made by Board Member Black to continue Ordinance No. 2005-0874 until the February 14, 2006 meeting at 5:30 p.m., the motion was seconded by Board Member Van Gorden, and on a vote the motion passed unanimously.

The following memorandum dated December 6, 2005 was noted:

**To:** Honorable Mayor and Members of the City Commission  
**From:** Karla S. Owens, City Attorney  
**Subject:** Summit View (Former Roadside Groves) Proposed PUD  
Parcel I.D. No.: 32-24-21-0000-00300-0000  
**(Entire memorandum can be found in the Ordinance file)**

As this was the time and place for the advertised public hearing on Ordinance No. 2005-0905 relating to the Proposed PUD of Summit View, the ordinance was read by title only by the Deputy City Clerk, as follows:

Ordinance No. 2005-0905

AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA AMENDING THE DADE CITY ZONING ORDINANCE TO CHANGE THE ZONING ON LAND HEREINAFTER DESCRIBED FROM COUNTY ZONING CATEGORY AC (AGRICULTURAL) TO CITY ZONING CATEGORY PD-

H1 (PLANNED UNIT DEVELOPMENT) IN ACCORDANCE WITH THE PROVISIONS OF SECTION 166.041, FLORIDA STATUTES; PROVIDING FOR CODIFICATION, CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE. (SUMMIT VIEW)

Karla Owens, City Attorney, appeared and reviewed Ordinance No. 2005-0905. She distributed a site plan of the proposed Planned Unit Development that shows the project. She explained that this project also includes a community development district for taxing purposes and is recommending approval. Chairman Brock opened the meeting for public comment. Mr. Steve Booth, representative for owners, addressed the Planning Board and requested changes be made to the conditions found in Number 11(i), (k), and (l.) that he feels are not necessary or that would raise the prices on the homes. Mr. Booth also presented a brochure showing the models that would be available for construction on this development. After further discussion a motion was made by Board Member Black to accept the changes to conditions as agreed upon by staff and Mr. Booth, the motion was seconded by Board Member Van Gorden, and on a vote the motion passed unanimously. After further discussion and with no one else wishing to be heard, Board Member Dennis moved to find this ordinance in compliance and to pass on to the City Commission for final approval, the motion was seconded by Board Member Van Gorden, and on a vote the motion passed unanimously. (See Ordinance No. 2005-0905 in its entirety in the ordinance file.)

There being no further business before the Planning Board, on motion the meeting adjourned at 6:32 P.M.

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CHAIRMAN

ATTEST:

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CLERK