

AUGUST 22, 2006
REGULAR CITY COMMISSION MEETING

The City Commission of Dade City, Florida, met in the City Hall Annex Commission Chambers in a regular City Commission meeting on this 22nd day of August, A.D. 2006, at 5:30 p.m. The following members were present: Mayor P. Hutchison Brock and Commissioners Scott Black, Camille Hernandez, 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, Administrative Services Director Laura Beagles, Safety Services Director J. P. Wubbena and Executive Assistant Chris Chandler.

The meeting was called to order by Mayor P. H. Brock, and invocation was given by City Clerk James D. Class, followed by the Pledge of Allegiance to The Flag.

A proclamation was issued to the Dade City Senior Little League All-Star baseball team recognizing their recent state championship.

The minutes of the budget workshop of July 25, 2006 and the regular City Commission meeting of July 25, 2006, were approved as individually read. The minutes of the workshop of August 8, 2006, and the regular City Commission meeting of August 8, 2006, were distributed.

PUBLIC HEARING

The following memorandum dated July 31, 2006 was noted:

To: Honorable Mayor and Members of the City Commission
From: Karla S. Owens, Community Development Director/City Attorney
Subject: Comprehensive Plan Text Amendment/Density Transfer
(Entire memorandum can be found in the City Clerk's file)

As this was the time and place for the advertised public hearing on Ordinance No. 2006-0924, to approve an amendment to the conservation element of the City's Comprehensive Plan, the ordinance was read by title only by the City Clerk, as follows:

ORDINANCE NO. 2006-0924

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, APPROVING AN AMENDMENT TO THE CONSERVATION ELEMENT OF THE CITY'S COMPREHENSIVE PLAN; AMENDING POLICY CON 1.6.9 TO DELETE DENSITY TRANSFERS IN WETLAND AREAS; PROVIDING FOR CODIFICATION, CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE.

After further discussion and with no one from the public wishing to be heard, Commissioner Black moved to adopt Ordinance No. 2006-0924. The motion was seconded by Commissioner Hernandez, and on a vote the motion passed unanimously. Commissioners Black, Brock,

Hernandez, Penix and Van Gorden voted "AYE," with no one voting "NAY." (The ordinance in its entirety is on file in the City Clerk's office.)

The following memorandum dated July 31, 2006 was noted:

To: Honorable Mayor and Members of the City Commission
From: Karla S. Owens, Community Development Director
Subject: Larkin Ranch/Proposed Annexation
 A Portion of Parcel I.D. Nos.: 02-25-21-0000-00200-0000 and
 35-24-21-0000-00300-0000
 (Entire memorandum can be found in the City Clerk's file)

As this was the time and place for the advertised public hearing on Ordinance No. 2006-0915, for the proposed annexation of the Larkin Ranch, the ordinance was read by title only by the City Clerk, as follows:

ORDINANCE NO.: 2006-0915

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, ANNEXING ADDITIONAL TERRITORY TO BE INCLUDED WITHIN THE BOUNDARIES OF SAID CITY PURSUANT TO THE REQUEST OF THE OWNERS OF SUCH LANDS AND IN ACCORDANCE WITH SECTION 171.044, FLORIDA STATUTES, AS AMENDED. (LARKIN RANCH).

Community Development Director Karla Owens appeared and noted a correction in the agenda memo which creates an enclave, however Pasco County previously indicated they have no objections to the annexation.

After further discussion and with no one from the public wishing to be heard, Commissioner Van Gorden moved to adopt Ordinance No. 2006-0915. The motion was seconded by Commissioner Black, and on a vote the motion passed unanimously. Commissioners Black, Brock, Hernandez, Penix and Van Gorden voted "AYE," with no one voting "NAY." (The ordinance in its entirety is on file in the City Clerk's office.)

The following memorandum dated July 31, 2006 was noted:

To: Honorable Mayor and Members of the City Commission
From: Karla S. Owens, Community Development Director
Subject: Larkin Ranch/Proposed Future Land Use Map Amendment
 A Portion of Parcel I.D. Nos.: 02-25-21-0000-00200-0000 and
 35-24-21-0000-00300-0000
 (Entire memorandum can be found in the City Clerk's file)

As this was the time and place for the advertised public hearing on Ordinance No. 2006-0916, for the proposed Larkin Ranch Future Land Use Map Amendment, the ordinance was read by title only by the City Clerk, as follows:

ORDINANCE NO.: 2006-0916

AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA APPROVING A LARGE SCALE FUTURE LAND USE MAP AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN; CHANGING THE FUTURE LAND USE MAP DESIGNATION FOR THE TERRITORY HEREINAFTER DESCRIBED FROM COUNTY FUTURE LAND USE MAP DESIGNATION RES-6 (6 DU/GA) TO CITY FUTURE LAND USE MAP DESIGNATION LDR (LOW DENSITY RESIDENTIAL), CONSISTENT WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE ADOPTED COMPREHENSIVE PLAN, AS REQUIRED BY THE GROWTH MANAGEMENT ACT OF 1985; PROVIDING FOR CODIFICATION, CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE (LARKIN RANCH).

Community Development Director Karla Owens appeared and noted a correction on page two of the agenda memo changing the fourth sentence to read "Across Morningside" instead of "Clinton". Scott Sheridan appeared on behalf of the developer and agreed to a maximum of 500 units.

After further discussion and with no one from the public wishing to be heard, Commissioner Van Gorden moved to adopt Ordinance No. 2006-0916 with a change to delete 2.2 units per acre and replace with 500 total units. The motion was seconded by Commissioner Hernandez, and on a vote the motion passed unanimously. Commissioners Black, Brock, Hernandez, Penix and Van Gorden voted "AYE," with no one voting "NAY." (The ordinance in its entirety is on file in the City Clerk's office.)

The following memorandum dated July 31, 2006 was noted:

To: Honorable Mayor and Members of the City Commission
From: Karla S. Owens, Community Development Director
Subject: Perfection Partners-Skyland/Proposed Annexation
 Parcel I.D. No.: 11-25-21-0000-00800-0000
 (Entire memorandum can be found in the City Clerk's file)

As this was the time and place for the advertised public hearing on Ordinance No. 2006-0919, for the proposed annexation of the Perfection Partners-Skyland parcel, the ordinance was read by title only by the City Clerk, as follows:

ORDINANCE NO.: 2006-0919

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, ANNEXING ADDITIONAL TERRITORY TO BE

INCLUDED WITHIN THE BOUNDARIES OF SAID CITY PURSUANT TO THE REQUEST OF THE OWNERS OF SUCH LANDS AND IN ACCORDANCE WITH SECTION 171.044, FLORIDA STATUTES, AS AMENDED. (SKYLAND PROPERTY).

After further discussion and with no one from the public wishing to be heard, Commissioner Penix moved to adopt Ordinance No. 2006-0919. The motion was seconded by Commissioner Black, and on a vote the motion passed unanimously. Commissioners Black, Brock, Hernandez, Penix and Van Gorden voted "AYE," with no one voting "NAY." (The ordinance in its entirety is on file in the City Clerk's office.)

The following memorandum dated July 31, 2006 was noted:

To: Honorable Mayor and Members of the City Commission
From: Karla S. Owens, Community Development Director
Subject: Perfection Partners-Skyland/Proposed Future Land Use Map Amendment
 Parcel I.D. No.: 11-25-21-0000-00800-0000
 (Entire memorandum can be found in the City Clerk's file)

As this was the time and place for the advertised public hearing on Ordinance No. 2006-0920, for the proposed Perfection Partners-Skyland Future Land Use Map Amendment, the ordinance was read by title only by the City Clerk, as follows:

ORDINANCE NO.: 2006-0920

AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA APPROVING A LARGE SCALE FUTURE LAND USE MAP AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN; CHANGING THE FUTURE LAND USE MAP DESIGNATION FOR THE TERRITORY HEREINAFTER DESCRIBED FROM COUNTY FUTURE LAND USE MAP DESIGNATION RES-6 (6 DU/GA) TO CITY FUTURE LAND USE MAP DESIGNATION LDR (LOW DENSITY RESIDENTIAL), CONSISTENT WITH THE GOALS, OBJECTIVES, AND POLICIES OF THE ADOPTED COMPREHENSIVE PLAN, AS REQUIRED BY THE GROWTH MANAGEMENT ACT OF 1985; PROVIDING FOR CODIFICATION, CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE (SKYLAND).

Community Development Director Karla Owens appeared and noted a correction to page three of the agenda memo under Public Facilities Element correcting Morningside to U.S. 301. Joseph Quinn of Coastal Engineering appeared on behalf of the developer and requested a maximum of 173 units instead of 3.2 per acre.

After further discussion and with no one from the public wishing to be heard, Commissioner Black moved to adopt Ordinance No. 2006-0920 with a change to delete 3.2 units per acre and replace with 173 total units. The motion was seconded by Commissioner Van Gorden, and on a vote the motion passed unanimously. Commissioners Black, Brock, Hernandez, Penix and Van

Gorden voted "AYE," with no one voting "NAY." (The ordinance in its entirety is on file in the City Clerk's office.)

OLD BUSINESS

Leonard Johnson, attorney representing Piyush Mulji/Small Street Hotels, gave a status report regarding the construction of the Hampton Inn. The project was delayed due to financing, design modifications required by Hampton Inn, and the difficulty of finding architects. Mr. Johnson asked the Commission for an extension to August 15, 2007 to complete the hotel in order to receive \$150,000 in tax credits.

Commissioner Van Gorden moved to waive any issues regarding the commencement date, to stipulate that commencement took place as agreed, that completion with a Certificate of Occupancy be issued by August 15, 2007, and to authorize the Mayor's signature on the amended agreement. The motion was seconded by Commissioner Black, and on a vote the motion passed unanimously. Commissioners Black, Hernandez, Penix, and Van Gorden voted "AYE," with no one voting "NAY." Mayor Brock declared a conflict and abstained from voting since his law partner represents the owner. (Form 8B, Memorandum of Voting Conflict, is on file in the City Clerk's office.)

The Commission will meet with the Charter Review Committee on October 10. The selection of a facilitator will be discussed at the September 7th Commission meeting.

Ed Blommel and Trudy Rayburn of the Dade City Rotary Club presented Phase Two plans for Price Park donation of playground equipment for ages three to seven and a bronze drinking fountain. It was the consensus of Commissioners to thank Dade City Rotary and authorize them to proceed.

The following memorandum dated August 17, 2006 was noted:

To: Honorable Mayor and Members of the City Commission
From: Harold R. Sample, City manager
Subject: Scrivener Correction of Transportation Impact Fee Ordinance
 (Entire memorandum can be found in the City Clerk's file)

Commissioner Black moved to concur that the correction is a non-substantive editing change. The motion was seconded by Commissioner Van Gorden, and on a vote the motion passed unanimously. Commissioners Black, Brock, Hernandez, Penix, and Van Gorden voted "AYE," with no one voting "NAY."

NEW BUSINESS

The following memorandum dated August 15, 2006 was noted:

To: Honorable Mayor and Members of the City Commission
From: Harold R. Sample, City Manager

Subject: City board Appointments
(Entire memorandum can be found in the City Clerk's file)

Commissioner Van Gorden moved to re-appoint the Board members listed on the agenda memo. The motion was seconded by Commissioner Black, and on a vote the motion passed unanimously. Commissioners Black, Brock, Hernandez, Penix, and Van Gorden voted "AYE," with no one voting "NAY."

Commissioner Black moved to appoint Russ Rosenbauer as an alternate to the Recreation Board. The motion was seconded by Commissioner Hernandez, and on a vote the motion passed unanimously. Commissioners Black, Brock, Hernandez, Penix, and Van Gorden voted "AYE," with no one voting "NAY."

A discussion took place about amending the ordinance that created the Youth Council. The consensus of the Commission was to amend the ordinance to allow for a different start date, waive the City Commission meeting attendance requirement, change the appointment date, and change the middle school alternate appointment to a regular member. City Attorney Karla Owens will prepare the ordinance for introduction at the September 7th Commission meeting. Commissioner Hernandez volunteered to assist with the implementation of the Youth Council.

City Manager Harold Sample spoke about the Comprehensive Plan amendments and noted receipt of a letter from the Department of Community Affairs authorizing the City to proceed. He also spoke about the 7th Street transfer agreement from Florida Department of Transportation in early 2007 and work sessions for automated meter reading and other projects.

COMMISSIONER ITEMS

Commissioner Black left the meeting at 6:40 p.m.

Commissioner Hernandez thanked staff for completion of the new Commissioner's office at City Hall and announced plans for a public dedication reception in the new Commissioner's office with Commissioners and executive staff in attendance at 5:00 p.m. before the Commission meeting on September 21.

City Attorney Karla Owens thanked staff and the Commission for support during the recent loss of her granddaughter.

There being no further business before the Commission, on motion the meeting adjourned at 6:45 p.m.

MAYOR

ATTEST:

CLERK