

JUNE 24, 2008  
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 24th day of June, 2008, at 5:33 p.m. The following members were present: Mayor Scott Black and Commissioners Camille Hernandez, Steve Van Gorden, Eunice Penix, and Curtis Beebe. City staff members present included City Manager William C. Poe, Jr., City Clerk/Finance Director James D. Class, City Attorney Karla Owens, Police Chief Raymond Velboom, City Engineer Jose Gil, and Administrative Services Director Laura Beagles.

The meeting was called to order by Mayor Black, and invocation was given by City Clerk Jim Class, followed by the Pledge of Allegiance to The Flag.

PRESENTATIONS

Mayor Black presented a Proclamation to Coach Ricky Giles and the Pasco High Pirates Baseball Team recognizing them for their accomplishments during the 2008 season.

Linda Ward and Lisa Bricker from Gulfside Regional Hospice presented their expansion plans for the East Pasco area.

The minutes of the May 27, 2008 Workshop and Regular City Commission Meeting were approved as individually read. The minutes of the June 10, 2008 Regular City Commission Meeting were distributed.

PUBLIC HEARINGS

The following memorandum dated June 18, 2008 was noted:

**To:** Honorable Mayor and Members of the City Commission  
**From:** Karla S. Owens, City Attorney/Community Development Director  
**Subject:** Proposed Terrace Park Subdivision/Annexation and Rezoning  
(Entire memorandum can be found in the City Clerk's file)

The following proposed ordinances were read by title only by the City Clerk, as follows:

ORDINANCE NO.: 2008-0980

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. (FLANAGAN-HILLPOT PROPERTY).

ORDINANCE NO.: 2008-0981

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 CATEGORIES A-R (AGRICULTURAL-RESIDENTIAL) AND R-3 (MEDIUM DENSITY RESIDENTIAL) TO CITY ZONING CATEGORY PD-H2 (PLANNED UNIT DEVELOPMENT) IN ACCORDANCE WITH THE PROVISIONS OF SECTION 166.041, FLORIDA STATUTES; PROVIDING FOR CODIFICATION, CONFLICT, SEVERABILITY, AND AN EFFECTIVE DATE. (FLANAGAN-HILLPOT, LLC)

City Attorney Karla Owens noted that this was a request by Flanagan-Hillpot, LLC for the annexation of approximately 56.5 acres located west of U. S. Highway 301 behind the Hampton Inn and rezoning of the property to a Planned Unit Development (PUD). The site plan and development conditions have been revised from previous submissions to the Commission, including the items approved by the Commission at the last meeting, with the changes listed in Ms. Owens' memorandum. Commissioners Black, Van Gorden, Beebe, Penix, and Hernandez each disclosed that they had met with the developers and residents regarding this issue.

As this was the advertised time and place for a public hearing regarding Ordinance No. 2008-0980 and Ordinance No. 2008-0981, several individuals addressed the Commission. Zachary Seybold, the developer, spoke in favor of the ordinances and requested some changes to the development conditions. Leonard Johnson, an attorney representing some residents near the proposed development, provided documentation which was accepted into the record and spoke in opposition to the ordinances, citing legal and economic issues. Mike Wells spoke in opposition to the ordinances as a bad business decision for the City. Michael Barnes spoke in opposition to the ordinances because of concerns about flooding. Shelly Johnson, an attorney representing the developer, spoke in favor of the ordinances and discussed some of the proposed development conditions.

Commissioner Hernandez made a motion to approve Ordinance No. 2008-0980 for the annexation of the Flanagan-Hillpot property. The motion was seconded by Commissioner Penix, and on a vote the motion passed. Commissioners Black, Penix, and Hernandez voted "AYE," with Commissioners Beebe and Van Gorden voting "NAY." (Ordinance No. 2008-0980 in its entirety is on file in the City Clerk's office.)

After discussion, Commissioners revised the conditions in Ordinance No. 2008-0981 to restrict access to 10th Street and to have a fifty-foot (50') buffer with a six-foot (6') barrier adjacent to the residential areas on the north and west boundaries of the property. Commissioner Penix made a motion to amend Ordinance No. 2008-0981 to include the revisions as discussed. The motion was seconded by Commissioner Hernandez, and on a vote the motion passed. Commissioners Black, Penix, and Hernandez voted "AYE," with Commissioners Beebe and Van Gorden voting "NAY." Commissioner Beebe made a

motion to approve Ordinance No. 2008-0981 as revised for the rezoning of the Flanagan-Hillpot property. The motion was seconded by Commissioner Van Gorden, and on a vote the motion passed unanimously. Commissioners Black, Beebe, Penix, Van Gorden, and Hernandez voted "AYE," with no one voting "NAY." (Ordinance No. 2008-0981 in its entirety is on file in the City Clerk's office.)

### CONSENT

The following memorandum dated June 18, 2008 was noted:

**To:** Honorable Mayor and Members of the City Commission  
**From:** Laura L. Beagles, Director of Administrative Services  
**Subject:** Execution of Amendment Five (#5) Adjusting Grant Budget Activities City of Dade City C.D.B.G. #05DB-2Q-08-61-02-N44 and Approval to Initiate Closeout  
(Entire memorandum can be found in the City Clerk's file)

Both Community Development Block Grant (CDBG) projects were completed prior to the grant deadline. Amendment Five will adjust the final budget to match the actual costs. In addition, the closeout package must be submitted to the Department of Community Affairs within 45 days of the grant deadline. A motion was made by Commissioner Van Gorden to approve Amendment Five to the CDBG agreement and the closeout package and to authorize the Mayor to sign both documents, as part of the consent agenda. The motion was seconded by Commissioner Beebe, and on a vote the motion passed unanimously.

The following memorandum dated June 17, 2008 was noted:

**To:** Honorable Mayor and Members of the City Commission  
**From:** Laura L. Beagles, Director of Administrative Services  
**Subject:** Award of Bid No. 08-04  
(Entire memorandum can be found in the City Clerk's file)

Bid No. 08-04, for four (4) caution beacon kits to be placed on the Hardy Trail, was opened on June 10, 2008 with only one bidder, Safety Zone Specialists, who submitted a bid of \$14,470. Mayor Black asked that this item be pulled from the consent agenda to discuss whether stop signs might be an acceptable option. After discussion, a motion was made by Commissioner Hernandez to award Bid No. 08-04 to Safety Zone Specialists for \$14,470 contingent upon them demonstrating compliance with technical specifications. The motion was seconded by Commissioner Van Gorden, and on a vote the motion passed unanimously.

### OLD BUSINESS

The following memorandum dated June 18, 2008 was noted:

**To:** Honorable Mayor and Members of the City Commission  
**From:** Karla S. Owens, City Attorney/Community Development Director  
**Subject:** Appointments to Citizens Advisory Committee for the Land Development Code  
(Entire memorandum can be found in the City Clerk's file)

City Attorney Karla Owens noted that nine (9) regular members and two (2) alternate members are needed for the Citizens Advisory Committee. Seven current members were reappointed by the Commission at the last meeting, leaving a need for two regular members and two alternate members. Commissioner Van Gorden made a motion to appoint Richard Riley as a regular member for a twelve-month term. The motion was seconded by Commissioner Beebe, and on a vote the motion passed unanimously. Commissioner Hernandez made a motion to appoint Miguel Alejandro as a regular member for a twelve-month term. The motion was seconded by Commissioner Beebe, and on a vote the motion passed unanimously. Commissioner Van Gorden made a motion to appoint John Bingham as an alternate member for a twelve-month term. The motion was seconded by Commissioner Beebe, and on a vote the motion passed unanimously. After further discussion, it was the consensus of the Commission to appoint the second alternate member at the next meeting.

#### NEW BUSINESS

City Manager Billy Poe requested that consideration of the school resource officer agreement for fiscal year 2008-2009 with the Pasco County School Board be added to the agenda as an emergency item. Commissioner Van Gorden made a motion to add the school resource officer agreement to the agenda as an emergency item. The motion was seconded by Commissioner Hernandez, and on a vote the motion passed unanimously. City Manager Poe noted that the proposed agreement is the same as the current agreement. Commissioner Van Gorden made a motion to approve the school resource officer agreement for fiscal year 2008-2009 with the Pasco County School Board. The motion was seconded by Commissioner Hernandez, and on a vote the motion passed unanimously.

#### COMMISSIONER ITEMS

Commissioner Beebe made a motion to have staff draft an ordinance amendment to allow members of the Architectural Review Board to live outside the City limits. The motion was seconded by Commissioner Van Gorden, and on a vote the motion passed unanimously.

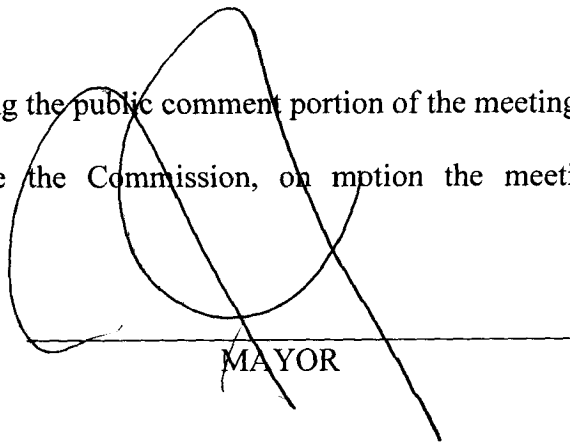
Commissioner Hernandez reported on the Youth Council visioning session.

Mayor Black noted that he had received a letter from the Department of Community Affairs informing the City that the Evaluation and Appraisal Report was found to be sufficient. He also noted a Tampa Bay Water workshop on July 7.

PUBLIC COMMENT

No one came before the Commission during the public comment portion of the meeting.

There being no further business before the Commission, on motion the meeting adjourned at 8:18 p.m.



A large, stylized handwritten signature in black ink, consisting of several overlapping loops and a long trailing stroke, positioned above a horizontal line.

MAYOR

ATTEST:



A handwritten signature in black ink, appearing to read "James D. Class", written above a horizontal line.

CLERK