

DECEMBER 14, 2010  
LOCAL PLANNING AGENCY MEETING

The City Commission of Dade City, Florida, met in the City Hall Annex Commission Chambers in its capacity as the Local Planning Agency (LPA), on this 14th day of December, 2010, at 6:23 p.m. The following members were present: Chairman Scott Black and LPA Members Curtis Beebe, William Dennis, Camille Hernandez, and Eunice Penix. 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/Public Works Director Lennie Naeyaert, and Community Development Director Michael Sherman. Pursuant to statutory requirements, Chris Williams, from the Pasco County School Board, was present to participate in the LPA hearing.

The meeting was called to order by Chairman Scott Black.

PUBLIC HEARINGS

The following memorandum dated December 7, 2010 was noted:

**To:** The Honorable Mayor Scott Black and members of the City Commission  
Chairman Scott Black and Members of the Local Planning Agency  
**Thru:** William C. Poe, Jr., City Manager  
**From:** Michael Sherman, AICP, Community Development Director  
**Subject:** Flanagan Hillpot Comprehensive Plan, Future Land Use Map amendment  
(Entire memorandum can be found in the City Clerk's file)

The proposed ordinance was read by title only by the City Clerk, as follows:

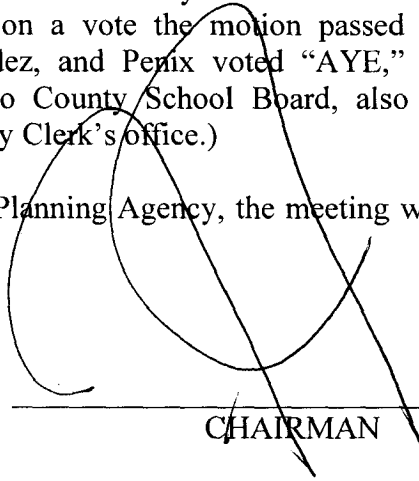
ORDINANCE NO. 2010-31

AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA, AMENDING ORDINANCE NO. 592 ADOPTING THE CITY OF DADE CITY COMPREHENSIVE PLAN, AS AMENDED; PROVIDING FOR LARGE SCALE PLAN AMENDMENTS TO ADOPT FUTURE LAND USE MAP DESIGNATION FROM COUNTY RES-6 AND CITY GENERAL COMMERCIAL (GC) TO CITY ROR (RESIDENTIAL OFFICE RETAIL) ON 54.62 ACRES OF PROPERTY OWNED BY FLANAGAN HILLPOT, LLC, IDENTIFIED AS PARCEL I.D. NOS. 34-24-21-0000-5900-0000, 34-24-21-0000-15900-0010, 34-24-21-0000-15900-0020, 34-24-21-0220-00700-0000, 34-24-21-0220-00700-0010, 34-24-21-0220-00800-0000, 34-24-21-0220-00800-0010, 34-24-21-0220-00900-0000 and 34-24-21-0220-01000-0000; PROVIDING FOR REPEALER, SEVERABILITY AND AN EFFECTIVE DATE.

Since this was the advertised time and place for a public hearing on this ordinance, continued from the November 9, 2010 meeting, City Attorney Karla Owens stated that this was a quasi-judicial hearing, noted that no Commission members have had conversations regarding this item outside of a public meeting, and administered an oath to all those present who might testify regarding this item. Michael Sherman, Community Development Director, reviewed the proposed ordinance regarding amendments to the future land use map designation for the

property owned by Flanagan Hillpot, LLC. City Engineer/Public Works Director Lennie Naeyaert made some comments regarding the proposed ordinance. Shelly Johnson, attorney for the applicant, noted that the conservation designation was not warranted under the comprehensive plan guidelines. LPA Member Hernandez made a motion to accept the applicant's wildlife assessment report into the record. The motion was seconded by LPA Member Beebe, and on a vote the motion passed unanimously. After discussion and with no other comments from the public, LPA Member Beebe made a motion to approve Ordinance No. 2010-31 and transmit it to the Department of Community Affairs for review. The motion was seconded by LPA Member Dennis, and on a vote the motion passed unanimously. LPA Members Beebe, Black, Dennis, Hernandez, and Perix voted "AYE," with no one voting "NAY." Chris Williams, from the Pasco County School Board, also voted for approval. (Ordinance No. 2010-31 is on file in the City Clerk's office.)

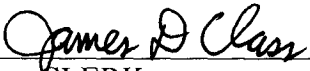
With no further business before the Local Planning Agency, the meeting was adjourned at 6:57 p.m.



---

CHAIRMAN

ATTEST:



---

CLERK