Meeting of the City Commission

Agenda - Regular Session

City Hall - Commission Chambers
Tuesday, June 23, 2026, 5:30 PM

PROUD Heritage | **PROMISING** Future

CITY COMMISSION		CITY OFFICIALS
Scott Black, Mayor		Marieke vanErven, City Manager
Normita L. Woodard, Mayor Pro-Tem		Angelia Guy, City Clerk
Kristin Church, Commissioner		Patrick Brackins, City Attorney
James D. Shive, Commissioner		Peter Altman, Finance Officer
Mike Stout, Commissioner		

A. MEETING PROCEDURES

** Republished to Continue Items: E2, G2, G3, G4, G5, J1

The City Commission will be meeting in person. As an alternate option, the public may attend virtually. The virtual meeting will be in "watch/listen mode" only; no public comments will be taken virtually.

To join the Zoom Meeting by computer or smart device:

https://us06web.zoom.us/j/83837952062?pwd=rTscLbI7mpYztce6sRkoQko7aBxkPR.1

Meeting ID: 838 3795 2062

Passcode: 306648

To join by phone, dial: 1 929 205 6099

Public Comment: If you are present in the Commission Chambers, you will be limited to ***three minutes*** to make your comments as is the usual rule of procedure for City Commission meetings, except for matters heard in a quasi-judicial capacity. Public comments will not be taken virtually.

Submission of Presentations: For security purposes, the City cannot accept jump drives or other USB devices. Please contact the City Clerk for more information.

B. CALL TO ORDER

B.1. Invocation- Shive, Pledge of Allegiance

B.2. Roll Call

B.3. Changes or Modification to the Agenda

B.4. Disclosure of any known conflicts of interest regarding an agenda item.

C. PRESENTATIONS

C.1. Board Recognitions:
- Historic Board: Jean Ward
- Historic Board: Laura Beagles
- Planning Board: Davis Henley

C.2. Employee Anniversary Recognitions:
- Blane McCullough - 30 Years
- Captain Lorenzo Moreno - 20 Years
- Griselle Pizarro Morales - 10 Years
- Captain Robert Tungate - 10 Years
- Tina Mauriello - 5 Years
- Evis Bushi - 5 Years
- Mark Frier - 5 Years

D. PUBLIC COMMENTS

E. CONSENT AGENDA

E.1.	06-09-26 City Commission Draft 06-09-26 City Commission Draft	8 - 21
E.2.	2026 CRA Plan Adoption (Item Continued) Agenda Memo - 2026 CRA Plan Adoption - Html CRA 2026 Plan Update	22 - 138
E.3.	Ratify Appointment to Police Pension Board Agenda Memo - Appointment to Police Pension Board - Html Police Pension Board Applications_Redacted	139 - 143
E.4.	Agreement 2026-33: Amended and Restated Lease Agreement Dade City Heritage and Cultural Museum, Inc. Agenda Memo - Agreement 2026-33: Amended and Restated Lease Agreement Dade City Heritage and Cultural Museum, Inc. - Html Agreement 2026-33 Heritage Museum Lease Agreement	144 - 199
E.5.	James Irvin Civic Center Bid Award Agenda Memo - James Irvin Civic Center Bid Award - Html Dade City RFP James Irvin Civic Center Building Bid Ranking Sheets SEMCO Dade City PowerPoint Final	200 - 374

SEMCO - Dade City D-B James Irvin Civic Center-SEMCO
GMC - Dade City_Design Build Services James Irvin Center_Final (002)
GMC Concept Plan
GMC Existing Conditions Plan
GMC Preliminary Layout

E.6. Agreement 2026-34 ACL Paving 375 - 448

Agenda Memo - Agreement 2026-34 ACL Paving - Html
Agreement 2026-34 ACL Paving Agreement

F. CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA (IF ANY)

G. PUBLIC HEARING - INTRODUCTION & FIRST READING OF PROPOSED ORDINANCES

G.1. Ordinance 2026-14: 449 - 456

AN ORDINANCE BY THE CITY OF DADE CITY, FLORIDA, ADOPTED PURSUANT TO SECTION 125.01(1)(q), FLORIDA STATUTES, CONSENTING TO THE INCLUSION OF THE CITY OF DADE CITY, FLORIDA, WITHIN THE COUNTY-WIDE PARKS, RECREATION, AND NATURAL RESOURCES MUNICIPAL SERVICE TAXING UNIT, AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, AND THEREAFTER AMENDED; PROVIDING FOR THE CITY TO BE INCLUDED WITHIN SAID MUNICIPAL SERVICE TAXING UNIT FOR A SPECIFIED TERM OF YEARS; PROVIDING FOR SEVERABILITY, AND EFFECTIVE DATE.

Agenda Memo - 125.01(1)(q), FLORIDA STATUTES, CONSENTING TO THE INCLUSION OF THE CITY OF DADE CITY, FLORIDA, WITHIN THE COUNTY-WIDE PARKS, RECREATION, - Pdf
Agenda Memo - 125.01(1)(q), FLORIDA STATUTES, CONSENTING TO THE INCLUSION OF THE CITY OF DADE CITY, FLORIDA, WITHIN THE COUNTY-WIDE PARKS, RECREATION, - Html
Ordinance 2026-14 County MSTU

G.2. ORDINANCE 2026-12 Legislative (Item Continued) 457 - 517

AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA, CREATING A CENTRAL BUSINESS DISTRICT OVERLAY DISTRICT; ESTABLISHING CBD-1, CBD-2, AND CBD-3 SUBDISTRICTS WITHIN THE CENTRAL BUSINESS DISTRICT; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR APPLICABILITY, BOUNDARIES, USE REGULATIONS, AND DEVELOPMENT CRITERIA; PROVIDING FOR CONSISTENCY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR CODIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

Agenda Memo - CBD Overlay District Standards - Html
Attachment A - Ordinance 2026-12 Dade City CBD Overlay District
Attachment B - Proposed Overlay District Standards
Attachment C - Affidavit of Publishing

Attachment D - Business Impact Estimate Ordinance 2026-12

G.3. **ORDINANCE 2026-13 Legislative (Item Continued)** 518 - 540

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AMENDING ARTICLES 4 , 5 AND 6 OF THE LAND DEVELOPMENT REGULATIONS BY ESTABLISHING CLEAR DESIGN PRINCIPLES AND BEST PRACTICES TO PROMOTE DEVELOPMENT THAT COMPLIMENTS DADE CITY'S HERITAGE AND CHARACTER ; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR CODIFICATION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Agenda Memo - ORDINANCE 2026-13 Legislative AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AMENDING ARTICLES 4 , 5 AND 6 OF TH - Html
Attachment A - Ordinance 2026-13 LDR Article 4, 5, and 6 Amendment
Attachment B - Business Impact Estimate 2026-13 LDR Article 4, 5, and 6 Amendment
Attachment C - Affidavit of Publishing

G.4. **Ordinance 2026-10 - Legislative (Item Continued)** 541 - 575

AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA, AMENDING THE CITY OF DADE CITY COMPREHENSIVE PLAN, PROVIDING FOR A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP, RELATIVE TO CERTAIN REAL PROPERTY, CONTAINING APPROXIMATELY ±81.88 ACRES, GENERALLY LOCATED WITHIN THE CRA 1 AND CRA 2 BOUNDARIES, AND MORE SPECIFICALLY DESCRIBED IN THIS ORDINANCE, FROM DADE CITY'S GENERAL COMMERCIAL (GC), PUBLIC/SEMI-PUBLIC (P-SP), RESIDENTIAL OFFICE (R-O), RESIDENTAIL OFFICE RETAIL (R-O-R), AND RECREATION/OPEN SPACE (R-OS) TO DADE CITY'S DOWNTOWN (DT) DESIGNATION; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

Agenda Memo - Ordinance 2026-10 - Legislative AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA, AMENDING THE CITY OF DADE CITY COMPREHENSIVE PLAN, PROVI - Html
Attachment A - Ordinance 2026-10 Large Scale Comp Plan Amendment
Attachment B - Business Impact Estimate Ordinance 2026-10 Large Scale Comp Plan Amendment
Attachment C - Affidavit of Publishing

G.5. **Ordinance 2026-11 (Quasi-Judicial) (Item Continued)** 576 - 616

AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA AMENDING THE CITY OF DADE CITY OFFICIAL ZONING MAP TO CHANGE THE ZONING DISTRICT ON CERTAIN REAL PROPERTY, APPROXIMATELY ±93.69 ACRES,

GENERALLY LOCATED WITHIN THE CRA 1 AND CRA 2 BOUNDARIES, AND MORE SPECIFICALLY DESCRIBED IN THIS ORDINANCE, FROM CITY OF DADE CITY'S RESIDENTIAL GENERAL 1 (RG-1), RESIDENTIAL SINGLE FAMILY 1 (RS-1), RESIDENTIAL SINGLE FAMILY 2 (RS-2), COMMERCIAL GENERAL (CG), AND RESIDENTIAL INSTITUTIONAL OFFICE (RIO) DISTRICTS TO DADE CITY'S CERNTRAL BUSINESS DISTRICT (CBD), IN ACCORDANCE WITH THE PROVISIONS OF SECTION 166.041 OF THE FLORIDA STATUTES AND THE DADE CITY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

Agenda Memo - Ordinance 2026-11 Quasi-Judicial AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA AMENDING THE CITY OF DADE CITY OFFICIAL ZONING MAP TO CH - Html
Attachment A - Ordinance 2026-11
Attachment B - Business Impact Estimate Ordinance 2026-11 Zoning Amendment
Attachment C - Affidavit of Publishing

G.6. **Ordinance 2026-15** 617 - 626

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AMENDING CHAPTER 74-38, COLLECTION FEES - CLASSIFICATION OF THE CODE OF ORDINANCES FOR THE CITY OF DADE CITY; AMENDING THE FEE SCHEDULE FOR THE COLLECTION OF SOLID WASTE, RECYCLABLES, AND LANDSCAPE WASTE (YARD OR GARDEN TRASH); PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Agenda Memo - Proposed Ordinance 2026-15 Amending Solid Waste Fees - Html
2026 Sanitation Collection Fee Ordinance
Business Impact Statement for Ordinance 2026-15
430 Sanitation History

H. PUBLIC HEARING - ADOPTION & SECOND READING OF PROPOSED ORDINANCES

I. UNFINISHED BUSINESS

J. NEW BUSINESS

J.1. Resolution 2026- 07 - Adoption of Design Standards and Guidelines for the Downtown Central Business District (Item Continued) 627 - 693

BY THE CITY COMMISSION RESOLUTION NO. 2026-07 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA,

ESTABLISHING DOWNTOWN DESIGN GUIDELINES FOR THE CENTRAL BUSINESS DISTRICT; PROVIDING FINDINGS AND INTENT; PROVIDING FOR IMPLEMENTATION BY CITY STAFF; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Agenda Memo - Resolution 2026- 07 - Adoption of Design Standards and Guidelines for the Downtown Central Business District - Html
Resolution 2026-07
Downtown Design Guidelines (1)

J.2. Agreement 2026-32, the Pre-Annexation agreement for the Maggard Project — 694 - 721

Agenda Memo - Agreement 2026-32, the Pre-Annexation agreement for the Maggard Project - Html
Agreement 2026-32 Pre-Annexation

K. CITY ADMINISTRATION ITEMS (IF ANY)

K.1. City Manager

K.2. City Clerk

K.3. Finance Officer

K.4. City Attorney

K.5. Police Chief

K.6. Community & Economic Development Director

K.7. Public Works Director

K.8. Utilities Director

L. COMMISSIONER ITEMS

M. PUBLIC COMMENTS (FOR ITEMS NOT ALREADY DISCUSSED)

N. NOTED ITEMS

N.1. Agreement 2026-30 LeadsOnline — 722 - 743

Agreement 2026-30 LeadsOnline

O. ADJOURNMENT

FOOTER TEXT

CHAMBER RULES: The Dade City Commission welcomes comments from the public regarding non-agenda items during the Public Comment portions of the meeting and agenda items as scheduled. Any person desiring to address the Commission shall secure the permission of the Presiding Officer to do so. Each person addressing the city commission shall do so from the podium, shall remain at the podium at all times during their remarks and shall give their name and address in an audible tone of voice for the record prior to beginning their remarks. Any person wishing to approach the dais from the podium to submit materials to the commission must first seek and receive permission from the presiding officer before approaching the dais. Unless further time is requested and granted by the city commission, each person addressing the city commission shall limit their address to three minutes. All remarks shall be addressed to the city commission as a body

and not to any individual member of the city commission, city officer or city employee. No person other than the city commission and the person having the floor, shall be permitted to enter into any discussion, either directly or through a member of the city commission, without permission from the providing officer. No question shall be asked of an individual city commissioner, or city official or city employee except through the presiding officer. Any person making obscene, impertinent, slanderous, vulgar, or abusive remarks or who shall become violent, belligerent, or boisterous while addressing the city commission shall be instructed by the presiding officer to cease making such remarks or engaging in such conduct. If the person fails to comply with the presiding officer's instruction(s), then they may be removed from the Commission Chambers upon the presiding officer's directive, unless permission to continue is granted by a majority of the city commission.
Public Comment shall be governed by Florida law if the matter is quasi-judicial (variances, rezoning, etc.) Please silence your cellphones during all meetings.

APPEALS: Any person desiring to appeal any decision made by the City Commission with respect to any matter considered at any meeting or hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon with the appeal is based.

DISABILITY: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled at no cost to you to the provision of certain assistance within two (2) working days of your receipt of this notice. Please contact the Dade City Clerk's office, P.O. Box 1355, Dade City, FL 33526-1355; (352) 523-5052 for further assistance and information.

Meeting of the City Commission

Minutes - City Commission

City Hall - Commission Chambers
Tuesday, June 9, 2026, 5:30 PM

PROUD Heritage | **PROMISING** Future

Members Present
Scott Black, Mayor
Normita Woodard, Mayor Pro Tem
James Shive, City Commissioner
Michael Stout, City Commissioner

Members Absent/Regrets
Kristin Church, City Commissioner

Staff Present
Marieke vanErven, City Manager
Angelia Guy, City Clerk
Patrick Brackins, City Attorney
Peter Altman, Finance Officer
William Toner, Public Works Director
Catherine Ralston, Community & Economic Development Director
Ann Starling, Police Chief

A. MEETING PROCEDURES

Republished to add items E7 and E8
Republished to update attachment to item E3

The City Commission will be meeting in person. As an alternate option, the public may attend virtually. The virtual meeting will be in "watch/listen mode" only; no public comments will be taken virtually.

To join the Zoom Meeting by computer or smart device:

https://us06web.zoom.us/j/86264442414?pwd=ECBavHbrtukToyMjOS381GD1focVIJ.1

Meeting ID: 862 6444 2414

Passcode: 267192

Dial by phone + 1929 205 6099

Public Comment: If you are present in the Commission Chambers, you will be limited to *three minutes* to make your comments as is the usual rule of procedure for City Commission meetings, except for matters heard in a quasi-judicial capacity. Public comments will not be taken virtually.

Submission of Presentations: For security purposes, the City cannot accept jump drives

or other USB devices. Please contact the City Clerk for more information.

B. CALL TO ORDER

5:50 p.m.

B.1. Invocation, Pledge of Allegiance

The invocation and Pledge of Allegiance were given during the CRA meeting.

B.2. Roll Call

All members were present, except for Commissioner Church who was absent.

B.3. Changes or Modification to the Agenda

None.

B.4. Disclosure of any known conflicts of interest regarding an agenda item.

None.

C. PRESENTATIONS

C.1. Flag Day 2026 Proclamation

The proclamation was read by City Clerk Guy and presented by the entire City Commission.

Present to accept the proclamation were members of the Daughters of American Revolution, DAR.

C.2. Juneteenth 2026 Proclamation

The proclamation was read by City Clerk Guy and presented by the entire City Commission.

Present to accept the proclamation were members of the Juneteenth Committee and the Pasco County Parks and Recreational team. Upcoming Juneteenth events and flyers were shared.

D. PUBLIC COMMENTS

D.1. None.

E. CONSENT AGENDA

E.1. City Commission Meeting DRAFT 5-12-2026

Moved by City Commissioner Shive, seconded by Mayor Pro Tem Woodard to approve the consent agenda minus items E.5 and E.6 that were pulled by Commissioner Stout.

FOR: Black, Woodard, Shive, and Stout
AGAINST: None
ABSENT: Church

CARRIED.

E.2. City Commission Meeting DRAFT 05/26/2026

Moved by City Commissioner Shive, seconded by Mayor Pro Tem Woodard to approve the consent agenda minus items E.5 and E.6 that were pulled by Commissioner Stout.

FOR: Black, Woodard, Shive, and Stout
AGAINST: None
ABSENT: Church

CARRIED.

E.3. Approval of Code of Employment Policy

Moved by City Commissioner Shive, seconded by Mayor Pro Tem Woodard to approve the consent agenda minus items E.5 and E.6 that were pulled by Commissioner Stout.

FOR: Black, Woodard, Shive, and Stout
AGAINST: None
ABSENT: Church

CARRIED.

E.4. Approval of Job Description and Classification Policy

Moved by City Commissioner Shive, seconded by Mayor Pro Tem Woodard to approve the consent agenda minus items E.5 and E.6 that were pulled by Commissioner Stout.

FOR: Black, Woodard, Shive, and Stout
AGAINST: None
ABSENT: Church

CARRIED.

E.5. Reallocate funds in 2025-2026 budget for new Public Works/Utilities Admin Building.

Moved by City Commissioner Shive, seconded by Mayor Pro Tem Woodard to approve the consent agenda minus items E.5 and E.6 that were pulled by Commissioner Stout.

FOR: Black, Woodard, Shive, and Stout
AGAINST: None
ABSENT: Church

CARRIED.

E.6. Florida DOT Promissory Note Second Amendment

Moved by City Commissioner Shive, seconded by Mayor Pro Tem Woodard to approve the consent agenda minus items E.5 and E.6 that were pulled by Commissioner Stout.

FOR: Black, Woodard, Shive, and Stout
AGAINST: None
ABSENT: Church

CARRIED.

F. CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA (IF ANY)

F.1. Enterprise Lease Agreement for Finance Department

This item (E.5 on the Consent Agenda) was requested to be pulled by Commissioner Stout. Stout asked Finance Director Altman for clarification on the agreement, which he briefly reviewed.

Representatives from Enterprise, AJ Arnold and Sheldon Brown were present to answer

questions.

Moved by City Commissioner Stout, seconded by Mayor Pro Tem Woodard

FOR: Black, Woodard, Shive, and Stout
AGAINST: None
ABSENT: Church

CARRIED.

F.2. Police Department Detective Vehicle Leases from Enterprise

This item (E.6 on the Consent Agenda) was requested to be pulled by Commissioner Stout. Clarification was given during previous item.

Moved by City Commissioner Stout, seconded by Mayor Pro Tem Woodard

FOR: Black, Woodard, Shive, and Stout
AGAINST: None
ABSENT: Church

CARRIED.

G. PUBLIC HEARING - INTRODUCTION & FIRST READING OF PROPOSED ORDINANCES

G.1. Ordinance 2026-14: AN ORDINANCE BY THE CITY OF DADE CITY, FLORIDA, ADOPTED PURSUANT TO SECTION 125.01(1)(q), FLORIDA STATUTES, CONSENTING TO THE INCLUSION OF THE CITY OF DADE CITY, FLORIDA, WITHIN THE COUNTY-WIDE PARKS, RECREATION, AND NATURAL RESOURCES MUNICIPAL SERVICE TAXING UNIT, AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, AND THEREAFTER AMENDED; PROVIDING FOR THE CITY TO BE INCLUDED WITHIN SAID MUNICIPAL SERVICE TAXING UNIT FOR A SPECIFIED TERM OF YEARS; PROVIDING FOR SEVERABILITY, AND EFFECTIVE DATE.

The ordinance was read by title only by City Clerk Guy. The item was presented by City Manager vanErven and further reviewed by Finance Director Altman. The Commission had a brief discussion regarding the item.

No public comments were made.

Commissioner Shive wanted to continue this item to the next meeting.

Finance Director Altman advised the County's deadline is early July.

Mayor Black agreed he would rather wait until he heard from Pasco County, which the Commission agreed.

Moved by City Commissioner Shive, seconded by City Commissioner Stout to continue this item to the June 23rd City Commission meeting.

FOR: Black, Woodard, Shive, and Stout
AGAINST: None
ABSENT: Church

CARRIED.

H. PUBLIC HEARING - ADOPTION & SECOND READING OF PROPOSED ORDINANCES

H.1. ORDINANCE NO. 2026-07: ORDINANCE NO. 2026-07: AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA, AMENDING CHAPTER 70 - PLANNING, ARTICLE I – IN GENERAL, OF THE CITY'S CODE OF ORDINANCES; AMENDING SECTION 70-1 - COMPREHENSIVE PLAN ADOPTED; COPIES ON FILE, UPDATING THE TITLE AND STATUTORY REFERENCE TO THE "COMMUNITY PLANNING ACT" AS SET FORTH IN SECTION 163.3161, FLORIDA STATUTES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

The ordinance was read by title only by City Clerk Guy. The item was presented by City Manager vanErven. Mayor Pro Tem Woodard asked for wording in the ordinance to be cleaned up, which staff pointed out the title could not change, but the body could. Attorney Brackins clarified what would appear in the City Code.

Moved by Mayor Pro Tem Woodard, seconded by City Commissioner Shive

FOR:	Black, Woodard, Shive, and Stout
AGAINST:	None
ABSENT:	Church

CARRIED.

H.2. AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AMENDING ARTICLE 4 OF THE LAND DEVELOPMENT REGULATIONS BY CREATING SECTION 4.3.4 (N), MOBILE FOOD VENDING ; ESTABLISHING A PROCESS FOR THE REVIEW AND STANDARDS OF MOBILE FOOD VENDING OPERATIONS WITHIN THE CITY OF DADE CITY ; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR CODIFICATION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The ordinance was read by title only by City Clerk Guy. The item was presented by City Manager vanErven with noted requested changes from the last hearing.

Commissioner Shive reached out to the City of Westlake, thanks to President of the Merchants Association, Margaret Angell. Shive felt Westlake's ordinance was comprehensive and complete. Westlake's City Manager also said they had no issues, Shive asked for exhibit A, found in the agenda packet under this item, to be shown on the chambers screen. Shive shared his recommended updates for the ordinance.

Mayor Pro Tem Woodard pointed out section 509.102 FL Statutes regarding mobile business licenses and requirements. Attorney Brackins confirmed that Woodard was correct in her reviewed findings, and the City could not require additional license for mobile food vendors.

After review, the Commission said they need a proper definition of special events, which Community and Economic Development Director Ralston went into further discussion.

Public Comments:

Margaret Angell at 37244 Carter, Dade City, shared she doesn't want to see food trucks impacting existing businesses. She would like to prohibit the trucks from entering the business district.

Jessica Borras at 13525 10th St, Dade City, thanked the Commission for adding regulations for the food trucks. As a restaurant owner, they must display their licenses from the Florida Department of Business and Professional Regulation and the County.

Commissioner Stout also shared his thoughts on the item and possible impacts on neighborhoods and the business districts.

Moved by City Commissioner Stout, seconded by Mayor Pro Tem Woodard

FOR:	Black, Woodard, and Stout
AGAINST:	Shive
ABSENT:	Church

CARRIED.

H.3. AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AMENDING ARTICLE 6 OF THE LAND DEVELOPMENT REGULATIONS BY REVISING SECTION 6.3 FENCING STANDARDS, REMOVING THE PROHIBITION FOR CHAIN LINK FENCES WITHIN CITY LIMITS ; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR CODIFICATION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The ordinance was read by title only by City Clerk Guy and presented by City Manager vanErven.

The Commission discussed the item and shared their thoughts on fencing types in the front yard and grandfathering in fencing requirements on existing fences.

Public Comments:

Brian Butler at 14540 8th St, Dade City, pointed out that St. John Missionary Baptist Church's entire property is surrounded by a chain link fence.

Dexter Qvod at 14717 10th St, Dade City, shared he does have a chain link fence and one time a tree fell on it. It didn't make sense to him why there would be a problem with grandfathering in chain link fences.

Margaret Angell at 37244 Carter Ave. Dade City, agreed with Mayor Pro Tem Woodard that whatever a person wants to put at their home should be acceptable.

Jessica Borras at 13525 10th St, Dade City, said as a homeowner, she should be able to do what she wants with her land. This ordinance is a step in the right direction on whatever

way they go.

Harriet Craig at 14741 10th St, Dade City, said she has a chain link fence. One of her nieces went to replace her chain link fence and she could not replace it with the same thing. Craig thinks it is harsh to say homeowners can't pick the type of fence they want and believes this is a strain on the homeowner.

Mayor Black clarified that this ordinance is allowing chain link fences and grandfathering in houses with fencing in the front yard.

Moved by Mayor Pro Tem Woodard, seconded by City Commissioner Shive to allow chain link fences, no six-foot fences in the front yard, but four-foot fences are allowed.

FOR:	Black, Woodard, and Shive
AGAINST:	Stout
ABSENT:	Church

CARRIED.

I. UNFINISHED BUSINESS

I.1. Appointment of a Planning Board Member to fill one vacancy

Mayor Black shared an application for Brian Orr as his member for the Planning Board. Clerk Guy asked if he understood he would have to fill out Form 1. Mayor Black said yes.

Moved by City Commissioner Shive, seconded by Mayor Pro Tem Woodard to ratify Mayor Black's nominee, Brian Orr.

FOR:	Black, Woodard, Shive, and Stout
AGAINST:	None
ABSENT:	Church

CARRIED.

Brian Orr application

J. NEW BUSINESS

J.1. Fiscal Year ended September 30th, 2024 Audit Report Presentation

John Brielmaier with Carr, Riggs & Ingram shared a PowerPoint with the Commission reviewing the 2024 Audit Report.

Moved by Mayor Pro Tem Woodard, seconded by City Commissioner Stout

FOR:	Black, Woodard, Shive, and Stout
AGAINST:	None
ABSENT:	Church

CARRIED.

K. CITY ADMINISTRATION ITEMS (IF ANY)

K.1. City Manager

City Manager vanErven shared that the City's summer intern program has launched.

vanErven will have a full project report with project updates to the Commission by Friday.
vanErven asked the Commission for upcoming meeting dates and times to schedule future meetings.
2026 Hurricane Disaster Guides are here.
vanErven also promoted the City's Savvy Citizens app.

K.2. City Clerk

City Clerk Guy thanked Attorney Brackins for the recent Ethics Training.
The final Legislative Report for new bills has been released.
Form 1 will need to be completed by July 1st to meet the deadline.
Guy reminded the Commission that the Annual Conference for the Florida League of Cities would begin on August 13th.

K.3. Finance Officer

Finance Director Altman shared that he would be at a conference starting Friday.
City Accountant Pizarro will also be attending the conference.

K.4. City Attorney

City Attorney Brackins shared he provided staff with training materials and a copy of the Sunshine Manual from the Ethics Training.
Brackins provided updates on the Morningside Drive project and said they are on schedule.
Brackins also said he sent the Commissioners an email about a new matter.

K.5. Police Chief

No updates were reported.

K.6. Community & Economic Development Director

Community and Economic Development Director Ralston shared The Roost, which is a new Italian Deli, opened June 1st.
There will also be some additional business opening soon.
The new 7/11 store will be opening in July.

K.7. Public Works Director

Public Works Director Toner shared updates for both Public Works and Utilities Department. Updates included Touchton Park lighting, Veterans Park updates, and wastewater treatment plant updates.

K.8. Utilities Director

Items were discussed during item K.7.

L. COMMISSIONER ITEMS

L.1. Commissioner Shive reported that he has received several comments regarding The Roost. He noted seeing buzzards behind the restaurant near the tower and asked that staff follow up. Public Works is also working with the County to repair sidewalks on 7th Street.
Shive also attended a service at Mount Zion AME Church, where they had a good time and enjoyed good food.

Mayor Pro Tem Woodard reported that the Indian Pond Cemetery cleanup was a great success.
She requested that no events be scheduled between July 20-25.
At the next meeting, there will be a recognition for a young lady receiving a scholarship from Joe Oldmixon.
Regarding Juneteenth, she encouraged employees to come out and participate in bowling activities.
She received a phone call today from the new senior center requesting that the Commission visit them on a Friday morning and bring breakfast for approximately 60 people. Donuts or bagels were suggested, and Commissioner Woodard noted she is willing to cook as well. The Commission agreed that Friday morning, July 17th would work. City Clerk Guy said that she would also need to attend and the meeting will need to be properly noticed.
Mayor Pro Tem Woodard also encouraged everyone to attend the June 20th Juneteenth events at the Lacoochee Boys & Girls Club.

Commissioner Stout requested that someone from DEP be invited to come and speak with the Commission.

Regarding the Veterans Day Celebration, Commissioner Woodard reported that parachuting downtown will not be possible but suggested considering Burks Park as an alternative location for the Veterans Day event.

The Fourth of July Celebration will begin at the courthouse from 6–8 p.m. and will move to Burks Park at 9 p.m.

M. PUBLIC COMMENTS (FOR ITEMS NOT ALREADY DISCUSSED)

M.1. Brian Butler at 14540 8th St, Dade City, noted that as part of the Fourth of July Celebration, at 5:59 p.m. there will be a ringing of all church bells.

Harriet Craig at 14741 10th St. Dade City, shared during the Community Cleanup, she gave a City employee a pair of good quality gloves and expressed that the City should ensure workers have the necessary equipment.
She expressed concerns about ongoing noise issues on the back streets and stated that the City could take additional steps to address the problem.
Craig said she is looking forward to the upcoming Community Cleanup and requested information on the hurricane preparedness book.
She also expressed excitement about Dairy Queen coming to the City and reminded the Commission that the north side of the City pays taxes as well and deserves equal attention and services.

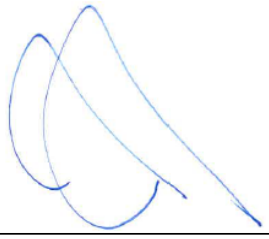
N. NOTED ITEMS

N.1. 3M PFAS Payment Number 3

O. ADJOURNMENT

8:48 p.m.

FOOTER TEXT



Scott Black, Mayor



Angelia Guy, City Clerk

CITY OF DADE CITY
ADVISORY BOARD/COMMITTEE APPLICATION

Date: June 7, 2026

Name: Brian Orr

Address: 37402 Meridian Ave, Dade City

Home Phone: _____ Work Phone: 727-377-4036

Cell Phone: 347-219-8825 E-Mail Address: brian@sunamericarealty.com

Occupation: Commercial Real Estate Investor & Agent

Resident of Dade City Yes _____ Number of Years 2.5

Own a Business in Dade City Yes _____ Number of Years +/- 2

Board/Committees you are interested in:

_____Historic Preservation Advisory Board

_____Redevelopment Advisory Committee (RAC)

_____Recreation Advisory Board

_____Citizens Advisory Committee

x_____Planning Board*

Training or experience related to activities of boards or committees to which appointment is sought: Former FDNY Firefighter, investing in real estate since 20

Licensed Commerical Real Estate Agent with Sun America Realty downtown Dade C

Executive speaker/coach/trainer of John Maxwell leadership team

Member of the following professional or business organizations:

Founder Dade City BNI, East Pasco Chamber, Suncoast Realtors, CCIM

Have you served on a City Board or Committee in the past? No

If yes, name of committees/boards and dates: _____

_____

Please list three references that the City may contact, include name, address and phone number:

1. Larry Guilford, 813-230-9129
2. Vicki Wiggins, 352-467-5571
3. Catherine Ralston, 813-714-9076

- Additional information or comments may be attached to this form.

I will attend meetings in accordance with the adopted policies of the City of Dade City. If at any time my business or professional interests' conflict with the interests of this board or committee, I will not participate in such deliberations of the Board or Committee.

_____
Signature of Applicant

Please return application to:

City Manager's Office
City of Dade City
P.O. Box 1355/38020 Meridian Avenue
Dade City, FL 33526-1355

***If appointed, Planning Board members are required to file a financial disclosure information with the State of Florida Ethics Commission and to follow Sunshine Law.**

AGENDA MEMO
City Commission

To: Honorable Mayor and Members of the City Commission

From: Marieke vanErven, City Manager

Through: Catherine Ralston, Community & Economic Development Director

Re: 2026 CRA Plan Adoption

Date: June 23, 2026

RECOMMENDED ACTION
Adoption of the updated 2026-2030 CRA Plan.

BACKGROUND SUMMARY/ANALYSIS
In 1998, Dade City established a Community Redevelopment Area (CRA), Community Redevelopment Agency, and Community Redevelopment Plan to address conditions of blight and disinvestment in the downtown area of the City.

The original plan, adopted by the City Commission, and its subsequent redevelopment efforts, have helped preserve the rich history and character of Dade City by enacting capital improvements, programs, special events and working relationships with the residential and business community that capitalize on the sense of place; however additional efforts are needed to address the conditions of blight within the CRA and improve quality of life for residents and visitors.

This document presents an economic redevelopment strategy designed to leverage the City's historic character, arts and cultural scene and natural resources to further the efforts of redevelopment of the Downtown.

The CRA Board adopted the updated plan at the June 9, 2026 CRA meeting.

ATTACHMENTS
CRA 2026 Plan Update

FUNDING
Funding is not required for this item.

DOWNTOWN DADE CITY COMMUNITY REDEVELOPMENT AREA PLAN

June 2026



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PLAN CONTRIBUTORS

Resident Advisory Committee

Margaret Angell

Bermice Thomas

Sonia Butler

Nikki Couture

Larry Guildford

Julie Hale

Ava Larkin

Patrick Simon

Michael Slicker

Steven Van Gorden

Terri Trakas

Downtown Merchant Association

East Pasco Chamber of Commerce

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

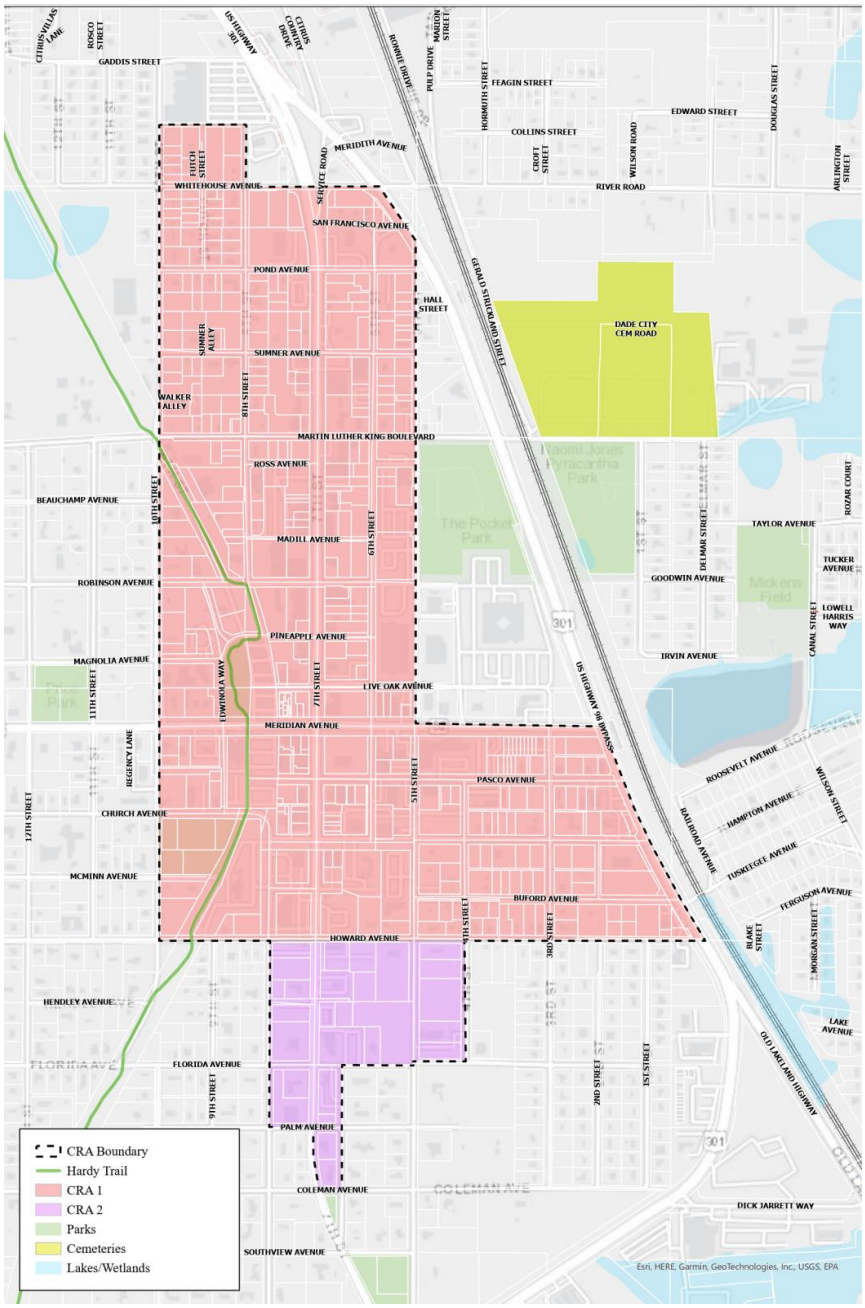
Dade City is a small city located in Pasco County in west-central Florida, approximately 40 miles northeast of Tampa and part of the broader Tampa Bay metropolitan area. It serves as the county seat and has historically functioned as a regional hub for government and commerce. The city's population has grown in recent years, with estimates placing it at around 10,800 residents as of 2026, up from just over 7,200 in 2020. Dade City's economy has roots in agriculture, particularly citrus production, and continues to be supported by a mix of government services, small businesses, and a growing tourism sector tied to its heritage and events.

The historic downtown is a defining feature of Dade City, centered around the early 20th-century Pasco County Courthouse and characterized by preserved buildings, brick streets, and locally owned shops and restaurants. Unlike many redeveloped downtowns, the area has retained much of its original architecture and small-town character, with antique stores, boutiques, and eateries contributing to a walkable, community-oriented atmosphere. Regular events such as the Kumquat Festival and seasonal celebrations further reinforce downtown as both a cultural and economic focal point, drawing visitors while maintaining its historic identity.

The Dade City Community Redevelopment Area (CRA), established in 1998, is a designated district within the city created under Florida's Community Redevelopment Act (Chapter 163, Part III, Florida Statutes) to address areas identified as experiencing "blight" or underinvestment. Like other CRAs in Florida, it is administered by a Community Redevelopment Agency, which is typically governed by the City Commission acting in a separate capacity. The CRA was established after the City made a formal "finding of necessity" determining that certain areas—primarily around the downtown core—needed targeted reinvestment and revitalization.

The primary function of the Dade City CRA is to reinvest locally generated funds—specifically tax increment financing (TIF)—back into the designated area to support redevelopment. This includes funding for infrastructure improvements (streets, sidewalks, utilities), façade and business incentive programs, property acquisition or rehabilitation, and broader economic development initiatives. The CRA operates through a redevelopment trust fund, which captures the increase in property tax revenues within the district over time and dedicates those funds exclusively to projects within the CRA boundaries. In practice, Dade City's CRA has focused heavily on enhancing the historic downtown area, supporting small businesses, improving walkability and aesthetics, and encouraging private investment while preserving the city's historic character.

Dade City's Community Redevelopment Areas



EXECUTIVE SUMMARY (Continued)

The Existing Conditions portion of the report includes community input from public surveys, workshops and stakeholder interviews and documents the physical, regulatory, demographic and economic conditions of the CRA. The findings underpin the redevelopment strategies presented in the CRA plan update.

The redevelopment action plan utilizes the creative placemaking redevelopment model to:

A. Increase awareness and visibility of Dade City and its unique amenities.

B. Position Dade City as a destination for history, culture, and tourism.

C. Enhance quality of life for existing and future residents, businesses, and visitors.

D. Foster an entrepreneurial environment that supports new and expanding businesses.

The Goals and Objectives portion of the report is where the vision for downtown is implemented. Presenting a broader range of programming activities and tasks that address both day-to-day operations of the agency, while also focusing on specific items identified through the public input process.

This 2026 Dade City Community Redevelopment Plan update seeks to position the city for renewed economic success in the 21st century without compromising on the city's character by leveraging existing physical, cultural and natural resources to encourage private sector investment.

EXISTING CONDITIONS

- Background
- Summary Table
- Community Engagement
- RAC and CRA Board Meetings



BACKGROUND

Dade City has a long and storied history, from its incorporation in the late 19th century through periods of land development and agricultural growth, to its present-day identity as a historic Florida community defined by its character, charm, and sense of place. Today, the city is known for its distinctive historic downtown, established neighborhoods, and a strong tradition of locally driven festivals and community events that contribute to its cultural identity and regional appeal.



Located in eastern Pasco County, Dade City is experiencing the effects of broader economic and demographic shifts occurring throughout the region. While agriculture once served as the foundation of the local economy, the city has increasingly transitioned toward a more diversified economic base. At the same time, surrounding areas have experienced continued residential growth and suburban development, influencing local market dynamics and development patterns within the city.

In response to these changes, the City has taken proactive steps to leverage its unique assets and guide reinvestment. The establishment of the Community Redevelopment Area (CRA) trust fund in 1999 created a framework to focus resources within targeted areas, particularly the downtown core. Since that time, the City and CRA have supported redevelopment through public infrastructure improvements, business assistance programs, marketing initiatives, and the expansion of special event programming designed to attract residents and visitors alike.



These efforts have resulted in measurable progress. The downtown has seen new business activity, enhanced connectivity through trail and pedestrian improvements, removal of unsafe or underutilized structures, and increased visibility as a destination within the region. Strategic partnerships and continued investment have helped

reinforce Dade City's identity as a place that values its historic character while embracing thoughtful growth.



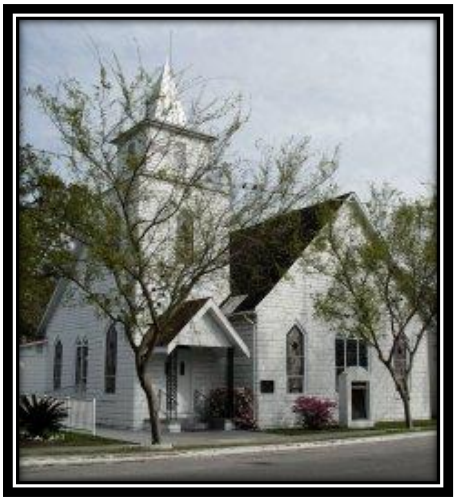
Despite this progress, challenges remain. Like many small cities, Dade City continues to navigate the long-term transition from a historically agriculture-based economy to one that relies more heavily on small business development, tourism, and service-oriented industries. Sustained economic vitality in the downtown and CRA will depend on continued reinvestment, population growth within and near the urban core, and the City's ability to attract and retain businesses that support a diverse and resilient local economy.

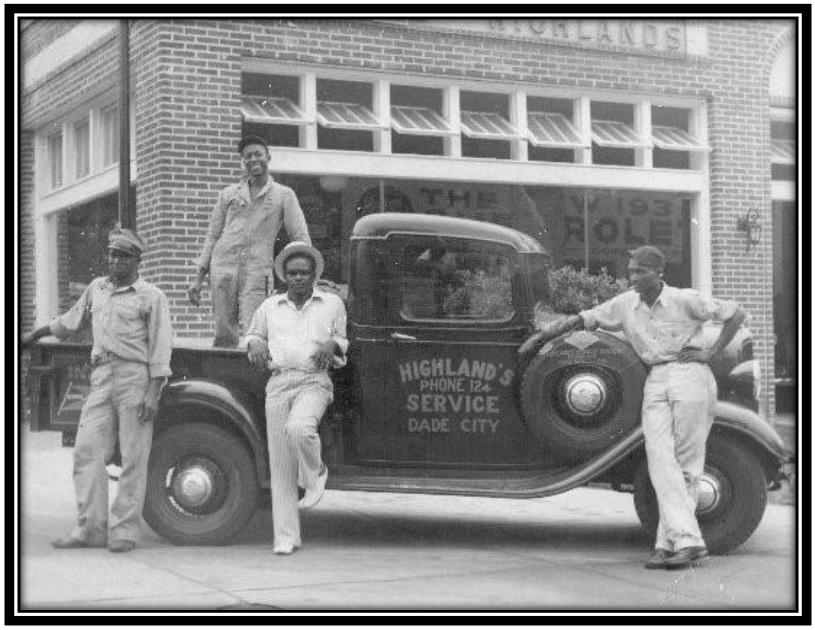
The following section of this report provides an overview of existing conditions within the Dade City CRA, summarizes community input, and outlines projected tax increment revenues available to support ongoing and future redevelopment efforts.






JEWELRY
STORE




HIGHLAND'S
PHONE 124
SERVICE
DADE CITY

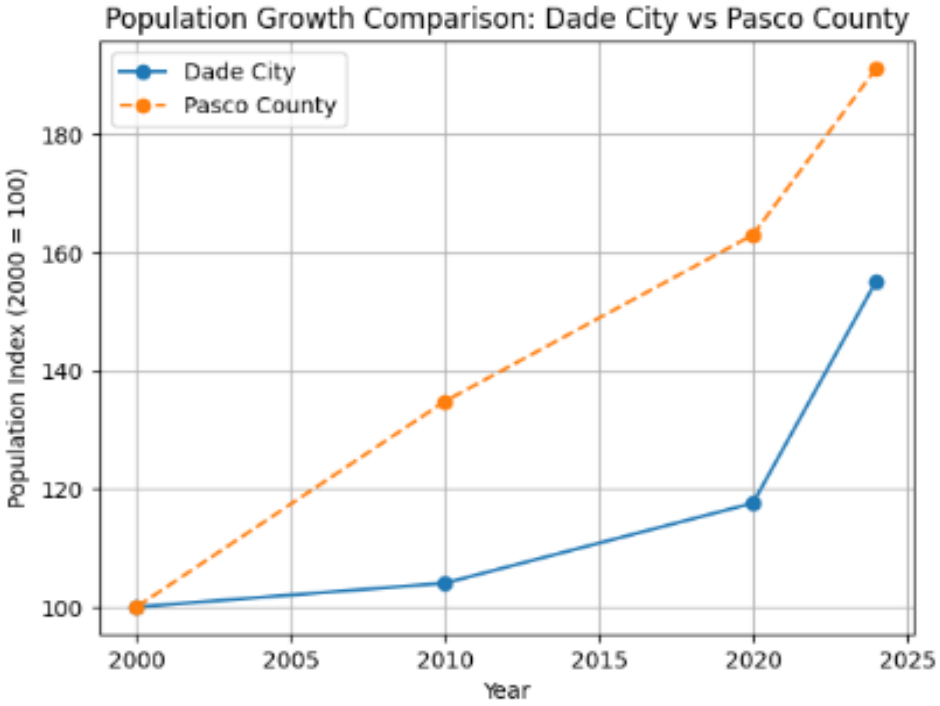



DADE CITY

DEMOGRAPHICS & MARKET CONDITIONS

Population Growth and Trends

Dade City has historically experienced modest population growth relative to the surrounding region. Between 2000 and 2010, the City's population increased from 6,188 to 6,437 residents—approximately 4% growth—while Pasco County grew by approximately 33% during the same period. This disparity reflected the City's historically slower pace of development within a rapidly expanding county.

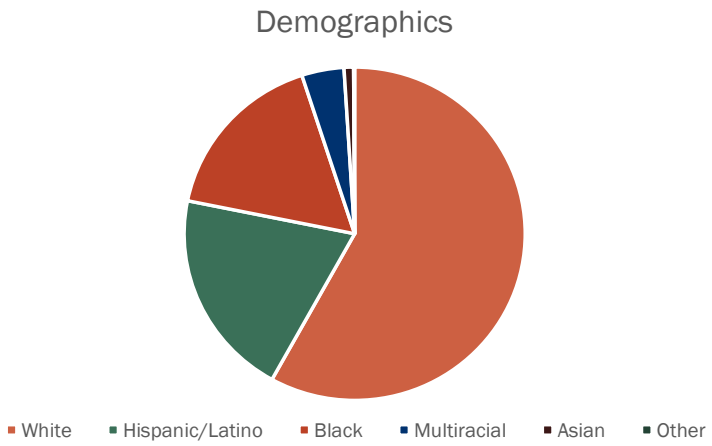


Since 2020, however, Dade City has entered a period of accelerated growth. The population increased from approximately 7,275 in 2020 to an estimated 9,600+ residents by 2024, representing growth of more than 30% in just a few years. Notably, this rate now exceeds that of Pasco County, signaling a shift in regional development patterns and increasing interest in eastern Pasco County as a growth area.

This transition marks a significant change in the City's trajectory, from a traditionally slow-growth community to an emerging growth node within the Tampa Bay region.

Demographic Composition

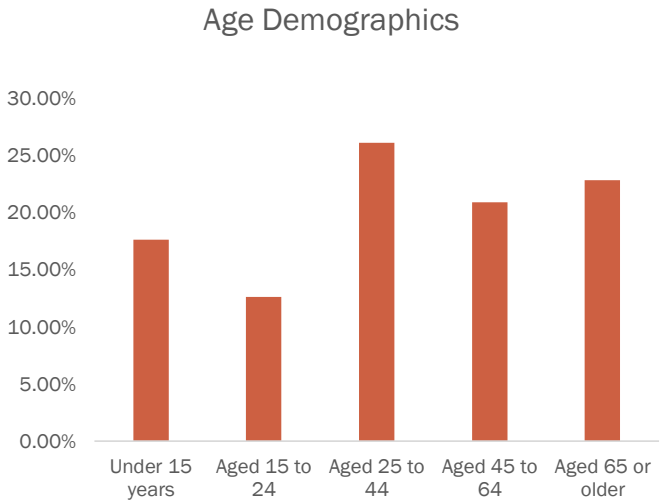
Dade City continues to reflect a diverse and evolving population. The City remains majority White, with significant Black and Hispanic populations contributing to its cultural and social fabric. While the overall composition has remained relatively stable, recent growth trends suggest incremental demographic shifts associated with in-migration.



White	58.00%
Hispanic/Latino	20.10%
Black	16.80%
Multiracial	4.00%
Asian	0.90%
Other	0.10%

The City also reflects a broad mix of age groups, distinguishing it from many Florida communities that skew heavily toward retirees. Median age estimates remain in the late 30s, with a balanced distribution that includes:

- Younger families and workforce households
- Multi-generational residents
- A stable senior population, with approximately one-quarter of residents aged 65 or older



This blend contributes to a multi-generational community structure, supporting a variety of housing, service, and economic needs.

Households and Income Characteristics

Dade City contains approximately 5,700 households, reflecting steady growth alongside population increases. Historically, the City has been characterized by lower median household incomes relative to the County. Earlier estimates placed median household income in the range of $31,000 to $37,000, significantly below countywide averages.

More recent data, however, indicates rising household incomes, with some estimates approaching $60,000–$70,000. This shift suggests:

- In-migration of higher-income households
- Broader regional economic growth
- Increasing economic diversity within the City

Despite these gains, income levels vary widely, and a portion of the population continues to experience economic constraints. This indicates the emergence of a more economically mixed community, rather than a complete shift away from historically lower-income conditions.

Lifestyle and Market Segmentation

Consumer and lifestyle characteristics in Dade City are informed by ESRI Tapestry segmentation data, which indicates that over 85% of residents fall within five primary segments:

- Traditional Living – Households are a mix of married-couple families and singles. Many families encompass two generations who have lived and worked in the community; their children are likely to follow suit. This is a younger market – beginning householders who are juggling the responsibilities of living on their own or a new marriage, while retaining their youthful interests in style and fun.



- Hardscrabble Road – Households are primarily a family market, married couples (with or without children) and single parents living in urbanized areas, with older housing. This younger, highly diverse and less educated population work mainly in service and manufacturing and retail trade industries.
- Social Security – Households are aged 65 or older and dependent on low, fixed incomes, primarily Social Security. Early retirement is not an option and wages and salary income in

this market are still earned. Residents live alone in low-rent buildings, located in or close to business districts that attract daytime traffic.

- Down the Road – Households primarily live in mobile homes or single-family homes. They are younger, diverse communities. These family-oriented consumers value their traditions. This market has higher unemployment, much lower median household income and home value, and a fifth of households with income below poverty level.
- Old and Newcomers – Households feature singles' lifestyles, on a budget. The focus is more on convenience than consumerism. Economy over acquisition. Old and newcomers is composed of neighborhoods in transition, populated by renters who are just beginning their careers or retiring.



Overall Market Profile

These segments collectively depict a community that is:

- Primarily working-class to lower-middle income
- Family-oriented and community-focused
- Value-driven in spending behavior

While Florida is often associated with an older population, Dade City's dominant segments reflect a younger demographic profile, with median ages generally below the statewide average. This reinforces the City's identity as a family-oriented and workforce-based community, rather than a retirement-dominated market.

Consumer Behavior and Spending Patterns

Across segments, several consistent trends define local consumer behavior:



Retail and Spending Habits

- Strong preference for discount and value-oriented retailers
- Frequent use of big-box stores and convenience retail
- Limited discretionary income in many households
- Regular patronage of fast-casual and quick-service dining establishments



Financial Characteristics

- Higher reliance on:
  - Consumer credit
  - Personal loans
  - In-person bill payment methods
- Lower participation in long-term investment vehicles such as stocks or retirement accounts among some segments

Lifestyle Preferences

- Emphasis on low-cost, local recreation, including:
  - Outdoor activities (fishing, camping)
  - Community events and festivals
- Strong engagement with:
  - Television and radio media
  - Increasing use of mobile technology



Market Evolution and Emerging Trends

Recent data indicates that Dade City is undergoing a significant market transition. Key changes include:

1. Accelerated Population Growth - The City is now growing at a rate that meets the surrounding County, indicating increased development pressure and regional relevance.

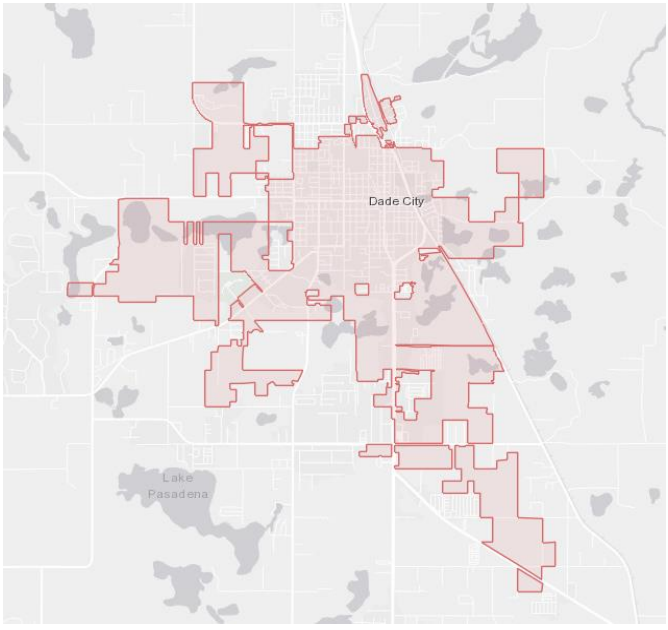
2. Increasing Income Diversity - While historically lower-income, the City is experiencing an influx of higher-income households, contributing to a more mixed economic profile.

3. Changing Regional Role - Dade City is evolving from a small, rural-oriented community into an emerging growth center within Pasco County, influenced by:

- Housing affordability challenges in nearby urban areas
- Expansion of the Tampa Bay metropolitan region
- Increased demand for smaller-city living environments

Planning Implications

The City's evolving demographic profile and shifting market conditions create a dynamic environment that presents both meaningful opportunities and notable challenges. As population growth continues and market demand diversifies, the City must take a proactive, strategic approach to planning in order to guide development in a way that supports long-term community goals while preserving its unique identity.



<u>Growth Management</u>

As the City experiences continued population growth, demand for infrastructure, transportation systems, and public services is expected to increase accordingly. This

includes pressure on road networks, utilities, parks, and public safety services. To effectively manage this growth, the City will need to prioritize strategic infrastructure investments and ensure that capacity keeps pace with development. At the same time, proactive land use planning will be essential to balance growth with the preservation of community character. Thoughtful zoning, development standards, and design guidelines can help ensure that new development complements the City's existing fabric rather than detracting from it.

Housing Strategy



Current demographic and economic trends indicate an ongoing need for affordable and workforce housing within the City. Rising housing costs and shifting income levels make it increasingly important to provide housing options that are accessible to a broad range of residents, including essential workers and young professionals. In addition to affordability, there is a clear opportunity to diversify the City's housing stock by introducing mixed-income developments and a wider variety of housing types, such as townhomes, multifamily units, and accessory dwelling units. This approach can help meet changing household preferences while promoting a more inclusive and resilient community.



Downtown and CRA Positioning

The City's downtown and Community Redevelopment Area (CRA) are well-positioned to capitalize on population growth and increased consumer spending. As new residents move into the area, there will be greater demand for goods, services, and experiences, creating an opportunity to expand and strengthen the local business environment. In particular, the City can support the growth of dining, retail, and entertainment uses that enhance downtown vibrancy and attract both residents and visitors. At the same time, reinforcing the City's historic character will be critical. The unique architectural and cultural identity of downtown serves as a key economic asset that differentiates the City from surrounding communities and should be preserved and leveraged in redevelopment efforts.

Economic Development

The City has an opportunity to strengthen its economic base by supporting job growth in middle-wage sectors, which are critical to sustaining a stable and prosperous local economy. Targeted economic development initiatives can help attract and retain employers in industries that provide quality employment opportunities. Additionally, fostering small business development and entrepreneurship will be essential, particularly within the downtown area, where locally owned businesses contribute to both economic vitality and community character. By positioning downtown as both a local hub and a regional destination, the City can expand its economic reach, increase visitor activity, and generate additional revenue to support public investments.

Conclusion

Dade City is transitioning from a historically slow-growing, lower-income community into a rapidly growing and increasingly diverse small city within Pasco County. This evolution is characterized by accelerated population growth, rising household incomes, and a shifting market profile.

While the City retains its identity as a family-oriented, value-driven community, it is increasingly influenced by regional growth dynamics. This creates a critical opportunity to guide development in a way that:

- Supports economic vitality
- Maintains affordability
- Preserves the City's historic character and sense of place

Strategic planning and targeted investment will be essential to ensuring that Dade City's growth enhances quality of life for existing residents while accommodating new opportunities for the future.

LAND USE

Existing Land Use

Commercial and retail uses represent the dominant land use within the Dade City Community Redevelopment Area (CRA), accounting for more than 40 percent of the total land area. The next most prevalent categories are vacant land—across commercial, retail, and residential designations—and institutional uses, comprising approximately 24 percent and 23 percent of the CRA, respectively. In contrast, developed residential uses make up a relatively small share, representing just 11 percent of total land use within the CRA.

Existing land use patterns play a critical role in shaping the CRA's tax base, which directly influences the level of funding available for redevelopment initiatives. As the county seat of Pasco County, Dade City has a significant concentration of institutional properties within the CRA. These uses, while essential to civic function, are generally tax-exempt and occupy a substantial portion of the area, limiting overall tax revenue generation.

Additionally, vacant parcels—defined as land without structures—contribute comparatively little to the tax base when compared to developed properties. In total, nearly half of the land within the CRA generates minimal to no tax revenue. While institutional uses are expected to remain stable over time, the approximately 33 acres of vacant land present a meaningful opportunity for redevelopment. Strategic infill with residential and commercial uses could significantly enhance economic activity and increase tax increment revenues.

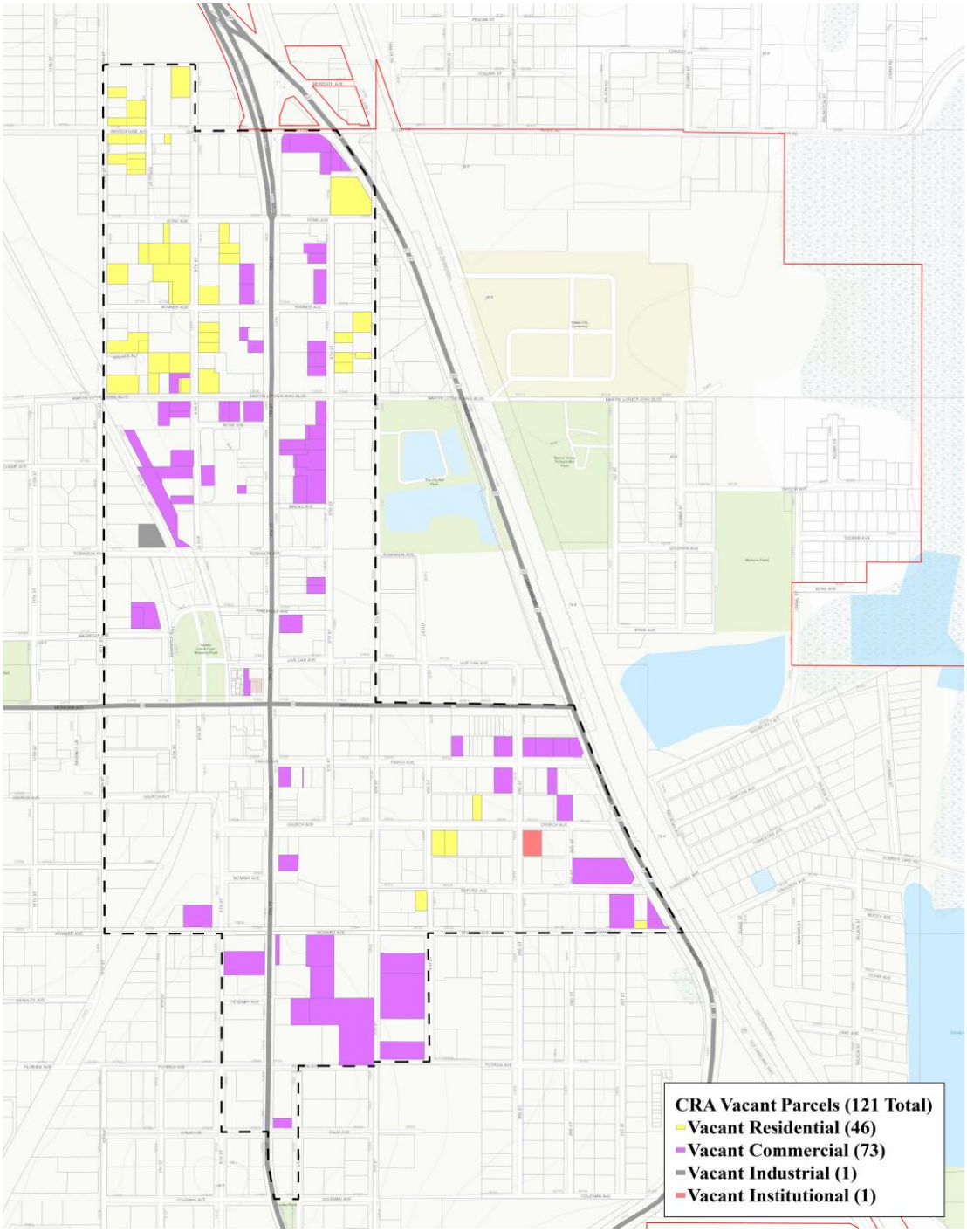
Figure 3 illustrates the distribution of existing land uses within the CRA, while Figure 4 highlights vacant land patterns. A detailed inventory of vacant parcels, including parcel identification numbers, size, and ownership, is provided in the Appendix.

Existing Land Use Summary (2018)

Land Use Category	Area (Sq. Ft.)	Area (Acres)	Parcels	% of CRA
Vacant Commercial	997,796	22.91	88	17%
Retail Stores	675,788	15.51	60	11%
Single Family	508,642	11.68	55	9%
Stores/Office (Mixed Use)	504,329	11.58	45	8%
Vacant Residential	449,632	10.32	60	8%
Other Municipal	345,258	7.93	15	6%
Other State	317,619	7.29	1	5%
1-Story Office	278,722	6.40	32	5%

Land Use Category	Area (Sq. Ft.)	Area (Acres)	Parcels	% of CRA
Other County	259,622	5.96	5	4%
Financial Institutions	249,999	5.74	8	4%
Professional Services	168,437	3.87	20	3%
Recreational Space	166,675	3.83	20	3%
Shopping Centers	165,993	3.81	1	3%
Multi-Family	142,080	3.26	12	2%
Service Shops (Non-Auto)	133,664	3.07	7	2%
Warehousing	126,328	2.90	8	2%
Churches	126,101	2.89	8	2%
Other Federal	47,262	1.08	1	1%
Parking Lots	47,057	1.08	7	1%
Utilities	41,562	0.95	2	1%
Multi-Story Office	36,377	0.84	2	1%
Restaurants/Cafeterias	36,143	0.83	6	1%
Clubs/Lodges/Union Halls	35,160	0.81	2	1%
Retirement Homes	35,100	0.81	1	1%
Other	74,391	1.71	5	1%
Total	**5,969,737**	**137.05**	**471**	**100%**

Figure 4 – Vacant Land Patterns



Future Land Use

The City's Comprehensive Plan includes an adopted Future Land Use Map (FLUM) within the Future Land Use Element (FLUE) that depicts future development allowed within the City through the 2035 planning horizon. The FLUE not only identifies the future development pattern, but also allows for the identification of future infrastructure needs and capital budgeting needs. Figures 5 and 6 show the City's current FLUM categories located within the CRA.

Figure 5. Future Land Use Summary (CRA)

FLU Category	Description	Parcels	Area (Acres)	% of Total
DT (Downtown)	Encourages redevelopment of the Downtown District as the City's financial, commercial, governmental, cultural, recreational, and professional center.	182	45.6	36.8%
GC (General Commercial)	Supports a wide range of retail, consumer-oriented, and general commercial uses, as well as professional and personal services near major corridors and residential areas.	10	5.3	4.3%
P-SP (Public/Semi-Public)	Provides locations for public and institutional uses necessary to serve an urban population.	1	0.9	0.8%
R-O (Residential/Office)	Intended for high-density residential uses and low- to moderate-intensity office uses.	72	26.7	21.5%
R-O-R (Residential/Office/Retail)	Intended for high-intensity residential uses with supporting office and community commercial uses.	182	39.0	31.4%
R-OS (Recreation/Open Space)	Provides open space and recreational facilities distributed throughout the community for both active and passive use.	6	6.4	5.2%
Total		453	124.1	100%

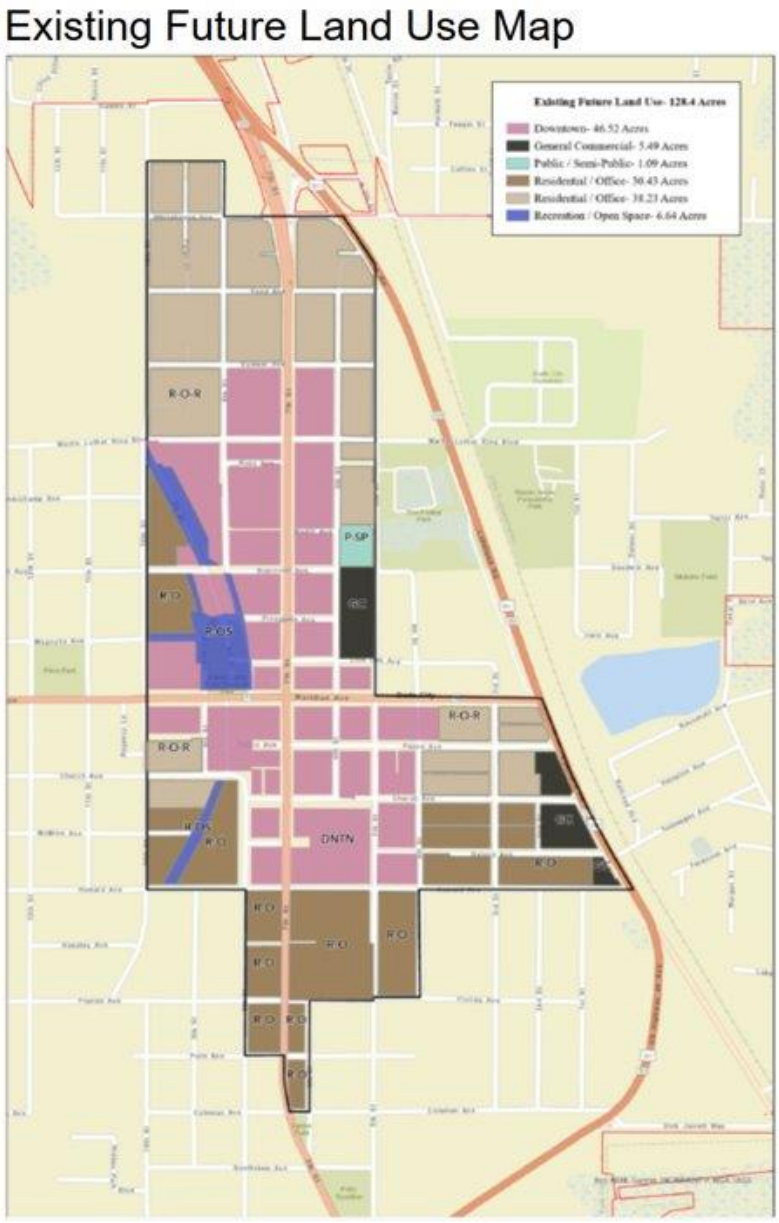


Figure 6 – Future Land Use Designations Map

Currently, there are 6 different future land use categories represented within the CRA district. They are: Downtown (DNTn), General Commercial (GC), Public/Semi-public (P-SP), Residential/Office (RO), Residential/Office/Retail (ROR), and Recreation/Open Space (R-OS). While the DT and ROR support a Mixed Use development pattern the other FLU categories and the supporting zoning districts do not represent the vision for the Downtown and CRA district moving forward into the future.

Zoning

Currently, General Commercial zoning represents the largest share of land within the CRA, accounting for more than 36 percent of the total area. This is followed by Central Business District and Residential/Institutional/Office designations, each comprising approximately 22 percent of the CRA. Figures 7 and 8 provide additional detail on the distribution of existing zoning patterns throughout the Redevelopment Area.

Figure 7. Zoning within the Community Redevelopment Area (CRA)

District Name	Principal Permitted Uses	Minimum Lot Size / Density Standards	Maximum Intensity / Height	% of CRA Area
Residential Single Family (RS-2)	Single-family detached	10,000 sq ft (per dwelling unit)	Single-family residential	3.7%
General Residential (RG-1)	Residential (single-family, townhouse, duplex, multi-family)	- 6,500 sq ft (single-family) - 4,356 sq ft (townhouse) - 8,000 sq ft (duplex) - 10,000 sq ft (triplex) - +4,000 sq ft per unit over 2	Varies by housing type	11.7%
Residential / Institutional / Office (RIO)	Mixed-use: residential, institutional, office	Not specified	0.45 FAR / 60 ft height	22.0%
Central Business District (CBD)	Commercial, mixed-use, downtown core	Not specified	4.0 FAR / 60 ft height	25.7%
General Commercial (CG)	Commercial uses	Not specified	5.0 FAR / 60 ft height	36.9%

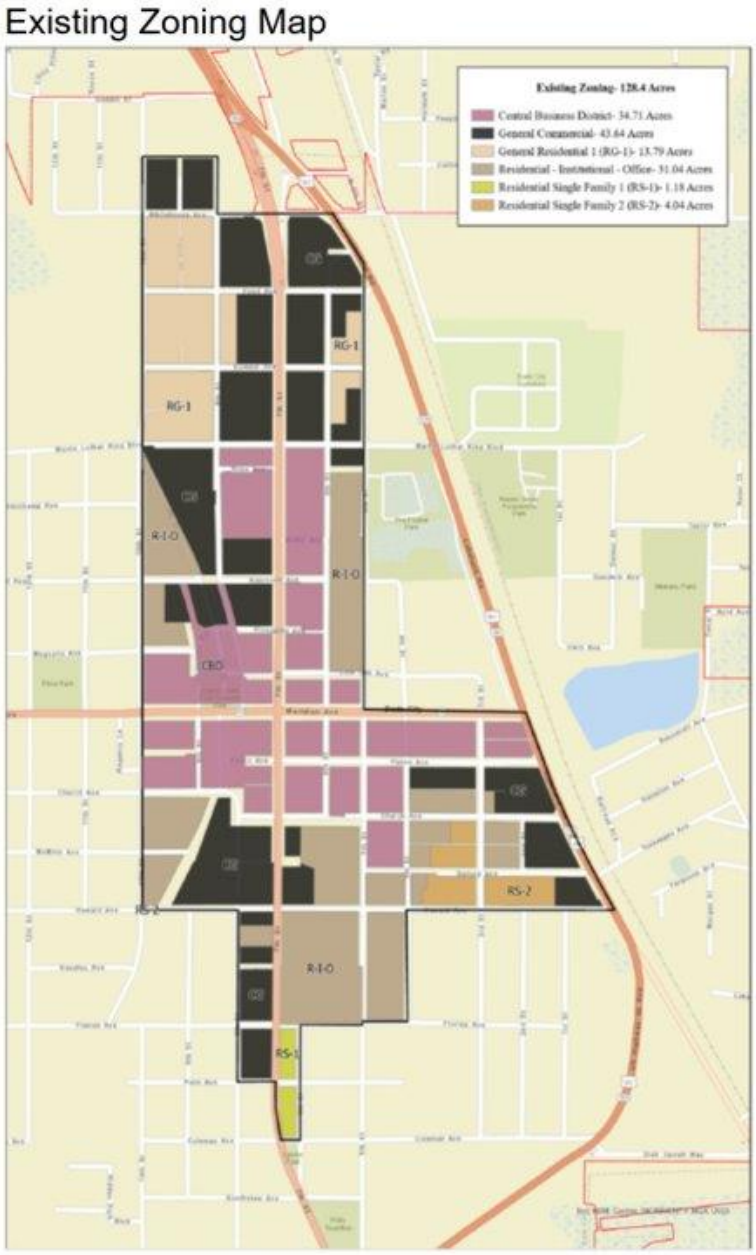


Figure 8 – Existing Zoning Designations

While the existing zoning framework within the CRA allows for relatively higher residential densities and greater non-residential development intensity, the development standards for the districts other than CBD, do not support a traditional Downtown development pattern with buildings close to the public streets and parking located off of the main thoroughfares.

The City is actively in the process of amending the future land use of the CRA to be all Downtown (DNTN) with a corresponding rezoning to Central Business District (CBD). In addition, a special overlay district is being created to promote the revitalization, preservation, and economic development of the historic center of the City of Dade City as the community's primary civic, cultural, and commercial focal point. The district is intended to function as a pedestrian-oriented, mixed-use district that serves residents, businesses, and visitors while maintaining the historic character and small-town identity that define Downtown Dade City.

Historic Structures

Dade City's Community Redevelopment Area (CRA) is anchored by a strong foundation of historic assets that contribute significantly to the community's identity and sense of place. Three individually listed properties on the National Register of Historic Places—the Dade City Atlantic Coast Line Railroad Depot (listed in 1994), the Dade City Woman's Club (listed in 2003), and the Pasco County Courthouse (listed in 2006)—serve as prominent landmarks that reflect the City's historical evolution. These structures represent key periods of growth tied to transportation, civic life, and community organization, and continue to function as visual and cultural anchors within the downtown area.



In addition to these individually recognized sites, the Church Street Historic District provides a cohesive collection of historic resources within the CRA. Extending along Church Street between 9th and 17th Streets, the district includes 35 contributing structures that showcase a diverse range of architectural styles. This concentration of historic buildings offers a tangible connection to the City's past and reinforces the traditional development pattern that defines Dade City's historic core.

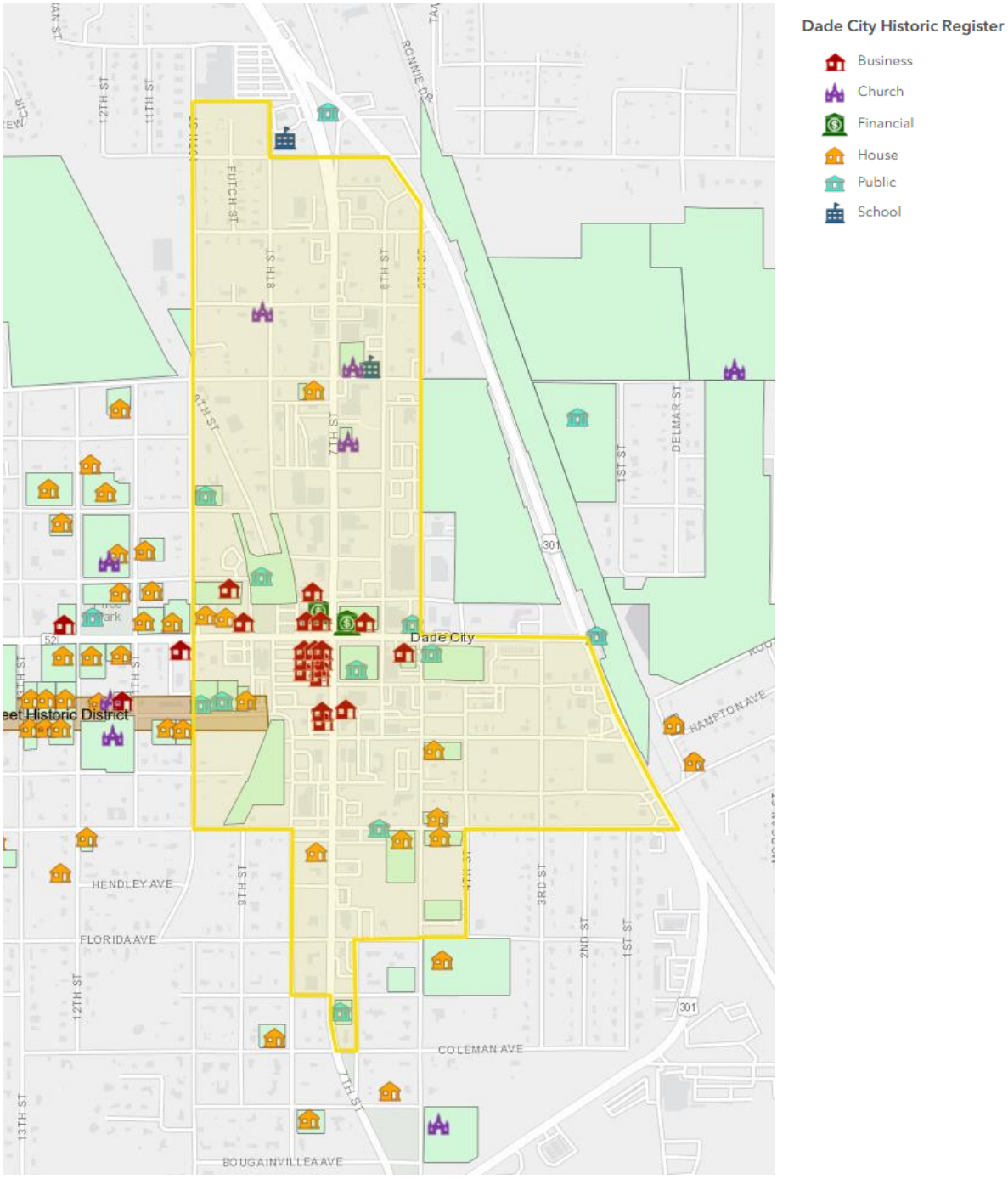


Beyond national designations, the City has taken a proactive role in identifying and preserving its historic resources at the local level. The Historic Preservation Advisory Board maintains an inventory of more than 100 historically significant structures, many of which are located within the CRA. These locally designated properties include a mix of commercial, residential, and governmental buildings, reflecting the broad scope of Dade City's heritage. This local recognition program plays an important role in guiding preservation efforts and raising awareness of the City's architectural and cultural assets.



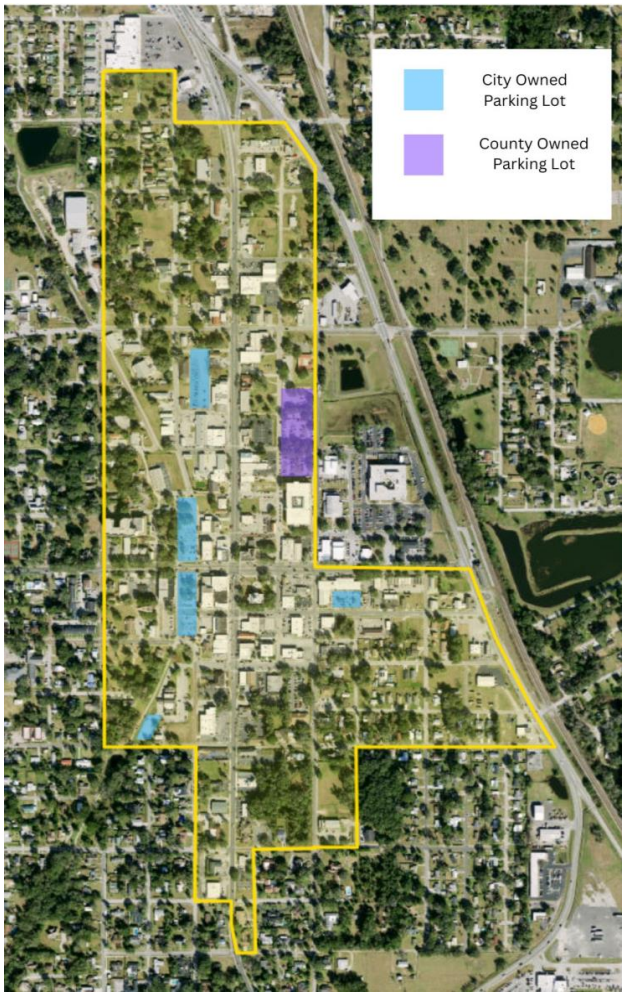
Collectively, these historic structures are central to the character and economic vitality of the CRA. The City continues to emphasize preservation and compatible redevelopment through the application of design standards and guidelines outlined in the Land Development Code, including Article 6. Current policy direction supports reinvestment that respects historic context, encourages adaptive reuse, and enhances the visual continuity of downtown. As redevelopment pressures increase, maintaining this balance between preservation and growth will remain critical to sustaining Dade City's unique identity.

Map of Historic Resources in the CRA



Automobiles and Parking

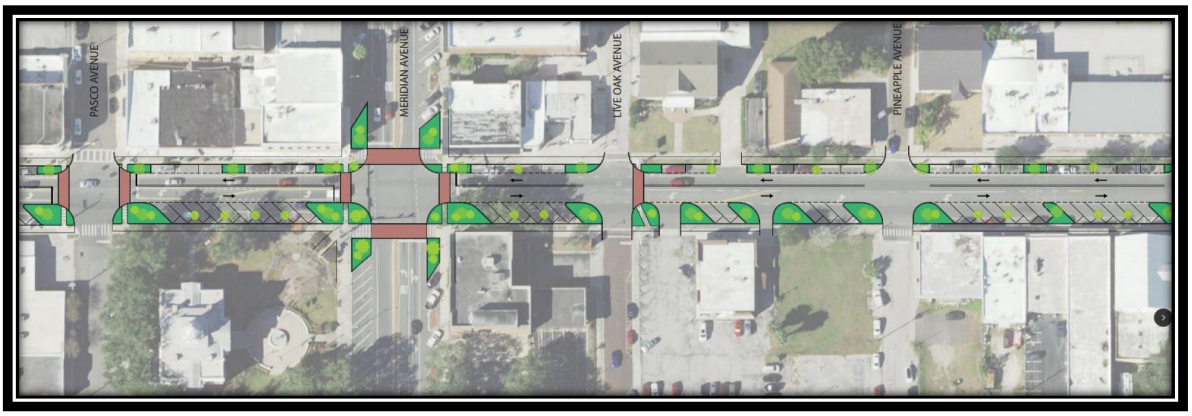
Traffic conditions within Downtown Dade City and the CRA remain relatively manageable compared to more urbanized areas of Pasco County. Congestion is generally limited to peak travel periods, particularly along the U.S. 98 Bypass and segments of U.S. Route 301, which continues to function as a primary regional north–south corridor. Recent data indicates that traffic volumes along U.S. 301 in the Dade City area are estimated to range up to approximately 26,000 vehicles per day in certain segments, reflecting increased regional growth and travel demand. While these volumes represent an increase from prior counts, congestion within the downtown core itself remains intermittent and largely tied to commuting patterns and special events.



Parking conditions within the CRA continue to be adequate under typical daily conditions. The area is served by a combination of public on-street parking, private parking lots, and City-owned facilities, which collectively meet routine demand. However, during major festivals and community events—such as the Kumquat Festival—parking demand exceeds available supply in the downtown core. To address this, the City continues to implement overflow parking strategies, including shuttle services, which remain an effective tool for managing peak-period demand without requiring significant permanent infrastructure expansion.

From a long-term planning perspective, regional transportation improvements are anticipated to influence future traffic patterns. The Florida Department of Transportation has identified U.S. Route 301 as a critical regional corridor, with the soon to be completion of the widening of the 301 bypass taking the roadway to a four lane thoroughfare. This improvement includes the creation of two new traffic circles located at the north and south entrance of the 7th Street corridor and a new signalized intersection at the Meridian Avenue/301 easter entrance into Downtown. Downtown expects to see some shifts in traffic with major truck and vehicle traffic utilizing the by-pass to circumvent the slower speeds of

7th Street. This change will allow the city to proceed with the update streetscape project along 7th street to provide angled parking thus narrowing the roadway and slowing vehicular traffic. This project will also include new pedestrian crosswalks making the downtown more pedestrian friendly.

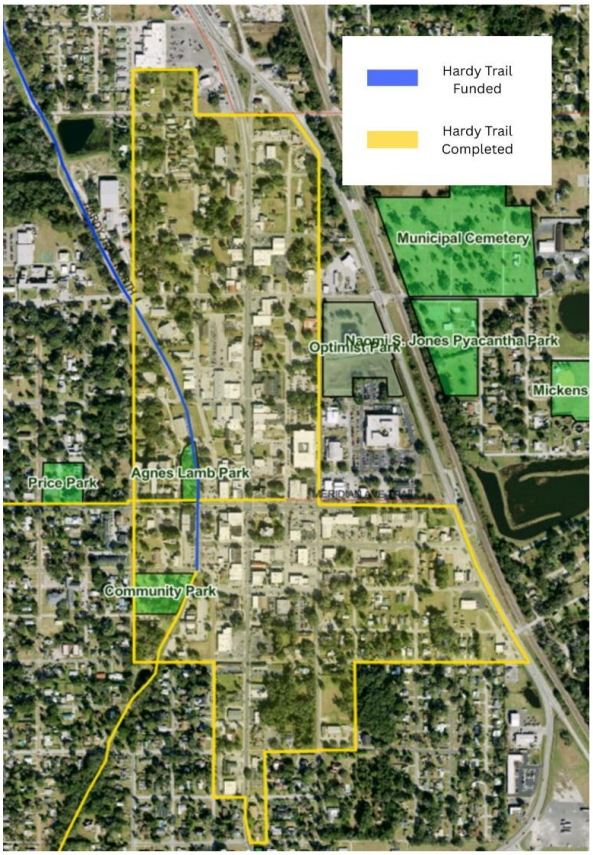


7th Street Streetscape concept drawing

Bicycle & Pedestrian

The City of Dade City has continued to make incremental investments in pedestrian and bicycle infrastructure, particularly within and around the CRA. Streetscape enhancements—including decorative lighting, landscaping, and pedestrian-oriented improvements—have contributed to a more walkable downtown environment. However, gaps remain in sidewalk conditions, alleyway connectivity, and overall pedestrian comfort, indicating a continued need for targeted infrastructure upgrades.

A key asset supporting multimodal connectivity is the Hardy Trail, a paved multi-use trail developed along a former railroad corridor. The trail is approximately one mile in length and provides a dedicated, off-road connection into the downtown area for cyclists and pedestrians. In addition, broader regional efforts have expanded bicycle infrastructure along U.S. 301, including a multi-use trail segment connecting Dade City to surrounding communities, further enhancing access to the CRA.

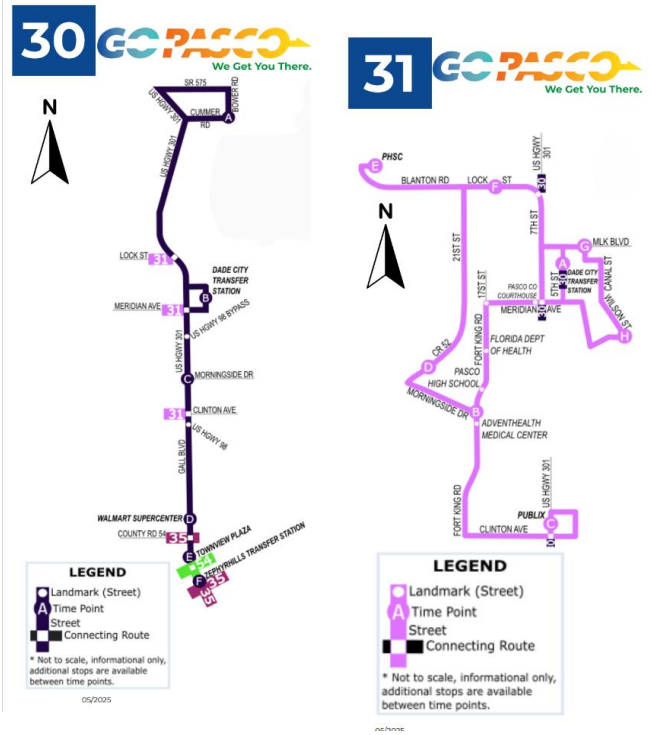


Looking ahead, planned trail extensions and regional connectivity initiatives present an opportunity to strengthen Dade City's position within a larger network of recreational and transportation corridors. Expanding connections to regional and statewide trail systems would not only improve mobility options for residents but also support tourism and economic activity within the CRA. Continued investment in pedestrian safety, wayfinding, and bicycle infrastructure will be critical to creating a more balanced and accessible transportation network.

Public Transportation

Public transportation within Dade City and the Community Redevelopment Area (CRA) is provided by Pasco County Public Transportation (GoPasco), the county-operated transit system serving all of Pasco County. GoPasco provides both fixed-route bus service and demand-response (paratransit) service, offering essential mobility options for residents, employees, and visitors. The system operates approximately 14 routes countywide, with service focused on connecting key activity centers rather than providing high-frequency urban transit.

Within Dade City, transit service is primarily delivered through two routes: **Route 30** and **Route 31**. Route 30 functions as a regional connector, linking Dade City to Zephyrhills, Lacoochee, and other destinations along the U.S. 301 corridor, while Route 31 operates as a local circulator within the city. Route 31 forms a loop through downtown and surrounding neighborhoods, serving destinations such as Pasco High School and Pasco-Hernando State College (East Campus). These routes converge in downtown Dade City, which acts as a transfer point and provides direct access to the CRA.



Service levels in Dade City are generally limited in frequency and span. Most routes operate on an hourly schedule, with service running Monday through Saturday and little to no service on Sundays or major holidays. As a result, while transit provides an important mobility option—particularly for transit-dependent populations—it is not currently a primary mode of transportation for the majority of residents, who continue to rely on personal vehicles.

In addition to fixed-route service, GoPasco operates a paratransit system that provides door-to-door transportation for eligible individuals, including seniors and persons with disabilities. This service is a critical component of the local transportation network, particularly in a largely suburban and rural context where fixed-route coverage is limited. While Dade City no longer has direct passenger rail service, the former rail depot is now served by regional connections such as Amtrak Thruway bus service to nearby cities, further expanding long-distance travel options.

Overall, public transportation in Dade City plays a supportive but limited role in the broader mobility system. Future opportunities may include increased service frequency, expanded regional connections, and enhanced integration with bicycle and pedestrian infrastructure to improve access to the CRA and reduce reliance on single-occupancy vehicles.

Water and Sanitary Sewer

Water

The City of Dade City is located in northeast Pasco County. The City's incorporated limits include approximately 6.5 square miles while its water utility serves a significant area of unincorporated Pasco County as well. The City's water system, constructed in the 1920s, is the primary source of potable water within the city limits. While much of the system has operated well over the years, the system overall has exceeded its useful service life and is currently undergoing rehabilitation and/or replacements. These improvements will better serve the projected growth that the City is expected to experience in coming years.

The City's water distribution system consists of nearly 125 miles of water mains and fire hydrants, meters, valves, backflow prevention devices, and miscellaneous appurtenances. The water supply includes seven raw water supply wells and associated equipment which provides water for the approximate 1.6 million gallons per day (MGD) average daily potable water demand. The majority of the water that feeds the wells for the City of Dade City comes from the Floridian Aquifer. The water supply wells discharge directly into the distribution system following disinfection at each well. The City also has a reclaimed water system with a capacity of 2.28 MGD utilizing Rapid Infiltration Basins (RIBs) and agricultural irrigation sites.

Population Growth and Demand Projections Dade City currently serves a population of 14,444 and is continuing to experience unprecedented growth. In the next 20 years, the City is projected to serve a population of 28,899. This is projected to increase the average daily potable water demand from 1.688 to 3.377 MGD. As a result, the City will be expanding and improving its water system to accommodate future needs. The City of Dade City and its water utilities are prepared to continue providing water services for a growing community in a healthy and sustainable manner.

Sanitary Sewer

The City of Dade City's wastewater treatment plant (WWTP) currently operates with a permitted capacity of 1.5 million gallons per day (mgd), as established under its Florida Department of Environmental Protection (FDEP) permit. Recent operational data indicates that the facility treated an average daily flow of approximately 0.657 mgd. However, the City has also committed substantial future capacity through executed Utility Service Agreements (USAs) with developers, accounting for an estimated additional 0.833 mgd in wastewater demand. This leaves only

approximately 0.010 mgd of remaining capacity, effectively limiting the ability to accommodate additional large-scale residential development under existing system constraints.

The reserved capacity is driven by a pipeline of approved residential developments totaling 3,716 dwelling units. Using a planning assumption of 3.0 persons per household, these developments are projected to generate a population increase of approximately 11,148 residents. Wastewater generation was calculated using a forward-looking per capita rate of 74.8 gallons per person per day (gpcd), reflecting continued reductions in water usage due to conservation measures and more efficient fixtures. This population-based methodology accounts not only for residential demand, but also for the supporting commercial and institutional uses associated with growth. Based on this approach, the planned developments are expected to generate approximately 0.833 mgd in additional wastewater flow, effectively consuming the remaining available capacity.

In response to these capacity constraints, the City is actively advancing plans for a new wastewater treatment facility. As of June 2026, the City is nearing completion of construction drawings and has secured funding for the project, marking a significant step toward expanding long-term utility capacity. Construction of the new WWTP is anticipated to begin in early 2027, with an estimated buildout period of approximately three years. Once completed, the new facility will provide critical additional capacity to support planned growth, relieve current system limitations, and enable continued redevelopment within the Community Redevelopment Area (CRA). In the interim, the City will need to carefully manage remaining capacity and prioritize development approvals to ensure alignment with available infrastructure.

Stormwater

In 2012, the City adopted a Stormwater Master Plan that listed the necessary capital improvement projects to improve flooding and drainage issues present throughout the City. Downtown was identified as a key area of flooding or concern. The Downtown Area received ratings that varied from “F”, when street flooding exceeded 6” above the crown of the road, to “B” where street flooding is 3” or less above the curb line depending on the location and the size of the storm.

Listed Downtown stormwater improvements within the CRA include:

1. Phase 1 of the Whitehouse Ave/10th Street Pond
2. Phase 2 of the Whitehouse Ave/10th Street Pond
3. Downtown Storm and Sewer Irvin Pond Modifications
4. 6th Street/Pond Avenue Berm Construction

Existing Conditions Analysis Summary Table

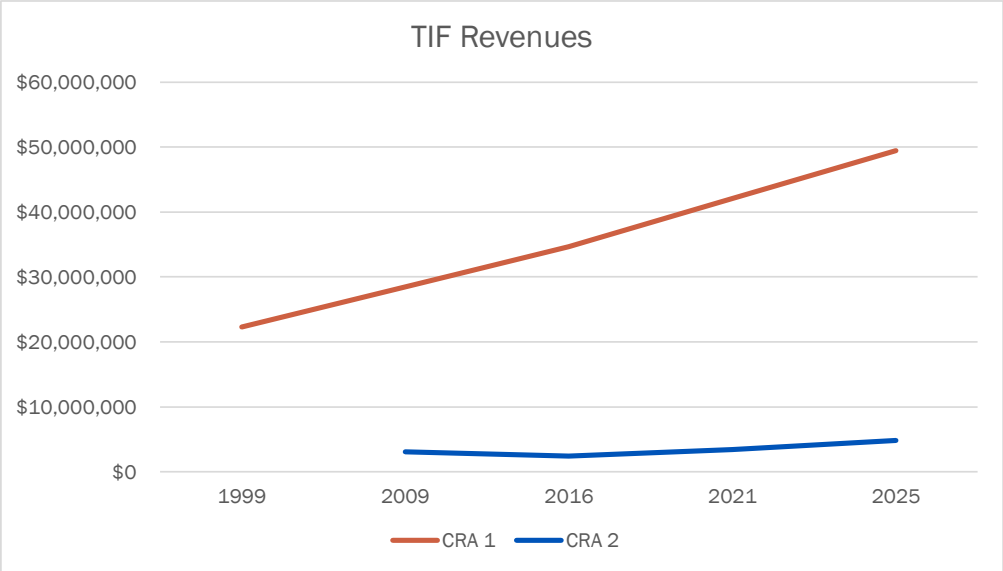
Category	Strengths	Weaknesses	Opportunities
Existing Land Use	Downtown contains a significant share of commercial uses (approximately 40%). Pasco County government buildings within the CRA generate consistent visitor activity.	Nearly 25% of land is institutional, limiting taxable property and private development potential.	Vacant and underutilized parcels present strong opportunities for redevelopment, including mixed-use, commercial, and residential projects.
Zoning, Future Land Use & Design Overlay	Downtown zoning allows building heights up to 60 feet, supporting redevelopment intensity. The design overlay promotes cohesive architectural character.	Current zoning requirements does not foster traditional downtown development.	Improve the development potential through updated land use regulations including uses, development standards, design guidelines and processes.
Infrastructure	Ongoing efforts to create a multimodal downtown, including the Hardy Trail and expanded bicycle infrastructure.	Perceived lack of adequate lighting and public restrooms may discourage prolonged visits. Sidewalks and alleys require repair, and many buildings lack ADA accessibility.	Enhance connectivity to surrounding neighborhoods to support walkability and reduce vehicle dependence. Invest in public realm improvements to increase comfort, safety, and accessibility.
Road Network	Historic grid system provides strong connectivity and ease of navigation. Minimal traffic congestion within the CRA.	US 98 Bypass and US 301 divert traffic away from downtown, reducing visibility and pass-through activity.	Leverage US 301 right-of-way within the CRA to establish gateways, improve wayfinding, and attract visitors into downtown.
Population	Modest but stable population growth. A relatively young demographic, with over	Growth lags behind Pasco County overall. Median household income is lower than the county average,	Leverage a younger, family-oriented population to guide programming, amenities, and events. Encourage additional

Category	Strengths	Weaknesses	Opportunities
	66% of residents under 40.	indicating reduced spending power.	residential development to grow the downtown population base.
Historic Resources	Established historic grid and presence of significant historic assets.	Historic resources are underutilized as a driver for tourism and economic development.	Pursue grant funding for historic preservation and rehabilitation. Develop interpretive features such as signage and self-guided tours to highlight local history.
Utilities & Stormwater	Adequate water and sewer capacity to support new development. Existing stormwater planning framework in place.	Flooding issues persist in portions of downtown, impacting businesses and usability.	Utilize available utility capacity to support infill and redevelopment. Incorporate stormwater infrastructure as dual-purpose amenities (e.g., water features, green space).

TIF Revenue Estimates

At the time of the adoption of the 1999 Community Redevelopment Plan, the 1999 certified taxable value of the parcels contained within CRA Area #1 was $22,285,345, which is known as the base year value. By 2016, the taxable value had increased to $34,649,153, representing a gain of $12,363,808 over 17 years, or an average annual increase of approximately $727,282. Continued growth has been observed in subsequent years, and by 2025, the combined taxable value of CRA Areas #1 and #2 reached $54,281,896, reflecting sustained appreciation and the cumulative impact of redevelopment efforts and market conditions within the CRA.

CRA Area #2, which was added to the CRA boundaries in 2009, had a base year taxable value of $3,064,116. By 2016, the taxable value declined to $2,409,204, representing a loss of $654,912 over seven years, or an average annual decrease of approximately $93,558. However, more recent data indicates a reversal of this trend. By 2021, the taxable value in CRA Area #2 had increased to $3,406,234, surpassing its original base year value. This upward trajectory continued through 2025, when the taxable value reached $4,818,309, demonstrating renewed investment, improving market conditions, and growing redevelopment momentum within Area #2.



Based on these updated valuation trends, the outlook for Tax Increment Fund (TIF) revenues is more favorable than previously projected. Earlier estimates assumed a modest 3% annual appreciation rate and anticipated delayed positive TIF generation for CRA Area #2 due to prior losses in taxable value. However, the demonstrated growth between 2021 and 2025 suggests stronger-than-expected recovery and appreciation. As a result, TIF revenues are likely to

materialize sooner and at higher levels than originally forecast, particularly if redevelopment initiatives, infrastructure investments, and private sector activity continue at their current pace.

Recent increases in taxable value indicate improving economic conditions within the CRA and suggest that prior concerns regarding declining property values and limited private sector investment have begun to abate. Continued strategic use of TIF funds should prioritize projects that further enhance property values, such as infrastructure improvements, public space enhancements, and catalytic redevelopment efforts. Sustained investment in these areas will be critical to maintaining positive growth trends and maximizing long-term TIF revenue generation through the remainder of the CRA planning horizon.

Updated Goals and Projects

To support the annual update of the Community Redevelopment Area (CRA) Plan, Redevelopment staff presented draft Goals, Objectives, and Projects to the Dade City Redevelopment Advisory Committee (RAC) at its July 2025 meeting. The meeting was attended by six members, including Chair Margaret Angell, Vice Chair Bernice Thomas, and Board Members Julie Hale, Patrick Simon, Michael Slicker, and Nikki Couture. During this session, the Committee participated in a collaborative visioning exercise to refine priorities and establish a clear, actionable framework to guide redevelopment efforts within the CRA district.

A key outcome of this process was the development of a prioritized project list intended to serve as a two-year roadmap for implementation, covering the period from July 2025 through June 2027. Projects were organized into short-term (6–9 months), mid-term (9–18 months), and long-term (18 months and beyond) timeframes to help align resources, set expectations, and track progress. The RAC emphasized that this list is a dynamic tool, to be reviewed annually each July, allowing for adjustments based on project progress, emerging community needs, and funding availability. Some projects identified are ongoing in nature or extend beyond the initial two-year window, reflecting the long-term commitment required for meaningful redevelopment.

The Committee identified an initial set of priority projects for immediate focus within the first 6–9 months. These include enhancements to redevelopment grant application programs, installation of pedestrian amenities such as flower pots and benches along the north end of 7th Street, initiation of a small park acquisition process, and the design of wayfinding and directional signage. Additional short-term efforts include launching a parklets program to support outdoor dining, establishing a public art program, developing cohesive design guidelines for the district, exploring expansion of the CRA boundaries, completing Alleyway Phase II improvements, and conducting a formal review of the CRA Plan.

Beyond these immediate priorities, the RAC outlined a broader set of goals and projects organized into key focus areas. Under Land Use and Urban Form, efforts include revising zoning and implementing overlay districts to better support redevelopment. Business Development initiatives include creating a business recruitment guide, actively recruiting businesses and developers,

identifying external funding sources, and exploring incentives such as designation of a downtown “wet zone.” Infrastructure priorities focus on enhancing accessibility and aesthetics through gateway signage, parking improvements, exploration of a downtown trolley system, and long-term investments such as structured parking and underground utilities.

Collectively, these goals and prioritized projects provide a strategic and adaptable framework to guide redevelopment activities, ensuring that both the RAC and City staff remain focused on initiatives that enhance property values, stimulate economic activity, and strengthen the overall vitality of the downtown CRA district.

The Dade City CRA Board Reviewed the proposed list as approved by the RAC at their August 12, 2025 regularly scheduled meeting and adopted the project list with no additional changes.

Redevelopment Area Committee
Prioritized Project Rankings - July 2025

	Project/Activity	Time Frame
	Project Focus List – first 6 – 9-month project list	
1	Redevelopment Grant Application Programs – Review application process, marketing of programs, funding amounts, etc.	Approved by City Commission on 11/10/2025
2	Pedestrian amenities, Flower Pots and Benches for North end of 7th Street	3rd quarter 2025
3	Small Park acquisition on 7th Street – begin process	RAC – Nov 20, 2025 - update
4	Wayfinding and Directional sign design	RAC – Nov 20, 2025
5	Parklets Program for outdoor dining	4th quarter 2025
6	Public Art Program for district	4th quarter 2025
7	Design Guidelines for district – coherent, cohesive vision for the district. Include paint, awnings, signage, building design, etc.	1st quarter 2026
8	Expansion of the CRA District – explore options, reports, etc.	1st quarter 2026
9	Alley way Phase II Completion	2nd quarter 2026
10	CRA Plan Review	2nd quarter 2026
	Land Use and Urban Form	
	Revise Zoning to add overlays where appropriate as part of the City wide LDR overlay process	2026
	Amend zoning to accommodate development within the CRA	2026
	Business Development and Grant Programs	
	Develop Business Recruitment Guide	2026
	Recruit Businesses and Developers to CRA	On-going
	Seek potential outside funding sources for programs and projects	On-going
	Explore commercial incentives to attract new businesses	2026
	Designating the downtown district as a wet zone for easier alcohol business operations	2026
	Infrastructure Improvements and Projects	
	Gateway Signage	2026
	Downtown Trolley – explore options for county to purchase and how the program would operate	1st Quarter 2026
	Parking Structure	2027
	Parking signage and maps	2026
	Underground utilities throughout the downtown	2027 and beyond



REDEVELOPMENT ACTION PLAN

- History, Challenges, Opportunities
- Redevelopment Opportunities
- Vision Map Series

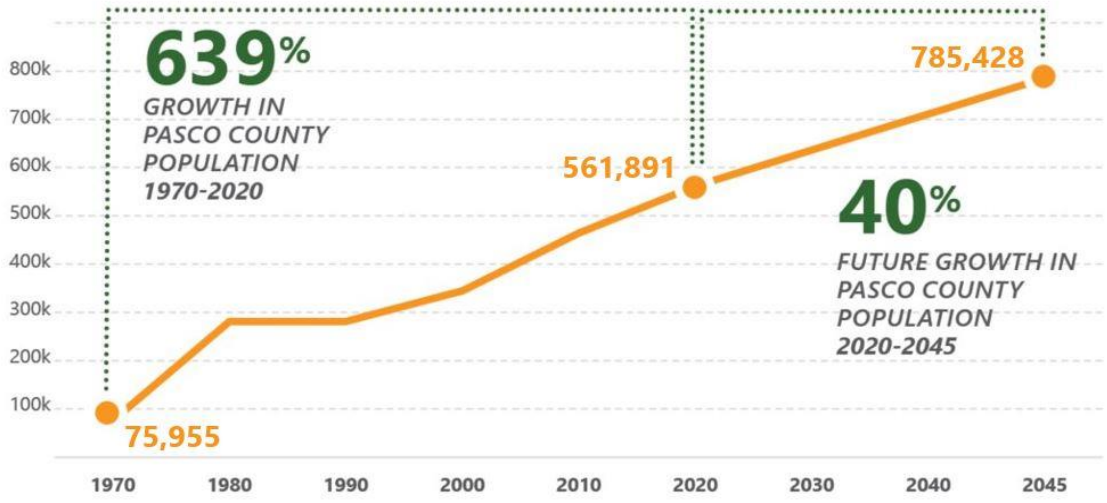
HISTORY, CHALLENGES, OPPORTUNITIES

Mission Statement

Dade City's economic future is no longer centered on agriculture; however, the City is well-positioned to leverage its existing assets—historic character, proximity to natural resources, and relative affordability—to compete in the evolving 21st-century economy. By building on these strengths, Dade City aims to foster sustainable economic development, attract investment, and enhance the overall quality of life for residents and visitors alike.

Dade City's history is deeply rooted in its role as the county seat of historically agrarian Pasco County. While both the regional and state economies have steadily shifted away from agriculture, Dade City has retained its unique identity and heritage. Today, the community blends its historic character with new opportunities driven by growth and economic diversification.

Pasco County continues to experience significant population growth, with nearly 10,000 new residents arriving each year. According to the U.S. Census Bureau, Pasco County ranks among the top 100 fastest-growing counties in the nation.



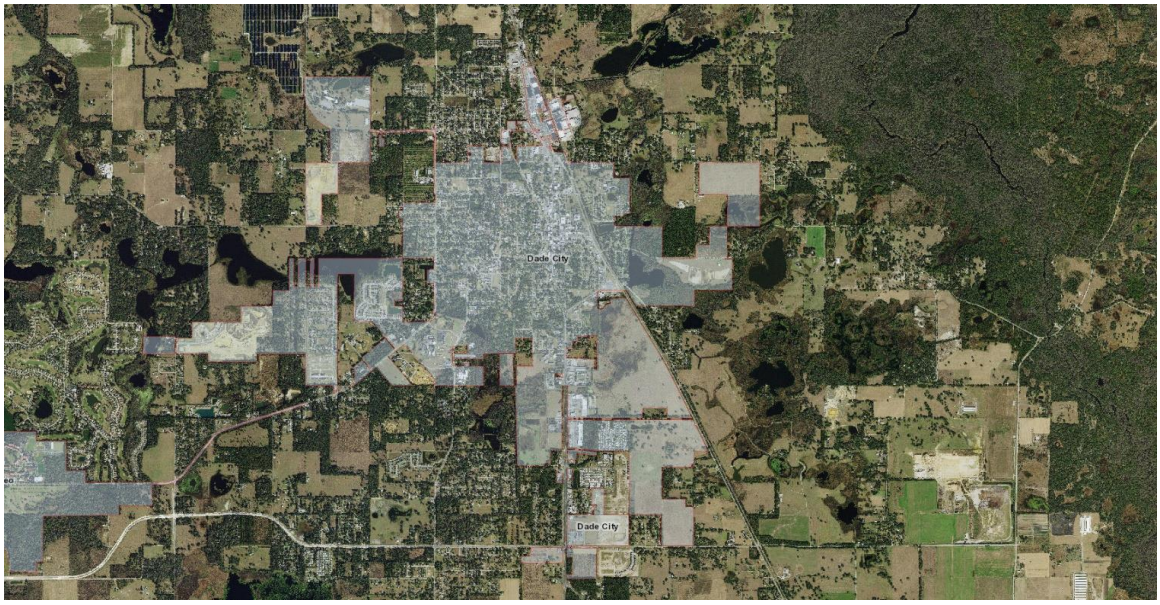
Source: 2020 US Census, TBRPM 9

The broader Tampa Bay region has also seen substantial in-migration, ranking among the top areas in the country for population gains, adding tens of thousands of new residents annually. This sustained growth presents both opportunities and challenges for Dade City as it positions itself within a rapidly evolving regional economy.

Despite this growth, Dade City remains an oasis of heritage within a changing county. Its historic downtown offers a walkable, authentic main street experience, featuring locally owned shops,

restaurants, and services. Surrounding neighborhoods are characterized by tree-lined streets and notable architecture, including rare examples of Florida vernacular design. This combination of historic charm and livability contributes to a high quality of life for residents and an attractive destination for visitors.

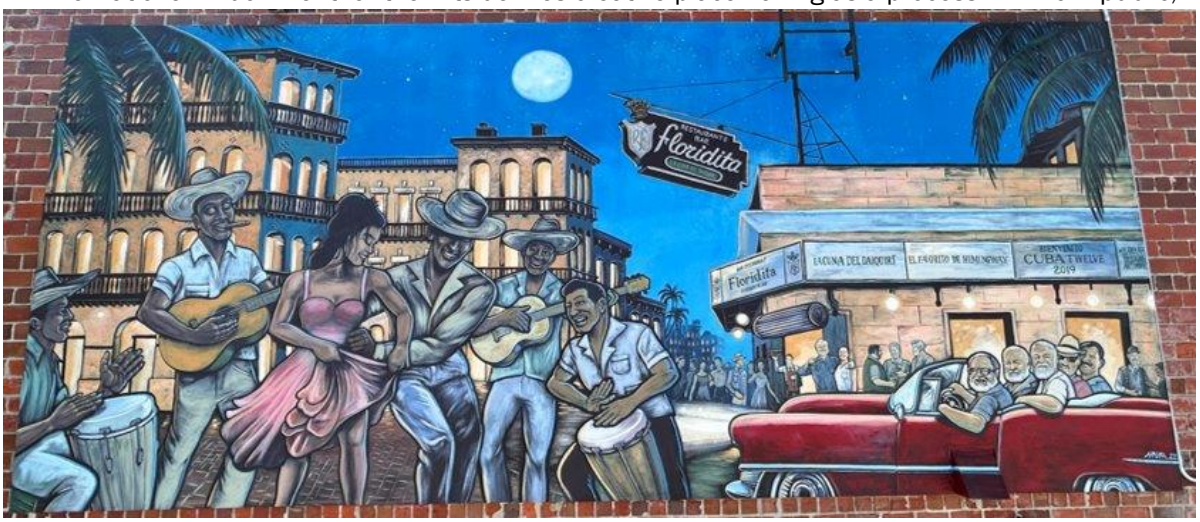
Dade City is strategically located on the eastern edge of Pasco County, adjacent to the Green Swamp Wilderness Preserve, a state-protected natural resource encompassing more than 100,000 acres. The preserve includes nearly 36 miles of trails along the Withlacoochee River and provides access to a diverse and largely intact ecosystem, including sandhills, flatwoods, oak hammocks, river swamps, and cypress ponds. This proximity to significant natural assets enhances the City's appeal and supports outdoor recreation and eco-tourism opportunities.



Creative Placemaking: A Community Redevelopment Strategy

Dade City is well positioned to incorporate creative placemaking as a key community redevelopment strategy. With its rich local history, historic building stock, established neighborhoods, proximity to a major metropolitan area, and access to postsecondary educational institutions, the City provides an ideal setting for arts- and culture-driven revitalization. In addition, Dade City's growing arts and cultural scene continues to strengthen its identity as a unique and authentic destination.

The National Endowment for the Arts defines creative placemaking as a process in which "public,



private, nonprofit, and community sectors partner to strategically shape the physical and social character of a place around arts and cultural activities." This approach has been successfully implemented in communities across the country to respond to economic shifts and foster vibrant, resilient local economies. In Dade City, the integration of creative placemaking with traditional redevelopment strategies presents a significant opportunity to enhance downtown vitality and economic competitiveness.

Dade City has already begun to organically implement creative placemaking through the coordinated efforts of the City, the Community Redevelopment Agency, the Downtown Merchants Association, and local civic organizations. The community takes pride in its authenticity and

heritage, reflected in its thriving calendar of events and festivals that draw both residents and visitors. Signature events such as the Kumquat Festival celebrate the City's agricultural roots, while newer and recurring events—including the 41st Annual Christmas Stroll each December, the Monarch Butterfly Festival hosted by the Dade City Garden Club in the spring, the Grand Fondo Bike Race, and the popular Monthly Street Bash events held on the second Friday evening—activate downtown spaces and contribute to a vibrant sense of place. In addition, the City's proximity to exceptional natural resources—including nearby trails, rivers, and conservation lands—supports outdoor recreation activities that attract visitors, promote environmental stewardship, and enhance quality of life.



Together, these cultural and natural assets position the Dade City CRA to capitalize on emerging economic trends by leveraging creative placemaking strategies alongside targeted redevelopment investments. These efforts are reinforced through the Redevelopment Action Plan, which integrates arts, culture, and placemaking into its Four-Point Approach, as well as its associated goals, objectives, and policies. Supporting case studies included in the Appendix highlight peer communities that have successfully utilized similar strategies to stimulate economic development and revitalization.



Figure 12 illustrates proposed locations for transportation and streetscape improvements designed to build upon previous CRA investments and strengthen connections between downtown, surrounding neighborhoods, and key community assets.

REDEVELOPMENT OPPORTUNITIES

This section of the Plan presents a series of maps illustrating the potential locations of infrastructure and amenity improvements identified in the Redevelopment Action Plan. These maps are intended to support implementation of the Plan's Goals and Objectives by visually identifying priority investment areas and opportunities within the Community Redevelopment Area (CRA).

In addition to infrastructure improvements, the map series highlights key redevelopment opportunity sites, including vacant or underutilized parcels, as well as potential catalytic redevelopment sites that could spur broader reinvestment within the CRA.

Following the maps, a photo simulation illustrates a phased redevelopment sequence and a conceptual development scenario for Catalytic Redevelopment Site #2 (former automobile dealership). This visual demonstrates existing site conditions alongside proposed streetscape and infrastructure enhancements to the public realm, as well as potential private sector development and site activation over time.

The map series includes the following:

- **Bicycle and Pedestrian Vision Map (Figure 12):** Depicts the proposed locations of future streetscape and transportation improvements, enhanced pedestrian and bicycle connections to surrounding neighborhoods, and gateway features into the CRA.
- **Redevelopment Opportunity Map (Figure 13):** Identifies vacant and underutilized parcels suitable for commercial and residential redevelopment, as well as designated catalytic redevelopment sites within the CRA. The map also illustrates the existing Hardy Trail and potential future connections to adjacent opportunity areas.
- **Catalytic Redevelopment Sites Map (Figure 14):** Provides a more detailed depiction of the two catalytic redevelopment sites, including their context and proximity to planned extensions of the Hardy Trail.

Pedestrian and Bicycle Improvements

Figure 12 (Pedestrian and Bicycle Vision Map) illustrates existing, funded, and potential pedestrian and bicycle improvements within the Community Redevelopment Area (CRA). The map identifies a coordinated network of infrastructure and amenity enhancements intended to improve connectivity, accessibility, and overall mobility throughout the downtown and surrounding neighborhoods.

The City has secured a $400,000 grant from the Florida Department of Transportation to support pedestrian, parking, and landscape improvements along the 7th Street corridor. This streetscape project is anticipated to begin in late summer 2026, with completion expected by the end of the year. Planned improvements include the addition of enhanced crosswalks at each intersection

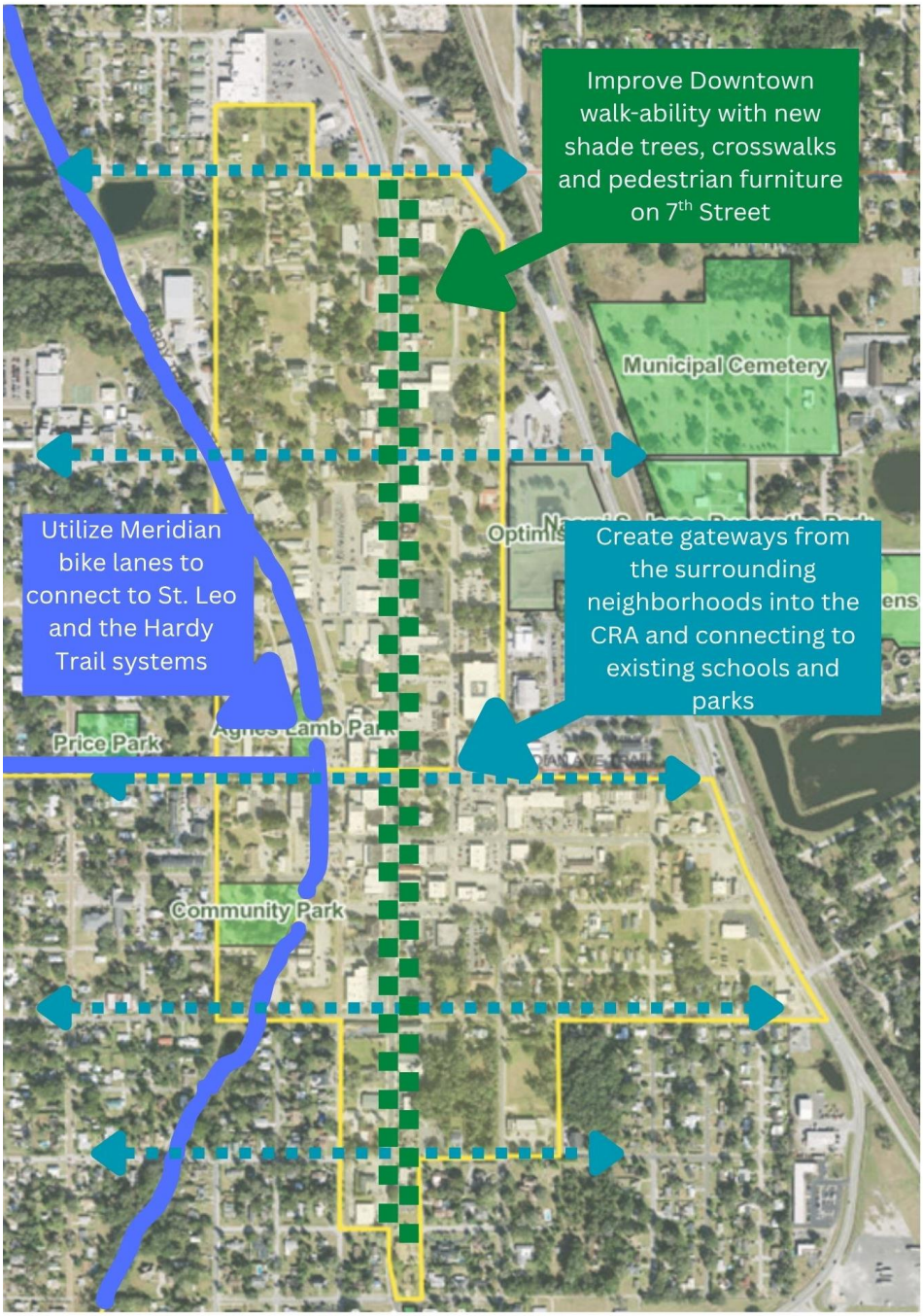
between Church Avenue and Pond Avenue, as well as a new mid-block crossing near the former Madill Avenue to improve pedestrian safety and access.

Complementing these improvements, a second alleyway enhancement project is proposed along the former Madill Avenue corridor. This space will be converted into a pedestrian-only connection linking the Pasco County parking lot on 6th Street to the 7th Street corridor and, ultimately, to the public parking area located behind the downtown storefronts. Planned enhancements include decorative archways, pedestrian-scale lighting, public art, landscaping, and other design elements that reflect and celebrate the historic character of the area.

The map also identifies a series of proposed trail, sidewalk, and pathway connections that will expand access to existing and planned regional trail systems. These connections are intended to link neighborhoods north of Meridian Avenue to the downtown core, provide non-vehicular access to Saint Leo University, improve connectivity to the Green Swamp Wilderness Preserve, and strengthen linkages to the existing Hardy Trail.

Collectively, these pedestrian and bicycle improvements are designed to enhance mobility options for residents and visitors, support increased activity within the downtown and CRA, and reinforce ongoing placemaking efforts. By improving connectivity and the quality of the public realm, these investments will help position Dade City as a more accessible, vibrant, and attractive destination.

Figure 12 – Pedestrian and Bicycle Improvements



REDEVELOPMENT VISION MAPS

Figure 13 illustrates redevelopment opportunity sites within the Dade City Community Redevelopment Area (CRA). The map identifies vacant parcels throughout the CRA, which under the City's existing zoning framework are designated for either commercial or residential use. With the anticipated rezoning of the downtown district, these parcels are expected to transition primarily to mixed-use designations, allowing for ground-floor retail or commercial uses with residential or office uses on upper floors.

A subset of parcels shown on the map are located within the proposed CBD-3 zoning district, which is intended to preserve the character of established single-family neighborhoods. Development within this area will be limited to residential and other context-compatible uses that reinforce neighborhood stability.

In addition to individual vacant parcels, Figure 13 highlights three key redevelopment opportunity sites (Sites A, B, and C), each consisting of vacant or underutilized commercial properties with relatively limited ownership. Site A is located along the extension of the Hardy Trail north of Robinson Avenue. Site B is situated adjacent to the Dade City Brew House and encompasses the former Chevrolet dealership property. Site C occupies the block bounded by Howard Avenue, 7th Street, Florida Avenue, and 6th Street.

Due to their size, central location within the CRA, frontage along key corridors such as 6th Street and 7th Street, and consolidated ownership patterns, these sites represent significant opportunities for catalytic redevelopment. Collectively, they are well-positioned to support a mix of uses, including residential, retail, office, and hospitality or lodging. The introduction of additional residential units in these areas is particularly important, as increasing the downtown population can help support local businesses and stimulate further private investment. This, in turn, is expected to have a catalytic effect on redevelopment activity, especially in areas north of Meridian Avenue, and strengthen the overall vitality of downtown Dade City.

Figure 13 – Redevelopment Opportunity Map

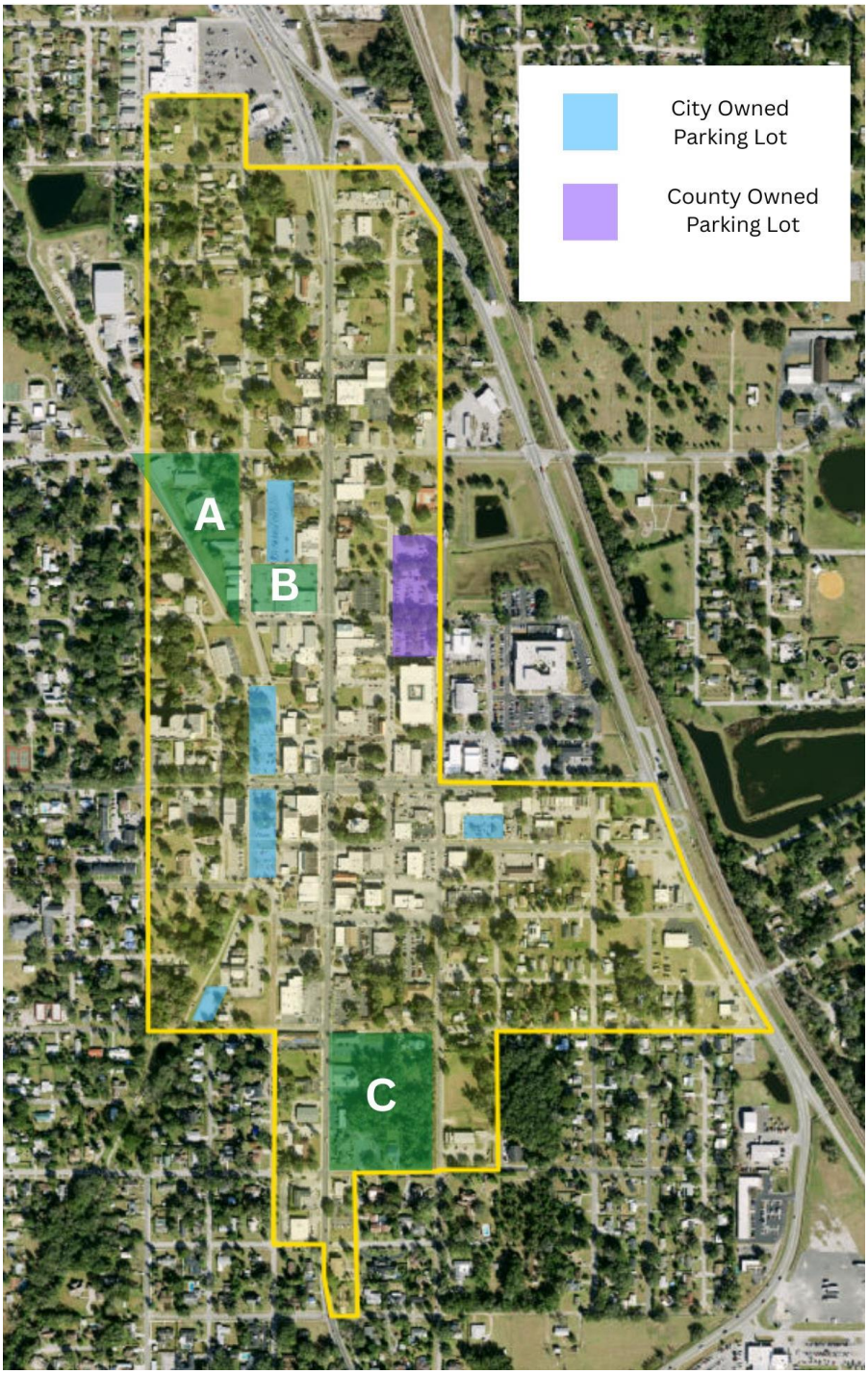


Figure 14 and Figure 15 identifies two potential catalytic redevelopment sites within the CRA. These sites were selected based on their strategic location, redevelopment readiness, and their ability to generate meaningful economic and visual impact within the downtown core and broader CRA. Redevelopment of these sites has the potential to increase taxable value (and corresponding Tax Increment Financing revenues), expand the downtown residential population, and enhance overall economic activity—particularly in the area north of Meridian Avenue.

To advance these opportunities, it is recommended that the Agency actively coordinate with existing property owners to market the sites, or individual parcels within each assemblage, to attract private investment. Alternatively, the Agency may support current ownership in pursuing redevelopment directly. Both sites are well-suited for a range of uses, including mixed-use, commercial, residential, hospitality, and office development. Emphasis should be placed on mixed-use projects incorporating residential components, as these align with the Agency's objectives of increasing downtown living, strengthening property values, and supporting sustained economic activity.

Site B is approximately 2.67 acres in size and is located between Madill Avenue (north) and Pineapple Avenue (south), with frontage along both 7th Street and 8th Street. The site consists of multiple parcels under unified ownership and currently contains vacant buildings, with no active uses. Historically, the site supported an automobile dealership and service garage. Under the proposed rezoning framework, the site is designated within the Core Area, allowing for mixed-use development up to 60 feet in height. Future redevelopment should prioritize active ground-floor uses, such as retail, restaurant, or service-oriented spaces, to reinforce pedestrian activity and strengthen continuity along the downtown corridor. Upper floors are appropriate for residential or hospitality uses, and the site's depth provides an opportunity to accommodate structured parking toward the rear, particularly along 8th Street, minimizing visual impacts along primary frontages.

Figure 14

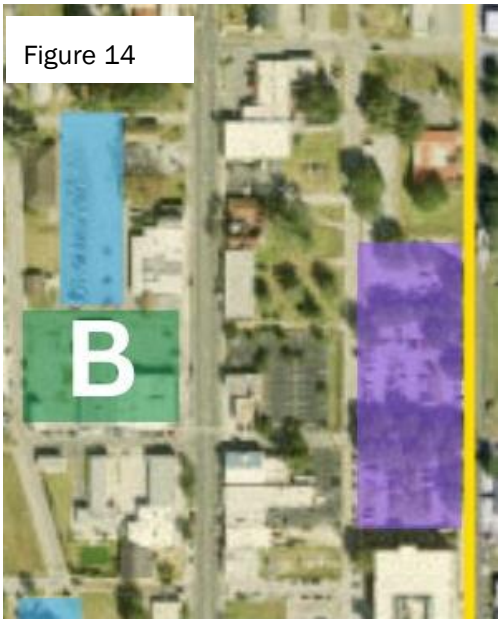


Figure 14a – Existing Conditions



Figure 14b – After private investment



Figure 15



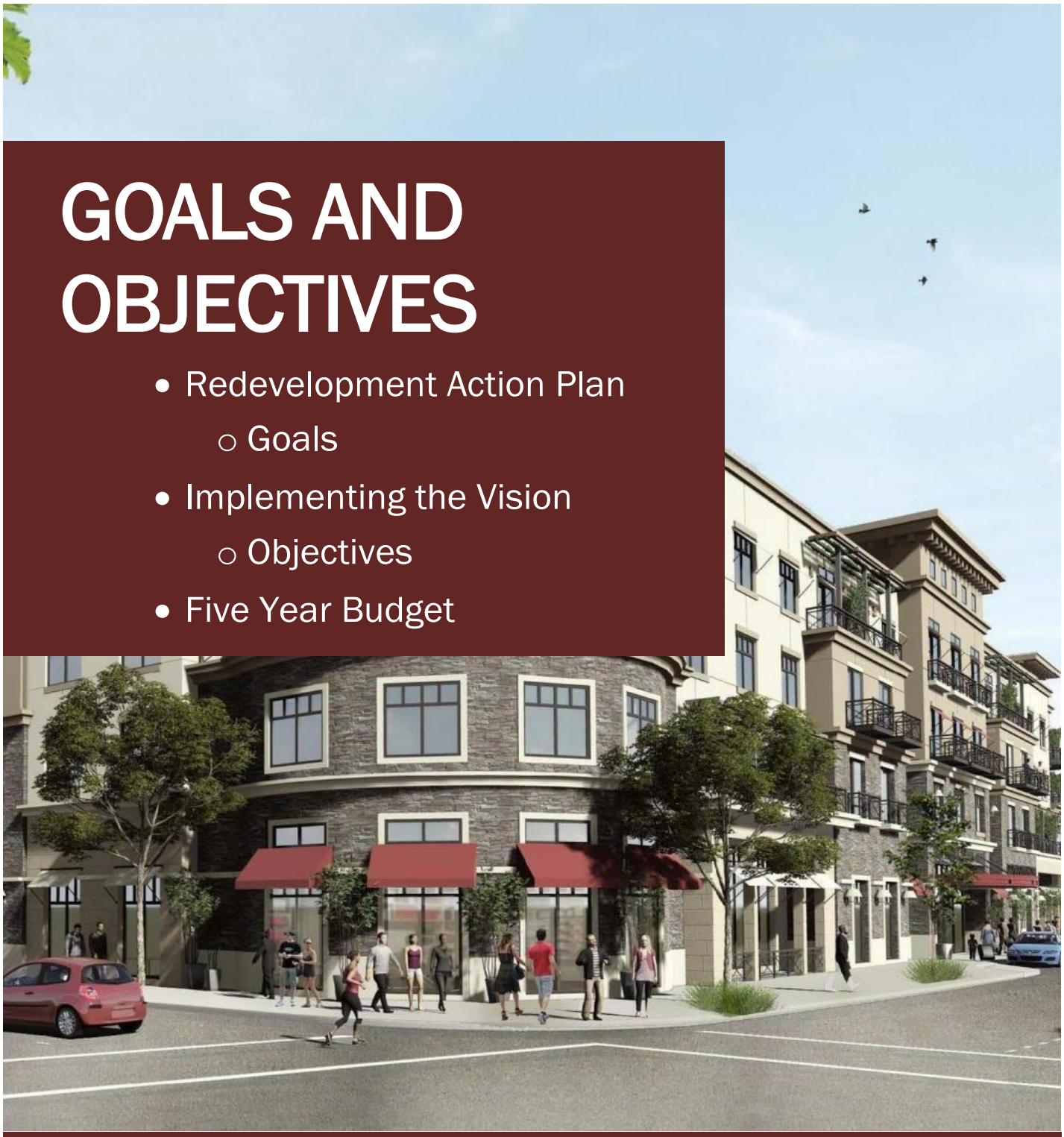
Site C encompasses approximately 3 acres and is located within the block bounded by Howard Avenue, 6th Street, Florida Avenue, and 7th Street. The site is composed of five parcels under two primary ownerships, with four parcels currently vacant and one developed with a small commercial building and associated parking. While the developed parcel remains functional, it also presents an opportunity for intensification or integration into a larger redevelopment plan. Like Site B, this site is designated within the Core Area and is suitable for a mix of uses, including retail, office, hospitality, and residential development.

The City is actively evaluating development interest within this area, including proposals for additional retail space and a boutique hotel. Ongoing coordination with property owners and prospective developers is focused on aligning these proposals with the City's future land use and zoning framework. This includes encouraging a more traditional downtown development pattern characterized by buildings oriented to the street, increased building heights, reduced parking requirements, and a cohesive urban form that enhances walkability and economic vitality.



GOALS AND OBJECTIVES

- Redevelopment Action Plan
  - Goals
- Implementing the Vision
  - Objectives
- Five Year Budget



REDEVELOPMENT ACTION PLAN

To effectively leverage Dade City's existing assets and position the City to capitalize on emerging economic trends, enhance quality of life, and build upon prior placemaking investments, the following strategic goals are established to guide decision-making by the CRA Board:

A. Increase awareness and visibility of Dade City and its unique amenities.
B. Position Dade City as a destination for history, culture, and tourism.
C. Enhance quality of life for existing and future residents, businesses, and visitors.
D. Foster an entrepreneurial environment that supports new and expanding businesses.

The goals, along with the associated objectives and policies that follow, are intended to implement the Action Plan's strategic direction. Collectively, they provide a focused framework for CRA activities over the next five (5) years. These objectives emphasize targeted marketing, community outreach and partnerships, redevelopment initiatives, and strategic infrastructure investments that can be advanced with the Agency's available resources.

The recommended actions are designed to stimulate near-term economic activity, increase taxable value and Tax Increment Financing (TIF) revenues, and position the CRA for sustained long-term growth. In addition, these efforts lay the foundation for continued private investment and future public improvements within downtown Dade City.

Supporting figures further illustrate key components of the redevelopment strategy. Figure 12 identifies the proposed locations for streetscape and transportation improvements. Figure 13 highlights vacant parcels and redevelopment opportunity sites with catalytic potential. Figure 14 provides a detailed view of two priority redevelopment sites, and Figure 15 presents a conceptual redevelopment scenario illustrating the potential buildout of one catalytic site.

To support implementation of the Redevelopment Action Plan, select objectives have been prioritized based on community needs, feasibility, and their potential impact within the CRA. Cost estimates are provided as planning-level ranges to assist with budgeting and phasing:

- **$**: $5,000 – $49,999
- **$–$$**: $50,000 – $99,999
- **$$–$$$**: $100,000 – $249,999
- **$$$–$$$$**: $250,000 – $749,999
- **$$$$$**: $750,000 and above.

Goal A: Increase Awareness and Visibility of Dade City and its Unique Amenities

Action Item	2026	2027	2028	2029	2030
Establish/enhance Agency and Area's online presence					
Agency to use social media for development potential sites, economic development activities, promotion of CRA programs, activities, and amenities.	$	$	$	$	$
Establish and brand gateways into the Redevelopment Area					
Identify Gateways – North 7th Street, South 7th Street, West Meridian Ave, South Meridian Avenue, and MLK at by-pass	Staff/Agency				
Select Preferred Design(s)/Theme(s) of signage and banners	Staff/Agency	Staff/Agency			
Install Gateway Signs and Banners		$$	$$		
Grow and support the Area as a cultural and entertainment center					
Update regulations to encourage the establishment of facilities for cultural and entertainment uses	Staff/Agency				
Identify spaces/facilities					
Identify incentives (regulatory/financial)	$$$	$$$			
Partner with PHSC & St. Leo University, and other cultural and entertainment providers to bring events	Staff/Agency	Staff/Agency	Staff/Agency	Staff/Agency	Staff/Agency

Action Item	2026	2027	2028	2029	2030
and performances to the downtown.					
Establish coordination with County and institutions					
Identify stakeholders and partner organizations in which relationships can be established					
Invite stakeholders to CRA meetings – RAC, CRA Board, etc.	Staff/Agency	Staff/Agency	Staff/Agency	Staff/Agency	Staff/Agency
On-going coordination briefings	Staff/Agency	Staff/Agency	Staff/Agency	Staff/Agency	Staff/Agency
Preserve/maintain historic structures					
Identify historic structures both on the City and County registry	Staff/Agency				
Develop wayfinding signage/plaques for commercial properties in the district	$$	$$			
Implement plaque program for residential properties in the district					

Goal B: Promote Dade City as a Destination for History, Culture and Tourism

Action Item	2026	2027	2028	2029	2030
Connect to County and regional trail systems					
Connect Hardy Trail to US 301 and neighborhoods	$$$-$$$$	$$$-$$$$			
Expand multimodal network and amenities (Figure 12)					
Install bike/ped facilities and amenities	$$$-$$$$	$$$-$$$$	$$$-$$$$		
Targeted tourism marketing efforts					
Utilize partnerships for the development of marketing materials (Pasco TDC, etc.)	$$	$$	$$	$$	$$

Goal C: Enhance Quality of Life for Existing and Future Residents, Businesses and Visitors.

Action Item	2026	2027	2028	2029	2030
Encourage residential development					
Focus on MLK Jr. Blvd corridor to the northern border of the redevelopment area	$$	$$	$$		
Develop incentives and update regulations to promote infill/mixed-use residential redevelopment projects	$$	$$	$$		
Encourage residential reinvestment					
Evaluate/implement housing improvement assistance programs	$				
Improve pedestrian system and accessibility					

Action Item	2026	2027	2028	2029	2030
Sidewalk inventory and repaving plan	$$				
Expand open space opportunities					
Identify City-owned parcels for potential public space	Staff/Agency	Staff/Agency	Staff/Agency	Staff/Agency	Staff/Agency
Enhance safety within CRA					
Traffic review and calming strategies	Staff/Agency				
Crime review and program evaluation and implementation	Staff/Agency				

Goal D: Foster an Entrepreneurial Environment that Supports new and Expanding Businesses

Action Item	2026	2027	2028	2029	2030
Market sites and buildings within CRA (Figures 13 & 14)					
Meet with property owners/agents	Staff/Agency				
Evaluate assistance/grant/loan programs	$$	$$	$$	$$	
Maintain inventory of vacant sites/buildings	Staff/Agency	Staff/Agency	Staff/Agency	Staff/Agency	Staff/Agency
Encourage retail, restaurant, experiences and hospitality uses					
Coordinate with IFAS and other organizations that encourage and promote restaurant and hospitality uses	Staff/Agency				
Coordinate with agencies and organizations like SMARTstart & merchants association to bring new uses to the area	Staff/Agency				

Action Item	2026	2027	2028	2029	2030
Support development applicants					
Provide development review and guidance	Staff/Agency	Staff/Agency	Staff/Agency	Staff/Agency	Staff/Agency
Enhance online development resources					
Online/social media presence for assistance	$	$	$	$	$
SMARTstart coordination and RFI access	$	$	$	$	$
Expand educational partnerships					
Coordinate with educational partners that promote entrepreneurship and innovation, such as PHSC & St. Leo University	Staff/Agency				
Public-private partnerships and redevelopment					
Coordinate tenant occupancy of vacant spaces	Staff/Agency	Staff/Agency	Staff/Agency	Staff/Agency	Staff/Agency
Issue RFQ/RFP for redevelopment partners		Staff/Agency	Staff/Agency		

IMPLEMENTING THE VISION

The Dade City CRA Vision Statement was developed through a comprehensive and inclusive public engagement process, which included stakeholder interviews, an online community survey, and an open house workshop. This process ensured that the Vision reflects the priorities, values, and aspirations of residents, business owners, and community stakeholders.

Vision Statement

The Dade City Community Redevelopment Area is a lively and evolving district that blends historic charm with forward-thinking growth. As a center for culture, learning, and commerce, it offers a safe, accessible, and pedestrian-friendly experience for all. Thoughtful infill development, vibrant local businesses, and diverse hospitality experiences create an authentic destination that energizes downtown and inspires community pride.

Comprehensive Redevelopment Objectives

The following Community Redevelopment Objectives are derived from the Existing Conditions Analysis, input received through public engagement efforts, and the Agency's long-term vision for the CRA. Together, they establish a coordinated framework of policies, programs, and investments intended to guide redevelopment activities and decision-making.

These objectives are designed to advance both near-term implementation efforts and long-term transformation of the CRA. They address a broad range of Agency functions, including daily operations, ongoing initiatives, and new programmatic opportunities that support redevelopment and economic growth.

For organizational clarity, the objectives are grouped into seven key focus areas:

1. **Agency Administration**
2. **Regulatory Environment**
3. **Public Spaces and Amenities**
4. **Public Safety**
5. **Community and Culture**
6. **Redevelopment Programming**
7. **Infrastructure**

Supporting maps and figures are provided throughout this section to illustrate redevelopment opportunity areas, infrastructure improvements, and strategic investment locations within the CRA.

Cost Estimating Ranges

Planning-level cost estimates are provided to assist with prioritization and implementation of recommended actions:

- **$**: $5,000 – $49,999
- **$–$$**: $50,000 – $99,999
- **$$–$$$**: $100,000 – $249,999
- **$$$–$$$$**: $250,000 – $749,999
- **$$$$$**: $750,000 and above

Administration Objectives

Objective	2026	2027	2028	2029	2030
Effectiveness					
Agency staff and Board members shall maintain membership in the Florida Redevelopment Association (FRA) to support best practices and compliance.	Staff/Board	Staff/Board	Staff/Board	Staff/Board	Staff/Board
Agency staff and Board members shall participate in professional development and ethics training at least biennially.	Staff/Board	Staff/Board	Staff/Board	Staff/Board	Staff/Board
Community Presence and Awareness					
The Agency shall coordinate outreach with community leaders, faith-based organizations, and civic groups throughout the CRA.	Staff	Staff	Staff	Staff	Staff
Agency Governing Board					
The CRA Board may be expanded to include two unelected members in accordance with Florida Statutes 163.357(1)(c)	Staff/Board	Staff/Board	Staff/Board	Staff/Board	Staff/Board

Objective	2026	2027	2028	2029	2030
Potential Board appointees should have expertise in architecture, finance, construction, land use, or related fields.	Staff/Board	Staff/Board	Staff/Board	Staff/Board	Staff/Board

Code Review

Objective	2026	2027	2028	2029	2030
Code Review					
Develop regulatory incentives to encourage compatible mixed-use development (e.g., parking reductions, density flexibility).	Staff				
Evaluate the feasibility of a CRA zoning overlay to support redevelopment objectives.	Staff	Staff			

Regulatory Objectives

Objective	2026	2027	2028	2029	2030
Regulatory Objectives					
Develop regulatory incentives to encourage compatible downtown development (e.g., parking reductions, density flexibility, setback standards)	Staff/Board	Staff/Board	Staff/Board	Staff/Board	Staff/Board
Evaluate and implement a CRA zoning overlay to support redevelopment objectives.	Staff/Board	Staff/Board	Staff/Board	Staff/Board	Staff/Board

Public Spaces Objectives

Objective	2026	2027	2028	2029	2030
Public Space					
Evaluate opportunities to create or enhance parks, public spaces, and family-oriented amenities.	Staff/Board	Staff/Board	Staff/Board	Staff/Board	Staff/Board
Support implementation of City public space projects within the CRA.	Staff/Board	Staff/Board	Staff/Board	Staff/Board	Staff/Board
Support public art, murals, and placemaking initiatives throughout the CRA.	Staff/Board	Staff/Board	Staff/Board	Staff/Board	Staff/Board

Public Safety Objectives

Objective	2026	2027	2028	2029	2030
Roadway Safety					
Evaluate traffic volumes and speeds and identify traffic calming strategies.	Staff	Staff	Staff		
Community-Oriented Policing					
Evaluate crime trends and safety perceptions within the CRA.	Staff/Board	Staff/Board	Staff/Board	Staff/Board	Staff/Board
Support community-oriented policing programs.	$-$$	$-$$	$-$$	$-$$	$-$$
Hazardous Structures					
Identify and demolish decrepit structures that contribute to blight and pose safety and health risks					

Community and Cultural Objectives

Objective	2026	2027	2028	2029	2030
Community and Culture					
Support the unique identity and cultural assets of Dade City and the CRA.	$	$	$	$	$
Implement a CRA branding program in partnership with the City.	$	$	$	$	$

Redevelopment Programming Objectives

Objective	2026	2027	2028	2029	2030
Business & Redevelopment Assistance					
Evaluate land uses to identify incompatibilities within the CRA.	Staff	Staff	Staff	Staff	Staff
Evaluate business assistance and development programs.	Staff	Staff	Staff	Staff	Staff
Evaluate use of project-generated TIF to accelerate infrastructure improvements.	Staff/Board	Staff/Board	Staff/Board	Staff/Board	Staff/Board
Evaluate grant applications based on occupancy and investment outcomes.	Board	Board	Board	Board	Board
Coordinate potential legal assistance clinics for CRA residents to address potential title issues that may affect property in the CRA.	Staff	Staff	Staff		

Housing Objectives

Objective	2026	2027	2028	2029	2030
Housing					
Support development of workforce and affordable housing programs in compatible areas of the CRA.	Staff	Staff	Staff	Staff	Staff
Evaluate development standards for nonconforming lots.	Staff/Planning Board				
Allocate 10% of TIF for affordable housing when revenues exceed threshold of $750,000.	Staff	Staff	Staff	Staff	Staff
Identify target sites for residential development.	Staff	Staff	Staff	Staff	Staff
Utilize HUD income thresholds for program eligibility.	Staff	Staff	Staff	Staff	Staff

Contract Services Objectives

Objective	2026	2027	2028	2029	2030
Community and Culture					
The Agency shall explore the use of outside contract services to provide services that are directly related to the Agency's mission to address conditions of blight.	$	$	$	$	$
All services performed by outside contract services must include an after-event report that will be used to evaluate the contractor and services provided.	$	$	$	$	$

Marketing, Historic Preservation and Arts

Objective	2026	2027	2028	2029	2030
Marketing, Historic Preservations and Arts					
Support the re-activation process for a Mainstreet District to assist with marketing, historic preservation and arts and events.	Staff	Staff	Staff	Staff	Staff
Evaluate effectiveness of downtown grant programs for historic structures.	Staff	Staff	Staff	Staff	Staff
Identify historic structures for grant and rehabilitation opportunities.	Staff	Staff	Staff	Staff	Staff
Pursue Certified Local Government designation to allow the Agency to pursue Historic Preservation grants through the State and Federal government.	Staff				
Facilitate partnerships for arts, events, and cultural programming.	Staff	Staff	Staff	Staff	Staff
Evaluate incentives for arts-related businesses and creative spaces.	$-$$	$-$$	$-$$	$-$$	$-$$

Public-Private Partnerships

Objective	2026	2027	2028	2029	2030
Public-Private Partnetships					
Identify opportunities for public-private redevelopment partnerships.	Staff	Staff	Staff	Staff	Staff
Issue RFQs/RFPs for redevelopment sites.	TBD	TBD			

Objective	2026	2027	2028	2029	2030
Public-Private Partnetships					
Explore and Implement activation opportunities for vacant properties with interim uses.	Staff	Staff	Staff	Staff	Staff

Infrastructure Objectives

Objective	2026	2027	2028	2029	2030
Mobility					
Conduct sidewalk inventory and prioritize improvements.	$				
Evaluate buildings for mobility-supportive uses.	Staff	Staff	Staff	Staff	Staff
Conduct parking inventory and utilization studies.	$	$			
Evaluate circulator route feasibility.	Staff/Board				
Identify streetscape improvement locations.	Staff/Board	Staff/Board	Staff/Board		

Stormwater

Objective	2026	2027	2028	2029	2030
Stormwater					
Coordinate stormwater system improvements with City and SWFWMD.	$$-$$$$	Staff	Staff	Staff	Staff

Objective	2026	2027	2028	2029	2030
Utilities and Capital Projects					
Evaluate funding partnerships for capital projects.	TBD	TBD	TBD	TBD	TBD
Install power infrastructure for special events.	$	$	$		
Improve lighting in public spaces and rights-of-way.	$-$$$	$-$$$			
Retrofit lighting poles for banners and placemaking.	$-$$$	$-$$$			
Use lighting to highlight historic structures.	$	$			

Five – Year Agency Budget

The proposed five-year budget framework for the Dade City Community Redevelopment Agency (CRA) is intended to serve as a strategic guide for the preparation of annual work programs and budgets. This framework establishes a flexible structure to assist the CRA in prioritizing initiatives, allocating resources, and responding to evolving community needs over time.

Each year, the CRA will develop a detailed work plan and corresponding budget consistent with this framework. The Dade City Commission retains final approval authority over all annual work programs and budgets adopted by the CRA, ensuring alignment with broader City goals and fiscal policies.

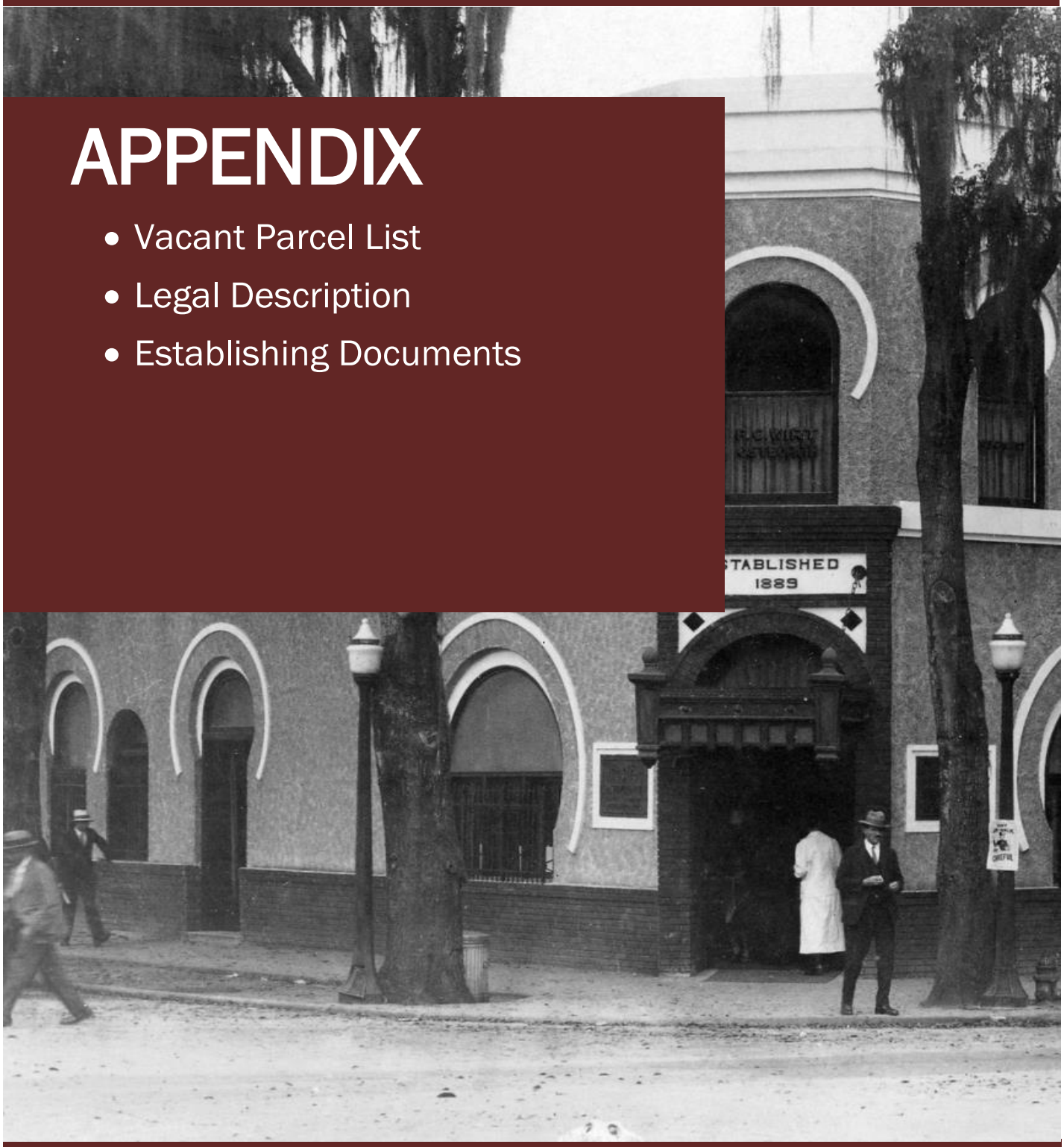
Dade City CRA – Projected Budget (2026–2030)

Expenditures					
Category	**2026**	**2027**	**2028**	**2029**	**2030**
OPERATIONS	$376,520	$387,816	$399,451	$411,435	$423,778
Staffing/Professional/Contractual Services	$100,249	$103,256	$106,354	$109,544	$112,831
Memberships/Registrations/Travel	$3,746	$3,858	$3,974	$4,093	$4,216
Utility Services	$70,098	$72,201	$74,367	$76,598	$78,896
Rentals and Leases	$3,131	$3,225	$3,322	$3,422	$3,525
Repair and Maintenance Services (CRA 1)	$34,581	$35,618	$36,687	$37,788	$38,922
Repair and Maintenance Services (CRA 2)	$9,238	$9,515	$9,800	$10,094	$10,397
Operating Supplies	$12,473	$12,847	$13,233	$13,630	$14,039
Contributions Private Organizations	$25,750	$26,523	$27,319	$28,139	$28,983
Transfer to CRA II	$20,979	$21,608	$22,256	$22,924	$23,612
PROPOSED PROGRAMMING	$53,045	$54,636	$56,275	$57,963	$59,702
Commercial Improvement Grant	$26,523	$27,319	$28,139	$28,983	$29,852
Residential Improvement Grant	$26,523	$27,319	$28,139	$28,983	$29,852

Expenditures					
Category	2026	2027	2028	2029	2030
CAPITAL OUTLAY & DEBT SERVICE	$11,567	$11,914	$12,271	$12,639	$13,018
Improvements (Other than Buildings)	$11,567	$11,914	$12,271	$12,639	$13,018
EXPENDITURES GRAND TOTAL	$441,132	$454,366	$468,000	$482,040	$496,501
Revenue					
Category	2026	2027	2028	2029	2030
Projected TIF Revenue (CRA 1)	$423,064	$435,756	$448,829	$462,294	$476,163
Projected TIF Revenue (CRA 2)	$18,068	$18,610	$19,168	$19,743	$20,335
Total TIF Revenue	$441,132	$454,366	$467,997	$482,037	$496,498

APPENDIX

- Vacant Parcel List
- Legal Description
- Establishing Documents



VACANT PARCEL INVENTORY

Parcel No	Just Value	Square Feet	Owners Name	Address	Address Con't	City	State	Zip
27-24-21-0460-03500-0040	$8,998.00	4,320	ST PAUL MISSIONARY BAPTIST	14518 7TH ST		DADE CITY	FL	33523
27-24-21-0460-03600-0020	$13,815.00	4,500	STEPHS SOUTHERN SOUL	14519 5TH ST		DADE CITY	FL	33523
27-24-21-0460-03200-0020	$25,000.00	10,000	MCCRAY DAVID JR	7610 COPELAND RD		ODESSA	FL	33556
27-24-21-0460-03200-0000	$25,396.00	10,000	ST JOHNS MISSIONARY BAPTIST	PO BOX 1744		DADE CITY	FL	33526
27-24-21-0460-03500-0010	$33,212.00	6,930	JAI LAXMI NARAYAN LLC	5830 TULIP FLOWER DR		RIVERVIEW	FL	33578
27-24-21-0460-03600-0070	$13,815.00	4,500	STEPHS SOUTHERN SOUL RESTAURAN	14519 5TH ST		DADE CITY	FL	33523
27-24-21-0460-03600-0000	$7,368.00	2,400	ROBERTS MARIE SHULER EST OF	810 ST FRANCIS ST		BROOKSVILLE	FL	34601
27-24-21-0460-02800-0080	$15,350.00	5,000	ST JOHN MISSIONARY	PO BOX 1744		DADE CITY	FL	33526
27-24-21-0460-02600-0010	$26,386.00	5,130	JAI LAXMI NARAYAN LLC	5830 TULIP FLOWER DR		RIVERVIEW	FL	33578
27-24-21-0460-03000-0080	$9,210.00	3,000	WILSON KENDALL L	14307 1ST ST		DADE CITY	FL	33525
27-24-21-0460-02700-0030	$31,950.00	4,500	HARBOR BEHAVIORAL HEALTH CARE	PO BOX 428		NEW PORT RICHEY	FL	34656
27-24-21-0460-03000-0030	$25,616.00	12,800	HARVIN FRANCES	C/O HARRIET THOMPSON	173 BEACH 62ND ST # 1	ARVERNE	NY	11692
27-24-21-0460-02800-0060	$15,350.00	5,000	ST JOHN MISSIONARY BAPTIST	PO BOX 1744		DADE CITY	FL	33526
27-24-21-0460-02700-0040	$17,745.00	2,535	HARBOR BEHAVIORAL HEALTH CARE	PO BOX 428		NEW PORT RICHEY	FL	34656
27-24-21-0460-02800-0050	$18,290.00	5,000	ST JOHNS MISSIONARY BAPTIST	PO BOX 1744		DADE CITY	FL	33526
27-24-21-0460-02500-0000	$24,780.00	9,000	HERNANDEZ MARCELO & DELORES	37528 OAKVIEW CIR		DADE CITY	FL	33523
27-24-21-0460-02100-0070	$24,780.00	9,000	ST JOHN MISSIONARY BAPTIST	14549 8TH ST		DADE CITY	FL	33523
27-24-21-0460-02200-0000	$21,700.00	7,000	B&W AUTO WASH LLC	14010 21ST ST		DADE CITY	FL	33525
27-24-21-0460-02300-0010	$51,000.00	10,200	BIG PRINGLE LLC	2653 BRUCE B DOWNS BLVD #108-122		WESLEY CHAPEL	FL	33544
27-24-21-0460-02200-0010	$10,850.00	7,000	B&W AUTO WASH LLC	14010 21ST ST		DADE CITY	FL	33525
27-24-21-0460-02000-0010	$437.00	1,985	THOMAS BERMICE S	37747 SUMNER AVE		DADE CITY	FL	33523
27-24-21-0460-01900-0030	$25,000.00	10,000	CARTER PAULA	PO BOX 785		DADE CITY	FL	33526

27-24-21-0460-01400-0070	$20,250.00	4,500	BIG PRINGLE LLC	2653 BRUCE B DOWNS BLVD #108-122		WESLEY CHAPEL	FL	33544
27-24-21-0460-01600-0080	$15,350.00	5,000	B&W AUTO WASH LLC	14010 21ST ST		DADE CITY	FL	33525
27-24-21-0460-01600-0060	$15,350.00	5,000	BROWN SANDRA	37445 ORANGE ROW LN		DADE CITY	FL	33525
27-24-21-0460-01700-0050	$25,000.00	10,000	ST JOHN MISSIONARY BAPTIST	14549 8TH ST		DADE CITY	FL	33523
27-24-21-0460-01700-0070	$25,000.00	10,000	ST JOHN MISSIONARY BAPTIST	14549 8TH ST		DADE CITY	FL	33523
27-24-21-0460-01800-0080	$15,350.00	5,000	SAINT JOHN MISSIONARY BAPTIST	14549 8TH ST		DADE CITY	FL	33523
27-24-21-0460-01400-0080	$20,250.00	4,500	WIMBUSH JAMES	1442 THOUSAND ROSES DR N		LAKE WALES	FL	33853
27-24-21-0460-01600-0000	$16,885.00	5,500	COLEMAN EMMA LEE	C/O IRA L BUCKLON	6608 N 34TH ST	TAMPA	FL	33610
27-24-21-0460-01700-0080	$9,210.00	3,000	JOHNSON TERESA M	39846 SUNBURST DR		DADE CITY	FL	33525
27-24-21-0270-00200-0110	$20,813.00	4,625	KSF PARTNERS LLC	18410 WAYNE RD		ODESSA	FL	33556
27-24-21-0460-00200-0010	$8,543.00	3,038	COCHRANE WILLIAM W &	PRICE M E TRUST	PO BOX 1165	DADE CITY	FL	33526
27-24-21-0460-02500-0060	$14,368.00	4,680	CONTRERAS MIGUEL & CUEVAS CLAU	38129 RIVER RD		DADE CITY	FL	33525
27-24-21-0460-03200-0080	$2,303.00	750	MICKENS CHRISTINE E EST OF	C/O THELMA YVONNE BRYANT	2268 MARYLAND CT	DECATUR	GA	30032
27-24-21-0460-03200-0082	$10,361.00	3,375	PULLINS VIOLA	C/O THELMA YVONNE BRYANT	2268 MARYLAND CT	DECATUR	GA	30032
27-24-21-0460-03100-0000	$25,829.00	13,770	BREAD OF LIFE WORSHIP CENTER	37753 MARTIN LUTHER KING BLVD		DADE CITY	FL	33523
27-24-21-0460-03200-0060	$15,350.00	5,000	MCCRAY GLORIA	7610 COPELAND RD		ODESSA	FL	33556
27-24-21-0460-03200-0081	$21,150.00	5,875	BRYANT YVONNE &	2268 MARYLAND CT		DECATUR	GA	30032
27-24-21-0240-00600-0080	$5,778.00	2,313	CARR EDDIE JOE &	14710 10TH ST		DADE CITY	FL	33523
27-24-21-0240-00600-0060	$10,686.00	4,626	BLKHEART ENT LLC	1510 E 32ND AVE		TAMPA	FL	33610
27-24-21-0240-00600-0110	$10,686.00	4,626	RUSS PAULETTE L & KENNETH W	35322 BURLWOOD LN		DADE CITY	FL	33523
27-24-21-0240-00600-0050	$5,608.00	2,776	CALLES JUAN MIGUEL DOMINGUEZ &	14719 FUTCH ST		DADE CITY	FL	33523
27-24-21-0240-00600-0150	$10,686.00	4,626	JOHNSON ALICE G	PO BOX 573		DADE CITY	FL	33526

27-24-21-0240-00600-0010	$10,686.00	4,626	FARMER WILLIE JR	15120 LEE AVE		DADE CITY	FL	33523
27-24-21-0240-00500-0150	$3,719.00	1,610	RICHARDSON CLAYTON & PANIAGUA	37613 HARDWOOD AVE		ZEPHYRHILLS	FL	33541
27-24-21-0240-00100-0120	$5,765.00	3,700	LESLIE CARL & ARLETTA	PO BOX 703		DADE CITY	FL	33526
27-24-21-0240-00100-0110	$5,765.00	3,700	LESLIE CARL & ARLETTA	PO BOX 703		DADE CITY	FL	33526
27-24-21-0240-00100-0080	$11,231.00	5,644	LOUIS MONYETTE ET AL	PO BOX 692		DADE CITY	FL	33526
27-24-21-0240-00100-0170	$10,686.00	4,626	POPOCA SANTOS E & FRANCISCO	8838 JANMAR RD		DADE CITY	FL	33525
27-24-21-0240-00200-0010	$32,058.00	13,878	NOTLAW PROPERTIES LLC	30722 LANESBOROUGH CIR		WESLEY CHAPEL	FL	33543
27-24-21-0390-00300-0010	$83,505.00	9,801	WEITZENKORN FAMILY PARTNERSHIP	C/O OTTO WEITZENKORN	5700 MARINER ST #403	TAMPA	FL	33609
27-24-21-0070-00300-00E0	$18,000.00	6,000	EDWINOLA HOLDINGS LLC	7320 ANDORRA PL		BOCA RATON	FL	33433
27-24-21-0070-00300-00G0	$58,800.00	13,600	EDWINOLA HOLDINGS LLC	7320 ANDORRA PL		BOCA RATON	FL	33433
27-24-21-0400-03700-0010	$33,716.00	3,645	GUARDIAN JUANA &	SANCHEZ ANA	14314 7TH ST	DADE CITY	FL	33523
27-24-21-0400-03700-0050	$23,304.00	3,600	MAJULAH INVESTMENTS LLC	16006 GATWICK CT		TAMPA	FL	33647
27-24-21-0070-03300-0081	$30,281.00	9,500	STALNAKER INC	37751 ROBINSON AVE		DADE CITY	FL	33523
27-24-21-0400-03000-0010	$83,716.00	26,895	DADECITY 14401 LLC	4350 HIGHCROFT DR		WESLEY CHAPEL	FL	33545
27-24-21-0400-03000-0040	$19,800.00	4,400	DADECITY 14401 LLC	4350 HIGHCROFT DR		WESLEY CHAPEL	FL	33545
27-24-21-0400-02800-0043	$6,535.00	1,307	FRIAS LUIS & CARMEN REV TRUST	PO BOX 1917		DADE CITY	FL	33526
27-24-21-0400-02700-0060	$22,432.00	9,045	MANBAR INC	14402 OLD MISSION RD		DADE CITY	FL	33525
27-24-21-0400-03000-0000	$47,993.00	10,665	DADECITY 14401 LLC	4350 HIGHCROFT DR		WESLEY CHAPEL	FL	33545
27-24-21-0400-03000-0082	$28,980.00	6,440	WEITZENKORN FAMILY PARTNERSHIP	C/O OTTO WEITZENKORN	5700 MARINER ST #403	TAMPA	FL	33609
27-24-21-0400-02600-0050	$71,547.00	17,369	AME CHURCH INC	ZION AME CHURCH TTEE	14440 7TH ST	DADE CITY	FL	33523
27-24-21-0420-00300-0040	$65,439.00	15,813	STEVENS JAMES E TRUSTEE	14154 DEEP LAKE DR		ORLANDO	FL	32826
27-24-21-0000-12200-0000	$67,907.00	7,361	PREMIER COMMUNITY HEALTHCARE	PO BOX 232		DADE CITY	FL	33526
27-24-21-0400-03000-0020	$40,095.00	8,910	DADECITY 14401 LLC	4350 HIGHCROFT DR		WESLEY CHAPEL	FL	33545

27-24-21-0400-02700-0000	$6,750.00	3,375	BLOXSOM LOGISTICS INC	PO BOX 324		SAN ANTONIO	FL	33576
27-24-21-0400-02600-0010	$56,361.00	12,787	BLOXSOM LOGISTICS INC	PO BOX 324		SAN ANTONIO	FL	33576
27-24-21-0400-02100-0010	$17,427.00	5,996	BLOXSOM LOGISTICS INC	PO BOX 324		SAN ANTONIO	FL	33576
27-24-21-0400-02200-0050	$22,500.00	5,000	BLOXSOM LOGISTICS INC	PO BOX 324		SAN ANTONIO	FL	33576
27-24-21-0000-00300-0000	$26,328.00	8,776	DADECITY 14401 LLC	4350 HIGHCROFT DR		WESLEY CHAPEL	FL	33545
27-24-21-0400-02200-0000	$4,200.00	2,100	BLOXSOM LOGISTICS INC	PO BOX 324		SAN ANTONIO	FL	33576
27-24-21-0400-02200-0010	$25,200.00	5,600	WEITZENKORN FAMILY PARTNERSHIP	C/O OTTO WEITZENKORN	5700 MARINER ST #403	TAMPA	FL	33609
27-24-21-0400-00900-0020	$5,400.00	3,000	EAST 54 MINI STORAGE INC	PO BOX 2070		DADE CITY	FL	33526
27-24-21-0400-01000-0010	$22,500.00	5,000	HALL LATHESIA R &	3780 50TH AVE S		ST PETERSBURG	FL	33711
27-24-21-0400-00900-0060	$22,500.00	5,000	EAST 54 MINI STORAGE	PO BOX 2070		DADE CITY	FL	33526
27-24-21-0400-00700-0000	$22,500.00	5,000	WEITZENKORN FAMILY PARTNERSHIP	C/O OTTO WEITZENKORN	5700 MARINER ST #403	TAMPA	FL	33609
27-24-21-0400-00500-0000	$102,332.00	18,736	ALLEN THELMA T & HERBERT LOUVE	990 TANGELO CIR		BARTOW	FL	33830
27-24-21-0400-00500-0000	$102,332.00	18,736	ALLEN THELMA T & HERBERT LOUVE	990 TANGELO CIR		BARTOW	FL	33830
27-24-21-0400-00300-0000	$29,225.00	5,880	WEITZENKORN FAMILY PARTNERSHIP	C/O OTTO WEITZENKORN	5700 MARINER ST #403	TAMPA	FL	33609
27-24-21-0280-00600-00A0	$98,714.00	5,820	BATCHELOR ENTERPRISES INC	14136 7TH ST		DADE CITY	FL	33525
34-24-21-0000-00800-0000	$10,738.00	11,931	PITTMAN JULIA M	PO BOX 421		DADE CITY	FL	33526
34-24-21-0000-00500-0000	$63,019.00	63,554	PITTMAN JULIA M	PO BOX 421		DADE CITY	FL	33526
34-24-21-0000-01100-0000	$170,358.00	23,093	LARKIN G R REVOC LIV TR & LARK	PO BOX 1474		DADE CITY	FL	33526
34-24-21-0000-00200-0000	$80,775.00	20,925	WOLFF DORA M	36644 LAKE PASADENA RD		DADE CITY	FL	33525
34-24-21-0090-00100-0030	$10,380.00	3,000	WOLFF DORA M	36644 LAKE PASADENA RD		DADE CITY	FL	33525
34-24-21-0140-00200-0090	$38,172.00	4,413	GFWC DADE CITY WOMAN'S	PO BOX 1831		DADE CITY	FL	33526
26-24-21-0000-04000-0010	$21,084.00	4,200	CRUZ SERVANDO & PASCUALA REVOC	37901 PINE ST		DADE CITY	FL	33525

26-24-21-0050-01500-00B0	$16,933.00	3,419	CRUZ SERVANDO & PASCUALA REVOC	37901 PINE ST		DADE CITY	FL	33525
26-24-21-0050-01500-0140	$77,940.00	19,980	PLAZEWSKI WALTER T & RUTH A	15351 WAYNE RTE E		LOWNDES	MO	63951
26-24-21-0000-12700-0000	$27,640.00	5,500	HURLEY NATHAN	9401 OAK MEADOW CT		TAMPA	FL	33647
26-24-21-0050-01100-0010	$39,375.00	11,250	ZAFFRAN DANIEL E TRUST	1225 PARK GREEN PL		WINTER PARK	FL	32789
26-24-21-0050-01200-0030	$37,678.00	7,625	PENNINGTON VERNA D 2017	38044 CHURCH AVE		DADE CITY	FL	33525
26-24-21-0050-01200-0010	$37,705.00	7,750	BEALL LOUISE D & DAVIDSON ROSC	6709 SW 44TH AVE		GAINESVIL LE	FL	32608
26-24-21-0050-00700-0190	$21,178.00	5,625	PIERSON LORETTA	38043 CHURCH AVE		DADE CITY	FL	33525
26-24-21-0050-00800-0080	$34,125.00	9,750	MEYERVILLA RENTALS LLC	7271 TROPICAL DR		WEEKI WACHEE	FL	34607
26-24-21-0050-00800-0050	$10,989.00	5,940	STATE OF FLORIDA DEPARTMENT OF	11201 N MCKINLEY DR		TAMPA	FL	33612
26-24-21-0050-00700-0110	$20,813.00	11,250	EAST 54 MINI STORAGE INC	PO BOX 2070		DADE CITY	FL	33526
26-24-21-0050-00300-0020	$25,251.00	5,700	STATE OF FLORIDA DEPARTMENT OF	11201 N MCKINLEY DR		TAMPA	FL	33612
26-24-21-0050-00400-0080	$29,196.00	7,125	STATE OF FLORIDA DEPARTMENT OF	11201 N MCKINLEY DR		TAMPA	FL	33612
26-24-21-0050-00400-0100	$15,818.00	8,550	STATE OF FLORIDA DEPARTMENT OF	11201 N MCKINLEY DR		TAMPA	FL	33612
26-24-21-0050-00400-0130	$10,545.00	5,700	STATE OF FLORIDA DEPARTMENT OF	11201 N MCKINLEY DR		TAMPA	FL	33612
26-24-21-0050-00500-0110	$13,875.00	7,500	STEVENS JAMES E TRUSTEE	14154 DEEP LAKE DR		ORLANDO	FL	32826
26-24-21-0050-00500-0130	$3,300.00	1,500	STEVENS JAMES E TRUSTEE	14154 DEEP LAKE DR		ORLANDO	FL	32826
26-24-21-0050-00500-0190	$24,837.00	6,300	WALLER CYNTHIA A	PO BOX 1668		DADE CITY	FL	33526
35-24-21-0010-00100-0220	$25,319.00	18,594	ZOROOT PROPERTIES LLC	PO BOX 1003		DADE CITY	FL	33526
35-24-21-0010-00100-0080	$63,499.00	44,687	HABITAT FOR HUMANITY	37220 MERIDIAN AVE		DADE CITY	FL	33525
35-24-21-0010-00100-0040	$24,945.00	21,250	MILTON CAROLYN	15101 JEANIE LN		DADE CITY	FL	33523
27-24-21-0280-00600-00D1	$310.00	388	BATCHELOR ENTERPRISES INC	14136 7TH ST		DADE CITY	FL	33525
27-24-21-0460-01200-0000	$91,407.00	29,100	KSF PARTNERS LLC	18410 WAYNE RD		ODESSA	FL	33556
27-24-21-0270-00100-0130	$4,548.00	1,542	VINCENT WILLIAM D &	5455 LAKE LE CLARE RD		LUTZ	FL	33558
27-24-21-0270-00100-0120	$20,113.00	4,470	KSF PARTNERS LLC	18410 WAYNE RD		ODESSA	FL	33556

27-24-21-0270-00100-0030	$2,638.00	894	KSF PARTNERS LLC	18410 WAYNE RD		ODESSA	FL	33556
27-24-21-0460-03300-0030	$52,200.00	11,600	VR STRATEGIES LLC	29713 OLD DARBY RD		DADE CITY	FL	33525
34-24-21-0000-00400-0000	$26,753.00	17,835	WOLFF DORA M	36644 LAKE PASADENA RD		DADE CITY	FL	33525
27-24-21-0280-00100-00C0	$53,589.00	3,554	MZDC PROPERTIES LLC	37837 MERIDIAN AVE STE 100		DADE CITY	FL	33525
26-24-21-0000-04000-0020	$15,842.00	3,576	CRUZ SERVANDO & PASCUALA REVOC	37901 PINE ST		DADE CITY	FL	33525
26-24-21-0050-01000-0160	$91,053.00	36,290	PLAZEWSKI WALTER THOMAS JR	15351 WAYNE RTE E		LOWNDES	MO	63951
27-24-21-0270-00200-0040	$41,051.00	17,434	KSF PARTNERS LLC	18410 WAYNE RD		ODESSA	FL	33556
27-24-21-0460-02000-0000	$28,397.00	25,443	ST JOHN MISSIONARY BAPTIST CHU	14549 8TH ST		DADE CITY	FL	33523
27-24-21-0460-03500-0040	$8,998.00	4,320	ST PAUL MISSIONARY BAPTIST	14518 7TH ST		DADE CITY	FL	33523
27-24-21-0460-03600-0020	$13,815.00	4,500	STEPHS SOUTHERN SOUL	14519 5TH ST		DADE CITY	FL	33523

CRA LEGAL DESCRIPTIONS

CRA 1

BEGINNING with Section 26; Township 24 south; Range 21 east: at the intersection or Howard Avenue and the U.S. 98 Bypass, commence northerly along the west side of the right of-way of U, S. 98 Bypass to the intersection of Meridian Avenue; thence westerly along the north side of the right-of-way of Meridian Avenue to Section 27; Township 24 south; Range 21 east: to the intersection of 5th Street; on 5th Street commence in a northerly direction along the west side of the right-of-way to the U. S. 98 Bypass; thence northwesterly along the west side of the right-of-way of U.S. 98 Bypass to the intersection of Whitehouse Avenue; thence westerly along the south side of the right-of-way of Whitehouse Avenue to the intersection of 8th Street; thence northerly along the east side of the right-of-way of 8th Street to the south boundary of the Dade City Plaza Shopping Center (parcel 0000- 01100-0000); thence westerly along said boundary to 10th Street; thence southerly along the east side of the right-of-way of 10th Street to the intersection of Howard Avenue; thence along the north side of the right-of way easterly to the POINT OF BEGINNING.

CRA 2

Parcel ID	Parcel Legal Description
34-24-21-0000-00100-0000	COM 25 FT WEST & 20 FT SOUTH OF NE COR OF NE1/4 OF NE1/4 OF SEC 34 TH SOUTH 150 FT TH WEST 170 FT TH NORTH 150 FT TH EAST 170 FT TO POB & COM 25.00 FT WEST & 170 FT SOUTH OF NE COR OF NE1/4 OF NE1/4 OF SEC 34 TH SOUTH 160.00 FT TH WEST 170.00 FT THE NORTH 160.00 FT TH EAST 170.00 FT TO POB OR 8904 PG 3706
34-24-21-0000-00200-0000	NORTH 175.00 FT OF WEST 135.00 FT OF EAST 330.00 FT OF NE1/4 OF NE1/4 OF SECTION 34 EXC NORTH 20.00 FT IN STREET OR 3720 PG 549 OR 7971 PG 60
34-24-21-0000-00400-0000	SOUTH 155 FT OF WEST 135 FT OF NORTH 330 FT OF EAST 330 FT OF NE1/4 OF NE1/4 OF SEC OR 7774 PG 1592 OR 7971 PG 61
34-24-21-0000-00500-0000	BEG AT SE COR OF NE1/4 OF NE1/4 OF NE1/4 OF SEC TH RUN WEST 170 FT TH NORTH 194.2 FT TH WEST 161.25 FT TH NORTH 134.9 FT TH EAST 333.05 FT TH SOUTH 332.13 FT TO POB LESS RD R/W ON NORTH EAST & SOUTH SIDES OR 3640 PG 487
34-24-21-0000-00600-0000	COM AT NE COR OF S1/2 OF NE1/4 OF NE1/4 OF NE1/4 OF SECTION 34 TH WEST 403.50 FT FOR POB TH SOUTH 132.56 FT TH WEST 81.56 FT TO EAST BDY OF SEVENTH STREET AKA US HWY 301 TH NORTH ALG SAID EAST BDY 132.55 FT MOL TO NORTH LINE OF SOUTH 1/2 OF NE1/4 OF NE1/4 OF NE1/4 TH EAST 80.59 FT TO POB OR 4069 PG 1346 OR 5702 PG 1205
34-24-21-0000-00800-0000	E 90FT OF W 173FT OF N 132.56 FT OF S 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4 E OF 7TH ST OR 339 PG 482 OR 1138 PG 1933
34-24-21-0000-00900-0000	BEG AT SE COR OF S1/2 OF NE1/4 OF NE1/4 OF NE1/4 TH W 170 FT FOR POB TH W 316.4FT TO E RTWY US 301 AKA 7TH ST TH N ALONG RTWY OF ST 200FT TH E

	314.9FT TH S 200.00 FT TO POB LESS EAST 82.00 FT THEREOF OR 3873 PG 1530 OR 4149 PG 406
34-24-21-0000-00900-0010	EAST 82.00 FT OF BEG AT SE COR OF S1/2 OF NE1/4 OF NE1/4 OF NE1/4 OF SECTION 34 TH WEST 170.00 FT FOR POB TH WEST 316.40 FT MOL TO EAST BDY OF U S HWY 301 AKA 7TH STREET TH NLY ALG EAST BDY OF SAID HWY 200.00 FT TH EAST 314.90 FT TH SOUTH 200.00 FT TO POB OR 7855 PG 1327
34-24-21-0000-01100-0000	COM AT A POINT ON NORTH BDY OF LOT 4 BLOCK 2 HENDLEY ADDITION PB 2 PG 29 WHERE SAID BDY INTERSECTS WEST BDY OF R/W OF SEVENTH ST TH S00DEG 57'40"W 80.0 FT FOR POB TH CONT S00DEG 57'40"W 117.10 FT TH S89DEG 59' 50"W 196.77 FT TH N00DEG 37' 05"E 117.10 FT TH EAST 197.47 FT TO POB SUBJECT TO EASEMENT OVER NORTH 20.0 FT OF WEST 50.0 FT THEREOF OR 9424 PG 2326
34-24-21-0000-01100-0010	COM AT POINT ON N BDY OF LOT 4 BLOCK 2 OF HENDLEY ADD TO DADE CITY PB 2 PG 29 BEING S BDY OF HOWARD AVE WHERE SAID N BDY INTERSECTS W BDY OF R/W OF 7TH ST AKA US HWY 301 FOR POB TH WEST ALG SAID N BDY OF LOT 4 & EXTENSION THEREOF 197.95 FT TO E BDY OF R/W OF 8TH ST TH S00 DEG 37'05"W ALG SAID E BDY 80 FT TH EAST 197.47 FT TO WLY R/W BDY OF 7TH ST TH N00DEG57' 40"E ALG SAID R/W 80 FT TO POB OR 7700 PG 862
34-24-21-0000-01300-0000	COM AT NE CORNER OF SEC TH WEST 729.2 FT TH SOUTH 317.1 FT FOR POB TH EAST 49.9 FT TH N00DEG 38'E 100 FT TH WEST 51 FT TH SOUTH 100 FT TO POB & THE WEST 14.00 FT OF SOUTH 100 FT OF FORMER FRONT STREET LYING NORTH OF HENDLEY AVE & WEST OF LOTS 8 & 9 BLOCK 3 OF HENDLEY'S ADDITION PB 2 PG 29 OR 9080 PG 2149
34-24-21-0000-02100-0000	PART OF S1/2 OF NE1/4 OF NE1/4 OF NE1/4 W OF 7TH ST AKA COMPUTER DEPT RB 829 PG 1593
34-24-21-0000-02200-0000	A LOT 90 FT N & S BY 195.91 FT E & W ON N END & 195.65 FT E & W ON S END IN NE1/4 OF NE1/4 W OF 7TH ST RB 829 PG 1593 AKA BUILDING DEPT
34-24-21-0040-00400-0010	CONGRESS PARK PB 4 PG 1 LOTS 1 & 2 BLOCK 4 LYING EAST OF US HWY 301 OR 4278 PG 877
34-24-21-0040-00400-0110	CONG PK MB 4 PG 1 LOTS 11 & 12 BLK 4 E OF US 301 OR 8446 PG 478
34-24-21-0090-00100-0010	HENDLY ADDITION PB 2 PG 29 LOTS 1 & 2 & THE EAST 30.00 FT OF LOT 3 BLOCK 1 OR 3720 PG 549 OR 7971 PG 60
34-24-21-0090-00100-0030	HENDLEY ADDITION PB 2 PG 29 WEST 20 FT OF LOT 3 BLK 1 OR 7712 PG 1386 OR 7971 PG 59
34-24-21-0090-00300-0080	HENDLEY'S ADDITION TO DADE CITY PB 2 PG 29 LOTS 8 & 9 BLOCK 3 & THAT PORTION FORMER FRONT ST DESC AS FOLLS COM NW COR LOT 8 BOOK 3 HENLEY ADDITION TO DADE CITY FOR POB TH W 26.00 FT TH S 100.00 FT TH E 26.00 FT TO SW COR LOT9 BLOCK 3 HENLEY'S ADDITION TO DADE CITY TH N ALG W LN LOTS 8 & 9 100 FT TO POB OR 9354 PG 2925
34-24-21-0090-00400-0010	HENDLEY ADDITION TO DADE CITY PB 2 PG 29 LOTS 10 11 & 12 BLOCK 4 OR 4339 PG 639
34-24-21-0140-00200-0010	ORNG PK B 2 P 18 ALL THAT PT OF E1/2 BLK 2 LYING E OF US 301 LESS S 47 FT & LESS ST RB 837 PG 977
34-24-21-0140-00200-0030	ORANGE PARK ADDITION TO TOWN OF DADE CITY PB 2 PG 18 PART OF LOTS 3,4,5,6,7 & 8 & A PORTION OF VACATED ALLEY BLOCK 2 FURTHER DESC AS COM AT NW CORNEROF LOT 5 BLOCK 2 TH N89DEG 19'55"E 50.65 FT FOR POB TH N89DEG 19'55"E 130.00 FT TO WEST R/W US 301 TH ALONG R/W LINE SOUTH

	150.00 FT TH S89DEG 19'55"W 130.00 FT TH NORTH 150.00 FT TO POB OR 8985 PG 2011
34-24-21-0140-00200-0050	ORANGE PARK ADDITION PB 2 PG 18 ALL THAT PART BLOCK 2 & FORMER ALLEY LYING WEST OF US 301 LESS BEG NW COR LOT 5 BLOCK 2 TH N89DG 19' 55"E 50.65 FT FOR POB TH CONT N89DG 19' 55"E 130.00 FT TO WEST R/W LINE US 301 TH ALG WEST R/W LINE SOUTH 150.00 FT TH S89DG 19' 55"W 130.00 FT TH NORTH 150.00 FT TO POB OR 9428 PG 1363
34-24-21-0140-00200-0090	ORANGE PARK PB 2 PG 18 THE EAST 28 FT OF SOUTH 47 FT OF LOT 9 AND SOUTH 47 FT OF LOT 10 BLOCK 2 OR 4278 PG 877

Prepared at the Direction of the Entire City Commission.

RESOLUTION NO. 526

A RESOLUTION OF THE CITY COMMISSION OF DADE CITY, FLORIDA; DECLARING THAT AREAS MEETING THE REQUIREMENTS OF CHAPTER 163, PART III, FLORIDA STATUTES, EXIST IN THE CITY; MAKING FINDINGS UNDER SECTION 163.355 THAT A COMMUNITY REDEVELOPMENT AGENCY IS NECESSARY FOR THE REDEVELOPMENT AND REHABILITATION OF THOSE AREAS; CREATING A REDEVELOPMENT DISTRICT AND DESCRIBING THE BOUNDARIES THEREOF; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State of Florida has enacted into law certain provisions under the Community Redevelopment Act of 1969 found in Chapter 163, Part III, Florida Statutes, which are designed to assist local government's community redevelopment efforts; and

WHEREAS, State, Regional, and the local adopted Comprehensive Plans call for the conservation of urban resources through redevelopment and preservation; and

WHEREAS, the Dade City Redevelopment Advisory Committee has studied conditions in Dade City and determined that areas exist within the City that meet the definitions found in Section 163.340(7) and (8); and

WHEREAS, conditions in these areas impair sound growth and the preservation of the tax base; and

WHEREAS, the Dade City Redevelopment Advisory Committee has held public meetings and prepared a report on its findings; and

WHEREAS, based on these findings the Dade City Redevelopment Advisory Committee recommended that creating a Community Redevelopment Agency is necessary for the redevelopment, conservation and rehabilitation of those areas and has recommended a redevelopment district within the City.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City of Dade City, Florida, as follows:

SECTION 1. That the City Commission of the City of Dade City accepts the report and recommendations of the Redevelopment Advisory Committee and adopts the report as its finding of necessity under 163.355, Florida Statutes.

SECTION 2. That the City Commission of the City of Dade City does hereby establish a

redevelopment district as depicted on Exhibit A and legally described on Exhibit B attached hereto and incorporated herein (the "Redevelopment District").

SECTION 3. That the City Commission of the City of Dade City finds that the redevelopment, conservation, and redevelopment of the Redevelopment District is necessary in the interest of public health, safety, and welfare of the citizens of the City.

SECTION 4. That the City Commission of the City of Dade City further finds that a need exists for the creation of a Community Redevelopment Agency as provided in the Community Redevelopment Act of 1969 for the purpose of the rehabilitation of the Redevelopment District and eradicating conditions that impair sound growth and the preservation of the tax base.

SECTION 5. That this resolution shall become effective as provided in the City Charter.

DONE AND RESOLVED by the City Commission of Dade City, Florida, at its regularly scheduled meeting assembled this 13th day of February, 1996.

DADE CITY, FLORIDA

MAYOR

ATTESTED:

CLERK

Approved As To Form:

City Attorney

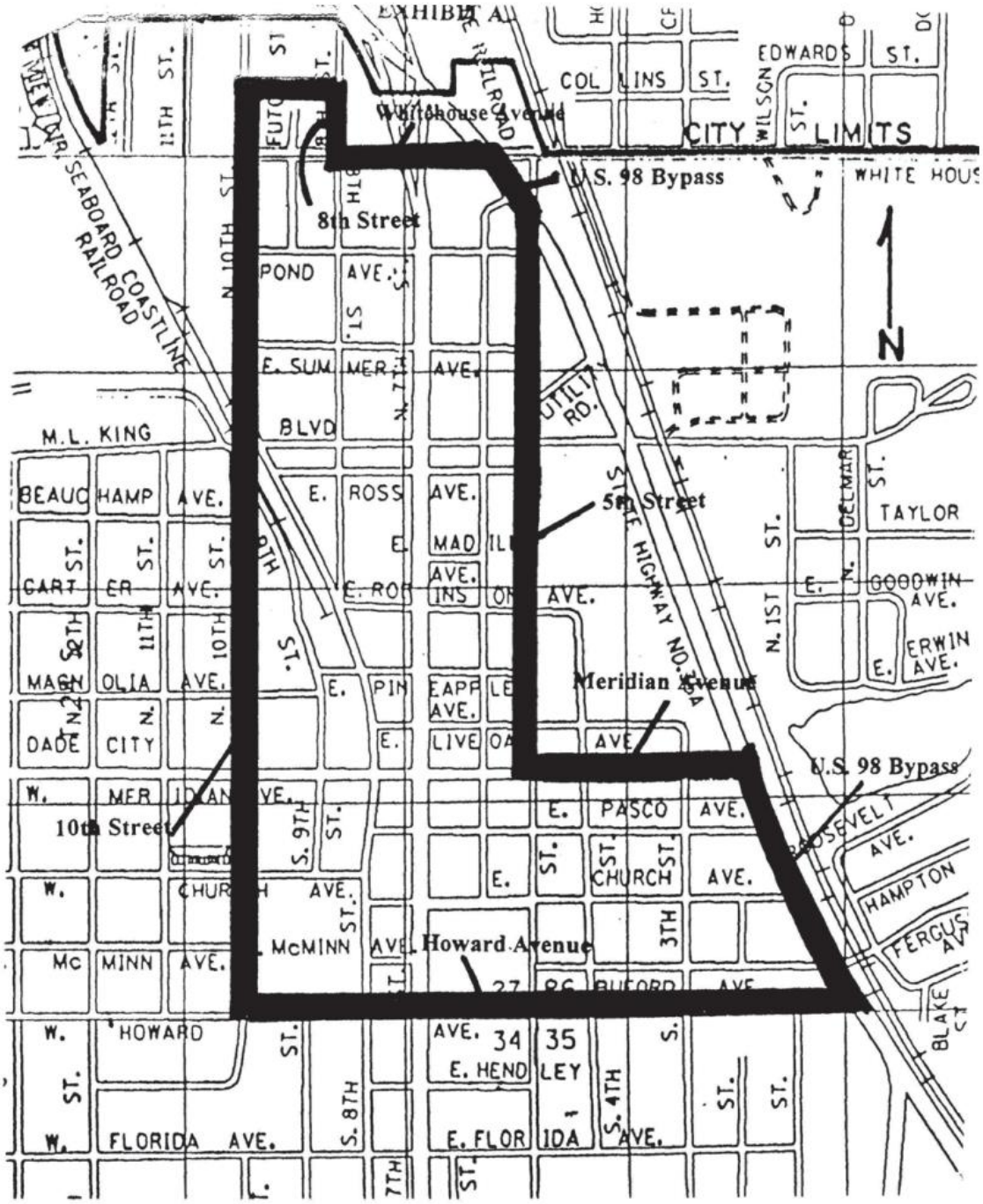

EXHIBIT A
Whitehouse Avenue
CITY LIMITS
U.S. 98 Bypass
8th Street
5th Street
Meridian Avenue
10th Street
Howard Avenue
U.S. 98 Bypass
SEABOARD COASTLINE RAILROAD
STATE HIGHWAY NO. 9
N
M.L. KING BLVD
E. SUMMER AVE.
E. ROSS AVE.
E. MADISON AVE.
E. PASCO AVE.
E. CHURCH AVE.
E. McMINN AVE.
W. HOWARD AVE.
E. HENDERSON AVE.
W. FLORIDA AVE.
E. FLORIDA AVE.
TAYLOR
GOODWIN AVE.
ERWIN AVE.
HAMPTON
BLAKE
EDWARDS ST.
COLLINS ST.
WILSON ST.
DELMAR ST.
N. 1ST ST.
N. 10TH ST.
S. 9TH ST.
S. 8TH ST.
S. 4TH ST.
3RD
7TH

EXHIBIT B

BEGINNING with Section 26; Township 24 south; Range 21 east: at the intersection of Howard Avenue and the U.S. 98 Bypass, commence northerly along the west side of the right-of-way of U. S. 98 Bypass to the intersection of Meridian Avenue; thence westerly along the north side of the right-of-way of Meridian Avenue to Section 27; Township 24 south; Range 21 east: to the intersection of 5th Street; on 5th Street commence in a northerly direction along the west side of the right-of-way to the U. S. 98 Bypass; thence northwesterly along the west side of the right-of-way of U. S. 98 Bypass to the intersection of Whitehouse Avenue; thence westerly along the south side of the right-of-way of Whitehouse Avenue to the intersection of 8th Street; thence northerly along the east side of the right-of-way of 8th Street to the south boundary of the Dade City Plaza Shopping Center (parcel 0000-01100-0000); thence westerly along said boundary to 10th Street; thence southerly along the east side of the right-of-way of 10th Street to the intersection of Howard Avenue; thence along the north side of the right-of-way easterly to the POINT OF BEGINNING.

CITY OF DADE CITY
NOTICE OF PUBLIC HEARING
BY THE
CITY COMMISSION OF DADE CITY

The City Commission of Dade City, Florida, will conduct a public hearing on Tuesday, Feburary 13, 1996, at 5:30 p.m.(or as soon thereafter as may be heard) at the City Hall Commission Chambers, 38020 Meridian Avenue, to receive comments, if any, on a Resolution which adopts a Finding of Necessity for a proposed district of redevelopment in the municipality for the vested public interests of all citizens.

Pursuant to Chapter 163, Part III, Florida Statutes, redevelopment activities are proposed within a certain geographic boundary which is as follows:

BEGINNING with Section 26; Township 24 south; Range 21 east; at the intersection of E. Howard Avenue and the U.S. 98 Bypass, commence northerly along the U. S. 98 Bypass to the intersection of E. Meridian Avenue; thence westerly along E. Meridian Avenue to Section 27; Township 24 south; Range 21 east; at the intersection of N. 5th Street commence in a northerly direction to the U. S. 98 Bypass; thence northwesterly along the U. S. 98 Bypass to the intersection of W. Whitehouse Avenue; thence westerly along W. Whitehouse Avenue to the intersection of N. 8th Street; thence northerly along N. 8th Street to the south boundary of the Dade City Plaza Shopping Center; thence westerly along said boundary to N. 10th Street; thence southerly along N. 10th Street to the intersection of W. Howard Avenue; thence easterly to the POINT OF BEGINNING.

The proposed resolution and the Finding of Necessity report will be available for public inspection in the offices of the City Clerk, City Hall, 38020 Meridian Avenue, weekdays from 8:00 a.m. to 5:00 p.m., beginning January 31, 1996. Interested parties may appear at the hearing on the date noticed above and be heard with respect to the proposed action.

All persons are hereby advised that any presentation they make to the City Commission will be encouraged to be as concise as possible and that the Commission may limit the time of each presentation to permit more time for participation from the public at-large. Any person who appeals any decision of the Commission on these matters will need a record of the proceedings and for such purposes, may need to ensure that a verbatim record includes the testimony and evidence upon which the appeal is to be based, according to Chapter 286.0105, Florida Statutes.

City of Dade City

James D Class

James D. Class
City Clerk

Please publish one time in the Pasco Tribune Issuse of January 31, 1996

MEMO TO: Mayor and Commissioners

FROM: Richard Diamond, City Manager

DATE: February 2, 1996

SUBJECT: Resolution No. 526 - Making a Finding of Necessity to Create a Community Redevelopment Agency

In November 1994, the City Commission created the Redevelopment Advisory Committee (RAC) to investigate the feasibility of establishing a Community Development Agency (CRA) in the City under the Community Redevelopment Act of 1969 as found in Chapter 163 Part III, Florida Statutes. As you know Chapter 163 requires that findings be made regarding the eligibility criteria found in the statute before a CRA can be created. The RAC has completed a year-long review of that criteria and conducted a survey of the redevelopment needs of the City. In addition, the committee held an advertised public meeting on January 16, 1996 to solicit additional input from the public.

Enclosed is the final report from the RAC. It contains the committee's recommendation to the City Commission regarding establishing a CRA within the city and a "finding of necessity" as required by the statute.

Based on the criteria in the statute, the committee also has recommended a redevelopment district. This district would be the area in which redevelopment would take place and the area in which tax increment financing (TIF) would be used.

Leonard Johnson, Chairman of the RAC will present the committee's recommendations and respond to questions.

Should the City Commission accept the committee's recommendation to establish a CRA, then Resolution No. 526 which makes a finding of necessity, must be adopted.

Staff recommends approval of the RAC's recommendation to establish a CRA and to create the redevelopment district and the adoption of Resolution No. 526 . Staff also recommends that the RAC further be charged with preparing the necessary ordinance creating the CRA. This would include having the RAC making a recommendation on the composition of the CRA board.

The RAC should be commended for its work over the past year in its preparation of the report.

Should you have any questions, please advise.

RD/ma

attachment

f:\memos96\finding.rac

A FINDING OF NECESSITY
FOR A PROPOSED REDEVELOPMENT DISTRICT



DADE CITY REDEVELOPMENT ADVISORY COMMITTEE
OCTOBER, 1995

INTRODUCTION

Under Florida's Community Redevelopment Act, local governments are provided legislative authority to target one or more districts in the community for a plan of redevelopment, the financial means to help pay the costs of public improvements, and to assist investment in private redevelopment.

A first step is to establish that an area or areas have characteristics that meet the criteria as contained in the Act. This report is a summary of data and information assembled by the Dade City Redevelopment Advisory Committee (RAC) in support of a Finding of Necessity required before a Community Redevelopment Agency (CRA) charged with implementing a redevelopment plan can be established.

The CRA has the following powers under Florida law:

(1) The power to determine an area to be a slum or blighted area, or combination thereof; to designate such area as appropriate for community redevelopment; and to hold any public hearings required with respect thereto.

(2) The power to grant final approval to community redevelopment plans and modifications thereof.

(3) The power to authorize the issuance of revenue bonds as set forth in s. 163.385.

(4) The power to approve the acquisition, demolition, removal, or disposal of property as provided in s. 163.370(3) and the power to assume the responsibility to bear loss as provided in s. 163.370(3).

When the City Commission adopts a resolution declaring the need for a CRA, the body shall, by ordinance, appoint a board of commissioners, which shall consist of not fewer than five or more than seven commissioners. Any person may be appointed as commissioner who resides or is in business, practicing a profession or performing a service for compensation, or serving as an officer or director of a corporation or other business entity located within Dade City. Or the City Commission may appoint themselves as the governing body of the CRA.

The cost of redeveloping the district will vary depending upon what improvements are proposed in a redevelopment plan. All redevelopment projects will require a specific plan to be developed for their design and implementation.

Funding for the projects will require a strong commitment for a private/public sector partnership. Public funds will need to be invested as a catalyst to spur private investment. In turn, the property value increases return a "bonus" to the district via Tax Increment Financing for new capital improvements. The attraction of private investment will occur only through an assertive program of policies, strategies and incentives to produce the necessary redevelopment.

Community Redevelopment Trust Fund

The City of Dade City Community Redevelopment Agency is required to establish a trust fund. The allowable uses for these funds are outlined in detail in Chapter 163 of the Florida Statutes and include: administration, capital improvements and consulting fees related to studies, plans or surveys for improvement to the target area. Tax increment revenues from the CRA District comprise only one source of funds; there must be additional contributors. Annual reporting on the trust fund is also a requirement that must be met by the CRA Board.

Tax Increment Financing (T.I.F.)

Tax Increment Financing, known as "TIF", is a method of funding public investment within a targeted area utilizing ad valorem tax increment revenues generated from that area. This funding program establishes a "base year" which for the City of Dade City, would be 1995. As property values increase beyond the base year, the millage rate from the City and County is applied to the increased tax assessment value and the increment taxes deposited into the trust fund. The base year serves simply as a point of reference. Redevelopment encourages a rise in the tax base so that the increment increases.

TIF provides a local source of revenue for community redevelopment. Efforts in the community are directed toward the improvement of the defined area for the CRA District. Stimulation of private investment improves the tax base and reverses the patterns of disinvestment and deterioration through increases in property values. These tax revenues can be used to retire revenue bonds with which public improvements can be made to support private investment as provided in the redevelopment plan.

The CRA determines how increment revenues are utilized. An annual budget must be prepared as a matter of record, as well as an accounting of trust fund revenues and expenditures. An annual report must be filed with the Department of Community Affairs (DCA), Special Districts Bureau, including a financial report, audit, meeting schedule and an update on the name of the registered agency who is to receive mailed information and correspondence from the DCA.

In Dade City, the applicable taxing authorities are the City of Dade City and Pasco County, creating a total ad valorem millage rate of 16.31 for every $1,000 value of property. Tax increment for the CRA accrues from January 1 of the year following the base year (1995), and can be collected by year end. While increment funds can be used for capital improvements, the sums of money generated in smaller communities are often used for administration, promotion, marketing, or consulting fees.

Revenue Bonds

Revenue bonds can be issued by the City to finance facilities that will help support growth and redevelopment of the CRA District. Typical uses are for funding additional infrastructure necessary to serve development. This can include improvements to roads, drainage, water and sewer, and sidewalks.

Private and Corporate Donations

Donations to finance the redevelopment program can be solicited from individuals and businesses in Dade City, Pasco County and throughout Florida. Many businesses have funds available for community service.

One extremely successful way to solicit donations is to establish an "adoption" program for a specific project or its components (benches, trees, bricks, etc.), allowing people to buy a share of the project. Many cities have been successful with a variety of adoption programs.

Grants

Grants may be available for specific projects in the redevelopment plan. Every effort should be pursued to take advantage of available grants to decrease the direct cost of projects.

Florida Department of Transportation Highway Beautification Grants are available for landscape and irrigation improvement along FDOT roadways such as Meridian Avenue and 7th Street. The grant may be submitted for each project phase and requires "construction ready" landscape and irrigation plans as an integral part.

State of Florida Historic Preservation Grants may be obtained for rehabilitating designated historic structures or development programs related to historic preservation

activities. The Dade City Historical Society actively promotes awareness of Dade City's historical structures and had located and identified 51 historic structures. The Historical Society designated Church Avenue from 8th Street to 17th Street as the Church Street Historic District.

Community Development Block Grants can be applied for through the Pasco County Community Development Department. Used to finance community redevelopment projects, these federal grants are applied for small city's program on a competitive basis of need. This grant potential can provide revenues to establish an incentive program or low interest loan pool for encouraging private investment.

Special Assessments

Special Assessment Districts can be created within the CRA District to raise funds for redevelopment projects. This is a system whereby property owners within the district or a portion of the district are assessed an additional fee to raise funds for specific projects which will benefit them. The revenues raised can only be used for the identified projects within the defined special assessment district.

Loans

The Small Business Administration (SBA), a federal agency, provides low-interest loans to business people who cannot qualify for standard commercial loans. Information on this program is available through the Chamber of Commerce. This loan program encourages economic development by offering small business start up and expansion within the CRA District.

PROJECTED TIF REVENUES 1995-2018

The following estimate of TIF revenues proposes approximate increments of assessed values and resultant tax increment revenues for general planning purposes. Variables of millage increases, increased assessed values and enlarged CRA District boundaries will yield greater returns. These are estimates only.

Exhibit 1 shows estimates from the Tax Increment Financing Program beginning with 1995 for the purposed district.

These projections are based on a static set of circumstances of millage at this time.

The table is based on an annual percentage increase of three percent (3%) in property value.

EXHIBIT 1

DADE CITY TIF PROJECTIONS
(Based on 3% annual increase in assessed value)

AD VALOREM

YEAR	TAXABLE VALUE	VALUE	*TAX INCREMENT	CUMULATIVE TAX
1995	$21,907,020	$357,303	0	0
1996	$22,564,230	$368,023	$10,720	$ 10,720
1997	$23,241,157	$379,063	$11,040	$ 21,760
1998	$23,938,392	$390,435	$ 11,1372	$ 33,132
1999	$24,656,543	$402,148	$ 11,713	$ 44,845
2000	$25,396,240	$414,213	$ 12,065	$ 56,910
2001	$26,158,127	$426,639	$ 12,426	$ 69,336
2002	$26,942,871	$439,438	$ 12,799	$ 82,135
2003	$27,751,157	$452,621	$ 13,183	$ 95,318
2004	$28,583,692	$466,200	$ 13,579	$108,897
2005	$29,441,203	$480,186	$ 16,986	$125,883
2006	$30,324,439	$494,592	$ 14,406	$140,289
2007	$31,234,172	$509,429	$ 14,837	$155,126
2008	$32,171,197	$524,712	$ 15,283	$170,409
2009	$33,136,333	$540,453	$ 15,741	$186,150
2010	$34,130,423	$556,667	$ 16,214	$202,364
2011	$35,154,336	$573,367	$ 16,700	$219,064
2012	$36,208,966	$590,568	$ 17,201	$236,265
2013	$37,295,234	$608,285	$ 17,727	$253,982
2014	$38,414,092	$626,533	$ 18,248	$272,230
2015	$39,566,515	$645,330	$ 18,797	$291,027
2016	$40,753,510	$664,690	$ 19,360	$310,387
2017	$41,976,115	$684,630	$ 19,940	$330,327
2018	$43,235,398	$705,169	$ 20,539	$350,866

* Based on:County Millage = 8.81 (1995) and City Millage = 7.50 (1995)

DEFINITIONS OF SLUM AND BLIGHT

To be eligible under the act, the City must find that one or more areas exist in the City that meet the definition for "slum" and "blight" as contained in Chapter 163.340, F.S., as follows:

"Slum area" means an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age, or obsolescence; inadequate provision for ventilation, light, air, sanitation, or open spaces; high density of population and overdevelopment; the existence of conditions which endanger life or property by fire or other causes; or any combination of such factor is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals, or welfare.

"Blighted area" means an area in which there are a substantial number of slum, deteriorated, or dilapidated structures and conditions which endanger life or property by fire or other causes or one or more of the following factors which substantially impairs or arrests the sound growth of a municipality and is a menace to the public health, safety, morals, or welfare in its present conditions and use:

1. **Predominance of defective or inadequate street layout.**
2. **Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.**
3. **Unsanitary or unsafe conditions.**
4. **Deterioration of site or other improvements.**
5. **Tax or special assessment delinquency exceeding the fair value of the land.**
6. **Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.**

BOUNDARIES OF THE PROPOSED REDEVELOPMENT DISTRICT

Based on a field survey of the conditions in the downtown area, the RAC established the following proposed redevelopment district:

BEGINNING with Section 26; Township 24 south; Range 21 east; at the intersection of E. Howard Avenue and the U.S. 98 Bypass, commence northerly along the U. S. 98 Bypass to the intersection of E. Meridian Avenue; thence westerly along E. Meridian Avenue to Section 27; Township 24 south; Range 21 east; at the intersection of N. 5th Street commence in a northerly direction to the U. S. 98 Bypass; thence northwesterly along the U. S. 98 Bypass to the intersection of W. Whitehouse Avenue; thence westerly along W. Whitehouse Avenue to the intersection of N. 8th Street; thence northerly along N. 8th Street to the south boundary of the Dade City Plaza Shopping Center; thence westerly along said boundary to N. 10th Street; thence southerly along N. 10th Street to the intersection of W. Howard Avenue; thence easterly to the POINT OF BEGINNING.

EXISTING CONDITIONS OF THE REDEVELOPMENT DISTRICT

1. PROPERTY VALUATION

In order to determine whether the criteria in Chapter 163 is met, the RAC conducted a survey of the downtown core. The first step was an examination of property value data from the Office of the Pasco County Property Appraiser. The district includes 397 property parcels with a total assessment of $31,629,002 and a total taxable value of $21,907,020

2. CONDITIONS OF STRUCTURES

A Field Survey Report was conducted in July by the RAC and City staff that included an inventory of approximately 330 existing structures located in the proposed redevelopment district. The survey included an assessment of the condition of all structures based on the following criteria:

A ."S" - Standard Condition - This means the building is generally in good condition, but the structure may need some cosmetic improvements, routine maintenance (painting, cleaning, etc.), and/or minor repairs (fix windows, doors, hand railings, steps, fencing, roof shingles, etc.) that are not considered to be a major investment in the building.

B. "SS" - Substandard Condition - This means the structure is in need of major repairs to bring it to "Standard" condition. These repairs include major structural repairs to the roof structure, or other supporting part of the building, it lacks an indoor toilet, etc. This corresponds to the "deteriorating" criteria in Section 163.340(7) and (8)a, Florida Statutes.

C. "D" - Dilapidated Condition - This means the structure is in such poor condition that it should be removed; that it appears to be structurally unsound, or that improvements required to bring the structure to "standard" condition would include substantial renovations and that the cost of these renovations may be a large percentage of its current value. This corresponds to the "deteriorated" and "dilapidation" criteria in Section 163.340(7) and (8)(a), Florida Statutes.

Exhibit 2 illustrates the number, use and condition of the structures in the proposed redevelopment district:

EXHIBIT 2

USE	STANDARD (S)	SUB-STANDARD (SS)	DILAPIDATED (D)
Residential-1family	69	27	20
Residential-2 family	4	1	0
Residential- 3 family Multi-Family or more	4	0	1
Commercial-Retail	42	2	2
Commercial-Personal Services	61	1	1
Commercial-Office	5	0	0
Commercial-Repair	9	0	0
Wholesale-Industrial	4	0	0
Church-Civic	5	1	0
TOTALS	274	32	24

Source: 1995 RAC Field Survey Report

The results of the Field Survey Report show 9.7% of the building structures to be sub-standard and 7.3% to be dilapidated, or a total of 17% below standard condition in the proposed redevelopment district.

Additionally, the age of each structure was included in the Field Survey Report. This information was based on the 1990 census and the Pasco County Comprehensive Housing Affordability Strategy (CHAS), which was prepared by the County Community Development Department in 1993. Nearly half of all residential structures located in the proposed redevelopment district were built prior to 1945, and nearly half of all commercial structures were built prior to 1970.

Age of structures does not necessarily reflect substandard conditions. In fact, many older structures in the city are in excellent condition and have added value because their historic architecture was maintained. However, depending on the quality of construction; older structures may experience significant deterioration without adequate maintenance. In addition, the age of the structure may be an indication of functional obsolescence, especially for commercial structures. Finally, older commercial structures may be difficult to renovate in order to be competitive due to the cost of meeting modern state and federal life/safety and access codes.

3. TRANSPORTATION

There are 26 street segments located in the proposed redevelopment district. From the survey and from information from the City's Public Works Department, there were no streets with ineffective or inadequate street layout in the district. The district is served by a system of state-maintained arterial and collector roads that have adequate capacity and are functioning at C or better level of service. The local streets serving the land uses within the district are arranged in a typical rectangular grid pattern and most appear to have adequate rights-of-way and traffic carrying capacity.

There are some local roadways in the north part of the district with dead-end and/or unpaved streets. Some of the existing paved streets with brick foundations show signs of deterioration of the pavement. Resolution No. 462 adopted by the City Commission generally prevents resurfacing of local brick streets. This policy is intended to allow the street surfaces to deteriorate and to once again become brick-surfaced streets.

The long-range transportation plan prepared by Pasco County indicates that some segments of the major road network within the district will exceed LOS C by the year 2015.

Traffic accident data provided by the Dade City Police Department from October, 1992 to April 1995 show 276 reported accidents in the proposed redevelopment district. Most of the accidents occurred on Howard Avenue (23); Martin Luther King Jr Blvd (16); and 7th Street (28).

4. PARKING

Parking within the district is accommodated principally by on-street parking and in city-owned parking lots. No time limits are enforced for the parking. Available parking appears to be adequate for the business areas in the district. With recent improvements in the building occupant levels in the district, the provision of parking

should be examined. It is likely that with implementation of a redevelopment plan, that public and private parking facilities may be inadequate.

5. LAND USE

All existing land uses were mapped from the survey by the committee. The survey found that there is a broad mix of land use types in the district with office and retail commercial, and other intensive uses adjacent to single-family and other residential uses. The City's adopted Comprehensive Plan provides for a mix of land uses in an attempt to encourage redevelopment and create a downtown area that is not only a business center but also an area where people live. While this type of mixed use can create economic opportunities, nuisance created by intensive commercial uses can adversely affect residential uses by lowering rents and values causing a lack of investment by owners in maintenance. Due to the requirements of the State's life/safety code and federal Americans With Disabilities Act (ADA) requirements, the conversion of the residential structures to commercial uses can be expensive. As a result, residential structures may deteriorate until redevelopment becomes viable.

Although the Comprehensive Plan states that buffer areas are necessary between incompatible uses in the mixed use areas, this has not occurred. The City's review and update of the Comprehensive Plan, for the effectiveness of the mixed use concept and as part of any redevelopment plans.

7. UNSANITARY OR UNSAFE CONDITIONS

The committee survey teams identified numerous areas within the district that contained trash, junk, debris and litter on private property, and tripping hazards on sidewalks. Standing stormwater was found in several areas and seven (7) areas in the district have been identified by our Public Works Department as having drainage problems as follows:

1. **E. Meridian Avenue at the intersections of 6th Street; 5th Street; 4th Street; and 3rd Street.**
2. **5th Street at E. Robinson Avenue**
3. **N. 8th Street at the intersection of W. Whitehouse Avenue**
4. **N. 8th Street at the intersection of W. Gaddis Avenue**
5. **S. 8th Street at the curve intersection of W. Church Avenue**
6. **N. 6th Street between Martin Luther King Jr Blvd and Madill Avenue**
7. **N. Futch Street**

8. CRIME

The data shows that the number of criminal offenses reported in the district increased by 10.5% during the period from October, 1992 through April, 1995. The offenses in the district during this period (1,077) account for 25% of the offenses recorded in the City (4,107). The offenses include burglaries, auto theft, larceny, assault, robberies, etc.

9. WATER AND SEWER

All potable water distribution and fire suppression systems in the proposed redevelopment district are adequate, according to the Dade City Water Division. However, portions of the sewer distribution system along Howard Avenue, Martin Luther King Jr Blvd, 6th Street, and 3rd Street are inadequate due to a limited system capacity and old system materials.

HISTORY OF THE PROPOSED REDEVELOPMENT DISTRICT

The proposed redevelopment district includes the historic commercial center of the City due to the traffic circulation of U.S. 301/7th Street, Meridian Avenue, and the U.S. 98 Bypass. This area encompasses 139 acres MOL and includes a traditional downtown area that is found in many old communities of Florida. The district features a courthouse square, a City park, commercial retail and service establishments, government facilities, and a variety of residential housing types.

For several decades a railroad line and a depot were located in the district until the corridor was abandoned and donated to the City. During that time a number of businesses were supported by the railroad, including the Pasco Lumber Company.

A downtown parking park was created from some of the abandoned railroad corridor in 1973 as the City established available parking to attract commercial retail to the downtown. In 1986 the City received designation in the Florida Main Street program and began efforts for the renovations, enhancements, and marketing of the downtown.

However, growth in the proposed redevelopment district as well as in the City has been slow. The 1940 census population for the City was 2,561; and in 1950: 3,806; 1960: 4,759; 1970: 4,241; 1980: 4,923, and in 1990: 5,633. Agriculture, government, and public schools, are the largest employers in the proposed redevelopment district.

Major freezes in the last decade eliminated a number of productive orange grove acreage in the surrounding areas outside the district. This affected the largest employers and businesses in the proposed redevelopment district and the closing of one of two citrus processing plants outside the district. Additionally, with the opening of the Wal-Mart Plaza in 1984 several small family-owned retail stores in the district were closed by 1989, including a large shopping center on the U.S. 98 Bypass.

CONCLUSIONS

It is obvious from the information above that areas exist within the district that meet the requirements in Section 163.340 for establishing a community redevelopment district (CRA). There are a number of older, deteriorating structures and conditions that impair growth in the district.

There is evidence of obsolescence due to the age of many of the structures in the district. Unsanitary conditions in the district have been identified as well as a crime rate that is increasing at a greater rate than the city as a whole. There is a need for infrastructure improvements to include roads, drainage, water and sewer and sidewalks.

The RAC therefore, recommends that the City Commission adopt Resolution No. 526 making a Finding of Necessity under Section 163,355, Florida Statutes; that a CRA be established for the redevelopment of the proposed district.

Rep.rac

Prepared at the Direction of the Entire City Commission.

RESOLUTION NO. 538

A RESOLUTION OF THE CITY OF DADE CITY, FLORIDA, RELATING TO COMMUNITY DEVELOPMENT; CREATING A COMMUNITY REDEVELOPMENT AGENCY PURSUANT TO SECTION 163.356, FLORIDA STATUTES; PROVIDING FOR THE FUNCTIONS AND DUTIES OF SAID AGENCY; APPOINTING AN ADVISORY COMMITTEE TO THE COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR TERMS AND INITIAL APPOINTMENTS TO THE ADVISORY COMMITTEE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of Dade City directed that a study be commissioned to determine the existence of slum and blight conditions in the city; and

WHEREAS, the Dade City Redevelopment Advisory Committee prepared a comprehensive study which found the existence of slum and blight conditions; and

WHEREAS, the City Commission of the City of Dade City approved Resolution No. 526 which adopted the findings of the study, determined the necessity for a Community Redevelopment Agency pursuant to Section 163.356, Florida Statutes, and established a redevelopment district.

NOW THEREFORE, be it resolved by the City Commission of Dade City of Pasco County, Florida, in regular session duly assembled that:

Section 1. Pursuant to Section 163.357(1), Florida Statutes, the City Commission does hereby create a community redevelopment agency for the City of Dade City, Florida.

Section 2. The City Commission of the City of Dade City is hereby established as the Dade City Community Redevelopment Agency.

Section 3. The Dade City Community Redevelopment Agency shall constitute a legal entity, separate, distinct and independent from the City Commission of Dade City and as such shall be an autonomous board having the powers and duties prescribed in Chapter 163, Part III, Florida Statutes.

Section 4. The Dade City Redevelopment Advisory Committee is hereby appointed as an advisory board to the Dade City Community Redevelopment Agency. The Committee shall advise the Community Redevelopment Agency on matters relating to the redevelopment of the established district pursuant to Chapter 163, Part III, Florida Statutes.

The Committee shall consist of seven members appointed by the Dade City Community Redevelopment Agency as follows:

a. One representative from the Greater Dade City Chamber of Commerce;
b. One representative from the Dade City Downtown Mainstreet, Inc.;
c. One representative from the Dade City Historic Preservation Advisory Board;
d. Two merchants or property owners in the Redevelopment District;
e. Two City residents;

Section 5. The Dade City Redevelopment Advisory Committee members shall serve three-year terms and may be reappointed. Any vacancy occurring during any term shall be filled by the agency for the duration of the unexpired term. The initial terms shall be as follows; Three members to serve three years; Two members to serve two years; and Two members to serve one year.

The initial members of the committee shall be as follows:

NAME	TERM
Leonard Johnson, Chairman	Two Years
Edward Blommel, Vice Chairman	Three Years
Jean Ward	Three Years
Pete Brock	One Year
Otto Weitzenkorn	One Year
Faye Sanders	Three Years
Grace Bryant	Two Years

Section 6. The committee shall adopt by-laws governing voting, officers, and conduct of meetings. Such by-laws shall be subject to approval by the agency.

Section 7. That this resolution shall become effective as provided in the City Charter.

DONE AND RESOLVED this 14th day of May, 1996.

CITY OF DADE CITY

MAYOR

ATTEST:

CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

MEMO TO: Mayor and City Commissioners

FROM: Richard Diamond, City Manager

DATE: May 6, 1996

SUBJECT: Resolution No. 538 - Establishing a Community Redevelopment Agency (CRA)

Following adoption of Resolution No. 526 in February 1996, which determined the need for a Community Redevelopment Agency (CRA) and created the redevelopment district boundaries, the City Commission charged the Dade City Redevelopment Advisory Committee (RAC) with recommending the composition of the CRA and developing a draft resolution or ordinance to implement the recommendations.

At its April 16, 1996 meeting, the RAC unanimously recommended that the City Commission be established as the CRA and that a permanent advisory committee be created to assist the CRA.

To implement this recommendation, the RAC proposed that Resolution No. 538 (enclosed), be adopted. Also, enclosed is a staff report which reviews the different options for establishing the CRA and some of the findings from a survey of some other cities which have CRA's.

Mr. Leonard Johnson, Chairman of the RAC will be present at the meeting to present the committee's recommendation.

Should you have any questions, please advise.

RD/ma

attachments

f:\memos96\Res538

MEMO TO: Dade City Redevelopment Advisory Committee (RAC)

FROM: Richard Diamond, City Manager

DATE: April 11, 1996

SUBJECT: Resolution No. 538 - Creating a Community Redevelopment Agency

Under the provisions of the Community Redevelopment Act of 1969 (Chapter 163, Part III, Florida Statutes) a local government has several alternatives for establishing a community redevelopment agency (CRA): 1.) The governing body (council or commission) may designate itself as the CRA, and as such will operate as an independent entity separate from its commission duties. 2.) The commission may appoint up to seven citizens to sit as the CRA. Under this alternative, the city commission must still hold public hearings, approve redevelopment plans, create the trust fund, and approve the acquisition or disposal of property. 3.) For those governing bodies with five members, Chapter 163 allows the commission to sit as the CRA along with two citizens appointees creating a seven-member CRA board. 4.) The law also allows for the designation of existing boards or authorities as the CRA's.

In order to gather information on the alternatives for a CRA, we surveyed a number of small and medium-sized cities with CRA's. From the survey we have found that a majority (11 of 19) designated the city's governing body as the CRA board versus those who appointed a separate board (see enclosed survey results). We found at least one example (Bradenton) where the CRA was composed of citizens, but which the City Commission could override any decision made by the CRA and one (Pinellas Park) which had a mix of elected officials and citizens.

Based on our findings, staff proposes that the RAC recommend that the enclosed resolution (Resolution No.538) be adopted by the City Commission. This resolution designates the City Commission as the CRA. Having the City Commission sit as the CRA will minimize additional bureaucracy needed for decision making (because of the requirements for city commission approval mentioned above). Also, since it is obvious from our projections of tax increment that financing, that assistance and close coordination with City services and programs will be essential to implementing a redevelopment plan, sitting as the CRA, the City Commission will have first hand knowledge of these needs on a continuing basis. And, being a small city with a relatively small redevelopment district, the City Commission is capable of assuming the extra duties as the CRA. Finally, having elected officials who are answerable to the public making the decisions could create a CRA that is more responsive than one with appointed members.

The resolution also establishes the RAC as a permanent advisory board to the CRA. While we found few CRA's which have formal advisory boards, it is envisioned that this board will solicit public input and advise the CRA on redevelopment issues within the redevelopment district boundaries, and work with the City staff to develop and prepare the redevelopment plans and programs to bring to the CRA for action. The resolution proposes that the current members continue to serve, but that staggered terms be created.

Discussion of the completion of the CRA is scheduled for the April 16, 1996 meeting.

RD/ma

attachments

Prepared at The Direction of The Entire City Commission

ORDINANCE NO. 99-0735

AN ORDINANCE OF THE CITY COMMISSION OF DADE CITY, FLORIDA, PURSUANT TO SECTION 163.387, FL. STAT.; PROVIDING FOR THE CREATION AND ADMINISTRATION OF A COMMUNITY REDEVELOPMENT TRUST FUND FOR THE DADE CITY REDEVELOPMENT AREA AS SET FORTH IN ORDINANCE NO. 99-0734 OF THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA; PROVIDING FOR THE DURATION OF THE COMMUNITY REDEVELOPMENT PLAN; DESIGNATING THE COMMUNITY REDEVELOPMENT TRUST FUND AS THE RECIPIENT OF FUNDS PURSUANT TO SECTION 163.387(1), FL. STAT.; PROVIDING FOR ADMINISTRATION BY THE DADE CITY COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR EXPENDITURE OF FUNDS ON GENERAL PURPOSE GOVERNMENT BUILDINGS; PROVIDING FOR DEFINITIONS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission (the "Commission") of Dade City has adopted Resolution No. 526 in which a finding of necessity for redevelopment was made relating to specific areas, all of which are located within the corporate boundaries of the City of Dade City; and

WHEREAS, said resolution describes the areas in which there exists conditions making said area eligible for designation under Chapter 163, Part III, Florida Statutes; and

WHEREAS, the Redevelopment Advisory Committee established by Resolution No. 538, has recommended that additional territory, not adopted in Resolution No. 526, be included within the community redevelopment area boundary; and

WHEREAS, the Commission desires to provide for the redevelopment of such areas, pursuant to the Community Redevelopment Act, as contained in Chapter 163, Part III, Florida Statutes; and

WHEREAS, on May 14, 1996, the Commission adopted Resolution 538 by which it declared itself the "Community Redevelopment Agency" and vested in itself all rights, powers, duties, privileges and immunities vested in a community redevelopment agency by Chapter 163, Florida Statutes; and

WHEREAS, due notice of this action has been provided to the public and each taxing authority which levies ad valorem taxes on taxable real property within the geographic boundaries of the Area; and

WHEREAS, the Commission has adopted Ordinance No. 99-0734, approving the Dade City Redevelopment Plan, pursuant to Florida Statute 163.360.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of Dade City, Florida, sitting in regular session, that:

Section 1. The terms contained in this Ordinance shall have the meanings set forth or referenced in Chapter 163, Part III, Fl. Stat.

Section 2. The Commission hereby establishes and creates, in accordance with the provisions of Section 163.387, Fl. Stat., a Community Redevelopment Trust Fund, hereinafter referred to as the "Fund", for the Dade City Redevelopment Area, herein referred to as the "Area", which fund shall be utilized and expended for the purposes of and in accordance with the Community Redevelopment Plan, entitled the Dade City Redevelopment Plan, hereinafter referred to as the "Plan".

Section 3. The funds to be allocated and deposited into the Fund are hereby appropriated to the Community Redevelopment Agency, hereinafter referred to as the "Agency", to finance projects within the Area, as authorized by this Ordinance and Ordinance 99-0734. Ordinance 99-0734 having been adopted and made a part of this Ordinance by reference. Said Area is defined and described in the Plan. The Agency shall utilize the funds and revenues paid into and earned by the Fund for all and every Community Redevelopment purpose delegated to it in the aforementioned ordinance, and as provided in the Plan and as provided by law, with said Fund to exist for the duration of a project or projects undertaken by the Agency pursuant to the Plan and this Ordinance. Said funds shall be held by the City Clerk of the City of Dade City for and on behalf of the Agency and dispersed to the Agency in accordance with this Ordinance and state law.

Section 4. Pursuant to Section 163.370 (2)(a), Fl. Stat., the Commission does hereby authorize the allocation of funds and revenues paid into and earned by the Fund to construct or expand administrative buildings for public bodies or police and fire buildings, located within the Area.

Section 5. There shall be paid into the Fund each year by all taxing authorities, as defined in Section 163.340(2), Fl. Stat., within the Area, the incremental increase in the income, proceeds, revenues and funds of taxing authority, as calculated in accordance with Section 7 of this Ordinance and Section 163.387(1), Fl. Stat., based upon the base tax year set forth in Section 6 of this Ordinance.

Section 6. The most recent tax roll used in connection with the taxation of such property shall be the 1998 Tax Roll of Pasco County, Florida, and all deposits into the Fund shall begin in incremental increases from the tax rolls resulting in ad valorem tax revenues due subsequent to November 1, 1998 for the tax year January 1, 1999 through December 31, 1999, and subsequent years.

Section 7. Said tax increment shall be determined and appropriated annually, and shall be that amount equal to ninety-five percent (95%) of the difference between:

a. That amount of ad valorem taxes levied each year by each taxing authority, exclusive of any debt service millage on taxable real property contained within the geographical boundaries of the Area; and

b. That amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for each taxing authority, exclusive of debt service millage, upon the total of the assessed value of the taxable property in the Area, as shown upon the most recent assessment roll used in connection with the taxation of such property by each taxing authorities prior to the effective date of this Ordinance providing for the funding of the trust fund.

Section 8. All taxing authorities defined in Florida Statute 163.340(2), shall:

a. Upon the adoption of this Ordinance providing for funding of the redevelopment trust fund as herein provided, each taxing authority shall, by January 1st of each year, appropriate to such trust fund so long as any indebtedness pledging increment revenues to the payment thereof is outstanding (but not to exceed 30 years) a sum which is no less than the increment as defined and determined in Section 7 of this Ordinance accruing to such taxing authority.

b. Any taxing authority which does not pay the increment to such trust fund by January 1st shall pay to such trust fund an amount equal to five percent (5%) of the amount of the increment and shall pay interest on the amount of the increment equal to one percent (1%) for each month the increment is outstanding.

Section 9. The Fund shall be established and maintained as a separate trust fund account in the office of the City Clerk of the City of Dade City pursuant to this Ordinance, whereby the Fund may be promptly and effectively administered and utilized by the Agency expeditiously and without undue delay for their allocated statutory purpose.

Section 10. The tax increment shall be computed by using the assessed value of the taxable real property in the Area for the year of 1998 as the base, and in subsequent years using the assessed value of real property in the Area for that year as the second factor in determining the amount of tax increment accruing in that year.

Section 11. The Agency accepts full responsibility for the receipt, custody, disbursement, accountability, management and proper application of all monies paid into the Fund, subject to the provisions of Section 3 of this Ordinance.

Section 12. Any and all ordinances or parts of ordinances in conflict herewith be, and the same are, hereby repealed.

Section 13. Should any section or provision of this ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 14. This ordinance shall take effect in accordance with the City Charter.

The above and foregoing ordinance was read and passed on its first reading in open and regular session of the 11th day of May, A.D., 1999, in Dade City, Florida.

DADE CITY, FLORIDA

MAYOR

ATTEST:

CLERK

The foregoing Ordinance No. 99-0735 was read and passed on its second and final reading in open and regular session of the 25th day of May, A.D., 1999, in Dade City, Florida.

DADE CITY, FLORIDA

MAYOR

ATTEST:

CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

THE TAMPA TRIBUNE
Published Daily
Tampa, Hillsborough County, Florida

State of Florida }
County of Hillsborough } ss.

Before the undersigned authority personally appeared J. Rosenthal, who on oath says that she is Classified Billing Manager of The Tampa Tribune, a daily newspaper published at Tampa in Hillsborough County, Florida, that the attached copy of advertisement being a

LEGAL NOTICE PASCO EDITION

in the matter of

CITY OF DADE CITY

was published in said newspaper in the issues of

MAY 1, 1999

Affiant further says that the said The Tampa Tribune is a newspaper published at Tampa in said Hillsborough County, Florida, and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as second class mail matter at the post office in Tampa, in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, this advertisement for publication in the said newspaper.

J. Rosenthal
5

Sworn to and subscribed before me, this _____ day of MAY, A.D. 1999

Personally Known ____ or Product Identification _____
Type of Identification Produced _____

(SEAL)

Susie Lee Slaton

NOTARY PUBLIC STATE OF FLORIDA
OFFICIAL NOTARY SEAL
SUSIE LEE SLATON
COMMISSION NUMBER
CC539424
MY COMMISSION EXP.
APRIL 16, 2001

CITY OF DADE CITY
MEETING OF THE PLANNING BOARD MEETING OF THE COMMUNITY REDEVELOPMENT AGENCY CITY COMMISSION PUBLIC HEARINGS FOR THE COMMUNITY REDEVELOPMENT PLAN ORDINANCE 99-0734 AND ORDINANCE 99-0735 REDEVELOPMENT TRUST FUND

The Dade City City Commission sitting as the City Planning Board will be holding a meeting on Tuesday, May 11, 1999, at 5:30pm, in the City Commission Chambers at 38020 Meridian Avenue in Dade City. The Board, pursuant to Chapter 163.360 (3) F.S., will be considering the conformity of the proposed Community Redevelopment Plan with the City's Comprehensive Plan.

Immediately following the Planning Board meeting, the City Commission will convene as the Community Redevelopment Agency to hold a public meeting to consider the proposed Community Redevelopment Plan, pursuant to Chapter 163.360 (3) F.S.

Immediately following the Community Redevelopment Agency meeting, the City Commission will convene. During the City Commission meeting, the Commission, pursuant to Chapters 163.340 (4), 163.387 and 166.041, F.S., will hold public hearings for first reading of Ordinance 99-0734 adopting the Community Redevelopment Plan and will hold a first reading of Ordinance 99-0735 adopting the Redevelopment Trust Fund. Second and final reading for both of these ordinances will take place at the City Commission meeting of Tuesday, May 25, 1999, in the City Commission chambers at 38020 Meridian Avenue in Dade City. Interested parties may appear at the public hearings and be heard with respect to the proposed ordinances.

ORDINANCE NO. 99-0734

AN ORDINANCE OF THE CITY COMMISSION OF DADE CITY, FLORIDA, PURSUANT TO FLORIDA STATUTE 163, PART III, APPROVING AND ADOPTING THE DADE CITY REDEVELOPMENT PLAN; IMPLEMENTING ACTIONS TAKEN BY THE CITY COMMISSION OF DADE CITY IN RESOLUTIONS 126 AND 338; FURTHER IMPLEMENTING THE PROVISIONS OF FLORIDA STATUTE 163, PART III; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR DEFINITIONS; PROVIDING FOR CAPITAL PROJECTS AND PROGRAMS TO BE IMPLEMENTED AS PART OF THE SAID REDEVELOPMENT PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 99-0735

AN ORDINANCE OF THE CITY COMMISSION OF DADE CITY, FLORIDA, PURSUANT TO FLORIDA STATUTE 163.387; PROVIDING FOR THE CREATION AND ADMINISTRATION OF A COMMUNITY REDEVELOPMENT TRUST FUND FOR THE DADE CITY REDEVELOPMENT AREA AS SET FORTH IN ORDINANCE NO. 99-0734 OF THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA; PROVIDING FOR THE DURATION OF THE COMMUNITY REDEVELOPMENT PLAN; DESIGNATING THE COMMUNITY REDEVELOPMENT TRUST FUND AS THE RECIPIENT OF FUNDS PURSUANT TO FLORIDA STATUTE 163.387(1); PROVIDING FOR THE ADMINISTRATION BY THE DADE CITY COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR EXPENDITURE OF FUNDS ON GENERAL PURPOSE GOVERNMENT BUILDINGS; PROVIDING FOR DEFINITIONS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

The Community Redevelopment Area, subject to these ordinances, is that area of downtown Dade City generally bounded on the south by Hardaway Avenue, bounded on the west by 10th street, bounded on the north by Whitehouse Avenue and on the east by the U.S. 98 Bypass.

The general scope of the Redevelopment Plan is to set a framework and develop a list of projects intended to strengthen and revitalize the business, residential areas and public fabric of the redevelopment area. An analysis of existing conditions has been performed, redevelopment goals, and economic positioning strategy, town center concept, urban framework plan and implementation strategies are proposed in the Plan.

The proposed plan and ordinances may be ...

DEC 29 1999

PASCO COUNTY, FLORIDA

OFFICE OF THE COUNTY ATTORNEY

Robert D. Sumner
County Attorney

Barbara L. Wilhite
Patricia J. Hakes
Edward B. Cole
Christian T. Van Hise
Debra M. Zampetti
W. Elizabeth Blair

December 27, 1999

Mr. Douglas Drymon
City Manager
City of Dade City
Post Office Box 1355
Dade City, Florida 33525

Re: Pasco County Ordinance No. 99-29

Dear Doug:

Enclosed for your review and file is a copy of Pasco County Ordinance No. 99-29 which authorizes annual funding for Dade City's Redevelopment Trust Fund.

Please do not hesitate to contact me if I can be of any further assistance.

Sincerely yours,

Robert D. Sumner
County Attorney

RDS:lp
Enclosure

7530 Little Road, Suite 340•New Port Richey, Florida 34654•PHONE (727) 847-8120•FAX (727) 847-8021
TOLL FREE (800) 368-2411, Ext. 8120
CAO01/RDSLETTERS/DRYMON/RDS:LP

BY COMMISSIONER _____ ORDINANCE NO. 99-29



AN ACT TO BE ENTITLED

AN ORDINANCE AUTHORIZING ANNUAL FUNDING FOR DADE CITY'S REDEVELOPMENT TRUST FUND, ESTABLISHING CRITERIA FOR ANNUAL TAX INCREMENTS AND PROVIDING GUIDELINES PURSUANT TO FLORIDA STATUTE 163.387; PROVIDING FOR INCLUSION IN CODE, SEVERABILITY AND EFFECTIVE DATE AND FOR MODIFICATION THAT MAY ARISE FROM CONSIDERATION OF THE ORDINANCE AT PUBLIC HEARING.

WHEREAS, on May 25, 1999, Dade City approved Ordinance 99-0734 establishing a Redevelopment Plan for its downtown area; and

WHEREAS, on May 25, 1999, Dade City approved Ordinance 99-0735, creating a community redevelopment trust fund to receive tax increment dollars for its downtown redevelopment area; and

WHEREAS, Section 163.370 (2)(a), F.S., authorizes expenditure of tax increment funds on public administrative buildings only if each taxing authority agrees to such expenditure; and

WHEREAS, Ordinance 99-0735, Section 4, specifically authorizes expenditure of city-generated tax increment funds to construct or expand administrative buildings for public bodies or police and fire buildings; and

WHEREAS, agreement of such expenditures will potentially provide funds for improvements to be made to public buildings within the redevelopment area.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pasco County, Florida as follows:

SECTION 1 SCOPE

This Ordinance shall govern and provide authority for the Dade City Redevelopment Trust Fund.

SECTION 2 RECITAL

The whereas clauses set forth above are hereby incorporated by reference.

SECTION 3 AUTHORIZATION AND CRITERIA FOR ANNUAL FUNDING

(a) The redevelopment plan and trust fund for Dade City is hereby approved.

DADE CITY'S REDEVELOPMENT ORD\DRAFT 1\DZ:bw

(b) The County shall annually pay to Dade City for deposit to the fund approved in this section a sum equal to the increment in the income, proceeds, revenues and funds of the county derived from or held in connection with the community redevelopment project area, for the use of Dade City's redevelopment agency in its undertaking and carrying out of the community development project plan which includes, but is not limited to, funding for public buildings. The increment shall be determined annually and the amount to be funded by the taxing authority shall be less than 95 percent of the difference between (1) and (2) but in no event less than 50 percent of such difference. Dade City shall obtain 94 percent of the difference between (1) and (2).

(1) The amount of ad valorem taxes levied each year by each taxing authority, exclusive of any amount from any debt service millage, on taxable real property contained within the geographical boundaries of the community redevelopment area; and

(2) The amount of ad valorem taxes which would have been produced by the rate upon which the taxes levied each year by or for each taxing authority, exclusive of any debt service millage, upon the total of the assessed value of the taxable real property in the community redevelopment area as shown upon the most recent assessment roll used in connection with the taxation of such property by each taxing authority prior to the effective date of the ordinance providing for the appropriation to the trust fund.

(c) The county shall annually pay to Dade City the tax increment due the fund on or prior to January 1, 2000. The county's obligation to annually fund the redevelopment trust fund annually shall continue until all loans, advances, and indebtedness incurred as the result of the community redevelopment project have been paid (not to exceed 30 years), a sum that is no less than the increment as determined in subsection (b). In no year shall the county's obligation to the fund exceed the amount of that year's tax increment as determined in subsection (b). The county's increment contributions are to be accounted for as separate revenue within the fund, but may be combined with other revenues for the purpose of paying debt service.

(d) Copies of reports of audits required by F.S.§.163.387(8) shall be provided to the Board of County Commissioners each fiscal year.

SECTION 4 INCLUSION IN THE CODE.

It is the intent of the Board of County Commissioners that the provisions of this Ordinance shall become and be made a part of Pasco County Code, and that the Sections of this Ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section", "article", or such other appropriate word or phase in order to accomplish such intentions.

SECTION 5 SEVERABILITY.

It is declared to be the intent of the Board of County Commissioners of Pasco County, Florida, that if any section, subsection, sentence, clause, or provision of this ordinance shall be declared invalid, the remainder of this ordinance shall be construed as not having contained said section, subsection, sentence, clause or provision, and shall not be affected by such holding.

SECTION 6 EFFECTIVE DATE.

A certified copy of this Ordinance shall be filed in the Office of the Department of State by the Clerk of the Board within ten (10) days of adoption, and shall take effect upon filing.

DONE AND ADOPTED this 21st day of December, 1999.

(SEAL)

ATTEST:

BY: _____
JED PITTMAN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

BY: _____
PAT MULIERI, Ed. D., Chairman

APPROVED
DEC 21 1999

APPROVED AS TO LEGAL FORM AND CONTENT
OFFICE OF THE COUNTY ATTORNEY

BY: _____
Attorney

STATE OF FLORIDA
COUNTY OF PASCO
THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL OF RECORD IN MY OFFICE. WITNESS MY HAND THE COUNTY'S OFFICIAL SEAL THIS 27th December 1999
JED PITTMAN, CLERK TO THE BOARD
BY Teresa Hagen D.C.

DADE CITY'S REDEVELOPMENT ORD\DRAFT 1/DE:bw 3

AGENDA MEMO
City Commission

To: Honorable Mayor and Members of the City Commission

From: Marieke vanErven, City Manager

Re: Ratify Appointment to Police Pension Board

Date: June 23, 2026

RECOMMENDED ACTION

Approve reappointment of David Duff as 5th trustee to the Police Pension Board.

BACKGROUND SUMMARY/ANALYSIS

According to F.S. 185.05, the Board of Trustees for the Police Pension Board will consist of five members each. Two of the members, who must be legal residents of the City, are appointed by the City Commission. Two more members, who must be police officers, are elected by a majority vote of the members of the respective plan.

The fifth member of each board is selected by a majority vote of the previous four members and is then submitted to the City Commission for appointment.

Mr. Duff's term ended on February 28, 2026 filling the vacancy of Rich Griner.
At the March 12, 2026 meeting, the board voted and approved Mr. Duff serving another 4 year term.

ATTACHMENTS

Police Pension Board Applications_Redacted

FUNDING

Funding is not required for this item.

CITY OF DADE CITY
ADVISORY BOARD/COMMITTEE APPLICATION

Date: 3/28/25

Name: William Emery

Address: 38030 Meridian Ave.

Home Phone: _____ Work Phone: (813) 712-0158

Cell Phone [redacted] E-Mail Address: wemery@dadecityfl.com

Occupation: Police Officer

Resident of Dade City Yes Number of Years 18

Own a Business in Dade City No Number of Years _____

Board/Committees you are interested in:

_____Historic Preservation Advisory Board

_____Redevelopment Advisory Committee (RAC)

_____Recreation Advisory Board

_____Citizens Advisory Committee

X Police Pension Board*

Training or experience related to activities of boards or committees to which appointment is sought: None

Member of the following professional or business organizations:

None

Updated:1/4/2023

Have you served on a City Board or Committee in the past? No

If yes, name of committees/boards and dates: _____

_____

Please list three references that the City may contact, include name, address and phone number:

1. Chris Henderson, 6845 Wilson Hammock Ave, Groveland, FL 34736 352-410-3310
2. Katherine Achtzener 38006 Palm Grove Dr, Zephyrhills, FL 33542 813-395-2454
3. Joseph Marchetti 9971 Mission Creek Inn St., Las Vegas, NV 89178 702-427-0792

➢ Additional information or comments may be attached to this form.

I will attend meetings in accordance with the adopted policies of the City of Dade City. If at any time my business or professional interests' conflict with the interests of this board or committee, I will not participate in such deliberations of the Board or Committee.

W. Emery
Signature of Applicant

Please return application to:

City Manager's Office
City of Dade City
P.O. Box 1355/38020 Meridian Avenue
Dade City, FL 33526-1355

***If appointed, Planning Board members are required to file a financial disclosure information with the State of Florida Ethics Commission and to follow Sunshine Law.**

CITY OF DADE CITY
ADVISORY BOARD/COMMITTEE APPLICATION

Date: 3/28/25

Name: Michael Midolo

Address: 38030 Meridian Ave.

Home Phone: _____ Work Phone: (813) 862-5384

Cell Phon[redacted] E-Mail Address: mmidolo@dadecityfl.com

Occupation: Police Officer

Resident of Dade City Yes Number of Years 13

Own a Business in Dade City No Number of Years _____

Board/Committees you are interested in:

_____Historic Preservation Advisory Board

_____Redevelopment Advisory Committee (RAC)

_____Recreation Advisory Board

_____Citizens Advisory Committee

X Police Pension Board*

Training or experience related to activities of boards or committees to which appointment is sought: _____

_____

_____

Member of the following professional or business organizations:

Dade City Police Department

Have you served on a City Board or Committee in the past? No

If yes, name of committees/boards and dates: _____

_____

Please list three references that the City may contact, include name, address and phone number:

1. R. Perez Martin 38030 Meridian Ave, Dade City, FL 33525
2. T. Deliberti 38030 Meridian Ave, [redacted]
3. I. Smith [redacted]

➢ Additional information or comments may be attached to this form.

I will attend meetings in accordance with the adopted policies of the City of Dade City. If at any time my business or professional interests' conflict with the interests of this board or committee, I will not participate in such deliberations of the Board or Committee.

_____

Signature of Applicant

Please return application to:

City Manager's Office
City of Dade City
P.O. Box 1355/38020 Meridian Avenue
Dade City, FL 33526-1355

***If appointed, Planning Board members are required to file a financial disclosure information with the State of Florida Ethics Commission and to follow Sunshine Law.**

AGENDA MEMO
City Commission

To: Honorable Mayor and Members of the City Commission

From: Marieke vanErven, City Manager

Re: Agreement 2026-33: Amended and Restated Lease Agreement Dade City Heritage and Cultural Museum, Inc.

Date: June 23, 2026

RECOMMENDED ACTION

Approve Agreement 2026-33 Amended and Restated Lease Agreement with the Dade City Heritage and Cultural Museum for the use of the Train Depot and the Visitors Center.

BACKGROUND SUMMARY/ANALYSIS

In 2018, the City entered into Agreement No. 2018-11 with Joyan Lynn (d/b/a Appalachian Heritage Educational Museum, Inc.) for the non-exclusive lease of a portion of the historic CSX Train Depot to operate the Dade City Heritage and Cultural Museum. In 2022, Agreement No. 2022-09 extended that lease and consented to its assignment the newly formed Dade City Heritage and Cultural Museum, Inc.

As construction and renovation associated with the Florida Department of Transportation's expansion of the US Highway 98 Bypass limited access to the Train Depot, the parties executed Lease Agreement Addendum No. 2, which extended the term through December 31, 2025 and provided for the Museum to operate out of and run a Visitors Center out of the City's Visitors Information Center at 37800 Church Avenue.

At current, the term established under Addendum No. 2 has now expired. Rather than execute another addendum on top of multiple layered amendments, staff recommends a single Amended and Restated Lease Agreement that consolidates and supersedes the prior documents, clarifies that the lease covers both the Train Depot and The Visitors Center on a permanent basis going forward, and refreshes the operative terms.

As the City needs a Visitors Information Center, and Joyan Lynn is willing to continue operation of the Visitors Center, the lease payment for the Train Depot will increase from 8% of revenue to 12% of revenue, providing an equitable agreement between the two parties.

ATTACHMENTS

Agreement 2026-33 Heritage Museum Lease Agreement

FUNDING

Funding is not required for this item.

AGREEMENT 2026-33
AMENDED AND RESTATED LEASE AGREEMENT
DADE CITY HERITAGE AND CULTURAL MUSEUM
CSX TRAIN DEPOT AND THE SPOKE

THIS AMENDED AND RESTATED LEASE AGREEMENT (this "Agreement") is made and entered into as of June 23, 2026, by and between the **City of Dade City, Florida**, a Florida municipal corporation, whose address is 38020 Meridian Avenue, Dade City, Florida 33525 (the "City"), and the **Dade City Heritage and Cultural Museum, Inc.**, a Florida not-for-profit corporation, whose address is 14206 US Hwy 98 Bypass, Dade City, Florida 33525 (the "Corporation"), and **Joyan Lynn**, whose address is 11631 Fort King Road, Dade City, Florida 33525 ("Lynn") (the Corporation and Lynn, collectively, the "Tenant," and together with the City, the "Parties").

WHEREAS, the City and Lynn (d/b/a Appalachian Heritage Educational Museum, Inc.) entered into that certain Dade City Heritage and Cultural Museum Agreement for the CSX Train Depot, Agreement No. 2018-11, dated May 8, 2018, providing for a non-exclusive lease of a portion of the historic Dade City Train Depot, located at 14206 U.S. Hwy 98 Bypass, Dade City, Florida (the "Train Depot"), for the purpose of operating the Dade City Heritage and Cultural Museum (the "Museum"); and

WHEREAS, by Agreement No. 2022-09, the foregoing agreement was extended and assigned to the newly formed Dade City Heritage and Cultural Museum, Inc.; and

WHEREAS, by Lease Agreement Addendum No. 2, the Parties further amended and extended the lease and provided for the Tenant to operate the Museum and a Visitor's Information Center from the building and real property located at 37800 Church Avenue, Dade City, Florida 33525, commonly known as the Dade City Visitors Information Center or "The Spoke" ("The Spoke"), during the expansion and renovation of the U.S. Hwy 98 Bypass and related construction affecting the Train Depot; and

WHEREAS, the foregoing agreements, as amended, are attached hereto as **Composite Exhibit A** and are collectively referred to as the "Prior Lease," the term of which has expired; and

WHEREAS, the City built The Spoke in conjunction with an Interlocal Agreement between Pasco County, Florida and the City utilizing Pasco County Tourist Development Tax revenues for the purpose of operating a Visitor's Information Center, a copy of which Interlocal Agreement is included within **Composite Exhibit A**; and

WHEREAS, the Parties desire to amend and restate the Prior Lease in its entirety to provide the Tenant a continued non-exclusive lease of both the Train Depot and The Spoke (collectively, the "Leased Property") for the operation of the Museum at the Train Depot and a Visitor's Information Center at The Spoke; and

WHEREAS, the City finds that this Agreement is in the best interest of the residents of Dade City, Florida.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Recitals.

The foregoing recitals are true and correct and are incorporated herein by reference as if fully set forth herein.

2. Amendment and Restatement.

This Agreement amends, restates, supersedes, and replaces the Prior Lease in its entirety. Except as expressly provided herein, the Prior Lease shall be of no further force or effect; provided, however, that the Prior Lease is attached hereto as **Composite Exhibit A** for reference and continuity of the Parties' ongoing relationship.

3. Leased Property.

The City agrees to lease to the Tenant, on a non-exclusive basis, both (a) a portion of the historic Dade City Train Depot, located at 14206 U.S. Hwy 98 Bypass, Dade City, Florida; and (b) approximately 900 square feet of The Spoke, located at 37800 Church Avenue, Dade City, Florida, fronting Church Avenue, as generally depicted in the floor plan included within **Composite Exhibit A**. For all purposes under this Agreement, the term "Leased Property" shall include both the Train Depot and The Spoke.

The Tenant acknowledges that its use and possession of the Leased Property is not exclusive, that parts of the Train Depot may be occupied by the City and by CSX Transportation, Inc. ("CSX"), and that the Tenant shall not interfere with any lawful use of the Leased Property by the City or CSX. The Tenant shall not violate any covenants or conditions contained in the City's purchase documents or deed for the Train Depot or in the Interlocal Agreement for The Spoke.

4. Use of the Leased Property.

The Tenant shall use the Leased Property for the purpose of operating the Museum as a Florida not-for-profit 501(c)(3) organization and for operating a Visitor's Information Center, with related accessory uses. The Tenant's use shall at all times comply with the City's Comprehensive Plan, Land Development Regulations, Code of Ordinances, Building Codes, and all other applicable local, state, and federal regulations.

The Parties acknowledge and agree that it is an express and material condition of this Agreement that the Tenant operate a Visitor's Information Center from The Spoke in conjunction with the City's direction, and the Parties agree to cooperate in good faith in connection therewith. The failure of the Tenant to operate a Visitor's Information Center out of The Spoke, for any reason, may result in the immediate termination of the Tenant's tenancy in The Spoke. The Tenant acknowledges and agrees that this condition is a material term of this Agreement.

5. Term.

The term of this Agreement shall commence on June 23, 2026 and shall continue for a period of three (3) years thereafter, unless sooner terminated as provided herein. Upon expiration,

the Parties shall review whether to further extend this Agreement or to enter into a new lease agreement(s) for the Leased Property. Any extension of the term must be reduced to writing and approved by the Parties with the same formalities as this Agreement.

6. Rent.

The City agrees to provide space and use of the Train Depot and The Spoke as provided herein. Rent for the Leased Property shall be paid in the amount of twelve percent (12%) of the monthly gross income of the Museum, if any, including all accessory uses such as tours, and including state sales taxes, as rent payable monthly. Monthly gross income shall include memberships, admissions, and donations, but shall not include monies received from awarded grants or specific donations. Rent shall be pro-rated on a daily basis for occupancy for any period less than a month.

Rent shall be made payable to the City of Dade City, Florida, c/o Finance Officer, City Hall, 38020 Meridian Avenue, Dade City, Florida, by check or money order, by mail or in person. Each rental payment shall be accompanied by a treasurer's report, bank statement, or other financial documentation showing how the amount of monthly rent was determined. The Tenant agrees to pay a late fee of $25.00 for any rental payment received after the 5th day of each month, unless agreed upon by the City and the Tenant to hold payment until a check over $10.00 is ready. If the day rent is due is a holiday or weekend, rent shall be due on the first day City Hall is open for business.

7. Utilities.

The City shall provide utility service for the Museum and the Visitor's Information Center, whether operated from the Train Depot or The Spoke. The Tenant shall pay for such services based on its use of the Train Depot and the City will pay for such services based on the use at The Spoke.

8. Maintenance.

The Tenant shall be responsible for daily and routine maintenance for the safe and sanitary operation of the museum portion of the Train Depot and for The Spoke, including but not limited to: keeping the leased spaces clean; preventing garbage and debris buildup; performing periodic cleaning of decorative elements (e.g., deep carpet cleans); touch-up painting; changing lightbulbs and a/c filters; and scheduling routine inspections with vendors such as pest control, plumbing, and HVAC maintenance. The Tenant shall be responsible for such routine maintenance and repairs up to $500.00 per quarter.

The Tenant shall not commit or permit waste or permit any nuisance upon its portion of the Train Depot or The Spoke. The City shall be responsible for major repairs in excess of $500.00 per repair, unless the repairs are necessitated or caused by the Tenant's acts, omissions, or negligence. For any necessary repairs to the interior of the Train Depot or The Spoke, including but not limited to fixtures, electric, HVAC, or plumbing, which are greater than $500.00 per occurrence, the Tenant's financial responsibility shall be limited to $500.00, unless such repair is necessitated or caused by the Tenant's acts, omissions, or negligence. The City shall maintain the exterior of the Train Depot and The Spoke as needed, including but not limited to mowing of grass, landscaping, parking lot paving, and fence repairs. There shall be no keeping of combustible materials on the premises of the Train Depot or The Spoke by the Tenant which would cause an increased fire risk or increase the fire insurance rate.

9. Condition of Property.

The City makes no representations or warranties as to the condition of the Train Depot and/or The Spoke or their suitability for the Tenant's intended use. The Tenant shall permit the City to enter upon the Train Depot and The Spoke at any and all reasonable hours for the purpose of inspecting their condition.

10. Insurance.

Before occupying the Leased Property, the Tenant shall obtain, maintain, and provide proof to the City of public liability and property damage insurance in an amount not less than One Million Dollars ($1,000,000) per occurrence and Two Million Dollars ($2,000,000) aggregate, covering both the Train Depot and The Spoke. The City shall be a named insured on all such policies, and the certificate shall require thirty (30) days' notice to the City of cancellation or termination. Failure to obtain such insurance coverage and provide proof of same before occupying the Leased Property may be grounds to rescind this Agreement and the tenancy.

In addition, the Tenant agrees to indemnify and hold the City harmless from any and all claims, causes of action, damages, or judgments, including reasonable costs and attorneys' fees, incurred by or rendered against the City and caused in whole or in part by any act, omission, or negligence of the Tenant, or anyone acting under its direction, control, or on its behalf, in connection with, arising out of, and/or incident to the Tenant's tenancy or use of the Train Depot or The Spoke.

11. Default and Remedies.

Either Party may terminate this Agreement with cause upon thirty (30) days' written notice to the other Party. Upon receipt of such notice, the receiving Party may attempt to cure the default within thirty (30) days. If the default remains beyond thirty (30) days, all obligations of the Parties shall cease, except that any monies due and owing for past services shall be pro-rated and paid by the City. An "Event of Default" shall include, but is not limited to: misapplication or expenditure of City funds; misrepresentation of material facts; breach of any specific term of this Agreement; failure to provide quarterly reports; unauthorized change in use of the Train Depot or The Spoke; assignment of this Agreement without consent of the City; and failure to operate a Visitor's Information Center in The Spoke in a manner consistent with the City's direction, which shall constitute a material breach entitling the City to immediately terminate the tenancy in The Spoke. The City may provide thirty (30) days' written notice and terminate this Agreement for convenience.

12. Public Records.

To the extent the Tenant acts on behalf of the City as a "contractor" within the meaning of Section 119.0701, Florida Statutes, the Tenant shall comply with the public records obligations set forth therein, including keeping and maintaining public records, providing copies upon request, ensuring exempt records are not disclosed except as authorized by law, and transferring or retaining records upon completion of this Agreement.

IF THE TENANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE TENANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CITY'S

CUSTODIAN OF PUBLIC RECORDS, ANGELIA GUY, (352) 523-5052, aguy@dadecityfl.com, 38020 MERIDIAN AVENUE, DADE CITY, FLORIDA.

13. Sovereign Immunity.

Any indemnification by the City specified in this Agreement shall be limited to such indemnification and liability limits consistent with the requirements of Section 768.28, Florida Statutes, and any other purported indemnification by the City in derogation hereof shall be void and of no force or effect.

14. Non-Appropriation.

The City's performance and any obligation to pay, provide services, or otherwise act under this Agreement is contingent upon an appropriation during the City's annual budget approval process. If funds are not appropriated for a fiscal year, the Tenant shall be notified as soon as practical, and this Agreement shall expire at the end of the fiscal year for which funding has been previously appropriated, without penalty or expense to the City.

15. Assignment.

No assignment of this Agreement is permitted without the express written consent of the City.

16. Venue and Governing Law.

This Agreement and the Parties' actions under it shall be governed by and construed under the laws of the State of Florida, without reference to conflict of law principles. Each Party irrevocably and unconditionally consents to the jurisdiction of the Circuit Court in and for Pasco County, Florida for any actions, suits, or proceedings arising out of or relating to this Agreement.

17. Amendments.

All amendments to this Agreement shall be in writing and approved by the Dade City Commission at a publicly advertised meeting, executed with the same formalities as this Agreement.

18. Waiver.

The rights of the City under this Agreement shall be cumulative and the failure on the part of the City to exercise promptly any rights given it hereunder shall not operate to forfeit any said rights.

19. Entire Agreement.

This Agreement, together with Exhibit A attached hereto, constitutes the entire agreement between the Parties with respect to the Leased Property and supersedes all prior agreements and understandings, whether written or oral, relating to the subject matter hereof.

IN WITNESS WHEREOF, the Parties hereto have set their hands and seals this _____ day of _____, 20____.

LESSEE / TENANT:

DADE CITY HERITAGE &
CULTURAL MUSEUM, INC.

_____
Joyan Lynn
Title: _____
Date: _____

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20____, by Joyan Lynn, personally and as authorized representative of the Dade City Heritage & Cultural Museum, Inc., who is ☐ personally known to me or ☐ has produced _____ as identification.

_____
Notary Public, State of Florida

CITY OF DADE CITY

_____
Scott Black, Mayor
Date: _____

ATTEST:

_____
Angelia Guy, City Clerk

Approved as to form:

_____
Patrick Brackins, City Attorney

COMPOSITE EXHIBIT A

Prior Lease Documents

(Agreement No. 2018-11; Agreement No. 2022-09; Lease Agreement Addendum No. 2; and Interlocal Agreement between Pasco County and the City of Dade City)

LEASE AGREEMENT ADDENDUM NO. 2
DADE CITY HERITAGE AND CULTURAL MUSEUM AGREEMENT
CSX TRAIN DEPOT AND THE SPOKE

THE LEASE AGREEMENT, dated May 18, 2018, Agreement 2018-11, as amended by Agreement 2022-09 (collectively, the "Lease"), made by and between the City of Dade City, Florida, a Florida municipal corporation, whose address is 38020 Meridian Avenue, Dade City, Florida (the "City"), and the Dade City Heritage and Cultural Museum, Inc., whose address is 14206 US HWY 98 By Pass, Dade City, FL 33525 (the "Corporation"), and Joyan Lynn, whose address is 11631 Fort King RD, Dade City, Florida, 33525 ("Lynn") (collectively, the "Parties"), is hereby amended as follows:

WHEREAS, the Lease, including its first amendment on March 22, 2022, which are attached as **Exhibit A**, provide a non-exclusive lease to the Corporation and Lynn to a portion of the historic Dade City Train Depot ("Train Depot"), located at 14206 U.S. HWY 98 Bypass, for the purpose of operating the Dade City Heritage and Cultural Museum ("Museum"); and

WHEREAS, the Lease expires on October 31, 2024; and

WHEREAS, access to the Train Depot is currently hindered by the Florida Department of Transportation's expansion and renovation of the U.S. HWY 98 Bypass and other construction occurring at the Train Depot; and

WHEREAS, the Parties desire to extend the Lease and provide for an alternative location for the Museum to operate during the expansion, renovation and construction; and

WHEREAS, the City owns the building and real property located at 37800 Church Avenue, Dade City, Florida, 33525, which is commonly known as the Dade City Visitors Information Center or The Spoke ("The Spoke"); and

WHEREAS, the City built The Spoke in conjunction with an Interlocal Agreement between Pasco County, Florida and the City in 2020, attached as **Exhibit B**, which utilized Pasco County Tourist Development Tax revenues for construction, and for the purpose of operating a Visitor's Information Center out of The Spoke; and

WHEREAS, the Parties desire to allow the Museum to move its operations to The Spoke while the Train Depot has limited access during the expansion, renovation and construction; and

WHEREAS, the Parties further desire for the Corporation and Lynn to operate a Visitor's Information Center out of the Spoke during the term of the Lease, as extended herein, at the same time they operate the Museum out of The Spoke.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the sufficiency of which is hereby acknowledged, the parties hereto agree to this Addendum No. 2 to the Lease as follows:

1. **RECITALS.**
The foregoing recitals are adopted as if set forth fully herein.

2. **EXTENSION OF LEASE TERM.**
The Parties hereby amend Section 4 of the Lease, Agreement No. 2018-11, and Section 1 of the first amendment, Agreement No. 2022-09, as follows:

The term of the Lease, as amended, which includes the Corporation and Lynn's tenancy in the Train Depot and The Spoke, is extended until December 31, 2025. At that time, the parties shall review whether to further extend the Lease or to enter into a new lease agreement(s) for the Train Depot and The Spoke. Any further extension of the Lease must be reduced to writing and approved by the Parties with the same formalities as this Addendum No. 2. All other terms and conditions of the Lease, except as amended herein, shall remain in full force and effect.

3. **TENANCY IN THE SPOKE AND TRAIN DEPOT.**
Section 2 of the Lease is amended to include the following:

The City agrees that the Lease and tenancy shall include a non-exclusive tenancy in The Spoke, located at 37800 Church Avenue, Dade City, Florida, 33525, as set forth in **Exhibit C** attached hereto, which includes approximately 900 square feet, fronting Church Avenue. The purpose of this tenancy is to allow the Corporation and Lynn to operate the Museum from The Spoke while access is limited to the Train Depot during the term of the Lease. In addition, the Parties acknowledge and agree that an express and material condition of the Corporation and Lynn's tenancy in The Spoke is for the purpose of operating a Visitors Information Center from The Spoke. The Corporation and Lynn agree to operate same in conjunction with the City's direction and the Parties agree to cooperate in good faith. The failure of the Corporation and/or Lynn to operate a Visitors Information Center out of The Spoke, for any reason, may result in the immediate termination of Corporation and Lynn's tenancy in The Spoke. The Corporation and Lynn acknowledge and agree that this condition is a material term of the Lease as amended herein.

For all purposes, the term "Leased Property" shall, at all times, include the Train Depot and The Spoke.

Section 5 of the Lease is amended to include the following:

The City agrees to provide space and use of the Train Depot and The Spoke. Rent for both the Train Depot and the Spoke shall be paid in the amount of 8% of monthly gross income of the Museum, the Visitors Information Center, if any, including all accessory uses, such as tours, including state sales taxes, as rent payable monthly.

Section 6 of the Lease is amended to include the following:

The City shall provide utility service for the Museum and Visitors Information Center whether operated from the Train Depot or The Spoke. The Corporation and Lynn shall pay for services based on its use of the Train Depot and The Spoke.

Section 12 of the Lease is amended as follows:

*** Underlines denote additions to Section 12 and ~~strikethroughs~~ represent deletions.

MAINTENANCE. ~~MUSEUM~~ The Corporation and Lynn shall be responsible for daily and routine maintenance for the safe and sanitary operation of the museum portion of the Train Depot and for The Spoke, including but not limited to: keeping the leased spaces clean; preventing garbage and debris buildup; performing periodic cleaning of decorative elements (e.g. deep carpet cleans); touch up painting; changing lightbulbs and a/c filters; and scheduling routine inspections with vendors such as pest control, plumbing and HVAC maintenance. The Corporation and Lynn shall be responsible for such routine maintenance and repairs up to $500.00 per quarter. ~~Any needed repairs greater than $250 shall be the joint responsibility of the CITY and MUSEUM with the MUSEUM'S financial responsibility limited to $250 per quarter.~~ The ~~MUSEUM~~ Corporation and Lynn shall not commit or permit waste or permit any nuisance upon the ~~MUSEUM~~ their portion of the Train Depot or The Spoke. CITY shall be responsible for major repairs in excess of ~~$250~~500.00 per repair, unless the repairs are necessitated or caused by the Corporation and/or Lynn's acts, omissions, or negligence. For any necessary repairs to the interior of the Train Deport or The Spoke, including but not limited to fixtures, electric, HVAC, or plumbing, which are greater than $500.00 per occurrence, the Corporation and Lynn's financial responsibility shall be limited to $500.00, unless such repair is necessitated or caused by the Corporation and Lynn's acts, omissions or negligence. ~~and~~ CITY shall maintain the exterior of the Train Depot and The Spoke as needed, including but not limited to mowing of grass, landscaping, parking lot paving, fence repairs, etc. There shall be no keeping of combustible materials on the premises of

The Train Depot or The Spoke by the Corporation and Lynn, which would cause an increased fire risk or increase the fire insurance rate.

Section 13 of the Lease is amended to include the following:

The City makes no representations or warranties as to the condition of the Train Depot and/or The Spoke or their suitability for the Corporation and Lynn's intended use. The Corporation and Lynn shall permit the City to enter upon the Train Depot and The Spoke at any and all reasonable hours for the purpose of inspecting their condition.

Any an all other references in this section to the Train Depot shall also include The Spoke without limitation.

Section 16 of the Lease is amended to include the following:

(g) Failure to operate a Visitors Information Center in The Spoke in a manner consistent with the City's direction shall constitute a material breach of this Lease and entitle the City to immediately terminate the tenancy in The Spoke.

(h) Unauthorized change in sue of The Spoke from a museum and/or Visitors Information Center.

Section 17 of the Lease is amended to include the following:
Before occupying The Spoke, the Corporation and/or Lynn shall obtain, maintain and provide proof to the City for all insurance requirements in this section with respect to The Spoke, in the same coverage amounts as they obtained for the Train Depot. Failure to obtain such insurance coverage for The Spoke and provide proof of same before occupying The Spoke may be grounds to rescind this agreement and the tenancy in The Spoke.

In addition, the Corporation and Lynn agree to indemnify and hold the City harmless from any and all claims, causes of action, damages or judgments, including reasonable costs and attorneys' fees incurred by or rendered against the City and causes in whole or in party by any act, omission, or negligence of the Corporation and/or Lynn, or anyone acting under their direction, control or on their behalf in connection with, arising out of, and/or incident to the Corporation and/or Lynn's tenancy or use of the Train Depot or The Spoke.

Section 18 of the Lease is amended to include the following:

Every reference in this section to the Train Depot shall be read to also include The Spoke in all respects.

Section 19 of the Lease is amended to include the following:

Every reference in this section to the Train Depot shall be read and interpreted to also include The Spoke in all respects.

(Signatures on following page)

IN WITNESS WHEREOF, the parties hereto have set their hands and seal this 3 day of April, 2024.

LESSEE:
DADE CITY HERITAGE & CULTURAL MUSEUM, INC.

JOYAN LYNN

Title: Director

Date: 4/3/2024

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was executed before me this 3 day of ~~March~~ April, 2024, by Joyan Lynn, personally and as Registered Agent and Director of the Dade City Heritage & Cultural Museum, Inc., who swore that she is authorized to bind said corporation, and who is personally known to me OR who has produced _____ as identification.

(stamp)

NOTARY PUBLIC, State of Florida

MA-ANNA HARRIS
Commission # HH 053130
Expires November 15, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

CITY OF DADE CITY

JAMES D. SHIVE, MAYOR

ATTEST:

ANGELIA GUY, CITY CLERK

Approved as to form:

PATRICK BRACKINS, CITY ATTORNEY

CITY OF DADE CITY

JAMES D. SHIVE, MAYOR

ATTEST:

ANGELIA GUY, CITY CLERK

Approved as to form:

PATRICK BRACKINS, CITY ATTORNEY

Exhibit A

AGREEMENT NO. 2022-09

EXTENSION OF DADE CITY HERITAGE AND CULTURAL MUSEUM AGREEMENT FOR THE CSX DEPOT

This Extension Agreement between the **Dade City Heritage & Cultural Museum, Inc.** ("Museum"), and the **City Dade City** ("City") extends the Dade City Heritage and Cultural Museum Agreement for the CSX Depot in accordance with the following terms and conditions:

1. ***Extension of Dade City Heritage and Cultural Museum Agreement for the CSX Depot:***

The Dade City Heritage and Cultural Museum Agreement for the CSX Depot ("Original Agreement") attached to this Extension Agreement as Exhibit A is hereby extended for an additional 3-year term beginning on November 1, 2021, and terminating on October 31, 2024. All terms and conditions of the Original Agreement shall remain in full force and effect.

2. **Consent to Assignment of Agreement:**

The City consents to the assignment of the Original Agreement by Joyan Lynn, d/b/a Appalachian Heritage Educational Museum, Inc., to the newly formed Florida not-for-profit corporation known as the "Dade City Heritage & Cultural Museum, Inc."

DADE CITY HERITAGE & CULTURAL MUSEUM, INC.

By: Joyan Lynn
Joyan Lynn

Title: Director

Date: MARCH 15, 2022

CITY OF DADE CITY:

By: _____
Camille Hernandez, Mayor

Date: March 22, 2022

ATTEST: _____
Angelia Guy, City Clerk

Approved as to Form:

Thomas A. Thanas
Thomas A. Thanas
City Attorney

AGREEMENT 2018-11

DADE CITY HERITAGE AND CULTURAL MUSEUM AGREEMENT

CSX TRAIN DEPOT

THIS AGREEMENT ("Agreement") is made and effective on this 8 day of May, 2018 by and between the City of Dade City, Florida, a Florida municipal corporation, whose address is 38020 Meridian Avenue, Dade City, Florida, hereinafter called "CITY" and Joyan Lynn 11631 Fort King Road, Dade City Fl 33525, dba Appalachian Heritage Educational Museum Inc, whose address is 7485 Okey L. Patteson Road, Scarbro, West Virginia, hereinafter called "MUSEUM".

WITNESSETH:

WHEREAS, the CITY is the owner of the historic Train Depot (as defined in Paragraph 2 herein) by virtue of its purchase of the Train Depot from CSX Transportation, Inc. ("CSX"); and

WHEREAS, the Purchase and Sales Agreement conditioned the purchase of the Train Depot on the CITY's proposed use of the Train Depot for social, educational and institutional uses; and

WHEREAS, the deed transferring ownership of the Train Depot reserved to CSX a right of ingress and egress and a perpetual railroad easement for the continued occupancy and use of a portion of the Train Depot for railroad operations; and

WHEREAS, the deed also provided that CSX's continued use of the Train Depot would be rent free, maintenance free, except for payment of a pro-rata share of common utility expenses; and

WHEREAS, CSX also agreed to cooperate in CITY's renovations of the Train Depot and have access to the Train Depot 24 hrs/7 days a week; and

WHEREAS, CITY has no current use of the Train Depot, except for storage of holiday decorations, and therefore finds that the Train Depot is surplus property as it is not otherwise needed for CITY purposes; and

WHEREAS, MUSEUM has extensive experience in the creation and operation of an heritage and cultural museum whose primary mission is to promote the historic heritage and culture of a community; and

WHEREAS, CITY and MUSEUM wish to collaborate and pool resources to achieve the creation of a heritage and cultural museum to preserve the unique quaint history of the City of Dade City and to also stimulate economic activity throughout Dade City by the operation of a museum and related activities; and

WHEREAS, CITY finds that this Agreement is in the best interest of the residents of Dade City Florida.

NOW, THEREFORE, CITY and MUSEUM, for and in consideration of the sum of $10.00 and the mutual agreements contained herein, and other good and valuable consideration, hereby agree as follows:

1. RECITALS. The foregoing recitals are true and correct and incorporated herein.

2. LEASED AREA. CITY agrees to lease a portion of the historic Dade City Train Depot, located at 14206 U.S. Highway 98 Bypass, Dade City, Florida ("Train Depot") as more particularly described in the quitclaim deed executed by CSX on May 27, 1994, a copy of which is attached as Exhibit A, to MUSEUM for the operation of the Dade City Heritage and Cultural Museum ('DC Museum"). MUSEUM acknowledges that its use and possession of the Train Depot is not exclusive and that parts of the Train Depot may be occupied by the CITY and CSX and that it shall not interfere with any lawful use of the Train Depot by CITY or CSX. Prior to the date that MUSEUM takes possession of the Train Depot, CITY shall provide an inventory to MUSEUM of all CITY's personal property located in the Train Depot that is available for use by MUSEUM as part of the leased area.

MUSEUM acknowledges that the CITY must obtain consent from CSX Railroad prior to MUSEUM's use and possession of the Train Depot as described in Paragraph 3 and that any other accessory uses not otherwise stated herein shall require prior approval by the CITY and CSX. MUSEUM acknowledges that it has received and reviewed a copy of a Purchase-Sale Agreement, dated October 26, 1993, by and between CSX and CITY, and a copy of the deed transferring title to the Train Depot to the CITY. MUSEUM agrees to not violate any covenants and conditions contained in these documents.

3. DADE CITY HERITAGE AND CULTURAL MUSEUM. MUSEUM agrees that its proposed use of the Train Depot as the DC Museum shall at all times comply with the CITY's Comprehensive Plan, Land Development Regulations, Code of Ordinances, Building Codes as well as other local, state, and federal regulations. In addition to use and operation of the Train Depot as the DC Museum, the CITY acknowledges and consents to MUSEUM's use of the Train Depot for accessory uses such as a trolley depot, and operation of a concession stand.

MUSEUM agrees to create and operate the DC Museum as a Florida not-for-profit 501(c)(3) organization for the term of this Agreement. The purpose and goal of the DC Museum shall be to preserve the CITY's heritage and culture for current and future residents and visitors. In addition, the DC Museum shall serve as an economic development resource to stimulate economic activity in Dade City due to its location adjacent to the Dade City Redevelopment area ("Downtown CRA") and on the Highway 98 bypass.

The DC Museum shall be composed of a Board of Directors, who shall be residents of the CITY for no less than 6 months. A representative of the CITY shall serve as an ex-officio member of the DC Museum Board of Directors and shall be responsible for keeping the City

Manager informed of MUSEUM activities and compliance with this Agreement. MUSEUM shall be an independent contractor of the CITY in fulfilling its duties and responsibilities identified in this Agreement.

MUSEUM shall supplement, but not replace, marketing and promotion efforts by the Dade City Merchants Association and the Greater Dade City Chamber of Commerce pursuant to agreements by and between those entities with the Dade City Community Redevelopment Agency in effect now, or as may be in effect in the future. MUSEUM shall provide a copy of all its marketing and promotional materials to the CITY for information and review. In the event the CITY objects to the content of the marketing or promotional materials, MUSEUM agrees to delay further distribution. CITY gives permission to MUSEUM to use the City of Dade City logo, which will appear on all marketing and promotion materials for events at the MUSEUM as well as the logos of other sponsors of any marketed event. The cost of printing and storage of all marketing and promotional materials shall be paid by MUSEUM. The content of the marketing or promotional materials, including creative graphic designs, shall be owned by the MUSEUM and the MUSEUM shall be entitled to use of the content of the marketing and promotional materials without the Dade City logo for events that are not otherwise supported by the CITY.

MUSEUM shall strive to continuously promote the CITY as a "destination" for visitation and cultural enrichment to specific demographic and other identifiable groups in print and via social media. MUSEUM may charge a reasonable fee for admission and participation in its activities. MUSEUM shall provide the CITY with a Quarterly Report detailing its activities as identified in this Agreement. The quarterly report may include information related to costs and expenses, the number of personnel used, estimates of attendance by visitors and residents, etc.

MUSEUM shall operate daily from 10 AM to 6 PM or as otherwise needed to fulfill its duties and responsibilities as provided herein. As part of its operation, MUSEUM agrees to provide assistance to CITY staff related to storage of historic documents and research of historic information related to the CITY's cemetery or other historic assets. MUSEUM may request assistance from CITY staff or the Dade City Youth Council as needed regarding its preservation of CITY's historic documents, including but not limited scanning of cemetery deeds, documents, etc.

CITY agrees to allow and MUSEUM agrees to operate a trolley for tours throughout Dade City as an extension of its heritage and cultural museum activities "on wheels." Once MUSEUM begins its trolley services, it shall be permitted to park its trolley in the Dade City police department parking lot during evening hours or when not otherwise in use. MUSEUM agrees to not provide advertising of private businesses on the outside of the trolley but shall be permitted to promote private businesses as part of its delivery of services inside the trolley. MUSEUM may charge a reasonable fee for a trolley tour or other use by the public.

4. TERM. This Agreement shall commence on the date the parties sign the Agreement and shall be for a term of 3 years from the commencement date. MUSEUM shall have the option to renew this Agreement for 3 additional years subject to agreement by the parties to the remaining terms and conditions.

5. RENT. CITY agrees to provide space and use of the Train Depot as provided herein to MUSEUM for 6 months without charge. Thereafter, rent for the space and use of the CITY's Train Depot shall be paid in the amount of 5% of monthly gross income of the DC Museum and all accessory uses, including state sales taxes, as rent payable monthly. Monthly gross income shall include memberships, admissions, and donations. Monthly gross income shall not include monies received by awarded grants or specific donations. During the second year of this Agreement, rent shall be 8% of monthly gross income. Rent shall be pro-rated on a daily basis for any occupancy by MUSEUM for any period less than a month.

Rent shall be made payable to the City of Dade City, Florida, c/o Finance Officer at City Hall, 38020 Meridian Avenue, Dade City, Florida by check or money order, by mail or in person. Each rental payment after month 7 shall be accompanied by a treasurer's report, bank statement or other financial documentation to show how the amount of monthly rent was determined. MUSEUM agrees to pay a late fee of $25 for any rental payment received after the 5th day of each month for the term of this Agreement. If the day rent is due is a holiday or weekend, rent shall be due on the first day City Hall is open for business.

6. UTILITIES. CITY shall provide utility service and MUSEUM shall pay for the service based on its use. Water and electric service shall remain in the name of the CITY. A copy of the utility bills shall be mailed to MUSEUM and MUSEUM shall make payment as required.

7. GRANTS. MUSEUM agrees to pursue grants and other funding opportunities to defray its costs of operation from public and private sources. In the event it is determined that MUSEUM's use or proposed use of the Train Depot violates the term and condition of any past or future grant obtained by the CITY, the parties agree to terminate this Agreement. As of the date of this Agreement, CITY is unaware of any prohibition in any existing grant that use prohibit MUSEUM's proposed use of the Train Depot as provided herein.

8. PUBLIC RECORDS COMPLIANCE. MUSEUM agrees that, to the extent that it may "act on behalf" of the CITY as a "contractor" within the meaning of Section 119.071(1)(a), Florida Statutes in providing its services under this Agreement, it shall:

(a) Keep and maintain "public records" required by CITY by Florida law to perform the service.

(b) Upon request from the CITY's custodian of public records, provide the CITY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.

(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the MUSEUM does not transfer the records to the CITY.

Upon completion of this Agreement, MUSEUEM shall transfer, at no cost, to the CITY all public records in possession of the MUSEUM or keep and maintain public records required by the CITY to perform the service. If the MUSEUM transfers all public records to the CITY upon completion of the Agreement, the MUSEUM shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the MUSEUM keeps and maintains public records upon completion of the Agreement, the MUSEUM shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the CITY, upon request. Pursuant to Section 119.0701(2)(a), Fla. Stat., IF THE MUSEUM HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE MUSEUM'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CITY'S CUSTODIAN OF PUBLIC RECORDS, Angelia Guy, 352-523-5052, aguy@dadecityfl.com, 38020 Meridian Avenue, Dade City, Florida.

9. PUBLIC RECORDS COMPLIANCE INDEMNIFICATION. MUSEUM agrees to indemnify and hold the CITY harmless against any and all claims, damage awards, and causes of action arising from the MUSEUM's failure to comply with the public records disclosure requirements of Section 119.07(1), Florida Statutes, or by MUSEUM's failure to maintain public records that are exempt or confidential and exempt from the public records disclosure requirements, including, but not limited to, any third party claims or awards for attorneys' fees and costs arising therefrom. MUSEUM authorizes the CITY to seek declaratory, injunctive, or other appropriate relief against MUSEUM in Pasco County Circuit Court on an expedited basis to enforce the requirements of this section.

10. COMPLIANCE/CONSISTENCY WITH SECTION 768.28, FLA. STATUTES. Any indemnification by CITY specified in this Agreement shall be limited to such indemnification and liability limits consistent with the requirements of Section 768.28, Fla. Stat., and any other purported indemnification by CITY in this Agreement in derogation hereof shall be void and of no force or effect.

11. NON-APPROPRIATION. CITY's performance and any obligation to pay, provide services or otherwise act under this Agreement is contingent upon an appropriation during the CITY's annual budget approval process. If funds are not appropriated for a fiscal year, then the MUSEUM shall be notified as soon as is practical by the CITY that funds have not been appropriated for continuation of or performance under this Agreement, and the Agreement shall expire at the end of the fiscal year for which funding has been previously appropriated. The termination of this Agreement at fiscal year-end shall be without penalty or expense to the CITY subject to the CITY paying any financial obligations during the period the Agreement that was previously funded.

12. MAINTENANCE. MUSEUM shall be responsible for daily and routine maintenance for the safe and sanitary operation of the MUSEUM portion of the Train Depot, not to exceed $250 per quarter. Any needed repairs greater than $250 shall be the joint responsibility of the CITY and MUSUEUM with the MUSEUM'S financial responsibility limited to $250 per quarter.

The MUSEUM shall not commit or permit waste or permit any nuisance upon the MUSEUM portion of the Train Depot. CITY shall be responsible for major repairs in excess of $250 per repair and shall maintain the exterior of the Train Depot as needed, including but not limited to mowing of grass, landscaping, parking lot paving, fence repairs, etc. There shall be no keeping of combustible materials on the premises, which would cause an increased fire risk or increase the fire insurance rate.

13. CONDITION OF PROPERTY & ALTERATIONS. MUSEUM accepts the Leased Property as of the date of this Agreement in an "as is" condition. CITY makes no representations or warranties as to the condition of the Train Depot or its suitability for MUSEUM's intended use. MUSEUM shall permit CITY at all reasonable hours to enter upon the Train Depot for the purpose of inspecting its condition, provided such entry does not interfere with the operation of MUSEUM.

It is understood by the parties that during the term of this Agreement, MUSEUM may make various improvements to the interior of the Train Depot at its sole cost and expense and as soon as is reasonably possible after the effective date of this Agreement to allow for the display of historic artifacts. MUSEUM shall provide reasonable notice to the CITY for review and approval of proposed improvements prior to the commencement of any improvement, alteration, or construction. All improvements shall be completed in accordance with all applicable City ordinances and State and Federal laws and regulations, including but not limited to building codes, historic preservation rules. In the event any improvement, alteration or construction is unauthorized or prior to approval, MUSEUM agrees to return the Train Depot to its condition prior to the CITY.

14. ASSIGNMENT. No assignment of this Agreement is permitted without the express written consent of CITY. The CITY acknowledges and agrees that the name of MUSEUM shall change within the first year of this Agreement to provide for an additional opportunity to market the CITY.

15. KEYS & LOCKS. CITY will provide MUSEUM with a copy of the keys to access the MUESUM. MUSEUM shall maintain the keys in a safe and secure location with only executive board, director and president in possession of the key at any time.

16. DEFAULT/REMEDIES. Any failure or refusal of either party to enforce any term or condition of this Agreement shall not be a waiver of any right to enforce any term or condition in the future. Either party to this Agreement may terminate this Agreement with or without cause, upon giving 30 days written notice to the other party. Upon receipt of such notice, either party may attempt to cure the default within 30 days. If the default remains beyond 30 days, all obligations of the parties under this Agreement shall cease, except that any monies due and owing for past services shall be pro-rated and paid by the CITY.

If default shall be made in any of the terms, conditions and covenants on the part of the MUSEUM this Agreement may be terminated by the CITY upon thirty (30) days advance written notice to MUSEUM for cause. "Event of default" shall include but is not limited to the following:

(a) Misapplication or expenditure of CITY funds received pursuant to this Agreement

(b) Misrepresentation of material facts, statements or invoice or other document furnished to the CITY in connection with the performance of this Agreement

(c) Breach of any specific term of this Agreement

(d) Failure to provide quarterly marketing reports

(e) Unauthorized change in use of the Train Depot

(f) Assignment of this Agreement.

Moreover, CITY may provide 30-days written notice to MUSEUM and terminate this Agreement for convenience. In the event of termination for convenience or for cause, MUSEUM agrees to peacefully surrender possession of the Train Depot to the CITY in good condition, including but not limited to broom clean, trash removed, restored to its condition upon occupancy, except for usual and reasonable wear and tear.

17. INSURANCE. The following policies of insurance shall be maintained on the Train Depot by the respective party:

(a) *Fire and Casualty*. CITY agrees to purchase on its own behalf, a standard fire and casualty insurance policy insuring the CITY's interest in the Train Depot from damages caused by fire, natural disaster, vandalism, or intentional or unintentional destruction, subject to the standard exclusions.

(b) *General Liability Insurance/Business Operations Insurance*. MUSEUM shall obtain and maintain for the duration of this Agreement, public liability and property damage insurance in an amount not less than One Million Dollars ($1,000,000) per occurrence/Two Million Dollars ($2,000,000) aggregate for injuries arising out of MUSEUM's use and occupancy of the Train Depot. MUSEUM shall supply the CITY with an appropriate certificate or policy evidencing existence of said coverage with premiums paid thereon. Accessory uses shall have automobile coverage and special event insurance as needed.

The CITY shall be a named insured on all policies in effect and shall be given a certificate of coverage from the insurer showing said coverage to be effect. The certificate shall require 30 days' notice to CITY of cancellation or termination of insurance coverage as set forth herein. Should insurance coverage lapse; MUSEUM shall immediately cease its operation and use of the premises until such time as suitable coverage is reinstated.

All coverage shall be maintained with a reputable insurance company authorized to do business in the State of Florida, acceptable to CITY. Failure to obtain and maintain such insurance as stated above shall be considered a material breach of this Agreement and may result in termination of this Agreement for cause. MUSEUM shall not commence work under this Agreement until CITY has received an acceptable certificate or certificates of insurance evidencing the required insurance.

In addition, MUSEUM agrees to indemnify and hold the CITY harmless from any and all claims, causes of action or judgments, including costs and reasonable attorney fees incurred by or rendered against the CITY as a result of MUSEUM's use of the Train Depot.

18. RISK OF LOSS. It is further agreed between the parties hereto that, in the event the Train Depot is totally or more than fifty percent (50%) damaged or destroyed by fire, windstorm, tidal wave or otherwise, CITY may at its option terminate this Agreement for that portion of the Train Depot. Should CITY elect not to continue this portion of the Agreement then MUSEUM shall be responsible for the removal of its property from the Train Depot.

19. THIRD PARTY CLAIMS. MUSEUM agrees that if it causes any lien to be filed against the Train Depot or against the improvement erected on the Train Depot during the term of this Agreement or if any judgment is obtained against MUSEUM and the same becomes a lien upon the interest of MUSUEM in this Agreement, or if any taxes due by MUSEUM become in default, it is agreed that MUSEUM, upon giving written notice to CITY shall not be required to pay against MUSEUM's interest herein so long as MUSEUM shall in good faith and diligence at its own expense, contest the validity of the claim by appropriate legal proceedings. Pending such legal proceedings, the CITY shall not have the right to pay, remove, or discharge any such lien or judgment or taxes thereby contested unless necessary to protect the title to the Train Depot. Any delay due to the disputed matter shall not be deemed a default in the conditions of this Agreement, provided that on demand of the CITY, MUSEUM shall furnish an indemnity sufficient to protect the CITY against any loss or damage. At its option, CITY may elect to accept rent from a receiver, trustee or other judicial officer during the term of this Agreement in their fiduciary capacity without affecting the CITY's rights as contained in this Agreement but no receiver trustee or other judicial officer shall ever have any right, title or interest in or to the Train Depot by virtue of this Agreement.

20. VENUE AND JURISDICTION. Notwithstanding any of other provision to the contrary, this Agreement and the parties' actions under this Agreement shall be governed by and construed under the laws of the state of Florida, without reference to conflict of law principles. As a material condition of this Agreement, each Party hereby irrevocably and unconditionally consents to submit and does submit to the jurisdiction of the Circuit Court in and for Pasco County, Florida for any actions, suits or proceedings arising out of or relating to this Agreement.

21. WAIVER. The right of City under this Agreement shall be cumulative and the failure on the part of the CITY to exercise promptly any rights given it hereunder shall not operate to forfeit any of said rights.

22. AMENDMENTS. All amendments to this Agreement shall be in writing and approved by the Dade City Commission at a publicly advertised meeting.

23. NOTICES. Any notice to either party has been provided by registered or certified mail at the address provided herein, which may be amended by either party.

IN WITNESS WHEREOF, the parties have executed this Agreement on the 8 day of May 2018.

MUSEUM

Signature of Witness # 1

Joyan Lynn, Executive Director

MARGARET A. ANGELL

Print or type name

Signature of ~~Witness~~ #2

BRUCE GAGLIOLO

Print or type name

STATE OF Florida
COUNTY OF Pasco

The foregoing instrument was acknowledged before me this 8 day of May, 2018, by Joyan Lynn, who is ✓ personally known to me or who has produced _____ as identification and who did not (did) take an oath.

Angelia K. Guy
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF983530
Expires 7/29/2020

(NOTARY SEAL)

Signature of Notary

Angelia K. Guy

Print or type name

CITY OF DADE CITY
By: Camille A Hernandez
Camille Hernandez, Mayor

Date: 5/8/2018

ATTEST:
Angelia Guy
Angelia Guy, City Clerk

Approved as to form and legality for use and reliance by the City of Dade City, Florida

City Attorney

INSTR# 2021219257 OR BK 10460 PG 2114 Page 1 of 20
10/14/2021 08:49 AM Rcpt: 2364440 Rec: 171.50 DS: 0.00 IT: 0.00
Nikki Alvarez-Sowles, Esq., Pasco County Clerk & Comptroller

BOARD RECORDS
CHARGE 115-002

S/H

Agreement 2020-U

Exhibit B

INTERLOCAL AGREEMENT BETWEEN PASCO COUNTY, FLORIDA AND THE CITY OF DADE CITY, FLORIDA FOR THE FUNDING OF A VISTORS INFORMATION CENTER

THIS INTERLOCAL AGREEMENT (hereinafter "Agreement") for the funding of a Visitors Information Center is by and between Pasco County, a political subdivision of the State of Florida acting by and through its Board of County Commissioners, the governing body thereof (hereinafter "Pasco"), and the City of Dade City, Florida, a municipality of the State of Florida acting by and through its City Commission, the governing body thereof (hereinafter "Dade City").

WITNESSETH:

WHEREAS, Dade City proposes to construct a Visitors Information Center (the "Project") as a part of a future City park complex; and

WHEREAS, Pasco imposes the Tourist Development Tax pursuant to Section 125.0104, Florida Statutes, and said tax revenues may be used to fund tourist information centers; and

WHEREAS, Dade City has requested a contribution of Tourist Development Tax revenues to construct the proposed Project; and

WHEREAS, on November 13, 2019, the Pasco County Tourist Development Council recommended the request of $250,000.00 for the Project; and

WHEREAS, pursuant to the Florida Interlocal Cooperation Act of 1969, (Section 163.01, F.S.) Pasco and Dade City desire to enter into an Interlocal Agreement for the sole purpose of providing Tourism Development Tax revenues to the construction of the Project; and

WHEREAS, Pasco and Dade City desire to enter into this Interlocal Agreement whereby each party will identify their responsibilities and obligations related to the funding and construction of the Project.

NOW, THEREFORE, in consideration of the mutual covenants, terms, and provisions contained herein, the parties by execution of this Interlocal Agreement, agree as follows:

1. **PURPOSE.** The purpose of this Interlocal Agreement is to set forth elements of the agreement for the cooperation of Pasco and Dade City for the construction of the Project to be located in Dade City, Florida, (hereinafter the "Work").

2. **SCOPE OF WORK.** Dade City will utilize the services of a contractor secured through a competitive bidding process to perform the Work as identified in Exhibit A,

C41

Request for Proposals Design Build Services Visitors Information Center Building, attached hereto and made part of hereof. The Work to be performed by Dade City and funded by Pasco County pursuant to this Interlocal Agreement is expressly limited to that Work delineated in this Section 2.

3. **PROGRESS OF WORK**. Dade City will use reasonable efforts to schedule and complete the Work by June 1, 2021; although, the time frame can be modified by Dade City upon written notice to Pasco. In such circumstances, Dade City shall use its best efforts to schedule and complete the Work as close as possible to the specified time frame.

4. **NOTICE OF WORK COMMENCEMENT AND COMPLETION**. When Dade City is ready to begin the Work, Dade City will notify Pasco via a written "Notice of Commencement" that the Work will commence within thirty (30) days of the date of notice. When the Work is completely performed and approved by Dade City, Dade City shall notify Pasco via a written "Notice of Work Completion".

5. **PAYMENT FOR THE PROJECT.** Pasco has allocated $250,000.00 for the cost of the Project. Pasco agrees to pay for the cost of the Project in an amount not to exceed $250,000.00. Such payment from Pasco shall become due and payable to Dade City forty-five (45) days after the date of receipt of Dade City's Notice of Work Completion and invoice for payment. Should the Project cost less than $250,000.00, at Pasco's discretion, the remainder of the allocated funds may be transferred to Dade City for use not inconsistent with Section 125.0104, Florida Statutes.

Upon request by Pasco, Dade City agrees to submit the following documentation along with the invoice and Notice of Work Completion:

A. Summary sheet of all invoices or pay applications related to the Work, provided by Dade City's contractor, with a cumulative total.

B. All backup invoices or pay applications related to the Work, and any other documentation specifically required as part of Dade City's bid or contract (if applicable) attached to each invoice.

C. Copies of contractor agreements that are the subject of the request for reimbursement.

6. **MAINTENANCE AND OWNERSHIP**. Dade City accepts responsibility for all future maintenance and ownership of the Project.

7. **INDEMNIFICATION**. Dade City agrees to indemnify and hold harmless Pasco, its officers, employees, and agents from any and all liability and/or claims arising out of the negligence or willful misconduct of Dade City, its officers, employees, agents and assigns, in connection with this Interlocal Agreement. Pasco agrees to indemnify and hold harmless Dade City, its officers, employees and agents from any and all liability and/or claims arising out of the negligence or willful misconduct of Pasco, its officers, employees,

agents and assigns, in connection with this Interlocal Agreement. Nothing in this Interlocal Agreement shall be construed in any way to waive the sovereign immunity of Pasco or Dade City as set forth in Section 768.28, Florida Statutes, as it now exists or as it may be amended from time to time. Pasco and Dade City shall be solely responsible to parties with whom it shall deal in carrying out the terms of this Interlocal Agreement and shall hold the other party harmless against all claims of whatever nature by third parties arising out of this Interlocal Agreement, except as otherwise specified herein. For purposes of this Interlocal Agreement, Dade City agrees that it is not an employee or agent of Pasco but is an independent contractor.

8. **TERMINATION.** Either party to this Interlocal Agreement may cancel the same, upon the provision of thirty (30) days written notice advising the other party of its intent to cancel this Interlocal Agreement. Unless otherwise mutually agreed upon by the parties, said termination shall be effective thirty (30) days after receipt of the written notice. Should Dade City elect to terminate this Interlocal Agreement after the Work has commenced, Pasco shall owe Dade City nothing.

9. **AUTHORITY FOR INTERLOCAL AGREEMENT.** Each party to this Interlocal Agreement warrants and represents to the other party that the execution and delivery of this Interlocal Agreement has been duly authorized by all appropriate actions of its governing body; that this Interlocal Agreement has been executed and delivered by an authorized officer of the governmental entity involved; and that this Interlocal Agreement constitutes the legal, valid, and binding obligation of the executing party enforceable against it by the other party in accordance with its terms, except as enforceability may be limited by statutes or applicable bankruptcy or similar laws affecting creditor's rights, and by application of equitable principles if equitable remedies are sought.

10. **GENERAL PROVISIONS.**

A. Funding. Funding of Commencement of the Work will be contingent upon the parties' appropriation of the funds specified herein.

B. Notice. Any notice, statement, payment request, or other communication required to be delivered or served by either party hereto shall be deemed delivered or served if mailed in any general or branch United States Post Office enclosed in an envelope addressed to the respective parties as follows:

City of Dade City
ATTN: City Manager
38020 Meridian Ave.
Dade City, FL 33525

Pasco County
ATTN: Pasco County Administrator
West Pasco Government Center
8731 Citizens Dr. Suite 350
New Port Richey, FL 34654

C. Entire Agreement. The provisions of this Interlocal Agreement, including all referenced exhibits and attachments hereto, and all the "Whereas" clauses, are material provisions of this Interlocal Agreement and are incorporated herein by reference and constitutes the entire agreement between Pasco and Dade City with respect to the matters herein. This Interlocal Agreement shall supersede, replace and nullify any and all prior agreements or understanding, written or oral, relating to the matters set forth herein. Prior agreements or understandings, if any, shall have no force or affect whatsoever on this Interlocal Agreement.

D. Material Default. In the event of any material default of this Interlocal Agreement, the defaulting party hereby agrees to specifically perform the obligations that party has undertaken in this Interlocal Agreement.

E. Headings. The headings of the sections, subsections, exhibits, and/or attachments contained in this Interlocal Agreement are for the purpose of convenience only and shall not be deemed to expand, limit or change the provisions contained in such sections, subsections, exhibits, and/or attachments.

F. Applicable Law. This Interlocal Agreement shall be governed by the laws, rules and regulations of the State of Florida. Venue for any claims, disputes, or other matters or questions between Pasco and Dade City shall be in Pasco County, Florida.

G. Assignment. No assignment, delegation, transfer, or novation of this Interlocal Agreement or any part hereof shall be made unless approved in writing by both Pasco and Dade City.

H. Amendments. This Interlocal Agreement shall only be amended by a writing duly executed by Pasco and Dade City.

I. Severability. The parties agree that if any part, term or provision of this Interlocal Agreement is held to be illegal, unenforceable or in conflict with any applicable federal state or local law or regulation, such part, term or shall be severable with the remainder of the Interlocal Agreement remaining valid and enforceable.

J. Term of the Interlocal Agreement. The term of this Interlocal Agreement shall commence upon the effective date as defined herein and shall continue

in full force until payment in full as provided under Section 5 of this Interlocal Agreement is received from Pasco unless otherwise terminated earlier as provided herein.

K. Recording. This Interlocal Agreement and any subsequent amendment hereto shall be filed with Pasco Clerk of the Circuit Court as provided by Section 163.01(11), Florida Statutes.

L. Counterparts. This Interlocal Agreement may be executed in any number of counterparts, each of which shall be an original, but which taken together shall constitute one and the same instrument.

M. Force Majeure. In the event that the performance of this Interlocal Agreement is prevented or interrupted by consequence of an act of God, or the public enemy, or national emergency, allocation or other governmental restrictions upon the use or availability of labor or materials, rationing, civil insurrection, riot, racial or civil rights disorder or demonstration, strike, embargo, flood, tidal wave, fire, explosion, bomb detonation, nuclear fallout, windstorm, hurricane, sinkholes, earthquake or other casualty or disaster or catastrophe, unforeseeable failure of breakdown of pumping transmission or other facilities, governmental rule, orders, restrictions, regulations or requirements, acts or actions of any government, public or governmental authority, commission or board, agency or agent or official, or judgment or restraining order or injunction of any court, then said party whose performance is impaired shall not be liable for such non-performance, and the time of performance shall be extended for such time period that such part is diligently attempting to perform.

N. Effective Date. The effective date for purposes of this Interlocal Agreement is the date of its recording with the Pasco County Clerk of Court after approval and execution by the last party.

IN WITNESS WHEREOF, the parties hereto through their duly authorized representatives do cause this Interlocal Agreement to be executed the day and year as stated below.

(SEAL)
ATTEST:

Nikki Alvarez-Sowles, Esq.
Clerk & Comptroller

PASCO COUNTY, FLORIDA

BY: Ronald E. Oakley
Ronald E. Oakley, Chairman
Board of County Commissioners

APPROVED
IN SESSION
OCT 12 2021
PASCO COUNTY
BCC

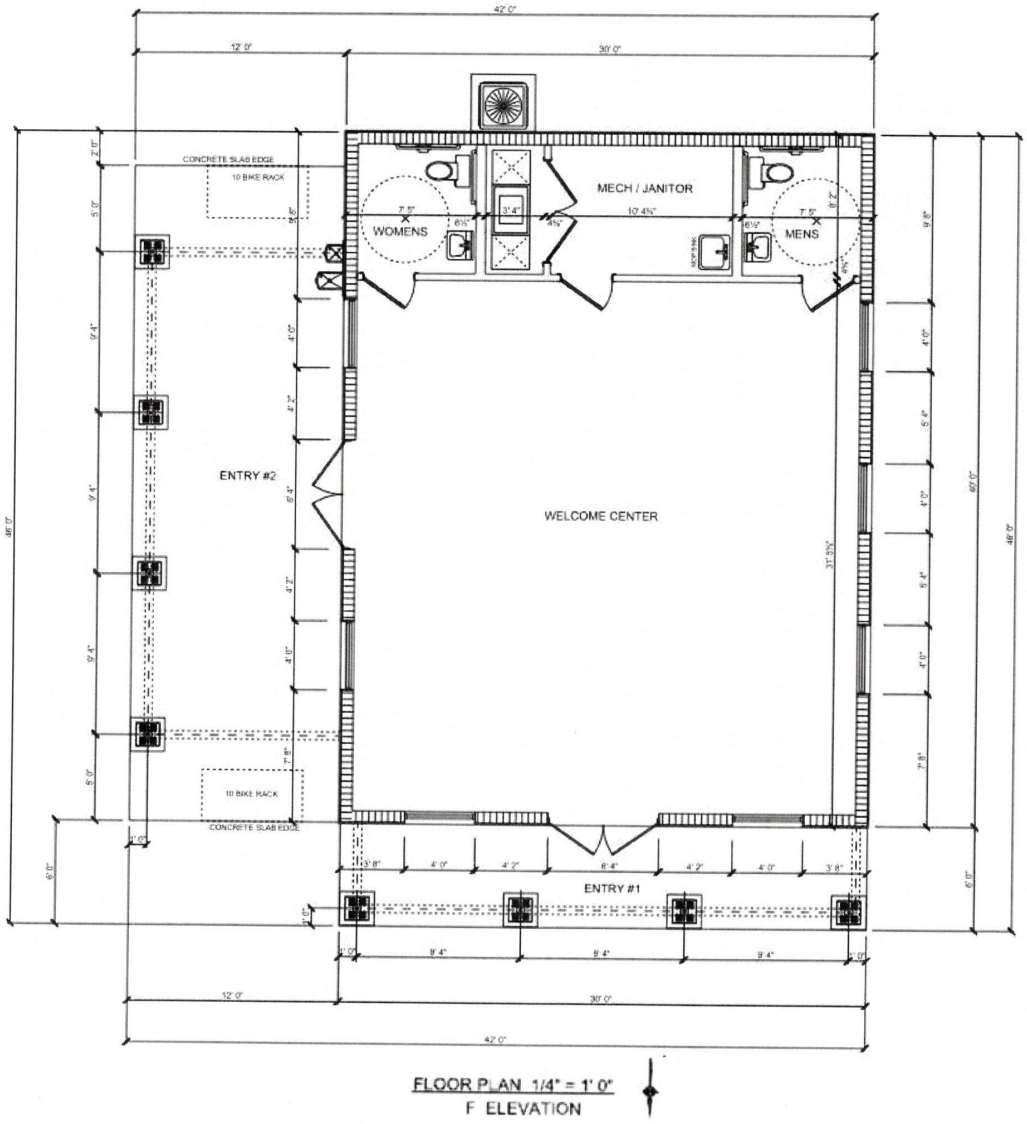
CITY OF DADE CITY, FLORIDA

BY: Camille Hernandez
Camille Hernandez, Mayor
City Commission

ATTEST: Angie Guy 06/28/2020
Angie Guy, CMC
City Clerk

EXHIBIT C

EXISTING FLOOR PLAN OF BUILDING (interior approximately 39' x 29')



AGREEMENT NO. 2022-09

EXTENSION OF DADE CITY HERITAGE AND CULTURAL MUSEUM AGREEMENT FOR THE CSX DEPOT

This Extension Agreement between the **Dade City Heritage & Cultural Museum, Inc.** ("Museum"), and the **City Dade City** ("City") extends the Dade City Heritage and Cultural Museum Agreement for the CSX Depot in accordance with the following terms and conditions:

1. ***Extension of Dade City Heritage and Cultural Museum Agreement for the CSX Depot:***

The Dade City Heritage and Cultural Museum Agreement for the CSX Depot ("Original Agreement") attached to this Extension Agreement as Exhibit A is hereby extended for an additional 3-year term beginning on November 1, 2021, and terminating on October 31, 2024. All terms and conditions of the Original Agreement shall remain in full force and effect.

2. **Consent to Assignment of Agreement:**

The City consents to the assignment of the Original Agreement by Joyan Lynn, d/b/a Appalachian Heritage Educational Museum, Inc., to the newly formed Florida not-for-profit corporation known as the "Dade City Heritage & Cultural Museum, Inc."

DADE CITY HERITAGE & CULTURAL MUSEUM, INC.

By: Joyan Lynn
Joyan Lynn

Title: Director

Date: MARCH 15, 2022

CITY OF DADE CITY:

By: Camille A. Hernandez
Camille Hernandez, Mayor

Date: March 22, 2022

ATTEST: Angelia Guy
Angelia Guy, City Clerk

Approved as to Form:

Thomas A. Thanas
Thomas A. Thanas
City Attorney

AGREEMENT 2018-11

DADE CITY HERITAGE AND CULTURAL MUSEUM AGREEMENT

CSX TRAIN DEPOT

THIS AGREEMENT ("Agreement") is made and effective on this 8 day of May, 2018 by and between the City of Dade City, Florida, a Florida municipal corporation, whose address is 38020 Meridian Avenue, Dade City, Florida, hereinafter called "CITY" and Joyan Lynn 11631 Fort King Road, Dade City Fl 33525, dba Appalachian Heritage Educational Museum Inc, whose address is 7485 Okey L. Patteson Road, Scarbro, West Virginia, hereinafter called "MUSEUM".

WITNESSETH:

WHEREAS, the CITY is the owner of the historic Train Depot (as defined in Paragraph 2 herein) by virtue of its purchase of the Train Depot from CSX Transportation, Inc. ("CSX"); and

WHEREAS, the Purchase and Sales Agreement conditioned the purchase of the Train Depot on the CITY's proposed use of the Train Depot for social, educational and institutional uses; and

WHEREAS, the deed transferring ownership of the Train Depot reserved to CSX a right of ingress and egress and a perpetual railroad easement for the continued occupancy and use of a portion of the Train Depot for railroad operations; and

WHEREAS, the deed also provided that CSX's continued use of the Train Depot would be rent free, maintenance free, except for payment of a pro-rata share of common utility expenses; and

WHEREAS, CSX also agreed to cooperate in CITY's renovations of the Train Depot and have access to the Train Depot 24 hrs/7 days a week; and

WHEREAS, CITY has no current use of the Train Depot, except for storage of holiday decorations, and therefore finds that the Train Depot is surplus property as it is not otherwise needed for CITY purposes; and

WHEREAS, MUSEUM has extensive experience in the creation and operation of an heritage and cultural museum whose primary mission is to promote the historic heritage and culture of a community; and

WHEREAS, CITY and MUSEUM wish to collaborate and pool resources to achieve the creation of a heritage and cultural museum to preserve the unique quaint history of the City of Dade City and to also stimulate economic activity throughout Dade City by the operation of a museum and related activities; and

WHEREAS, CITY finds that this Agreement is in the best interest of the residents of Dade City Florida.

NOW, THEREFORE, CITY and MUSEUM, for and in consideration of the sum of $10.00 and the mutual agreements contained herein, and other good and valuable consideration, hereby agree as follows:

1. RECITALS. The foregoing recitals are true and correct and incorporated herein.

2. LEASED AREA. CITY agrees to lease a portion of the historic Dade City Train Depot, located at 14206 U.S. Highway 98 Bypass, Dade City, Florida ("Train Depot") as more particularly described in the quitclaim deed executed by CSX on May 27, 1994, a copy of which is attached as Exhibit A, to MUSEUM for the operation of the Dade City Heritage and Cultural Museum ('DC Museum"). MUSEUM acknowledges that its use and possession of the Train Depot is not exclusive and that parts of the Train Depot may be occupied by the CITY and CSX and that it shall not interfere with any lawful use of the Train Depot by CITY or CSX. Prior to the date that MUSEUM takes possession of the Train Depot, CITY shall provide an inventory to MUSEUM of all CITY's personal property located in the Train Depot that is available for use by MUSEUM as part of the leased area.

MUSEUM acknowledges that the CITY must obtain consent from CSX Railroad prior to MUSEUM's use and possession of the Train Depot as described in Paragraph 3 and that any other accessory uses not otherwise stated herein shall require prior approval by the CITY and CSX. MUSEUM acknowledges that it has received and reviewed a copy of a Purchase-Sale Agreement, dated October 26, 1993, by and between CSX and CITY, and a copy of the deed transferring title to the Train Depot to the CITY. MUSEUM agrees to not violate any covenants and conditions contained in these documents.

3. DADE CITY HERITAGE AND CULTURAL MUSEUM. MUSEUM agrees that its proposed use of the Train Depot as the DC Museum shall at all times comply with the CITY's Comprehensive Plan, Land Development Regulations, Code of Ordinances, Building Codes as well as other local, state, and federal regulations. In addition to use and operation of the Train Depot as the DC Museum, the CITY acknowledges and consents to MUSEUM's use of the Train Depot for accessory uses such as a trolley depot, and operation of a concession stand.

MUSEUM agrees to create and operate the DC Museum as a Florida not-for-profit 501(c)(3) organization for the term of this Agreement. The purpose and goal of the DC Museum shall be to preserve the CITY's heritage and culture for current and future residents and visitors. In addition, the DC Museum shall serve as an economic development resource to stimulate economic activity in Dade City due to its location adjacent to the Dade City Redevelopment area ("Downtown CRA") and on the Highway 98 bypass.

The DC Museum shall be composed of a Board of Directors, who shall be residents of the CITY for no less than 6 months. A representative of the CITY shall serve as an ex-officio member of the DC Museum Board of Directors and shall be responsible for keeping the City

Manager informed of MUSEUM activities and compliance with this Agreement. MUSEUM shall be an independent contractor of the CITY in fulfilling its duties and responsibilities identified in this Agreement.

MUSEUM shall supplement, but not replace, marketing and promotion efforts by the Dade City Merchants Association and the Greater Dade City Chamber of Commerce pursuant to agreements by and between those entities with the Dade City Community Redevelopment Agency in effect now, or as may be in effect in the future. MUSEUM shall provide a copy of all its marketing and promotional materials to the CITY for information and review. In the event the CITY objects to the content of the marketing or promotional materials, MUSEUM agrees to delay further distribution. CITY gives permission to MUSEUM to use the City of Dade City logo, which will appear on all marketing and promotion materials for events at the MUSEUM as well as the logos of other sponsors of any marketed event. The cost of printing and storage of all marketing and promotional materials shall be paid by MUSEUM. The content of the marketing or promotional materials, including creative graphic designs, shall be owned by the MUSEUM and the MUSEUM shall be entitled to use of the content of the marketing and promotional materials without the Dade City logo for events that are not otherwise supported by the CITY.

MUSEUM shall strive to continuously promote the CITY as a "destination" for visitation and cultural enrichment to specific demographic and other identifiable groups in print and via social media. MUSEUM may charge a reasonable fee for admission and participation in its activities. MUSEUM shall provide the CITY with a Quarterly Report detailing its activities as identified in this Agreement. The quarterly report may include information related to costs and expenses, the number of personnel used, estimates of attendance by visitors and residents, etc.

MUSEUM shall operate daily from 10 AM to 6 PM or as otherwise needed to fulfill its duties and responsibilities as provided herein. As part of its operation, MUSEUM agrees to provide assistance to CITY staff related to storage of historic documents and research of historic information related to the CITY's cemetery or other historic assets. MUSEUM may request assistance from CITY staff or the Dade City Youth Council as needed regarding its preservation of CITY's historic documents, including but not limited scanning of cemetery deeds, documents, etc.

CITY agrees to allow and MUSEUM agrees to operate a trolley for tours throughout Dade City as an extension of its heritage and cultural museum activities "on wheels." Once MUSEUM begins its trolley services, it shall be permitted to park its trolley in the Dade City police department parking lot during evening hours or when not otherwise in use. MUSEUM agrees to not provide advertising of private businesses on the outside of the trolley but shall be permitted to promote private businesses as part of its delivery of services inside the trolley. MUSEUM may charge a reasonable fee for a trolley tour or other use by the public.

4. TERM. This Agreement shall commence on the date the parties sign the Agreement and shall be for a term of 3 years from the commencement date. MUSEUM shall have the option to renew this Agreement for 3 additional years subject to agreement by the parties to the remaining terms and conditions.

5. RENT. CITY agrees to provide space and use of the Train Depot as provided herein to MUSEUM for 6 months without charge. Thereafter, rent for the space and use of the CITY's Train Depot shall be paid in the amount of 5% of monthly gross income of the DC Museum and all accessory uses, including state sales taxes, as rent payable monthly. Monthly gross income shall include memberships, admissions, and donations. Monthly gross income shall not include monies received by awarded grants or specific donations. During the second year of this Agreement, rent shall be 8% of monthly gross income. Rent shall be pro-rated on a daily basis for any occupancy by MUSEUM for any period less than a month.

Rent shall be made payable to the City of Dade City, Florida, c/o Finance Officer at City Hall, 38020 Meridian Avenue, Dade City, Florida by check or money order, by mail or in person. Each rental payment after month 7 shall be accompanied by a treasurer's report, bank statement or other financial documentation to show how the amount of monthly rent was determined. MUSEUM agrees to pay a late fee of $25 for any rental payment received after the 5th day of each month for the term of this Agreement. If the day rent is due is a holiday or weekend, rent shall be due on the first day City Hall is open for business.

6. UTILITIES. CITY shall provide utility service and MUSEUM shall pay for the service based on its use. Water and electric service shall remain in the name of the CITY. A copy of the utility bills shall be mailed to MUSEUM and MUSEUM shall make payment as required.

7. GRANTS. MUSEUM agrees to pursue grants and other funding opportunities to defray its costs of operation from public and private sources. In the event it is determined that MUSEUM's use or proposed use of the Train Depot violates the term and condition of any past or future grant obtained by the CITY, the parties agree to terminate this Agreement. As of the date of this Agreement, CITY is unaware of any prohibition in any existing grant that use prohibit MUSEUM's proposed use of the Train Depot as provided herein.

8. PUBLIC RECORDS COMPLIANCE. MUSEUM agrees that, to the extent that it may "act on behalf" of the CITY as a "contractor" within the meaning of Section 119.071(1)(a), Florida Statutes in providing its services under this Agreement, it shall:

(a) Keep and maintain "public records" required by CITY by Florida law to perform the service.

(b) Upon request from the CITY's custodian of public records, provide the CITY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.

(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the MUSEUM does not transfer the records to the CITY.

Upon completion of this Agreement, MUSEUEM shall transfer, at no cost, to the CITY all public records in possession of the MUSEUM or keep and maintain public records required by the CITY to perform the service. If the MUSEUM transfers all public records to the CITY upon completion of the Agreement, the MUSEUM shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the MUSEUM keeps and maintains public records upon completion of the Agreement, the MUSEUM shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the CITY, upon request. Pursuant to Section 119.0701(2)(a), Fla. Stat., IF THE MUSEUM HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE MUSEUM'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CITY'S CUSTODIAN OF PUBLIC RECORDS, Angelia Guy, 352-523-5052, aguy@dadecityfl.com, 38020 Meridian Avenue, Dade City, Florida.

9. PUBLIC RECORDS COMPLIANCE INDEMNIFICATION. MUSEUM agrees to indemnify and hold the CITY harmless against any and all claims, damage awards, and causes of action arising from the MUSEUM's failure to comply with the public records disclosure requirements of Section 119.07(1), Florida Statutes, or by MUSEUM's failure to maintain public records that are exempt or confidential and exempt from the public records disclosure requirements, including, but not limited to, any third party claims or awards for attorneys' fees and costs arising therefrom. MUSEUM authorizes the CITY to seek declaratory, injunctive, or other appropriate relief against MUSEUM in Pasco County Circuit Court on an expedited basis to enforce the requirements of this section.

10. COMPLIANCE/CONSISTENCY WITH SECTION 768.28, FLA. STATUTES. Any indemnification by CITY specified in this Agreement shall be limited to such indemnification and liability limits consistent with the requirements of Section 768.28, Fla. Stat., and any other purported indemnification by CITY in this Agreement in derogation hereof shall be void and of no force or effect.

11. NON-APPROPRIATION. CITY's performance and any obligation to pay, provide services or otherwise act under this Agreement is contingent upon an appropriation during the CITY's annual budget approval process. If funds are not appropriated for a fiscal year, then the MUSEUM shall be notified as soon as is practical by the CITY that funds have not been appropriated for continuation of or performance under this Agreement, and the Agreement shall expire at the end of the fiscal year for which funding has been previously appropriated. The termination of this Agreement at fiscal year-end shall be without penalty or expense to the CITY subject to the CITY paying any financial obligations during the period the Agreement that was previously funded.

12. MAINTENANCE. MUSEUM shall be responsible for daily and routine maintenance for the safe and sanitary operation of the MUSEUM portion of the Train Depot, not to exceed $250 per quarter. Any needed repairs greater than $250 shall be the joint responsibility of the CITY and MUSUEUM with the MUSEUM'S financial responsibility limited to $250 per quarter.

The MUSEUM shall not commit or permit waste or permit any nuisance upon the MUSEUM portion of the Train Depot. CITY shall be responsible for major repairs in excess of $250 per repair and shall maintain the exterior of the Train Depot as needed, including but not limited to mowing of grass, landscaping, parking lot paving, fence repairs, etc. There shall be no keeping of combustible materials on the premises, which would cause an increased fire risk or increase the fire insurance rate.

13. CONDITION OF PROPERTY & ALTERATIONS. MUSEUM accepts the Leased Property as of the date of this Agreement in an "as is" condition. CITY makes no representations or warranties as to the condition of the Train Depot or its suitability for MUSEUM's intended use. MUSEUM shall permit CITY at all reasonable hours to enter upon the Train Depot for the purpose of inspecting its condition, provided such entry does not interfere with the operation of MUSEUM.

It is understood by the parties that during the term of this Agreement, MUSEUM may make various improvements to the interior of the Train Depot at its sole cost and expense and as soon as is reasonably possible after the effective date of this Agreement to allow for the display of historic artifacts. MUSEUM shall provide reasonable notice to the CITY for review and approval of proposed improvements prior to the commencement of any improvement, alteration, or construction. All improvements shall be completed in accordance with all applicable City ordinances and State and Federal laws and regulations, including but not limited to building codes, historic preservation rules. In the event any improvement, alteration or construction is unauthorized or prior to approval, MUSEUM agrees to return the Train Depot to its condition prior to the CITY.

14. ASSIGNMENT. No assignment of this Agreement is permitted without the express written consent of CITY. The CITY acknowledges and agrees that the name of MUSEUM shall change within the first year of this Agreement to provide for an additional opportunity to market the CITY.

15. KEYS & LOCKS. CITY will provide MUSEUM with a copy of the keys to access the MUESUM. MUSEUM shall maintain the keys in a safe and secure location with only executive board, director and president in possession of the key at any time.

16. DEFAULT/REMEDIES. Any failure or refusal of either party to enforce any term or condition of this Agreement shall not be a waiver of any right to enforce any term or condition in the future. Either party to this Agreement may terminate this Agreement with or without cause, upon giving 30 days written notice to the other party. Upon receipt of such notice, either party may attempt to cure the default within 30 days. If the default remains beyond 30 days, all obligations of the parties under this Agreement shall cease, except that any monies due and owing for past services shall be pro-rated and paid by the CITY.

If default shall be made in any of the terms, conditions and covenants on the part of the MUSEUM this Agreement may be terminated by the CITY upon thirty (30) days advance written notice to MUSEUM for cause. "Event of default" shall include but is not limited to the following:

(a) Misapplication or expenditure of CITY funds received pursuant to this Agreement

(b) Misrepresentation of material facts, statements or invoice or other document furnished to the CITY in connection with the performance of this Agreement

(c) Breach of any specific term of this Agreement

(d) Failure to provide quarterly marketing reports

(e) Unauthorized change in use of the Train Depot

(f) Assignment of this Agreement.

Moreover, CITY may provide 30-days written notice to MUSEUM and terminate this Agreement for convenience. In the event of termination for convenience or for cause, MUSEUM agrees to peacefully surrender possession of the Train Depot to the CITY in good condition, including but not limited to broom clean, trash removed, restored to its condition upon occupancy, except for usual and reasonable wear and tear.

17. INSURANCE. The following policies of insurance shall be maintained on the Train Depot by the respective party:

(a) *Fire and Casualty.* CITY agrees to purchase on its own behalf, a standard fire and casualty insurance policy insuring the CITY's interest in the Train Depot from damages caused by fire, natural disaster, vandalism, or intentional or unintentional destruction, subject to the standard exclusions.

(b) *General Liability Insurance/Business Operations Insurance.* MUSEUM shall obtain and maintain for the duration of this Agreement, public liability and property damage insurance in an amount not less than One Million Dollars ($1,000,000) per occurrence/Two Million Dollars ($2,000,000) aggregate for injuries arising out of MUSEUM's use and occupancy of the Train Depot. MUSEUM shall supply the CITY with an appropriate certificate or policy evidencing existence of said coverage with premiums paid thereon. Accessory uses shall have automobile coverage and special event insurance as needed.

The CITY shall be a named insured on all policies in effect and shall be given a certificate of coverage from the insurer showing said coverage to be effect. The certificate shall require 30 days' notice to CITY of cancellation or termination of insurance coverage as set forth herein. Should insurance coverage lapse; MUSEUM shall immediately cease its operation and use of the premises until such time as suitable coverage is reinstated.

All coverage shall be maintained with a reputable insurance company authorized to do business in the State of Florida, acceptable to CITY. Failure to obtain and maintain such insurance as stated above shall be considered a material breach of this Agreement and may result in termination of this Agreement for cause. MUSEUM shall not commence work under this Agreement until CITY has received an acceptable certificate or certificates of insurance evidencing the required insurance.

In addition, MUSEUM agrees to indemnify and hold the CITY harmless from any and all claims, causes of action or judgments, including costs and reasonable attorney fees incurred by or rendered against the CITY as a result of MUSEUM's use of the Train Depot.

18. RISK OF LOSS. It is further agreed between the parties hereto that, in the event the Train Depot is totally or more than fifty percent (50%) damaged or destroyed by fire, windstorm, tidal wave or otherwise, CITY may at its option terminate this Agreement for that portion of the Train Depot. Should CITY elect not to continue this portion of the Agreement then MUSEUM shall be responsible for the removal of its property from the Train Depot.

19. THIRD PARTY CLAIMS. MUSEUM agrees that if it causes any lien to be filed against the Train Depot or against the improvement erected on the Train Depot during the term of this Agreement or if any judgment is obtained against MUSEUM and the same becomes a lien upon the interest of MUSUEM in this Agreement, or if any taxes due by MUSEUM become in default, it is agreed that MUSEUM, upon giving written notice to CITY shall not be required to pay against MUSEUM's interest herein so long as MUSEUM shall in good faith and diligence at its own expense, contest the validity of the claim by appropriate legal proceedings. Pending such legal proceedings, the CITY shall not have the right to pay, remove, or discharge any such lien or judgment or taxes thereby contested unless necessary to protect the title to the Train Depot. Any delay due to the disputed matter shall not be deemed a default in the conditions of this Agreement, provided that on demand of the CITY, MUSEUM shall furnish an indemnity sufficient to protect the CITY against any loss or damage. At its option, CITY may elect to accept rent from a receiver, trustee or other judicial officer during the term of this Agreement in their fiduciary capacity without affecting the CITY's rights as contained in this Agreement but no receiver trustee or other judicial officer shall ever have any right, title or interest in or to the Train Depot by virtue of this Agreement.

20. VENUE AND JURISDICTION. Notwithstanding any of other provision to the contrary, this Agreement and the parties' actions under this Agreement shall be governed by and construed under the laws of the state of Florida, without reference to conflict of law principles. As a material condition of this Agreement, each Party hereby irrevocably and unconditionally consents to submit and does submit to the jurisdiction of the Circuit Court in and for Pasco County, Florida for any actions, suits or proceedings arising out of or relating to this Agreement.

21. WAIVER. The right of City under this Agreement shall be cumulative and the failure on the part of the CITY to exercise promptly any rights given it hereunder shall not operate to forfeit any of said rights.

22. AMENDMENTS. All amendments to this Agreement shall be in writing and approved by the Dade City Commission at a publicly advertised meeting.

23. NOTICES. Any notice to either party has been provided by registered or certified mail at the address provided herein, which may be amended by either party.

IN WITNESS WHEREOF, the parties have executed this Agreement on the 8 day of May 2018.

MUSEUM

Signature of Witness # 1

Joyan Lynn, Executive Director

MARGARET A. ANGELL

Print or type name

Signature of ~~Witness~~ #2

BRUCE GAGLIANO

Print or type name

STATE OF Florida
COUNTY OF Pasco

The foregoing instrument was acknowledged before me this 8 day of May, 2018, by Joyan Lynn, who is ✓ personally known to me or who has produced _____ as identification and who did not (did) take an oath.

Angelia K. Guy
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF983530
Expires 7/29/2020

(NOTARY SEAL)

Signature of Notary

Angelia K. Guy

Print or type name

CITY OF DADE CITY
By: Camille Hernandez

Camille Hernandez, Mayor

Date: 5/8/2018

ATTEST:

Angelia Guy

Angelia Guy, City Clerk

Approved as to form and legality for use and reliance by the City of Dade City, Florida

City Attorney

AGREEMENT 2018-11

DADE CITY HERITAGE AND CULTURAL MUSEUM AGREEMENT

CSX TRAIN DEPOT

THIS AGREEMENT ("Agreement") is made and effective on this 8 day of May, 2018 by and between the City of Dade City, Florida, a Florida municipal corporation, whose address is 38020 Meridian Avenue, Dade City, Florida, hereinafter called "CITY" and Joyan Lynn 11631 Fort King Road, Dade City Fl 33525, dba Appalachian Heritage Educational Museum Inc, whose address is 7485 Okey L. Patteson Road, Scarbro, West Virginia, hereinafter called "MUSEUM".

WITNESSETH:

WHEREAS, the CITY is the owner of the historic Train Depot (as defined in Paragraph 2 herein) by virtue of its purchase of the Train Depot from CSX Transportation, Inc. ("CSX"); and

WHEREAS, the Purchase and Sales Agreement conditioned the purchase of the Train Depot on the CITY's proposed use of the Train Depot for social, educational and institutional uses; and

WHEREAS, the deed transferring ownership of the Train Depot reserved to CSX a right of ingress and egress and a perpetual railroad easement for the continued occupancy and use of a portion of the Train Depot for railroad operations; and

WHEREAS, the deed also provided that CSX's continued use of the Train Depot would be rent free, maintenance free, except for payment of a pro-rata share of common utility expenses; and

WHEREAS, CSX also agreed to cooperate in CITY's renovations of the Train Depot and have access to the Train Depot 24 hrs/7 days a week; and

WHEREAS, CITY has no current use of the Train Depot, except for storage of holiday decorations, and therefore finds that the Train Depot is surplus property as it is not otherwise needed for CITY purposes; and

WHEREAS, MUSEUM has extensive experience in the creation and operation of an heritage and cultural museum whose primary mission is to promote the historic heritage and culture of a community; and

WHEREAS, CITY and MUSEUM wish to collaborate and pool resources to achieve the creation of a heritage and cultural museum to preserve the unique quaint history of the City of Dade City and to also stimulate economic activity throughout Dade City by the operation of a museum and related activities; and

WHEREAS, CITY finds that this Agreement is in the best interest of the residents of Dade City Florida.

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4. TERM. This Agreement shall commence on the date the parties sign the Agreement and shall be for a term of 3 years from the commencement date. MUSEUM shall have the option to renew this Agreement for 3 additional years subject to agreement by the parties to the remaining terms and conditions.

5. RENT. CITY agrees to provide space and use of the Train Depot as provided herein to MUSEUM for 6 months without charge. Thereafter, rent for the space and use of the CITY's Train Depot shall be paid in the amount of 5% of monthly gross income of the DC Museum and all accessory uses, including state sales taxes, as rent payable monthly. Monthly gross income shall include memberships, admissions, and donations. Monthly gross income shall not include monies received by awarded grants or specific donations. During the second year of this Agreement, rent shall be 8% of monthly gross income. Rent shall be pro-rated on a daily basis for any occupancy by MUSEUM for any period less than a month.

Rent shall be made payable to the City of Dade City, Florida, c/o Finance Officer at City Hall, 38020 Meridian Avenue, Dade City, Florida by check or money order, by mail or in person. Each rental payment after month 7 shall be accompanied by a treasurer's report, bank statement or other financial documentation to show how the amount of monthly rent was determined. MUSEUM agrees to pay a late fee of $25 for any rental payment received after the 5th day of each month for the term of this Agreement. If the day rent is due is a holiday or weekend, rent shall be due on the first day City Hall is open for business.

6. UTILITIES. CITY shall provide utility service and MUSEUM shall pay for the service based on its use. Water and electric service shall remain in the name of the CITY. A copy of the utility bills shall be mailed to MUSEUM and MUSEUM shall make payment as required.

7. GRANTS. MUSEUM agrees to pursue grants and other funding opportunities to defray its costs of operation from public and private sources. In the event it is determined that MUSEUM's use or proposed use of the Train Depot violates the term and condition of any past or future grant obtained by the CITY, the parties agree to terminate this Agreement. As of the date of this Agreement, CITY is unaware of any prohibition in any existing grant that use prohibit MUSEUM's proposed use of the Train Depot as provided herein.

8. PUBLIC RECORDS COMPLIANCE. MUSEUM agrees that, to the extent that it may "act on behalf" of the CITY as a "contractor" within the meaning of Section 119.071(1)(a), Florida Statutes in providing its services under this Agreement, it shall:

(a) Keep and maintain "public records" required by CITY by Florida law to perform the service.

(b) Upon request from the CITY's custodian of public records, provide the CITY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.

(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the MUSEUM does not transfer the records to the CITY.

Upon completion of this Agreement, MUSEUEM shall transfer, at no cost, to the CITY all public records in possession of the MUSEUM or keep and maintain public records required by the CITY to perform the service. If the MUSEUM transfers all public records to the CITY upon completion of the Agreement, the MUSEUM shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the MUSEUM keeps and maintains public records upon completion of the Agreement, the MUSEUM shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the CITY, upon request. Pursuant to Section 119.0701(2)(a), Fla. Stat., IF THE MUSEUM HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE MUSEUM'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CITY'S CUSTODIAN OF PUBLIC RECORDS, Angelia Guy, 352-523-5052, aguy@dadecityfl.com, 38020 Meridian Avenue, Dade City, Florida.

9. PUBLIC RECORDS COMPLIANCE INDEMNIFICATION. MUSEUM agrees to indemnify and hold the CITY harmless against any and all claims, damage awards, and causes of action arising from the MUSEUM's failure to comply with the public records disclosure requirements of Section 119.07(1), Florida Statutes, or by MUSEUM's failure to maintain public records that are exempt or confidential and exempt from the public records disclosure requirements, including, but not limited to, any third party claims or awards for attorneys' fees and costs arising therefrom. MUSEUM authorizes the CITY to seek declaratory, injunctive, or other appropriate relief against MUSEUM in Pasco County Circuit Court on an expedited basis to enforce the requirements of this section.

10. COMPLIANCE/CONSISTENCY WITH SECTION 768.28, FLA. STATUTES. Any indemnification by CITY specified in this Agreement shall be limited to such indemnification and liability limits consistent with the requirements of Section 768.28, Fla. Stat., and any other purported indemnification by CITY in this Agreement in derogation hereof shall be void and of no force or effect.

11. NON-APPROPRIATION. CITY's performance and any obligation to pay, provide services or otherwise act under this Agreement is contingent upon an appropriation during the CITY's annual budget approval process. If funds are not appropriated for a fiscal year, then the MUSEUM shall be notified as soon as is practical by the CITY that funds have not been appropriated for continuation of or performance under this Agreement, and the Agreement shall expire at the end of the fiscal year for which funding has been previously appropriated. The termination of this Agreement at fiscal year-end shall be without penalty or expense to the CITY subject to the CITY paying any financial obligations during the period the Agreement that was previously funded.

12. MAINTENANCE. MUSEUM shall be responsible for daily and routine maintenance for the safe and sanitary operation of the MUSEUM portion of the Train Depot, not to exceed $250 per quarter. Any needed repairs greater than $250 shall be the joint responsibility of the CITY and MUSUEUM with the MUSEUM'S financial responsibility limited to $250 per quarter.

The MUSEUM shall not commit or permit waste or permit any nuisance upon the MUSEUM portion of the Train Depot. CITY shall be responsible for major repairs in excess of $250 per repair and shall maintain the exterior of the Train Depot as needed, including but not limited to mowing of grass, landscaping, parking lot paving, fence repairs, etc. There shall be no keeping of combustible materials on the premises, which would cause an increased fire risk or increase the fire insurance rate.

13. CONDITION OF PROPERTY & ALTERATIONS. MUSEUM accepts the Leased Property as of the date of this Agreement in an "as is" condition. CITY makes no representations or warranties as to the condition of the Train Depot or its suitability for MUSEUM's intended use. MUSEUM shall permit CITY at all reasonable hours to enter upon the Train Depot for the purpose of inspecting its condition, provided such entry does not interfere with the operation of MUSEUM.

It is understood by the parties that during the term of this Agreement, MUSEUM may make various improvements to the interior of the Train Depot at its sole cost and expense and as soon as is reasonably possible after the effective date of this Agreement to allow for the display of historic artifacts. MUSEUM shall provide reasonable notice to the CITY for review and approval of proposed improvements prior to the commencement of any improvement, alteration, or construction. All improvements shall be completed in accordance with all applicable City ordinances and State and Federal laws and regulations, including but not limited to building codes, historic preservation rules. In the event any improvement, alteration or construction is unauthorized or prior to approval, MUSEUM agrees to return the Train Depot to its condition prior to the CITY.

14. ASSIGNMENT. No assignment of this Agreement is permitted without the express written consent of CITY. The CITY acknowledges and agrees that the name of MUSEUM shall change within the first year of this Agreement to provide for an additional opportunity to market the CITY.

15. KEYS & LOCKS. CITY will provide MUSEUM with a copy of the keys to access the MUESUM. MUSEUM shall maintain the keys in a safe and secure location with only executive board, director and president in possession of the key at any time.

16. DEFAULT/REMEDIES. Any failure or refusal of either party to enforce any term or condition of this Agreement shall not be a waiver of any right to enforce any term or condition in the future. Either party to this Agreement may terminate this Agreement with or without cause, upon giving 30 days written notice to the other party. Upon receipt of such notice, either party may attempt to cure the default within 30 days. If the default remains beyond 30 days, all obligations of the parties under this Agreement shall cease, except that any monies due and owing for past services shall be pro-rated and paid by the CITY.

If default shall be made in any of the terms, conditions and covenants on the part of the MUSEUM this Agreement may be terminated by the CITY upon thirty (30) days advance written notice to MUSEUM for cause. "Event of default" shall include but is not limited to the following:

(a) Misapplication or expenditure of CITY funds received pursuant to this Agreement

(b) Misrepresentation of material facts, statements or invoice or other document furnished to the CITY in connection with the performance of this Agreement

(c) Breach of any specific term of this Agreement

(d) Failure to provide quarterly marketing reports

(e) Unauthorized change in use of the Train Depot

(f) Assignment of this Agreement.

Moreover, CITY may provide 30-days written notice to MUSEUM and terminate this Agreement for convenience. In the event of termination for convenience or for cause, MUSEUM agrees to peacefully surrender possession of the Train Depot to the CITY in good condition, including but not limited to broom clean, trash removed, restored to its condition upon occupancy, except for usual and reasonable wear and tear.

17. INSURANCE. The following policies of insurance shall be maintained on the Train Depot by the respective party:

(a) *Fire and Casualty.* CITY agrees to purchase on its own behalf, a standard fire and casualty insurance policy insuring the CITY's interest in the Train Depot from damages caused by fire, natural disaster, vandalism, or intentional or unintentional destruction, subject to the standard exclusions.

(b) *General Liability Insurance/Business Operations Insurance.* MUSEUM shall obtain and maintain for the duration of this Agreement, public liability and property damage insurance in an amount not less than One Million Dollars ($1,000,000) per occurrence/Two Million Dollars ($2,000,000) aggregate for injuries arising out of MUSEUM's use and occupancy of the Train Depot. MUSEUM shall supply the CITY with an appropriate certificate or policy evidencing existence of said coverage with premiums paid thereon. Accessory uses shall have automobile coverage and special event insurance as needed.

The CITY shall be a named insured on all policies in effect and shall be given a certificate of coverage from the insurer showing said coverage to be effect. The certificate shall require 30 days' notice to CITY of cancellation or termination of insurance coverage as set forth herein. Should insurance coverage lapse; MUSEUM shall immediately cease its operation and use of the premises until such time as suitable coverage is reinstated.

All coverage shall be maintained with a reputable insurance company authorized to do business in the State of Florida, acceptable to CITY. Failure to obtain and maintain such insurance as stated above shall be considered a material breach of this Agreement and may result in termination of this Agreement for cause. MUSEUM shall not commence work under this Agreement until CITY has received an acceptable certificate or certificates of insurance evidencing the required insurance.

In addition, MUSEUM agrees to indemnify and hold the CITY harmless from any and all claims, causes of action or judgments, including costs and reasonable attorney fees incurred by or rendered against the CITY as a result of MUSEUM's use of the Train Depot.

18. RISK OF LOSS. It is further agreed between the parties hereto that, in the event the Train Depot is totally or more than fifty percent (50%) damaged or destroyed by fire, windstorm, tidal wave or otherwise, CITY may at its option terminate this Agreement for that portion of the Train Depot. Should CITY elect not to continue this portion of the Agreement then MUSEUM shall be responsible for the removal of its property from the Train Depot.

19. THIRD PARTY CLAIMS. MUSEUM agrees that if it causes any lien to be filed against the Train Depot or against the improvement erected on the Train Depot during the term of this Agreement or if any judgment is obtained against MUSEUM and the same becomes a lien upon the interest of MUSUEM in this Agreement, or if any taxes due by MUSEUM become in default, it is agreed that MUSEUM, upon giving written notice to CITY shall not be required to pay against MUSEUM's interest herein so long as MUSEUM shall in good faith and diligence at its own expense, contest the validity of the claim by appropriate legal proceedings. Pending such legal proceedings, the CITY shall not have the right to pay, remove, or discharge any such lien or judgment or taxes thereby contested unless necessary to protect the title to the Train Depot. Any delay due to the disputed matter shall not be deemed a default in the conditions of this Agreement, provided that on demand of the CITY, MUSEUM shall furnish an indemnity sufficient to protect the CITY against any loss or damage. At its option, CITY may elect to accept rent from a receiver, trustee or other judicial officer during the term of this Agreement in their fiduciary capacity without affecting the CITY's rights as contained in this Agreement but no receiver trustee or other judicial officer shall ever have any right, title or interest in or to the Train Depot by virtue of this Agreement.

20. VENUE AND JURISDICTION. Notwithstanding any of other provision to the contrary, this Agreement and the parties' actions under this Agreement shall be governed by and construed under the laws of the state of Florida, without reference to conflict of law principles. As a material condition of this Agreement, each Party hereby irrevocably and unconditionally consents to submit and does submit to the jurisdiction of the Circuit Court in and for Pasco County, Florida for any actions, suits or proceedings arising out of or relating to this Agreement.

21. WAIVER. The right of City under this Agreement shall be cumulative and the failure on the part of the CITY to exercise promptly any rights given it hereunder shall not operate to forfeit any of said rights.

22. AMENDMENTS. All amendments to this Agreement shall be in writing and approved by the Dade City Commission at a publicly advertised meeting.

23. NOTICES. Any notice to either party has been provided by registered or certified mail at the address provided herein, which may be amended by either party.

IN WITNESS WHEREOF, the parties have executed this Agreement on the 8 day of May 2018.

MUSEUM

Signature of Witness # 1

Joyan Lynn, Executive Director

MARGARET A. ANGELL

Print or type name

Signature of Witness #2

BRUCE GAGLIOLO

Print or type name

STATE OF Florida
COUNTY OF Pasco

The foregoing instrument was acknowledged before me this 8 day of May, 2018, by Joyan Lynn, who is ✓ personally known to me or who has produced _____ as identification and who did not (did) take an oath.

Angelia K. Guy
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF963530
Expires 7/29/2020

(NOTARY SEAL)

Signature of Notary

Angelia K. Guy

Print or type name

CITY OF DADE CITY
By:

Camille Hernandez, Mayor

Date: 5/8/2018

ATTEST:

Angelia Guy, City Clerk

Approved as to form and legality for use and reliance by the City of Dade City, Florida

City Attorney

AGENDA MEMO
City Commission

To: Honorable Mayor and Members of the City Commission

From: Marieke vanErven, City Manager

Re: James Irvin Civic Center Bid Award

Date: June 23, 2026

RECOMMENDED ACTION

Staff recommends the bid award of the James Irvin Civic Center Design Build project to SEMCO Construction, Inc.Directing the City Manager and City Attorney to begin contract preparations for the project.

BACKGROUND SUMMARY/ANALYSIS

The City issued RFQ No 2610-PK seeking a qualified Design Build firm to deliver the James Irvin Civic Center Building at Naomi Jones Park. The project envisions a flexible civic gathering place that supports community events, programs, and celebrations; honors the legacy of James Irvin and Naomi Jones; and is designed to serve as a resilient community asset for generations to come.

The facility program contemplates an event hall, meeting room, potential history gallery, welcome area, commercial kitchen, restrooms, and support spaces together with a covered pavilion site and utility improvements, and historical/interpretive features integrated throughout the projects and the grounds.

The City received and evaluated two responsive submittals. SEMCO's submittal included a conceptual budget, inclusive of demolition, building construction, covered pavilion, site and utility improvements, historical features, and are committed to a Guaranteed Maximum Price (GMP) Contract.

Award of this bid allows for the initial contract to be drafted and subsequently executed by the Commission, which then will authorize the City to enter the programming, schematic design, and design development phases. The GMP will be established and brought back to the Commission for authorization prior to construction. Funding source(s) and final appropriations will be confirmed at the time of GMP approval.

ATTACHMENTS

Dade City RFP James Irvin Civic Center Building

Bid Ranking Sheets

SEMCO Dade City PowerPoint Final

SEMCO - Dade City D-B James Irvin Civic Center-SEMCO
GMC - Dade City_Design Build Services James Irvin Center_Final (002)
GMC Concept Plan
GMC Existing Conditions Plan
GMC Preliminary Layout

FUNDING
Funding in the amount of $1,400,000 is included in the FY25-26 budget to begin the project.

REQUEST FOR PROPOSAL (RFP)

DESIGN BUILD SERVICES

JAMES IRVIN CIVIC CENTER BUILDING

04/14/2026

Proposals due by May 21, 2026 at 2:00 p.m.
City Hall
38008 Meridian Ave
Dade City, Florida 33525

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SECTION 1. INFORMATION FOR THE PROPOSERS

1.1 GENERAL INFORMATION

The City of Dade City (the "City"), a municipality located in Pasco County, Florida, hereby requests proposals as further defined in Section 2 of this request for proposals ("Services") from qualified and experienced Design-Build firms to provide comprehensive professional services for the demolition and reconstruction of the James Irvin Civic Center.
The Contractor shall provide all necessary labor, supervision, supplies, tools, permitting, materials, equipment and all necessary incidentals to provide the required service as identified in Section 2. Service shall be in full accordance with the specifications, terms and conditions contained in the Request for Proposal (RFP).

1.2 CITY RIGHTS

The City reserves the right to award one or more contract(s) to the Contractor in accordance with what the City deems in its best interest. Notwithstanding, the City may, at its sole discretion, reject all responses and cancel the solicitation, in which case no award will be made.

The City reserves the right to accept or reject any or all Responses, based upon its deliberations and opinions. In making such determination, the City reserves the right to investigate the financial capability, integrity, experience and quality of performance of each Contractor, including officers, principals, senior management and supervisors as well as the staff identified in the RFP.

The City also reserves the right to waive minor variations or irregularities in the Responses.

1.3 SCHEDULE OF EVENTS

The following schedule shall govern this RFP. The City reserves the right to change the scheduled dates and times at its sole discretion.

Distribution/Advertisement of RFP	April 19, 2026
Mandatory Pre-Bid Conference	April 30, 2026 @ 10:00 a.m.
RFP/RFI Questions Due	May 15, 2026 @ 2:00 p.m.
Oral Presentations (if required by the City)	N/A
RFP Bids Due	May 21, 2026 @ 2:00 p.m.

A mandatory pre bid meeting shall be conducted on April 30, 2026, at 10:00 a.m. at City Commission Chambers, located at 38020 Meridan Avenue, Dade City, FL 33525.

Responses to this RFP shall be delivered in person or by mail/courier service to the City of Dade City – City Hall, by 2:00 p.m. on May 21, 2026. All Responses shall be in **spiral binding, soft covered presentation binder, or stapled in the upper left-hand corner** with all pages 8.5" x 11". One (1) original, two (2) copies, and one (1) digital copy in USB form of the proposal shall be required with the original signed by the Contractor's official with the power to bind the Contractor in its proposal and shall be completely responsive to the RFP for consideration. The original shall be clearly marked as "Original."

The Contractor's name and address must be on the outside of a sealed envelope. Submittal envelopes must be clearly marked "James Irvin Civic Center Building Project" and shall be addressed as follows for mail/courier or hand delivery:

City of Dade City
ATTN: Tina Mauriello
38020 Meridian Avenue
Dade City, FL 33525

Any Responses received after the specified time and date shall not be considered. Additionally, any Responses submitted orally, telephonically, e-mailed, faxed, or modified shall not be accepted. All Responses may only be submitted in person, by mail, or by courier service to the specified address by the specified deadline. The City cautions firms to ensure actual delivery of mailed or hand delivered proposals prior to the deadline set for receiving Responses, and such obligation to ensure timely and complete delivery remains with the party responding to the RFP.

1.4 REQUEST FOR INFORMATION (RFI)

Contractors may request additional information, clarification, or modifications in the form of a Request for Information ("RFI"). Contractors seeking such information must email their RFIs to Tina Mauriello at tmauriello@dadecityfl.com by May 15, 2026, in order to receive a response. The request must include the Contractor's name, the RFP number, and RFP title. Any RFI must be submitted prior to the deadline for questions to receive a response. Late or mis-delivered requests may not receive a City response.

The City will issue and publish responses to RFIs, and any other corrections or amendments it deems necessary, in the form of a written addendum. The City, at its sole discretion, may not issue a response to an RFI.

Contractors should not rely on any representations made outside of these written addenda. Where a conflict appears between the RFP and any issued addendum, the last addendum issues shall prevail.

1.5 ADDENDA

If the City finds it necessary to add to, or amend this RFP prior to the Response submittal deadline, the City will issue written addenda/addendum. Each Contractor must acknowledge receipt of such addenda/addendum by acknowledgment in writing and providing it with its Response.

1.6 DISCREPANCIES, ERRORS AND OMISSIONS

Any discrepancies, errors, or ambiguities in the RFP or addenda (if any) should be reported in writing to Tina Mauriello at tmauriello@dadecityfl.com. If applicable, the City will issue a written addendum to the RFP clarifying such conflicts or ambiguities. It is agreed that any such alleged discrepancies, errors, or omissions will not be construed against the drafting party.

1.7 CITY AUTHORITY

Responses will be selected at the sole discretion of the City. The City reserves the right to waive any irregularities in the request process, to reject any or all proposals, reject a proposal which is in any way incomplete or irregular, rebid the entire solicitation or enter into agreements with more than one proposer. Responses received after the deadline provided in this RFP will not be considered.

1.8 RESPONSE/PRESENTATION COSTS

The City shall not be liable for any costs, fees, or expenses incurred by any Contractor in responding to this RFP, not subsequent inquiries or presentations relating to its Response.

1.9 TERMS OF ENGAGEMENT

The Contractor, by submission of its Proposal, agrees to the terms and conditions of this RFP. The Contractor selected by the City to perform the work outlined in this RFP, shall execute an agreement between the City and Contractor prior to commencing any work. The Contractor understands that this RFP does not constitute an agreement or a contract with the Contractor. A Proposal is not binding until Proposals are approved by the City Commission and both parties execute a written contract approved by the City Commission.

1.10 NOTICE TO PROCEED

The Contractor selected by the City for this RFP shall not begin work until the City issues a written Notice to Proceed ("NTP"). Work performed by the selected Contractor prior to receiving the NTP shall be deemed non-compensable by the City. The selected Contractor shall not have any recourse against the City for prematurely performing unauthorized work.

SECTION 2. SCOPE OF WORK

Scope of Work

James Irvin Civic Center – Design-Build Services for Demolition and Reconstruction

2.1 Project Overview

The City of Dade City ("City") is seeking qualified Design-Build firms to provide comprehensive professional services for the demolition and reconstruction of the James Irvin Civic Center.

The intent of this project is to deliver a modern, flexible, and community-centered facility that reflects the City's character, enhances public use, and honors the historical significance of the existing site. The new facility shall serve as a multi-purpose civic gathering space designed to accommodate events, programming, and community engagement. The City is at a pivotal moment in reimagining a historically underserved neighborhood located on the easternmost portion of the city limits. This area holds deep cultural, historical, and generational significance. The Naomi Jones Park and James Irvin Civic Center is named in recognition of the Prisoner of War camp once located in the area during the era of Japanese internment. The Civic Center requires full demolition and reconstruction, and efforts must thoughtfully preserve and honor the layered history embedded in the site.

2.2 Project Goals and Vision

The selected Design-Build team shall design and construct a facility that:

- Creates a welcoming, open-concept layout that maximizes flexibility and usability
- Functions as a community hub that encourages social interaction and public events
- Incorporates an "amenity center" aesthetic, blending warmth, simplicity, and modern functionality
- Provides indoor-outdoor connectivity, including features that allow seamless transition between spaces
- Preserves and integrates historical elements, themes, or interpretive features that reflect the legacy of the Naomi Jones Park and James Irvin Civic Center

- Meets all applicable codes, ADA accessibility requirements, and resiliency standards

2.3 Scope of Services

The Design-Build firm shall be responsible for all aspects of project delivery, including but not limited to:

2.3.1 Pre-Design & Programming

Conduct site assessments, including existing conditions and utility evaluations
Facilitate stakeholder engagement meetings (City staff, and Commission input as needed)
Identify opportunities for historical preservation or interpretive integration

2.3.2 Design Services

Prepare conceptual, schematic, and final design documents
Provide architectural, engineering (civil, structural, MEP), and landscape design services
Incorporate the following required elements into the design:

- Open-concept multi-purpose event space
- Commercial-grade kitchen suitable for events, catering, and community use
- Rolling or operable service window to support indoor/outdoor functionality
- Covered outdoor areas (e.g., porch, patio, or pavilion-style extensions)
- Flexible seating and layout configurations
- Storage and support spaces as appropriate

Ensure the design reflects an amenity center-inspired civic aesthetic, including but not limited to:

- Natural materials (wood accents, neutral palettes)
- High ceilings and natural lighting
- Warm, inviting finishes appropriate for a public facility

Incorporate energy-efficient systems and sustainable design practices where feasible

2.3.3 Permitting & Approvals

Prepare and submit all required plans and documentation for permitting
Coordinate with all applicable regulatory agencies
Obtain all necessary approvals to proceed with construction

2.3.4 Demolition Services

Develop and execute a demolition plan for the existing structure
Ensure proper handling of debris, environmental considerations, and site safety

Identify and preserve any elements designated by the City for reuse or historical incorporation

2.3.5 Construction Services

Provide all labor, materials, equipment, and supervision necessary for construction
Construct the new facility in accordance with approved plans and specifications
Maintain project schedule and budget in coordination with the City
Provide regular progress updates and reporting

2.3.6 Project Closeout

Conduct final inspections and obtain certificate of occupancy
Provide as-built drawings and all warranties
Deliver operations and maintenance manuals
Provide training to City staff as needed

2.4 Historical Integration Requirements

The Design-Build team shall incorporate design elements that respect and reflect the historical significance of the existing civic center. This may include:

- Incorporating interpretive displays, signage, or exhibits
- Maintaining the cultural identity and community legacy associated with the site

2.5 Deliverables

The selected firm must provide:

- Conceptual Design Package
- Schematic and Final Design Documents
- Construction Documents
- Project Schedule and Cost Estimates at each phase
- Permitting Documentation
- Monthly Progress Reports
- Final Closeout Package
- A surety bond will be required

2.6 Schedule

The proposer shall include a detailed project schedule, including:

- Design milestones
- Permitting timeline
- Demolition and construction phases
- Substantial completion and final completion dates

2.7 Budget Considerations

The City intends to deliver a cost-effective, high-quality facility. Proposers shall:

- Provide cost estimates
- Identify value engineering opportunities
- Maintain alignment with the City's budget constraints

2.8 Minimum Qualifications

- Demonstrated experience with design-build delivery of public or civic facilities
- Experience with community centers, event spaces, or similar multi-use facilities
- Proven ability to integrate architectural character with modern functionality
- Experience incorporating historical or cultural elements into new construction

2.9 Optional Enhancements (Alternate Pricing)

Proposers may include optional features such as:

- Enhanced outdoor gathering spaces (fire pits, lawn areas, event lighting)
- Advanced AV systems for events
- Expanded kitchen capabilities
- Resiliency upgrades (backup power, storm hardening)

SECTION 3. PROJECT DESCRIPTION

3.1 DESCRIPTION

The City of Dade City ("City") is seeking qualified Design-Build firms to provide comprehensive professional services for the demolition and reconstruction of the James Irvin Civic Center.

The intent of this project is to deliver a modern, flexible, and community-centered facility that reflects the City's character, enhances public use, and honors the historical significance of the existing site. The new facility shall serve as a multi-purpose civic gathering space designed to accommodate events, programming, and community engagement. The City is at a pivotal moment in reimagining a historically underserved neighborhood located on the easternmost portion of the city limits. This area holds deep cultural, historical, and generational significance. The Naomi Jones Park and James Irvin Civic Center is named in recognition of the Prisoner of War camp once located in the area during the era of Japanese internment. The Civic Center requires full demolition and reconstruction, and efforts must thoughtfully preserve and honor the layered history embedded in the site.

3.2 DESIGN RESPONSIBILITIES

The Contractor must develop two (2) preliminary design concepts based on the City's requirements, budget, and project constraints. The most appropriate preliminary plan,

building massing studies, and architectural renderings/visualizations must be presented and or revised as necessary based on the City's input and feedback. The Contractor must also provide final design documents with specifications, permit approvals and submissions, monthly progress reports and updates, final construction completion report, building operation and maintenance manuals, as well as warranty documents for all building systems. The Contractor must represent to the City or the City's representative that the Contractor is experienced in the design, administration, and construction of building projects of the type and scope contemplated by the City's facilities program for the project. Such facilities program will be provided at the Mandatory Pre-Bid conference along with a complete schedule of Design Services requirements and standards. The Contractor must demonstrate to City that Contractor has all necessary architectural, engineering, and construction knowledge, skill, experience and capacity to provide the services contemplated in a timely manner. In addition, the Contractor must represent that all subcontractors performing services for the project will have all applicable licenses required by state and local law.

Before commencing the design and construction work, the Contractor will be required to visit and thoroughly inspect the project site and any conditions related to utilities, roads, and/or any attributes having or likely to have an impact on the construction and utility of the building that will house the City's code enforcement agency and permit services, including building officials, inspectors, and plans examiners associated with enforcement of the Florida Building Code.

Design Service Quality standards will be provided at the Mandatory Pre-Bid conference. The Contractor will be responsible for the quality, completeness and accuracy of the design documents that will meet or exceed all environmental and regulatory requirements.

3.3 PROJECT COST/BUDGET

The exact budget shall be determined by the design of the structure and any necessary site improvements. The City, for purposes of funding this project, has estimated the cost of building construction and site improvements will not exceed a combined total of $150.00 per square foot.

3.4 GENERAL DESIGN-BUILD SCOPE OF SERVICES

The exact scope of services required by the City will be set forth in the negotiated agreement between the City and the selected Contractor. The scope of work will consist of assisting City staff and consultants in completing the pre-construction phase of the project and construction phase of the project. In conjunction with this RFP, the Contractor shall also prepare a final Guaranteed Maximum Price ("GMP"). Upon approval by the City Commission, the Contractor will enter into a pre-negotiated agreement to perform the design and

construction services necessary to satisfactorily complete the project in compliance with the contract documents.

The Contractor's services during the pre-construction services phase shall include, but may not be limited to, confirming the program, design and cost estimating of the building and site, value engineering, scheduling, logistical planning, construability analysis, and the submittal of a GMP proposal for the City's acceptance, reflecting the entire cost, scope of work, and quality intent of the project before any construction funds are committed. The GMP proposal should be supplemented with a clearly defined and detailed breakdown of costs for the entire project. All construction costs must be clearly defined and included in the GMP proposal. All proposed allowances included shall be approved by the City and shall include estimated quantities and values justified by the Contractor. All clarifications, exclusions, and exceptions must be identified within pricing packages and the GMP proposal.

The Contractor's services during the construction services phase shall include, but may not be limited to, construction management, design construction administration, field supervision, coordinating subcontractors, maintaining quality, meeting schedules, and providing the general conditions work for the project.

Generally, all trade subcontract agreements shall be competitively bid and assigned to the Contractor's contract. However, the Contractor will be allowed to self-perform work that it traditionally performs with its own forces.

The Contractor shall implement and maintain a project controls system with full access to the project information by all project stake holders. The Contractor shall allow for "open book" policy and facilitate review of all project contracts, records, accounting and other documentation and information, in any form, to the City or persons designated by the City for auditing purposes.

3.5 PRE-CONSTRUCTION SERVICES

The Contractor shall participate in the design process as an integral member of the project team and shall perform pre-construction services that, in general, shall include but not be limited to the following:

1. Schedule, attend, and manage all necessary design work sessions with the City to gather and distribute information on the project as required;
2. In conjunction with the City, immediately identify the project requirements and prepare a comprehensive construction budget. The Contractor shall identify all project related construction costs including, but not limited to, building and site construction, infrastructure improvement costs (on-site and off-site), construction

within right-of-way, permitting, and other such costs that may be of consequence to the City;

3. Develop and continue to refine a comprehensive project schedule, including identifying, setting decision dates, and making recommendations to the City on procurement of long-lead delivery items, and updating and monitoring the project schedule with the City to regularly identify deviations and changes;
4. Provide costing for all materials, equipment, and systems mutually agreed upon to determine the best possible value to the City;
5. Prepare and monitor estimates of the construction cost during the design phase. Advise the City if it appears that the construction budget will not be met and make recommendations for corrective action. Prepare and update with each cost estimate a reconciliation report comparing the previous cost estimate, the current cost estimate, and the approved budget. Provide a narrative of the changes made from the previous versions and accompany them with an updated construction billing and cash flow forecast. Provide this service at each agreed upon design milestone.
6. Review the drawings and specifications as they are being prepared, and recommend alternative solutions whenever design details affect budget, schedule, constructability, and consistency with local and traditional trade practice.
7. Prepare a detailed approach to phasing of work, mobilization, logistics, quality control and safety of the public for review by the City;
8. Prepare and submit a final GMP proposal for the City's acceptance reflecting the entire cost, scope of work and quality intent of the project. The GMP proposal should be supplemented with a clearly defined and detailed breakdown of costs for the entire project. All construction costs must be clearly defined and included in the GMP proposal. All proposed allowances included shall be approved by the City and shall include estimated quantities and values justified by the Contractor. All clarifications, exclusions, and exceptions must be identified with the GMP proposal.
9. Include costs for and coordinate with the City Building Department and other authorities having jurisdiction over the project in order to obtain the building permit(s) on a time basis for the construction activities.

Statute 218.755

218.755 Prompt processing of change orders.—For any contract for construction services entered into on or after July 1, 2025, if a local governmental entity receives from its contractor a price quote for a change order requested or issued by the local governmental entity for construction services, and the price quote conforms to all statutory requirements and contractual requirements for the project, the local governmental entity must approve or deny the price quote and send written notice of that decision to the contractor within 35 days after receipt of such quote. A denial notice must specify the alleged deficiencies in the price quote and the actions necessary to remedy those deficiencies. If the local governmental entity fails to provide the contractor with a notice in compliance with this section, the change order and price quote are deemed

approved, and the local governmental entity must pay the contractor the amount stated in the price quote upon the completion of the change order. A contract between a local governmental entity and a contractor may not alter the local governmental entity's duties under this section.

3.6 CONSTRUCTION SERVICES

The Contractor shall construct the building according to the construction documents and specifications within the scheduled time frame agreed to with the City. The Contractor will work with the City Project Manager to track project related information including, but not limited to, RFIs, submittals, punch lists, warranty items, and the like. The Contractor will be required to provide a warranty for a minimum of two (2) years.

3.7 COST SAVINGS

To the extent the actual cost of the work may be reduced through the course of the design refinement, procurement, and construction, the reduction in cost shall revert entirely to the benefit of the City. There shall be no "shared savings" compensation to the Contractor.

3.8 CONSTRUCTION CHANGE ORDER MARK-UP

For all City approved changes to the scope of work, the Contractor shall propose a percentage fee for additive and deductive change orders to the GMP contract amount. Deductive change orders will be credited only for the cost of the work.

3.9 PROJECT SCHEDULE

The final and complete project schedule is not certain at the time of this RFP. However, it is the City's intent to provide a Notice to Proceed for this project once the agreement has been executed.

3.10 BIDDING AND CONSTRUCTION CONTINGENCY

The Contractor's contingency shall be used to cover costs of unforeseen job conditions, omissions of the estimate, and discrepancies between subcontractor and supplier scopes of work, which are properly reimbursable as cost of the work but are not the basis for a change order. The Contractor's contingency shall be used with the City's concurrence only, which shall not be unreasonably withheld. Requests for the use of the contingency shall be submitted by the Contractor within two (2) calendar days of the event that caused such cost

of work to be incurred, or as soon as the need is apparent, whichever is earlier. The Contractor's contingency shall not be used for repairing or replacement of the work due to the Contractor's negligence or error. The contingency may be refunded via change order to the City in stages as agreed upon by the City and Contractor and the balance of the Contractor's contingency which has not been expended for the project according to the procedures set forth herein shall be refunded entirely to the benefit of the City, upon final invoicing. The Contractor shall also provide the City documented status of the contingency amount on a monthly basis with each payment application.

SECTION 4. PROPOSAL SUBMISSIONS

4.1 PROPOSAL SUBMITTAL DEADLINE

The Proposal Submittal Deadline is included in Section 1 of this RFP.

PROPOSAL INSTRUCTIONS

The City will base their decision on the qualifications of the proposing firms, preliminary design and cost of the project.

MAXIMUM PAGE SUBMISSION

Pages in the proposal shall be typed with the maximum number of pages of proposal information (excepting cover sheet, index sheet, blank pages, table of contents, AIA 305, similar project profile sheets, and other supplemental proposal forms required or requested), to be limited to thirty (50) pages numbered in sequential order.

4.2 PROPOSAL FORMAT

Firms shall prepare their proposals using the following format and must provide, at a minimum, the following:

1. TITLE PAGE: Please identify the RFP.

2. LETTER OF TRANSMITTAL: This letter will summarize in a brief and concise manner the proposer's understanding of the scope of work and make a positive commitment to perform the work in a timely manner. The letter should not exceed two (2) pages in length.

4.3 ORGANIZATION INFORMATION: Provide the experience of those who will provide the services. The submission should include:

i. Owner and other references (including telephone numbers and email), clearly identify which project and who the reference is in related to. Please include relevant projects that team members have worked on together.
ii. Describe current workload of proposed staff and overlapping project responsibilities.
iii. Provide an organization chart graphically indicating how your firm would staff and structure the proposed team (both in the field and in the office) during the Pre-Construction and Construction phases. Provide a matrix showing what projects you have worked on with the team designers.
iv. If your firm has multiple offices, please provide the location information for all offices. Indicate which office is going to perform the bulk of the services for this project.
v. Details on the proposal's key individual(s) who will perform the work, including education, experience and specialized knowledge and experience in similar work for:
vi. Architect;
vii. Engineer/Landscape Architect;
viii. Estimator;
ix. Project Manager/Project Superintendent
x. Completed AIA A305 including financial statements (as attachment)

4.4 PROJECT EXPERIENCE: Present at least three (3) DESIGN BUILD projects completed similar in size and complexity. Include:

Project location;
Project size (square feet) of the project;
Project completed construction value;
Project construction start and completion date;
Method of construction;
Other relevant project information;
General Contractor Staff directly involved with the project. Identify teams Construction Manager, Project Manager, Estimator, and Superintendent at a minimum.

4.5 ORGANIZATION AND MANAGEMENT OF THE PROJECT: Please provide a narrative of your team's approach to this design build RFP. Incorporation answers to the following questions:

a. What makes your team's Design Build service unique and successful?

b. What makes your team's design and pre-construction services unique? What tools do you use to enhance the process? Describe your approach.
c. Describe how your cost estimating process is organized and provide specific examples of your cost estimating documents where you feel such information will provide clarity.
d. Describe your approach to safety on the project site, specifically as it relates to work taking place adjacent to active pedestrian/bicycle traffic and public parking areas. Cite specific examples where your team has dealt with this, and how the safety plan was communicated and managed.
e. Describe a recent project that was completed as Design Build. What lesson did you learn and what would you do differently on this project?

4.6 OTHER INFORMATION REQUIRED:

b. A copy of your business license number, state issued and classifications, your authorization to perform work in Florida, and any other licenses applicable. Please include a W-9 form.
c. List at least three (3) Florida references showing performance of similar type contracts in the public sector or private sector of similar size (include names, addresses, and phone numbers of each contact person).
d. Affirmative statement, if awarded contract, confirming no conflicts of interest either directly or indirectly with the City. Alternatively, should any potential conflict exist, the proposal should specify the conflict, the nature of the potential conflict, and the means proposed to resolve the conflict.
e. Insurance. Describe liability insurance coverage carried.
    i. Indicate the ability to hold harmless, indemnify and defend the City for losses, costs, and expenses arising from liability claims resulting from alleged negligence.
    ii. Provide evidence of coverage for Workers Compensation insurance.
    iii. Provide certificate of insurance for professional and general liability with limits of at least $1 million.

4.7 FORMS:

Signed and completed Drug-Free Workplace Affidavit
Signed and completed Scrutinized Companies Affidavit
Signed and completed Non-Collusion Affidavit
Signed affidavit of Human Trafficking
Conflict of Interest affidavit

4.8 <u>INSURANCE REQUIREMENTS</u>

Include in your proposal the following statements:

i. Municipal license and State registration – The proposer shall be responsible for obtaining and maintaining any licenses required pursuant to the laws of Pasco Couty, the City, and/or the State of Florida. The proposer must provide a statement with the understanding if the proposer is awarded the contract that they must provide a copy of their Business License/Tax Receipt within 48 hours after the notification of the intent to award the contract. **Failure to produce these documents within the allotted time frame will disqualify the proposer.**

ii. Workers' Compensation - The proposer shall purchase and maintain worker's compensation insurance for all workers' compensation obligation imposed by state law and employers' liability limits of at least $1,000,000 each accident. The proposer must provide a statement with the understanding if the proposer is awarded the contract that they must provide proof of workers' compensation insurance coverage within 48 hours after the notification of the intent to award contract. **Failure to produce these documents within the allotted time frame will disqualify the proposer.** If requested by the City, proposer shall provide to the City an Affidavit stating that it meets all the requirements of Florida Statue 440.02(15)(d).

Workers' Compensation Insurance Coverage:

$1,000,000	Limit Each Accident
$1,000,000	Limit Disease Aggregate
$1,000,000	Limit Disease Each Employee

iii. Commercial General Liability - The proposer shall provide coverage for all operations including, but not limited to Contractual, Products and Completed Operations, and Personal Injury. The limits shall not be less than $2,000,000, per occurrence, with a $2,000,000 aggregate. The proposer must provide a statement with the understanding if the proposer is awarded the contract that they must provide proof of commercial general liability insurance within 48 hours after the notification of the intent to award contract. **Failure to produce these documents within the allotted time from will disqualify the proposer.**

Commercial General Liability

Bodily Injury, Property Damage& Personal Injury Liability	$2,000,000 Combined Single Limit Each Occurrence, and
	$2,000,000 Aggregate Limit

iv. Business Automobile Liability - The proposer shall provide coverage for all owned, non- owned and hired vehicles with limits of not less than $2,000,000, per occurrence, Combined Single Limits (CSL) or its equivalent. The proposer must provide a statement with the understanding if the proposer is awarded the contract that they must provide proof of automobile liability insurance within 48 hours after the notification of the intent to award contract. **Failure to produce these documents within the allotted time frame will disqualify the proposer.**

Business Automobile Liability Coverage

Bodily Injury & Property Damage	$2,000,000 Combined Single Limit Each Occurrence

4.9 BONDS

All bids over $100k will require a Bid Bond at 2.5% of contract price, and when awarded a Performance bond will need to be acquired at 100% of the contract amount.
Florida Statue 255.05 Bond of contractor constructing public buildings; form; action by claimants.—(1) A person entering into a formal contract with the state or any county, city, or political subdivision thereof, or other public authority or private entity, for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work shall be required, before commencing the work or before recommencing the work after a default or abandonment, to execute and record in the public records of the county where the improvement is located, a payment and performance bond with a surety insurer authorized to do business in this state as surety. A public entity may not require a contractor to secure a surety bond under this section from a specific agent or bonding company.

4.10 PROPOSING FIRMS TO FULLY INFORM THEMSELVES

Proposers are required to fully inform themselves of all project conditions which may impact their proposal and the City's requirements prior to submitting a proposal. Proposers should become acquainted with the nature and extent of the services to be undertaken and make all necessary examinations, investigations and inspections prior to submitting a proposal. Firms proposing are responsible for examining and determining for themselves the location and nature of the proposed work, the amount and character of the labor and materials required, and the difficulties which may be encountered. If requested in advance the City will provide the firm proposing access to the site to conduct such examinations as each Proposing Firm deems necessary for submission of a proposal.

The Proposing Firm is to consider federal, state and local Laws and Regulations that may affect cost, progress, performance or furnishing of the work. The City will not consider any claims arising from failure to take such actions.

All proposals must be firm and valid for one hundred twenty (120) calendar days from the date of their submission.

4.11 CITY'S EXCLUSIVE RIGHTS

The City reserves the exclusive rights to:

i. Waive any deficiency or irregularity in the selection process.
ii. Accept or reject any or all qualification statements in part or in whole.
iii. Request additional information as appropriate.
iv. Reject any or all submittals if found not to be in the best interest of the City.

4.12 PUBLIC RECORDS

Upon award recommendation or thirty (30) days after proposal opening, whichever is earlier, any material submitted in response to the RFP shall become a "public record" and shall be subject to public disclosure consistent with Chapter 119, Florida Statutes. Proposers shall claim the applicable exemptions to disclosure provided by law in their responses to the RFP by identifying materials to be protected and shall state the reasons why such exclusion from public disclosure is necessary and legal.

The City reserves the right to make all final determination(s) of the applicability of Chapter 119, Florida Statutes.

4.13 PUBLIC ENTITIES CRIME

A person or affiliate as defined in Section 287.133, Florida Statutes, who or which has been placed on the convicted vendor list maintained by the Florida Department of Management Services following a conviction for a public entity crime, may not submit a proposal to provide any goods or services to the City and may not transact business with the City in an amount set forth in Section 287.017, Florida Statutes, for Category Two for a period of thirty-six (36) months from the date of being placed on the convicted vendor list.

By submitting a response, the proposer certifies that it is qualified under Section 287.133, Florida Statutes, to provide the services set forth in this RFP and any subsequent agreement.

4.14 SCRUTINIZED COMPANIES

Pursuant to Section 287.135, Florida Statutes, a proposer is ineligible to, and may not submit a proposal for, or enter into or renew a contract with the City for good and services if at the time of submitting a proposal for a new contract or renewal of an existing contract:

i. for any contract amount, if the proposer is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statutes, or is engaged in a boycott of Israel;
ii. if $1 million or more and the proposer is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, Florida Statutes; or
iii. if $1 million or more and the proposer is engaged in business operations in Cuba or Syria.

4.15 EXAMINATION OF CONDITIONS

It shall be the proposer's responsibility to visit the proposed work site(s) and to thoroughly familiarize itself with the nature and extent of the work to be performed and all local existing site conditions, to make his own estimate of the facilities and difficulties attending the execution of the work. No allowance shall be made by the City for the proposer's failure to do so.

SECTION 5. EVALUATION OF THE PROPOSAL

5.1 EVALUATION & SELECTION CRITERIA

The City reserves the right to reject any or all responses to this RFP. Final selection of the short- listed DESIGN BUILD candidates will be on the basis of their apparent ability to best meet the overall expectations of the City, as determined solely by the City.

The City reserves the absolute right to conduct investigations as it deems necessary for the evaluation of any proposal and to establish the experience, responsibility, reliability, references, reputation, business ethics, history, qualifications and financial ability of the firm responding. The purpose of such investigation is to determine that the DESIGN BUILD has the ability, experience, resources and reputation necessary to perform the work and to support all warranties in accordance with the contract documents.

The following items will be reviewed to provide a basis for selection (not in order of priority):

A. Qualifications Proposal Phase of Section (total points available = 100)
   1. Qualifications and experience of the teams, as indicated by prior successful completion of similar projects. **30 points**.
   2. Qualifications and experience of the key individuals who will be assigned to this project, as indicated by prior involvement in similar projects. **30 points**.
   3. Proposed approach to completion of the scope of work and understanding of the project and project issues. **20 points**.
   4. References. **15 points**.
   5. Demonstrated ability to provide acceptable surety by bond or letter of credit. **5 points**.

5.2 SELECTION PROCESS

The City will review all responses to this RFP that meet the requirements and are received prior to the designated closing date and time. Upon review of the qualified firms, the City will select the proposal which best reflects the City's needs and requirements. The top firm's proposal, based on qualifications, will be reviewed and, if necessary, negotiations will commence. If a satisfactory agreement with the proposer cannot be reached at a price that is determined to be fair and reasonable, negotiations with that firm shall be formally terminated. Negotiations with the second-ranked proposer may then be initiated. If a satisfactory agreement with the second-ranked proposer cannot be reached, the City shall formally terminated negotiations and may then undertake negotiations with the third-ranked proposer or reissue the RFP at the City's discretion. The City shall have sole determination of which proposal is in the City's best interest.

5.3 RIGHT OF REJECTION

The City reserves the right to accept or reject any or all responses to the RFP and to enter into discussions and/or negotiations with one or more qualified proposing firms, if such action is in the best interest of the City. The City has the right, in its sole and absolute discretion, to select the proposal or proposals that the City determines best meets its needs.

5.4 AWARD

Following notification of the firm(s) selected, the City may authorize the City Manager to execute an agreement with the top ranked proposer, and if determined to be in the best interest of the City, any additional proposers, in order of rank.

SECTION 6. GENERAL REQUIREMENTS

6.1 RETENTION OF PROPOSAL

The City reserves the right to retain all proposals submitted and use any ideas contained in any proposal, regardless of whether that proposal is selected.

6.2 PUBLIC RECORDS

Florida law provides that municipal records should be open for inspection by any person under Chapter 119, Florida Statutes. All information and materials received by the City in connection with the proposals shall become property of the City and shall be deemed to be public records subject to public inspection.

6.3 PERMITS, TAXES, LICENSES

The Contractor shall, at its own expense, obtain all necessary permits, pay all licenses, fees, and taxes required to comply with all local ordinances, state and federal laws, rules, regulations and professional standards that would apply to this RFP and subsequent contract.

6.4 COMPLIANCE WITH LAWS AND ORDINANCES

The Contractor shall observe and comply with all federal, state, and local laws, including ordinances, rules, regulations and professional standards that would apply to the contract.

6.5 NON-APPROPRIATION OF FUNDS

In the event that insufficient funds are appropriated, and budgeting or funding is otherwise unavailable or not allocated in any fiscal period for the contract, the City shall have the unqualified right to terminate the Work Order(s), and/or contract, upon written notice to the awarded Contractor, without any penalty or expense to the City or recourse against the City. No guarantee, promise, warranty, or representation is made that any work or project(s) will be assigned to the awarded Contractor.

6.6 E-VERIFY

The awarded Contractor shall utilize the U.S. Department of Homeland Security's E-Verify system to verify employment eligibility of all new employees hired by the Contractor during the term of the contract and shall expressly require any subcontractor performing work or

providing services pursuant to the contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term.

6.7 NON-DISCRIMINATION

Contractor agrees that it shall not discriminate by race, gender, color, age, religion, national origin, marital status, or disability in connection with its performance under this RFP. Furthermore, Contractor agrees that no otherwise qualified individual shall solely by reason of his/her race, gender, color, age, religion, national origin, marital status, or disability be excluded from the participation in, be denied benefits of, or be subjected to, discrimination under any program or activity called for or required in connection with services rendered under this RFP and contract.

6.8 UNETHICAL BUSINESS PRACTICE PROHIBITIONS

Contractor represents and warrants to the City that it has not employed or retained any person or company employed by the City to solicit or secure the award of the contract and that it has not offered to pay, paid, or agreed to pay any person any fee, commission, percentage, brokerage fee, or gift of any kind, contingent upon or in connection with, the award of the contract.

6.9 CONE OF SILENCE

To ensure fair consideration for all proposers, a Cone of Silence is encouraged starting on the due date of the proposal submission. Proposers are asked not to communicate with any department, division, or employee from the submission package concerning the proposal until an award decision has been made. Any communication between a proposer and the City in order to obtain information or clarification needed to develop a proper, accurate evaluation of the proposal should be conducted through Tina Mauriello at tmauriello@dadecityfl.com.

SECTION 7. EXHIBITS AND FORMS

DUNS Number _____

UEI Number _____

Florida State License Number _____

Federal Employer Identification Number _____

Bidder acknowledges receipt of the following Addendum:

No #_____dated_____, 2020.
No #_____dated_____, 2020.
No #_____dated_____, 2020.

The following checklist is provided as a courtesy and may not be inclusive of all items required within this request for proposal.

One original, one copy & digital copy of RFP	YES	NO
List of References	YES	NO
Sample Invoice	YES	NO
Statement of Proof liability insurance	YES	NO
Statement of Proof of worker's compensation insurance	YES	NO
Statement of Proof of automobile insurance	YES	NO
Statement of Municipal license & State Registration	YES	NO
Drug-Free Workplace Affidavit	YES	NO
Scrutinized Companies Affidavit	YES	NO
Public Contract Affidavit	YES	NO

_____ _____
DATE SIGNATURE OF AUTHORIZED REPRESENTATIVE

==========

This form must be completed and returned with your proposal

Drug Free Workplace Certification

AFFIDAVIT ON DRUG FREE WORKPLACE. THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

This sworn statement is submitted to the City of Dade City by _____ (print individual's name and title) for _____, _____, whose Federal Employer Identification Number (FEIN) is _____.

I understand that no person or entity shall be awarded or receive a City of Dade City contract for public improvements, procurement of goods or services (including professional services), or a City lease, franchise, concession or management agreement, or shall receive a grant of City monies unless such person or entity has submitted a written certification to the City that it will provide a drug free workplace by:

(1) providing a written statement to each employee notifying such employee that the unlawful manufacture, distribution, dispensation, possession or use of a controlled substance as defined by §893.02(4), *Florida Statutes*, as the same may be amended from time to time, in the person's or entity's workplace is prohibited specifying the actions that will be taken against employees for violation of such prohibition. Such written statement shall inform employees about:

(i) the dangers of drug abuse in the work place;
(ii) the person's or entity's policy of maintaining a drug free environment at all its workplaces, including but not limited to all locations where employees perform any task relating to any portion of such contract, business transaction or grant;
(iii) any available drug counseling, rehabilitation, and employee assistance programs; and
(iv) the penalties that may be imposed upon employees for drug abuse violations.

(2) Requiring the employee to sign a copy of such written statement to acknowledge his or her receipt of same and advice as to the specifics of such policy. Such person or entity shall retain the statements signed by its employees. Such person or entity shall also post in a prominent place at all of its workplaces a written statement of its policy containing the foregoing elements (i) through (iv).

(3) Notifying the employee in the statement required by subsection (1) that as a condition of employment the employee will:

(i) abide by the terms of the statement; and
(ii) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such a conviction.

(4) Notifying the City within ten (10) days after receiving notice under subsection (3) from an employee or otherwise receiving actual notice of such conviction.

(5) Imposing appropriate personnel action against such employee up to and including termination; or requiring such employee to satisfactorily participate in a drug abuse assistance or rehabilitation program approved for such purposes by a federal, state, or local health, law enforcement, or other appropriate agency.

(6) Making a good faith effort to continue to maintain a drug free workplace through implementation of sections (1) through (5) stated above.

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CITY OF DADE CITY IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT ANY CONTRACT OR BUSINESS TRANSACTION SHALL PROVIDE FOR SUSPENSION OF PAYMENTS, OR TERMINATION, OR BOTH, IF THE CITY DETERMINES THAT:

(1)Such person or entity has made false certification.

(2)Such person or entity violates such certification by failing to carry out the requirements of sections (1), (2), (3), (4), (5), or (6); or

(3)Such a number of employees of such person or entity have been convicted of violations occurring in the work place as to indicate that such person or entity has failed to make a good faith effort to provide a drug free work place.

_____

Signature

STATE OF FLORIDA
COUNTY OF _____

Sworn and subscribed before me this _____ day of _____, 2021, by

_____
_____

who appeared before me in person ____ (check this line if appropriate) or by online notarization _____ (check this line if appropriate) and is personally known to me _____ (check this line if appropriate) OR produced the following type of identification to prove identity:

_____

_____
[Print, type, or stamp commissioned name of Notary Public]

My commission expires: _____

SWORN STATEMENT ON PUBLIC ENTITY CRIMES

SECTION 287.133(3)(a), FLORIDA STATUTES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to the City of Dade City

by _____
[print individual's name and title]

for _____
[print name of entity submitting sworn statement]

whose business address is:

_____

_____

and (if applicable) its Federal Employer Identification Number (FEIN) is _____
(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn

statement: _____)

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or the United States, involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction or a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment of information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

a. A predecessor or successor of a person convicted of a public entity crime; or

b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a Team with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)€, Florida Statures, means any natural person or entity organized under the laws of any state or of that United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes

those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an entity.

6. Based on information and belief, the statement that I have marked below is true in relation to the entity submitting this sworn statement. **[Indicated which statement applies.]**

_____ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, not any affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ This entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ This entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. **[attach a copy of the final order]**

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

_____
Signature of Entity Submitting Sworn Statement

Sworn to and subscribed before me this _____ day of _____, 20____.

Personally known _____

or produced identification _____ Notary Public – State of _____

_____ My commission expires _____

(type of identification)

_____
(Printed, typed or stamped commissioned name notary public)

NON-COLLUSION AFFIDAVIT

State of _____ Bid # _____

County of _____

I state that I am _____ of _____
(Title) (Name of my firm)

and that I am authorized to make this affidavit on behalf of my firm, and its owners, directors, and officers. I am the person responsible in my firm for the price(s) and the amount of this bid.

I state that:

1) The price(s) and amount of this bid have been arrived at independently and without consultation, communication or agreement with any other contractor, bidder or potential bidder.

2) Neither the price(s) nor the amount of this bid, and neither the approximate price(s) nor approximate amount of this bid, have been disclosed to any other firm or person who is a bidder or potential bidder and they will not be discussed before bid opening.

3) No attempt has been made or will be made to induce any firm or person to refrain from bidding on this contract, or to submit a bid higher than this bid, or to submit any intentionally high or noncompetitive bid or other form of complementary bid.

4) The bid of my firm is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive bid.

5) _____ its affiliates, subsidiaries, officers directors and employees are (Name of Firm)
not currently under investigation by any governmental agency and have not in the last four years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to bidding on any public contract, except as follows:

I state that _____(Name of Firm) understands and acknowledges that the above representations are material and important and will be relied on by _____ (Name of Public Entity) in awarding the contract(s) for which this bid is submitted. I understand that my firm understands that any misstatement in this affidavit is and shall be treated as fraudulent concealment from _____ (Name of Public Entity) of the true facts relating to the submission for this contract.

_____ (Name and Company Position)

SWORN TO AND SUBSCRIBED BEFORE ME
THIS _____ DAY OF_____, 20___.

_____

My Commission Expires_____

HUMAN TRAFFICKING AFFIDAVIT

In compliance with Section 787.06(13), Florida Statutes, this affidavit must be completed by an officer or representative of a nongovernmental entity that is executing, renewing, or extending a contract with the City of Dade City (the "Governmental Entity").

The undersigned, on behalf of the entity listed below (the "Nongovernmental Entity"), hereby attests under penalty of perjury as follows:

1. I am over the age of 18 and I have personal knowledge of the matters set forth herein.

2. I am an officer or representative of_____, a non-governmental entity and I am authorized to provide this affidavit on behalf of Nongovernmental Entity.

3. Nongovernmental Entity, and any of its subsidiaries or affiliates, do not use coercion for labor or services, as those terms are defined in Section 787.06, *Florida Statutes*, as may be amended from time to time.

4. If, at any time in the future, Nongovernmental Entity does use coercion for labor or services, Nongovernmental Entity will immediately notify Governmental Entity and no contracts may be executed, renewed, or extended between the parties.

5. I have read the foregoing affidavit and confirm that the facts stated in it are true, and are made for the benefit of, and reliance by Governmental Entity.

Company: _____

Authorized Signature: _____ Date: _____

Printed Name:_____

Title: _____

STATE OF _____
COUNTY OF _____
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 20____, by _____, as _____ on behalf of the company/corporation. They ☐ are personally known to me or ☐ have produced _____ as identification.

_____
Notary Public Signature

(Affix Notary Stamp or Seal)

Print, Type or Stamp Name of Notary:_____
My commission expires:_____

CONFLICT OF INTEREST AFFIDAVIT

By the signature below, the Proposer, and its employees, officers and/or agents, certifies, and hereby discloses, that, to the best of its knowledge and belief, all relevant facts, concerning past, present or currently planned interest or activity (financial, contractual, organizational or otherwise) which relates to the proposed work and bears on whether the Proposer and/or any of its employees, officers and/or agents, has a possible conflict, have been fully disclosed.

Additionally, the Proposer and its employees, officers and/or agents, agree to immediately notify in writing the City of Dade City Purchasing Office, if any actual or potential conflict of interest arises during the solicitation process.

Company	Address
Authorized Signature	City, State, Zip Code
Printed Name & Title	Telephone No.
Email	Fax No.

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization of _____, as _____, of _____, who personally swore or affirmed that he/she is authorized to execute this Agreement and thereby bind the Firm, and who is personally known to me or who produced _____ as identification, and who did/did not take an oath this _____ day of _____, 2024.

(stamp)

_____
NOTARY PUBLIC

CITY OF DADE CITY
RANKING SHEET

RFQ NUMBER 2610-PK
JAMES IRVIN CIVIC CENTER BUILDING PROJECT- RFQ SUBMITTALS

Company		SEMCO	GMC/RYMAN						
EVALUATION CRITERIA	**SCORE**								
Firm Qualifications (Qualifications of the firm; number of years firm has been in business; reference/past performance; willingness to meet time and budget requirements; recent, current and projected workloads; volume of work previously awarded to each firm by agency.	0-40	39	35						
Experience and Qualification of Assigned Staff (Staff's experience, qualifications and technical capabilities)	0-30	30	25						
Approach and Delivery of Services (Understanding the scope of work, ability to comply with the full scope of work, technical soundness of proposal)	0-25	25	25						
Minority Business Enterprise (Current certification must be provided with response)	0-5	0	0						
Comments									
Total Score:		94	75						

Marie K. VanCleven
Signature of Person Completing Ranking Sheet

6/16/2026
Date

CITY OF DADE CITY
RANKING SHEET

RFQ NUMBER 2610-PK
JAMES IRVIN CIVIC CENTER BUILDING PROJECT- RFQ SUBMITTALS

Company		SEMCO	GMC/RYMAN						
EVALUATION CRITERIA	**SCORE**								
Firm Qualifications (Qualifications of the firm; number of years firm has been in business; reference/past performance; willingness to meet time and budget requirements; recent, current and projected workloads; volume of work previously awarded to each firm by agency.	0-40	37	35						
Experience and Qualification of Assigned Staff (Staff's experience, qualifications and technical capabilities)	0-30	29	26						
Approach and Delivery of Services (Understanding the scope of work, ability to comply with the full scope of work, technical soundness of proposal)	0-25	23	21						
Minority Business Enterprise (Current certification must be provided with response)	0-5	0	0						
Comments									
Total Score:		89	82						

Signature of Person Completing Ranking Sheet

6/16/2026
Date

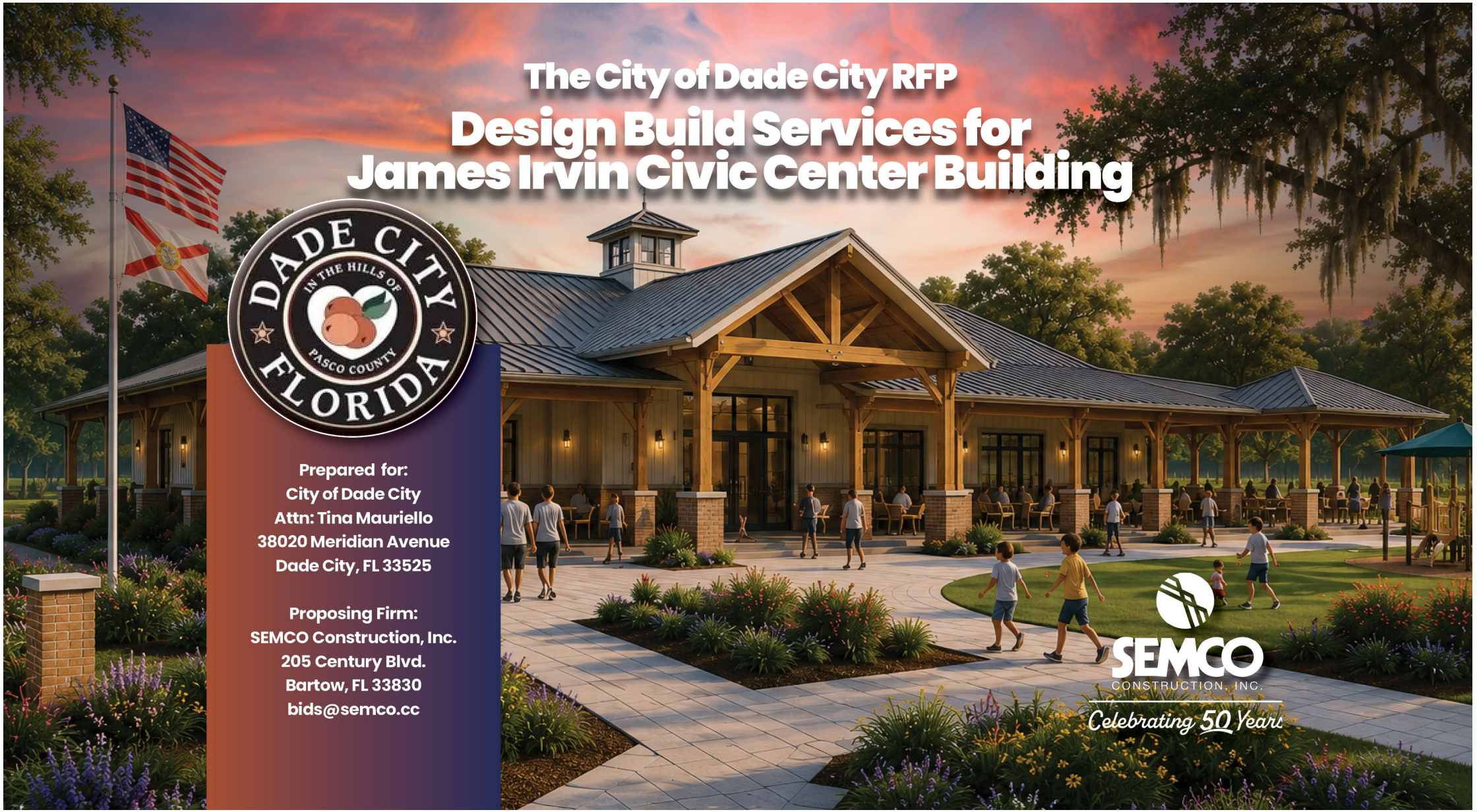
CITY OF DADE CITY
RANKING SHEET

RFQ NUMBER 2610-PK
JAMES IRVIN CIVIC CENTER BUILDING PROJECT- RFQ SUBMITTALS

Company		SEMCO	GMC/RYMAN						
EVALUATION CRITERIA	**SCORE**								
Firm Qualifications (Qualifications of the firm; number of years firm has been in business; reference/past performance; willingness to meet time and budget requirements; recent, current and projected workloads; volume of work previously awarded to each firm by agency.	0-40	35	35						
Experience and Qualification of Assigned Staff (Staff's experience, qualifications and technical capabilities)	0-30	25	25						
Approach and Delivery of Services (Understanding the scope of work, ability to comply with the full scope of work, technical soundness of proposal)	0-25	22	18						
Minority Business Enterprise (Current certification must be provided with response)	0-5	0	0						
Comments									
Total Score:		82	78						

Tina Maxwell
Signature of Person Completing Ranking Sheet

June 16, 2026
Date


The City of Dade City RFP
Design Build Services for
James Irvin Civic Center Building
DADE CITY
IN THE HILLS OF
PASCO COUNTY
FLORIDA
Prepared for:
City of Dade City
Attn: Tina Mauriello
38020 Meridian Avenue
Dade City, FL 33525
Proposing Firm:
SEMCO Construction, Inc.
205 Century Blvd.
Bartow, FL 33830
bids@semco.cc
SEMCO
CONSTRUCTION, INC.
Celebrating 50 Years

UNDERSTANDING THE VISION

A COMMUNITY GATHERING PLACE FOR DADE CITY



A CIVIC GATHERING PLACE

Create a welcoming, inclusive space where residents and visitors can come together for events, programs, and celebrations.

SUPPORT COMMUNITY EVENTS

Accommodate a wide range of events from markets and festivals to meetings and performances.

FLEXIBLE & FUNCTIONAL SPACE

Design a versatile facility that adapts to the needs of the community today and in the future.

A COMMUNITY ASSET

Strengthen Downtown Dade City and support economic growth, tourism, and community pride for generations to come.


DESIGN BUILD ADVANTAGES
ONE TEAM. ONE CONTRACT. ONE SHARED VISION.
SEMCO CONSTRUCTION, INC.
Celebrating 50 Years
Parlier+Crews architects and design studio
VISION
We listen to your goals and align our team from day one.
DESIGN
Collaborative design develops solutions that meet your needs and budget.
ESTIMATE
Continuous estimating keeps the project aligned with budget as design evolves.
GUARANTEE
A Guaranteed Maximum Price (GMP) provides cost certainty and reduces financial risk.
BUILD
Construction begins with confidence and a partner accountable to the finish.
SINGLE POINT OF RESPONSIBILITY
One team accountable from concept through completion.
COST CERTAINTY
Continuous estimating and value engineering keep the project on budget.
FASTER DELIVERY
Design and construction overlap saves time and accelerates completion.
REDUCED RISK
Issues are identified and resolved early, reducing costly surprises.
BETTER COLLABORATION
Owner, designer, and builder work together as one team for the best outcome.

CONCEPTUAL FLOOR PLAN

DESIGNED FOR COMMUNITY. BUILT FOR GENERATIONS.

DESIGN HIGHLIGHTS

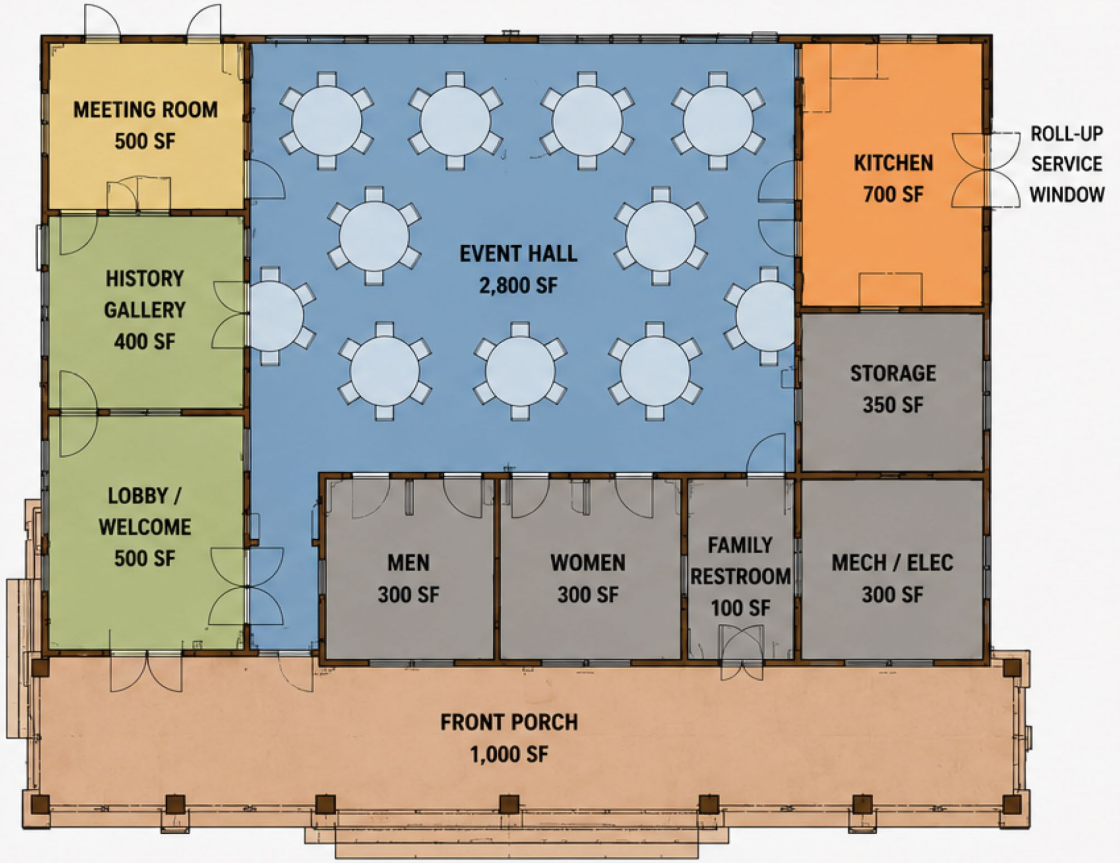
A WELCOMING FRONT PORCH
Creates a strong civic presence and a comfortable place for the community to gather.

INDOOR / OUTDOOR CONNECTION
Operable glass wall opens the Event Hall to the covered pavilion and event lawn.

HISTORICAL INTEGRATION
Honors the legacy of James Irvin, Naomi Jones Park and the history of our community.

FLEXIBLE & RESILIENT
Designed for everyday programs, special events and as a **Hurricane Shelter** when needed.

COMMUNITY FOCUSED
A space for all ages to gather, learn, celebrate and grow.



PROGRAM SUMMARY

PUBLIC SPACES	1,400 SF
EVENT SPACE	2,800 SF
FOOD SERVICE	700 SF
SUPPORT SPACES	900 SF
TOTAL ENCLOSED	**5,800 SF**
COVERED PORCH	1,000 SF
COVERED PAVILION	1,200 SF
TOTAL UNDER ROOF	**8,000 SF**

CONCEPTUAL SITE PLAN

A CENTER FOR COMMUNITY AND CONNECTION.

MARTIN LUTHER KING BOULEVARD



ENTRY MONUMENT
WITH HISTORICAL MARKER
Creates a welcoming arrival that honors local heritage.

DROP-OFF / ACCESS
Convenient access for visitors and event logistics.

COMMUNITY PLAZA WITH SHADE TREES AND SEATING
A gathering space for relaxation and connection.

NEW CIVIC CENTER
The heart of community programs and events.

COVERED PAVILION WITH ROLL-UP SERVICE WINDOW
Flexible space for events, rentals and concessions.

EVENT LAWN
Flexible open space for events and gatherings.

PLAYGROUND
Designed for children of all ages.

BASKETBALL COURTS
(Existing)

EXISTING PARK AMENITIES REMAIN
Maintaining the character of Naomi Jones Park.

N

0 30 60 120 Feet

ARCHITECTURAL CHARACTER & MATERIAL PALETTE

TIMELESS. DURABLE. FOCUSED.



MATERIAL PALETTE



BRICK WAINSCOT



FIBER CEMENT SIDING



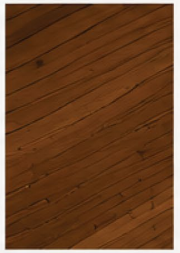
BOARD & BATTEN ACCENT



METAL ROOF (STANDING SEAM)



TIMBER STRUCTURE



WOOD CEILING (PAVILION)



GLASS STOREFRONT



CONCRETE PAVERS (PAVILION & WALKS)

PRELIMINARY PROJECT BUDGET & DELIVERY SCHEDULE

RESPONSIBLE BUDGETING. EFFICIENT DELIVERY.

CONCEPTUAL PROJECT BUDGET

Demolition	$150,000
Building Construction (5,800 SF @ $285/SF)	$1,650,000
Covered Pavilion	$225,000
Site Improvements	$300,000
Utility Improvements	$125,000
Historical / Interpretive Features	$50,000
Design, Permitting & Fees	$225,000
Owner Contingency (6%)	$200,000
TOTAL CONCEPTUAL BUDGET	**$2,925,000**

Budget is conceptual in nature and subject to refinement as design progresses.

PRELIMINARY DESIGN-BUILD SCHEDULE

Award Design-Build	June 2026
Programming / Schematic Design	July – August 2026
Design Development	August – September 2026
GMP & Permitting	October – December 2026
Demolition	January – February 2027
Construction	February – October 2027
Substantial Completion	October 2027

Schedule is preliminary and will be refined during design development.


SEMCO CONSTRUCTION
CARL E. LOCKE, JR.
Principal
MAC McMILLEN
Senior Project Manager
JENNIFER HALL
Project Executive
TONY PENN
Preconstruction Manager
JASON NETTLES
Project Manager
DAKOTA BULTMAN
Project Coordinator
MIKE PILKENTON
Superintendent
PARLIER+CREWS ARCHITECTS
SCOTT C. CREWS
President
MARK S. PARLIER
Principal
THOMAS McDANIEL
Project Manager
THERESA MILLER
Specifications Coordinator
Experienced Design Build Leadership and Project Accountability
EXPERIENCED LEADERSHIP
Proven industry experts in their disciplines
MUNICIPAL EXPERTISE
Deep understanding of public sector needs
COLLABORATIVE APPROACH
Integrated team committed to your success
SINGLE POINT OF ACCOUNTABILITY
Clear communication and responsibility from start to finish

RELEVANT CIVIC & COMMUNITY EXPERIENCE

DELIVERING PUBLIC FACILITIES THAT STRENGTHEN COMMUNITIES, SUPPORT OPERATIONS, AND CREATE LASTING VALUE.



WINTER HAVEN AIRPORT
Public Aviation Facility
Winter Haven, Florida



LAKE WALES MUNICIPAL ADMINISTRATION BUILDING
Municipal Government Facility
Lake Wales, Florida



FROSTPROOF FIRE STATION
Public Safety Facility
Frostproof, Florida



PCSO K-9 TRAINING & ADMINISTRATION FACILITY
Specialized Operational Facility
Bartow, Florida

PROJECT CONTROLS & COMMUNICATION

PROVIDING TRANSPARENCY, ACCOUNTABILITY, AND REAL-TIME PROJECT INFORMATION FROM DESIGN THROUGH CONSTRUCTION.



DADE CITY IN THE HILLS OF PASCO COUNTY FLORIDA

OWNER — SEMCO CONSTRUCTION, INC. — CONTRACTOR — ARCHITECT

ONE CENTRALIZED PLATFORM

Connecting the Owner, Architect, and Contractor for a successful project.

BUILDING THE FRONT PORCH OF NAOMI JONES PARK

CREATING A PLACE WHERE RESIDENTS CAN GATHER, CELEBRATE, LEARN, REMEMBER, AND CONNECT FOR GENERATIONS TO COME.



COMMUNITY GATHERING PLACE

Flexible indoor and outdoor spaces designed for events, programs, and celebrations.

HONORING LOCAL HISTORY

Recognizing the legacy of James Irvin, Naomi Jones Park, and the community's shared story.

LASTING COMMUNITY INVESTMENT

A resilient civic asset designed to serve residents for decades.

GATHER • CELEBRATE • LEARN • REMEMBER • SHELTER • SERVE

SEMCO CONSTRUCTION, INC.
Celebrating 50 Years

JAMES IRVIN CIVIC CENTER
DADE CITY, FLORIDA

DADE CITY FLORIDA

DESIGN-BUILD SERVICES
BUILDING A BETTER FLORIDA

INVESTING IN CENTRAL FLORIDA COMMUNITIES

BUILDING A BETTER FUTURE FOR DADE CITY







COMMUNITY GATHERING PLACE

Creating welcoming spaces where residents can come together for events, programs, and celebrations.

PRESERVING COMMUNITY CHARACTER

Honoring Dade City's rich history and unique architectural heritage while supporting the growth and vitality of our downtown.

BUILDING FOR FUTURE GENERATIONS

Investing in resilient, high-quality facilities that will serve our residents today and for decades to come.



THANK YOU!

WE APPRECIATE THE OPPORTUNITY TO PARTNER WITH THE CITY OF DADE CITY ON THE JAMES IRVIN CIVIC CENTER.

SEMCO CONSTRUCTION, INC.
Celebrating 50 Years

Parlier+Crews architects and design studio

THE CITY OF DADE CITY

SEMCO CONSTRUCTION, INC.



RFP

DESIGN BUILD SERVICES
JAMES IRVIN CIVIC CENTER BUILDING

PREPARED FOR:

City of Dade City
ATTN: Tina Mauriello
38020 Meridian Avenue
Dade City, FL 33525

PROPOSING FIRM:

SEMCO Construction, Inc.
205 Century Blvd.
Bartow, FL 33830
(P) 863-533-7193
bids@semco.cc

WWW.SEMCOCONSTRUCTION.COM

May 19, 2026

City of Dade City
ATTN: Tina Mauriello
38020 Meridian Avenue
Dade City, FL 33525

RE: Request for Proposal – Design-Build Services - James Irvin Civic Center Building

SEMCO Construction, Inc. is pleased to submit this Proposal to the City of Dade City for Design-Build Services for the demolition and reconstruction of the James Irvin Civic Center Building. SEMCO has teamed with Parlier + Crews Architects to provide a collaborative and experienced Design-Build team capable of delivering a modern, community-focused civic facility that reflects the City's vision while honoring the historical significance of the site and surrounding neighborhood.

Our team understands the importance of this project to the City and the Naomi Jones Park community. The James Irvin Civic Center represents more than a building replacement project — it is an opportunity to create a welcoming and flexible civic gathering space that supports community engagement while preserving and recognizing the cultural and historical identity associated with the site. We understand the City's desire to develop a modern amenity center-inspired facility that incorporates open-concept gathering spaces, indoor-outdoor connectivity, flexible event functionality, durable public-use materials, and thoughtful historical integration.

SEMCO Construction, Inc. has extensive experience delivering municipal, civic, educational, and community-oriented facilities throughout Central Florida utilizing Design-Build and Construction Manager at Risk delivery methods. Our team brings strong preconstruction capabilities, open-book cost estimating, constructability review, scheduling, permitting coordination, subcontractor management, and quality control procedures that allow us to successfully manage projects from conceptual planning through final completion.

Parlier + Crews Architects provides significant experience in the design of civic and municipal facilities and understands the importance of balancing functionality, aesthetics, operational efficiency, and budget stewardship. Together, our team is committed to maintaining close coordination with City staff throughout design and construction to ensure the project remains aligned with the City's operational goals, budget expectations, and project schedule.

SEMCO fully understands the scope of services outlined within the Request for Proposal, including pre-design and programming services, architectural and engineering design, demolition, permitting, construction, project closeout, and warranty requirements. We further understand the City's expectations regarding cost control, schedule management, stakeholder coordination, public safety, and the development of a Guaranteed Maximum Price supported by detailed cost documentation and open-book project controls.

Our team is fully committed to providing the personnel, resources, supervision, and technical expertise necessary to complete this project in a professional, timely, and cost-effective manner. SEMCO Construction, Inc. is prepared to commence services immediately upon award and execution of the agreement and will work diligently with the City to achieve the successful delivery of this important community project.

Thank you for the opportunity to submit our Proposal. We appreciate your consideration and look forward to the opportunity to partner with the City of Dade City on the James Irvin Civic Center project.

Sincerely,



Jennifer Hall
jhall@semco.cc

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4.3	Organization Information
4.4	Project Experience
4.5	Organization and Management of the Project
4.6	Other Information Required
4.7	Forms
4.8	Insurance Requirements
4.9	Bonds

TAB 4.3

Organization Information



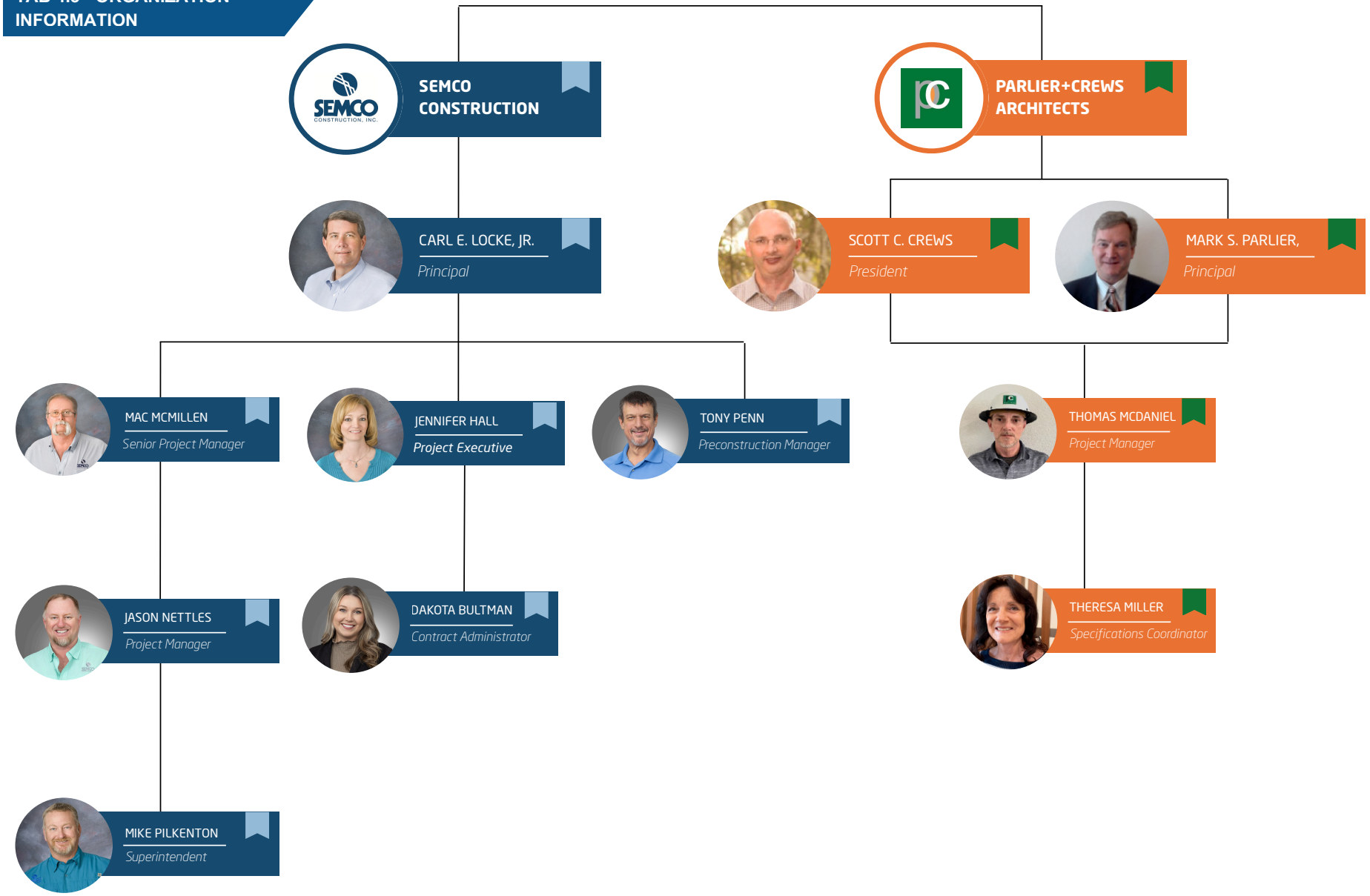
OWNER AND OTHER REFERENCES

Project	Owner / Reference	Project Information	Team Members
Myers & Wiley Park Concession & Bathroom	Terrell Griffin | City of Haines City | 620 East Main Street, Haines City, FL 33844 | 863-421-9902 | terrell.griffin@hainescity.com	New construction of concession building and restroom facility with associated sitework and utilities. 4,387 SF. Original / Final Cost: $1,312,401.27. Anticipated Completion: May 2025. On Schedule.	SEMCO: Project Manager – Mac McMillen Superintendent – Mike Pilkenton Contract Administration – Jennifer Hall
Carver Recreation Center ADA Restrooms	Kyle Lasek | City of Bartow | 2250 S. Floral Avenue, Bartow, FL 33830 | 863-534-0120 ext. 7209 | klasek@cityofbartow.net	Design-Build construction of new ADA restroom building and water fountain. 724 SF. Project Cost: $356,700. Start: August 2024. Completion: April 2025. On Schedule.	SEMCO: Senior Project Manager – Carl “Ed” Locke, Jr. Project Manager – Steve Anderson Superintendent – Jason Nettles Contract Administration – Jennifer Hall
Bok Tower Gardens Visitor Center & Exhibit Hall Renovation	David Price | Bok Tower Gardens | 1151 Tower Blvd, Lake Wales, FL 33853 | 863-735-1200 | dprice@boktower.org	Design/Build renovation of visitor center and exhibit hall including flooring, storefront, lighting, and exhibit upgrades. 6,200 SF. Project Cost: $209,481. Completed October 2019. On Schedule.	SEMCO: Senior Project Manager – Carl “Ed” Locke, Jr. Project Manager/Superintendent – Mike Pilkenton Contract Administration – Jennifer Hall
Municipal Administration Building & Fire Station #1	Jonathan Smith, Fire Chief | Lake Wales Fire Department | 253 West Central Avenue, Lake Wales, FL 33853 | 863-678-4203 | jsmith@lakewalesfl.gov	Renovation and adaptive reuse project for municipal administration building and fire station. 33,000 SF. Construction Cost: $4,000,000. Completed on budget.	Parlier + Crews Architects: Project Architect/Manager – Mark Parlier
Highlands County Road & Bridge Administrative Offices	Jonathan Harrison | Highlands County Road & Bridge | 4344 George Blvd., Sebring, FL 33875 | 863-402-6529 | jharrison@highlandsfl.gov	Renovation and addition to county administrative and operations facility. 24,000 SF. Construction Cost: $2,350,000. Projected Completion: January 2026.	Parlier + Crews Architects: Project Architect/Manager – Scott Crews
Police Annex Building	Chris Velasquez, Police Chief | Lake Wales Police Department | 133 East Tillman Avenue, Lake Wales, FL 33853 | 863-678-4223 | cvelasquez@lakewalesfl.gov	Renovation and addition for new police annex facility including offices, training room, and secure garage. 8,000 SF. Construction Cost: $2,500,000. Projected Completion: December 2026.	Parlier + Crews Architects: Project Architect/Manager – Scott Crews SEMCO: Project Manager - Jason Nettles Superintendent - Matt Spaker Contract Administration - Jennifer Hall

2026 WORKLOAD

Project Name	Client / Owner	Project Location	Contract Value	Percent Complete	Anticipated Completion	Staff Committed
Sebring Fuel Farm	Highlands County	Sebring, FL	$3,650,126.00	50%	Jun-26	Jason Nettles, Project Manager
Police Annex	City of Lake Wales	Lake Wales, FL	$2,767,864.00	10%	Dec-26	Jason Nettles, Project Manager
Police Station	Town of Lake Placid	Lake Placid, FL	$2,085,421.00	20%	Dec-26	Jason Nettles, Project Manager Mike Pilkenton, Superintendent

TAB 4.3 - ORGANIZATION INFORMATION





Carl “Ed” Locke, Jr.

President

Job Assignment

Preconstruction Phase:	10%
Construction Phase:	10%

Experience

45+ Years Experience

40+ Years with SEMCO

Education

Master’s Building Construction
University of Florida

Bachelor’s Building Construction
University of Florida

Registrations & Certifications

General Contractor License
#CGC040492

Roofing Contractor License
#CCC056927

Principal

As Principal, Ed will work with the entire project team from Pre-Construction Services through Project Closeout. Ed will have oversight on GMP development, schedule development, quality control, and will perform a pre-punch list inspection of the project to ensure quality assurance.

Experience and Qualifications

School District of Osceola County—Secure Lobbies @ (17) Schools

Districtwide, Osceola County *$2.8million*

SEMCO provided Design and Construction Management Services to convert school entrances to “Single Point” Entries at (17) schools. Work was substantially complete in (60) calendar days over the Summer break.

Hardee County Jail HVAC Replacement

Wauchula, FL *$1.9million*

This project consisted of replacement of (2) existing cooling towers, new piping and chilled water supply to replace the existing chiller system at the operating jail. All work was completed with no disruptions to inmates or staff.

Haines City 7-Acre Park Soccer Complex

Haines City, FL *$ 2.2million*

Demolition of existing pine tree area, excavation of storm water ponds, construction of certified-turf soccer field and (2) parking lots. SEMCO also designed and constructed a restroom facility.

Haines City Myers & Wiley Field Concession and Restroom Buildings

Haines City, FL *$1.3million*

Design and construction of new Concession building and Restroom building, with associated sitework and utilities. Concession building has meeting room, field storage, and complete kitchen for storing, preparing, and serving.

Stan Weaver Facility Expansion

Tampa, FL *$2.8million*

Design-Build of new 14,337SF warehouse complex including all sitework and utilities, dock-height warehouse building with sprinkler system, interior build-out for office, breakroom, and restrooms.



Jennifer Hall

Executive Vice President

Job Assignment

Preconstruction Phase:	50%
Construction Phase:	25%

Experience

30+ Years Experience

30+ Years with SEMCO

Education

Master's Business Administration
Warner University

Bachelor's *Business Administration*
University of South Florida

Registrations & Certifications

General Contractor License
#CGC1524510

Project Executive

As Project Executive, Jennifer will be the Primary Point of Contact and will work with the entire project team from Pre-Construction Services through Project Closeout. Jennifer has administered contracts for over $50 million of construction projects. During Pre-construction, Jennifer will work with the team to provide complete pre-construction services. This includes creation of project scopes and bid packages, schedule development, value engineering, and constructability analysis, as well as final GMP development.

Experience and Qualifications

School District of Osceola County—Secure Lobbies @ (17) Schools

Districtwide, Osceola County *$2.8million*

SEMCO provided Design and Construction Management Services to convert school entrances to "Single Point" Entries at (17) schools. Work was substantially complete in (60) calendar days over the Summer break.

Hardee County Jail HVAC Replacement

Wauchula, FL *$1.9million*

This project consisted of replacement of (2) existing cooling towers, new piping and chilled water supply to replace the existing chiller system at the operating jail. All work was completed with no disruptions to inmates or staff.

Stan Weaver Facility Expansion

Tampa, FL *$2.8million*

Design-Build of new 14,337SF warehouse complex including all sitework and utilities, dock-height warehouse building with sprinkler system, interior build-out for office, breakroom, and restrooms.

Haines City Myers & Wiley Field Concession and Restroom Buildings

Haines City, FL *$ 1.3million*

Design and construction of new Concession building and Restroom building, with associated sitework and utilities. Concession building has meeting room, field storage, and complete kitchen for storing, preparing, and serving.

DeSoto County Mills Building Renovations

Arcadia, FL *$3.3million*

Renovations to existing building to create new office/medical space for the DeSoto County Health Department, Property Appraiser's Office, and Tax Collector. Work includes demolition, new framing/drywall, restroom renovations, all interior finishes, HVAC upgrades, fire sprinklers, and new electrical. Exterior work consists of new fire line to building and parking lot improvements.



Mac McMillen

Executive Vice President

Job Assignment

Preconstruction Phase:	25%
Construction Phase:	25%

Experience

45+ Years Experience

40+ Years with SEMCO

Senior Project Manager

As Senior Project Manager, Mac will work with the Superintendent to ensure the project schedule is maintained and quality is upheld. Mac is an excellent trouble shooter and his commitment to excellence helps guarantee that all SEMCO projects are completed to the Owner's total satisfaction. His responsibilities will include conducting project coordination meetings, submittal review, punchlist inspections, and final closeout documents.

Experience and Qualifications

School District of Osceola County—Secure Lobbies @ (17) Schools

Districtwide, Osceola County *$2.8million*

SEMCO provided Design and Construction Management Services to convert school entrances to "Single Point" Entries at (17) schools. Work was substantially complete in (60) calendar days over the Summer break.

Hardee County Jail HVAC Replacement

Wauchula, FL *$1.9million*

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Stan Weaver Facility Expansion

Tampa, FL *$ 2.8million*

Design-Build of new 14,337SF warehouse complex including all sitework and utilities, dock-height warehouse building with sprinkler system, interior build-out for office, breakroom, and restrooms.

Haines City Myers & Wiley Field Concession and Restroom Buildings

Haines City, FL *$1.3million*

Design and construction of new Concession building and Restroom building, with associated sitework and utilities. Concession building has meeting room, field storage, and complete kitchen for storing, preparing, and serving.

Highlands County Sheriff's Kennel

Sebring, FL *$1.3million*

This project includes demolishing the existing kennels and building a new, fully equipped facility with upgraded utilities. Work covers site prep, septic installation, concrete and masonry construction, roofing, fencing, and finishes. Safety systems such as fire sprinklers, hurricane shutters, plumbing, and electrical will provide a durable, modern kennel built for long-term operation.



Tony Penn

Estimator

Job Assignment

Preconstruction Phase:	100%
Construction Phase:	10%

Experience

20+ Years Experience

1 Year with SEMCO

Preconstruction Manager

As Preconstruction Manager, Tony works with the project team to provide comprehensive preconstruction services. He develops detailed scopes and bid packages, prepares schedules, applies value engineering strategies, and reviews constructability to ensure feasibility. His role includes soliciting and analyzing subcontractor and supplier bids, performing quantity take-offs, and producing accurate budgets to support cost efficiency and project viability.

Experience and Qualifications

Tony has over 20 years experience in the construction industry. He has served as Supervisor, Estimator, and Project Manager.

Some of his projects with other firms include the following:

DaVita Kidney Dialysis Lakeland South

Lakeland, FL *$1.25million*

Build out project consisting of demolition of existing tenant space. Complete upgrade to utilities and MEP's. Build out interior with new design and finishes. Minimal sitework with addition of loading dock, ramps and parking lot. Project was delivered ahead of schedule and within budget. Square Footage: 14,000 SF

Fresenius Medical Care

Melbourne, FL *$3.15million*

Construction of a ground up building with 2 tenant spaces. Steel structural building with CMU exterior. All sitework completed ahead of schedule including parking lot, retention pond and utilities. 2 phase interior build out for an 8000 SF dr.'s office and 12,000 SF dialysis clinic. Square Footage: 20,000 SF

DaVita Kidney Dialysis Clarksville Remodel

Clarksville, TN *$842,000*

5 phase project in an active clinic with complete remodel. MEP of interior building with new main water line size upgrade.New finishes from floors, ceilings, lighting, plumbing line and fixtures, millwork, painting and doors.Additions were made during construction with still completing the project on original schedule. Square Footage: 9800SF



Jason Nettles

Vice President-Operations

Job Assignment

Preconstruction Phase:	25%
Construction Phase:	25%

Experience

35+ Years Experience

35+ Years with SEMCO

Project Manager

As Project Manager, Jason will work with the Superintendent to ensure the project schedule is maintained and quality is upheld. Jason has been with SEMCO over 35 years, and has worked in all phases of construction from field worker to foreman to superintendent and project manager. His responsibilities will include conducting project coordination meetings, submittal review, punchlist inspections, and final closeout documents.

Experience and Qualifications

School District of Osceola County—Secure Lobbies @ (17) Schools

Districtwide, Osceola County *$2.8million*

SEMCO provided Design and Construction Management Services to convert school entrances to “Single Point” Entries at (17) schools. Work was substantially complete in (60) calendar days over the Summer break.

Stan Weaver Facility Expansion

Tampa, FL *$ 2.8million*

Design-Build of new 14,337SF warehouse complex including all sitework and utilities, dock-height warehouse building with sprinkler system, interior build-out for office, breakroom, and restrooms.

Lake Wales Charter Schools 1919 Building

Lake Wales, FL *$7million*

This project converted a two-story theater into a functional classroom building and auditorium. Work included framing and drywall to create seven classrooms, offices, restrooms, and a media center. An elevator and forestage were added, along with new exterior windows, a thermoplastic roof, and brick repairs. Structural steel was installed for building support and future theater rigging and lighting.

Ben Hill Griffin Elementary - Chiller/HVAC Replacement Polk County Public Schools

Frostproof, FL *$4.7million*

Campus-wide HVAC Replacement at Ben Hill Griffin Elementary. Responsible for daily coordination with PCPS staff, as well as coordination of project material deliveries.Responsible for demolishing all ceilings, lights, ductwork, existing chiller system and air handlers. Replaced with all new acoustical ceilings, LED lights, ductwork and upgraded chiller system and air handlers in four(4) buildings.



Dakota Bultman

Project Coordinator

Job Assignment

Preconstruction Phase:	10%
Construction Phase:	25%

Experience

10+ Years Experience

1+ Years with SEMCO

Contract Administrator

As the Contract Administrator, Dakota provides administrative and coordination support to project management teams throughout all phases of construction. This position assists with document control, contract administration, change order tracking, meeting coordination, and communication between field and office personnel. The Project Administrator plays a vital role in maintaining organized records, facilitating timely approvals, and supporting efficient project execution in compliance with company procedures and client requirements.

Experience and Qualifications

DeSoto County Mills Building Renovations

Arcadia, FL *$3.3million*

Renovations to existing building to create new office/medical space for the DeSoto County Health Department, Property Appraiser's Office, and Tax Collector. Work includes demolition, new framing/drywall, restroom renovations, all interior finishes, HVAC upgrades, fire sprinklers, and new electrical. Exterior work consists of new fire line to building and parking lot improvements.

School District of Osceola County Districtwide Video Intercom Installation

Osceola County, FL *$1.6million*

Provide construction management to install and deliver a complete video intercom system at required school locations, including audio and video communication at main entry doors for authorized access and any necessary door hardware or electronics. The project scope includes installation and programming of new intercom systems, daily coordination with facilities maintenance staff, and regular inspections to ensure quality, design compliance, and safety.

Highlands County Sheriff's Kennel

Sebring, FL *$1.3million*

This project includes demolishing the existing kennels and building a new, fully equipped facility with upgraded utilities. Work covers site prep, septic installation, concrete and masonry construction, roofing, fencing, and finishes. Safety systems such as fire sprinklers, hurricane shutters, plumbing, and electrical will provide a durable, modern kennel built for long-term operation.

Lake Wales Charter Schools 1919 Building

Lake Wales, FL *$7million*

This project converted a two-story theater into a functional classroom building and auditorium. Work included framing and drywall to create seven classrooms, offices, restrooms, and a media center. An elevator and forestage were added, along with new exterior windows, a thermoplastic roof, and brick repairs. Structural steel was installed for building support and future theater rigging and lighting.



Robert “Mike” Pilkenton

Superintendent

Job Assignment

Preconstruction Phase:	10%
Construction Phase:	100%

Experience

35+ Years Experience

15+ Years with SEMCO

Superintendent

As Superintendent, Mike’s primary role will be the day-to-day supervision of the construction phase. This includes coordinating the work of all trades to ensure adherence to the project schedule, inspecting the work to ensure all specifications are met, scheduling all materials testing, maintaining quality control and keeping daily job logs and photos. Mike will also work with our Safety Director to provide Site Specific safety training to all on-site personnel.

Experience and Qualifications

Haines City Myers & Wiley Field Concession and Restroom Buildings

Haines City, FL *$1.3million*

Design and construction of new Concession building and Restroom building, with associated sitework and utilities. Concession building has meeting room, field storage, and complete kitchen for storing, preparing, and serving.

Haines City 7-Acre Park Soccer Complex

Haines City, FL *$ 2.2million*

Demolition of existing pine tree area, excavation of storm water ponds, construction of certified-turf soccer field and (2) parking lots. SEMCO also designed and constructed a restroom facility.

Polk County Public Schools Bartow High School Historic Building 12 Renovations

Haines City, FL *$ 2.3million*

All work preparing for and related to the HVAC upgrades to Building 12, an historic building housing the Administrative Offices, Auditorium, and Classrooms. Preconstruction Services.

Florida Polytechnic University Wellness Building Addition and Infrastructure Expansion

Lakeland, FL *$ 1.8million*

This project was a 5,172SF addition to the existing Wellness Building/Cafeteria. Also incorporated in this project was the addition of a service drive and expansion of underground utility piping to connect storm, water, sanitary, and communication conduit to connect to other campus buildings.

School District of Osceola County Celebration High School Kitchen and Serving Line Renovation

Celebration, FL *$ 1.6million*

This project consisted of the demolition of existing equipment, flooring, finishes, HVAC, and electrical. Installation of a new cooler/ freezer, relocation of dish room and manager’s office, creation of (3) custom serving lines with specialty signage, custom wall tile, and all associated plumbing, mechanical, electrical, fire alarm, and technology/datacom upgrades. All work, was completed on an accelerated schedule due to summer break.

EXPERIENCE, Expertise, PERSONNEL & Technical Resources

Scott C. Crews, AIA, President

Principal in Charge, Architect of Record, Project Leader



Scott has been involved in the Programming, Master Planning, Design, and Construction Services for a variety of projects ranging from Municipal Facilities for various Cities and Counties to Military Training Facilities for the Department of Defense as well as various School Projects ranging from K-12 to University Level Facilities.

Following graduation from the University of Florida, his career began in the Orlando area where he eventually established his own practice in Winter Park and then transitioned to becoming a partner with Parlier + Crews Architects in 2015 where he is currently the Company President.

Project Related Experience:

- **AVT HEADQUARTERS AND ADMINISTRATIVE OFFICES**, Orlando, Fl.
- **FJSI CLINIC, SURGERY AND ADMINISTRATIVE OFFICES**, Sebring, Fl.
- **BOK ACADEMY ADMINISTRATIVE OFFICES AND Ed. Bldg.,** Lake Wales, Fl.
- **PCSO K9 TRAINING AND ADMINISTRATIVE OFFICES,** Bartow, Fl.
- **HIGHLANDS CO. ROAD & BRIDGE ADMIN. OFFICES,** Sebring, Fl.
- **STOVASH, CASE AND TINGLEY ADMINISTRATIVE OFFICES,** Orlando, Fl.
- **PETERSON AND MYERS, P.A. ADMINISTRATIVE OFFICES,** Lake Wales, Fl.
- **WATEROAK FINANCIAL ADMINISTRATIVE OFFICES,** Winter Park, Fl.
- **BOK ACADEMY SOUTH ADMIN., S.T.E.M. LABS & Ed. Bldg,** Lake Wales, Fl.
- **LAKE HIGHLAND PREP. ADMIN., S.T.E.M. LABS & Ed. Bldg,** Orlando, Fl.
- **EXOTIC CAR TRANSPORT AND ADMIN. OFFICES,** Winter Garden, Fl.
- **CITY BUILDING DEPARTMENT AND AMIN. OFFICES,** Davenport, Fl.

Other Experience:

- **WATER TREATMENT FACILITIES,** Lake Wales, Fl.
- **FIRE STATION NO. 3,** Lake Wales, Fl.
- **FIRE STATION NO. 2,** Davenport, Fl.
- **POLICE STATION ANNEX,** Lake Wales, Fl.
- **PUBLIC WORKS BUILDING**, Davenport, Fl.
- **U.S. NAVAL AIR STATION I**, Sigonella, Sicily, Italy
- **ORLANDO HEALTH CLINIC,** Orlando, Fl.
- **PEDIATRIX, EAR, NOSE & THROAT CLINIC,** Winter Garden, Fl.

EDUCATION:

University of Florida:
Bachelor of Design, 1992

University of Florida:
Master of Architecture, 1995

REGISTRATION:

Registered Architect:
State of Florida,
No. AR-92119

EXPERIENCE:

30 Years Overall

LOCATION:

251 East Park Ave. Suit 103
Lake Wales, Florida

AVAILABITY:

60%

Scott Crews:
Resides in Lake Wales

Parlier+Crews architects and design studio

EXPERIENCE, Expertise, PERSONNEL & Technical Resources

Mark S. Parlier, R.A., NCARB, Principal

QC Principal, Project Architect



Mark joined the firm in January of 1989 and since that time has worked closely in all aspects of project management from design and production to supervision. Previous experience includes a variety of projects with the State of Florida, Department of Natural Resources, Park Design & Construction. Projects such as health offices, television studios, corporate administrative offices, and the FDLE complex in Tallahassee.

Mark has extensive experience in several educational projects for Polk County Public Schools including many classroom additions; entire campus conversions at Magnet and Charter schools; cafeteria remodels; media center additions; administrative suites, etc.

In addition to educational facility design, Mark has been involved with Municipal Projects for the City of Lake Wales, Frostproof, Lake Hamilton, Haines City and Davenport. The range of design includes City Halls, Fire Stations, Police Departments, Religious Facilities, Recreational Facilities, Libraries, Theatres, Demolition Documents plus Historic Restoration/Preservation and Adaptive Re-Use of existing structures.

Project Related Experience:

- **SOUTHSTATE BANK AND ADMINISTRATIVE OFFICES,** Lake Wales, Fl.
- **PCPS, EMPLOYEE HEATH CLINIC AND ADMIN. OFFICES,** Lakeland, Fl.
- **MUNICIPAL ADMINISTRATIVE OFFICE BUILDING,** Lake Wales, Fl.
- **EAST SIDE ELEM. ADMIN OFFICES AND Ed. Bldg.,** Haines City, Fl.
- **BOK TOWER EXTENSION ADMINISTRATIVE OFFICES,** Lake Wales, Fl.
- **BRADLEY JOHNSON LAW, ADMINISTRATIVE OFFICES,** Lake Wales, Fl.
- **BTI ACCOUNTING ADMINISTRATION OFFICE ADDITION,** Lake Wales, Fl.
- **LAKE WALES CARE CENTER ADMINISTRATIVE OFFICES,** Lake Wales, Fl.

Other Experience:

- **ALEXANDER DISCOVERY CENTER, BOK TOWER GARDENS,** Lake Wales, Fl.
- **FIRE STATION NO. 1,** Lake Wales, Fl.
- **FIRE STATION ANNEX,** Davenport, Fl.
- **McLAUGHLIN MIDDLE SCHOOL,** Lake Wales, Fl.
- **BARTOW ELEMENTARY ACADEMY,** Bartow, Fl.
- **ALEXANDER CENTER, POLK STATE COLLEGE,** Lake Wales, Fl.
- **BOK ACADEMY CLASSROOM, AUDITORIUM AND OFFICES,** Lake Wales, Fl.

EDUCATION:

University of Florida:
Bachelor of Forest Res, 1978

Florida A & M University:
B. of Architecture, 1989

REGISTRATION:

Registered Architect:
State of Florida,
No. AR0014280

NCARB:
Cert. No. 43295

EXPERIENCE:

36 Years Overall

LOCATION:

251 East Park Ave. Suit 103
Lake Wales, Florida

AVAILABITY:

40%

Mark Parlier:
Resides in Lake Wales

Parlier+Crews architects and design studio

EXPERIENCE, Expertise, PERSONNEL & Technical Resources

Thomas O. McDaniel

Project Manager & Production Coordinator



Thomas has been involved in Construction related work since 1992. Starting out as a Carpenter and working his way up through the levels to Master Carpenter, Superintendent, Construction Manager, Architectural Draftsman, Project Manager and Construction Administrator.

Thomas has been an Architectural Draftsman and/or Project Manager for the Parlier + Crews Design Team on multiple projects including Municipal Buildings, Fire Departments, Educational Facilities, Office Buildings, Restaurants and Residential Homes.

Project Related Experience: (Management & Coordination)

- **AVT HEADQUARTERS AND ADMINISTRATIVE OFFICES**, Orlando, Fl.
- **FJSI CLINIC, SURGERY AND ADMINISTRATIVE OFFICES**, Sebring, Fl.
- **BOK ACADEMY ADMINISTRATIVE OFFICES AND Ed. Bldg.,** Lake Wales, Fl.
- **PCSO K9 TRAINING AND ADMINISTRATIVE OFFICES,** Bartow, Fl.
- **HIGHLANDS CO. ROAD & BRIDGE ADMIN. OFFICES,** Sebring, Fl.
- **BOK ACADEMY SOUTH ADMIN., S.T.E.M. LABS & Ed. Bldg,** Lake Wales, Fl.
- **CITY BUILDING DEPARTMENT AND AMIN. OFFICES,** Davenport, Fl.
- **SQUARE ROOTS FACILITY AND ADMINISTRATION OFFICES,** Plant City, Fl.
- **PUBLIC LIBRARY AND ADMINISTRATIVE OFFICES RENO,** Lake Wales, Fl.

Other Experience: (Management & Coordination)

- **WATER TREATMENT FACILITIES,** Lake Wales, Fl.
- **FIRE STATION NO. 3,** Lake Wales, Fl.
- **FIRE STATION NO. 2,** Davenport, Fl.
- **POLICE STATION ANNEX,** Lake Wales, Fl.
- **PUBLIC WORKS BUILDING**, Davenport, Fl.
- **ORLANDO HEALTH CLINIC,** Orlando, Fl.
- **PEDIATRIX, EAR, NOSE & THROAT CLINIC,** Winter Garden, Fl.
- **MEDULLA ELEMENTARY CAFETERIA,** Lakeland, Fl.
- **EASTSIDE ELEMENTARY CAFETERIA,** Haines City, Fl.
- **BEN HILL GRIFFEN ELEMENTARY CLASSROOMS,** Frostproof, Fl.

EDUCATION:

Lake Wales High School:
1989

Ridge Technical College:
Architectural Drafting, 1992

EXPERIENCE:

33 Years Overall

LOCATION:

251 East Park Ave. Suit 103
Lake Wales, Florida

AVAILABITY:

80%

Tom McDaniel:
Resides in Lakeland

Parlier+Crews architects and design studio

EXPERIENCE, Expertise, PERSONNEL & Technical Resources

Theresa Miller

Specifications Coordinator



Theresa has been working for Parlier + Crews Architects, performing office administrative duties as well as specifications writing, editing and production since 2020. Her career spans various administrative and customers services duties in Architecture/Engineering, Banking and Accounting fields.

Theresa has been an architectural specifications writer and office administrator for the Parlier + Crews Design Team on multiple projects including Municipal Buildings, Fire Departments, Educational Facilities, and Administrative Office Buildings.

Project Related Experience: (Specifications)

- **FJSI CLINIC, SURGERY AND ADMINISTRATIVE OFFICES**, Sebring, Fl.
- **BOK ACADEMY ADMINISTRATIVE OFFICES AND Ed. Bldg.,** Lake Wales, Fl.
- **PCSO K9 TRAINING AND ADMINISTRATIVE OFFICES,** Bartow, Fl.
- **HIGHLANDS CO. ROAD & BRIDGE ADMIN. OFFICES,** Sebring, Fl.
- **CITY BUILDING DEPARTMENT AND AMIN. OFFICES,** Davenport, Fl.

Other Experience: (Specifications)

- **WATER TREATMENT FACILITIES,** Lake Wales, Fl.
- **FIRE STATION NO. 3,** Lake Wales, Fl.
- **FIRE STATION NO. 2,** Davenport, Fl.
- **POLICE STATION ANNEX,** Lake Wales, Fl.
- **ORLANDO HEALTH CLINIC,** Orlando, Fl.
- **PEDIATRIX, EAR, NOSE & THROAT CLINIC,** Winter Garden, Fl.
- **MEDULLA ELEMENTARY CAFETERIA,** Lakeland, Fl.

EDUCATION:

Lake Wales High School:
1974

Polk State College:
Accounting, 2004

Kansas State University:
1974 - 1975

EXPERIENCE:

34 Years Overall

LOCATION:

251 East Park Ave. Suit 103
Lake Wales, Florida

AVAILABITY:

20%

Theresa Miller:
Resides in Lake Wales

Parlier+Crews architects and design studio

AIA® Document A305™ – 1986

Contractor's Qualification Statement

The Undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

SUBMITTED TO: City of Dade City

ADDRESS: 38020 Meridian Ave
Dade City, FL 33525

SUBMITTED BY: SEMCO Construction, Inc.

NAME: Jennifer Hall

ADDRESS: 205 Century Blvd
Bartow, FL 33830

PRINCIPAL OFFICE: Bartow, Polk County, Florida

[X] Corporation
[ ] Partnership
[ ] Individual
[ ] Joint Venture
[ ] Other

NAME OF PROJECT *(if applicable)*: James Irvin Civic Center Building Project

TYPE OF WORK (file separate form for each Classification of Work):

[X] General Construction
[ ] HVAC
[ ] Electrical
[ ] Plumbing
[ ] Other (please specify)

ADDITIONS AND DELETIONS: The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This form is approved and recommended by the American Institute of Architects (AIA) and The Associated General Contractors of America (AGC) for use in evaluating the qualifications of contractors. No endorsement of the submitting party or verification of the information is made by AIA or AGC.

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User Notes: (2533789901)

§ 1. ORGANIZATION

§ 1.1 How many years has your organization been in business as a Contractor? 50+

§ 1.2 How many years has your organization been in business under its present business name? 50+

§ 1.2.1 Under what other or former names has your organization operated?

Steel Erection and Maintenance Company

§ 1.3 If your organization is a corporation, answer the following:

§ 1.3.1 Date of incorporation: January 29, 1975

§ 1.3.2 State of incorporation: Florida

§ 1.3.3 President's name: Carl E. Locke, Jr.

§ 1.3.4 Vice-president's name(s)

Jennifer Hall
Mac McMillen
Jason Nettles

§ 1.3.5 Secretary's name: Hunter Locke

§ 1.3.6 Treasurer's name: Shane D Locke

§ 1.4 If your organization is a partnership, answer the following:

§ 1.4.1 Date of organization:

§ 1.4.2 Type of partnership (if applicable):

§ 1.4.3 Name(s) of general partner(s)

§ 1.5 If your organization is individually owned, answer the following:

§ 1.5.1 Date of organization:

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User Notes: (2533789901)

§ 1.5.2 Name of owner:

§ 1.6 If the form of your organization is other than those listed above, describe it and name the principals:

§ 2. LICENSING

§ 2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable.

State of Florida General Contractor #CGC040492 (Carl E Locke Jr)
State of Florida Roofing Contractor #CCC056927 (Carl E Locke Jr)
State of Florida General Contractor #CGC524510 (Jennifer Hall)

§ 2.2 List jurisdictions in which your organization's partnership or trade name is filed.

§ 3. EXPERIENCE

§ 3.1 List the categories of work that your organization normally performs with its own forces.

Construction Management, General Contracting, Pre-engineered Metal Buildings, Concrete, Carpentry

§ 3.2 Claims and Suits. (If the answer to any of the questions below is yes, please attach details.)

§ 3.2.1 Has your organization ever failed to complete any work awarded to it?

No

§ 3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers?

No

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User Notes: (2533789901)

§ 3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years?

No

§ 3.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.)

No

§ 3.4 On a separate sheet, list major construction projects your organization has in progress, giving the name of project, owner, architect, contract amount, percent complete and scheduled completion date.

§ 3.4.1 State total worth of work in progress and under contract:

$25million

§ 3.5 On a separate sheet, list the major projects your organization has completed in the past five years, giving the name of project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed with your own forces.

§ 3.5.1 State average annual amount of construction work performed during the past five years:

$20million

§ 3.6 On a separate sheet, list the construction experience and present commitments of the key individuals of your organization.

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User Notes: (2533789901)

§ 4. REFERENCES

§ 4.1 Trade References:

See Attached

§ 4.2 Bank References:

See Attached

§ 4.3 Surety:

§ 4.3.1 Name of bonding company:

Liberty Mutual Insurance Company

§ 4.3.2 Name and address of agent:

Wagner Bonding & Insurance, PO Box 91147, Lakeland, FL 33804

§ 5. FINANCING

§ 5.1 Financial Statement.

§ 5.1.1 Attach a financial statement, preferably audited, including your organization's latest balance sheet and income statement showing the following items:

Current Assets (e.g., cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory and prepaid expenses);

Net Fixed Assets;

Other Assets;

Current Liabilities (e.g., accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes);

Other Liabilities (e.g., capital, capital stock, authorized and outstanding shares par values, earned surplus and retained earnings).

§ 5.1.2 Name and address of firm preparing attached financial statement, and date thereof:

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User Notes: (2533789901)

See Attached

§ 5.1.3 Is the attached financial statement for the identical organization named on page one?

Yes

§ 5.1.4 If not, explain the relationship and financial responsibility of the organization whose financial statement is provided (e.g., parent-subsidiary).

§ 5.2 Will the organization whose financial statement is attached act as guarantor of the contract for construction?

Yes

§ 6. SIGNATURE

§ 6.1 Dated at this 12th day of May 2026

Name of Organization: SEMCO Construction, Inc.

By: Jennifer Hall

Title: Executive Vice President

§ 6.2

Jennifer Hall being duly sworn deposes and says that the information provided herein is true and sufficiently complete so as not to be misleading.

Subscribed and sworn before me this 12th day of May 2026

Notary Public: Jaclyn M Wilson

My Commission Expires: 11/6/2028

JACLYN M WILS
Notary Public, State of F
Commission No. HH 610
My Comm. Exp. 11/6/20

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User Notes: (2533789901)

3.4 Major Construction Projects in Progress

Project Name:	McSwain Park Improvements
Owner:	City of Arcadia 23 N Polk Ave Arcadia, FL 3426
Representative:	Beth Carson, City Administrator 863-494-4114
Architect:	George F Young, Inc. 525 E. Olympia Ave, Suite 5 Punta Gorda, FL 33950
Contract Amount:	$348,078
Completion:	April, 2026
Scope of Work:	Site preparation, installation of new sidewalks, installation of new integral colored, stamped sidewalks and concrete pads, new playground, new pavilion, and new landscaping/irrigation. The project was partially funded by a grant from the Florida Department of Environmental Protection through the Florida Recreation Development Assistant Program.

Project Name:	Sebring Fuel Station
Owner:	Highlands County BOCC 600 South Commerce Ave Sebring, FL 33870
Representative:	Tiffany Gunn, Capital Projects Manager 863-402-6518
Architect:	Kimley-Horn and Associates, Inc. 109 S Kentucky Ave Lakeland, FL 33801
Contract Amount:	$3,650,125
Completion:	June, 2026
Scope of Work:	Construction of new Fuel Station for County fleet vehicles, including above ground tank farm with (2) 20,000 gallon tanks, steel framed canopy for (2) fuel islands with (4) fuel dispensers, water-filling station, fire suppression system, and fencing.

Project Name:	Lake Placid Police Station
Owner:	Town of Lake Placid 1069 US Hwy 27 N Lake Placid, FL
Representative:	Mark Schneider, Chief of Police chiefschneider@mylakeplacid.org
Architect:	Cool and Cobb Engineering 203 W Main St Avon Park, FL 33825
Contract Amount:	$2,085,421
Completion:	December, 2026
Scope of Work:	Construction of new 4,737 SF Police Station. Includes new building with site improvements. The new building consists of (but not limited to) fill, concrete slab, CMU block walls, wood trusses, roofing interior finishes, mechanical, electrical, plumbing, ADA accessibility, fire alarm, fire sprinklers, coordination with security supplier, controlled access door system, exterior finishes, ballistic window, explosion venting, appliances, coordination with specialty furnishings, etc. The site improvements consist of (but not limited to) parking lot improvements, retention pond modifications, new water main extensions, new fire hydrants, curbing, stripping, ADA accessibility, sod, fill, new lift station and force main extension across US 27 to existing lift station, new landscaping and irrigation, new electrical service.

Project Name:	Lake Wales Police Annex
Owner:	City of Lake Wales 201 W Central Ave Lake Wales, FL 33853
Representative:	Ibrahim Garcia Colliers Project Leaders 689-246-5566
Architect:	Parlier + Crews Architects, PA 215 E Park Ave, Suite 103 Lake Wales, FL 33853
Contract Amount:	$2,767,864
Completion:	December, 2026
Scope of Work:	The project involves renovating and expanding the Police Station Annex located at 122 East Tillman Ave, Lake Wales, FL. The renovation will update the current building to include offices, training rooms, storage areas, restrooms, a breakroom, and a secure garage. The goal is to improve the facilities for police operations and provide better space for staff and activities.

3.5 Major Project Completed Last (5) Years

Project Name:	Highlands County Kennel Addition
Owner:	Highlands County BOCC 600 South Commerce Ave Sebring, FL 33870
Representative:	Tiffany Gunn, Capital Projects Manager 863-402-6518
Architect:	CMHM Architects 1036 Florida Ave S Lakeland, FL 33801
Contract Amount:	$1,356,491
Completion:	December, 2025
Scope of Work:	Construct new kennel building to house additional canines and felines, including demolition and replacement of septic tanks and new electrical connections for new building.

Project Name:	DeSoto Mills Building Renovations
Owner:	DeSoto County BOCC 201 East Oak Street Arcadia, FL 3426
Representative:	Cindy Talamantez, Purchasing Director 863-993-4816
Architect:	Alliance Design Group 3820 Colonial Blvd #100 Ft. Myers, FL 33966 239-277-0554
Contract Amount:	$3,375,892
Completion:	July, 2025
Scope of Work:	Renovations to existing building to create new public access to Property Appraiser, Tax Collector, and Health Department.

Project Name:	Polk County AMI Towers-Southwest Region
Owner:	Polk County Utilities 1011 Jim Keene Blvd Winter Haven, FL 33880
Representative:	Holden Wright 863-298-4167
Architect:	Carollo Engineers 200 E Robinson St, suite 1400 Orlando, FL 32801 800-523-5826
Contract Amount:	$1,479,127
Completion:	September, 2025
Scope of Work:	Install (16) Advanced Metering Infrastructure towers and poles throughout southwest Polk County to allow for automated water metering.

SEMCO Construction, Inc.
205 Century Blvd, Bartow, FL 33830

Project Name:	Bok Academy 1919 Building Renovations
Owner:	Lake Wales Charter Schools 130 E Central Ave Lake Wales, FL 33853
Representative:	Alricky Smith, Assistant Superintendent 863-679-6560
Architect:	Parlier + Crews Architects 251 E Park Ave Lake Wales, FL 33853
Contract Amount:	$7,007,511
Completion:	June, 2025
Scope of Work:	Renovations to an existing 2-story building built in 1919 to house (7) classrooms, administrative offices, and auditorium.

Project Name:	Bartow Airport T-Hangars
Owner:	Bartow Executive Airport 5993 Airport Blvd Bartow, FL 33830
Representative:	John Helms, Airport Director 863-533-1195
Architect:	AECOM 7650 West Courtney Campbell Causeway Tampa, FL 33607
Contract Amount:	$2,123,194
Completion:	June, 2025
Scope of Work:	Design and construction of 14-unit T-Hangar building, with aircraft aprons and new taxiway.

Project Name:	Winter Haven Airport Security Upgrades
Owner:	City of Winter Haven 2073 Hwy 92 W Winter Haven, FL 33881
Representative:	Alex Vacha, Airport Manager 863-534-0620 x875
Architect:	Furr & Wegman 625 E Orange St Lakeland, FL 33801
Contract Amount:	$1,822,465.30
Completion:	October, 2023
Scope of Work:	Construct all automatic gates, cameras, lights, fiber optic cable, and software to enhance security throughout airport property

Project Name:	Hardee County Jail HVAC Upgrades
Owner:	Hardee County BOCC 205 Hanchey Rd Wauchula, FL 33873
Representative:	Christopher Simpron, Assistant County Manager christopher.simpron@hardeecounty.net
Architect:	The Lunz Group 58 Lake Morton Drive Lakeland, FL 33801
Contract Amount:	$1,999,795
Completion:	March, 2024
Scope of Work:	Replacement of HVAC system equipment at Jail, including (2) cooling towers hydronic piping, supply & return pumps, and electrical connections

Project Name:	Poinciana High School Parent Drop Off
Owner:	The School District of Osceola County 809 Bill Beck Blvd Kissimmee, FL 34747
Representative:	Mark Scheuer Mark.scheuer@osceolaschools.net
Architect:	CPH, Inc. 1117 E Robinson St Orlando, FL 32801
Contract Amount:	$2,434,834
Completion:	October, 2023
Scope of Work:	Construct new car pathway along perimeter of existing student parking area

Project Name:	SDOC Harmony High School Ag Bldg Reconfiguration
Owner:	The School District of Osceola County 809 Bill Beck Blvd Kissimmee, FL 34747
Representative:	David Smith 407-518-2964
Architect:	Schenkel Shultz 200 E Robinson St, Suite 300 Orlando, FL 32801
Contract Amount:	$753,698.36
Completion:	April, 2023
Scope of Work:	Reconfiguration of existing agriculture building to add (2) new classrooms. Demolition of existing roll-up doors with in-fill of pre-engineered metal building components. Addition of new framing, drywall, all finishes, HVAC, and electrical.

Project Name:	Mosaic Park Soccer Fields
Owner:	City of Bartow PO Box 567 Bartow, FL 33831
Representative:	Ron Cauthan 863-646-1402
Architect:	Chastain-Skillman 205 E Orange St, Suite 110 Lakeland, FL 33801
Contract Amount:	$1,243,386.12
Completion:	December, 2022
Scope of Work:	Construct (2) new regulation soccer fields, (1) youth soccer field, grassed parking, and associated storm sewer and irrigation work

Project Name:	PCPS Babson Park Elementary Administration Relocation
Owner:	Polk County Public Schools 1909 S Floral Ave Bartow, FL 33830
Representative:	Jody Baker 863-534-0620 x875
Architect:	Parlier + Crews Architects 251 E Park Ave Lake Wales, FL
Contract Amount:	$2,102,439.00
Completion:	December, 2022
Scope of Work:	Relocate existing administration suite from Building 2 to Building 11 and Remodel vacated administration area into classrooms

Project Name:	PCPS Bartow High School Building 12 HVAC Upgrades
Owner:	Polk County Public Schools 1909 S Floral Ave Bartow, FL 33830
Representative:	Jody Baker 863-534-0620 x875
Architect:	Furr & Wegman 625 E Orange St Lakeland, FL 33801
Contract Amount:	$2,310,983.00
Completion:	July, 2023
Scope of Work:	Upgrade HVAC system in Building 12. Work includes new acoustical ceilings, light fixtures, and fire alarm upgrades in addition to new HVAC condensers, AHUs, and ductwork

Project Name:	Pamlico Warehouse Expansion – Lake Wales
Owner:	Rise Properties/Pamlico Air 411 W Main St Washington, NC 27889
Representative:	Kevin Boyd 252-294-6722 kevinb@pamlico-air.com
Architect:	Parlier + Crews Architects 215 East Park Avenue Lake Wales, FL 33853
Contract Amount:	$3,518,000
Completion:	May, 2022
Scope of Work:	Design and construction of new warehouse building with storage racks for manufacturing materials

Project Name:	Duke Warehouse and Office Building - Auburndale
Owner:	Duke Energy Florida, LLC 1651 W Derby Ave Auburndale, FL 33823
Representative:	Sam Cerra 863-412-3189 Samuel.cerra@duke-energy.com
Architect:	Parlier + Crews Architects 215 East Park Avenue Lake Wales, FL 33853
Contract Amount:	$3,854,040
Completion:	February, 2022
Scope of Work:	Design and construction of new warehouse building with interior offices, conference rooms, and training rooms

4.1 TRADE REFERENCES

Suppliers

Cemex Industries
PO Box 905875
Charlotte, NC 28290-5875

Cement Products
PO Box 12
Lakeland, FL 33802

Whirlwind Steel Buildings, Inc.
PO Box 75280
Houston, TX 77234

Mills & Nebraska
1447 E Gary R
Lakeland, FL 33801

Subcontractors

Crown Electric, Inc.
PO Box 101
Bartow, FL 33831

Lawrence Plumbing
505 W Main St
Bartow, FL 33830

Citrus Mechanical
5632 Laurel Oak Dr
Lakeland, FL 33811

Vazquez Construction Services
513 Walnut St
Auburndale, FL 33823

4.2 Bank References

Citizens Bank & Trust
1450 N Broadway Ave
Bartow, FL 33830
863-533-6472

Contact: Brian Marbutt
brian.marbutt@citizens-bank.com
863-676-7631
Account #: 2500348801

TAB 4.4

Project Experience





NEW CONSTRUCTION
CITY OF HAINES CITY

MYERS & WILEY PARK CONCESSION AND BATHROOM

Location:
2701-2721 E. Johnson Ave
Haines City, FL 33844

Firm's Responsibility:
Construction Manager

Owner:
Terrell Griffin
City of Haines City
620 East Main Street
Haines City, FL 33844
863-421-9902
Terrell.griffin@hainescity.com

Project Size:
4,387SF

Project Cost:
Original Budget: $1,312,401.27
Final Cost: $1,312,401.27

Changes:
No changes to date.

Date Completed:
May, 2025

Compared to Original Date:
On Schedule

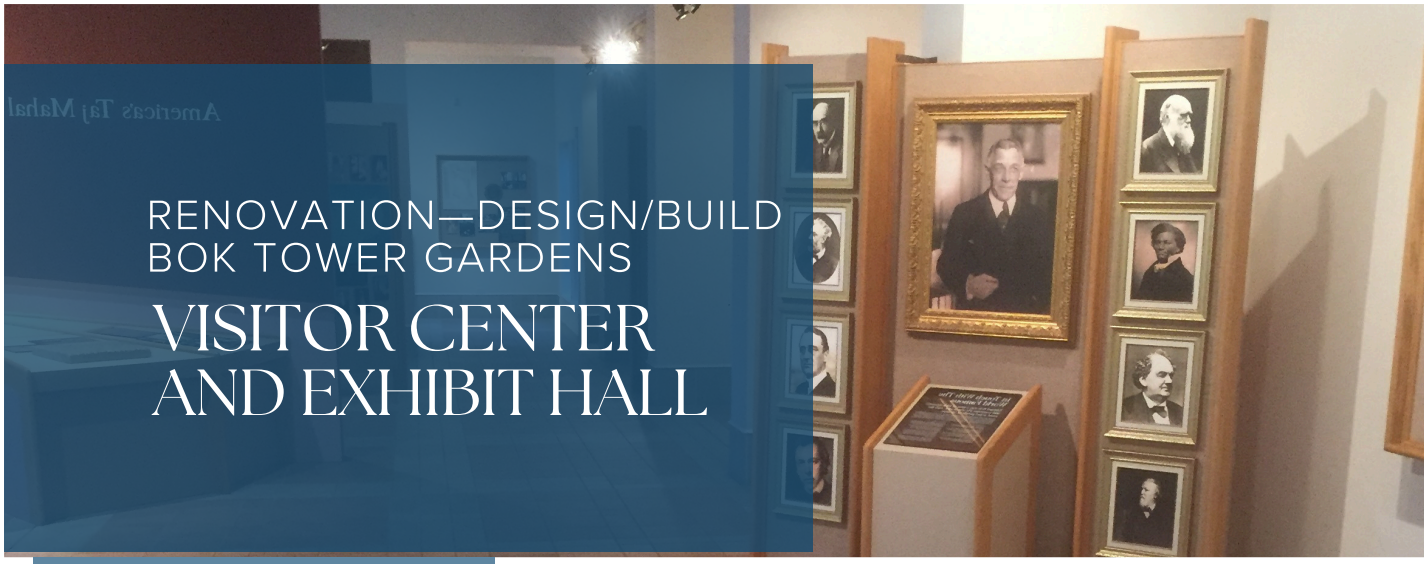
DESCRIPTION:
This project involved the design and construction of a new Concession Building and Restroom Building, along with all associated sitework and utilities. The concession building includes a meeting room, field storage, and a full kitchen equipped for storing, preparing, and serving. During the construction phase, SEMCO provided daily communication with City staff and conducted daily inspections to ensure quality, design conformance, and safety. At occupancy and close-out, the team delivered complete as-built drawings in both digital and hard copy formats, provided a one-year labor and material warranty, and successfully completed the project with zero safety incidents.

TEAM MEMBERS:

Project Manager	Mac McMillen
Superintendent	Mike Pilkenton
Contract Administration	Jennifer Hall







RENOVATION—DESIGN/BUILD
BOK TOWER GARDENS

VISITOR CENTER AND EXHIBIT HALL

Location:
1151 Tower Blvd
Lake Wales, FL 33853

Firm's Responsibility:
Design/Build—CM at Risk

Owner:
David Price
Bok Tower Gardens
1151 Tower Blvd
Lake Wales, FL 33853
863-735-1200
dprice@boktower.org

Project Size:
6,200SF

Project Cost:
$209,481

Start Date:
June 2019

Date Completion:
October 2019

Compared to Original Date:
On Schedule

DESCRIPTION:

SEMCO was responsible for the design and construction of interior renovations to the existing Visitor Center and Exhibit Hall, focusing on showcasing new exhibits and updating the lobby area. During preconstruction, SEMCO worked closely with the Owner and Designer to select materials for new flooring, painting, lighting, and electrical locations. Throughout construction, SEMCO coordinated daily with Bok Tower staff to ensure the safe removal and storage of existing exhibits, maintain dust control during demolition, and provide safe walkways for visitors. The work completed included demolition of existing flooring, removal of one storefront entrance, relocation of electrical floor receptacles and wall outlets, and installation of a new storefront entrance, ceramic tile flooring, painting, electrical upgrades, and exhibit lighting.

TEAM MEMBERS:

Senior Project Manager	Carl "Ed" Locke, Jr.
Project Manager /Superintendent	Mike Pilkenton
Contract Administration	Jennifer Hall







NEW CONSTRUCTION / DESIGN-BUILD
CITYOF BARTOW

CARVER RECREATION CENTER ADA RESTROOMS

Location:
520 Herbert Dixon Blvd.
Bartow, FL 33830

Firm's Responsibility:
General Contractor

Owner:
Kyle Lasek
City of Bartow
2250 S. Floral Avenue
Bartow, FL 33830
863-534-0120 ext. 7209
klasek@cityofbartow.net

Project Size:
724SF

Project Cost:
$356,700

Start Date:
August 2024

Completion Date:
April 2025

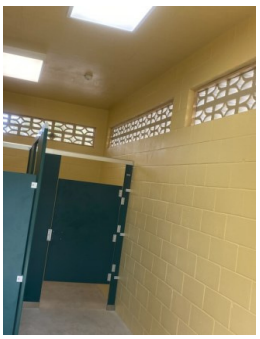
Compared to Original Date:
On Schedule

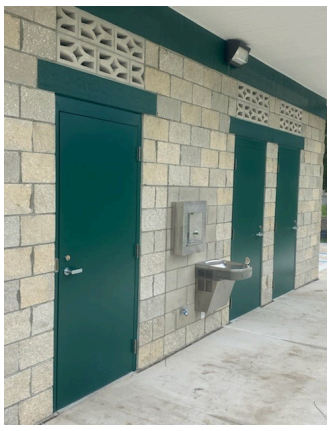
DESCRIPTION:

This project involved the design-build of a new Outdoor ADA Restroom building and water fountain at the Carver Rec Center in Bartow, Florida. The building included a men's restroom with a sink, hand dryer, urinal, standard stall, and an ADA stall with its own sink and hand dryer; a women's restroom with a sink, hand dryer, two standard stalls, and an ADA stall with a sink and hand dryer; and a family restroom equipped with an ADA-compliant sink, hand dryer, changing table, and toilet. During construction, the team maintained daily communication with the Owner's representative and performed daily inspections to ensure quality, safety, and compliance with the design. Close-out services included providing digital and hard-copy as-built drawings and delivering a one-year warranty.

TEAM MEMBERS:

Senior Project Manager	Carl "Ed" Locke, Jr.
Project Manager	Steve Anderson
Superintendent	Jason Nettles
Contract Administration	Jennifer Hall





FIRM References, PREVIOUS/Similar Work Completed

Municipal Admin. Bldg. & Fire Station #1

Lake Wales, Fl

PROJECT DESCRIPTION: Parlier + Crews Architects was asked to design and engineer a Renovation of an existing building for the new Municipal Admin Building and Fire Station for the City of Lake Wales. The buildings consist of public and office space for municipal business, complete with utility payment, construction permitting, commission chambers, finance offices and administrative areas, as well as offices, training rooms, dorms, common space with a kitchen, storage areas, and a 4-bay truck garage for the fire station. Parlier + Crews Architects designed the buildings in a renovated retail store for the admin building and used a CMU and Steel Structure for the fire station. We were responsible for all Architectural and Engineering aspects of the building, including Civil Design.

Size of Project: 33,000 square feet

Cost of Project: $4,000,000.00

Owner's Representative:
Lake Wales Fire Department
Jonathan Smith, Fire Chief
253 West Central Avenue
Lake Wales, Florida 33853
863-678-4203 (ph) jsmith@lakewalesfl.gov

Date Project Was Completed: 2000

Firm's Responsibility:
Architecture, Engineering and Construction
Administrative Services.

Key Professionals:
Mark Parlier – Project Architect/Manager
Ed Lamar – Production Coordinator
Pyramid Engineering – Mech. & Plumb. F.P.
New Power – Elec.
Winslow Engineering - Structural

Original Budget: $4,000,000.00 – **constr. on budget.**

Commercial & Residential Building

Lake Wales, Fl

PROJECT DESCRIPTION: Parlier + Crews Architects was asked to design and engineer the Historic Renovation of an existing commercial building in Downtown Lake Wales. The need for this Renovation has been prompted by the necessary growth and development in the Historic Downtown of the City of Lake Wales. The building consists ground level commercial spaces and four second level apartments. Major structural engineering was necessary to restore the original 1915 façade. Parlier + Crews Architects were responsible for all Architectural and Engineering aspects of the building.

Size of Project: 4,000 square feet

Cost of Project: $2,500,000.00

Owner's Representative:
Robin Gibson
244 E. Park Ave.
Lake Wales, Florida 33853
863-632-9000 (ph) r.Gibson@gibsonlawfirm299.com

Date Project Was Completed: 2025

Firm's Responsibility:
Architecture, Engineering and Construction
Administrative Services.

Key Professionals:
Scott Crews – Project Architect/Manager
Tom McDaniel – Production Coordinator
Pyramid Engineering – Mech. & Plumb. F.P.
New Power – Elec.
Donaldson - Structural

Original Budget: $2,500,000.00 - **constructed on budget.**





FIRM References, PREVIOUS/Similar Work Completed

Highlands Co. Road & Bridge Admin. Offices
Sebring, Fl

PROJECT DESCRIPTION: Parlier + Crews Architects was asked to design and engineer the Renovation and Addition to the Highlands County Road and Bridge Department, the entity that facilitates all road and bridge construction, repair and maintenance for the county. The building consists of the Department Administrative Offices, Conference Spaces, Road Construction and Maintenance Equipment Storage and Repair Spaces, Specialized Soils and Materials Lab, Kitchen and Dining Space and all necessary Support Spaces. Parlier + Crews Architects designed this building as a **CMU and Steel Structure**, and we were responsible for all Architectural and Engineering aspects of the building, including Civil Design.

Size of Project: 24,000 square feet

Cost of Project: $2,350,000.00

Owner's Representative:
Highlands County Road and Bridge
Jonathan Harrison
4344 George Blvd.
Sebring FL, 33875
863-402-6529 (ph) jharrison@highlandsfl.gov

Date Project Was Completed: Projected: January 2026

Firm's Responsibility:
Architecture, Engineering and Construction Administrative Services.

Key Professionals:
Scott Crews – Project Architect/Manager
Tom McDaniel – Production Coordinator
Pyramid Engineering – Mech. & Plumb. F.P.
New Power – Elec.
Donaldson Design - Structural

Original Budget: $2,350,000.00 – **constr. on budget.**



Police Annex Building
Lake Wales, Fl

PROJECT DESCRIPTION: Parlier + Crews Architects was asked to design and engineer a Renovation and Addition for the new City of Lake Wales, Police Annex Building. The need for this new annex has been prompted by the necessary growth of the city and the department. The building is directly across the street from the main police station and consists of office and desk space for detectives, traffic officers, and crime prevention officers. There is also a classroom training space, victim interview room and an enclosed garage for secure arrival/departure for witnesses and private vehicle evidence processing. Parlier + Crews Architects were responsible for all Architectural and Engineering aspects of the building, including Civil Design.

Size of Project: 8,000 square feet

Cost of Project: $2,500,000.00

Owner's Representative:
Lake Wales Police Department
Chris Velasquez, Police Chief
133 East Tillman Avenue
Lake Wales, Florida 33853
863-678-4223 (ph) cvelasquez@lakewalesfl.gov

Date Project Was Completed: Projected – Dec. 2026

Firm's Responsibility:
Architecture, Engineering and Construction Administrative Services.

Key Professionals:
Scott Crews – Project Architect/Manager
Tom McDaniel – Production Coordinator
Pyramid Engineering – Mech. & Plumb. F.P.
New Power – Elec.
Donaldson Design - Structural

Original Budget: $2,500,000.00 – **not yet under const.**



FIRM References, PREVIOUS/Similar Work Completed

North Fire Station #2.

Lake Wales, Fl

PROJECT DESCRIPTION: Parlier + Crews Architects was asked to design and engineer the Renovation and Additions to the Existing Fire Station #2. The building consists of the typical elements of a city fire station and this project involved the expansion of interior living space, the addition of sleeping quarters, and the expansion of an apparatus bay. Parlier + Crews Architects were responsible for all Architectural and Engineering aspects of the building.

Size of Project: 6,000 square feet

Cost of Project: $800,000.00

Owner's Representative:
City of Lake Wales
Nancy Hernandez, Operations Manager
201 West Central Avenue
Lake Wales, Florida 33853
863-678-4182 (ph) nhernandez@lakewalesfl.gov

Date Project Was Completed: March 2026

Firm's Responsibility:
Architecture, Engineering and Construction Administrative Services.

Key Professionals:
Scott Crews – Project Architect/Manager
Tom McDaniel – Production Coordinator
Pyramid Engineering – Mech. & Plumb. F.P.
New Power – Elec.
Donaldson Design - Structural

Original Budget: $800,000.00 – **constr. on budget.**



Water Treatment Facility

Lake Wales, Fl

PROJECT DESCRIPTION: Parlier + Crews Architects was asked to design and engineer the Renovation of the Existing City of Lake Wales, Water Treatment Facility. The need for this renovation of the facility has been prompted by the state of disrepair that the functioning facility was in after enduring hurricane damage. The building is in the downtown area and services the historical center of the city. In addition to the necessary water treatment equipment that is maintained in the building, the facility will also be the new home for the city's public works department, housing office and desk space as well as replacement parts storage. Parlier + Crews Architects were responsible for all Architectural and Engineering aspects of the building, including Civil Design.

Size of Project: 3,000 square feet

Cost of Project: $1,200,000.00

Owner's Representative:
City of Lake Wales
Nancy Hernandez, Operations Manager
201 West Central Avenue
Lake Wales, Florida 33853
863-678-4182 (ph) nhernandez@lakewalesfl.gov

Date Project Was Completed: Projected – Dec. 2026

Firm's Responsibility:
Architecture, Engineering and Construction Administrative Services.

Key Professionals:
Scott Crews – Project Architect/Manager
Tom McDaniel – Production Coordinator
Pyramid Engineering – Mech. & Plumb. F.P.
New Power – Elec.
Donaldson Design - Structural

Original Budget: $1,200,000.00 – **not yet under const.**



TAB 4.5

Organization and Management of the Project



TAB 4.5 - ORGANIZATION AND MANAGEMENT OF THE PROJECT

A. WHAT MAKES YOUR TEAM'S DESIGN-BUILD SERVICE UNIQUE AND SUCCESSFUL?

SEMCO Construction, Inc. and Parlier + Crews Architects provide a fully integrated Design-Build approach that combines collaborative planning, responsive design, disciplined cost control, and experienced field management into a single unified team. Our team has extensive experience delivering municipal, civic, public safety, and community-focused facilities throughout Central Florida, including projects requiring renovation, adaptive reuse, occupied construction, and historically sensitive improvements. SEMCO Construction, Inc. and Parlier + Crews Architects have collaborated on over (24) projects, including renovations, new construction, and historic restoration.

What differentiates our team is the early and continuous collaboration between the Owner, Architect, Engineers, and Construction professionals from project inception through final completion. By integrating design, estimating, scheduling, permitting, and construction operations into one coordinated process, we are able to streamline decision-making, reduce design conflicts, accelerate schedules, and maintain budget alignment throughout the life of the project.

Our team understands that the James Irvin Civic Center is more than a building project - it is an important investment in the surrounding community and a facility intended to honor the cultural and historical significance of the site. Our approach focuses on delivering a welcoming, flexible, and durable civic facility while maintaining open communication and transparency with City staff and stakeholders.

SEMCO's long-standing relationships with public agencies throughout Florida, combined with Parlier + Crews Architects' experience designing civic and community-oriented facilities, allows the team to provide practical, cost-conscious solutions while still achieving the City's architectural and operational vision. The team's proven Design-Build experience minimizes risk to the Owner, improves constructability, and promotes accountability through a single point of responsibility for both design and construction services.

B. WHAT MAKES YOUR TEAM'S DESIGN AND PRE-CONSTRUCTION SERVICES UNIQUE? WHAT TOOLS DO YOU USE TO ENHANCE THE PROCESS? DESCRIBE YOUR APPROACH.

Our preconstruction process is highly collaborative, transparent, and focused on aligning the project scope, budget, schedule, and operational goals before construction begins. SEMCO and Parlier + Crews work jointly with the Owner during programming and conceptual development to ensure the facility reflects the City's vision while remaining practical, maintainable, and financially achievable.

The team utilizes an open-book preconstruction approach that provides the City with clear visibility into project budgeting, scope development, value engineering opportunities, and schedule impacts throughout the design process. Detailed conceptual and milestone estimates are prepared at each design phase to continuously monitor costs and maintain alignment with the City's budget expectations.

Our preconstruction services include:

- Programming and stakeholder coordination
- Site and utility evaluations
- Constructability reviews
- Cost estimating and reconciliation
- Value engineering analysis
- Scheduling and phasing development
- Permit coordination

- Long-lead procurement evaluations
- Logistics and safety planning

To enhance collaboration and communication, the team utilizes several technology and management tools throughout design and construction, including:

- **PROCORE** for document management, submittals, RFIs, meeting minutes, progress tracking, and Owner communication
- **Microsoft Project** for CPM scheduling and milestone tracking
- Digital drawing review and coordination platforms
- Cloud-based file sharing for real-time access to project information
- BIM coordination and visualization tools when appropriate

Parlier + Crews Architects' experience with civic and municipal facilities allows the design team to develop practical layouts that maximize flexibility, durability, and community usability while maintaining an inviting architectural character. SEMCO simultaneously evaluates constructability, market conditions, material availability, and budget impacts throughout design development to minimize surprises during construction.

C. DESCRIBE HOW YOUR COST ESTIMATING PROCESS IS ORGANIZED AND PROVIDE SPECIFIC EXAMPLES OF YOUR COST ESTIMATING DOCUMENTS WHERE YOU FEEL SUCH INFORMATION WILL PROVIDE CLARITY.

SEMCO's estimating process is structured to provide accurate, transparent, and continuously updated cost information throughout the Design-Build process. Our estimating team works closely with the design team from conceptual planning through final GMP development to ensure the project remains aligned with the City's budget goals while maintaining quality and functionality.

The estimating process begins during conceptual design, where major building systems, site improvements, utilities, and operational requirements are evaluated against current market pricing and historical cost data from similar civic and municipal projects. As design progresses, the estimates become increasingly detailed and refined.

Our estimating methodology includes:

- Conceptual budgeting based on square footage and system analysis
- Detailed quantity takeoffs using PROEST estimating software from AUTOCAD
- Trade-by-trade cost breakdowns
- Subcontractor and supplier budget input
- Market pricing verification
- Allowance development
- Contingency tracking
- Escalation analysis
- Value engineering evaluations
- Cost reconciliation reports between design phases

At each design milestone, we will provide updated estimates along with narratives identifying scope changes, pricing adjustments, value engineering opportunities, and potential budget risks. The City receives clear documentation showing how costs evolve throughout the design process.

Examples of estimating documentation typically provided include:

- Preliminary conceptual estimates
- Schematic Design estimates
- Design Development estimates
- GMP detailed cost breakdowns

- Scope package summaries
- Bid tabulations
- Allowance logs
- Contingency tracking logs
- Value engineering matrices
- Cash flow projections
- Construction cost reconciliation reports

This structured approach allows the City to make informed decisions early in the process and minimizes the likelihood of redesign due to budget concerns later in the project.

D. DESCRIBE YOUR APPROACH TO SAFETY ON THE PROJECT SITE, SPECIFICALLY AS IT RELATES TO WORK TAKING PLACE ADJACENT TO ACTIVE PEDESTRIAN/BICYCLE TRAFFIC AND PUBLIC PARKING AREAS. CITE SPECIFIC EXAMPLES WHERE YOUR TEAM HAS DEALT WITH THIS, AND HOW THE SAFETY PLAN WAS COMMUNICATED AND MANAGED.

Safety is a core component of SEMCO's project management approach and is integrated into every phase of construction planning and execution. For projects located within active public environments such as parks, community centers, schools, and municipal campuses, our team places particular emphasis on protecting the public, maintaining safe access, and minimizing disruption to surrounding operations.

For the James Irvin Civic Center project, the team anticipates maintaining strict separation between construction activities and public access areas through the use of:

- Secure perimeter fencing and barricades
- Clearly marked pedestrian pathways
- Controlled access points
- Temporary directional signage
- Dedicated delivery and staging zones
- Dust and noise control measures
- Site lighting and visibility controls
- Daily housekeeping and debris removal
- Traffic management coordination
- Regular safety inspections and toolbox meetings

Prior to construction, SEMCO develops a site-specific Safety and Logistics Plan that identifies pedestrian routes, vehicle circulation, emergency access, staging areas, material deliveries, and operational restrictions. The plan is reviewed with City staff and updated as project conditions evolve.

SEMCO has successfully implemented these procedures on numerous occupied and publicly accessible projects, including the Myers & Wiley Park Concession & Bathroom project for the City of Haines City and the Carver Recreation Center ADA Restrooms project for the City of Bartow. Both projects required construction activities adjacent to active park facilities and public pedestrian areas while maintaining safe public access throughout construction. Additionally, we have extensive experience working on school sites and understand the importance of separating the construction site from student/staff access.

Project safety expectations are communicated through:

- Preconstruction coordination meetings
- Weekly progress meetings
- Daily superintendent oversight

- Contractor orientation sessions
- Written site logistics plans
- OSHA-compliant safety procedures
- Ongoing coordination with City representatives

SEMCO maintains a proactive safety culture focused on prevention, communication, and accountability to ensure the safety of both workers and the public.

E. DESCRIBE A RECENT PROJECT THAT WAS COMPLETED AS DESIGN BUILD. WHAT LESSON DID YOU LEARN AND WHAT WOULD YOU DO DIFFERENTLY ON THIS PROJECT?

A recent Design-Build project completed by SEMCO was the Carver Recreation Center ADA Restrooms project for the City of Bartow. This project involved the design and construction of a new ADA-compliant restroom facility and water fountain within an active recreational environment. The project required careful coordination with the Owner to maintain safe public access while delivering a durable and functional public-use facility.

One of the most valuable lessons learned from this project was the importance of incorporating maintenance and operational staff feedback as early as possible during the design phase. While the project was successful and completed on schedule, early engagement with maintenance personnel provided additional insight into long-term operational preferences, cleaning access, fixture durability, and maintenance efficiencies that proved beneficial during construction and turnover.

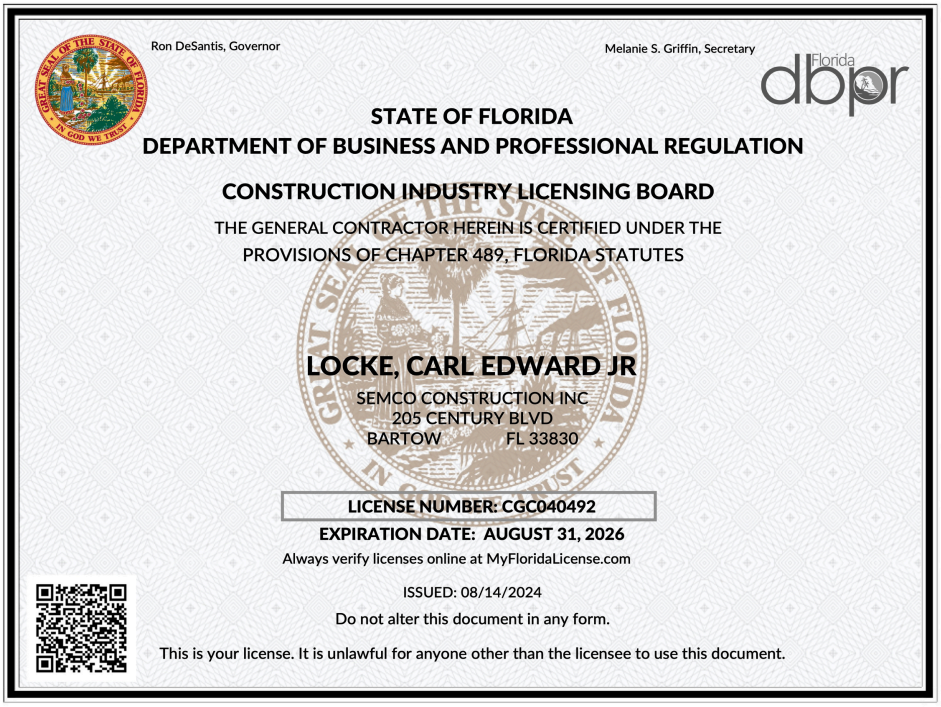
As a result of that experience, our team now places even greater emphasis on involving all operational stakeholders early in programming and design discussions to ensure the finished facility not only meets the architectural and functional goals of the Owner, but also supports long-term maintenance and operational efficiency.

Another important takeaway was the value of early utility coordination and site verification in active public facilities. By proactively identifying existing underground utilities and potential conflicts early in preconstruction, the team was able to minimize schedule impacts and avoid disruptions to adjacent public spaces. This reinforced the importance of thorough site investigations and collaborative planning early in the Design-Build process.

TAB 4.6

Other Information Required





Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

LOCKE, CARL EDWARD JR

SEMCO CONSTRUCTION INC
205 CENTURY BLVD
BARTOW FL 33830

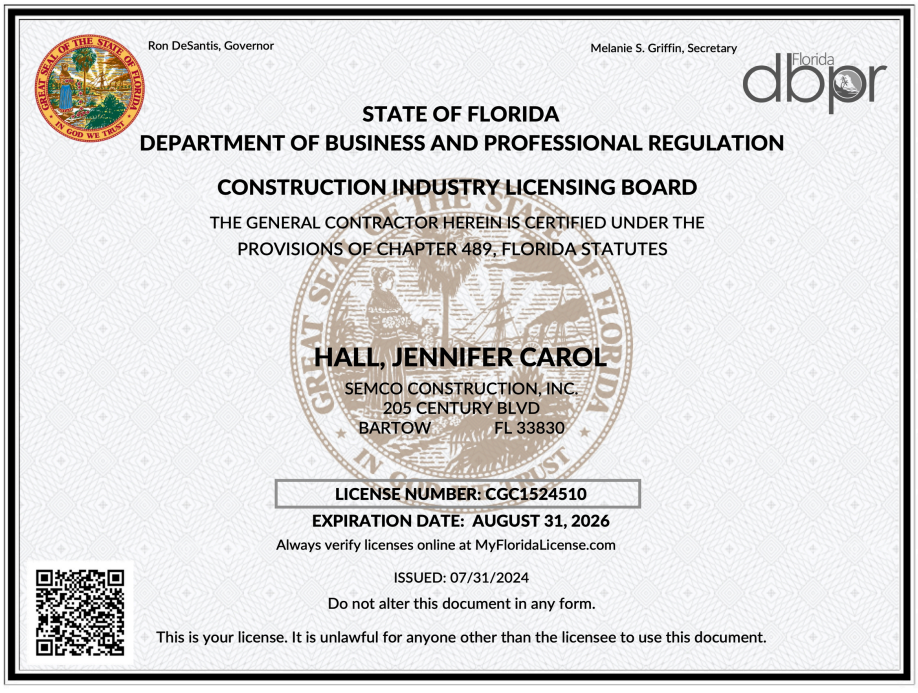
LICENSE NUMBER: CGC040492
EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 08/14/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

HALL, JENNIFER CAROL

SEMCO CONSTRUCTION, INC.
205 CENTURY BLVD
BARTOW FL 33830

LICENSE NUMBER: CGC1524510
EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 07/31/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

SEMCO Construction, Inc.

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☑ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

Print or type. See *Specific Instructions* on page 3.

5 Address (number, street, and apt. or suite no.). See instructions.

205 Century Blvd

Requester's name and address (optional)

6 City, state, and ZIP code

Bartow, FL 33830

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

___ – __ – ____

or

Employer identification number

59 – 1570067

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here **Signature of U.S. person** Jennifer Hall **Date** 12/12/2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Cat. No. 10231X Form **W-9** (Rev. 3-2024)

POLK COUNTY LOCAL BUSINESS TAX RECEIPT
ACCOUNT NO. 11320 **CLASS: B+** **EXPIRES: 09/30/2026**

OWNER NAME	LOCATION
CARL EDWARD SR - CERT LOCKE	205 CENTURY BLVD BARTOW

BUSINESS NAME AND MAILING ADDRESS
SEMCO CONSTRUCTION INC
205 CENTURY BLVD
BARTOW, FL 338307705

CODE **ACTIVITY TYPE**
230250 CONTRACTOR ROOFING
230150 CONTRACTOR GENERAL

PROFESSIONAL LICENSE (IF APPLICABLE)
DBPR-CGC040492

OFFICE OF JOE G. TEDDER, CFC * TAX COLLECTOR

THIS POLK COUNTY LOCAL BUSINESS TAX RECEIPT MUST BE CONSPICUOUSLY DISPLAYED AT THE BUSINESS LOCATION

PAID - 3463532 08/11/2025 OPY **OLP 57.75** **SEMCO CONSTRUCTION INC**

TAB 4.6 - OTHER INFORMATION REQUIRED

REFERENCES

Project	Owner / Reference
Myers & Wiley Park Concession & Bathroom	Terrell Griffin | City of Haines City | 620 East Main Street, Haines City, FL 33844 | 863-421-9902 | terrell.griffin@hainescity.com
Carver Recreation Center ADA Restrooms	Kyle Lasek | City of Bartow | 2250 S. Floral Avenue, Bartow, FL 33830 | 863-534-0120 ext. 7209 | klasek@cityofbartow.net
Bok Tower Gardens Visitor Center & Exhibit Hall Renovation	David Price | Bok Tower Gardens | 1151 Tower Blvd, Lake Wales, FL 33853 | 863-735-1200 | dprice@boktower.org

AFFIRMATIVE STATEMENT

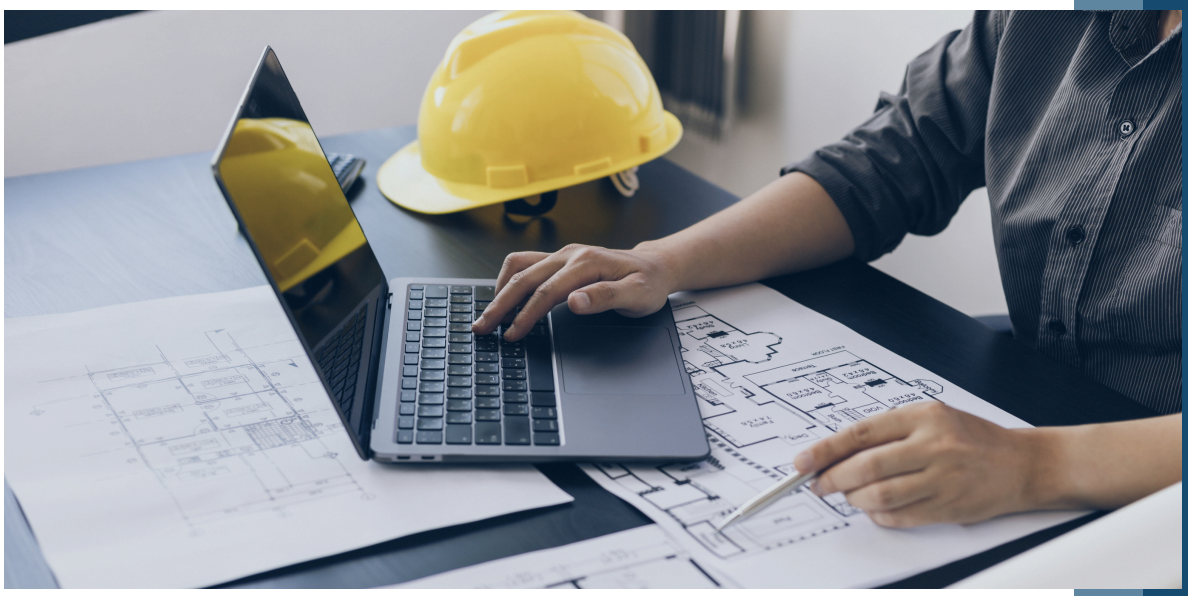
SEMCO Construction, Inc. affirms that, if awarded this contract, neither SEMCO Construction, Inc., nor any of its officers, employees, consultants, subcontractors, or team members has any known conflict of interest, either direct or indirect, with the City of Dade City related to the services contemplated under this Request for Proposal.

SEMCO Construction, Inc. further affirms that it has no financial, business, or personal relationships that would create an actual, potential, or perceived conflict that could impair its ability to provide objective and impartial services to the City.

Should any actual or potential conflict of interest arise during the course of this solicitation or subsequent contract performance, SEMCO Construction, Inc. agrees to immediately disclose such conflict in writing to the City and cooperate fully in resolving the matter in a manner acceptable to the City.

TAB 4.7

Forms



DUNS Number 07-832-4332

UEI Number Not Applicable

Florida State License Number CGC040492

Federal Employer Identification Number 59-1570067

Bidder acknowledges receipt of the following Addendum:

No # 1 dated 5-4-26, ~~2020~~.
No # 2 dated 5-18-26, ~~2020.~~
No # _____ dated _____, 2020.

The following checklist is provided as a courtesy and may not be inclusive of all items required within this request for proposal.

One original, one copy & digital copy of RFP	YES	NO
List of References	YES	NO
Sample Invoice	YES	NO
Statement of Proof liability insurance	YES	NO
Statement of Proof of worker's compensation insurance	YES	NO
Statement of Proof of automobile insurance	YES	NO
Statement of Municipal license & State Registration	YES	NO
Drug-Free Workplace Affidavit	YES	NO
Scrutinized Companies Affidavit	YES	NO
Public Contract Affidavit	YES	NO

May 12, 2026
DATE

SIGNATURE OF AUTHORIZED REPRESENTATIVE

==========

This form must be completed and returned with your proposal

Drug Free Workplace Certification

AFFIDAVIT ON DRUG FREE WORKPLACE. THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

This sworn statement is submitted to the City of Dade City by Jennifer Hall, Executive Vice President (print individual's name and title) for SEMCO Construction, Inc., a Florida Corporation, whose Federal Employer Identification Number (FEIN) is 59-1570067.

I understand that no person or entity shall be awarded or receive a City of Dade City contract for public improvements, procurement of goods or services (including professional services), or a City lease, franchise, concession or management agreement, or shall receive a grant of City monies unless such person or entity has submitted a written certification to the City that it will provide a drug free workplace by:

(1) providing a written statement to each employee notifying such employee that the unlawful manufacture, distribution, dispensation, possession or use of a controlled substance as defined by §893.02(4), *Florida Statutes*, as the same may be amended from time to time, in the person's or entity's workplace is prohibited specifying the actions that will be taken against employees for violation of such prohibition. Such written statement shall inform employees about:

(i) the dangers of drug abuse in the work place;
(ii) the person's or entity's policy of maintaining a drug free environment at all its workplaces, including but not limited to all locations where employees perform any task relating to any portion of such contract, business transaction or grant;
(iii) any available drug counseling, rehabilitation, and employee assistance programs; and
(iv) the penalties that may be imposed upon employees for drug abuse violations.

(2) Requiring the employee to sign a copy of such written statement to acknowledge his or her receipt of same and advice as to the specifics of such policy. Such person or entity shall retain the statements signed by its employees. Such person or entity shall also post in a prominent place at all of its workplaces a written statement of its policy containing the foregoing elements (i) through (iv).

(3) Notifying the employee in the statement required by subsection (1) that as a condition of employment the employee will:

(i) abide by the terms of the statement; and
(ii) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such a conviction.

(4) Notifying the City within ten (10) days after receiving notice under subsection (3) from an employee or otherwise receiving actual notice of such conviction.

(5) Imposing appropriate personnel action against such employee up to and including termination; or requiring such employee to satisfactorily participate in a drug abuse assistance or rehabilitation program approved for such purposes by a federal, state, or local health, law enforcement, or other appropriate agency.

(6) Making a good faith effort to continue to maintain a drug free workplace through implementation of sections (1) through (5) stated above.

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CITY OF DADE CITY IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT ANY CONTRACT OR BUSINESS TRANSACTION SHALL PROVIDE FOR SUSPENSION OF PAYMENTS, OR TERMINATION, OR BOTH, IF THE CITY DETERMINES THAT:

(1)Such person or entity has made false certification.

(2)Such person or entity violates such certification by failing to carry out the requirements of sections (1), (2), (3), (4), (5), or (6); or

(3)Such a number of employees of such person or entity have been convicted of violations occurring in the work place as to indicate that such person or entity has failed to make a good faith effort to provide a drug free work place.

_____
Signature

STATE OF FLORIDA
COUNTY OF Polk

Sworn and subscribed before me this 12th **day of** May **, 2026, by**
Jennifer Hall

who appeared before me in person X **(check this line if appropriate) or by online notarization _____ (check this line if appropriate) and is personally known to me _____ (check this line if appropriate) OR produced the following type of identification to prove identity:**

Jaclyn m Wilson

Jaclyn m Wilson
[Print, type, or stamp commissioned name of Notary Public]

My commission expires: 11/06/2028

JACLYN M WILSON
Notary Public, State of Florida
Commission No. HH 610699
My Comm. Exp. 11/6/2028

SWORN STATEMENT ON PUBLIC ENTITY CRIMES

SECTION 287.133(3)(a), FLORIDA STATUTES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to the City of Dade City

by Jennifer Hall, Executive Vice President
[print individual's name and title]

for SEMCO Construction, Inc
[print name of entity submitting sworn statement]

whose business address is:

205 Century Blvd
Bartow, FL 33830

and (if applicable) its Federal Employer Identification Number (FEIN) is 59-1570067
(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn

statement: _____)

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or the United States, involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction or a public entity crime, with or without an
X adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment of information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

a. A predecessor or successor of a person convicted of a public entity crime; or

b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a Team with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)€, Florida Statures, means any natural person or entity organized under the laws of any state or of that United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise
Polk
transacts or applies to transact business with a public entity. The term "person" includes

those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an entity.

6. Based on information and belief, the statement that I have marked below is true in relation to the entity submitting this sworn statement. **[Indicated which statement applies.]**

__X__ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, not any affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ This entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ This entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. **[attach a copy of the final order]**

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

_____
Signature of Entity Submitting Sworn Statement

Sworn to and subscribed before me this 12th day of May, 2024.

Personally known X

_____
Notary Public – State of Florida

or produced identification _____

_____
My commission expires

_____
(type of identification)

Jaclyn M Wilson
(Printed, typed or stamped commissioned name notary public)

JACLYN M WILSON
Notary Public, State of Florida
Commission No. HH 610699
My Comm. Exp. 11/6/2028

NON-COLLUSION AFFIDAVIT

State of Florida Bid # RFP #2610-PK

County of Polk

I state that I am Executive Vice President (Title) of SEMCO Construction, Inc. (Name of my firm)

and that I am authorized to make this affidavit on behalf of my firm, and its owners, directors, and officers. I am the person responsible in my firm for the price(s) and the amount of this bid.

I state that:

1) The price(s) and amount of this bid have been arrived at independently and without consultation, communication or agreement with any other contractor, bidder or potential bidder.

2) Neither the price(s) nor the amount of this bid, and neither the approximate price(s) nor approximate amount of this bid, have been disclosed to any other firm or person who is a bidder or potential bidder and they will not be discussed before bid opening.

3) No attempt has been made or will be made to induce any firm or person to refrain from bidding on this contract, or to submit a bid higher than this bid, or to submit any intentionally high or noncompetitive bid or other form of complementary bid.

4) The bid of my firm is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive bid.

5) SEMCO Construction, Inc. (Name of Firm) its affiliates, subsidiaries, officers directors and employees are not currently under investigation by any governmental agency and have not in the last four years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to bidding on any public contract, except as follows:

I state that SEMCO Construction, Inc. (Name of Firm) understands and acknowledges that the above representations are material and important and will be relied on by City of Dade City (Name of Public Entity) in awarding the contract(s) for which this bid is submitted. I understand that my firm understands that any misstatement in this affidavit is and shall be treated as fraudulent concealment from City of Dade City (Name of Public Entity) of the true facts relating to the submission for this contract.

Jennifer Hall, Executive Vice President (Name and Company Position)

SWORN TO AND SUBSCRIBED BEFORE ME
THIS 12th DAY OF May, 2026.

Jaclyn m Wilson

My Commission Expires 11/06/2028

JACLYN M WILSON
Notary Public, State of Florida
Commission No. HH 610699
My Comm. Exp. 11/6/2028

HUMAN TRAFFICKING AFFIDAVIT

In compliance with Section 787.06(13), Florida Statutes, this affidavit must be completed by an officer or representative of a nongovernmental entity that is executing, renewing, or extending a contract with the City of Dade City (the "Governmental Entity").

The undersigned, on behalf of the entity listed below (the "Nongovernmental Entity"), hereby attests under penalty of perjury as follows:

1. I am over the age of 18 and I have personal knowledge of the matters set forth herein.

2. I am an officer or representative of SEMCO Construction, Inc., a non-governmental entity and I am authorized to provide this affidavit on behalf of Nongovernmental Entity.

3. Nongovernmental Entity, and any of its subsidiaries or affiliates, do not use coercion for labor or services, as those terms are defined in Section 787.06, *Florida Statutes*, as may be amended from time to time.

4. If, at any time in the future, Nongovernmental Entity does use coercion for labor or services, Nongovernmental Entity will immediately notify Governmental Entity and no contracts may be executed, renewed, or extended between the parties.

5. I have read the foregoing affidavit and confirm that the facts stated in it are true, and are made for the benefit of, and reliance by Governmental Entity.

Company: SEMCO Construction, Inc.

Authorized Signature: _____ Date: May 12, 2026

Printed Name: Jennifer Hall

Title: Executive Vice President

STATE OF Florida
COUNTY OF Polk
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of May, 2026, by Jennifer Hall, as Executive Vice President on behalf of the company/corporation. They ☒ are personally known to me or ☐ have produced _____ as identification.

_____
Notary Public Signature

(Affix Notary Stamp or Seal)

Print, Type or Stamp Name of Notary: Jaclyn m Wilson
My commission expires: 11/06/2028

JACLYN M WILSON
Notary Public, State of Florida
Commission No. HH 610699
My Comm. Exp. 11/6/2028

CONFLICT OF INTEREST AFFIDAVIT

By the signature below, the Proposer, and its employees, officers and/or agents, certifies, and hereby discloses, that, to the best of its knowledge and belief, all relevant facts, concerning past, present or currently planned interest or activity (financial, contractual, organizational or otherwise) which relates to the proposed work and bears on whether the Proposer and/or any of its employees, officers and/or agents, has a possible conflict, have been fully disclosed.

Additionally, the Proposer and its employees, officers and/or agents, agree to immediately notify in writing the City of Dade City Purchasing Office, if any actual or potential conflict of interest arises during the solicitation process.

SEMCO Construction, Inc.	205 Century Blvd
Company	Address
Authorized Signature	Bartow, FL 33830
	City, State, Zip Code
Jennifer Hall, Executive Vice President	863-533-7193
Printed Name & Title	Telephone No.
bids@semco.cc	863-533-3376
Email	Fax No.

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization of Jennifer Hall, as Executive Vice President, of _____, who personally swore or affirmed that he/she is authorized to execute this Agreement and thereby bind the Firm, and who is personally known to me or who produced _____ as identification, and who did/did not take an oath this 12th day of May, 2026.

(stamp)

Jaclyn M Wilson
NOTARY PUBLIC

JACLYN M WILSON
Notary Public, State of Florida
Commission No. HH 610699
My Comm. Exp. 11/6/2028

SCRUTINIZED COMPANIES AFFIDAVIT

City of Dade City · James Irvin Civic Center Building

I, Jennifer Hall, Executive Vice President, on behalf of SEMCO Construction, Inc., hereby certify that SEMCO Construction, Inc. is not on the
Scrutinized Companies that Boycott Israel List, is not engaged in a boycott of Israel, is not on the Scrutinized Companies with Activities in Sudan List, is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, and is not engaged in business operations in Cuba or Syria, as applicable under Section 287.135, Florida Statutes.

The undersigned is authorized to execute this affidavit on behalf of the company listed below.

Company: SEMCO Construction, Inc.
Federal Employer Identification Number: 59-1570067
Florida State License Number: CGC040492

Authorized Signature: _____

Printed Name: Jennifer Hall
Title: Executive Vice President
Date: May 12, 2026

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12th day of May, 2026, by Jennifer Hall, as Executive Vice President, of SEMCO Construction, Inc., who is personally known to me or who has produced _____ as identification.

Jaclyn m Wilson
Notary Public Signature

JACLYN M WILSON
Notary Public, State of Florida
Commission No. HH 610699
My Comm. Exp. 11/6/2028

Print, Type or Stamp Name of Notary: Jaclyn m Wilson
My Commission Expires: 11-06-2028

TAB 4.8

Insurance Requirements



TAB 4.8 - INSURANCE REQUIREMENTS

SEMCO Construction, Inc. is properly licensed and authorized to perform construction services within the State of Florida and shall maintain all applicable municipal licenses, state registrations, and professional certifications required for the performance of the Work throughout the duration of this project. SEMCO understands and acknowledges that, if awarded the contract, copies of all required Business Licenses and Tax Receipts will be provided to the City of Dade City within forty-eight (48) hours after notification of intent to award, in accordance with the requirements of the Request for Proposal.

SEMCO Construction, Inc. maintains Workers' Compensation Insurance coverage for all employees in accordance with the requirements of Florida law, including Employers' Liability coverage with limits meeting or exceeding the requirements identified in the RFP. SEMCO understands and acknowledges that proof of Workers' Compensation Insurance coverage will be provided to the City within forty-eight (48) hours after notification of intent to award. SEMCO further understands that failure to provide the required documentation within the allotted timeframe may result in disqualification.

SEMCO Construction, Inc. maintains Commercial General Liability Insurance coverage for all operations, including contractual liability, products and completed operations, and personal injury coverage, with policy limits meeting or exceeding the requirements identified in the RFP. SEMCO understands and acknowledges that proof of Commercial General Liability Insurance coverage will be provided to the City within forty-eight (48) hours after notification of intent to award.

SEMCO Construction, Inc. also maintains Business Automobile Liability Insurance coverage for all owned, non-owned, and hired vehicles with policy limits meeting or exceeding the requirements of the RFP. SEMCO understands and acknowledges that proof of Automobile Liability Insurance coverage will be provided to the City within forty-eight (48) hours after notification of intent to award.

SEMCO Construction, Inc. further agrees to hold harmless, indemnify, and defend the City of Dade City, its officers, agents, and employees from and against any and all claims, damages, losses, liabilities, costs, or expenses arising out of or resulting from the negligent acts, errors, omissions, or performance of SEMCO Construction, Inc., its employees, subcontractors, consultants, or agents in connection with the performance of the Work.



TAB 4.9

Bonds



WAGNER BONDING
&
INSURANCE, INC.

May 19, 2026

City of Dade City
ATTN: Tina Mauriello
38020 Meridian Avenue
Dade City, FL 33525

RE: Request for Proposal – Design-Build Services - James Irvin Civic Center Building

To whom it may concern,

We are the bonding agent for SEMCO Construction, Inc. They are bonded by Liberty Mutual Insurance Company, an "A+XV" rated surety in the AM Best Guide. SEMCO Construction, Inc. has an excellent reputation in the community. While each project is approved on its own merits, SEMCO Construction, Inc. has the ability to bond single projects in excess of $20,000,000 with an aggregate limit of $60,000,000.

We welcome the opportunity to execute the necessary bonds provided they meet the current underwriting guidelines and the provisions are acceptable to both SEMCO Construction, Inc. and Liberty Mutual Insurance Company.
Should you have any questions or concerns, please do not hesitate to call.

Sincerely,

Wagner Bonding & Insurance, Inc.

Taylor Wagner
Attorney-in-Fact
Resident Florida Licensed Agent

P.O. Box 2868 Lakeland, FL, 33806
Phone 863-859-9823



205 Century Blvd. Bartow, FL 33830
(P) 863-533-7193
(F) 863-533-3376
www.semcoconstruction.com

Statement Of Qualifications | Submission Date: May 21, 2026

Dade City

James Irvin Civic Center Building

Design-Build Services



Point of Contact

Kevin Ryman
President

(813) 782-0825
Kevin@rymanconstruction.com



▲ East Pasco County Senior Center, CARES Center - Pasco County, FL

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May 12, 2026

City of Dade City
ATTN: Tina Mauriello
38020 Meridian Avenue
Dade City, FL 33525

RE: RFP DESIGN BUILD SERVICES JAMES IRVIN CIVIC CENTER BUILDING
City Project #: 2610-PK
We acknowledge receipt of Addendum No. 1 and Addendum No. 2

Dear City of Dade City,

On behalf of Ryman Construction of Florida, Inc. (RCF) and our valued partner, Goodwyn Mills Cawood (GMC), we are honored to submit our proposal for the referenced construction project. The Ryman + GMC team is proud to be considered for this important initiative, and we are enthusiastic about the opportunity to continue contributing to Dade City's growth and success through our strong, collaborative partnership.

Our firms are currently working together to deliver the Dade City New Building Department facility, a testament to our ongoing commitment and proven ability to serve the City with excellence. This project builds upon a long-standing history of successful collaborations in the Dade City area, including the Pasco County Fair Grounds and the CARES/East Pasco Senior Center. Our partnership is defined by open communication, mutual respect, and a shared dedication to delivering high-quality results that meet the City's needs, budget, and schedule.

RCF and GMC bring extensive experience in managing complex, public-sector projects throughout the region. We understand the regulatory, fiscal, and procedural requirements unique to government work, and we pride ourselves on maintaining transparency,

accountability, and quality at every stage. Our teams work seamlessly together, ensuring that every project benefits from our combined expertise and a unified approach.

As companies deeply rooted in the Dade City community, we are committed to utilizing local talent, partnering with area subcontractors and suppliers, and fostering a sense of pride in every project we undertake. For this initiative, we are especially mindful of the legacy of James Irvin and Naomi Jones. We have already reached out to Dione Jones, their surviving son, to ensure that our work honors their remarkable history and impact. Our commitment extends beyond construction—we will thoughtfully incorporate design elements, art installations, and placards that celebrate their contributions and ensure their story is woven into the fabric of this center. Most importantly, we will ensure that the community's feedback and dreams for the civic center are incorporated and highlighted in the design.

We view this project as more than a professional responsibility; it is an opportunity to create a lasting testament to Dade City's heritage and to serve generations to come. Thank you for your consideration. We look forward to partnering with you to deliver a facility that honors the past, enriches the present, and inspires the future of our community.
Sincerely,



Kevin L. Ryman
President
Ryman Construction of Florida, Inc.



Section 1

Organization Information

References

Company Name: Pasco County Fair Association
Project Name: Pasco County Fairgrounds Arena & Pavillion
Project Amount: $2,156527.00
Start Date: 9/12/23
Finished Date: 2/12/24
Description: Construct new building(metal), interior build out, bleachers, loading, livestock containment and full sitework. 22,706 sf.
Contact Name: Kevin Corrigan
Phone: (813) 210-4399
Email: Kevincorrigan5@aol.com
Within Budget? Yes

Company Name: Kruth & Suzie Sombutmai
Project Name: Sombutmai Center
Project Amount: $1,948,611.00
Start Date: 7/1/23
Finished Date: 5/1/24
Description: Construct new 6,000 sf CMU strip center with 3 tennants. Full sitework and 1 tennant restaurant buildout
Contact Name: Kruth Sombutmai
Phone: (813) 780-0200
Email: suziesaang@yahoo.com
Within Budget? Yes

Company Name: Pasco County Board of County Commissioners
Project Name: East Pasco Senior Center
Project Amount: $2,180,907.00
Start Date: Phase 2-2/25/25
Finished Date: 7/30/25
Description: Construction of a new building (CMU), interior build out and full sitework. 7,000 sf.
Contact Name: Molly Meadows
Phone: (727) 378-6395
Email: mmeadows@pascocountyfl.net
Within Budget? Yes

Ryman Construction of Florida, Inc. Major Projects

Date: 5/11/2026 GC = General Contractor CM = Construction Manager DB = Design/Build

PROJECT NAME	LOCATION	COMPANY/OWNER NAME	PHONE	PROJECT AMOUNT	STATUS or FINISHED DATE	ROLE
City of Dade City New Bldg.Dept. - 2-Story	Dade City, FL	City of Dade City/Catherine Ralston	352-523-5050	3 - 3.5 Million	In Progress	CM/DB
St. Thomas Parrish Hall	Homosassa, FL	Diocese of St. Petersburg/Hung Pham	727-344-1381	$ 4,355,635.00	In Progress	CM
Ellianos Coffee Shop	Dade City, FL	PreCro, LLC/Paul & Carolina Espaillat	321-228-0681	$ 788,327.00	3/10/2026	GC
Floral City E.S. Front Office Relocation	Floral City,FL	Citrus County School District/Tim Gruman	352-726-1931	$ 829,974.00	8/10/2025	GC
3 High School Welding Labs	1. Crystal River HS 2. Citrus HS 3. Lecanto HS	Citrus County School District/Tim Gruman	352-726-1931	$ 689,071.00	8/10/2025	GC
Mary Beth's Mercantile Pre-Con Services (Planning/Architectural/Civil/Surveying/MEP's)	Dade City, FL	Total Family Ventures DBA Mary Beth's Mercantile/Beth Ann & Eric Tolar	352-449-2911	$ 162,800.00	8/1/2025	CM/DB
East Pasco Senior Center	Dade City, FL	Pasco County Board of County Commissioners	727-378-6395	$ 2,180,907.00	7/30/2025	CM/DB
Ellianos Coffee Shop	Crystal River, FL	Sister Stores, LLC/Rebecca Bennett	386-288-3112	$ 1,198,327.00	4/30/2025	GC
Incarnation Church Offices	Tampa, FL	Diocese of St. Petersburg/Hung Pham	727-344-1381	$ 304,906.00	5/6/2025	GC
CES/Broach School New Building w/Site Work	Zephyrhills, FL	Bizness Brothers/Andy Uprichard	904-285-1381	$ 2,477,327.00	On Hold per Owner	CM/DB
Hair Labs PH2 Site Work & Building	Zephyrhills, FL	Scientific Cosmetix/David Margolin	813-778-8066	$ 1,333,118.00	8/28/2024	CM/DB
St. Joseph's Church Restroom Addition	Zephyrhills, FL	Diocese of St. Petersburg/Hung Pham	727-344-1611	$ 84,519.00	10/1/2024	GC
Floral City E.S. Café/Kitchen Renovation & Expansion	Floral City,FL	Citrus County School District/David Assumpcao	352-726-1931	$ 2,639,579.00	10/18/2024	CM
BankFlorida	Dade City, FL	BankFlorida/Melissa Wade	813-838-8616	$ 5,881,419.00	11/4/2024	GC
Sombutmai Center Shell/2 Minutes Restaurant Build-Out	Wesley Chapel, FL	Kruth Sombutmai	813-780-0020	$ 1,948,611.00	5/1/2024	CM/DB
Hernando County School District Multi-Site Capacity Improvements & Campus Wide Fire Alarm Replacement	1. Brooksville E.S. 2. Suncoast E.S. 3. Westside E.S. 4. Brooksville E.S. Campus Fire Alarm 5.Westside E.S. Campus Fire Alarm	Hernando County School District/Jim Lipsey 1. Brooksville E.S. Buildings 2. Suncoast E.S. Buildings 3. Westside E.S. Buildings 4. Brooksville E.S. Campus Fire Alarm Replacement 5.Westside E.S. Campus Fire Alarm Replacement	352-797-7050	$ 4,035,217.00	2/29/2024	CM
Pasco County Fairgrounds Arena & Pavilion	Dade City, FL	Pasco County Fair Association/Kevin Corrigan	813-210-4399	$ 3,000,000.00	2/12/2024	CM/DB
Sonny's BBQ Renovation	Zephyrhills, FL	Sonny's BBQ/Rod Lincoln	813-997-4449	$ 1,250,196.00	11/28/2022	GC
Hernando County School District Springstead HS Bleacher Renovation & Baseball Field Netting/Poles	Spring Hill, FL	Hernando County School District/Jim Lipsey	352-797-7050	$ 1,446,531.00	8/2/2022	GC
Premier Healthcare Dentist Suite	Zephyrhills, FL	Premier Community Healthcare Group/Aaron Brandt	352-518-2000	$ 355,912.00	7/28/2022	GC
APS Site Work & Multiple Buildings	Zephyrhills, FL	Asphalt Paving Systems/Tommy Donald	(813) 788-0010	$ 2,500,000.00	12/21/2022	GC
Palmetto Clubhouse	Lithia, FL	FishHawk Ranch CDD/Stephen Brletic	813-361-1466	$ 587,327.00	10/8/2021	GC
Florida Cracker	Homossassa, FL	Florida Cracker/Blair Hensley	352-585-7276	$ 300,000.00	11/10/2021	GC

Premier HealthCare Madison St. Interior Improvements	New Port Richey	Premier Community Healthcare Group/Aaron Brandt	(352) 518-2000	$ 611,101.00	6/1/2021	GC
Chocachatti Elementary School Elevation Refurbishment & Designated Repairs	Spring Hill, FL	Hernando County School District/Jim Lipsey	(352) 797-7050	$ 639,468.00	11/10/2020	CM
Citrus County School Office Relocation	3 Locations	Citrus County School District/Jim Gerlach	(352) 302-5746	$ 1,077,915.00	10/27/2020	GC
Bausch & Lomb N. Site Work & North Annex Addition	Tampa, FL	Genesis Engineers, Inc./Brent Nickles	(808) 388-2324	$ 2,043,965.00	6/5/2020	GC
Hair Labs Site Work & Building	Zephyrhills, FL	Hair Lab/David or Daryl Margolin	(800) 778-4247	$ 1,567,949.00	4/9/2020	GC
Lake Bernadette Clubhouse Renovation	Zephyrhills, FL	Inframark Management / Mark Vega	(813) 295-5455	$ 447,027.00	5/14/2020	GC
Withlacoochee Tech. College Café & Line Renovation	Inverness, FL	Citrus County School District/Jim Gerlach	(352) 726-1931	$ 999,937.00	4/16/2019	GC
Family of God Baptist Church Building	Dade City, FL	Family of God Baptist Church/Russel Guynn	(813) 838-6931	$ 400,000.00	2/12/2020	GC/DB
Pediatric Dentistry Renovation	Dade City, FL	Premier Community Healthcare Group/Aaron Brandt	(352) 518-2000	$ 598,000.00	12/4/2019	GC
Arbor Greene Clubhouse Renovation	Tampa, FL	Inframark Management / Mark Vega	(813) 295-5455	$ 540,327.00	11/27/2019	GC
Saint Leo Univ. Coffee House/Starbucks	Saint Leo, FL	Saint Leo University / Jose Caban	(352) 467-9206	$ 497,327.00	11/22/2019	GC
Behavioral Health Renovation	Zephyrhills, FL	Premier Community Healthcare Group/Aaron Brandt	(352) 518-2000	$ 174,081.00	4/18/2019	GC
Manhattan Palms	Tampa, FL	Manhattan Palms HOA / Sandra	(813) 885-2704	$ 600,000.00	3/1/2019	GC
Saint Leo Town Hall Archive Room	Saint Leo, FL	Saint Leo Town Hall / Andrea Calvert	(352) 588-2622	$ 61,000.00	12/6/2018	GC
NCA Office (Unit 1 Buildout)	Tampa, FL	OTB Café / Bill Nye	(813) 973-0214	$ 112,000.00	12/4/2018	GC
NCA Office (Unit 6 Buildout)	Tampa, FL	Keystone Title / Bill Nye	(813) 973-0214	$ 90,000.00	11/26/2018	GC
South Sumter H.S. Gym Locker Renovation	Bushnell, FL	Sumter County School Board / Travis Davies	(352) 793-1281	$ 222,000.00	8/10/2018	CM
NCA Office (Unit 7 Buildout)	Tampa, FL	Barry Insurance / Bill Nye	(813) 973-0214	$ 85,000.00	7/30/2018	GC
Hillsboro Bank	Dade City, FL	Hillsboro Bank / Pam Warnock	(813) 707-6506	$ 300,000.00	7/1/2018	GC
NCA Office (Unit 4 Buildout)	Tampa, FL	Color & Company / Bill Nye	(813) 973-0214	$ 150,000.00	6/1/2018	GC
NCA Office (Shell) - Strip Center	Tampa, FL	NYE Realty / Bill Nye	(813) 973-0214	$ 2,000,000.00	5/1/2018	GC
Sunrise Properties Mfg. Facility	Zephyrhills, FL	Sunrise Properties of Zephyrhills / Tyler P.	(813) 385-1322	$ 1,411,282.00	5/1/2018	CM
Dollar Tree - Leesburg	Leesburg, FL	Concire Centers, Inc. / Will Bingham, Sr.	(813) 788-2759	$ 1,100,000.00	4/1/2018	GC
South Sumter High School	Bushnell, FL	Sumter County School Board / Travis Davies	(352) 793-1281	$ 705,058.00	2/24/2017	CM
Garden Villas	Zephyrhills, FL	Garden Villas, LLC / Will Bingham, Sr.	(813) 788-2759	$1,700,000.00	1/3/2017	GC
Wildwood Elementary School	Wildwood, FL	Sumter County School Board / Travis Davies	(352) 793-1281	$ 980,000.00	8/9/2016	CM
Wildwood Middle School	Wildwood, FL	Sumter County School Board / Travis Davies	(352) 793-1281	$ 462,000.00	8/2/2016	CM
Cottee Elementary	Pasco County, FL	Pasco County School Board / Nicole Westmoreland	(352) 524-9700	$ 878,475.92	1/26/2016	CM
Plant Operations Building	Saint Leo, FL	Saint Leo University / Jose Caban	(352) 467-9206	$1,043,657.00	1/20/2016	GC
Krystal Restaurant	Orlando, FL	Larry Griffith	(407) 960-0328	$ 44,665.00	1/12/2016	GC
Arby's	Muliple FL Locations	Ed Burga	(727) 389-7777	$ 108,461.57	12/31/2015	GC
South Sumter Middle School	Webster, FL	Sumter County School Board / Travis Davies	(352) 793-1281	$ 544,784.00	12/30/2015	CM
Village Inn	Zephyhills, FL	Vichris, Inc. / Bill Christie	(813) 782-9556	$ 85,000.00	10/30/2015	GC
Dollar Tree	High Springs, FL	DTS Developments / Will Bingham, Sr.	(813) 788-2759	$ 583,972.00	6/30/2015	GC
Meadow Pointe Clubhouse	Wesley Chapel, FL	Meadow Pointe Community Dev. / Keith Fisk	(813) 973-1671	$ 360,000.00	4/6/2015	GC

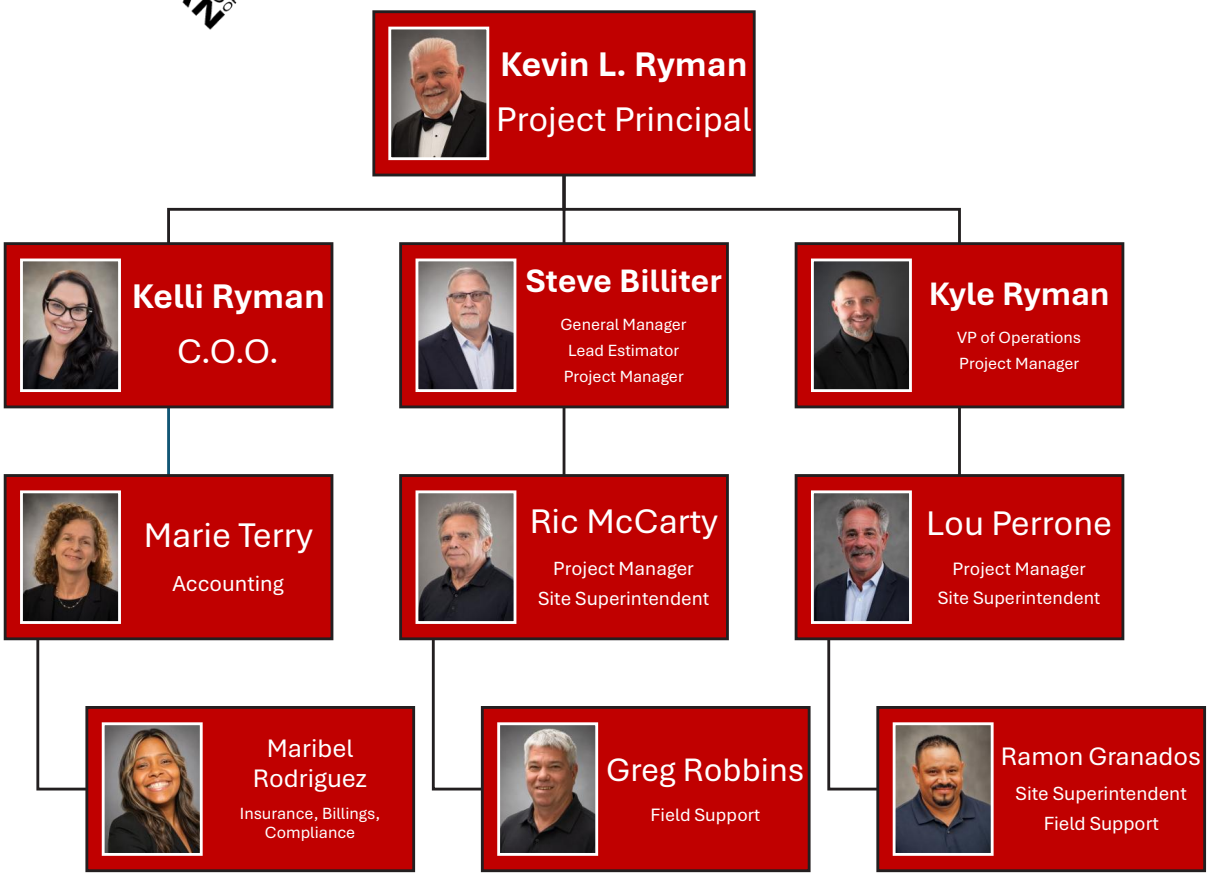
Project List Cont.

Saint Leo Univ. / Fine Arts Renovation	Saint Leo, FL	Saint Leo University / Jose Caban	(352) 467-9206	$ 805,018.28	12/21/2014	GC
City Annex Building	Eustis, FL	City of Eustis / Jim Stroupe	(352) 483-5462	$ 30,995.00	10/1/2014	CM
Home Depot	Savannah, GA	Home Depot, Inc. / Dennis Heller	(770) 655-8576	$4,000,000.00	5/1/2014	CM
Saint Leo Universtiy Roofs	Saint Leo, FL	Saint Leo University / David Lee	(352) 588-8362	$2,000,000.00	3/12/2014	CM
Crystal Lake Manor	Crystal Lake, FL	Pinellas County Housing Authority/Danielle Leishman	(727) 443-7684	$ 107,346.25	3/12/2014	CM
Orlando Housing Authority	Orlando, FL	Orlando Housing Authority / Tim Brown	(407) 232-1151	$ 199,211.00	2/23/2014	CM
RTD Construction	Zephyrhills, FL	RTD Construction, Inc. / Dennis Jordan	(813) 773-9119	$ 70,840.42	2/13/2014	CM
Gulfside Regional Hospice	Land O' Lakes, FL	Gulfside Regional Hospice / Linda Ward	(800) 561-4883	$ 404,986.00	2/7/2014	GC
Sarasota Housing Authority	Sarasota, FL	Sarasota Housing Authority	(941) 361-6210	$ 450,000.00	1/14/2014	CM
Blake Medical Center	Bradenton, FL	Blake Medical Center / Gus Amaya	(813) 880-9550	$ 189,735.00	12/21/2013	CM
Florida Traditions Bank	Kissimmee, FL	Florida Traditions Bank / Mike Ward	(352) 523-1800	$1,008,575.00	9/19/2013	GC
Dollar Tree	Chiefland, FL	Concire Centers, Inc. / Will Bingham, Sr.	(813) 788-2759	$ 486,726.50	6/11/2013	GC



Construction Services

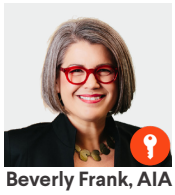
Organizational Chart



GMC Architecture & EngineeringTeam

Our long history of working together demonstrates we have a productive and successful relationship and that we are dedicated to our clients and the projects we implement. We commit that Dade City will have access to our senior personnel throughout the duration of this project, and that the team you see here will be the team that will deliver the results of the final building.

Project Management Leads



Beverly Frank, AIA
Vice President, Florida
Architecture
Tampa, FL



Scott Stannard, PE
Vice President, Florida
Engineering
Lutz, FL

Org Chart Key

- Goodwyn Mills Cawood
- Walter P. Moore
- Key Personnel

Architecture



Marissa Dwyer
Project Manager
Tampa, FL



Kenneth Mayette
Project Architect
Tampa, FL



Devin Pryor
Architectural Designer
Tampa, FL

Engineering Services

In-House Civil and MEP Engineering



Greg Stannard
Civil Engineering
Project Manager
Lutz, FL



Xiang Gao
Senior Electrical
Engineer
Tampa, FL



John Averrett
Vice President, MEP
Engineering
Auburn, AL

Structural Engineering

walter p moore

GMC Lutz Engineering Support Staff

Matthew Archer, P.E. – Project Engineer
Diego Gaspard – Stormwater Designer
Teresa Maisano – Admin
Chase Weiland – Project Engineer
Tim Larson- Landscape Architect

Project Matrix

Project	Ryman Construction	GMC
CARES Facility-Design Build Project located in Dade City, Florida	BD Contractor	Scott Stannard served as the Engineer of Record
Hair Lab Facility-Zephyrhills, FL	BD Contractor	Scott Stannard (GMC) served as the Engineer of Record
Dade City New Building Department Building Design-Build	Contractor	GMC is providing Architecture and Civil Engineering for this project.



Kevin Ryman

Office Staff — Project Principal

RELEVANT EXPERIENCE:

- Prior Experience with School Boards and Government Entities
- Expert in New Construction and Renovation Projects
- Community Leader, Economic Development Council Member
- Proficient in Value Engineering

Kevin L. Ryman is President of Ryman Construction of Florida, Inc. and will serve as the Project Principal. Kevin will ensure that your project comes in **on time, on budget and that the quality workmanship and products** Ryman Construction of Florida is known for are displayed throughout the construction process. He will directly oversee the coordination of all aspects of your project and be **available** to all project members.

With over 45 years' experience in the Construction Industry and a longstanding connection to the Central Florida Area and deep roots in Pasco County, he stands by the central focus of **quality, communication and longevity of his client's projects**. As president of Ryman Construction, Inc., Ryman Construction of Florida, Inc. and Ryman Roofing for 39 years, Kevin has watched his companies grow to over 40 full time employees with bondable capabilities of $10 million in Florida, Texas and Georgia.

Notable Project Experience	
Dade City Building Department DB	Elliano's Coffee
Wilton Simpson/East Pasco Senior Center	Bauducco Foods
Catholic Diocese of St. Petersburg	Arby's
Bank Florida	Pasco County Fair Arena
Sumter County School Board	Hungry Howies
Pasco County School Board	Arby's
St. Leo University	Bottled Waters N.A.
Concire, Inc.	Citrus County Schools
Same Day Surgery Centers	Gulfside Regional Hospice
Centennial Bank	Village Inn
Centerstate Bank	Religious Institutions
Home Depot	Doctors Offices
Florida Medical Clinic	Pin Chasers Bowling Alley
Dollar Tree	Asphalt Paving Systems, Inc.
Florida Hospital	Kiddie Campus

Greg Robbins

Field Staff — Site Supervisor

RELEVANT EXPERIENCE:

- Prior Experience with School Boards and Government Entities
- New Construction and Remodeling Experience
- Understanding of protocol procedures in controlled environments
- Successful completion of time sensitive projects

With more than 32 years of experience in the construction industry, Greg brings extensive hands-on knowledge in concrete, framing, carpentry, windows, doors, trim, and metal work. Having worked his way up through the trades, he possesses a deep understanding of construction processes and field operations, which greatly enhances his ability to effectively supervise onsite crews. Greg is committed to doing the job right the first time and takes pride in ensuring every project meets the high-quality standards that are the foundation of Ryman Construction of Florida, Inc..

As Site Supervisor, Greg maintains an active presence in the field, overseeing daily operations, coordinating crews, and monitoring project progress. He has a strong appreciation for the craftsmanship and finer details of construction, particularly in finish carpentry and detailed hands-on work. Known for his versatility and problem-solving abilities, Greg is a valuable asset on any project requiring precision, leadership, and exceptional workmanship.

Greg's recent client projects include:

Wilton Simpson Senior Center
Bauducco Foods remodel
Lowman Law firm interior renovation
2 Minutes 2 Restaurant
Elliano's Coffee
Bank Florida
Diocese of St. Petersburg
Citrus County School Board
School Board of Hernando County
Hair Labs

Ramon Granados

Field Staff — Site Supervisor

RELEVANT EXPERIENCE:

- Prior Experience with School Boards and Government Entities
- New Construction and Remodeling Experience
- Understanding of protocol procedures in controlled environments
- Successful completion of time sensitive projects

Ramon boasts 28 years of experience in the construction industry. His knowledge of concrete, wood, carpentry windows, doors, trim and metal work come from working 'from the bottom up' and aide in his onsite supervision of crew members. He believes in **doing the job right** and ensures that all team members are held to the **quality and standards** that are cornerstones of Ryman Construction of Florida, Inc..

As the Site Supervisor, Ramon is on site to oversee daily progress. His work ethics are unparalleled and he has always done whatever necessary to produce a project that offers final results that exceed client expectations in building standards, completion time and budget requirements.

Ramon's recent client projects include:

Wilton Simpson Senior Center
Bauducco Foods remodel
Lowman Law firm interior renovation
2 Minutes 2 Restaurant
Elliano's Coffee
Bank Florida
Diocese of St. Petersburg
Sumter County School Board
NYE Commercial Plaza
St. Leo University Renovation and New Construction
Day Care Facilities
Government Contracted Projects
Nestle Waters
Surgery Centers

Ric McCarty

Estimator/Project Manager

RELEVANT EXPERIENCE:

- Prior Experience with School Boards and Government Entities
- Government Building and Remodeling Experience
- Fortune 50 Company Remodels and New Construction
- Expert in Value Engineering

Ric McCarty has been with Ryman Construction of Florida, Inc. for nearly 20 years and began his construction career **41 years ago.** Ric has overseen a multitude of projects ranging from **commercial to industrial** in nature. In his time with RCF, he has **consistently delivered his projects on time and within budget guidelines.** His attention to detail can be seen from the start of pre-planning and continues far after project completion. Because of that attribute, he is able to ensure projects with specific time constraints and multiple service areas are completed as promised.

As the Chief Estimator and Project Executive**, Ric oversees each aspect of every project.** His 'old school' mentality of truly working hard allows him to ensure quality is maintained and customers are completely satisfied with the outcome of the project – not just at completion, but for years to come.

Ric's recent client projects include:

Bank Florida
East Pasco Senior Center
Incarnation Church Offices (Diocese of St. Petersburg)
Lowman Law Firm
2 Minutes Restaurant/Sombutmai Center
Sumter County School Board
St. Leo University Renovation and New Construction
NYE Professional Properties
Garden Villa Condos
Day Care Facilities
Pin Chasers Bowling Alley
Bank Build Outs and New Construction
Gulfside Regional Hospice

Steve Billiter

General Manager Chief Estimator/Project Manager

RELEVANT EXPERIENCE:

- Prior Experience with School Boards and Government Entities
- Government Building and Remodeling Experience
- Bachelor of Science: Mechanical Engineering
- Associates Degree: AutoCAD Drafting & Design

Steve Billiter brings a wealth of knowledge and educational credentials to the Ryman Construction of Florida, Inc. Project Management Team. He oversees each project from estimating to completion. His experience with **School Board and Government projects,** including overseeing all School Board projects and the design/build of a City Water Park, has outlined his attention to detail and **focus on time management.** Steve has been involved in the construction industry for 26 years and feels the saying "Choose a job you love, and you will never have to work a day in your life." describes the passion he has for his career.

Steve's responsibilities include: Overseeing day to day operations, reviewing engineering specifications, reviewing all aspects of the build process and onsite management. He prides himself on finalizing a client's projects with an **outstanding quality of work** that meets the client's time deadlines and restraints.

Steve's recent client projects include:
Dade City Building Department Design/Build
Bank Florida
Elliano's Coffee
East Pasco Senior Center/Wilton Simpson Senior Center
Pasco County Fair Arena/Pavillion
Citrus County School Board – Multiple Projects
Catholic Diocese of St. Petersburg – Multiple Projects
Sumter County School Board – Multiple Projects
St. Leo University Renovation and New Construction
Law Offices
City of Zephyrhills Water Park
Gulfside Regional Hospice
Dollar Tree
Dentist Offices
Doctors Offices
Village Inn
Arby's

Kyle Ryman

Vice President of Operations Project Manager

RELEVANT EXPERIENCE:

- Prior Experience with School Boards and Government Entities
- New Construction and Remodeling Experience
- Understanding of protocol procedures in controlled environments
- Expert in Open Work environments

Kyle Rymanis the perfect example of what happens when field knowledge combines with technical capabilities, and its magic. His experience with **Government projects,** including multiple multi-site schoolboard projects, shows his ability to effectively manage both field and backend tasks with precision. Over his nearly 20-year career in construction, Kyle has performed as a field engineer, site superintendent and project manager. He is exceptionally skilled in digital technology, electrical and engineering solutions. **Kyle also possesses and independent Contractor's License in the State of Florida.**

Kyles's responsibilities include leading daily, on-site production tasks, overseeing all aspects of the project in the field and through appropriate submittals and approving master project objectives from safety meeting content to project close out.

Kyle's recent client projects include:

Elliano's Coffee (Dade City/Wesley Chapel)
CES Broach School New Building with Site Work
Incarnation Church Offices (Diocese of St. Petersburg)
St. Joseph's Church Restroom Additions (Diocese of St. Petersburg)
Lowman Law Firm
Bauducco Foods
Sombutmai Center/2 Minutes Restaurant
Citrus School District – 3 Welding labs
Citrus School District – Floral City Front Office Remodel
Hernando Schools Multi Site

Lou Perrone

Superintendent

RELEVANT EXPERIENCE:

- Prior Experience with School Boards and Government Entities
- New Construction and Remodeling Experience
- Understanding of protocol procedures in controlled environments
- Expert in Open Work environments

Lou Perrone is an experienced construction professional with a strong background in commercial construction supervision, steel erection, project coordination, and field operations management. Currently serving as a Site Superintendent for Ryman Construction of Florida, Inc., overseeing day-to-day jobsite activities, subcontractor coordination, scheduling, quality control, and safety compliance on commercial projects throughout Florida.

Former Owner/Operator of Top Hat Steel Erectors, bringing hands-on expertise in structural steel erection, crew leadership, logistics coordination, and project execution. Recognized for maintaining organized, efficient jobsites while ensuring projects remain on schedule, within budget, and compliant with construction standards and safety requirements.

Dependable leader with practical field knowledge, strong communication skills, and the ability to successfully manage complex construction operations from mobilization through completion.

Lou's recent client projects include:

Elliano's Coffee (Dade City/Wesley Chapel)
Lowman Law Firm
Bauducco Foods
Sombutmai Center/2 Minutes Restaurant
Catholic Diocese of St. Petersburg (multiple projects)
Citrus School District – 3 Welding labs
Citrus School District – Floral City Front Office Remodel
Hernando Schools Multi Site

Beverly Frank, AIA, NCARB, GGP, LEED AP, CSI-CDT

Vice President, Architecture, Central Florida



Beverly is an industry leader with experience in architecture and interior design, specializing in innovative solutions for civic and educational facilities. As Chair of the Florida Board of Architecture & Interior Design and Past President of AIA Florida, she is dedicated to design excellence, compliance, and public service, with active roles in NCARB and arts organizations.

Highlighted Relevant Experience

- Technical Services Building Generator Placement - Pinellas Park, FL
- Pinellas Park City Hall Restroom ADA Redesign - Pinellas Park, FL
- Fire Station 34 Training Loft Study - Pinellas Park, FL
- Barbara S. Ponce Public Library Master Plan - Pinellas Park, FL
- Wounded Warriors Ability Ranch Memorial Garden + Headquarters Study -Pinellas Park, FL
- USFSP Library First Floor Renovation + Exterior Improvements - St. Petersburg, FL
- USFSP Environmental Graphics + Wayfinding - St. Petersburg, FL
- USFSP College of Education Master Plan + STEM "INQ" Labs
- USFSP "The Edge" Coquina Club Renovation, Master Plan + Rebranding
- USFSP University Student Center First Floor Renovation Feasibility Study - St. Petersburg, FL
- USF Library Security Upgrades - Tampa & St. Petersburg, FL
- USF St. Petersburg Harborside Master Plan - St. Petersburg, FL
- USF St. Petersburg College of Education Masterplan + STEM Labs Renovation - St. Petersburg, FL
- USF Chiller Plant Restroom Renovations - Tampa, FL
- MATOC – Mac Dill Air Force Base SOCOM Warrior Warehouse - Tampa, FL
- MATOC – Mac Dill Air Force Base Fuel Ops Building - Tampa, FL
- MATOC – Mac Dill Air Force Base Hangar 3 TA Support Office - Tampa, FL
- Hillsborough County Tax Collector's Southshore Office - Ruskin, FL
- UF Bruton Geer Bailey Courtroom Renovation/Addition - Gainesville, FL
- UF Stetson Medical Building/ Academic Research Building Renovations - Gainesville, FL
- UF McKnight Brain Institute MRI Installation - Gainesville, FL
- UF Physical Security Building Renovation - Gainesville, FL
- UF IFAS Al Balm Research Facility Design - Balm, FL
- UF Communicore Laboratory Renovation - Gainesville, FL
- UF IFAS - Gulfcoast Research + Education Center Field Lab, Balm
- UF IFAS - Cervidae Institute Study - Gainesville, FL

Project Role

Principal-in-Charge, Architecture

20+	RA	200+
Years Exp.	Licensed	Projects

Education

Master of Architecture, University of South Florida

Bachelor of Science, Art Education, University of South Florida

Licenses/Certifications

Registered Architect: FL (AR95616)

Registered Interior Designer: FL (ID7008)

LEED Accredited Professional

Green Globes Professional Certified

Leadership & Affiliations

Past President, AIA Florida

Regional Board Member, National Council of Architectural Registration Boards

* Projects completed with previous firm.



Marissa Dwyer

Architecture Practice Leader, Tampa

Marissa leads the Tampa Architecture team and is a licensed architect and project manager with extensive experience as an owner's representative for higher education projects. Marissa has managed continuing service projects for the University of Florida, University of South Florida, and the Tampa Bay Lightning. She excels at balancing schedule and budget across multiple projects, coordinating with consultants, and delivering designs that blend strong aesthetics with practical, cost-effective solutions.

Highlighted Relevant Experience

- USF Health Hyperbaric Oxygen Chamber (Ph 1 & 2)
- USF Health MRI
- USF Student Life Center Renovation
- USF Library Exterior Master Plan & Renderings
- USF Library First Floor Security Improvements
- USF Library 2nd Floor Renovation
- USF Innovative Education
- USF MDT Restroom Renovations
- USF SHS COTA Building Renovation
- USF TATS Theater Facade Renovation
- Tampa Bay Lightning Team Locker Room Upgrades
- Tampa Bay Lightning Coaches Restroom Renovation
- Tampa Bay Lightning RIPPA Roof Deck
- UF EH&S Nuclear Field Lab Building 0554 Renovation
- UF EH&S Building 0179 Renovation
- UF IFAS WW Glenn Teaching Building
- UF IFAS Jay Graduate Student Residences
- UF Communicore College of Medicine 3rd Floor Renovation
- UF Smathers Library Window + Building Envelope Improvements
- UF FLMNH South Florida Gallery
- UF New Engineering Building 2nd Fl Admin Suite Renovation

Project Role

Project Manager

Education

Bachelor of Architecture, Pennsylvania State University

Licenses/Certifications

Registered Architect: FL #AR104504

Kenneth Mayette

Project Architect



Kenneth joined GMC in May 2023, bringing 21 years of experience in local government and educational facility projects in Florida. He is dedicated to community-focused architecture, developing innovative solutions that enhance quality of life. Kenneth's background in the United States Army instilled discipline and a strong work ethic, which he applies to his work. His diverse experience and passion for community development make him a valuable asset to Goodwyn Mills Cawood (GMC).

Highlighted Relevant Experience

- City of Dade City Building Department Facility - Dade City, FL
- City of DeBary Main Street - DeBary, FL
- Sarasota County EIT & Employee Center - Sarasota, FL
- Alabama State House Part II - Montgomery, AL
- Jackson Medical Center Clinic & ER - Jackson, AL
- University of Florida Ag Engineering Building - Gainesville, FL
- Harbour Island Hotel Resident - FL
- St. Pete Italian Market - St. Pete, FL
- Gulf Shores High School - Gulf Shores, AL
- City of Lakeland, Lakeland Tax Collector's Office – Lakeland, FL*
- City of Winter Haven, Advent Health Fieldhouse & Conference Center – Winter Haven, FL*
- Family Worship Center, Family Worship Center- Lakeland, FL*
- Polk State College, Chain of Lakes Building – Winter Haven, FL*
- Florida Polytechnic University, Student Development Center – Auburndale, FL*

Project Role

Project Architect

Education

Master of Architecture,
University of South Florida

Licenses/Certifications

Registered Architect: FL #AR102243

Leadership & Affiliations

American Institute of Architects

Awards

Outstanding Rehabilitation Award from Historic Lakeland, Inc. and Florida Redevelopment Association for the design of the Lakeland Tax Collector's Office*

Project of the Year (Florida Engineering Society, Ridge Chapter) for the design of Advent Health Fieldhouse and Conference Center*

2020 People's Choice Award (AIA Tampa Bay) for the design of Advent Health Fieldhouse and Conference Center*

* Projects completed with previous firm.



Devin Pryor

Design Associate II

Devin is a Design Associate with more than four years of professional experience managing commercial and institutional projects through all phases of design and construction. Devin demonstrates expertise in consultant coordination, construction documentation, and construction administration, supported by a strong technical understanding of building systems. Highly proficient in Revit-driven workflows and multidisciplinary collaboration, Devin consistently contributes to high-quality documentation and efficient project delivery. Devin is actively pursuing architectural licensure and is dedicated to expanding project leadership responsibilities.

Highlighted Relevant Experience

- Little Road WTP Fencing-Tampa, FL*
- Palm Lake Village-Tampa, FL*
- Kroger-Tampa, FL*
- Publix Creative Services Building-Tampa, FL*
- Panda Express-Tampa, FL*
- Washington Village – East Campus- Tampa, FL*
- Jefferson Healthcare-Tampa, FL*
- City of Sarasota City Hall Annex- Sarasota, FL*
- SR 60 Clearwater Trailhead- Clearwater, FL*
- GoPasco Expansion- Pasco County, FL*
- Law Enforcement Correction Academy- Tampa, FL*
- Pinellas Jail SEC- Pinellas County, FL*
- Highland Lakes Elementary School- Palm Harbor, FL*
- Florida State Fire College Cafeteria Renovation*
- Florida State Fire College Assembly Hall Renovation*
- Moody Elementary School*
- SPC Midtown Gymnasium Buildout*

Project Role

Architectural Designer

Education

Bachelor of Architecture
College Credit Certificate in Business Management
Florida A&M University

* Projects completed with previous firm.

Scott K. Stannard, PE

Vice President, Engineering



Scott Scott serves as the Central Florida Vice President of Engineering for Goodwyn Mills Cawood (GMC). He brings over 38 years of professional experience, specializing in site development planning and civil engineering for residential, commercial, industrial, medical, and municipal projects. Throughout his career, Scott has held leadership positions at architectural, engineering, and design-build firms, and he is also the co-founder of Commercial Site Solutions, Inc. in Tampa. In 2023, Commercial Site Solutions was acquired by Goodwyn Mills Cawood (GMC).

Commercial Experience

- Lead Engineer and Project Manager – 120,000 SF Veterans Administration
- Outpatient Clinic Site - New Port Richey, FL
- Lead Engineer and Project Manager – 40 plus Aldi Grocery Stores throughout Florida
- Road Improvement Design – dozens of State and County Road Improvement designs as related to commercial developments throughout FL – includes turn lanes, sidewalks, road improvements, utility lines, and storm drain related systems.
- Lead Engineer and Project Manager – multiple mixed-use planned development along the west coast of Florida.
- Engineer of Record - 300 Wal-Mart Centers, 150 plus Lowes Stores - the Carolinas, Georgia, West Virginia, Virginia, Maryland, Tennessee and Ohio

Government/Municipal Experience

- Lead Engineer and Project Manager – new 8,000 SF Building & Inspections Building for City of Dade City, FL.
- Lead Project Manager – 7 miles of Road Repair and Stormwater Repair – Fort Johnson, LA.
- Lead Engineer and Project Manager – Infrastructure Repairs – MacDill AFB, Tampa – repairs to electrical equipment sites and docks due to 2024 hurricanes.
- Lead Engineer - hundreds of private and public utility system improvements including water distribution lines, sewer lift stations, and force main designs throughout FL
- Stormwater Modeling and System Designs for upgrades to systems in Pasco, **Hillsborough**, Pinellas, and Manatee County

Project Role

Principal-in-Charge, Engineering/Civil

38+	PE	80+
Years Exp.	Licensed	Projects

Education

Bachelor of Science, Civil Engineering, Clemson University, 1987

Licenses/Certifications

Registered Engineer: FL #50565, SC #15302

Publications

Board of Directors – Fellowship of Christian Athletes, Tampa, FL

Board of Directors – Osprey Cove Office Park



Gregory S. Stannard

Project Manager

Greg has experience in Site Development Planning and Civil Engineering for residential, commercial, and industrial projects. He transitioned from ministry into engineering in 2017, beginning as a Project Designer and working his way up to becoming a Project Manager in 2022, overseeing multiple projects at a time. In his capacity with Goodwyn Mills Cawood, LLC, he serves as the lead project manager for projects small and large, from national tenants to private individual developers, leading them through each phase of the design, permitting, construction administration, and close out processes. In his 8 years, he has overseen 25+ projects from the conceptual phase through close out.

Highlighted Relevant Experience

- Montague Townhomes - Hillsborough County, FL
- The Alliance at the Grove Shopping Center Infrastructure plans and permitting (34 acres) – Brooksville, FL
- MD Groves Commercial Subdivision - Mt. Dora, FL
- Sunlake Commercial Subdivision - Lutz, FL
- Sunbelt Took Rental - Melbourne, FL
- Veteran's Affair Outpatient Clinic - New Port Richey, FL
- Lowe's Home Improvement Center and Subdivision Infrastructure Self-Storage Facilities (3) - Pasco County, FL
- Gas Sales & Convenience Stores (3) – Various Locations, FL
- Auto Repair & Collision Centers (5) – Various Locations, FL
- MD Groves Commercial Subdivision, Mt Dora, FL
- Sunlake Commercial Subdivision - Lutz, FL
- Sunbelt Tool Rental - Melbourne, FL
- Veteran's Affair Outpatient Clinic - New Port Richey, FL
- Maple Crossing - Hernando County, FL
- Wire Road Townhomes - Zephyrhills, FL
- Asphalt Plant - Zephyrhills, FL

Project Role

Project Manager

Education

Bachelor of Science, Biblical & Educational Studies, Liberty University, 2018

Affilations

Young Professional, NAIOP
Young Professional, REIC

Awards

Anne Frank Humanitarian Award 2013



Timothy W. Larson, RLA

Landscape Architect

Tim has over 20 years of experience in providing landscape architecture and permitting services for a variety of commercial, public and residential projects. Tim began his career with the Aquatic Development Group in Cohoes, NY, where he worked as a designer on a number of indoor and outdoor waterparks. Tim later moved to Augusta, GA, where he worked with Johnson, Laschober & Associates, P.C. as a landscape architect gaining experience in commercial, government, institutional and residential projects with involvement from concept master planning to construction. Tim worked at Morgan Wheelock, Inc. in Boston, MA, where he worked on a number of high-end residential, equestrian and resort projects. In 2011, he moved to the Tampa, FL area to join CSS, Inc where he continued working primarily on commercial and multi-family residential projects.

Highlighted Relevant Experience

- Andrew Landing Apartments - FL
- Andrew Landing Apartments – Tampa, FL
- VA Clinic – New Port Richey, FL
- Six Mile Cypress Mixed Planned Development – Ft. Myers, FL
- Citrus Park Class A Office Building - Tampa, FL
- PCSC Independent & Memory Care Center – Easley, SC
- Columbia County Public Library & Performing Arts Center – Evans, GA
- Richmond County Health Department – Augusta, GA
- Walton Rehabilitation Center – Augusta, GA
- Outback Steakhouse - Bradenton, FL
- Multiple Aldi Grocery Stores - Various Locations in FL
- WaWa - Leesburg, FL
- WDG Mixed Use Commercial Development - Odessa, FL
- Sunbelt Rentals - Brooksville, FL

Project Role

Landscape Architect

Education

MLA, Cornell University, 1999

Bachelor of Science in General Studies, Cornell University, 1996 (Junior and Senior year attendance)

University of Florence, Italy (Freshman and Sophomore year attendance)

Licenses/Certifications

Registered Landscape Architect, FL #LA6667115, GA #LA001411, NC #1696, VA # 0406001907

Matthew Archer, PE

Project Engineer



Matthew is a licensed Professional Engineer in GMC's Lutz office. He has six years of experience in the environmental and civil engineering field. He started working for a civil and environmental engineering firm after graduating college and immediately began working on various civil and environmental engineering projects for municipalities across the state. Projects included residential drainage improvement projects, stream restorations, denitrification projects, and solar site permitting. Over the next few years, he developed a strong background in Civil 3D, ArcGIS, ICPR4 modeling, and BMPTrains.

In 2024, he joined GMC and began working on development projects for both residential, industrial, and commercial uses. For his project engineer role at GMC, he creates site plans for various clients which include overall site plans, grading plans, utility plans, erosion and sediment control plans, drainage reports, and stormwater modeling results.

Highlighted Relevant Experience

- Aldi Wellen Park - Venice, FL
- Aldi Moccasin Wallow - Parrish, FL
- Sunbelt Rentals – Brooksville, FL
- Sherman Hills Phase 4A – Brooksville, FL
- Sherman Hills Phase 4B - Brooksville, FL
- 20th Street Subdivision – Zephyrhills, FL
- Maple Crossing Townhomes – Brooksville, FL
- Grove Creek 2.0 MGD WPCP – Commerce, GA
- Lakeland Airport Hangar – Lakeland, FL
- Eagle Volusia Transmission Line Access Road – Volusia County, FL*

Project Role

Project Engineer

Education

Bachelor of Arts, Engineering, University of Florida, 2018

Licenses/Certifications

Professional Engineer: FL #97906

* Projects completed with previous firm.



Diego A. Gaspard, EIT

Project Engineer / Permitting

Diego joined GMC in 2023 after GMC acquired Commercial Site Solutions, Inc. (CSS), where he had served as Project Engineer since 2019. He leads stormwater modeling and technical design, supporting permitting and compliance for multiple Florida counties and agencies. Diego's expertise includes ICPR, HEC-RAS, and other modeling methods for wetland, floodplain, and basin analysis. Originally from Lima, Peru, he began his engineering career in 2012 and now works as a Project Engineer in GMC's Lutz office.

Highlighted Relevant Experience

- Axiom Development – Brooksville, FL – 30 acre mixed use development
- New port Ritchey Ridge Road – ICPR Stormwater Modeling for basin study for SWFMWD
- Westchase Townhomes, Tampa FL – Hillsborough County SWM Modeling
- Certified Automotive, Hillsborough County – SWM Modeling & Basin Study for FEMA revisions
- WDG Odessa Mixed Use Commercial Development - Odessa, FL
- Brightwork Wawa C-Store - Leesburg, FL
- New Port Richey Ridge Road - New Port Richey, FL
- Kroger U-591 Sevierville Design - Nashville, TN
- Commerce Grove Creek WPCP - Commerce, GA
- Sunbelt Rentals - Melbourne, FL
- Axiom Land O'Lakes Mixed Use Commercial - Land O'Lakes, FL
- C-Store Gas Stations
  - Riverview, FL – Hillsborough County, FL
  - Leesburg, FL – Lake County, FL
  - Ft. Meade, FL – Polk County, FL
- Outback Steakhouse – Manatee County, FL
- Jimmy's Fish Camp – Crystal River, FL

Project Role

Project Engineer

Education

Bachelor of Science, Civil Engineering, University of South Florida, 2010

Master of Civil Engineering, University of South Florida, 2014

walter p moore



Dylan Richard, PE

Senior Principal, Managing Director | Principal in Charge

26 years of Experience

Dylan has knowledge in various aspects of structural engineering design with a reputation for providing exceptional client experience. He seeks to deeply understand the clients' vision to help bring the structure to life. He enjoys working with the entire project team to creatively solve problems and find elegant, buildable solutions that are faithful to the design intent. Dylan's passion for sports project is clear. He has worked on stadiums, arenas, and training facilities for football, baseball, basketball, hockey, and more for both new construction and renovations. His experience has made him a reliable and trusted advisor to sports clients.

Education

Master of Science, Structural Engineering, University of Florida, 1999

Bachelor of Science, Civil Engineering, University of Florida, 1998

Registrations

Licensed Professional Engineer
Florida 60997
Iowa P27795
Michigan 60293
North Carolina 045730
Oklahoma 22237

Affiliations

American Institute of Steel Construction

Relevant Project Experience

- **Tampa Convention Center Renovations,** Tampa, FL
- **Bay County Western Region Resiliency Center and Sabre Center,** Panama City Beach, FL
- **Tampa Museum of Art,** Tampa, FL
- **Dali Museum Expansion,** St. Petersburg, FL
- **Glazer Children's Museum Renovation,** Tampa, FL
- **Daily's Place Stage Right,** Jacksonville, FL
- **University of Florida New Public Safety Building,** Gainesville, FL
- **Federal Bureau of Investigation Field Office,** Tampa, FL
- **Department of Juvenile Justice Detention Center Martin County,** Indiantown, FL
- **Litha Sherriff's Office Observation,** Lithia, FL
- **Juvenile Detention Center Level 6 Facility,** Monroe County, FL
- **Tampa Courthouse Museum Study,** Tampa, FL
- **Middle District of Florida United States District Court Structural Review,** Tampa, FL
- **Sparkman Wharf,** Tampa, FL
- **University of South Florida Yuengling Center Renovations,** Tampa, FL
- **BayCare System Office,** Clearwater, FL
- **St. Joseph's Hospital South Medical Office Building,** Riverview, FL
- **Morton Plant Hospital Axelrod Medical Office Building,** Clearwater, FL
- **Highwoods Medical Office Building at Avion Park,** Tampa, FL
- **Avion Park Medical Office Building Renovation,** Tampa, FL
- **University Town Center East Office Building and Garage,** Sarasota, FL
- **State College of Florida Studio for Performing Arts,** Bradenton, FL
- **University of South Florida Music Teaching and Performance Building,** Tampa, FL

walter p moore



William McNally, PE

Senior Associate | Senior Engineer

12 years of Experience

Bill enjoys working closely with the design team members to develop structural solutions that are both economical and innovative, particularly on projects that present unique challenges or require advanced solutions. He enjoys seeing designs become reality while working closely with contractors throughout construction to quickly solve any issues that arise on site. A long-time nature lover, Bill seeks to preserve and protect the environment as an active member of the sustainable design communities.

Education

Master of Science, Structural Engineering, Virginia Tech, 2014

Bachelor of Science Civil Engineering, Rowan University, 2013

Registrations

Licensed Professional Engineer
Florida 86582

Affiliations

National Council of Structural Engineers Associations Florida Representative, Sustainable Design Committee

Florida Structural Engineers Association Chairman, Sustainable Design Committee

Relevant Project Experience

- **Hillsborough County Public Safety Operations Complex,** Tampa, FL
- **Dali Museum Expansion,** St. Petersburg, FL
- **Glazer Children's Museum Renovation,** Tampa, FL
- **Confidential Mixed Use Development,** Tampa, FL
- **Tampa International Airport Main Terminal Expansion and Concession Redevelopment,** Tampa, FL
- **H. Lee Moffitt Cancer Center and Research Institute McKinley Campus Expansion,** Tampa, FL
- **University of South Florida Morsani College of Medicine and Heart Institute,** Tampa, FL
- **Florida Polytechnic University Barnett Applied Research Center,** Lakeland, FL
- **University of Tampa Science Building,** Tampa, FL
- **Florida State University Earth, Ocean and Atmospheric Science Building,** Tallahassee, FL
- **St. Joseph's Hospital North Vertical Expansion,** Lutz, FL
- **Johns Hopkins All Children's Hospital Wesley Chapel,** Wesley Chapel, FL
- **Florida Advanced Manufacturing Research Center,** Kissimmee, FL
- **Orlando Health Arnold Palmer Hospital for Children New Children's Medical Pavilion,** Orlando, FL
- **Orlando Health Sunrise Hospital,** Melbourne, FL
- **Orlando Health Bayfront Health Medical Pavilion - Institute Square,** St. Petersburg, FL
- **Orlando Health Osceola Hospital,** Kissimmee, FL
- **AdventHealth Sebring Hospital Expansion,** Sebring, FL
- **Mayo Clinic in Florida Mangurian Building,** Jacksonville, FL
- **IDEA Public Schools Basset Campus,** Jacksonville, FL
- **Angeline Academy of Innovation,** Land O' Lakes, FL

AIA® Document A305® – 2020

Contractor's Qualification Statement

THE PARTIES SHOULD EXECUTE A SEPARATE CONFIDENTIALITY AGREEMENT IF THEY INTEND FOR ANY OF THE INFORMATION IN THIS A305-2020 TO BE HELD CONFIDENTIAL.

SUBMITTED BY:
(Organization name and address.)
Ryman Construction of Florida, Inc.
36413 Pure Water Way
Zephyrhills, FL 33541

SUBMITTED TO:
(Organization name and address.)
Dade City Building Department
38008 Meridian Ave.
Dade City, FL 33525

TYPE OF WORK TYPICALLY PERFORMED
(Indicate the type of work your organization typically performs, such as general contracting, construction manager as constructor services, HVAC contracting, electrical contracting, plumbing contracting, or other.)
General Contracting/Construction Management/Design-Build

THIS CONTRACTOR'S QUALIFICATION STATEMENT INCLUDES THE FOLLOWING:
(Check all that apply.)

[ ] Exhibit A – General Information
[X] Exhibit B – Financial and Performance Information
[ ] Exhibit C – Project-Specific Information
[ ] Exhibit D – Past Project Experience
[ ] Exhibit E – Past Project Experience (Continued)

CONTRACTOR CERTIFICATION
The undersigned certifies under oath that the information provided in this Contractor's Qualification Statement is true and sufficiently complete so as not to be misleading.

ADDITIONS AND DELETIONS:
The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

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User Notes: (6a0218fe3d7c0502ed205116)

CONTRACTOR'S Authorized Representative *(Signature)*

BY: Kevin Ryman / President

(Printed name and title)

5/11/2026

Date

NOTARY

State of: Florida

County of: Pasco

Signed and sworn to before me this 11th day of May, 2026

Notary Signature

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA

ANNA MARIE LYNCH-TERRY
MY COMMISSION # HH 470543
EXPIRES: April 4, 2028

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User Notes: (6a0218fe3d7c0502ed205116)

Additions and Deletions Report for
AIA® Document A305® – 2020

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 18:00:15 EDT on 05/11/2026.

Changes to original AIA text

PAGE 1

State of: Florida

County of: Pasco

Signed and sworn to before me this 11th day of May, 2026

Variable Information

PAGE 1

SUBMITTED BY:
(Organization name and address.)
Ryman Construction of Florida, Inc.
36413 Pure Water Way
Zephyrhills, FL 33541

SUBMITTED TO:
(Organization name and address.)
Dade City Building Department
38008 Meridian Ave.
Dade City, FL 33525

General Contracting/Construction Management/Design-Build

[X] Exhibit B – Financial and Performance Information

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User Notes: (6a0218fe3d7c0502ed205116)

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, , hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 18:00:15 EDT on 05/11/2026 under Order No. 20250118855 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A305™ - 2020, Contractor's Qualification Statement, other than those additions and deletions shown in the associated Additions and Deletions Report.

(Signed)

President

(Title)

5/11/2026

(Dated)

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User Notes: (6a0218fe3d7c0502ed205116)



Section 2
Project Experience



Pasco County Fair Association
Fairgrounds

The Pasco County Fairgrounds project, completed by Ryman Construction, involved the construction of a new 22,706-square-foot metal building designed to enhance the functionality and versatility of the fairgrounds. The scope of work included a comprehensive interior build-out to accommodate a variety of events and activities, as well as the installation of new bleachers to improve spectator comfort and capacity. The facility was thoughtfully designed with dedicated loading areas to support efficient event logistics and operations.

A key component of the project was the integration of secure livestock containment areas, ensuring the safety and well-being of animals during agricultural exhibitions and events. The project also encompassed full sitework, including grading, utilities, paving, and landscaping, to provide seamless access and circulation throughout the fairgrounds. Ryman Construction's attention to detail and commitment to quality resulted in a modern, durable facility that supports the diverse needs of the Pasco County community and enhances the fairgrounds' role as a regional hub for events, exhibitions, and gatherings.

22,706
Square Feet

$2.15
Million

Location:
Pasco County, FL

Status:
Completed 2024

Cost:
$2,156527.00

Contact:
Kevin Corrigan
(813) 210-4399
Kevincorrigan5@aol.com



Kruth & Suzie Sombutmai

Sombutmai Center

Ryman Construction completed the development of a new 6,000-square-foot CMU (concrete masonry unit) strip center designed to accommodate three separate tenants. The project included comprehensive sitework, encompassing grading, utilities, paving, and landscaping to ensure optimal accessibility and functionality for both tenants and visitors.

A significant feature of the project was the full interior buildout for one of the tenant spaces, which was designed and constructed as a restaurant. This buildout included specialized kitchen infrastructure, dining areas, and all necessary mechanical, electrical, and plumbing systems to support restaurant operations. The remaining tenant spaces were delivered as flexible, ready-to-finish shells, allowing for future customization based on tenant requirements.

Through careful coordination and attention to detail, Ryman Construction delivered a modern, versatile retail center that enhances the commercial offerings of the area and provides a welcoming environment for businesses and patrons alike.

6,000
Square Feet

$1.9
Million

Location:
City of Dade City, FL

Status:
Completed 2024

Cost:
$1,948,611.00

Contact:
Kruth Sombutmai
(813) 780-0200
suziesaang@yahoo.com



Pasco County Board of County Commissioners
East Pasco Senior Center

Ryman Construction successfully completed the construction of a new 7,000-square-foot building utilizing durable concrete masonry unit (CMU) construction. The project included a comprehensive interior build-out, tailored to meet the specific needs of the end users and designed to support a variety of potential functions.

In addition to the building itself, the scope encompassed full sitework, including grading, installation of utilities, paving, and landscaping to ensure seamless site accessibility and integration with the surrounding environment. The result is a modern, functional facility that reflects Ryman Construction's commitment to quality craftsmanship and attention to detail, providing a versatile space that can serve a range of commercial or institutional purposes.

7,000
Square Feet

$2.1
Million

Location:
Pasco County, FL

Status:
In Design

Cost:
$2,180,907.00

Contact:
Molly Meadows
(727) 378-6395
mmeadows@pascocountyfl.net



Section 3

Organization and Management of the Project

SECTION 3 Organization and Management of the Project

1. **What makes your team's Design Build service unique and successful?**

- The long-standing partnership between Ryman Construction and Goodwyn Mills Cawood (GMC) is built on years of close collaboration across a wide range of project types. This enduring relationship is defined by open communication, a willingness to engage in honest, sometimes difficult conversations, and a shared commitment to setting aside egos in pursuit of the best outcomes for our clients. Our teams are adept at pivoting on design ideas when needed, ensuring that challenges are addressed early and collaboratively, which leads to value-engineered solutions and minimizes costly changes later in the process. The addition of Beverly Frank to our team has further strengthened our civic planning expertise, complementing GMC's decades of experience in designing civic centers, parks, community spaces, and projects requiring historical sensitivity. Together, we are dedicated to honoring the legacy of James Irvin and Naomi Jones. We have already initiated outreach to their relatives and engaged local mural artist Mark Hannah for input on a potential mural, ensuring that their impact is thoughtfully recognized and celebrated within the project. This collaborative, respectful approach allows us to deliver projects that not only meet functional needs but also honor the rich history and spirit of the Dade City community.

2. **What makes your team's design and pre-construction services unique? What tools do you use to enhance the process? Describe your approach.**

- A key challenge in any design-build project is ensuring that all stakeholders can openly communicate and contribute their input throughout both the design and construction phases, always prioritizing the client's best interests. From the very beginning of the project, our approach emphasizes early and ongoing collaboration between the design and construction teams, rather than waiting until the design is already well underway. This ensures that value, constructibility, and cost considerations are integrated from the outset and continuously reassessed as the project progresses. We further strengthen this process by involving key subcontractors early, allowing for more accurate pricing and meaningful value engineering input before major design decisions are finalized. Regular meetings are scheduled from project kickoff, providing structured opportunities for the team to review design progress, discuss value engineering options, and incorporate feedback or alternative solutions as needed. This collaborative process continues seamlessly into the construction phase, with ongoing meetings to address challenges, explore alternative design ideas, and keep the project on track—minimizing delays and avoiding cost overruns. Open and transparent budget communication with the City and Council is a cornerstone of our process, ensuring all parties are aligned and informed at every stage. Additionally, GMC brings deep expertise in community engagement, recognizing the importance of public input in shaping successful civic projects. Building on the community's vital role in the 2023 CPH study, we propose to host public meetings to present two design options and gather feedback before finalizing the design. This inclusive, collaborative approach ensures the project reflects the needs and aspirations of Dade City while delivering value and quality for all stakeholders.

3. **Describe how your cost estimating process is organized and provide specific examples of your cost estimating documents where you feel such information will provide clarity.**

- Ryman Construction of Florida (RCF) follows a detailed and disciplined estimation process designed to ensure accuracy, transparency, and value for every project. A cornerstone of this process is the requirement for three hard bids from qualified subcontractors for each major trade or scope of work. This competitive bidding approach allows RCF to assess the market accurately and ensure fair pricing. To maintain consistency and fairness, RCF conducts a thorough scope-of-work comparison for each bid received. This ensures that all proposals are evaluated on an "apples to apples" basis, eliminating discrepancies and identifying any scope gaps, exclusions, or misalignments. The goal is to ensure that all subcontractors are bidding on the same set of expectations, drawings, and specifications. Once bids are compiled and analyzed, they are jointly reviewed by RCF's estimator, project manager, and the company Owner. This collaborative review process allows for multiple perspectives on scope, cost implications, and performance history. It also ensures that final decisions are made with a full understanding of each bid's strengths and potential risks. RCF takes pride in its rigorous subcontractor prequalification process. Every subcontractor must meet specific standards for skill competency, licensing, and insurance coverage before being eligible to bid. This vetting process ensures that only reliable and qualified tradespeople are brought onto a project, reinforcing RCF's commitment to quality, safety, and client satisfaction. Through this multi-layered approach—rooted in accuracy, due diligence, and collaboration—RCF delivers well-estimated projects that align with budget expectations and maintain the highest standards of construction excellence.

4. **Describe your approach to safety on the project site, specifically as it relates to work taking place adjacent to active pedestrian/bicycle traffic and public parking areas. Cite specific examples where your team has dealt with this, and how the safety plan was communicated and managed.**

- GMC is committed to maintaining safe and accessible conditions for both pedestrians and vehicles throughout the construction process, drawing on extensive experience managing commercial expansions and renovations while keeping facilities operational. Our Maintenance of Traffic (MOT) Plans are designed to be dynamic, evolving documents that begin with a comprehensive initial strategy and are continuously updated to reflect the changing phases of construction and the needs of the public. A key priority is to keep portions of the park, such as the basketball courts, open and accessible for as long as it is safe to do so. We will implement robust construction safety measures, including secure fencing, site security personnel, and surveillance cameras to ensure the safety of park users and neighboring properties. The sidewalk along Martin Luther King Blvd will be maintained as long as possible, with temporary diversions provided if necessary to ensure pedestrian safety and accessibility. Our approach includes clear, detailed MOT plans, regular site inspections by our civil engineering team, and ongoing communication with city staff, neighboring property owners, and the community. We are committed to listening to public feedback and adapting our procedures as needed to balance effective construction with the safety and convenience of the public and surrounding properties.

5. **Describe a recent project that was completed as Design-Build. What lesson did you learn, and what would you do differently on this project?**

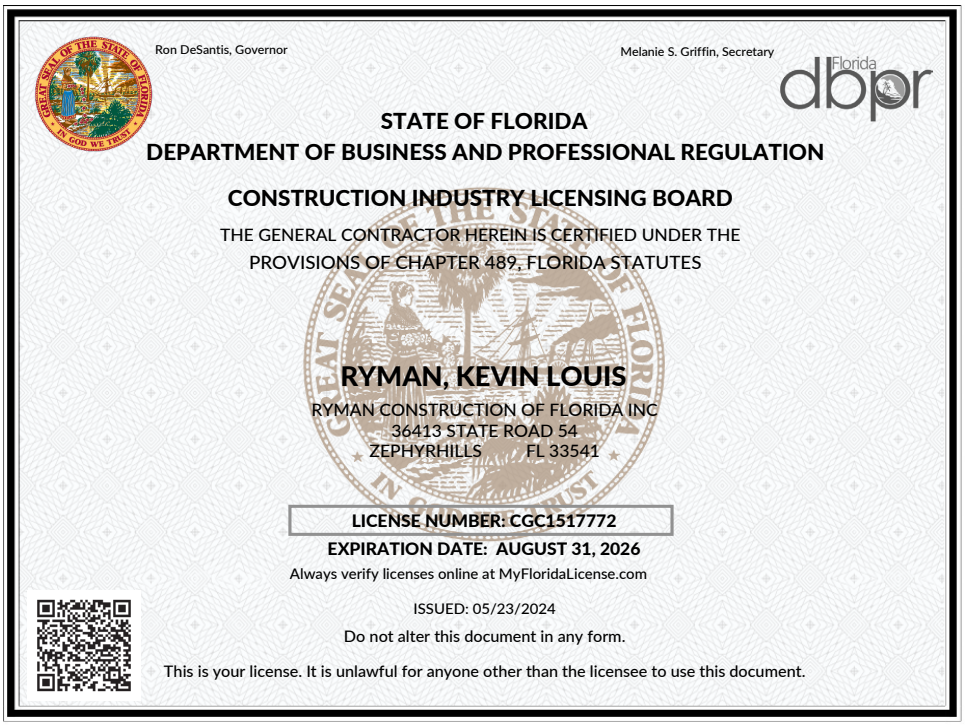
- Ryman Construction of Florida, Inc. completed a design-build upgrade for Hair Labs that included significant structural and energy efficiency improvements. The original 11-inch thick concrete mezzanine with steel posts and beams was replaced with a pre-engineered Epicore Floor System. This innovative metal pan system, commonly used in high-rise construction, reduced the concrete thickness to 8 inches, eliminated the need for posts beneath the deck, and allowed for smaller beams—resulting in substantial savings in labor and materials. Additionally, the existing batt insulation at the roof deck was replaced with open-cell spray foam, significantly increasing the R-value and delivering ongoing energy cost savings through improved thermal efficiency. This value engineering decision exemplifies Ryman Construction's commitment to delivering high-quality, cost-effective solutions tailored to their clients' needs. One of RCF's most notable reasons for preferring design-build projects is the ability to troubleshoot and look for savings in the design phase with all invested parties while simultaneously allowing each participant to display their expertise, ideas and knowledge. We find that this allows us to avoid 'hard lessons', which is a rare opportunity. We would collectively agree that utilizing and refining this method of building has taught our team WHY the design-build process can be so beneficial. So, perhaps the lesson is that when executed properly, design-build can be a superior way to incorporate cooperation for a better end product and price based on specifics of the project.





Section 4
Other Information Required

Business License



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

RYMAN, KEVIN LOUIS

RYMAN CONSTRUCTION OF FLORIDA INC
36413 STATE ROAD 54
ZEPHYRHILLS FL 33541

LICENSE NUMBER: CGC1517772
EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 05/23/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See ***Specific Instructions*** on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

2 Business name/disregarded entity name, if different from above.

RYMAN CONSTRUCTION OF FLORIDA INC

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☑ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

5 Address (number, street, and apt. or suite no.). See instructions.

36413 PURE WATER WAY

Requester's name and address (optional)

6 City, state, and ZIP code

ZEPHYRHILLS FL 33541

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–		–				

or

Employer identification number

5	2	–	2	3	7	5	8	1	6

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here **Signature of U.S. person** Kevin L. Ryman **Date** 5/11/26

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Ryman Construction of Florida, Inc.
License # CGC 1517772

May 21, 2026

To Whom It May Concern:

Ryman Construction of Florida, Inc. hereby affirms that, to the best of its knowledge and belief, neither the company nor any of its officers, owners, employees, agents, consultants, or subcontractors has any direct or indirect conflict of interest with the City of Dade City related to the referenced project or any resulting contract.

Ryman Construction of Florida, Inc. further certifies that no relationships, financial interests, business arrangements, or other circumstances exist that would create an actual or perceived conflict of interest that could impair the company's ability to perform services in a fair, impartial, and independent manner on behalf of the City.

Should any potential conflict of interest arise during the course of the procurement process or contract performance, Ryman Construction of Florida, Inc. agrees to immediately disclose such matter in writing to the City for review and determination.

Respectfully submitted,

Ryman Construction of Florida, Inc
Kevin L. Ryman, President

36413 State Road 54 • Zephyrhills, Florida 33541 • Telephone: 813-782-0825 • Fax: 813-788-6773
www.rymanconstruction.com

SECTION 4 Other Information Required

RYMACON-01 DASBURY

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 3/31/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Certificates	
Construction Casualty Insurance, LLC 3637 4th Street North Suite 310 Saint Petersburg, FL 33704	PHONE (A/C, No, Ext): (727) 258-5774	FAX (A/C, No):
	E-MAIL ADDRESS: certs@cci-ins.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : CUMIS Specialty Insurance Company	
INSURED	INSURER B : Geico General Insurance Company	
Ryman Construction of Florida, Inc. 36413 Pure Water Way Zephyrhills, FL 33541-2275	INSURER C : Bridgefield Casualty Insurance Co	10335
	INSURER D : Federal Insurance Co	20281
	INSURER E : Westchester Surplus Lines Insurance Company	10172
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR	X	X	P0000008795	4/1/2026	4/1/2027	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 50,000
							MED EXP (Any one person)	$ 1,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:						EACH EMPLOYEE	$ 1,000,000
B	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY X SCHEDULED AUTOS			9300306811	4/1/2026	4/1/2027	BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y	N / A	X	196-50671	4/6/2026	4/6/2027	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
D	Equipment Floater			45475329	4/1/2026	4/1/2027	Leased/Rented	150,000
E	Pollution Liability			G71795925 007	4/1/2026	4/1/2027	Aggregate/Occurrence	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Tammy L. Ryman is excluded from the Worker's Compensation policy.
When required by written contract, the certificate holder is listed as additional insured, on a primary non-contributory basis, with regard to the General Liability policy. A waiver of subrogation applies in favor of the certificate holder on the General Liability, and Workers' Compensation policies. 30 Day Notice of Cancellation applies; 10 days for non-payment of premium.

CERTIFICATE HOLDER

For Informational Purposes Only
.

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Sterling Seacrest Pritchard

3111 West Dr Martin Luther King Jr Boulevard
Suite 350
Tampa, FL 33607

813.498.6275 office
813.464.7807 fax

www.sspins.com

May 11, 2026

City of Dade City
38020 Meridian Avenue
Dade City, FL 33525

RE: Pre-Qualification as a Contractor for James Irvin Civic Center Building
Ryman Construction of Florida, Inc.
Status of Bondability

To Whom It May Concern,

Please accept this letter as evidence of our willingness to provide the necessary Performance and Payment bonds on behalf of Ryman Construction of Florida, Inc. for the referenced project. We have had the pleasure of providing bonds for Ryman Construction of Florida, Inc. for over 11 years and we do not hesitate to offer them a high recommendation.

We have a bond program established with Swiss Re Corporate Solutions America Insurance Corporation, allowing for single bonds up to $8,000,000 and an aggregate program of $15,000,000. Swiss Re Corporate Solutions America Insurance Corporation is an A.M. Best rated company of "A+, XV" and is listed in the Department of the Treasury Federal Registry with underwriting limitations of $113,786,000. Swiss Re Corporate Solutions America Insurance Corporation is licensed to write business in the State of Florida.

While we foresee no issue providing the necessary Performance and Payment bonds, the decision is a matter between Ryman Construction of Florida, Inc. and its surety. The decision will be subject to standard underwriting at the time of the final bonds request, which will include but not be limited to acceptability of the contract documents, bond forms and financing. We assume no liability to third parties or to you if for any reason we do not execute the bonds a requested.

Sincerely,

Sterling Seacrest Pritchard

James N. Congelio
Attorney-In-Fact



Section 5
Forms

DUNS Number _____

UEI Number _____

Florida State License Number CGC1517772

Federal Employer Identification Number 52-2375816

Bidder acknowledges receipt of the following Addendum:

No #1 dated May 4, 2026, ~~2020.~~
No #_____ dated _____, 2020.
No #_____ dated _____, 2020.

The following checklist is provided as a courtesy and may not be inclusive of all items required within this request for proposal.

One original, one copy & digital copy of RFP	YES	NO
List of References	YES	NO
Sample Invoice	YES	NO
Statement of Proof liability insurance	YES	NO
Statement of Proof of worker's compensation insurance	YES	NO
Statement of Proof of automobile insurance	YES	NO
Statement of Municipal license & State Registration	YES	NO
Drug-Free Workplace Affidavit	YES	NO
Scrutinized Companies Affidavit	YES	NO
Public Contract Affidavit	YES	NO

May 12, 2026
DATE

SIGNATURE OF AUTHORIZED REPRESENTATIVE

==========

This form must be completed and returned with your proposal

Drug Free Workplace Certification

AFFIDAVIT ON DRUG FREE WORKPLACE. THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

This sworn statement is submitted to the City of Dade City by Kevin L. Ryman, President (print individual's name and title) for Ryman Construction of Florida, Inc., 52-2375816, whose Federal Employer Identification Number (FEIN) is _____.

I understand that no person or entity shall be awarded or receive a City of Dade City contract for public improvements, procurement of goods or services (including professional services), or a City lease, franchise, concession or management agreement, or shall receive a grant of City monies unless such person or entity has submitted a written certification to the City that it will provide a drug free workplace by:

(1) providing a written statement to each employee notifying such employee that the unlawful manufacture, distribution, dispensation, possession or use of a controlled substance as defined by §893.02(4), *Florida Statutes*, as the same may be amended from time to time, in the person's or entity's workplace is prohibited specifying the actions that will be taken against employees for violation of such prohibition. Such written statement shall inform employees about:

(i) the dangers of drug abuse in the work place;
(ii) the person's or entity's policy of maintaining a drug free environment at all its workplaces, including but not limited to all locations where employees perform any task relating to any portion of such contract, business transaction or grant;
(iii) any available drug counseling, rehabilitation, and employee assistance programs; and
(iv) the penalties that may be imposed upon employees for drug abuse violations.

(2) Requiring the employee to sign a copy of such written statement to acknowledge his or her receipt of same and advice as to the specifics of such policy. Such person or entity shall retain the statements signed by its employees. Such person or entity shall also post in a prominent place at all of its workplaces a written statement of its policy containing the foregoing elements (i) through (iv).

(3) Notifying the employee in the statement required by subsection (1) that as a condition of employment the employee will:

(i) abide by the terms of the statement; and
(ii) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such a conviction.

(4) Notifying the City within ten (10) days after receiving notice under subsection (3) from an employee or otherwise receiving actual notice of such conviction.

(5) Imposing appropriate personnel action against such employee up to and including termination; or requiring such employee to satisfactorily participate in a drug abuse assistance or rehabilitation program approved for such purposes by a federal, state, or local health, law enforcement, or other appropriate agency.

(6) Making a good faith effort to continue to maintain a drug free workplace through implementation of sections (1) through (5) stated above.

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CITY OF DADE CITY IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT ANY CONTRACT OR BUSINESS TRANSACTION SHALL PROVIDE FOR SUSPENSION OF PAYMENTS, OR TERMINATION, OR BOTH, IF THE CITY DETERMINES THAT:

(1)Such person or entity has made false certification.

(2)Such person or entity violates such certification by failing to carry out the requirements of sections (1), (2), (3), (4), (5), or (6); or

(3)Such a number of employees of such person or entity have been convicted of violations occurring in the work place as to indicate that such person or entity has failed to make a good faith effort to provide a drug free work place.

Signature

STATE OF FLORIDA
COUNTY OF Pasco

Sworn and subscribed before me this 12 **day of** May, 2026 ~~, 2021~~**, by**

Kevin L. Ryman, President, Ryman Construction of Florida, Inc.

who appeared before me in person ✓ **(check this line if appropriate) or by online notarization** ____ **(check this line if appropriate) and is personally known to me** ✓ **(check this line if appropriate) OR produced the following type of identification to prove identity:**

[Print, type, or stamp commissioned name of Notary Public]

My commission expires: May 7th, 2027

MARIBEL RODRIGUEZ-OCASIO
Notary Public - State of Florida
Commission # HH 395035
My Comm. Expires May 7, 2027
Bonded through National Notary Assn.

SWORN STATEMENT ON PUBLIC ENTITY CRIMES

SECTION 287.133(3)(a), FLORIDA STATUTES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to the City of Dade City

by Kevin L. Ryman, President
[print individual's name and title]

for Ryman Construction of Florida, Inc.
[print name of entity submitting sworn statement]

whose business address is:
36413 Pure Water Way
Zephyrhills, FL 33541

and (if applicable) its Federal Employer Identification Number (FEIN) is 52-2375816
(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn

statement: _____)

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or the United States, involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction or a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment of information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

a. A predecessor or successor of a person convicted of a public entity crime; or

b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a Team with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)€, Florida Statures, means any natural person or entity organized under the laws of any state or of that United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes

those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an entity.

6. Based on information and belief, the statement that I have marked below is true in relation to the entity submitting this sworn statement. **[Indicated which statement applies.]**

(M) Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, not any affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ This entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ This entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. **[attach a copy of the final order]**

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

_____
Signature of Entity Submitting Sworn Statement

Sworn to and subscribed before me this 12 day of May, 2026.

Personally known

_____
Notary Public – State of

or produced identification _____

_____

_____
My commission expires

_____
(type of identification)

Maribel Rodriguez-Ocasio
(Printed, typed or stamped commissioned name notary public)

MARIBEL RODRIGUEZ-OCASIO
Notary Public - State of Florida
Commission # HH 395035
My Comm. Expires May 7, 2027
Bonded through National Notary Assn.

NON-COLLUSION AFFIDAVIT

State of Florida

Bid # James Irvin Civic Center Building Project City Project #: 2610-PK

County of Pasco

I state that I am President (Title) of Ryman Construction of Florida, Inc. (Name of my firm)

and that I am authorized to make this affidavit on behalf of my firm, and its owners, directors, and officers. I am the person responsible in my firm for the price(s) and the amount of this bid.

I state that:

1) The price(s) and amount of this bid have been arrived at independently and without consultation, communication or agreement with any other contractor, bidder or potential bidder.

2) Neither the price(s) nor the amount of this bid, and neither the approximate price(s) nor approximate amount of this bid, have been disclosed to any other firm or person who is a bidder or potential bidder and they will not be discussed before bid opening.

3) No attempt has been made or will be made to induce any firm or person to refrain from bidding on this contract, or to submit a bid higher than this bid, or to submit any intentionally high or noncompetitive bid or other form of complementary bid.

4) The bid of my firm is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive bid.

5) Ryman Construction of Florida, Inc. (Name of Firm) its affiliates, subsidiaries, officers directors and employees are not currently under investigation by any governmental agency and have not in the last four years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to bidding on any public contract, except as follows:

I state that Ryman Construction of Florida, Inc. (Name of Firm) understands and acknowledges that the above representations are material and important and will be relied on by City of Dade City (Name of Public Entity) in awarding the contract(s) for which this bid is submitted. I understand that my firm understands that any misstatement in this affidavit is and shall be treated as fraudulent concealment from City of Dade City (Name of Public Entity) of the true facts relating to the submission for this contract.

(Name and Company Position)

Kevin L. Ryman, President

SWORN TO AND SUBSCRIBED BEFORE ME
THIS 12 DAY OF May, 2026.

My Commission Expires May 7th, 2027

MARIBEL RODRIGUEZ-OCASIO
Notary Public - State of Florida
Commission # HH 395035
My Comm. Expires May 7, 2027
Bonded through National Notary Assn.

HUMAN TRAFFICKING AFFIDAVIT

In compliance with Section 787.06(13), Florida Statutes, this affidavit must be completed by an officer or representative of a nongovernmental entity that is executing, renewing, or extending a contract with the City of Dade City (the "Governmental Entity").

The undersigned, on behalf of the entity listed below (the "Nongovernmental Entity"), hereby attests under penalty of perjury as follows:

1. I am over the age of 18 and I have personal knowledge of the matters set forth herein.

2. I am an officer or representative of Ryman Construction of Florida, Inc., a non-governmental entity and I am authorized to provide this affidavit on behalf of Nongovernmental Entity.

3. Nongovernmental Entity, and any of its subsidiaries or affiliates, do not use coercion for labor or services, as those terms are defined in Section 787.06, *Florida Statutes*, as may be amended from time to time.

4. If, at any time in the future, Nongovernmental Entity does use coercion for labor or services, Nongovernmental Entity will immediately notify Governmental Entity and no contracts may be executed, renewed, or extended between the parties.

5. I have read the foregoing affidavit and confirm that the facts stated in it are true, and are made for the benefit of, and reliance by Governmental Entity.

Company: Ryman Construction of Florida, Inc.

Authorized Signature: _____ Date: 5/12/26

Printed Name: Kevin L. Ryman

Title: President

STATE OF Florida
COUNTY OF Pasco
The foregoing instrument was acknowledged before me by means of ☑ physical presence or ■ online notarization, this 12 day of May, 20 26, by Kevin L. Ryman, as President on behalf of the company/corporation. They ☑ are personally known to me or ■ have produced _____ as identification.

_____
Notary Public Signature
Print, Type or Stamp Name of Notary: Maribel Rodriguez Ocasio
My commission expires: May 7th, 2027

(Affix Notary Stamp or Seal)

MARIBEL RODRIGUEZ-OCASIO
Notary Public - State of Florida
Commission # HH 395035
My Comm. Expires May 7, 2027
Bonded through National Notary Assn.

CONFLICT OF INTEREST AFFIDAVIT

By the signature below, the Proposer, and its employees, officers and/or agents, certifies, and hereby discloses, that, to the best of its knowledge and belief, all relevant facts, concerning past, present or currently planned interest or activity (financial, contractual, organizational or otherwise) which relates to the proposed work and bears on whether the Proposer and/or any of its employees, officers and/or agents, has a possible conflict, have been fully disclosed.

Additionally, the Proposer and its employees, officers and/or agents, agree to immediately notify in writing the City of Dade City Purchasing Office, if any actual or potential conflict of interest arises during the solicitation process.

Ryman Construction of Florida, Inc.
Company

Authorized Signature

Kevin L. RYman, President
Printed Name & Title

Kevin@rymanconstruction.com
Email

36413 Pure Water Way
Address

Zephyrhills, FL 33541
City, State, Zip Code

(813)782-0825
Telephone No.

(813)788-6773
Fax No.

STATE OF FLORIDA
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization of Kevin L. Ryman, as President, of Ryman Construction of Florida, Inc., who personally swore or affirmed that he/she is authorized to execute this Agreement and thereby bind the Firm, and who is personally known to me or who produced _____ as identification, and who did/did not take an oath this 12 day of May, ~~2024.~~ 2026

(stamp)

MARIBEL RODRIGUEZ-OCASIO
Notary Public - State of Florida
Commission # HH 395035
My Comm. Expires May 7, 2027
Bonded through National Notary Assn.

NOTARY PUBLIC



Kevin Ryman
President

(813) 782-0825
Kevin@rymanconstruction.com



GMC
21764 STATE ROAD 54,
LUTZ, FL 33549
T (813)885-2032
GMCNETWORK.COM

ISSUE	DATE
x	x

DRAWN BY: CRW
CHECKED BY: SS

JAMES IRVIN CIVIC CENTER
DADE CITY, FL 33525

GMC PROJECT #CTAMS2600XX

CONCEPT PLAN

C-1.0

This drawing is and shall remain the property of Goodwyn, Mills and Cawood, Inc. (GMC) and Goodwyn Mills Cawood LLC (GMC). Unauthorized use of any kind including use on other projects is prohibited. In the event that a conflict arises between the sealed drawings and the electronic files, the sealed drawings will govern.

DRAWING FILE: \\gmcnetwork.com\ENG\Projects\FL\30\26_0424 Dade City Civic Center\DWG\CTAMX_Site Plan.dwg
PLOTTED: Jun 01, 2026 by Adam Nielsen

MARTIN LUTHER KING BLVD.

1ST STREET

CSX ROW

FLOOD ZONE AE (77')

EXISTING GRAVEL SERVICE ENTRANCE

EXISTING BRICK MONUMENT SIGN

EXISTING 20 PARKING SPACES

EXISTING DECORATIVE BOULDERS, NO VEGETATION

EXISTING SHRUBS

EXISTING SWALE, RUNNING SW

EXISTING VOLLEYBALL SAND PIT

EXISTING BASKETBALL COURTS TO REMAIN, NEW HOOPS RECENTLY PURCHASED BY CITY

EXISTING DIRT SERVICE ROAD

EXISTING APPROX. 3,000 SF CIVIC CENTER

EXISTING COVERED BENCH

EXISTING GRILL AREA

EXISTING CULVERT

EXISTING SHADED PAVILION

EXISTING RESTROOMS

EXISTING PLAYGROUND AREA, SHADED CANOPY RECENTLY PURCHASED AND INSTALLED BY COUNTY

EXISTING PLAYGROUND AREA

EXISTING COVERED BENCH

EXISTING CULVERT

EXISTING TREE LINE, NO FENCE

N

0 20 40 60

SCALE: 1" = 20'

GMC

21764 STATE ROAD 54,
LUTZ, FL 33549
T (813)885-2032
GMCNETWORK.COM

ISSUE	DATE
x	
x	

DRAWN BY: CRW
CHECKED BY: SS

JAMES IRVIN CIVIC CENTER
DADE CITY, FL 33525

GMC PROJECT #CTAMS2600XX

EXISTING CONDITIONS PLAN

EX-1.0

DRAWING FILE: \\gmcnas.gmcnetwork.com\ENG\Projects\FL\2026_04\24 Dade City Civic Center\DWG\CTAMX_Site Plan.dwg
PLOTTED: Jan 07, 2026 8:54am

This drawing is and shall remain the property of Goodwyn, Mills and Cawood, Inc. (GMC) and Goodwyn Mills Cawood LLC (GMC). Unauthorized use of any kind including use on other projects is prohibited. In the event that a conflict arises between the sealed drawings and the electronic files, the sealed drawings will govern.

MARTIN LUTHER KING BLVD.

EXISTING BRICK MONUMENT SIGN

PROPOSED DUMPSTER ENCLOSURE

EXISTING BASKETBALL COURTS

EXISTING DIRT SERVICE ROAD

CSX ROW

EXISTING SHADED PLAYGROUND

EXISTING PLAYGROUND AREA

FLOOD ZONE AE (77')

ENHANCED PERIMETER LANDSCAPING

1ST STREET

⑨ ⑩ ⑦ ⑦ ⑦

N

0 20 40 60

SCALE: 1" = 20'

DRAWING FILE: \\gmcnetwork.com\ENG\10 Pursuits\Y\2026_JJK24 Dade City Civic Center\DWG\CTAMX_Site Plan.dwg
PLOTTED: Jun 11, 2026 - 4:47pm

GMC
21764 STATE ROAD 54,
LUTZ, FL 33549
T (813)885-2032
GMCNETWORK.COM

ISSUE	DATE
x	x

DRAWN BY: CRW
CHECKED BY: SS

JAMES IRVIN CIVIC CENTER
DADE CITY, FL 33525

GMC PROJECT #CTAMS26000XX

CONCEPT PLAN

C-1.0

This drawing is and shall remain the property of Goodwyn, Mills and Cawood, Inc. (GMC) and Goodwyn Mills Cawood LLC (GMC). Unauthorized use of any kind including use on other projects is prohibited. In the event that a conflict arises between the sealed drawings and the electronic files, the sealed drawings will govern.

AGENDA MEMO
City Commission

To: Honorable Mayor and Members of the City Commission

From: Marieke vanErven, City Manager

Through: William Toner, Public Works Director

Re: Agreement 2026-34 ACL Paving

Date: June 23, 2026

RECOMMENDED ACTION

Approve Agreement 2026-34 with ACL Paving for the FY 25-26 paving plan.

BACKGROUND SUMMARY/ANALYSIS

Dade City manages approximately 86 lane miles of public roadway. Each year, the City reviews a pavement condition study to identify segments rated in "very poor", "serious", or "failed" condition and prioritizes them for resurfacing. Based on this year's assessment, nine street segments were identified for inclusion in the 2026 resurfacing program, while still leaving some additional budget to repair some other segments that are starting to fail.

On March 29, 2026, the City advertised RFQ No. 2609-ST for the 2026 Street Repaving Project. Two addenda were issued on April 6 and April 30, 2026, clarifying scope and responding to bidder questions. Sealed bids were received and publicly opened on May 7, 2026 at 2:00pm. Six responsive bids were received.

The work includes milling 1.5 inches of existing asphalt on the identified roads, application of an emulsion tack coat, installation of 1.5 inches of compacted hot mix asphalt, machine rolling, lateral drain reinstallation, and site clean up. The contractor is required to provide maintenance of traffic (MOT) and mobilization. Per addendum 1, paver sections are to be left in place; per addendum 2, lateral asphalt gutter drains are to be removed and rebuilt to match existing grades, and cross slopes are to match existing to prevent unusual runoff or create conditions worse than previously there.

ACL Paving submitted the lowest responsive, responsible bid at $209,100.00. ACL Paving submitted all required bid documents including a Bid Bond through Auto-Owners Insurance Company, the Drug Free Workplace Affidavit, Public Entity Crime Statement, Non Collusion Affidavit, Human Trafficking Affidavit, and Conflict of Interest Affidavit, all notarized and in order.

On May 26, 2026 the Commission awarded the Bid to ACL Paving, this contract finalizes the details of the bid award.

ATTACHMENTS

Agreement 2026-34 ACL Paving Agreement

FUNDING

Funding is budgeted in the FY 25-26 budget for the annual paving plan and maintenance.

AGREEMENT

THIS AGREEMENT is made by and between the CITY OF DADE CITY, a Florida municipal corporation, with its principal address located at 38020 Meridian Ave, Dade City, FL 33525, hereinafter referred to as the "CITY", and ACL PAVING, INC., a Florida profit corporation, with its principal address located at 6658 Williams Rd, Seffner, Florida 33584, hereinafter referred to as the "CONTRACTOR".

WITNESSETH:

WHEREAS, on March 29, 2026, the CITY issued a Request for Qualifications # 2609ST (the "RFQ"), attached hereto as **Exhibit "A"** and incorporated herein by reference, for the paving of the City's streets; and

WHEREAS, CONTRACTOR submitted a Response, attached hereto as **Exhibit "B"** and incorporated herein by reference, which was evaluated and determined by the CITY to be one of the most advantageous, based on qualifications, experience, and ability to complete the paving of the City's streets; and

WHEREAS, the CITY desires to enter into an agreement with CONTRACTOR for the paving of the City's streets under the terms and conditions as set forth herein.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

SECTION 1. INCORPORATION OF DOCUMENTS.

The Response submitted by CONTRACTOR is hereby specifically made part of this Agreement and attached as **Exhibit "B."** In the event of any conflict between the documents constituting this Agreement, the documents shall be given precedence in the following order: (1) this Agreement; (2) a Change Order; and (3) CONTRACTOR'S Response.

SECTION 2. SCOPE OF SERVICES AND PRICING.

The CONTRACTOR shall be responsible for performing the Scope of Work described in **Exhibit "A"** and the services described in **Exhibit "B"** attached hereto. The CITY reserves the right to request additional services through Change Orders, at any time, to include additional street paving services in accordance with the Scope of Work, upon mutually agreeable pricing and terms.

SECTION 3. WARRANTY.

The CONTRACTOR agrees to provide a full warranty to the CITY for all services which it provides hereunder for one (1) full year following the date of final completion of such services. In the event that the CONTRACTOR is called to perform warranty work, the CONTRACTOR will be responsible for all costs incurred in repairing the warrantied services. To the extent

applicable, any manufacturer's warranty on materials provided or installed shall be in addition to the warranty required hereunder.

SECTION 4. OBLIGATIONS OF THE CONTRACTOR.

Obligations of the CONTRACTOR shall include, but not be limited to, the following:

A. It is understood that the CONTRACTOR shall provide and pay for all labor, tools, materials, permits, equipment, transportation, supervision, and any and all other items or services, of any type whatsoever, which may be necessary to fully complete and deliver the goods and/or services requested by the CITY, and shall not have the authority to create or cause to be filed any liens for labor and/or materials on or against the CITY or any property owned by the CITY. Such lien, attachment, or encumbrance, until it is removed, shall preclude any and all claims or demands for any payment expected by virtue of this Agreement.

B. The CONTRACTOR will ensure that all of its employees, agents, subcontractors, representatives, and the like, fully comply with all of the terms and conditions set forth herein when providing services for the CITY in accordance herewith.

C. The CONTRACTOR will maintain an adequate and competent staff and remain authorized to do business within the State of Florida. The CONTRACTOR may subcontract the services requested by the CITY; however, the CONTRACTOR is fully responsible for the satisfactory completion of all subcontracted work.

SECTION 5. STANDARD OF CARE.

A. The CONTRACTOR has represented to the CITY that it possesses a level of knowledge, experience, and expertise that is commensurate with firms in the areas of practice required for the services to be provided. By executing this Agreement, the CONTRACTOR agrees that the CONTRACTOR will exercise that degree of care, knowledge, skill, and ability as any other similarly situated contractor possessing the degree of skill, knowledge, experience, and expertise, working on similar activities. The CONTRACTOR shall perform the services requested in an efficient manner consistent with the CITY's stated objectives and standards.

B. The CONTRACTOR covenants and agrees that it and its employees, agents, subcontractors, representatives, volunteers, and the like, shall be bound by the same standards of conduct as stated above.

SECTION 6. METHOD OF PAYMENT

Payment shall be made within thirty (30) days after satisfactory delivery of services by the CONTRACTOR and submission of a valid invoice to the CITY. Partial billing will be accepted.

SECTION 7. TERMINATION.

A. The CITY may terminate the contract at any time for any reason by giving at least thirty (30) days written notice of termination. The CITY shall pay for all eligible work performed to the date of termination upon receipt of a valid invoice.

B. If the CONTRACTOR fails to comply with any of the terms and conditions of the contract, the CITY may give notice, in writing, to the CONTRACTOR of any or all deficiencies claimed. The notice will be sufficient for all purposes if it describes the default in general terms. If all defaults are not cured and corrected within a reasonable period as specified in the notice, the CITY may, with no further notice, declare the contract to be terminated. The CONTRACTOR will thereafter be entitled to receive payment for those services reasonable performed to the date of termination, less the amount of reasonable damages suffered by the CITY by reason or the CONTRACTOR's failure to comply with the contract.

a. Notwithstanding the above, the CONTRACTOR is not relieved of liability to the CITY for damages sustained by the CITY by virtue of any breach of this Agreement by the contractor and the CITY may withhold any payments to the CONTRACTOR for the purpose of setoff until such time the amount of damages due to the CITY from the CONTRACTOR is determined.

b. Failure of the CONTRACTOR to comply with these provisions shall constitute grounds for the CITY to immediately terminate the Contract for cause and declare the CONTRACTOR to be non- responsible for bidding or proposing on future contract for one (1) year from the date the CITY notifies the CONTRACTOR of such non-compliance.

C. Upon termination, the CONTRACTOR shall promptly deliver to the CITY all data, drawings, report specifications, summaries and other such information, as may have been accumulated by the Contractor in performing this Agreement, whether completed or in process.

SECTION 8. INSURANCE.

A. The CONTRACTOR shall maintain the types of insurance more particularly described in **Exhibit "A"**, with the respective limits, and shall provide proof of same to the CITY, in the form of a Certificate of Insurance prior to the start of any work hereunder.

B. For every insurance policy required under this Agreement, the CONTRACTOR shall provide the CITY with a Certificate of Insurance evidencing such coverage for the duration of this Agreement. Said Certificate of Insurance shall be dated and show:

1. The name of the insured CONTRACTOR,

2. The specified job by name and job number,
3. List the "CITY OF DADE CITY" as an Additional Insured,
4. Recognizes the Indemnification requirements of this Agreement.
5. The name of the insurer,
6. The number of the policy,
7. The effective date,
8. The termination date,
9. A statement that the insurer will mail notice to the CITY at least thirty (30) days prior to any material changes in the provisions or cancellation of the policy.

C. The CONTRACTOR shall name the "City of Dade City" as an additional insured, to the extent of the service to be provided under the agreement, on all insurance policies required hereunder with the exception of Workers' Compensation, and provide the CITY with proof of same.

D. Receipt of certificates or other documentation of insurance or policies or copies of policies by the CITY, or by any of its representatives, which indicates less coverage than is required, does not constitute a waiver of the CONTRACTOR's obligation to fulfill the insurance requirements specified herein.

E. The CONTRACTOR shall ensure that any subcontractor(s), hired to perform any of the duties contained in the Scope of Services of this Agreement, maintain the same insurance requirements set forth herein. In addition, the CONTRACTOR shall maintain proof of same on file and made readily available upon request by the CITY.

F. The CONTRACTOR hereby waives for itself and for its insurers and underwriters, all rights which each of them may hold to recover in subrogation, indemnity, contribution or by direct cause of action for any damages, losses and costs of defense for risks against which insurance is provided, whether or not the same is required to be provided. The CONTRACTOR shall obtain consents, endorsements or such other action by insurers and underwriters as may be necessary to establish that the waiver of subrogation, indemnity, contribution and direct cause of action shall not abrogate, limit or otherwise affect any insurance provided by the CONTRACTOR and shall deliver evidence of the same to the to the CITY upon reasonable request.

G. The CITY shall be exempt from, and in no way liable for, any sums of money which may represent a deductible in any insurance policy. The payment of such deductible shall be the sole responsibility of the CONTRACTOR and/or subcontractor providing such insurance.

H. All insurance carriers shall have an AM Best Resting of at least A- and a size of VII or larger. The General Liability and Workers' Compensation policies shall

have a waiver of subrogation in favor of the City of Dade City. The liability policies shall be Primary/Non-Contributory.

SECTION 9. CITY OBLIGATIONS.

At the CONTRACTOR's request, the CITY agrees to provide, at no cost, all pertinent information known to be available to the CITY to assist the CONTRACTOR in providing and performing the required services.

SECTION 10. ENTIRE AGREEMENT.

This Agreement, including referenced exhibits and attachments hereto, constitutes the entire agreement between the parties and shall supersede, replace and nullify any and all prior agreements or understandings, written or oral, relating to the matters set forth herein, and any such prior agreements or understandings shall have no force or affect whatsoever on this Agreement.

SECTION 11. APPLICABLE LAW, VENUE, JURY TRIAL.

The laws of the State of Florida shall govern all aspects of this Agreement. In the event it is necessary for either party to initiate legal action regarding this Agreement, venue shall lie in Pasco County, Florida. **The parties hereby waive their right to trial by jury in any action, proceeding or claim, arising out of this Agreement, which may be brought by either of the parties hereto.**

SECTION 12. PUBLIC RECORDS.

A. Pursuant to Florida Statutes, Section 119.0701:

IF YOU HAVE QUESTIONS REGARDING THE APPLICATION OF FLORIDA STATUTES, CHAPTER 119, TO YOUR DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CITY'S CUSTODIAN OF PUBLIC RECORDS:

CITY CLERK: ANGIE GUY
38020 MERIDIAN AVE,
DADE CITY, FL 33525
(352) 523 - 5050
AGUY@DADECITYFL.COM

B. CONTRACTOR agrees to comply with public records laws, specifically to:

1. Keep and maintain public records required by the CITY to perform the services set forth herein.

2. Upon request from the CITY's custodian of public records, provide the CITY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Florida Statutes, Chapter 119, or as otherwise provided by law.
3. Ensure that public records which are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law, for the duration of the contract term and following completion of the contract if the CONTRACTOR does not transfer the records to the CITY.
4. Upon completion of the contract, transfer, at no cost, to the CITY all public records in possession of the CONTRACTOR or keep and maintain public records required by the CITY to perform the services set forth herein. If the CONTRACTOR transfers all public records to the CITY upon completion of the contract, the CONTRACTOR shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the CONTRACTOR keeps and maintains public records upon completion of the contract, the CONTRACTOR shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the CITY, upon request from the CITY's custodian of public records, in a format that is compatible with the information technology systems of the CITY.

SECTION 13. INDEPENDENT CONTRACTOR.

This Agreement does not create an employee/employer relationship between the parties. It is the parties' intention that the CONTRACTOR, its employees, subcontractors, representatives, volunteers, and the like, will be an independent contractor and not an employee of the CITY for all purposes, including, but not limited to, the application of the following, as amended: the Fair Labor Standards Act minimum wage and overtime payments, the Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State of Florida revenue and taxation laws, the State of Florida workers' compensation laws, the State of Florida unemployment insurance laws, and the Florida Retirement System benefits. The CONTRACTOR will retain sole and absolute discretion in the judgment of the manner and means of carrying out the CONTRACTOR's activities and responsibilities hereunder.

SECTION 14. APPLICABLE LICENSING.

The CONTRACTOR, at its sole expense, shall obtain all required federal, state, and local licenses, occupational and otherwise, required to successfully provide the services set forth herein.

SECTION 15. COMPLIANCE WITH ALL LAWS.

The CONTRACTOR, at its sole expense, shall comply with all laws, ordinances, judicial decisions, orders, and regulations of federal, state, county, and municipal governments, as well as

their respective departments, commissions, boards, and officers, which are in effect at the time of execution of this Agreement or are adopted at any time following the execution of this Agreement.

SECTION 16. INDEMNIFICATION.

The CONTRACTOR agrees to be liable for any and all damages, losses, and expenses incurred, by the CITY, in any way related to the services provided herein and this Agreement, caused by the acts and/or omissions of the CONTRACTOR, or any of its employees, agents, subcontractors, representatives, volunteers or the like. The CONTRACTOR agrees to indemnify and hold the CITY harmless for any and all such claims, suits, judgments or damages, losses and expenses, including but not limited to, court costs, expert witnesses, consultation services and attorney's fees, arising from any and all acts and/or omissions of the CONTRACTOR, or any of its employees, agents, subcontractors, representatives, volunteers, or the like through and including any appeals in any way related to the services provided herein and this Agreement. Said indemnification, defense, and hold harmless actions shall not be limited by any required insurance coverage amounts set forth herein and shall survive termination or natural termination of this Agreement. The CONTRACTOR waives any and all right or opportunity to contest the enforceability of this Section and agrees that in the event this Section, or any part thereof, is found unenforceable by the final unappealable judgment of a court of competent jurisdiction, this Section shall be construed so as to be enforceable to the maximum extent permitted by applicable law.

SECTION 17. BANKRUPTCY OR INSOLVENCY.

If the CONTRACTOR shall file a Petition in Bankruptcy, or if the same shall be adjudged bankrupt or insolvent by any Court, or if a receiver of the property of the CONTRACTOR shall be appointed in any proceeding brought by or against the CONTRACTOR, or if the CONTRACTOR shall make an assignment for the benefit of creditors, or proceedings shall be commenced on or against the CONTRACTOR's operations of the premises, the CITY may terminate this Agreement immediately notwithstanding any notice requirements set forth herein.

SECTION 18. BINDING EFFECT.

This Agreement shall be binding upon and inure to the benefit of the parties hereto, their heirs, personal representatives, successors, and/or assigns.

SECTION 19. ASSIGNMENT.

This Agreement shall only be assignable by the CONTRACTOR upon the express written consent of the CITY.

SECTION 20. SEVERABILITY.

All clauses found herein shall act independently of each other. If a clause is found to be illegal or unenforceable, it shall have no effect on any other provision of this Agreement. It is understood by the parties hereto that if any part, term, or provision of this Agreement is by the courts held to be illegal or in conflict with any law of the State of Florida or the United States, the

validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid. If necessary, to preserve the intent of the parties, the parties shall negotiate in good faith to amend this Agreement, adopting a substitute provision for the one deemed invalid or unenforceable that is legally binding and enforceable.

SECTION 21. WAIVER.

Failure of the parties to insist upon strict performance of any of the covenants, terms, provisions, or conditions of this Agreement or to exercise any right or option herein contained, shall not be construed as a waiver or a relinquishment for the future of any such covenant, term, provision, or condition, or right of election, but same shall remain in full force and effect.

SECTION 22. NOTICE.

The parties hereto agree and understand that written notice, mailed or delivered to the last known mailing address, shall constitute sufficient notice to the CITY and the CONTRACTOR. All notices required and/or made pursuant to this Agreement to be given to the CITY and the CONTRACTOR shall be in writing and given by way of the United States Postal Service, first class mail, postage prepaid, addressed to the following addresses of record:

CITY:	City of Dade City Attention: City Manager 38020 Meridian Ave, Dade City, Florida 33525
COPY TO:	Patrick Brackins, Esq. Shepard, Smith, Hand & Brackins, P.A. 2300 Maitland Center Pkwy, Ste. 100 Maitland, FL 32751 pbrackins@shepardfirm.com
CONTRACTOR:	ACL Paving, Inc. Attention: Rob Johnston 6658 Williams Rd, Seffner, Florida 33584

SECTION 23. MODIFICATION.

The covenants, terms, and provisions of this Agreement may be modified by way of a written instrument, mutually accepted by the parties hereto. In the event of a conflict between the covenants, terms, and/or provisions of this Agreement and any written Amendment(s) hereto, the provisions of the latest executed instrument shall take precedence.

SECTION 24. HEADINGS.

All headings of the sections, exhibits, and attachments contained in this Agreement are for the purpose of convenience only and shall not be deemed to expand, limit, or change the provisions contained in such sections, exhibits, and attachments.

SECTION 25. CONFLICT OF INTEREST.

The CONTRACTOR warrants that the CONTRACTOR has not employed or retained any company or person, other than a bona fide employee working solely for the CONTRACTOR, to solicit or secure this Agreement, and that the CONTRACTOR has not paid or agreed to pay any person, company, corporation, individual, or firm any fee, commission, percentage, gift, or any other consideration, contingent upon or resulting from the award or making of this Agreement. For the breach or violation of this Paragraph, the CITY shall have the right to terminate this Agreement immediately, without liability and without regard to the notice requirements set forth herein.

SECTION 26. NON-COLLUSION

Execution of this Contract by the CONTRACTOR shall act as the execution of a non-collusion certificate stating that it has entered into no agreement to commit a fraudulent, deceitful, unlawful, or wrongful act, or any act that may result in unfair advantage for one or more Firms over other Firms. Conviction for the Commission of any fraud or act of collusion in connection with any sale, quote, quotation, proposal, or other act incident to doing business with CITY may result in permanent debarment. No premiums, rebates, or gratuities are permitted, either with, prior to, or after any delivery of material or provision of services. Any such violation may result in award cancellation, return of materials, discontinuation of services, and removal from the Firm list(s), and/or debarment or suspension from doing business with the CITY.

SECTION 27. PUBLIC ENTITY CRIMES.

As required by section 287.133, Florida Statutes, the CONTRACTOR warrants that it is not on the convicted contractor list for a public entity crime committed within the past thirty-six (36) months. The CONTRACTOR further warrants that it will neither utilize the services of, nor contract with, any supplier, subcontractor, or consultant in connection with this Agreement for a period of thirty-six (36) months from the date of being placed on the convicted contractor list.

SECTION 28. SCRUTINIZED COMPANIES

Pursuant to § 287.135, *Florida Statutes*, CONTRACTOR hereby certifies that CONTRACTOR is not on the Scrutinized Companies or Other Entities that Boycott Israel List and is not engaged in a boycott of Israel. CONTRACTOR further agrees that CONTRACTOR will not subcontract with any entity that is on the Scrutinized Companies or Other Entities that Boycott Israel List or engaged in a boycott of Israel. As defined in § 215.473, *Florida Statutes*, a "company" includes "all wholly owned subsidiaries, majority-owned subsidiaries, parent companies, or affiliates of such entities or business associations, that exist for the purpose of

making profit." CONTRACTOR certifies that none of CONTRACTOR's subsidiaries, parent companies, or affiliates are on the Scrutinized Companies or Other Entities that Boycott Israel List or engaged in a boycott of Israel. In the event CONTRACTOR, or any of its subsidiaries, parent companies, or affiliates, is placed on the Scrutinized Companies or Other Entities that Boycott Israel List or engages in a boycott of Israel during the term of this Contract, CONTRACTOR shall immediately notify the CITY. CONTRACTOR acknowledges that failure to comply with this provision, including any false certification, may subject CONTRACTOR to civil penalties, termination of the Contract, and other remedies available under the law.

SECTION 29. JOINT AUTHORSHIP.

This Agreement shall be construed as resulting from joint negotiation and authorship. No part of this Agreement shall be construed as the product of any one of the parties hereto.

SECTION 30. EQUAL OPPORTUNITY EMPLOYER.

The CONTRACTOR is an Equal Opportunity Employer and will comply with all equal opportunity employment laws. The CONTRACTOR will further ensure that all subcontractors it utilizes in providing the services required hereunder will comply with all equal opportunity employment laws.

SECTION 31. AUDITING, RECORDS, AND INSPECTION.

In the performance of this Agreement, the CONTRACTOR shall keep books, records, and accounts of all activities, related to the Agreement, in compliance with generally accepted accounting procedures. Throughout the term of this Agreement, books, records, and accounts related to the performance of this Agreement shall be open to inspection during regular business hours by an authorized representative of the CITY and shall be retained by the CONTRACTOR, for a period of five (5) years after termination or completion of the Agreement or until the full CITY audit is complete, whichever comes first. The CITY shall retain the right to audit the books during the Five (5) year retention period. All books, records, and accounts related to the performance of this Agreement shall be subject to the applicable provisions of the Florida Public Records Act, chapter 119, Florida Statutes. The CITY also has the right to conduct an audit within sixty (60) days from the effective date of this Agreement to determine whether the CONTRACTOR has the ability to fulfill its contractual obligations to the satisfaction of the CITY. The CITY has the right to terminate this Agreement based upon the findings in this audit without regard to any notice requirement for termination.

SECTION 32. SOVEREIGN IMMUNITY.

The CITY expressly retains all rights, benefits and immunities of sovereign immunity in accordance with Section 768.28, *Florida Statutes*. Notwithstanding anything set forth in any section, article or paragraph of this Agreement to the contrary, nothing in this Agreement shall be deemed as a waiver of sovereign immunity or limits of liability which may have been adopted by the Florida Legislature or may be adopted by the Florida Legislature, and the cap on the amount and liability of the CITY for damages, attorney fees and costs, regardless of the number or nature

of claims in tort, equity or contract, shall not exceed the dollar amount set by the Florida Legislature for tort. Nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim against the CITY which would otherwise be barred under the Doctrine of Sovereign Immunity or operation of law. This section shall not limit any remedies as specifically contained in this Agreement.

SECTION 33. EMPLOYMENT ELIGIBILITY VERIFICATION (E-VERIFY).

Pursuant to Florida Statutes, Section 448.095, the CONTRACTOR shall be registered with and utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility status of all employees performing work under this Agreement as well as all newly hired employees. In addition, the CONTRACTOR shall require any and all subcontractors performing work in accordance with this Agreement to register with and utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility status of all employees performing work under this Agreement as well as all newly hired employees. Any such subcontractor shall provide an affidavit to the CONTRACTOR stating that the subcontractor does not employ, contract with or subcontract with any ineligible individuals and the CONTRACTOR must keep a copy of said affidavit for the duration of this Agreement. Violation of this section is subject to immediate termination of this Agreement by the CITY without regard to any notice otherwise required herein. In the event the CITY incurs costs as a result of the CONTRACTOR'S breach of this provision, any and all such costs shall be paid by the CONTRACTOR immediately upon receipt of notice of the same from the CITY. Information on registration for and use of the E-Verify Program may be obtained at the Department of Homeland Security website: http://www.dhs.gov/E-Verify.

SECTION 34. ELECTRONIC SIGNATURES.

This Agreement may be executed in multiple counterparts, each one of which shall be deemed an original, but all of which together shall constitute the same Agreement. Electronic signatures shall be valid and sufficient to bind any party to this Agreement. Signatures to this Agreement transmitted by facsimile, email or other electronic transmission (for example, through the use of a Portable Document Format or "pdf" file) shall be valid and effective to bind the party so signing. All such signatures will be deemed to be original signatures for all purposes.

SECTION 35. ATTACHMENTS.

The CONTRACTOR hereby certifies and acknowledges the truthfulness and accuracy of any and all attachments submitted to the CITY as part of the CONTRACTOR's response to the CITY's solicitation for the Agreement. All such attachments are hereby ratified and if the CONTRACTOR knowingly submitting such attachments to the CITY with false or incorrect information such submittal shall be deemed a material breach of this Agreement for which automatic termination without notice shall be justified. Any such termination shall be in addition to any and all other remedies available to the CITY.

SECTION 36. HUMAN TRAFFICKING.

In compliance with Section 787.06(13), Florida Statutes, CONTRACTOR shall execute a Human Trafficking Affidavit attesting that CONTRACTOR, and any of its subsidiaries or affiliates, do not use coercion for labor or services, as those terms are defined in Section 787.06, Florida Statutes, as may be amended from time to time.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto, by their duly authorized representatives, have executed this Agreement effective the ____ day of _____, 2026.

CITY OF DADE CITY

_____
Scott Black, Mayor

ATTEST:

_____
Angie Guy, City Clerk

As to the sufficiency of form

_____
Patrick Brackins, City Attorney

ACL PAVING, LLC

By: _____

Print: Robert C Johnston Jr

Title: GM

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization of Robert Johnston Jr, as General Manager, of ACL Paving, who personally swore or affirmed that he/she is authorized to execute this Agreement and thereby bind the Contractor, and who is personally known to me or who produced _____ as identification, and who did/did not take an oath this 3rd day of June, 2026.

(stamp)

Heather Angeles-M.
NOTARY PUBLIC, State of Florida

HEATHER ANGELES-MONTIEL
Notary Public
State of Florida
Comm# HH752967
Expires 3/14/2030

Exhibit "A"
RFQ # 2609ST

RFQ NUMBER 2609ST

DADE CITY 2025 STREET REPAVING PROJECT

CITY OF DADE CITY
38020 MERIDIAN AVE
DADE CITY, FL 33525
PHONE: (352) 523-5050
FAX: (352)521-1422

Bid Due Date: May 7, 2026

INDEX

RFQ NUMBER 2609ST

DADE CITY 2026 STREET REPAVING PROJECT

Part I General Information & Scope of Work ..... Page 4
Part II Information Required from Proposers .....Page 12
Part III Criteria for Selection ..... Page 16

The following documents must be returned with your bid:

Drug-Free Workplace Certification..... Page 18
Public Entity Crime Statement ..... Page 20
Anti-Collusion Statement..... Page 22
Human Trafficking Affidavit ..... Page 23
Conflict of Interest Affidavit ..... Page 24

All additional supplemental information requested in the RFP and/or Bid Form

RFP NUMBER 2609ST

DADE CITY 2026 STREET REPAVING PROJECT

BID DUE DATE: MAY 7, 2026, AT 2:00 PM

NOTICE IS HEREBY GIVEN that sealed quotes will be received by the City of Dade City (City) until **2:00 PM, Local Time, May 7, 2026** to provide **Dade City 2026 Street Repaving Project.**

Brief Description: The City of Dade City is seeking quotes for paving multiple streets in Dade City. For illustrative purposes only, the following picture denotes approximate locations for the streets needing pavement marked in red that are to be bided.



SCOPE OF WORK

Scope of work entails, but may not be limited to the following

Locations

10th street (McMinn intersection)
Oak Court (Entire street)
6th Street (Sumner Ave to Pond Ave)
Tuskeegee Ave (Tuskeegee to Railroad)
Bougainvillea (8th St. to 10th St.)
8th St. (Howard to Florida)
Pineapple (7th to Edwinola)
The intersection of 12th and MLK near school.
Hampton Ave from Wilson to Railroad

Scope of project for Street Paving

- Mill 1.5" depth of existing asphalt to include lateral asphalt gutter drains.
- Pave 1.5" of new asphalt
- Sweep and clean roadway
- Application of emulsion tack coat

Service Description

Mill and pave @ 1.5"- Jobsite must be secured.
Mill existing asphalt to specified depth. Power blow and sweep area.
Apply emulsion to ensure proper bonding.

- Install hot mix asphalt, compacted to specific depth to include reinstalment of lateral asphalt gutter drains.
- Machine roll for smooth finish/ apply sand to prevent tears.
- Clean jobsite
- Provide MOT
- Provide MOB

PART I GENERAL INFORMATION

1.1. PURPOSE

The City of Dade City is seeking qualified firms and to establish a firm fixed price to ensure that the City is always receiving the most economical service costs while maximizing the quality and level of service. A contract/agreement resulting from this RFP shall be subject to the terms and conditions set forth in a City Contract and any terms and conditions included in this RFP. The City reserves the right to include in any contract document such terms and conditions, as it deems necessary for the proper protection of the rights of the City. The City will not be obligated to sign any contracts, agreements or other documents provided by the Contractor(s) with their submittal.

1.2. OBJECTIVE

The primary objective of the Request for Proposals (RFP) is the selection and ranking of the most qualified and experienced proposer in providing services.

1.3. ISSUING OFFICE

The contracting agency shall be the City of Dade City, located at 38020 Meridian Avenue, Dade City, FL 33525.

1.4. REJECTION

The City reserves the right to accept or reject any or all proposals or to waive any informality, existing in any proposal, or to accept the proposal which best serves the interest and intent of this project from the most responsive and responsible proposer.

A. The City may reject bids if:

- The Proposer mistakes or conceals any material face in the bid, or if,
- The bid does not strictly conform to the law or requirements of the bid; or if,
- The bid is conditional, except that the Proposer may qualify his/her bid for acceptance by the City on an “all or none” basis, or a “low term” basis. An “all or none” basis must include all items upon which bids are invited.

B. The City may, however, reject all bids whenever it is deemed in the best interest of the City to do so, and may reject any part of a bid.

C. The City reserves the right to waive any minor irregularity, technicality, or omission if the City determines that doing so will serve the City’s best interests. The city may reject any response not submitted in the manner specified by the solicitation documents.

D. The City reserves the right to award a contract to the next most qualified proposer if a successful proposer does not execute a contract within thirty (30) days after approval of the selection by the City.

E. The City reserves the right to cancel a solicitation at any time prior to approval of the award by the City.

F. Proposals will not be considered from vendors who are currently involved in official reorganization or bankruptcy proceedings.

1.5. Local, State and Federal Compliance Requirements

Proposers shall comply with local, state, and federal directives, orders and laws as applicable to this RFP and subsequent contract(s) including but not limited to:

A. Equal Employment Opportunity (EEO), in compliance with Executive Order 11246, as applicable to this RFP and subsequent contract(s).

B. Minority Business Enterprise (MBE), as applicable to this RFP and subsequent contract(s).

C. Occupational Safety and Health Act (OSHA), as applicable to this RFP and subsequent contract(s).

D. Pursuant to Section 787.06(13), *Florida Statutes*, whenever a contract is executed between a non-governmental entity and a governmental entity, the nongovernmental entity must provide an affidavit signed by an officer or a representative under penalty of perjury attesting that the non-governmental entity does not use coercion of labor services as defined in Section 787.06, *Florida Statutes*. A copy of the Affidavit is attached hereto and should be executed and included in the RFP response as set forth in Section 2.7 herein.

E. Other mandatory terms required by federal and state laws and regulations may be included in the final contract even if not referenced herein.

F. Possession of the correct occupational license, professional license, and any other authorizations necessary to carry out and perform the work required by the discipline and/or project pursuant to all applicable Federal, State, and Local Law, Statute, Ordinances, and rules and regulations of any kind. Copies of the required licenses must be submitted with the bid/proposal response indicating that the entity proposing, as well as the team assigned, are properly licenses to perform the activities or work included in this RFP and the contract documents.

1.6. Variance in Conditions

Any and all Special Conditions and Specifications hereto which vary from the General Conditions shall have precedence.

1.7. INQUIRIES AND ADDENDA

No oral interpretation of this Request for Proposal shall be considered binding. The City shall be bound by information and statements only when such statements are written and executed under the authority of the City.

All such requests for information shall be made in writing and the person submitting the request will be responsible for prompt delivery. Any interpretation of the RFP, if made, will be made only by addendum duly issued. The City will not be responsible for any other explanation or interpretation of the proposed RFP made or given prior to the award of contract.

All questions regarding responses to this Request for Proposals (RFP) must be in writing, via **e-mail** to Tina Mauriello at **tmauriello@dadecityfl.com** no later than April 30, 2026.

1.8. MANDATORY PRE-BID CONFERENCE

A Mandatory Pre-Bid Conference will not be required for all bidders.

1.9. DELIVERY OF PROPOSAL

Offers by telephone shall not be accepted. Also, proposers are instructed NOT to fax their proposal. Faxed proposals shall be rejected as non-responsive regardless of when the fax is received.

Respondents are cautioned that they are responsible for delivery to the specific location cited above. Therefore, if your proposal is delivered by an express mail carrier or by any other means, it is your responsibility to ensure delivery to the above address. This office will not be responsible for deliveries made to any place other than the specified address.

It is the sole responsibility of the proposer to ensure that his or her proposal reaches the Public Works Department. The time and date for receipt of proposals will be scrupulously observed. The City shall not be responsible for late deliveries or mail delays. All proposals will be opened publicly, and the names of the proposer will be read aloud.

1.10. WITHDRAWAL OF PROPOSAL

Proposals may be withdrawn prior to the time set for bid opening. Such requests must be in writing and mailed or hand delivered to the address rendered herein.

1.11. LATE PROPOSALS OR MODIFICATIONS

A. Proposals and modifications received after the time set for the bid opening will not be considered.

B. Modifications in writing received prior to the time set for bid opening will be accepted and considered.

Statute 218.755
218.755 Prompt processing of change orders.—For any contract for construction services entered into on or after July 1, 2025, if a local governmental entity receives from its contractor a price quote for a change order requested or issued by the local governmental entity for construction services, and the price quote conforms to all statutory requirements and contractual requirements for the project, the local governmental entity must approve or deny the price quote and send written notice of that decision to the contractor within 35 days after receipt of such quote. A denial notice must specify the alleged deficiencies in the price quote and the actions necessary to remedy those deficiencies. If the local governmental entity fails to provide the contractor with a notice in compliance with this section, the change order and price quote are deemed approved, and the local governmental entity must pay the contractor the amount stated in the price quote upon the completion of the change order. A contract between a local governmental entity and a contractor may not alter the local governmental entity's duties under this section.

1.12. PROPOSER RESPONSIBILITIES

The selected proposer shall be required to assume responsibility for all services offered in his proposal. The selected proposer shall be the sole point of contact with regard to contractual matters including payments and work product resulting from the contract.

1.13. DISCLOSURE

All information submitted in response to this RFP shall become a matter of public record, subject to Florida Statutes regarding public disclosure.

All information submitted in response to this RFP shall become part of the final contract between the City and the Proposer.

1.14. METHOD OF PAYMENT

Payment shall be made within 30 days after satisfactory delivery of services and submission of a valid invoice to the City of Dade City. Partial billing will be accepted.

1.15. COLLUSION

The proposer, by affixing his/her signature to the bid form agrees to the following: "Proposer certifies that his/her bid is made without previous understanding, agreement, or connection with any person, firm, or corporation making a bid for the same items and is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action".

1.16. PUBLIC ENTITY CRIME INFORMATION

A person or affiliate who has been placed on the convicted vendor list following a conviction of a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or

repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for Category Two for a period of 36 months from the date of being placed on the convicted vendor list. Execution and submittal of the Public Entity Crimes Statement shall accompany the Bid Form.

1.17. DISCRIMINATION CLAUSE

The proposer shall not discriminate against any person because of race, color, national origin, age, sex or religion. An entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid on a contract to provide goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not award or perform work as a contractor, supplier, subcontractor, or consultant under contract with any public entity, and may not transact business with any public entity.

The City of Dade City does not discriminate based on age, race, color, sex, religion, national origin, disability or marital status.

1.18. PUBLIC RECORDS

To the extent required by law the proposer shall comply with the Florida Public Records laws expressed in Chapter 119, Florida Statutes, specially including:

A. Keep and maintain public records that ordinarily and necessarily would be required by the City in order to perform the service.

B. Provide the public with access to public records on the same terms and conditions that the City would provide the records and at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.

C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law.

D. Meet all requirements for retaining public records and transfer, at no cost to the City, all public records in possession of the bidder upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the City in a format that is compatible with information technology systems of the City.

IF THE PROPOSER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC

RECORDS AT 352-523-5050,AGUY@DADECITYFL.COM, 38020 MERIDIAN AVENUE, DADE CITY, FLORIDA 33525.

1.18. ILLEGAL ALIEN LABOR

Proposer shall comply with all provisions of the federal Immigration and Control Act of 1986 (8 U.S. Code § 1324 a) and any successor federal laws, as well as all provisions of Section 448.09, Florida Statutes, prohibiting the hiring and continued employment of aliens not authorized to work in the United States.

1.19. CERTIFICATES OF INSURANCE REQUIRED

Award of a contract shall require general liability insurance in the amount of $2,000,000 with $2,000,000 aggregate limit, automobile liability insurance in the amount of $2,000,000, workers' compensation insurance in the amount of $1,000,000. Certificates of insurance shall be made payable to the City of Dade City and delivered upon execution of a Cemetery Landscape Management contract.

1.20. INDEMNIFICATION

To the maximum extent permitted by Florida law, Proposers shall indemnify and hold harmless the City and its officers and employees from any and all liabilities, claims, damages, penalties, demands, judgments, actions, proceedings, losses or costs, including, but not limited to, reasonable attorneys' fees and paralegals' fees, whether resulting from any claimed breach of this Bid, any Agreement resulting from this Bid, or any of the Contract Documents from personal injury, property damage, direct or consequential damages, or economic loss, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the Proposer or anyone employed or utilized by the Proposer in the performance of this Bid, any Agreement resulting from this bid, or any of the Contract Documents.

Proposers' obligation to indemnify and hold harmless shall survive the expiration or earlier termination of this Bid, any Agreement resulting from this Bid, or the Contract Documents until it determined by final judgment that an action against the City or an indemnified party for the matter indemnified hereunder is full and finally barred by the applicable statute of limitations.

1.21. TERMINATION FOR CAUSE OR CONVENIENCE

The City may terminate the contract resulting from this bid for Convenience or Cause. In either case, all notices of termination shall be hand delivered or sent via U.S. Mail – Certified Mail – Return Receipt Requested. Upon termination, the Contractor shall promptly deliver to the City all data, drawings, report specifications, summaries and other such information, as may have been accumulated by the Contractor in performing this Agreement, whether completed or in process.

- Termination for Convenience. The City may terminate the contract resulting from this bid at any time for any reason by giving at least thirty (30) days written notice of termination. The City shall pay for all eligible work performed to the date of termination upon receipt of a valid invoice.
- Termination of Cause. If the Contractor fails to comply with any of the terms and conditions of the contract resulting from this bid, the City may give notice, in writing, to the Contractor of any or all deficiencies claimed. The notice will be sufficient for all purposes if it describes the default in general terms. If all defaults are not cured and corrected within a reasonable period as specified in the notice, the City may, with no further notice, declare the contract to be terminated. The Contractor will thereafter by entitled to receive payment for those services reasonable performed to the date of termination, less the amount of reasonable damages suffered by the City by reason or the Contractor's failure to comply with the contract.

    - Notwithstanding the above, the Contractor is not relieved of liability to the City for damages sustained by the City by virtue of any breach of this Agreement by the contractor and the City may withhold any payments to the Contractor for the purpose of setoff until such time the amount of damages due to the City from the Contractor is determined.

Failure of the Contractor to comply with these provisions shall constitute grounds for the City to immediately terminate the Contract for cause and declare the Contractor to be non-responsible for bidding or proposing on future contract for one year from the date the City notifies the Contractor of such non-compliance.

1.22. Respondents to this solicitation or persons acting on their behalf may not contact, between the release of the solicitation and the end of the 72-hour period following the agency posting the notice of intended award, excluding Saturdays, Sundays, and holidays, any employee or officer of the executive of legislative branch concerning any aspect of this solicitation, except in writing to the procurement officer or as provided in the solicitation documents. Violation of this provision may be grounds for rejecting a response.

1.23. PROJECTED TIMELINE – (Dates are subject to change)

Distribution/advertisement of RFP	Sunday, March 29, 2026
Mandatory Pre-Bid Conference	N/A
RFP Questions Due	Thursday, April 30, 2026 at 5:00 PM
Oral Presentations (if required by the City)	N/A
RFP Bids Due	Thursday, May 7, 2026 at 2:00 PM

PART II INFORMATION REQUIRED FROM PROPOSERS

2.1. PROPOSAL FORMAT AND CONTENT

All proposals shall be in **spiral binding, soft covered presentation binder, or stapled in the upper left-hand corner** with all pages 8.5" x 11".

One (1) original and two (2) copies and one (1) digital copy in USB or CD form of the proposal shall be required with the original signed by a company official with the power to bind the company in its proposal and shall be completely responsive to the RFP for consideration. The original shall be clearly marked as “Original”.

Bids and changes thereto shall be enclosed in sealed envelopes addressed to the City of Dade City, Attention: Public Works Department, 38020 Meridian Avenue, Dade City, Florida 33525, or hand delivered.

Proposals shall be sealed and labeled as follows:

RFP No. 2609-ST

Date and Time of Opening – May 7, 2026 – 2:00 PM

DADE CITY 2026 STREET REPAVING PROJECT

Name and Address of Proposer

All proposers shall provide a straightforward and concise description of their ability to meet the RFP requirements. The City discourages overly lengthy and costly proposals. However, for the City to evaluate proposals fairly and completely, proposers should follow the format set out herein and provide all of the information requested in the following order, **each section organized with tabs**.

2.2. EXPERIENCE AND HISTORY

Provide a description and history of the firm focusing on experience. State the number of years the company has been in business. Demonstrate the firm’s current capacity and current expertise with providing rehabilitation on retention/detention pond services.

Provide at least five (5) references for which comparable services have been provided, including contact names, addresses, telephone numbers, and e-mail addresses.

2.3. PERSONNEL AND EQUIPMENT

The respondent must be able to provide sufficient staff to meet the RFP requirements. Provide a statement in assurance that all personnel are trained, honest, and courteous in support of all services rendered to the City. Identify dedicated management, administrative

support staff, and in-house employees. Provide an organizational chart, resumes and summary of key staff qualifications. Explain the type of training that is provided to the employees prior to placing them on the job assignment.

Provide a statement as to whether or not the proposer typically hires other individuals or subcontracts with other firms and provide a statement as to what type of situation would dictate this action. Any use of subcontractors must have prior approval by the City.

2.4. QUALITY ASSURANCE

Proposers must describe how it verifies that staff adequately performs work for delivery of the service(s) described under this RFP. Also, include who within your company inspects, approves and verifies delivery of service(s) and how corrective actions with staff are implemented.

2.5. RESPONSIVENESS TO RFP

Proposers shall provide a narrative statement that illustrates their understanding of the requirements of the project.

Proposals shall include the complete name and address of their firm and the name, mailing address, e-mail address, and telephone number of the person the City should contact regarding the proposal.

Proposers shall confirm that the firm will comply with all of the provisions in this RFP and that the firm is not currently involved in official reorganization or bankruptcy proceedings. Proposals shall be signed by a company officer empowered to bind the company. A proposer's failure to include these items in their proposals may cause their proposal to be determined to be non-responsive and the proposal may be rejected.

Proposers shall provide a sample invoice with their bid.

2.6. BONDS

All bids over $100k will require a Bid Bond at 2.5% of contract price, and when awarded a Performance bond will need to be acquired at 100% of the contract amount.

Florida Statue 255.05 Bond of contractor constructing public buildings; form; action by claimants.—(1) A person entering into a formal contract with the state or any county, city, or political subdivision thereof, or other public authority or private entity, for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work shall be required, before commencing the work or before recommencing the work after a default or abandonment, to execute and record in the public records of the county where the improvement is located, a payment and

performance bond with a surety insurer authorized to do business in this state as surety. A public entity may not require a contractor to secure a surety bond under this section from a specific agent or bonding company.

2.7. INSURANCE AND LICENSING

Include in your proposal the following statements:

A. Municipal license and State registration - The contractor shall be responsible for obtaining and maintaining any licenses required pursuant to the laws of Pasco County, the City of Dade

City, or the State of Florida. The proposer must provide a statement with the understanding if the proposer is awarded the contract that they must provide a copy of their Business License/tax receipt within 48 hours after the notification of the intent to award contract. **Failure to produce these documents within the allotted time frame will disqualify the proposer.**

B. Workers' Compensation – The proposer shall purchase and maintain worker's compensation insurance for all workers' compensation obligation imposed by state law and employers' liability limits of at least $1,000,000 each accident. The proposer must provide a statement with the understanding if the proposer is awarded the contract that they must provide proof of workers' compensation insurance coverage within 48 hours after the notification of the intent to award contract. **Failure to produce these documents within the allotted time frame will disqualify the proposer.** If requested by the City, contractor shall provide to the City an Affidavit stating that it meets all the requirements of Florida Statue 440.02 (15) (d).

- **Workers' Compensation Insurance Coverage:**

$1,000,000	Limit Each Accident
$1,000,000	Limit Disease Aggregate
$1,000,000	Limit Disease Each Employee

C. Commercial General Liability – The proposer shall provide coverage for all operations including, but not limited to Contractual, Products and Completed Operations, and Personal Injury. The limits shall not be less than $2,000,000, per occurrence, with a $2,000,000 aggregate. The proposer must provide a statement with the understanding if the proposer is awarded the contract that they must provide proof of commercial general liability insurance within 48 hours after the notification of the intent to award contract. **Failure to produce these documents within the allotted time from will disqualify the proposer.**

- **Commercial General Liability**

Bodily Injury, Property Damage& Personal Injury Liability	$2,000,000 Combined Single Limit Each Occurrence, and
	$2,000,000 Aggregate Limit

D. Business Automobile Liability – The proposer shall provide coverage for all owned, non-

owned and hired vehicles with limits of not less than $2,000,000, per occurrence, Combined Single Limits (CSL) or its equivalent. The proposer must provide a statement with the understanding if the proposer is awarded the contract that they must provide proof of automobile liability insurance within 48 hours after the notification of the intent to award contract. **Failure to produce these documents within the allotted time frame will disqualify the proposer.**

- **Business Automobile Liability Coverage**

Bodily Injury & Property Damage	$2,000,000 Combined Single Limit Each Occurrence

2.8. REQUIRED FORMS

The following forms must be included in your proposal:

- Signed and completed Bid Form
- Signed and completed Drug-Free Workplace Affidavit
- Signed and completed Scrutinized Companies Affidavit
- Signed and completed Public Contracting Affidavit
- Signed affidavit of Non-Use of Coercion for Labor Services Affidavit
- Conflict of Interest Affidavit

PART III CRITERIA FOR SELECTION

The proposals shall be selected using the following criteria. The City reserves the right to request an interview with the proposer.

1. Price (45 points)
2. Experience and History of Firm (20 points)
3. Personnel and Equipment (25 points)
4. Quality Assurance (5 points)
5. Responsiveness to RFP (5 points)

Proposals shall be reviewed by a selection committee using the above criteria. The scores for each proposer will be tallied by each selection committee member who will then submit their rank ordered recommendations from highest to lowest score as 1st, 2nd, 3rd, etc. The firm with the most first place standings will be considered as the most qualified. In the event that two firms tie, the firm with the highest total score will prevail.

DUNS Number _____

UEI Number _____

Florida State License Number _____

Federal Employer Identification Number _____

Bidder acknowledges receipt of the following Addendum:

No #_____dated_____, 2020.
No #_____dated_____, 2020.
No #_____dated_____, 2020.

The following checklist is provided as a courtesy and may not be inclusive of all items required within this request for proposal.

One original, one copy & digital copy of RFP	YES	NO
List of References	YES	NO
Sample Invoice	YES	NO
Statement of Proof liability insurance	YES	NO
Statement of Proof of worker's compensation insurance	YES	NO
Statement of Proof of automobile insurance	YES	NO
Statement of Municipal license & State Registration	YES	NO
Drug-Free Workplace Affidavit	YES	NO
Scrutinized Companies Affidavit	YES	NO
Public Contract Affidavit	YES	NO

_____ _____

DATE SIGNATURE OF AUTHORIZED REPRESENTATIVE

==========

This form must be completed and returned with your proposal

Drug Free Workplace Certification

AFFIDAVIT ON DRUG FREE WORKPLACE. THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

This sworn statement is submitted to the City of Dade City by _____ (print individual's name and title) for _____, _____, whose Federal Employer Identification Number (FEIN) is _____.

I understand that no person or entity shall be awarded or receive a City of Dade City contract for public improvements, procurement of goods or services (including professional services), or a City lease, franchise, concession or management agreement, or shall receive a grant of City monies unless such person or entity has submitted a written certification to the City that it will provide a drug free workplace by:

(1) providing a written statement to each employee notifying such employee that the unlawful manufacture, distribution, dispensation, possession or use of a controlled substance as defined by §893.02(4), *Florida Statutes*, as the same may be amended from time to time, in the person's or entity's workplace is prohibited specifying the actions that will be taken against employees for violation of such prohibition. Such written statement shall inform employees about:

(i) the dangers of drug abuse in the work place;
(ii) the person's or entity's policy of maintaining a drug free environment at all its workplaces, including but not limited to all locations where employees perform any task relating to any portion of such contract, business transaction or grant;
(iii) any available drug counseling, rehabilitation, and employee assistance programs; and
(iv) the penalties that may be imposed upon employees for drug abuse violations.

(2) Requiring the employee to sign a copy of such written statement to acknowledge his or her receipt of same and advice as to the specifics of such policy. Such person or entity shall retain the statements signed by its employees. Such person or entity shall also post in a prominent place at all of its workplaces a written statement of its policy containing the foregoing elements (i) through (iv).

(3) Notifying the employee in the statement required by subsection (1) that as a condition of employment the employee will:

(i) abide by the terms of the statement; and
(ii) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such a conviction.

(4) Notifying the City within ten (10) days after receiving notice under subsection (3) from an employee or otherwise receiving actual notice of such conviction.

(5) Imposing appropriate personnel action against such employee up to and including termination; or requiring such employee to satisfactorily participate in a drug abuse assistance or rehabilitation program approved for such purposes by a federal, state, or local health, law enforcement, or other appropriate agency.

(6) Making a good faith effort to continue to maintain a drug free workplace through implementation of sections (1) through (5) stated above.

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CITY OF DADE CITY IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT ANY CONTRACT OR BUSINESS TRANSACTION SHALL PROVIDE FOR SUSPENSION OF PAYMENTS, OR TERMINATION, OR BOTH, IF THE CITY DETERMINES THAT:

(1)Such person or entity has made false certification.

(2)Such person or entity violates such certification by failing to carry out the requirements of sections (1), (2), (3), (4), (5), or (6); or

(3)Such a number of employees of such person or entity have been convicted of violations occurring in the work place as to indicate that such person or entity has failed to make a good faith effort to provide a drug free work place.

_____

Signature

STATE OF FLORIDA
COUNTY OF _____

Sworn and subscribed before me this _____ day of _____, 2021, by

_____
_____

who appeared before me in person ____ (check this line if appropriate) or by online notarization _____ (check this line if appropriate) and is personally known to me _____ (check this line if appropriate) OR produced the following type of identification to prove identity:

_____

_____
[Print, type, or stamp commissioned name of Notary Public]

My commission expires: _____

SWORN STATEMENT ON PUBLIC ENTITY CRIMES

SECTION 287.133(3)(a), FLORIDA STATUTES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to the City of Dade City

by _____

[print individual's name and title]

for _____

[print name of entity submitting sworn statement]

whose business address is:

_____

_____

and (if applicable) its Federal Employer Identification Number (FEIN) is _____
(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn

statement: _____)

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or the United States, involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction or a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment of information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

a. A predecessor or successor of a person convicted of a public entity crime; or

b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a Team with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)€, Florida Statures, means any natural person or entity organized under the laws of any state or of that United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes

those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an entity.

6. Based on information and belief, the statement that I have marked below is true in relation to the entity submitting this sworn statement. **[Indicated which statement applies.]**

_____ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, not any affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ This entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ This entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. **[attach a copy of the final order]**

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

_____
Signature of Entity Submitting Sworn Statement

Sworn to and subscribed before me this _____ day of _____, 20____.

Personally known _____

or produced identification _____ Notary Public – State of _____

_____ My commission expires _____

(type of identification)

_____
(Printed, typed or stamped commissioned name notary public)

NON-COLLUSION AFFIDAVIT

State of _____ Bid # _____

County of _____

I state that I am _____ of _____
(Title) (Name of my firm)

and that I am authorized to make this affidavit on behalf of my firm, and its owners, directors, and officers. I am the person responsible in my firm for the price(s) and the amount of this bid.

I state that:

1) The price(s) and amount of this bid have been arrived at independently and without consultation, communication or agreement with any other contractor, bidder or potential bidder.

2) Neither the price(s) nor the amount of this bid, and neither the approximate price(s) nor approximate amount of this bid, have been disclosed to any other firm or person who is a bidder or potential bidder and they will not be discussed before bid opening.

3) No attempt has been made or will be made to induce any firm or person to refrain from bidding on this contract, or to submit a bid higher than this bid, or to submit any intentionally high or noncompetitive bid or other form of complementary bid.

4) The bid of my firm is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive bid.

5) _____ its affiliates, subsidiaries, officers directors and employees are (Name of Firm)
not currently under investigation by any governmental agency and have not in the last four years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to bidding on any public contract, except as follows:

I state that _____(Name of Firm) understands and acknowledges that the above representations are material and important and will be relied on by _____ (Name of Public Entity) in awarding the contract(s) for which this bid is submitted. I understand that my firm understands that any misstatement in this affidavit is and shall be treated as fraudulent concealment from _____ (Name of Public Entity) of the true facts relating to the submission for this contract.

_____ (Name and Company Position)

SWORN TO AND SUBSCRIBED BEFORE ME
THIS _____ DAY OF_____, 20___.

_____

My Commission Expires_____

HUMAN TRAFFICKING AFFIDAVIT

In compliance with Section 787.06(13), Florida Statutes, this affidavit must be completed by an officer or representative of a nongovernmental entity that is executing, renewing, or extending a contract with the City of Dade City (the "Governmental Entity").

The undersigned, on behalf of the entity listed below (the "Nongovernmental Entity"), hereby attests under penalty of perjury as follows:

1. I am over the age of 18 and I have personal knowledge of the matters set forth herein.

2. I am an officer or representative of_____, a non-governmental entity and I am authorized to provide this affidavit on behalf of Nongovernmental Entity.

3. Nongovernmental Entity, and any of its subsidiaries or affiliates, do not use coercion for labor or services, as those terms are defined in Section 787.06, *Florida Statutes*, as may be amended from time to time.

4. If, at any time in the future, Nongovernmental Entity does use coercion for labor or services, Nongovernmental Entity will immediately notify Governmental Entity and no contracts may be executed, renewed, or extended between the parties.

5. I have read the foregoing affidavit and confirm that the facts stated in it are true, and are made for the benefit of, and reliance by Governmental Entity.

Company: _____

Authorized Signature: _____ Date: _____

Printed Name:_____

Title: _____

STATE OF _____
COUNTY OF _____
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 20____, by _____, as _____ on behalf of the company/corporation. They ☐ are personally known to me or ☐ have produced _____ as identification.

_____
Notary Public Signature

(Affix Notary Stamp or Seal)

Print, Type or Stamp Name of Notary:_____
My commission expires:_____

CONFLICT OF INTEREST AFFIDAVIT

By the signature below, the Proposer, and its employees, officers and/or agents, certifies, and hereby discloses, that, to the best of its knowledge and belief, all relevant facts, concerning past, present or currently planned interest or activity (financial, contractual, organizational or otherwise) which relates to the proposed work and bears on whether the Proposer and/or any of its employees, officers and/or agents, has a possible conflict, have been fully disclosed.

Additionally, the Proposer and its employees, officers and/or agents, agree to immediately notify in writing the City of Mount Dora Purchasing Office, if any actual or potential conflict of interest arises during the solicitation process.

_____	_____
Company	Address
_____	_____
Authorized Signature	City, State, Zip Code
_____	_____
Printed Name & Title	Telephone No.
_____	_____
Email	Fax No.

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization of _____, as _____, of _____, who personally swore or affirmed that he/she is authorized to execute this Agreement and thereby bind the Firm, and who is personally known to me or who produced _____ as identification, and who did/did not take an oath this _____ day of _____, 2024.

(stamp)

_____
NOTARY PUBLIC

Exhibit "B"
Response to RFQ # 2609ST

813.566.PAVE
ACLPAVING@YAHOO.COM
10716 E HWY 92, TAMPA FL 33610

Prepared By:

Rob Johnston
(813) 566-7283
aclpaving@yahoo.com
ACL PAVING
(813) 566-7283

Original

Prepared For:

dade city repair
dade city repair
(352) 523-5050
tmauriello@dadecityfl.com

Proposal ID : 89

RFQ # 2609-S+

Project Summary

JOB SITE: ASPHALT PAVING

8th Street,
Dade City, Florida,
US

$209,100.00

Asphalt Installation	$209,100.00
Job Total	$209,100.00

Services Rendered

Asphalt Paving

8th Street, Dade City, Florida, , US

Products

Asphalt Installation

Furnish, place, and compact 1.5 inches of asphalt across 87000 square feet.

Asphalt Installation Total	$209,100.00
Job Total	$209,100.00

Terms and Conditions

payment net 10 days 1.5% late charges will apply to overdue balances

Proposal Acceptance

Terms of Services. Customer agrees to the Services to be provided and the Terms and Conditions as outlined in this proposal.

Terms of Payment. Customer agrees to pay the amount indicated above for the Services to be provided upon completion of the Services, within the agreed time period, without any deduction or set-off for any reason.

Terms of Changes. Customer agrees that upon signing, any changes to the Services outlined in this Proposal may result in additional charges.

Click To Enter Signature

Full Name

Title

Email

Date

05/06/2026

RFQ NUMBER 2609ST

DADE CITY 2025 STREET REPAVING PROJECT

CITY OF DADE CITY
38020 MERIDIAN AVE
DADE CITY, FL 33525
PHONE: (352)523-5050
FAX: (352)521-1422

Bid Due Date: May 7, 2026

INDEX

RFQ NUMBER 2609ST

DADE CITY 2026 STREET REPAVING PROJECT

Part I General Information & Scope of Work ..... Page 4
Part II Information Required from Proposers ..... Page 12
Part III Criteria for Selection ..... Page 16

The following documents must be returned with your bid:

Drug-Free Workplace Certification ..... Page 18
Public Entity Crime Statement ..... Page 20
Anti-Collusion Statement ..... Page 22
Human Trafficking Affidavit ..... Page 23
Conflict of Interest Affidavit ..... Page 24

All additional supplemental information requested in the RFP and/or Bid Form

RFP NUMBER 2609ST

DADE CITY 2026 STREET REPAVING PROJECT

BID DUE DATE: MAY 7, 2026, AT 2:00 PM

NOTICE IS HEREBY GIVEN that sealed quotes will be received by the City of Dade City (City) until **2:00 PM, Local Time, May 7, 2026** to provide **Dade City 2026 Street Repaving Project.**

Brief Description: The City of Dade City is seeking quotes for paving multiple streets in Dade City. For illustrative purposes only, the following picture denotes approximate locations for the streets needing pavement marked in red that are to be bided.



SCOPE OF WORK

Scope of work entails, but may not be limited to the following

Locations

10th street (McMinn intersection)
Oak Court (Entire street)
6th Street (Sumner Ave to Pond Ave)
Tuskeegee Ave (Tuskeegee to Railroad)
Bougainvillea (8th St. to 10th St.)
8th St. (Howard to Florida)
Pineapple (7th to Edwinola)
The intersection of 12th and MLK near school.
Hampton Ave from Wilson to Railroad

Scope of project for Street Paving

- Mill 1.5" depth of existing asphalt to include lateral asphalt gutter drains.
- Pave 1.5" of new asphalt
- Sweep and clean roadway
- Application of emulsion tack coat

Service Description

Mill and pave @ 1.5"- Jobsite must be secured.
Mill existing asphalt to specified depth. Power blow and sweep area.
Apply emulsion to ensure proper bonding.

- Install hot mix asphalt, compacted to specific depth to include reinstalment of lateral asphalt gutter drains.
- Machine roll for smooth finish/ apply sand to prevent tears.
- Clean jobsite
- Provide MOT
- Provide MOB

PART I GENERAL INFORMATION

1.1. PURPOSE

The City of Dade City is seeking qualified firms and to establish a firm fixed price to ensure that the City is always receiving the most economical service costs while maximizing the quality and level of service. A contract/agreement resulting from this RFP shall be subject to the terms and conditions set forth in a City Contract and any terms and conditions included in this RFP. The City reserves the right to include in any contract document such terms and conditions, as it deems necessary for the proper protection of the rights of the City. The City will not be obligated to sign any contracts, agreements or other documents provided by the Contractor(s) with their submittal.

1.2. OBJECTIVE

The primary objective of the Request for Proposals (RFP) is the selection and ranking of the most qualified and experienced proposer in providing services.

1.3. ISSUING OFFICE

The contracting agency shall be the City of Dade City, located at 38020 Meridian Avenue, Dade City, FL 33525.

1.4. REJECTION

The City reserves the right to accept or reject any or all proposals or to waive any informality, existing in any proposal, or to accept the proposal which best serves the interest and intent of this project from the most responsive and responsible proposer.

A. The City may reject bids if:

- The Proposer mistakes or conceals any material face in the bid, or if,
- The bid does not strictly conform to the law or requirements of the bid; or if,
- The bid is conditional, except that the Proposer may qualify his/her bid for acceptance by the City on an "all or none" basis, or a "low term" basis. An "all or none" basis must include all items upon which bids are invited.

B. The City may, however, reject all bids whenever it is deemed in the best interest of the City to do so, and may reject any part of a bid.

C. The City reserves the right to waive any minor irregularity, technicality, or omission if the City determines that doing so will serve the City's best interests. The city may reject any response not submitted in the manner specified by the solicitation documents.

D. The City reserves the right to award a contract to the next most qualified proposer if a successful proposer does not execute a contract within thirty (30) days after approval of the selection by the City.

E. The City reserves the right to cancel a solicitation at any time prior to approval of the award by the City.

F. Proposals will not be considered from vendors who are currently involved in official reorganization or bankruptcy proceedings.

1.5. Local, State and Federal Compliance Requirements

Proposers shall comply with local, state, and federal directives, orders and laws as applicable to this RFP and subsequent contract(s) including but not limited to:

A. Equal Employment Opportunity (EEO), in compliance with Executive Order 11246, as applicable to this RFP and subsequent contract(s).

B. Minority Business Enterprise (MBE), as applicable to this RFP and subsequent contract(s).

C. Occupational Safety and Health Act (OSHA), as applicable to this RFP and subsequent contract(s).

D. Pursuant to Section 787.06(13), *Florida Statutes*, whenever a contract is executed between a non-governmental entity and a governmental entity, the nongovernmental entity must provide an affidavit signed by an officer or a representative under penalty of perjury attesting that the non-governmental entity does not use coercion of labor services as defined in Section 787.06, *Florida Statutes*. A copy of the Affidavit is attached hereto and should be executed and included in the RFP response as set forth in Section 2.7 herein.

E. Other mandatory terms required by federal and state laws and regulations may be included in the final contract even if not referenced herein.

F. Possession of the correct occupational license, professional license, and any other authorizations necessary to carry out and perform the work required by the discipline and/or project pursuant to all applicable Federal, State, and Local Law, Statute, Ordinances, and rules and regulations of any kind. Copies of the required licenses must be submitted with the bid/proposal response indicating that the entity proposing, as well as the team assigned, are properly licenses to perform the activities or work included in this RFP and the contract documents.

1.6. Variance in Conditions

Any and all Special Conditions and Specifications hereto which vary from the General Conditions shall have precedence.

1.7. INQUIRIES AND ADDENDA

No oral interpretation of this Request for Proposal shall be considered binding. The City shall be bound by information and statements only when such statements are written and executed under the authority of the City.

All such requests for information shall be made in writing and the person submitting the request will be responsible for prompt delivery. Any interpretation of the RFP, if made, will be made only by addendum duly issued. The City will not be responsible for any other explanation or interpretation of the proposed RFP made or given prior to the award of contract.

All questions regarding responses to this Request for Proposals (RFP) must be in writing, via **e-mail** to Tina Mauriello at **tmauriello@dadecityfl.com** no later than April 30, 2026.

1.8. MANDATORY PRE-BID CONFERENCE

A Mandatory Pre-Bid Conference will not be required for all bidders.

1.9. DELIVERY OF PROPOSAL

Offers by telephone shall not be accepted. Also, proposers are instructed NOT to fax their proposal. Faxed proposals shall be rejected as non-responsive regardless of when the fax is received.

Respondents are cautioned that they are responsible for delivery to the specific location cited above. Therefore, if your proposal is delivered by an express mail carrier or by any other means, it is your responsibility to ensure delivery to the above address. This office will not be responsible for deliveries made to any place other than the specified address.

It is the sole responsibility of the proposer to ensure that his or her proposal reaches the Public Works Department. The time and date for receipt of proposals will be scrupulously observed. The City shall not be responsible for late deliveries or mail delays. All proposals will be opened publicly, and the names of the proposer will be read aloud.

1.10. WITHDRAWAL OF PROPOSAL

Proposals may be withdrawn prior to the time set for bid opening. Such requests must be in writing and mailed or hand delivered to the address rendered herein.

1.11. LATE PROPOSALS OR MODIFICATIONS

A. Proposals and modifications received after the time set for the bid opening will not be considered.

B. Modifications in writing received prior to the time set for bid opening will be accepted and considered.

Statute 218.755
218.755 Prompt processing of change orders.—For any contract for construction services entered into on or after July 1, 2025, if a local governmental entity receives from its contractor a price quote for a change order requested or issued by the local governmental entity for construction services, and the price quote conforms to all statutory requirements and contractual requirements for the project, the local governmental entity must approve or deny the price quote and send written notice of that decision to the contractor within 35 days after receipt of such quote. A denial notice must specify the alleged deficiencies in the price quote and the actions necessary to remedy those deficiencies. If the local governmental entity fails to provide the contractor with a notice in compliance with this section, the change order and price quote are deemed approved, and the local governmental entity must pay the contractor the amount stated in the price quote upon the completion of the change order. A contract between a local governmental entity and a contractor may not alter the local governmental entity's duties under this section.

1.12. PROPOSER RESPONSIBILITIES

The selected proposer shall be required to assume responsibility for all services offered in his proposal. The selected proposer shall be the sole point of contact with regard to contractual matters including payments and work product resulting from the contract.

1.13. DISCLOSURE

All information submitted in response to this RFP shall become a matter of public record, subject to Florida Statutes regarding public disclosure.

All information submitted in response to this RFP shall become part of the final contract between the City and the Proposer.

1.14. METHOD OF PAYMENT

Payment shall be made within 30 days after satisfactory delivery of services and submission of a valid invoice to the City of Dade City. Partial billing will be accepted.

1.15. COLLUSION

The proposer, by affixing his/her signature to the bid form agrees to the following: "Proposer certifies that his/her bid is made without previous understanding, agreement, or connection with any person, firm, or corporation making a bid for the same items and is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action".

1.16. PUBLIC ENTITY CRIME INFORMATION

A person or affiliate who has been placed on the convicted vendor list following a conviction of a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or

repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for Category Two for a period of 36 months from the date of being placed on the convicted vendor list. Execution and submittal of the Public Entity Crimes Statement shall accompany the Bid Form.

1.17. DISCRIMINATION CLAUSE

The proposer shall not discriminate against any person because of race, color, national origin, age, sex or religion. An entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid on a contract to provide goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not award or perform work as a contractor, supplier, subcontractor, or consultant under contract with any public entity, and may not transact business with any public entity.

The City of Dade City does not discriminate based on age, race, color, sex, religion, national origin, disability or marital status.

1.18. PUBLIC RECORDS

To the extent required by law the proposer shall comply with the Florida Public Records laws expressed in Chapter 119, Florida Statutes, specially including:

A. Keep and maintain public records that ordinarily and necessarily would be required by the City in order to perform the service.

B. Provide the public with access to public records on the same terms and conditions that the City would provide the records and at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.

C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law.

D. Meet all requirements for retaining public records and transfer, at no cost to the City, all public records in possession of the bidder upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the City in a format that is compatible with information technology systems of the City.

IF THE PROPOSER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC

RECORDS AT 352-523-5050,AGUY@DADECITYFL.COM, 38020 MERIDIAN AVENUE, DADE CITY, FLORIDA 33525.

1.18. ILLEGAL ALIEN LABOR

Proposer shall comply with all provisions of the federal Immigration and Control Act of 1986 (8 U.S. Code § 1324 a) and any successor federal laws, as well as all provisions of Section 448.09, Florida Statutes, prohibiting the hiring and continued employment of aliens not authorized to work in the United States.

1.19. CERTIFICATES OF INSURANCE REQUIRED

Award of a contract shall require general liability insurance in the amount of $2,000,000 with $2,000,000 aggregate limit, automobile liability insurance in the amount of $2,000,000, workers' compensation insurance in the amount of $1,000,000. Certificates of insurance shall be made payable to the City of Dade City and delivered upon execution of a Cemetery Landscape Management contract.

1.20. INDEMNIFICATION

To the maximum extent permitted by Florida law, Proposers shall indemnify and hold harmless the City and its officers and employees from any and all liabilities, claims, damages, penalties, demands, judgments, actions, proceedings, losses or costs, including, but not limited to, reasonable attorneys' fees and paralegals' fees, whether resulting from any claimed breach of this Bid, any Agreement resulting from this Bid, or any of the Contract Documents from personal injury, property damage, direct or consequential damages, or economic loss, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of the Proposer or anyone employed or utilized by the Proposer in the performance of this Bid, any Agreement resulting from this bid, or any of the Contract Documents.

Proposers' obligation to indemnify and hold harmless shall survive the expiration or earlier termination of this Bid, any Agreement resulting from this Bid, or the Contract Documents until it determined by final judgment that an action against the City or an indemnified party for the matter indemnified hereunder is full and finally barred by the applicable statute of limitations.

1.21. TERMINATION FOR CAUSE OR CONVENIENCE

The City may terminate the contract resulting from this bid for Convenience or Cause. In either case, all notices of termination shall be hand delivered or sent via U.S. Mail – Certified Mail – Return Receipt Requested. Upon termination, the Contractor shall promptly deliver to the City all data, drawings, report specifications, summaries and other such information, as may have been accumulated by the Contractor in performing this Agreement, whether completed or in process.

- Termination for Convenience. The City may terminate the contract resulting from this bid at any time for any reason by giving at least thirty (30) days written notice of termination. The City shall pay for all eligible work performed to the date of termination upon receipt of a valid invoice.
- Termination of Cause. If the Contractor fails to comply with any of the terms and conditions of the contract resulting from this bid, the City may give notice, in writing, to the Contractor of any or all deficiencies claimed. The notice will be sufficient for all purposes if it describes the default in general terms. If all defaults are not cured and corrected within a reasonable period as specified in the notice, the City may, with no further notice, declare the contract to be terminated. The Contractor will thereafter by entitled to receive payment for those services reasonable performed to the date of termination, less the amount of reasonable damages suffered by the City by reason or the Contractor's failure to comply with the contract.

    - Notwithstanding the above, the Contractor is not relieved of liability to the City for damages sustained by the City by virtue of any breach of this Agreement by the contractor and the City may withhold any payments to the Contractor for the purpose of setoff until such time the amount of damages due to the City from the Contractor is determined.

Failure of the Contractor to comply with these provisions shall constitute grounds for the City to immediately terminate the Contract for cause and declare the Contractor to be non-responsible for bidding or proposing on future contract for one year from the date the City notifies the Contractor of such non-compliance.

1.22. **Respondents to this solicitation or persons acting on their behalf may not contact, between the release of the solicitation and the end of the 72-hour period following the agency posting the notice of intended award, excluding Saturdays, Sundays, and holidays, any employee or officer of the executive of legislative branch concerning any aspect of this solicitation, except in writing to the procurement officer or as provided in the solicitation documents. Violation of this provision may be grounds for rejecting a response.**

1.23. **PROJECTED TIMELINE – (Dates are subject to change)**

Distribution/advertisement of RFP	Sunday, March 29, 2026
Mandatory Pre-Bid Conference	N/A
RFP Questions Due	Thursday, April 30, 2026 at 5:00 PM
Oral Presentations (if required by the City)	N/A
RFP Bids Due	Thursday, May 7, 2026 at 2:00 PM

PART II INFORMATION REQUIRED FROM PROPOSERS

2.1. PROPOSAL FORMAT AND CONTENT

All proposals shall be in **spiral binding, soft covered presentation binder, or stapled in the upper left-hand corner** with all pages 8.5" x 11".

One (1) original and two (2) copies and one (1) digital copy in USB or CD form of the proposal shall be required with the original signed by a company official with the power to bind the company in its proposal and shall be completely responsive to the RFP for consideration. The original shall be clearly marked as "Original".

Bids and changes thereto shall be enclosed in sealed envelopes addressed to the City of Dade City, Attention: Public Works Department, 38020 Meridian Avenue, Dade City, Florida 33525, or hand delivered.

Proposals shall be sealed and labeled as follows:

RFP No. 2609-ST

Date and Time of Opening – May 7, 2026 – 2:00 PM

DADE CITY 2026 STREET REPAVING PROJECT

Name and Address of Proposer

All proposers shall provide a straightforward and concise description of their ability to meet the RFP requirements. The City discourages overly lengthy and costly proposals. However, for the City to evaluate proposals fairly and completely, proposers should follow the format set out herein and provide all of the information requested in the following order, **each section organized with tabs**.

2.2. EXPERIENCE AND HISTORY

Provide a description and history of the firm focusing on experience. State the number of years the company has been in business. Demonstrate the firm's current capacity and current expertise with providing rehabilitation on retention/detention pond services.

Provide at least five (5) references for which comparable services have been provided, including contact names, addresses, telephone numbers, and e-mail addresses.

2.3. PERSONNEL AND EQUIPMENT

The respondent must be able to provide sufficient staff to meet the RFP requirements. Provide a statement in assurance that all personnel are trained, honest, and courteous in support of all services rendered to the City. Identify dedicated management, administrative

support staff, and in-house employees. Provide an organizational chart, resumes and summary of key staff qualifications. Explain the type of training that is provided to the employees prior to placing them on the job assignment.

Provide a statement as to whether or not the proposer typically hires other individuals or subcontracts with other firms and provide a statement as to what type of situation would dictate this action. Any use of subcontractors must have prior approval by the City.

2.4. QUALITY ASSURANCE

Proposers must describe how it verifies that staff adequately performs work for delivery of the service(s) described under this RFP. Also, include who within your company inspects, approves and verifies delivery of service(s) and how corrective actions with staff are implemented.

2.5. RESPONSIVENESS TO RFP

Proposers shall provide a narrative statement that illustrates their understanding of the requirements of the project.

Proposals shall include the complete name and address of their firm and the name, mailing address, e-mail address, and telephone number of the person the City should contact regarding the proposal.

Proposers shall confirm that the firm will comply with all of the provisions in this RFP and that the firm is not currently involved in official reorganization or bankruptcy proceedings. Proposals shall be signed by a company officer empowered to bind the company. A proposer's failure to include these items in their proposals may cause their proposal to be determined to be non-responsive and the proposal may be rejected.

Proposers shall provide a sample invoice with their bid.

2.6. BONDS

All bids over $100k will require a Bid Bond at 2.5% of contract price, and when awarded a Performance bond will need to be acquired at 100% of the contract amount.

Florida Statue 255.05 Bond of contractor constructing public buildings; form; action by claimants.—(1) A person entering into a formal contract with the state or any county, city, or political subdivision thereof, or other public authority or private entity, for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work shall be required, before commencing the work or before recommencing the work after a default or abandonment, to execute and record in the public records of the county where the improvement is located, a payment and

performance bond with a surety insurer authorized to do business in this state as surety. A public entity may not require a contractor to secure a surety bond under this section from a specific agent or bonding company.

2.7. INSURANCE AND LICENSING

Include in your proposal the following statements:

A. Municipal license and State registration - The contractor shall be responsible for obtaining and maintaining any licenses required pursuant to the laws of Pasco County, the City of Dade

City, or the State of Florida. The proposer must provide a statement with the understanding if the proposer is awarded the contract that they must provide a copy of their Business License/tax receipt within 48 hours after the notification of the intent to award contract. **Failure to produce these documents within the allotted time frame will disqualify the proposer.**

B. Workers' Compensation – The proposer shall purchase and maintain worker's compensation insurance for all workers' compensation obligation imposed by state law and employers' liability limits of at least $1,000,000 each accident. The proposer must provide a statement with the understanding if the proposer is awarded the contract that they must provide proof of workers' compensation insurance coverage within 48 hours after the notification of the intent to award contract. **Failure to produce these documents within the allotted time frame will disqualify the proposer.** If requested by the City, contractor shall provide to the City an Affidavit stating that it meets all the requirements of Florida Statue 440.02 (15) (d).

- **Workers' Compensation Insurance Coverage:**

$1,000,000	Limit Each Accident
$1,000,000	Limit Disease Aggregate
$1,000,000	Limit Disease Each Employee

C. Commercial General Liability – The proposer shall provide coverage for all operations including, but not limited to Contractual, Products and Completed Operations, and Personal Injury. The limits shall not be less than $2,000,000, per occurrence, with a $2,000,000 aggregate. The proposer must provide a statement with the understanding if the proposer is awarded the contract that they must provide proof of commercial general liability insurance within 48 hours after the notification of the intent to award contract. **Failure to produce these documents within the allotted time from will disqualify the proposer.**

- **Commercial General Liability**

Bodily Injury, Property Damage& Personal Injury Liability	$2,000,000 Combined Single Limit Each Occurrence, and
	$2,000,000 Aggregate Limit

D. Business Automobile Liability – The proposer shall provide coverage for all owned, non-

owned and hired vehicles with limits of not less than $2,000,000, per occurrence, Combined Single Limits (CSL) or its equivalent. The proposer must provide a statement with the understanding if the proposer is awarded the contract that they must provide proof of automobile liability insurance within 48 hours after the notification of the intent to award contract. **Failure to produce these documents within the allotted time frame will disqualify the proposer.**

- **Business Automobile Liability Coverage**

Bodily Injury & Property Damage	$2,000,000 Combined Single Limit Each Occurrence

2.8. REQUIRED FORMS

The following forms must be included in your proposal:

- Signed and completed Bid Form
- Signed and completed Drug-Free Workplace Affidavit
- Signed and completed Scrutinized Companies Affidavit
- Signed and completed Public Contracting Affidavit
- Signed affidavit of Non-Use of Coercion for Labor Services Affidavit
- Conflict of Interest Affidavit

PART III CRITERIA FOR SELECTION

The proposals shall be selected using the following criteria. The City reserves the right to request an interview with the proposer.

1. Price (45 points)
2. Experience and History of Firm (20 points)
3. Personnel and Equipment (25 points)
4. Quality Assurance (5 points)
5. Responsiveness to RFP (5 points)

Proposals shall be reviewed by a selection committee using the above criteria. The scores for each proposer will be tallied by each selection committee member who will then submit their rank ordered recommendations from highest to lowest score as 1st, 2nd, 3rd, etc. The firm with the most first place standings will be considered as the most qualified. In the event that two firms tie, the firm with the highest total score will prevail.

DUNS Number _____

UEI Number _____

Florida State License Number _____

Federal Employer Identification Number 99-3220526

Bidder acknowledges receipt of the following Addendum:

No # 1 dated 4-6, ~~2020.~~ 2026
No # 2 dated 4-30, ~~2020.~~ 2026
No # _____ dated _____, 2020.

The following checklist is provided as a courtesy and may not be inclusive of all items required within this request for proposal.

One original, one copy & digital copy of RFP	YES	(NO) NO Digital
List of References	(YES)	NO
Sample Invoice	YES	(NO)
Statement of Proof liability insurance	(YES)	NO
Statement of Proof of worker's compensation insurance	YES	(NO)
Statement of Proof of automobile insurance	(YES)	NO
Statement of Municipal license & State Registration	YES	NO
Drug-Free Workplace Affidavit	(YES)	NO
Scrutinized Companies Affidavit	(YES)	NO
Public Contract Affidavit	(YES)	NO

5/6/2026
DATE

SIGNATURE OF AUTHORIZED REPRESENTATIVE

This form must be completed and returned with your proposal

Drug Free Workplace Certification

AFFIDAVIT ON DRUG FREE WORKPLACE. THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

This sworn statement is submitted to the City of Dade City by Robert Johnston GM / Michael WOS Preston (print individual's name and title) for 2026 Street Paving, 2609-5t, whose Federal Employer Identification Number (FEIN) is 99-3220526.

I understand that no person or entity shall be awarded or receive a City of Dade City contract for public improvements, procurement of goods or services (including professional services), or a City lease, franchise, concession or management agreement, or shall receive a grant of City monies unless such person or entity has submitted a written certification to the City that it will provide a drug free workplace by:

(1) providing a written statement to each employee notifying such employee that the unlawful manufacture, distribution, dispensation, possession or use of a controlled substance as defined by §893.02(4), *Florida Statutes*, as the same may be amended from time to time, in the person's or entity's workplace is prohibited specifying the actions that will be taken against employees for violation of such prohibition. Such written statement shall inform employees about:

(i) the dangers of drug abuse in the work place;
(ii) the person's or entity's policy of maintaining a drug free environment at all its workplaces, including but not limited to all locations where employees perform any task relating to any portion of such contract, business transaction or grant;
(iii) any available drug counseling, rehabilitation, and employee assistance programs; and
(iv) the penalties that may be imposed upon employees for drug abuse violations.

(2) Requiring the employee to sign a copy of such written statement to acknowledge his or her receipt of same and advice as to the specifics of such policy. Such person or entity shall retain the statements signed by its employees. Such person or entity shall also post in a prominent place at all of its workplaces a written statement of its policy containing the foregoing elements (i) through (iv).

(3) Notifying the employee in the statement required by subsection (1) that as a condition of employment the employee will:

(i) abide by the terms of the statement; and
(ii) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such a conviction.

(4) Notifying the City within ten (10) days after receiving notice under subsection (3) from an employee or otherwise receiving actual notice of such conviction.

(5) Imposing appropriate personnel action against such employee up to and including termination; or requiring such employee to satisfactorily participate in a drug abuse assistance or rehabilitation program approved for such purposes by a federal, state, or local health, law enforcement, or other appropriate agency.

(6) Making a good faith effort to continue to maintain a drug free workplace through implementation of sections (1) through (5) stated above.

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CITY OF DADE CITY IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT ANY CONTRACT OR BUSINESS TRANSACTION SHALL PROVIDE FOR SUSPENSION OF PAYMENTS, OR TERMINATION, OR BOTH, IF THE CITY DETERMINES THAT:

(1)Such person or entity has made false certification.

(2)Such person or entity violates such certification by failing to carry out the requirements of sections (1), (2), (3), (4), (5), or (6); or

(3)Such a number of employees of such person or entity have been convicted of violations occurring in the work place as to indicate that such person or entity has failed to make a good faith effort to provide a drug free work place.

_____

Signature

STATE OF FLORIDA
COUNTY OF Hillsborough

Sworn and subscribed before me this 10th **day of** May **, 2021 by**

Michael Wos

who appeared before me in person X **(check this line if appropriate) or by online notarization** _____ **(check this line if appropriate) and is personally known to me** _____ **(check this line if appropriate) OR produced the following type of identification to prove identity:**

_____

Heather Angeles-Montiel

[Print, type, or stamp commissioned name of Notary Public]

My commission expires: 03-14-2030

HEATHER ANGELES-MONTIEL
Notary Public
State of Florida
Comm# HH752967
Expires 3/14/2030

HEATHER ANGELES-MONTIEL
Notary Public
State of Florida
Comm# HH752967
Expires 3/14/2030

SWORN STATEMENT ON PUBLIC ENTITY CRIMES

SECTION 287.133(3)(a), FLORIDA STATUTES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to the City of Dade City

by Michael Wos Pres
[print individual's name and title]

for ACL Paving Inc
[print name of entity submitting sworn statement]

whose business address is:
2602 Freeland DR
Valrico Fl 33596

and (if applicable) its Federal Employer Identification Number (FEIN) is 99-3220526
(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn

statement: Michael Wos)

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or the United States, involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction or a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment of information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

a. A predecessor or successor of a person convicted of a public entity crime; or

b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a Team with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)€, Florida Statures, means any natural person or entity organized under the laws of any state or of that United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes

those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an entity.

6. Based on information and belief, the statement that I have marked below is true in relation to the entity submitting this sworn statement. **[Indicated which statement applies.]**

_____ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, not any affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ This entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ This entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. **[attach a copy of the final order]**

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

_____
Signature of Entity Submitting Sworn Statement

Sworn to and subscribed before me this 6th day of May, 2026.

Personally known

_____

or produced identification _____ Notary Public – State of Florida

_____ My commission expires 03-14-2030

_____
(type of identification)

Heather Angeles-Montiel
(Printed, typed or stamped commissioned name notary public)

HEATHER ANGELES-MONTIEL
Notary Public
State of Florida
Comm# HH752967
Expires 3/14/2030

NON-COLLUSION AFFIDAVIT

State of Florida Bid # 2609-5T

County of Pasco

I state that I am Robert Johnston Gm (Title) of ACL Paving INC (Name of my firm)

and that I am authorized to make this affidavit on behalf of my firm, and its owners, directors, and officers. I am the person responsible in my firm for the price(s) and the amount of this bid.

I state that:

1) The price(s) and amount of this bid have been arrived at independently and without consultation, communication or agreement with any other contractor, bidder or potential bidder.

2) Neither the price(s) nor the amount of this bid, and neither the approximate price(s) nor approximate amount of this bid, have been disclosed to any other firm or person who is a bidder or potential bidder and they will not be discussed before bid opening.

3) No attempt has been made or will be made to induce any firm or person to refrain from bidding on this contract, or to submit a bid higher than this bid, or to submit any intentionally high or noncompetitive bid or other form of complementary bid.

4) The bid of my firm is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive bid.

5) ACL Paving INC (Name of Firm) its affiliates, subsidiaries, officers directors and employees are not currently under investigation by any governmental agency and have not in the last four years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to bidding on any public contract, except as follows:

I state that ACL Paving INC (Name of Firm) understands and acknowledges that the above representations are material and important and will be relied on by City of Dade City (Name of Public Entity) in awarding the contract(s) for which this bid is submitted. I understand that my firm understands that any misstatement in this affidavit is and shall be treated as fraudulent concealment from City of Dade City (Name of Public Entity) of the true facts relating to the submission for this contract.

R Johnston General mnng. (Name and Company Position)

SWORN TO AND SUBSCRIBED BEFORE ME
THIS 6th DAY OF May, 2026.

Heather Angeles Montiel

My Commission Expires 03-14-2030

HEATHER ANGELES-MONTIEL
Notary Public
State of Florida
Comm# HH752967
Expires 3/14/2030

HUMAN TRAFFICKING AFFIDAVIT

In compliance with Section 787.06(13), Florida Statutes, this affidavit must be completed by an officer or representative of a nongovernmental entity that is executing, renewing, or extending a contract with the City of Dade City (the "Governmental Entity").

The undersigned, on behalf of the entity listed below (the "Nongovernmental Entity"), hereby attests under penalty of perjury as follows:

1. I am over the age of 18 and I have personal knowledge of the matters set forth herein.

2. I am an officer or representative of ACI Paving INC, a non-governmental entity and I am authorized to provide this affidavit on behalf of Nongovernmental Entity.

3. Nongovernmental Entity, and any of its subsidiaries or affiliates, do not use coercion for labor or services, as those terms are defined in Section 787.06, *Florida Statutes*, as may be amended from time to time.

4. If, at any time in the future, Nongovernmental Entity does use coercion for labor or services, Nongovernmental Entity will immediately notify Governmental Entity and no contracts may be executed, renewed, or extended between the parties.

5. I have read the foregoing affidavit and confirm that the facts stated in it are true, and are made for the benefit of, and reliance by Governmental Entity.

Company: ACI Paving INC

Authorized Signature: _____ Date: 05/06/26

Printed Name: Michael WOS

Title: _____

STATE OF Florida
COUNTY OF Hillsborough
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th day of May, 2026, by Michael WOS, as _____ on behalf of the company/corporation. They ☒ are personally known to me or ☐ have produced _____ as identification.

Heather Angeles-M
Notary Public Signature

(Affix Notary Stamp or Seal)

HEATHER ANGELES-MONTIEL
Notary Public
State of Florida
Comm# HH752967
Expires 3/14/2030

Print, Type or Stamp Name of Notary: Heather Angeles-Montiel
My commission expires: 03-14-2030

CONFLICT OF INTEREST AFFIDAVIT

By the signature below, the Proposer, and its employees, officers and/or agents, certifies, and hereby discloses, that, to the best of its knowledge and belief, all relevant facts, concerning past, present or currently planned interest or activity (financial, contractual, organizational or otherwise) which relates to the proposed work and bears on whether the Proposer and/or any of its employees, officers and/or agents, has a possible conflict, have been fully disclosed.

Additionally, the Proposer and its employees, officers and/or agents, agree to immediately notify in writing the City of Mount Dora Purchasing Office, if any actual or potential conflict of interest arises during the solicitation process.

ACL Paving
Company

2602 Freeland Dr
Address

Authorized Signature

Valrico FL 33596
City, State, Zip Code

Michael Wos Pres.
Printed Name & Title

813-566-7283
Telephone No.

ACLPaving@Yahoo.com
Email

Fax No.

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization of _____, as _____, of _____, who personally swore or affirmed that he/she is authorized to execute this Agreement and thereby bind the Firm, and who is personally known to me or who produced _____ as identification, and who did/did not take an oath this 10th day of May, 2024.

(stamp)

Heather Angeles-M.
NOTARY PUBLIC

HEATHER ANGELES-MONTIEL
Notary Public
State of Florida
Comm# HH752967
Expires 3/14/2030

DATE AND ATTACH TO ORIGINAL BOND

AUTO-OWNERS INSURANCE COMPANY

LANSING, MICHIGAN

POWER OF ATTORNEY

NO. BD163788

KNOW ALL MEN BY THESE PRESENTS: That the AUTO-OWNERS INSURANCE COMPANY AT LANSING, MICHIGAN, a Michigan Corporation, having its principal office at Lansing, County of Eaton, State of Michigan, adopted the following Resolution by the directors of the Company on January 27, 1971, to wit:

"RESOLVED, That the President or any Vice President or Secretary or Assistant Secretary of the Company shall have the power and authority to appoint Attorneys-in-fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity, and other writings obligatory in the nature thereof. Signatures of officers and seal of Company imprinted on such powers of attorney by facsimile shall have same force and effect as if manually affixed. Said officers may at any time remove and revoke the authority of any such appointee."

Does hereby constitute and appoint Teresa E. Gibson

its true and lawful attorney(s)-in-fact, to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof, and the execution of such instrument(s) shall be as binding upon the AUTO-OWNERS INSURANCE COMPANY AT LANSING, MICHIGAN as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal office.

IN WITNESS WHEREOF, the AUTO-OWNERS INSURANCE COMPANY AT LANSING, MICHIGAN, has caused this to be signed by its authorized officer this 22nd day of December, 2023.

Brandi Holly — Senior Vice President

STATE OF MICHIGAN } ss.
COUNTY OF EATON }

On this 22nd day of December, 2023, before me personally came Brandi Holly, to me known, who being duly sworn, did depose and say that they are Brandi Holly, Senior Vice President of AUTO-OWNERS INSURANCE COMPANY, the corporation described in and which executed the above instrument, that they know the seal of said corporation, that the seal affixed to said instrument is such Corporate Seal, and that they received said instrument on behalf of the corporation by authority of their office pursuant to a Resolution of the Board of Directors of said corporation.

JEFFREY P MANY NOTARY PUBLIC COUNTY OF INGHAM My Commission Expires January 26th, 2029 Acting in the County of _____ STATE OF MICHIGAN

My commission expires January 26th, 2029.

Jeffrey P. Many — Notary Public

STATE OF MICHIGAN } ss.
COUNTY OF EATON }

I, the undersigned First Vice President, Secretary and General Counsel of AUTO-OWNERS INSURANCE COMPANY, do hereby certify that the authority to issue a power of attorney as outlined in the above board of directors resolution remains in full force and effect as written and has not been revoked and the resolution as set forth is now in force.

Signed and sealed at Lansing, Michigan. Dated this 6th day of May, 2026.

AUTO-OWNERS INSURANCE CORPORATE SEAL LANSING, MICHIGAN

William F. Woodbury, First Vice President, Secretary and General Counsel

Auto-Owners INSURANCE

LIFE • HOME • CAR • BUSINESS

BOND NUMBER: BD163788

BID BOND

KNOW ALL MEN BY THESE PRESENTS:
That we, ACL PAVING, INC. 2602 FREELAND DR VALRICO, FL 33596-7700 as Principal, hereinafter called the Principal, and Auto-Owners Insurance Company as Surety, hereinafter called the Surety, are held and firmly bound unto CITY OF DADE CITY PO BOX 13055, DADE CITY FL 33526-1355 as Obligee, hereinafter called the Obligee, in the penal sum of Five percent of bid dollars (5% of attached bid) for the payment of which the Principal and the Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that WHEREAS, the Principal has submitted or is about to submit a proposal to the Obligee on a contract for STREET RESURFACING

NOW, THEREFORE, if the said contract be timely awarded to the Principal and the Principal shall, within such time as may be specified, enter into the contract in writing, and give bond, if bond is required, with surety acceptable to the Obligee for the faithful performance of the said contract, then this obligation shall be void; otherwise to remain in full force and effect.

SIGNED AND SEALED this 6TH day of MAY, 2026.

ACL PAVING, INC.
Principal

_____
Witness

By _____

AUTO-OWNERS INSURANCE CORPORATE SEAL LANSING, MICHIGAN

Auto-Owners Insurance Company
Surety

Susan E. Theisen
Susan E. Theisen
Witness

By Teresa E. Gibson
Teresa E. Gibson
Attorney-in-Fact

29392 (01-18)

Auto-Owners Insurance
Life Home Car Business

Bond Number BD163788

ACKNOWLEDGEMENT BY SURETY

STATE OF MICHIGAN

County of Eaton

On this 6TH day of MAY, 2026, before me personally appeared Teresa E. Gibson, known to me to be the Attorney-in-Fact of Auto-Owners Insurance Company, the corporation that executed the within instrument, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the aforesaid County, the day and year in this certificate first above written.

JEFFREY P MANY
NOTARY PUBLIC
COUNTY OF INGHAM
My Commission Expires
January 26th, 2029
Acting in the
County of
STATE OF MICHIGAN

Jeffrey P. Many

Jeffrey P. Many
Notary Public in the State of Michigan
County of Ingham

JEFFREY P MANY
NOTARY PUBLIC-STATE OF MICHIGAN
COUNTY INGHAM
My Commission Expires Jan 26, 2029
Acting in the County of

Print Date: 05/06/2026 Print Time: 07:21:56 PM

ADDENDUM NO.2
CITY OF DADE CITY
2026 Street Paving Project
City Project #: 2609-ST
DATE: April 30, 2026

To All Proposers: This addendum is issued to modify the previously issued documents and/or given for information purposes and is hereby made a part of the bid documents. Bidders are reminded to acknowledge receipt of this addendum, and all other addenda issued during bidding, on the bid form prior to submittal.

CLAIRFICATION:

1) N/A

RESPONSE TO QUESTIONS:

1.) I know the bid is due on May 7th, but is there a bid opening Microsoft teams' meeting link?

Answer: This is an onsite bid opening.

2.) Are there any plans or quantities available that the city can provide?

Answer: No

3.) What is the engineered estimate for this project?

Answer: None

4.) The existing asphalt gutter drains are not able to be milled with a milling machine. Is the expectation to remove them and rebuild them, matching existing grades?

Answer: Remove them and rebuild them.

5.) Please provide specific limits for the milling and resurfacing at MLK/12th Street Intersection. It is unclear as to where the work starts and stops.

Answer: **The end of 12th street needs to match at MLK. Intersection only.**

6.) Please provide specific limits for the milling and resurfacing at 10th St/McMinn Intersection. It is unclear as to where the work starts and stops.

Answer: **Rework to smooth the transition from pavers to asphalt at intersection only.**

7.) Please provide specific limits for the milling and resurfacing on Tuskeegee. It is unclear as to where the work starts and stops. Additionally, Is the milling and paving around and between the railroad tracks to be included?

Answer: **Work starts east of tracks to recently paved road on Tuskeegee.**

8.) Will the City be able to physically mark the limits of these areas prior to bid date?

Answer: **No**

9.) Will railroad insurance be required for the work on Tuskeegee?

Answer: **No**

10.) Will a Railroad flagger be required for Tuskeegee, if so, who is responsible for the cost of such?

Answer: **No**

11.) Are brick sections of roadway to be skipped and not be included?

Answer: **Yes**

12.) What do we do if we hit bricks while milling? Do we mill to the top of bricks?

Answer: **We recommend you do test sites on depths prior to paving. Do not mill over pavers.**

13.) Does the City want any cross slopes corrected to 2%? Or do we match existing grades?

Answer: **Match existing.**

14.) On Oak Court, do we cover up the millings in the culdesac?

Answer: **Yes**

15.) Do we need survey & as-builts for this project?

Answer: No

16.) Is the Tuskeegee Ave scope from Railroad Ave to the actual Railroad? Or all the way to US 98?

Answer: Work starts east of tracks to recently paved road on Tuskeegee.

17.) Clarification of quantities and more precise location information is necessary to establish a level playing field for all bidders.

Answer: Please review bid details and drawing. I have attached a PDF to the bid listing so you can get details or zoom into information needed.

Reminder:

Proposals must be submitted no later than 2:00 PM on May 7, 2026

ADDENDUM NO.1
CITY OF DADE CITY
2026 Street Paving Project
City Project #: 2609-ST
DATE: April 6, 2026

To All Proposers: This addendum is issued to modify the previously issued documents and/or given for information purposes and is hereby made a part of the bid documents. Bidders are reminded to acknowledge receipt of this addendum, and all other addenda issued during bidding, on the bid form prior to submittal.

CLAIRFICATION:

1) N/A

RESPONSE TO QUESTIONS:

1.) The Pineapple Avenue has pavers from 7th to approximately 8th Street, and that area is included in the scope of work boundaries. Are we milling and paving only the asphalt portions and leaving the pavers as is?

Answer: You will only pave the asphalt portions.

2.) The existing pavement on some listed streets appears severely distressed and may lack a full 1.5-inch asphalt section in all areas. If milling to 1.5 inches exposes base rock or causes pavement edge/base failure, how will those areas be handled and paid for?

Answer: Your bid should cover these areas.

3.) Is there a separate pay item or contingency for base repair, patching, or leveling required to restore a suitable surface prior to resurfacing?

Answer: No

4.) Page 15 of the Bidding Documents (2.8 Required Forms) states that a signed and completed bid form is to be included in the proposal.

Answer: This will be provided by the bidder.

5.) Does the city have Core data or know the existing pavement thicknesses for each street?

Answer: **No**

Reminder:

Proposals must be submitted no later than 2:00 PM on May 7, 2026

AGENDA MEMO
City Commission

To: Honorable Mayor and Members of the City Commission

From: Marieke vanErven, City Manager

Through: Peter Altman, Finance Officer

Re: Ordinance 2026-14: AN ORDINANCE BY THE CITY OF DADE CITY, FLORIDA, ADOPTED PURSUANT TO SECTION 125.01(1)(q), FLORIDA STATUTES, CONSENTING TO THE INCLUSION OF THE CITY OF DADE CITY, FLORIDA, WITHIN THE COUNTY-WIDE PARKS, RECREATION, AND NATURAL RESOURCES MUNICIPAL SERVICE TAXING UNIT, AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, AND THEREAFTER AMENDED; PROVIDING FOR THE CITY TO BE INCLUDED WITHIN SAID MUNICIPAL SERVICE TAXING UNIT FOR A SPECIFIED TERM OF YEARS; PROVIDING FOR SEVERABILITY, AND EFFECTIVE DATE.

Date: June 23, 2026

RECOMMENDED ACTION

Staff recommends review, discussion, and initial decision on first reading on Ordinance 2026-14 consenting to the inclusion of the City of Dade City within Pasco County's Parks, Recreation, and Natural Resources Municipal Services Taxing Unit (MSTU).

BACKGROUND SUMMARY/ANALYSIS

Pasco County is planning to activate their parks MSTU in their fiscal year 2027 budget. The proposed action would include the millage rate range between 0.4686 - 0.5048. The net result of the millage is being proposed to have no or negligible effect on the County's overall property tax to the citizens. The stated purpose of the MSTU is to separate the operations and capital activities of the Parks & Recreation Services Department from the other County operations. The document prepared by the County shows that this action would possibly push the City's cumulative millage rate (including the County's Fire and Recreation MSTU proposed millage rates) to 9.5 mills, depending on the budget outcome of the County.

The City does not have a Parks & Recreation Department and as such has relied on the County's recreation staff to provide programing and supervision at the Naomi Jones facilities. Continued services from the County would be at risk if the City fails to participate in the funding of local and county wide recreational facilities. In the upcoming budget and for future years, holding the millage rate steady or reducing it will be critical to the budget process.

The City Commission has expressed concern regarding the State Charter Amendment on the November ballot that would reduce ad valorem revenue from homesteaded residential properties. While the outcome of the ballot question is unknown, alternative revenue options such as non-ad valorum special assessments would likely play a more prominent role in the City's budget going forward. In addition, the recent growth of commercial development and annexation in the City will help to increase taxable real property and increase sales tax revenue.

ATTACHMENTS

Ordinance 2026-14 County MSTU

FUNDING

No funding from the City is required resulting from this action.

BY THE CITY COMMISSION OF THE CITY OF DADE CITY
ORDINANCE NO. 2026-14

AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA, CONSENTING TO THE INCLUSION OF ALL OF THE INCORPORATED AREA OF THE CITY OF DADE CITY, FLORIDA, WITHIN THE PASCO COUNTY PARKS, RECREATION, AND NATURAL RESOURCES MUNICIPAL SERVICE TAXING UNIT; PROVIDING FOR ANNUAL RENEWAL OF SUCH CONSENT FOR A PERIOD OF TEN YEARS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 125.01(1)(q) and (r), *Florida Statutes*, authorizes counties to establish municipal service taxing units whereby a county may levy a tax within the county to cover the cost of certain municipal services, including the provision of recreation services and facilities; and

WHEREAS, on June 4, 2024, the Pasco County Board of County Commissioners (the "BOCC") adopted Pasco County Ordinance No. 24-26, as codified in the Pasco County Code of Ordinances under Chapter 102, Article VIII, creating the Parks, Recreation, and Natural Resources Municipal Service Taxing Unit ("Parks MSTU"), the boundaries of which includes all unincorporated areas of Pasco County, Florida; and

WHEREAS, pursuant to Pasco County Code Sec. 102-453, revenues derived from ad valorem taxes levied within the MSTU shall be used for the provision of all the Parks, Recreation, and Natural Resources Department's operations, programs, and functions; and

WHEREAS, under Section 125.01(1)(q), *Florida Statutes*, the boundaries of a municipal service taxing unit may include all or part of the boundaries of a municipality if the affected municipality consents by ordinance to be included therein; and

WHEREAS, Pasco County has expressed interest in including the City of Dade City within the boundaries of the Parks MSTU, subject to the adoption of an ordinance of consent by the City Commission of the City of Dade City (the "City Commission"); and

WHEREAS, the City Commission has determined that the inclusion of the incorporated area of the City of Dade City within such municipal service taxing unit by Pasco County for the purpose of providing recreation services and facilities is in the best interest of the citizens and property owners within the incorporated area of the City.

NOW THEREFORE, BE IT ORDAINED by the City Commission of the City of Dade City, Florida, as follows:

SECTION 1. Recitals. The above recitals are hereby adopted as the legislative findings of the City Commission.

SECTION 2. Intent, Purpose, and Consent. It is the intent, purpose, and effect of this Ordinance to comply with the provisions of Section 125.01(1)(q), *Florida Statutes*. The City

Commission hereby consents to the inclusion of all territory within the incorporated municipal boundaries of the City of Dade City, as may be amended from time to time, within the Parks MSTU, which was established pursuant to enabling legislation adopted by the Board of County Commissioners of Pasco County. The purpose of this Ordinance is to authorize the City's inclusion in the Parks MSTU in order to enable Pasco County to fund the provision of recreation services and facilities within the territorial limits of the City for the benefit of the Dade City residents. The City Commission finds that the provision of recreation services and facilities serves an essential municipal purpose.

SECTION 3. Duration and Annual Renewal; Procedure for Withdrawal of Consent. Request and consent of the City Commission given to Pasco County by this Ordinance shall be deemed given in advance for a term of ten (10) years, beginning December 31, 2026, through December 31, 2036, unless such request and consent is subsequently withdrawn as provided herein. The City may only withdraw such consent for any subsequent fiscal year by adopting an ordinance withdrawing its consent and providing a certified copy of such ordinance to the Pasco County Administrator, or the Administrator's designee, prior to May 1st proceeding the fiscal year for which consent is being withdrawn.

SECTION 4. Severability. The provisions of this Ordinance are severable and if any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or application hereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion or application shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 5. Conflicts. All ordinances or parts thereof in conflict herewith are, to the extent of such conflict, repealed.

SECTION 6. Effective Date. This Ordinance shall take effect immediately upon final adoption by the City Commission of the City of Dade City, Florida.

FIRST READING _____

SECOND READING_____

PASSED AND ADOPTED this _____ day of _____ 2026.

_____
Scott Black, Mayor

ATTEST:

_____
Angelia Guy, City Clerk

Approved as to form:

_____
Patrick Brackins, City Attorney

AGENDA MEMO
City Commission

To: Honorable Mayor and Members of the City Commission

From: Marieke vanErven, City Manager

Through: Peter Altman, Finance Officer

Re: Ordinance 2026-14: AN ORDINANCE BY THE CITY OF DADE CITY, FLORIDA, ADOPTED PURSUANT TO SECTION 125.01(1)(q), FLORIDA STATUTES, CONSENTING TO THE INCLUSION OF THE CITY OF DADE CITY, FLORIDA, WITHIN THE COUNTY-WIDE PARKS, RECREATION, AND NATURAL RESOURCES MUNICIPAL SERVICE TAXING UNIT, AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, AND THEREAFTER AMENDED; PROVIDING FOR THE CITY TO BE INCLUDED WITHIN SAID MUNICIPAL SERVICE TAXING UNIT FOR A SPECIFIED TERM OF YEARS; PROVIDING FOR SEVERABILITY, AND EFFECTIVE DATE.

Date: June 23, 2026

RECOMMENDED ACTION

Staff recommends review, discussion, and initial decision on first reading on Ordinance 2026-14 consenting to the inclusion of the City of Dade City within Pasco County's Parks, Recreation, and Natural Resources Municipal Services Taxing Unit (MSTU).

BACKGROUND SUMMARY/ANALYSIS

Pasco County is planning to activate their parks MSTU in their fiscal year 2027 budget. The proposed action would include the millage rate range between 0.4686 - 0.5048. The net result of the millage is being proposed to have no or negligible effect on the County's overall property tax to the citizens. The stated purpose of the MSTU is to separate the operations and capital activities of the Parks & Recreation Services Department from the other County operations. The document prepared by the County shows that this action would possibly push the City's cumulative millage rate (including the County's Fire and Recreation MSTU proposed millage rates) to 9.5 mills, depending on the budget outcome of the County.

The City does not have a Parks & Recreation Department and as such has relied on the County's recreation staff to provide programing and supervision at the Naomi Jones facilities. Continued services from the County would be at risk if the City fails to participate in the funding of local and county wide recreational facilities. In the upcoming budget and for future years, holding the millage rate steady or reducing it will be critical to the budget process.

The City Commission has expressed concern regarding the State Charter Amendment on the November ballot that would reduce ad valorem revenue from homesteaded residential properties. While the outcome of the ballot question is unknown, alternative revenue options such as non-ad valorum special assessments would likely play a more prominent role in the City's budget going forward. In addition, the recent growth of commercial development and annexation in the City will help to increase taxable real property and increase sales tax revenue.

ATTACHMENTS

Ordinance 2026-14 County MSTU

FUNDING

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BY THE CITY COMMISSION OF THE CITY OF DADE CITY
ORDINANCE NO. 2026-14

AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA, CONSENTING TO THE INCLUSION OF ALL OF THE INCORPORATED AREA OF THE CITY OF DADE CITY, FLORIDA, WITHIN THE PASCO COUNTY PARKS, RECREATION, AND NATURAL RESOURCES MUNICIPAL SERVICE TAXING UNIT; PROVIDING FOR ANNUAL RENEWAL OF SUCH CONSENT FOR A PERIOD OF TEN YEARS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 125.01(1)(q) and (r), *Florida Statutes*, authorizes counties to establish municipal service taxing units whereby a county may levy a tax within the county to cover the cost of certain municipal services, including the provision of recreation services and facilities; and

WHEREAS, on June 4, 2024, the Pasco County Board of County Commissioners (the "BOCC") adopted Pasco County Ordinance No. 24-26, as codified in the Pasco County Code of Ordinances under Chapter 102, Article VIII, creating the Parks, Recreation, and Natural Resources Municipal Service Taxing Unit ("Parks MSTU"), the boundaries of which includes all unincorporated areas of Pasco County, Florida; and

WHEREAS, pursuant to Pasco County Code Sec. 102-453, revenues derived from ad valorem taxes levied within the MSTU shall be used for the provision of all the Parks, Recreation, and Natural Resources Department's operations, programs, and functions; and

WHEREAS, under Section 125.01(1)(q), *Florida Statutes*, the boundaries of a municipal service taxing unit may include all or part of the boundaries of a municipality if the affected municipality consents by ordinance to be included therein; and

WHEREAS, Pasco County has expressed interest in including the City of Dade City within the boundaries of the Parks MSTU, subject to the adoption of an ordinance of consent by the City Commission of the City of Dade City (the "City Commission"); and

WHEREAS, the City Commission has determined that the inclusion of the incorporated area of the City of Dade City within such municipal service taxing unit by Pasco County for the purpose of providing recreation services and facilities is in the best interest of the citizens and property owners within the incorporated area of the City.

NOW THEREFORE, BE IT ORDAINED by the City Commission of the City of Dade City, Florida, as follows:

SECTION 1. Recitals. The above recitals are hereby adopted as the legislative findings of the City Commission.

SECTION 2. Intent, Purpose, and Consent. It is the intent, purpose, and effect of this Ordinance to comply with the provisions of Section 125.01(1)(q), *Florida Statutes*. The City

Commission hereby consents to the inclusion of all territory within the incorporated municipal boundaries of the City of Dade City, as may be amended from time to time, within the Parks MSTU, which was established pursuant to enabling legislation adopted by the Board of County Commissioners of Pasco County. The purpose of this Ordinance is to authorize the City's inclusion in the Parks MSTU in order to enable Pasco County to fund the provision of recreation services and facilities within the territorial limits of the City for the benefit of the Dade City residents. The City Commission finds that the provision of recreation services and facilities serves an essential municipal purpose.

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SECTION 4. Severability. The provisions of this Ordinance are severable and if any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or application hereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion or application shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 5. Conflicts. All ordinances or parts thereof in conflict herewith are, to the extent of such conflict, repealed.

SECTION 6. Effective Date. This Ordinance shall take effect immediately upon final adoption by the City Commission of the City of Dade City, Florida.

FIRST READING _____

SECOND READING_____

PASSED AND ADOPTED this _____ day of _____ 2026.

_____
Scott Black, Mayor

ATTEST:

_____
Angelia Guy, City Clerk

Approved as to form:

_____
Patrick Brackins, City Attorney

AGENDA MEMO
City Commission

To: Honorable Mayor and Members of the City Commission

From: Marieke vanErven, City Manager

Through: Catherine Ralston, Community & Economic Development Director

Re: ORDINANCE 2026-12 Legislative

AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA, CREATING A CENTRAL BUSINESS DISTRICT OVERLAY DISTRICT; ESTABLISHING CBD-1, CBD-2, AND CBD-3 SUBDISTRICTS WITHIN THE CENTRAL BUSINESS DISTRICT; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR APPLICABILITY, BOUNDARIES, USE REGULATIONS, AND DEVELOPMENT CRITERIA; PROVIDING FOR CONSISTENCY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR CODIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

Date: June 23, 2026

RECOMMENDED ACTION

Approve Ordinance 2026-12 creating the Central Business District Overlay District establishing land use regulations for the Downtown area.

BACKGROUND SUMMARY/ANALYSIS

In 2014, the City of Dade City adopted the current Land Use Regulations for the City. These regulations established the development standards for all of the current zoning regulations that govern throughout the city, including the Central Business District. Since the time of adoption of these regulations the Downtown area has been governed by six different zoning regulations: Central Business District (CBD), General Commercial (CG), Residential-Institution-Office (RIO), Residential General – 1 (RG-1), Suburban Residential –1 (RS-1) and Suburban Residential – 2 (RS-2). Ordinance 2026-11 proposes to rezone the entire Downtown area to Central Business District. This change will help eliminate some of the many inconsistencies of uses and development standards that are impacting the downtown area and the potential redevelopment of key sites.

The proposed Ordinance 2026-12 creates a Central Business District (CBD) overlay district that establishes three sets of regulations to govern the downtown area: CBD1, CBD2 and CBD 3.

The Planning Board held a public hearing at the June 3, 202, meeting and voted 5-1 to recommend approval of the proposed CBD Overlay district, with an amendment to the street setbacks for buildings over two stories in height, that the third and fourth floors be setback an additional five feet each in a stair step fashion.

Overlay Districts Intent

The CBD - 1 Downtown Core District is the economic and civic heart of Dade City. This zone is designated to support the highest concentration of commercial, professional, and live-work activity while maintaining the historic character of the district. It emphasizes walkability, active ground floor uses, and a dense, mixed-use environment. All uses permitted in the Central Business District shall contribute to the vibrancy of the Plan Area. Restaurants, services and retail uses shall help promote the Core as a "specialty" retail and activity center, providing high-end, unique yet quality goods and services. As a "specialty" retail and activity center, the Core is not appropriate for discount retail uses. In order to ensure that Downtown is the most densely developed part of the City, and in order to sustain a high level of pedestrian and retail activity, mixed-use buildings are required for all parcels fronting Seventh Street and encouraged throughout the Downtown Core.

The Central Business District 2 (CBD 2) – Downtown Gateway District serves as a transitional area connecting surrounding neighborhoods to the Core. This zone emphasizes smaller scale retail and service businesses, mixed with residential uses, creating a welcoming, pedestrian friendly entry into the historic downtown. All uses permitted in the Gateway Plan Areas shall support the revitalization of the Downtown Core, by providing uses that are compatible with, but do not compete with, the goods and services provided in the Downtown Core. In the core area, projects can include residential uses on the ground floor in addition to retail ground floor uses.

The Central Business District 3 (CBD 3) – Downtown Neighborhood District is intended primarily for residential uses and supports the continuation of a livable, small town atmosphere. This zone preserves historic homes, encourages compatible infill housing, and provides a quiet, walkable environment while maintaining proximity to downtown amenities. All uses permitted in the Downtown Neighborhood Plan Areas shall be supportive of the existing residential neighborhoods and compatible with the historic character of these areas. All new buildings shall maintain compatibility with the historic character of the neighborhoods existing, historic residential buildings. While some small neighborhood serving retail and service uses are permitted, the primary use of this zone is single-family residential uses.

Development Standards

One of the major adjustments proposed in the overlay district is the creation of updated development standards for all three overlay districts. Current land use regulations require the following development standards for the Central Business District.

DISTRICT AND USE	LOTS		MINIMUM YARDS AND SETBACKS		
	Min. Area (Sq Ft)	Min. Width (Ft)	Front Yard (Ft)	Side Yard (Ft)	Rear Yard (Ft)
CBD					
Multi-family	None	None	25	18 combined, no side less than 7	10, except when adjacent to RIO, RS or RG district, then 20
All other uses	None	None	None	None	None

In addition to the Central Business District, a large portion of the downtown commercial area is also subject to the General Commercial standards.

DISTRICT AND USE	LOTS		MINIMUM YARDS AND SETBACKS		
	Min. Area (Sq Ft)	Min. Width (Ft)	Front Yard (Ft)	Side Yard (Ft)	Rear Yard (Ft)
CG					
All uses	None	None	25	None	20

While the previous CBD standards encouraged traditional downtown commercial development, the CG standards did not due to the large, required setbacks in the front and rear yards.

CBD1 – Core Area Development Standards

Under the proposed overlay district, new buildings in the core are required to have at least 70% of the building face built at the property line/sidewalk. This is to ensure the walkability of downtown is maintained by avoiding large breaks. The side yard setbacks are also a zero setback which is consistent with traditional downtown development. All new buildings must be at least 2 stories tall and can be built up to four stories or 60 feet which is what is currently allowed under the existing CDB standards.

CBD2 – Gateway Area Development Standards

Commercial uses in the Gateway district must be built within twenty (20) feet of the property line and can be built right on the property line. Residential uses on the ground floor must have a minimum fifteen-foot setback from the sidewalk. This setback it to allow for some private ground floor space for entry ways, patios, etc so the front doors of the units do not open right onto the public right-of-way. Side setbacks are set at five feet for the ground floor and five additional feet for each floor over the first floor. The side setbacks can be stepped back in a stair pattern to achieve the requirement. There are no side yard setback requirements for properties fronting onto 7thStreet.

CBD3 – Neighborhood Area Development Standards

In the Neighborhood area, new residential uses must be setback fifteen (15) feet from the property line, however porches, patios, trellises and other architectural features can project into that space by six feet. The side yard setbacks are five feet and twenty feet for the rear yard. Because this area is traditionally developed with single family homes, these regulations are meant to encourage new development in the downtown area that promotes walkability while preserving the historic nature of the neighborhood.

Open Space Requirements

The new overlay districts require that all new development over a certain size provides for open space to be incorporated into the project. For residential developments, the projects are required to provide both private open space through the incorporation of porches, balconies and patios and public open space through the creation of plazas, gathering spaces, recreation spaces, etc. Commercial development has standards for public open space that can either be created on site within the development or the creation of a new public space or a refurbished existing open space area that would include new amenities for public use.

Parking Standards

Under the current CBD parking standards, no new parking is required to new development. Staff is proposing new parking standards in the overlay district that does require new parking for commercial development as well as for residential development. The new standards provide a two-tier system. For those property owners that do not wish to have their parking lots open for public use after normal business hours, a minimum of one parking space per 300 square feet of space is required. If a property owner is willing to allow for the lot to be used after the hours, then parking can pe provided at a reduced rate of one per 400 square feet.

Residential development must provide at least 2 parking spaces for each unit unless it is a one-bedroom unit, then parking can be reduced to a single space for that unit. Residential projects also must provide guest parking on-site.

Sign Standards

The overlay district regulations also include updated sign regulations for signage in all three of the new areas. The proposed signs are consistent with traditional downtown development and include such things as projecting signs, wall signs, window signs, etc. The regulations also include prohibited signs that are not downtown friendly such as the snipe signs, the waving flags and inflatables.

ATTACHMENTS

Attachment A - Ordinance 2026-12 Dade City CBD Overlay District

Attachment B - Proposed Overlay District Standards

Attachment C - Affidavit of Publishing

Attachment D - Business Impact Estimate Ordinance 2026-12

FUNDING

No funding is needed for this item.

BY THE CITY COMMISSION
ORDINANCE NO. 2026-12

AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA, CREATING A CENTRAL BUSINESS DISTRICT OVERLAY DISTRICT; ESTABLISHING CBD-1, CBD-2, AND CBD-3 SUBDISTRICTS WITHIN THE CENTRAL BUSINESS DISTRICT; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR APPLICABILITY, BOUNDARIES, USE REGULATIONS, AND DEVELOPMENT CRITERIA; PROVIDING FOR CONSISTENCY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR CODIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of Dade City, Florida (the "City"), pursuant to Section 166.041, Florida Statutes, has the authority to regulate land use and zoning within its municipal boundaries; and

WHEREAS, the City Commission of the Dade City recognizes the historic, economic, and cultural importance of the downtown and central business district as the civic and commercial heart of the community; and

WHEREAS, the City desires to promote reinvestment, economic vitality, walkability, historic preservation, mixed-use development, and context-sensitive redevelopment within the downtown area; and

WHEREAS, the City Commission finds that creation of a Central Business District Overlay District will encourage coordinated land use patterns, architectural compatibility, pedestrian-oriented design, and appropriate transitions between commercial, residential, civic, and mixed-use areas; and

WHEREAS, the City Commission further finds that distinct subdistricts within the downtown area are necessary to recognize differing development patterns, historic character, intensity of use, and redevelopment opportunities; and

WHEREAS, the City Commission desires to establish three downtown overlay classifications identified as CBD-1, CBD-2, and CBD-3 in order to provide tailored development standards and land use regulations for specific areas of the downtown district; and

WHEREAS, Central Business District 1 (CBD 1) – Downtown Core District is the economic and civic heart of Dade City. This zone is designated to support the highest concentration of commercial, professional, and live-work activity while maintaining the historic character of the district. It emphasizes walkability, active ground floor uses, and a dense, mixed-use environment; and

WHEREAS, Central Business District 2 (CBD 2) – Downtown Gateway District serves as a transitional area connecting surrounding neighborhoods to the Core. This zone emphasizes smaller scale

retail and service businesses, mixed with residential uses, creating a welcoming, pedestrian friendly entry into the historic downtown; and

WHEREAS, Central Business District 3 (CBD 3) – Downtown Neighborhood District is intended primarily for residential uses and supports the continuation of a livable, small town atmosphere. This zone preserves historic homes, encourages compatible infill housing, and provides a quiet, walkable environment while maintaining proximity to downtown amenities; and

WHEREAS, the City Commission finds that the establishment of the Central Business District Overlay District and associated subdistricts promotes the public health, safety, welfare, economic prosperity, and aesthetic character of the City; and

WHEREAS, the proposed ordinance is consistent with the adopted Comprehensive Plan of the Dade City and furthers the goals, objectives, and policies relating to downtown revitalization, economic development, mobility, historic preservation, and land use compatibility; and

WHEREAS, the Dade City Planning Board held a public hearing with all required public notice on June 3, 2026, for the purpose of providing recommendations to the City Commission with regard to this Ordinance and recommended that the Commission adopt the creation of the Central Business District Overlay as set forth herein in **Exhibit "A"** attached hereto; and

WHEREAS, the City of Dade City finds that the creation of the Central Business District Overlay, as set forth herein, are consistent with all applicable policies of the City's Comprehensive Plan; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AS FOLLOWS:

Section 1. The findings set forth in the recitals above are adopted and fully incorporated herein by reference.

Section 2. The City of Dade City hereby establishes the Central Business District Overlay District, hereinafter referred to as the CBD Overlay District, is hereby created as provided in attached **Exhibit A**.

Section 3. Conflicts. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. Codification. The provisions of this Ordinance and the establishment of the CBD Overlay District, as set forth in Exhibit A, shall be codified as Appendix A of the Land Use Development Regulations. The sections, divisions, and provisions of this Ordinance may be renumbered or re-lettered as deemed appropriate by the codifier.

Section 5. **Scrivener's Errors.** Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, in consultation with the City Attorney and City Clerk, may be corrected with the endorsement of the City Manager, or designee, without the need for a public hearing.

Section 6. Savings Clause. All prior actions of the City pertaining to the City of Dade City Land Development Regulations and relating to technical codes are hereby ratified and affirmed consistent with the provisions of this Ordinance.

Section 7. Severability. Should any word, phrase, sentence, subsection, or section be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then that word, phrase, sentence, subsection, or section so held shall be severed from this Ordinance and all other words, phrases, sentences, subsections, or sections shall remain in full force and effect.

Section 8. Effective Date. This Ordinance shall become effective immediately upon its passage and adoption.

SIGNATURES ON NEXT PAGE

PASSED AND ADOPTED this ____ day of _____, 2026.

FIRST READING: _____
SECOND READING: _____

_____
Scott Black, MAYOR

ATTEST:

_____
Angelia Guy, CITY CLERK

Approved as to form:

_____
Patrick Brackins, CITY ATTORNEY

Exhibit A

Central Business District – Downtown Overlay file

CITY OF DADE CITY

"Proud Heritage, Promising Future"

2026 Plan

Central Business District - Downtown Overlay

1

Central Business District Overlay

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Central Business District Overlay

1. Purpose

The purpose of the Central Business District Overlay is to promote the revitalization, preservation, and economic development of the historic center of the City of Dade City as the community's primary civic, cultural, and commercial focal point. The district is intended to function as a pedestrian-oriented, mixed-use district that serves residents, businesses, and visitors while maintaining the historic character and small-town identity that define Downtown Dade City. The area supports a compatible mix of retail, restaurant, office, residential, civic, and cultural uses that contribute to an active and economically sustainable downtown environment, with an emphasis on locally oriented businesses, specialty retail, dining, and professional services that complement the historic setting. Big box retail and auto oriented uses are discouraged in order to preserve the pedestrian scale and character of the district. Development and redevelopment within the Central Business District should reinforce traditional development patterns, encourage active ground floor uses, support walkability through context sensitive design and streetscape improvements, and promote the preservation and adaptive reuse of historic structures. Consistent with community redevelopment objectives, the City supports efforts to address blighting conditions, encourage reinvestment, and enhance the appearance and functionality of the district through façade improvement programs, building rehabilitation, strategic infill development, and the use of economic incentives and public private partnerships, collectively strengthening Downtown Dade City as the City's historic and economic heart and a vibrant destination for residents, businesses, and visitors.

Central Business District 1 (CBD 1) – Downtown Core District

The Downtown Core is the economic and civic heart of Dade City. This zone is designated to support the highest concentration of commercial, professional, and live-work activity while maintaining the historic character of the district. It emphasizes walkability, active ground floor uses, and a dense, mixed use environment.

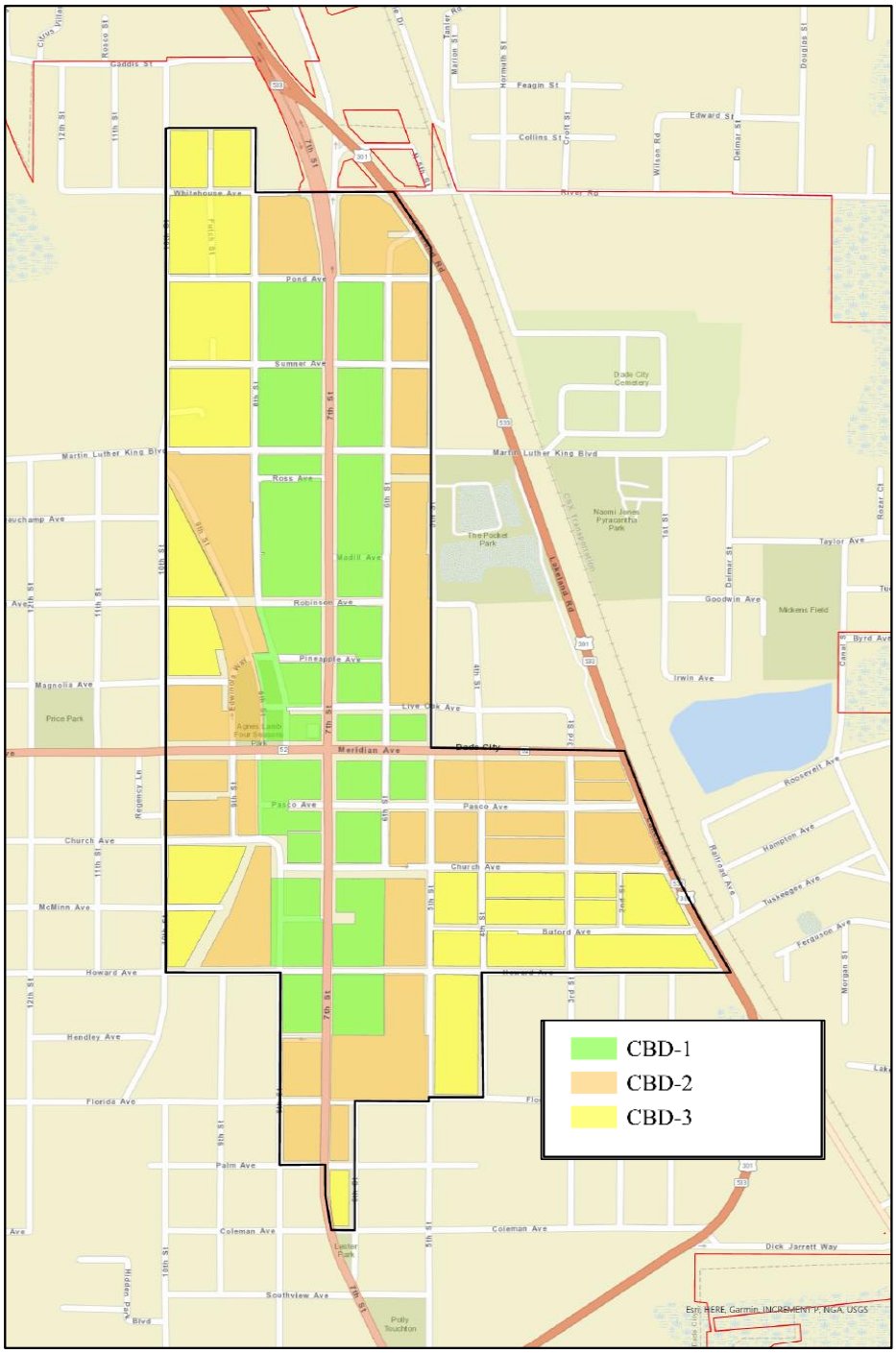
Central Business District 2 (CBD 2) – Downtown Gateway District

The Downtown Gateway serves as a transitional area connecting surrounding neighborhoods to the Core. This zone emphasizes smaller scale retail and service businesses, mixed with residential uses, creating a welcoming, pedestrian friendly entry into the historic downtown.

Central Business District 3 (CBD 3) – Downtown Neighborhood District

The Downtown Neighborhood is primarily residential and supports the continuation of a livable, small-town atmosphere. This zone preserves historic homes, encourages compatible infill housing, and provides a quiet, walkable environment while maintaining proximity to downtown amenities.

DADE CITY DOWNTOWN OVERLAY DISTRICTS



Use Standards



2. Use Standards

The following section provides information regarding the Permitted and Conditionally Permitted uses for each of the Central Business District Sub-zones.

2.1 Central Business District 1 (CBD-1) – Downtown Core

All uses permitted in the Central Business District shall contribute to the vibrancy of the Plan Area. Restaurants, services and retail uses shall help promote the Core as a "specialty" retail and activity center, providing high-end, unique yet quality goods and services. As a "specialty" retail and activity center, the Core is not appropriate for discount retail uses.

To ensure that Downtown is the most densely developed part of the City, and in order to sustain a high level of pedestrian and retail activity, mixed-use buildings are required for all parcels fronting Seventh Street and encouraged throughout the Downtown Core. All uses permitted in the Downtown Core shall be required to comply with the City's Central Business District Overlay district. In addition, all noise generating uses shall be required to comply with the noise level standards, and all new residential uses shall be required to utilize construction methods necessary to comply with the interior noise thresholds, established in the Dade City Code of Ordinances more specifically Chapter 42, Article II.

New single-story buildings shall not be allowed, except within the CBD-3 Downtown Neighborhood District, where new buildings may be one story to maintain the scale of the adjacent residential areas.

2.1.1 Central Business District 1 (CBD 1) – Downtown Core District - Permitted Ground Floor Uses

Mixed Use Buildings are required on Seventh Street: All buildings fronting Seventh Street in Downtown Core are required to be "mixed-use" (except as provided for in sections 2.1.D, 2.2 and 2.3 below), defined for this Plan Area as the vertical combining of ground-floor retail sales and service uses or eating and drinking establishments, with permitted upper floor uses such as residential or office in the same building.

A. Retail Sales and Services including the following:

1. Specialty Food Retail, including the following and similar specialty foods: Groceries/Specialty Market/Market Hall (separate retail food uses - e.g. meat, fish, bakery, deli, produce, etc. - that combine to create a market)/Drug Stores; Chocolate/candy; General gourmet; Ice cream; Pastry/desserts; Yogurt/dairy; Doughnuts/bakery; Wine Shops and wine tasting; and similar specialty foods.
2. Specialty Goods Retail, including the following and similar specialty goods uses: Cooking supplies/culinary; General house wares; Decorator/arts and design centers (including tile, floor and wall coverings); Specialty hardware; Antique stores selling high-quality used goods (this category excludes thrift and second-hand stores); Party supplies; Lamps/lighting; Household accessories; Books/magazines/stationery; Music/instruments.

3. Quality Goods Retail, including the following, and similar uses: Small crafts; Specialty furniture; Clothing (including consignment stores that sell both gently used and new clothing and accessories)/shoe stores; Stereo/video or computers; Cameras/photography; Sporting goods; Bicycle shops; Outdoor/sports clothing and supplies; Toys/games; Cards/gifts; Jewelry; Watches/clocks; Beauty/cosmetics; Plants/flowers. Thrift stores, donation centers, and similar retail uses are not permitted.
4. Business Services, excluding sales and storage of heavy equipment –businesses that generate a significant amount of foot traffic, such as Computer and Office Supply, Photocopy Shops, Photo Finishers, and Print Shops.
5. State Licensed Banks and Financial Institutions, excluding check cashing stores.
6. Permitted and fully conforming retail uses that occupy a ground-floor retail storefront may have an outdoor display area within the public right-of-way (sidewalk area only) and upon outdoor private property between a storefront and the public right-of-way consistent with Outdoor Display Permit application procedures specific to outdoor merchant display uses.
7. Smoke Shops and Medical Marijuana Dispensaries are prohibited.

B. Eating and Drinking Establishments including the following uses:

1. Restaurants, including those serving alcoholic beverages or providing entertainment, provided this activity is clearly ancillary to food service.
2. Establishments serving wine and/or beer and providing ancillary food service are permitted. Ancillary entertainment is also permitted with this type of use.
3. Drive-up or drive-in restaurants are not permitted.
4. Outdoor dining uses may be permitted within the public right-of-way (sidewalk and/or flexible zone areas) consistent with the Outdoor Dining Permit application procedures specific to outdoor dining uses. The number of parking spaces converted to outdoor dining use shall be limited to 25 percent of all parking spaces on Seventh Street between Church Avenue and Martin Luther King Boulevard. The City reserves the right to limit the number of parking spaces that may be converted to outdoor dining use based on the cumulative effect of the loss of parking spaces on a block-by-block basis.

C. Publicly Owned Parking Facilities.

D. Performing Arts, Civic & Cultural Facilities, including libraries, public recreation facilities, museums, art galleries, movie theaters and auditoriums (these uses are exempt from the mixed-use requirement for newly constructed buildings on Seventh Street).

E. Accessory Uses and Structures: Including signage, parking facilities, trash and utility enclosures, and enclosed storage.

F. Public and quasi-public uses and public utilities.

G. Additional Uses Permitted: Other similar and compatible uses deemed by the

Community Development Director to meet the purpose and intent of the Downtown Specific Plan.

2.1.2 Central Business District 1 (CBD 1) – Downtown Core District - Permitted Upper Floor Uses

Upper-floor uses are encouraged to provide more residential and small office uses.

A. Multi-Family and Attached Single Family Residential.

B. Retail Sales and Service uses (as defined in Section 2.1.A above) are permitted on upper-floors if internally connected to and operated in conjunction with the ground-floor use.

C. Eating and Drinking Establishments, including those serving alcoholic beverages or providing entertainment, provided this activity is clearly ancillary to food service.

D. Business, Professional, and Government Offices.

E. Medical and Dental Offices.

F. Health and Exercise Clubs.

G. Lodging or other establishments engaged in the provision of temporary or travel accommodation on a less than monthly basis, including bed and breakfasts, hostels, hotel, motel and inns, single unit rentals, and temporary housing facilities.

H. Other business services that do not generate significant foot traffic, such as travel agencies, & small appliance repair.

I. Publicly Owned Parking Facilities.

J. Personal Services, including the following uses: Photographer, Hair and Nail Salons, Shoe Repair, Day Spa, Full-Service Salon.

K. Instructional facilities, tutoring, learning centers and schools for music, art, cosmetology, dance, and martial arts.

L. Additional Uses Permitted: Other similar and compatible uses deemed by the Community Development Director to meet the purpose and intent of the Downtown Specific Plan.

M. Smoke Shops and Medical Marijuana Dispensaries are prohibited.

2.1.3 Central Business District 1 (CBD 1) – Downtown Core District – Conditionally Permitted Uses

Findings for Conditional Uses along Seventh Street must document the potential for the use to contribute to pedestrian activity and to provide interesting displays or views into the business. Conditional Uses must also be appropriate to the area and compatible with nearby uses.

A. The following uses are permitted on the ground level, upon granting of a Conditional Use Permit:

1. Bars and Nightclubs, including establishments providing entertainment or permitting dancing, and establishments serving alcoholic beverages (other than beer and wine) not clearly ancillary to food service.
2. Public Halls, Clubs, Lodges, Community Recreational Centers, and Meeting Facilities.
3. Commercial Amusement and Entertainment Establishments, including Movie Theaters.
4. Additional Uses Permitted with a Conditional Use Permit: Other similar and compatible uses deemed by the Planning Board to meet the purpose and intent of the Downtown Specific Plan.

B. The following uses are permitted on upper stories, upon granting of a Conditional Use Permit:

1. Stand-alone Retail Sales and Service Uses (as defined in 2.1.A above), that are not associated with and connected to a ground floor use.
2. Bars and Nightclubs, including establishments providing entertainment or permitting dancing, and establishments serving alcoholic beverages not clearly ancillary to food service.
3. Public Halls, Clubs, Lodges, Community Recreational Centers, and Meeting Facilities.
4. Additional Uses Permitted with a Conditional Use Permit: Other and similar compatible uses deemed by the Planning Board to meet purpose and intent of the Downtown Specific Plan.

2.2 Central Business District 2 – Downtown Gateway

All uses permitted in the Gateway Plan Areas shall support the revitalization of the Downtown Core, by providing uses that are compatible with, but do not compete with, the goods and services provided in the Downtown Core. All uses permitted in the Downtown Gateway Districts shall be required to comply with the noise level standards, and all new residential uses shall be required to utilize construction methods necessary to comply with the interior noise thresholds, established for the Downtown in Section 7 of this Chapter.

2.2.1 Central Business District 2 – Downtown Gateway - Permitted Ground Floor and Upper Floor Uses

The following uses are permitted on all floors:

A. Multi-Family and Attached Single Family Residential, Supportive Housing Options that may or may not have on-site medical services provided to residents.
B. Live-Work – residential living spaces may include an integrated workspace, provided the workspace has a ground-floor storefront expression and upper-floor workspaces are internally connected to and operated in conjunction with the ground-floor, principally used by one or more of the residents. Work activity is limited to business (primarily office), the making of arts and crafts, including painting, graphic production, photography, print, ceramics, and sculpture, and other activities compatible with residential use. Activities that require hazardous assembly, including fabrication, manufacturing, repair or processing operations such as welding and woodworking (with more than three fixed pieces of equipment) shall not be permitted. The maximum number of employees not including the owner/occupant is limited to two. Permitted work activities shall be classified as a business and shall be subject to all applicable City, County, and State Regulations.
C. Business, Professional, and Government Offices, provided that ground floor offices have a storefront expression; i.e. with large street-fronting windows permitting visibility into the establishment.
D. Medical and Dental Offices provided that ground floor offices have a storefront expression; i.e. with large street-fronting windows permitting visibility into the establishment.
E. Health and Exercise Clubs.
F. Lodging or other establishments engaged in the provision of temporary or travel accommodation on a less than monthly basis, including bed and breakfasts, hostels, hotel, motel and inns, single unit rentals, and temporary housing facilities.
G. Other business services that do not generate significant foot traffic, such as travel agencies & small appliance repair.
H. Publicly Owned Parking Facilities.
I. Public Utilities, Performing Arts, Civic and Cultural Facilities.
J. Groceries, Specialty Market, Market Halls (separate retail food uses (e.g. meat, fish, bakery, deli, produce, etc.) that combine to create a market) and Drug Stores are permitted on the ground-floor, and are permitted on upper- floors if internally connected to and operated in conjunction with the ground-floor use.
K. Neighborhood Serving Uses – small shops that serve the convenience needs of nearby residential, limited to full-service deli, dry cleaner, laundromat, tailoring, watch repair and postal annex are permitted on the ground- floor only (Liquor stores, Smoke Shops, Medical Marijuana Dispensaries and similar uses are prohibited).

L. Personal Services, including the following uses: Photographer, Hair and Nail Salons, Shoe Repair, Day Spa and Full-Service Salon.
M. Instructional facilities, tutoring, learning centers and schools for music, art, cosmetology, dance, and martial arts.
N. Single-family homes in existence at the time of adoption of the over-lay district. These structures are considered conforming and are allowed to be modified, expanded and improved.
O. Additional Uses Permitted: Other similar and compatible uses deemed by the Community Development Director to meet the purpose and intent of the Downtown Specific Plan.

2.2.2 Central Business District 2 - Gateway – Conditionally Permitted Ground Floor and Upper Floor Uses

Findings for Conditional Uses must document the potential for the use to contribute to pedestrian activity and to provide interesting displays or views into the business. Conditional Uses must also be appropriate to the area and compatible with nearby uses.

A. The following uses are permitted upon granting of a Conditional Use Permit:

1. Public and quasi-public buildings, including uses of an educational, religious, or public service nature (i.e. schools, adult training facilities, churches, public and non-profit organizations).
2. Day and Child Care Centers, Day Care Homes, and Residential Care Homes.
3. Detached Single Family Residential
4. Commercial Amusement and Entertainment Establishments, including Movie Theaters.
5. Additional Uses Permitted with a Conditional Use Permit: Other similar and compatible uses deemed by the Community Development Director to meet the purpose and intent of the Downtown Specific Plan.

2.3 Central Business District 3 – Downtown Neighborhood

All uses permitted in the Downtown Neighborhood Plan Areas shall be supportive of the existing residential neighborhoods and compatible with the historic character of these areas. All new buildings shall maintain compatibility with the historic character of the neighborhood’s existing, historic residential buildings.

All uses permitted in the Downtown Neighborhood Plan Areas shall be required to comply with the City's noise level standards, and all new residential uses shall be required to utilize construction methods necessary to comply with the interior noise thresholds.

2.3.1 Central Business District 3 – Downtown Neighborhood - Permitted Ground Floor and Upper Floor Uses

A. Multi-Family Residential
B. Attached Single Family Residential
C. Detached Single Family Residential.
D. Lodging or other establishments engaged in the provision of temporary or travel accommodation on a less than monthly basis, including bed and breakfasts, hostels, hotel, motel and inns, single unit rentals, and temporary housing facilities.
E. Home Occupations
F. Neighborhood Serving Uses are limited to small grocery stores, deli, dry cleaners -drop off only, laundromats, and coffee shops (up to 1,800 square feet per use). Liquor, smoke shops and medical marijuana dispensaries are prohibited. Neighborhood Serving uses are limited to the ground floor only.
G. Day Cares serving up to 6 children
H. Additional Uses Permitted: Other similar and compatible uses deemed by the Community Development Director to meet the purpose and intent of the Downtown Specific Plan.

2.3.2 Central Business District 3 – Neighborhood – Conditionally Permitted Ground Floor and Upper Floor Uses

A. Public and Quasi-public uses – Public and quasi-public buildings, including uses of an educational, religious, or public service nature (i.e. schools, adult training facilities, churches, public and non-profit organizations).
B. Day cares serving more than 6 children
C. Public halls, clubs, lodges and community recreational centers
D. Business, Professional, Government, Medical and Dental Offices
E. Additional Uses Permitted with a Conditional Use Permit: Other similar and compatible uses deemed by the Community Development Director to meet the purpose and intent of the Downtown Specific Plan.


Development
Standards

3. Development Standards

3.1 Central Business District 1 - Downtown Core Area

In order to ensure that Downtown is the most urban, densely developed part of the City, development shall be allowed to the highest intensities.

3.1.1 Residential Density.

A. Minimum density of 15 dwelling units per acre and a maximum density of 20 dwelling units per acre. Density shall be calculated on a project-wide basis.
B. Mixed-use developments shall have no minimum density required for residential uses located above the first floor where non-residential uses are located on the ground floor.
C. Where unique site constraints prevent this density, and in locations where the Planning Board finds that providing residential at a higher density would be incompatible with the scale and character of existing historic buildings or residential uses, residential development may occur at a minimum density of 10 dwelling units per acre, subject to the granting of a Conditional Use Permit.

3.1.2 Height

A. Height requirements are intended to ensure that the heights of new buildings are compatible with the character of the Plan Area.
B. New buildings must maintain a height of two (2) floors and twenty (20) feet.
C. Height, as measured from the average contact ground level at the front wall of the building to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the mean height level between eaves and ridge of gable, hip, or gambrel roofs.
D. Maximum height for all uses shall be four (4) floors and sixty feet (60').
E. Accessory buildings, including non-dwelling units such as freestanding garages for individual residential units, service structures and tool sheds, may be a maximum of fifteen (15) feet.

F. Exceptions:

1. Podium or partially submerged parking levels may project beyond the sidewalk or average finished grade for an average of four (4) feet. On lots that slope, the tallest part of the podium level may not exceed five (5) feet. Podium and partially submerged parking levels shall not count as a floor.
2. Special Architectural Features, such as uninhabited towers (clock, bell, observation) or entry volumes may exceed the maximum height by no more than ten (10) feet, where proportionate and consistent with building design, if approved by the City. Towers or other volumes should not extend for more than twenty (20) feet in any horizontal direction.

3. Rooftop Structures, such as elevator and mechanical equipment enclosures or roof deck trellises and gazebos, may exceed the height limit by ten (10) feet, provided they are set back a minimum of ten (10) feet from building walls and are screened on all sides by a parapet or sloping roof that is architecturally integrated with the building design.

3.1.3 Setbacks

In order to bring storefront activity and window displays up to the public right-of-way, the majority of all building frontages (except residential) are required to be built to the property line.

3.1.4 Street Frontage Setbacks (excluding alleys)

A. For all uses except residential, a minimum of seventy (70) percent of the building frontage must be built to the property line for the first two floors. A maximum of thirty (30) percent of the building's frontage may be recessed to provide for entryways, street-facing courtyards, and similar features. Buildings that are greater than two stories must be setback an additional five (5) feet for each or the third and fourth floors. The third and fourth floor may be built in a stair step fashion to achieve the additional setback. The open areas created can be used as open space to serve the structure.
B. For residential uses, there is no minimum setback (i.e. uses may be built to the property line); maximum setback is twenty (20) feet.
C. At corner parcels, setback/built-to requirements apply to both street frontages.
D. Special Condition: Building Overhangs - Trellises, canopies and awnings may extend horizontally into the public right-of-way, up to six (6) feet. These overhangs must provide a minimum of eight feet (8') clear height above sidewalk grade.
E. Exemptions:
Performing Arts and Civic and Cultural facilities are exempt from the street frontage setback requirements if a public pedestrian plaza is constructed along the street area.

3.1.5 Side Setbacks

A. For all uses, minimum side setback is zero, and maximum setback is ten (10) feet (except for driveways and pedestrian pathways).
B. Exemptions:
Performing Arts, and Civic and Cultural Facilities are exempt from the side setback requirements.

3.1.6 Rear setbacks

There are no rear setback requirements in the Downtown Core District

3.1.7 Setbacks for Parking Lots and Structures

A. At grade parking lots shall be set back a minimum of five (5) feet from all property lines, and landscaped as described in Landscaping & Screening, below.
B. Freestanding parking structures may be built to the property line.

3.1.8 Site Development – Block Pattern

All new developments must relate to the existing City structure of streets and blocks. New streets shall conform to the direction and orientation of existing streets.

A. New streets shall conform to a pattern of generally rectilinear blocks, with new streets and access drives linking orthogonally to surrounding City streets.
B. For sites having more than 200 feet of street frontage, all new developments shall match the typical block increment of three hundred (300) feet in length by two hundred (200) feet in depth and shall not exceed a block size of four hundred (400) feet in length by three hundred (300) feet in depth, where feasible. Where achievement of this block size is not feasible, blocks should be subdivided with alley streets or pedestrian pathways.

3.1.9 Driveway Access

A. Driveway access must be from alleys, rear parking areas and streets other than Seventh Street. New curb cuts are not allowed on Seventh Street between Howard Avenue and Robinson Avenue.
B. The maximum number of curb cuts associated with a single building is one (1) two-way curb cut or two (2) one-way curb cuts. Otherwise, the maximum number of curb cuts is one (1) two-way curb cut or two (2) one-way curb cuts per one hundred fifty (150) feet of street frontage.
C. The minimum width of driveways/ curb cuts is ten (10) feet; the maximum width of driveways/curb cuts is twelve (12) feet for one-way and twenty-four (24) feet for two-way driveways.
D. Driveway setbacks must be a minimum of five (5) feet from adjoining private properties, and a minimum of three (3) feet from adjacent buildings.
E. Service access must be from alleys and rear parking areas wherever possible. Where only curbside service is possible, such service must be located along streets other than Seventh Street.
F. Adequate access for garbage, recycling, food waste collection vehicles, and emergency vehicles must be provided.

3.1.10 Open Space

Commercial and office developments are required to provide publicly accessible open space in the form of parks, greens, squares, plazas or widened sidewalks for public use.

Residential uses are required to provide accessible common outdoor space for the development, as well as private open space (e.g. balconies or patios accessible only to the dwelling/dwellings served) for all residential units.

A. Commercial and Office Development: Developments of greater than 10,000 square feet shall provide a minimum of one hundred (100) square feet of usable publicly accessible open space for every 2,000 square feet of ground floor commercial space constructed, and a minimum of one hundred (100) square feet of usable open space for every 1,000 square feet of office space constructed. Open space may be constructed on-site, or off-site if located within the Downtown Core Plan Area, or through payment of an in- lieu fee. Special Condition: Ground-floor retail establishments located on Seventh Street shall be exempt from this open space requirement.
B. Residential and Mixed-Use Developments: Outdoor space shall be provided at a minimum of one hundred fifty (150) square feet of accessible open space and sixty (60) square feet of private open space per residential unit. Private open space shall be provided on-site. Development of accessible open space shall be provided as described below:
    1. Residential Project Site 0.5 Acre or Less: Shall provide required open space on-site, off-site, through payment of an in-lieu fee, or any combination of the above.
    2. Residential Project Site Greater Than 0.5 Acre: Shall provide 10 percent of required public open space on-site for every 4,500 square feet of site area (or portion thereof) over 0.5 acre. Remaining required public open space shall be provided on-site, off site, through the payment of an in-lieu fee, or any combination of the above.
    3. Mixed-Use Project Site 1 Acre or Less: Shall provide required public open space on-site, off-site, through the payment of an in-lieu fee, or any combination of the above.
    4. Mixed-Use Project Site Greater Than 1 Acre: Shall provide 10 percent of required public open space on-site for every 4,500 square feet of site area (or portion thereof) over 1 acre. Remaining required public open space shall be provided on-site, off-site, through the payment of an in-lieu fee, or any combination of the above.
C. For Mixed-Use Developments, commercial/office and residential open space requirements shall be calculated separately (based on the requirements of sections 6.3.A and 6.3.B above) and then added together to reach the total square footage of public open space required.
D. Hardy Trail: All new developments located on parcels backing onto the Hardy Trail right-of- way may meet up to 25% of the publicly accessible open space requirement through amenity upgrades to the trail including the installation of water stations, benches, trash receptacles, foot path lighting, bike racks or repair stations, etc. Final approval of proposed amenities must be equal in value to the in-lieu fee and approved by City staff.
E. For all open spaces, usable open space is defined as an area that is not encumbered with any substantial structure, and is not devoted to use as a street, parking area, sidewalk or waste disposal field. Open space provision shall not include required

setback areas. (Please refer to the Design Standards and Guidelines for Site Improvements, Furnishings, Landscape and Lighting for design of open space).

1. Minimum dimension for usable publicly accessible open space in any single direction is twelve (12) feet.
2. For private open space within multi-family structures, open space may be provided through porches, balconies, decks, yard, terraces, and patios. Minimum dimension for private open space in any single direction is six (6) feet if provided as part of a porch or balcony; and eight (8) feet if provided as a deck, yard, terrace or patio.
3. Unless otherwise noted, any open space provided off-site shall be located within the same plan area as the project site (Downtown Core, Downtown Boulevard Gateway, etc.) or within 500 feet of the project site.
4. Any open space provided off-site must be a minimum of 1,000 square feet in size.
5. For projects opting to pay an in-lieu fee to meet all or a portion of their open space requirements, the fees shall be subject to the provisions of the Downtown District Plan Open Space Program.

F. All public open spaces provided as part of the minimum requirement shall be publicly accessible during daylight hours and shall be designed to connect with public rights-of-way and adjacent public open spaces in the vicinity.
G. For any public open space provided on- or off-site, the site plan layout shall provide appropriate paths, landscaping, and other amenities (i.e. benches, tables, fountains, shade structures, etc.) for the recreation and enjoyment of on-site users and the public.
H. For all developments, the developer shall prepare binding agreements (“CC&R’s”) addressing issues of common interest in terms of maintenance of public accessibility to open space, tree planter areas, planting strips, and walks.

3.1.11 Landscaping & Screening

A. At Service and Parking Areas, where commercial development is sited adjacent to residential buildings, attractive screen fencing or walls must be provided along the property line(s). A five (5) foot planting area must be established adjacent to the screening fence or wall with trees at a maximum spacing of twenty (20) feet on center.
B. Utility, Trash, Recycling, Food Waste and Service Equipment, including satellite receiving dishes, must be located away from streets and enclosed or screened by landscaping, fencing or other architectural means.
C. Rooftop equipment must be screened on all sides and must be integrated architecturally in the building design. Trash facilities and recycling containers must always be within structural enclosures.

3.1.12 Utility Easement

All public utility easements must be provided under or immediately adjacent to new public rights-of-way or within other public easement areas acceptable to the City Engineer.

3.1.13. Exterior Noise Levels

A. For those permitted land uses Downtown generating noise; Exterior Noise Levels may not exceed a maximum exterior decibel rating of 75 dBA from 7:00a.m. to 12:00a.m.
B. For those permitted land uses in the Downtown generating noise, Exterior Noise Levels may not exceed a maximum exterior decibel rating of 65 dBA from 12:00a.m. to 7:00 a.m.
C. Exception: Emergency equipment and emergency generators used for public uses and public utilities may exceed this requirement during testing and emergency operation.

3.1.14 Interior Noise Levels

All new residential building spaces must be improved or constructed in such a manner that noise levels do not exceed a maximum decibel rating of 45 dBA with windows closed, assuming 85 dBA on the first floor and an exterior noise level of 75 dBA. If noise analysis assumes closed windows 100% of the time, a fresh air ventilation system must be utilized.

3.1.15. Historic Structures - Conversions of Existing Historic Structures

To encourage appropriate rehabilitation of historical resources, all historical resources within the Downtown area may utilize the Historic Preservation Guidelines identified in Chapter 5 of the Downtown Design Guidelines.

3.2 Central Business District 2 - Downtown Gateway Area

New development shall occur at densities that transition from high intensities in the Downtown Core to lower intensities in the surrounding neighborhoods.

3.2.1 Residential Density / Lot Size.

A. Minimum density of 10 dwelling units per acre and a maximum of 15 units per acre.
B. Along Seventh Street, and on properties east and west of Sevent Street with a Conditional Use Permit, residential development may occur up to a maximum density of 20 dwelling units per acre.
C. Where unique site constraints prevent this density, and in locations where the Planning Board finds that providing residential uses at a higher density would be incompatible with the scale and character of existing historic buildings or residential uses, residential development may occur at a minimum density of 8 dwelling units per acre, subject to the granting of a Conditional Use Permit.
D. In mixed-use residential developments, the area dedicated to a childcare component is exempted from and shall not be calculated as part of the minimum density requirement.

3.2.2 Height

Height as measured from the average contact ground level at the front wall of the building to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the mean height level between eaves and ridge or gable, hip, or gambrel roofs.

A. Buildings may not exceed a maximum height of four (4) floors and sixty (60) feet.
B. New building shall maintain a minimum height of two (2) floors and twenty (20) feet.
C. Partially submerged parking levels projecting not more than four (4) feet above average finished grade do not count as a floor and may increase the maximum building height to Sixty-four (64) feet.
D. Accessory buildings, including non-dwelling units such as freestanding garages for residential units, service structures and tool sheds, may not exceed a maximum of fifteen (15) feet.
E. Exceptions:
    1. Special Architectural Features, such as uninhabited towers (clock, bell, observation) or entry volumes , may exceed the maximum height by no more than ten (10) feet, where proportionate and consistent with building design, if approved by the City. Towers or other volumes should not extend for more than twenty (20) feet in any horizontal direction.
    2. Rooftop Structures, such as elevator and mechanical equipment enclosures or roof deck trellises and gazebos, may exceed the height limit by ten (10) feet, provided they are set back a minimum of ten (10) feet from building walls and are screened on all sides by a parapet or sloping roof that is architecturally integrated within the building design.

3.2.3 Setbacks

Nonresidential buildings must be built within twenty (20) feet of the property line in order to draw activity up to the public right-of-way. In order to ensure residences fronting Seventh Street are protected from the high-traffic nature of Downtown's main street, residential buildings are required to have a greater setback.

3.2.4 Street Frontage Setbacks

A. For all non-residential uses there is no minimum setback; (i.e. uses may be built to the property line); the maximum setback is twenty (20') feet. Buildings that are greater than two stories and built adjacent to the sidewalk must be set back an additional five (5) feet for each or the third and fourth floors. The third and fourth floor may be built in a stair step fashion to achieve the additional setback. The open areas created can be used as open space to serve the structure.
B. In mixed-use buildings, residential uses above ground floor commercial/office uses may be built to the property line on street frontages.

C. For residential uses along Seventh Street, the minimum setback is twenty (20') feet and may be reduced to fifteen (15) feet with a vertical rise of at least two (2) feet between the building entry level and the adjacent sidewalk.
D. For residential uses on all other streets, the minimum setback is fifteen (15) feet.
E. At corner parcels, setback/build-to requirements apply to both street frontages.
F. Exceptions: Front entrances, entrance porticos, porches, stairs, canopies and special architectural features may extend a maximum of six (6) feet into the setback area. The total linear building frontage encroaching into the setback area may not exceed one-half (1/2) of the total length of the building mass.

3.2.5 Side Setbacks

A. For detached single-family residential uses, the minimum side setback is five (5) feet. The minimum side setback shall be increased five (5) feet for every story above the first.
B. On Seventh Street there is no minimum setback (except for detached single-family residential uses).
C. On all other streets, for all uses except detached single-family residential, the minimum side setback at the project boundary is five (5) feet. The minimum side setback shall be increased five (5) feet for every story above the first.
Buildings may be built in a stair-step pattern to meet this requirement. A reduction in the side yard setback may be considered under a Conditional Use Permit (Planning Board review and approval) based on compatibility with adjoining uses.

3.2.6 Rear Setbacks

A. For all uses, minimum rear setback is fifteen (15) feet. Minimum rear setback shall be increased five (5) feet for every story above the first. Buildings may be built in a stair-step pattern to meet this requirement.
B. Special Condition: Public Alley Condition- Except for detached Single-Family, where a public alley separates properties, no rear setback is required.

3.2.7 Setbacks for Parking Lots and Structures

A. At-grade parking lots shall be set back a minimum of five (5) feet from all side property lines and five (5) feet from rear property lines, and landscaped as described in Landscaping & Screening, below.
B. Freestanding parking structures shall be set back a minimum of ten (10) feet from side property lines and fifteen (15) feet from rear property lines, and landscaped as described in Landscaping & Screening, below.

3.2.8 Site Development – Block Pattern

A. All new development must relate to the existing City structure of streets and blocks. New streets shall conform to the direction and orientation of existing City streets.

B. New streets shall conform to a pattern of generally rectilinear blocks, with new streets and access drives linking orthogonally to surrounding City streets.
C. For sites having more than 200 feet of street frontage, all new developments shall match the typical block increment of three hundred (300) feet in length by two hundred (200) feet in depth and shall not exceed a maximum block size of four hundred (400) feet in length by three hundred (300) feet in depth. Where achievement of this block size is not feasible, blocks should be subdivided by separating continuous buildings with alley streets or pedestrian spaces.

3.2.9 Driveway Access

A. Alley access, leading to residential garages located to the rear of buildings, is required of residential buildings where possible.
B. The maximum number of curb cuts associated with a single building must be one (1) two-way curb cut or two (2) one-way curb cuts. Otherwise, the maximum number of curb cuts is one (1) two-way curb cut or two (2) one-way curb cuts per one hundred fifty (150) feet of street frontage.
C. The minimum width of driveways/ curb cuts is ten (10) feet; the maximum width of driveways/curb cuts is twelve (12) feet for a one-way driveway and twenty-four (24) feet for a two-way driveway.
D. Driveway setbacks must be a minimum of five (5) feet from adjoining properties, and a minimum of three (3) feet from adjacent buildings.
E. Service access must be from alleys and rear parking areas wherever possible. Where only curbside service is possible, such service must be located along streets other than Seventh Street.
F. Plan for adequate access for garbage, recycling, food waste collection vehicles, and emergency vehicles.

3.2.10 Open Space

Retail and office developments are required to provide publicly accessible open space in the form of parks, greens, squares, plazas or widened sidewalks for public use. Residential uses are required to provide publicly accessible common outdoor space for multifamily developments, as well as private open space (e.g. balconies or patios accessible only from the dwelling served) for all residential units.

A. Commercial Development: Developments of greater than 50,000 square feet shall provide a minimum of one hundred (100) square feet of usable public open space for every 2000 square feet of ground floor retail space constructed, and a minimum of one hundred (100) square feet of usable open space for every 1000 square feet of office space constructed. Open space may be constructed on-site, or off-site if located within 500 feet of the project, or through payment of an in-lieu fee.

B. Office Development: Developments of greater than 20,000 square feet shall provide a minimum of one hundred (100) square feet of usable public open space for every 1000 square feet of office space constructed. Open space may be constructed on-site, or off-site if located within 500 feet of the project, or through payment of an in-lieu fee.
C. Attached Single-Family and Multi-Family Residential and Mixed-Use Developments: Outdoor space shall be provided at a minimum of two hundred (200) square feet of usable publicly accessible open space and one hundred (100) square feet of private open space per unit. Private open space shall be provided on-site. Publicly accessible open space shall be provided as described below:
    1. Project Sites 1 Acre or Less: Shall provide required open space on-site, off-site, through the payment of an in-lieu fee, or any combination of the above.
    2. Project Sites Greater Than 1 Acre: Shall provide 10 percent of required public open space on-site for every 4,500 square feet (or portion thereof) over 1 acre. Remaining required public open space shall be provided on-site, off-site, through the payment of an in-lieu fee, or any combination of the above.
    3. Projects with an approved Conditional Use Permit to develop more than 20 units per acre shall provide a minimum of one hundred fifty (150) square feet of usable publicly accessible open space and one hundred (100) square feet of private open space per unit, and may construct required publicly accessible open space through the payment of an in-lieu fee, or off-site if located within 500 feet of the project.
D. For Mixed-Use Developments, commercial, office and residential open space requirements shall be calculated separately (based on the requirements of sections 6.3.A, 6.3.8, and 6.3.C above) and then added together to reach the total square footage of public open space required.
E. Detached Single-Family Residential: A minimum of three hundred (300) square feet of private, usable outdoor space must be provided on-site for all detached single-family residential units.
F. Hardy Trail: All new developments located on parcels backing onto the Hardy Trail right-of- way may meet up to 25% of the publicly accessible open space requirement through amenity upgrades to the trail including the installation of water stations, benches, trash receptacles, foot path lighting, bike racks or repair stations, etc. Final approval of proposed amenities must be equal in value to the in-lieu fee and approved by City staff.
G. For all open spaces, usable open space is defined as an area that is not encumbered with any substantial structure, and is not devoted to use as a street, parking area, sidewalk or waste disposal field. Open space provision shall not include required setback areas. (Please refer to the Design Standards and Guidelines for Site Improvements, Furnishings, Landscape and Lighting for design of open space):
    1. Minimum dimension for usable publicly accessible open space in any single direction is twelve (12) feet.

2. For private open space within multi-family structures, open space may be provided through porches, balconies, decks, yard, terraces, and patios. Minimum dimension for private open space in any single direction is six (6) feet if provided as part of a porch or balcony; and eight (8) feet if provided as a deck, yard, terrace or patio.
3. Unless otherwise noted, any open space provided off-site shall be located within the same plan area as the project site (Downtown Core, Downtown Gateway, etc.) or within 500 feet of the project site.
4. Any open space provided off-site must be a minimum of 1,000 square feet in size.
5. For projects opting to pay an in-lieu fee to meet all or a portion of their open space requirements, the fees shall be subject to the provisions of the Downtown Specific Plan Open Space Program.

H. All open spaces provided as part of the minimum requirement shall be publicly accessible during daylight hours and shall be designed to connect with public rights-of-way and adjacent public open spaces in the vicinity.
I. For any public open space provided on or off-site: The project shall provide paths, landscaping, and other amenities (i.e. benches, tables, fountains, shade structures, etc.) for the recreation and enjoyment of on-site users and the public.
J. For all developments, the developer shall prepare and record binding agreements ("CC&R's") addressing issues of common interest in terms of maintenance of public accessibility to open space, tree planter areas, planting strips, and walks.

3.2.11 Landscaping and Screening

A. At Service and Parking Areas, where commercial development is sited adjacent to residential buildings, attractive screen fencing or walls must be provided along the property line(s). A five (5) foot planting area must be established adjacent to the screening fence or wall with trees at a maximum spacing of twenty (20) feet on center.
B. Utility, Trash, Recycling, Food Waste and Service Equipment, including satellite receiving dishes, must be located away from streets and enclosed or screened by landscaping, fencing or other architectural means. Rooftop equipment must be screened on all sides and must be integrated architecturally in the building design. Trash facilities and recycling containers must always be within structural enclosures.

3.2.12 Utility Easements

A. All public utility easements must be provided under or immediately adjacent to new public rights-of-way, or within other public easements areas acceptable to the City Engineer

3.2.13 Exterior Noise

A. For those permitted land uses in the Downtown generating noise, Exterior Noise Levels may not exceed a maximum exterior decibel rating of 70 dBA from 7:00a.m. to 12:00a.m.
B. For those permitted land uses in the Downtown generating noise, Exterior Noise levels may not exceed a maximum exterior decibel rating of 60 dBA from 12:00a.m. to 7:00a.m.

3.2.14 Interior Noise

All new residential building spaces must be improved or constructed in such a manner that noise levels do not exceed a maximum decibel rating of 45 dBA with windows closed, assuming 85 dBA on the first floor and an exterior noise level of 70 dBA. If noise analysis assumes closed windows 100% of the time, a fresh air ventilation system must be utilized

3.2.15 Historic Structures

To encourage appropriate rehabilitation of historical resources, all historical resources within the Downtown area may utilize the Historic Preservation Guidelines identified in Chapter 5 of the Downtown Design Guidelines.

3.3 Central Business District 3 - Downtown Neighborhood Area

In-fill development within the Downtown Neighborhoods will be limited to densities that are compatible with existing scale and intensity of the neighborhood. Where new development does not impact existing neighborhoods, development may be allowed at higher densities.

3.3.1 Residential Density / Lot Size.

A. The maximum lot size for detached single-family development shall be 10,000 square feet, and the minimum shall be 5,000 square feet.
B. No minimum density for single family detached development; minimum density for attached single family and multifamily development is 8 dwelling units per acre.
C. Where unique site constraints prevent this density, and in locations where the Planning Board finds that providing residential uses at a higher density would be incompatible with the scale and character of existing historic buildings or residential uses, residential development may occur at a minimum density of 5 dwelling units per acre, subject to the granting of a Conditional Use Permit.
D. Maximum density of 20 units per acre.

3.3.2 Height

Building heights shall be appropriate to their context within residential neighborhoods.

A. Height as measured from the average contact ground level at the front wall of the building to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the mean height level between eaves and ridge for gable, hip, or gambrel roofs.
B. Buildings may not exceed a maximum height of three (3) floors and forty-five (45) feet.
C. Partially submerged parking levels projecting not more than four (4) feet above average finished grade do not count as a floor and may increase the maximum building height to forty-nine (49) feet.
D. Accessory buildings, including non-dwelling units such as freestanding garages for residential units, service structures and tool sheds, may not exceed a maximum of fifteen (15) feet.

E. Exceptions:

1. Special Architectural Features, such as uninhabited towers (clock, bell, observation) or entry volumes, may exceed the maximum height by no more than ten (10) feet, where proportionate and consistent with building design, if approved by the City. Towers or other volumes should not extend for more than twenty (20) feet in any horizontal direction.
2. Rooftop Structures , such as elevator and mechanical equipment enclosures or roof deck trellises and gazebos, may exceed the height limit by ten (10) feet, provided they are set back a minimum of ten (10) feet from building walls and are screened on all sides by a parapet or sloping roof that is architecturally integrated within the building design.
3. Podium or partially submerged parking levels may project beyond the sidewalk or average finished grade for an average of four (4) feet. On lots that slope, the tallest part of the podium level may not exceed five (5) feet. Podium or partially submerged parking levels shall not count as a floor.
4. Projects proposing height exceptions taller than three (3) floors/forty-five (45) feet are subject to Planning Board and City Commission review in addition to the normally required review process as established in Chapter 10 "Implementation" under Design and Site Plan Review.

3.3.3 Setbacks

Setbacks for new development are required to be consistent with the existing fabric of the Downtown Neighborhoods.

3.3.4 Street Frontage Setbacks (excluding alleys)

A. For Neighborhood Serving Retail, there is no minimum setback (i.e. retail uses may be built to the property line); the maximum setback is twenty (20) feet.
B. At corner parcels, setback/building requirements apply to both street frontages.

C. For all other uses, the minimum setback is fifteen (15) feet.
D. Front entrances, entrance porticos, porches, stairs, canopies and special architectural features may extend a maximum of six (6) feet into the setback area. The total linear building frontage encroaching into the setback area may not exceed one-half (1/2) of the total length of the building mass.

3.3.5 Side Setbacks

A. For detached single-family residential uses, minimum side setback is five (5) feet
B. For all other uses, minimum setback at the project boundary is five (5) feet
C. For all uses, the minimum side yard setback shall be increased five (5) feet for every story above the first. Buildings may be built in a stair-step pattern to meet this requirement.

3.3.6 Rear Setback

For all uses, minimum rear setback is fifteen (15) feet.

A. Special Condition: Public Alley Condition- Except for detached Single- Family, where a public alley separates properties, no rear setback is required.
B. Where any use is located adjacent to detached single-family residential uses, the minimum rear yard setback shall be increased five (5) feet for every story above the first. Buildings may be built in a stair-step pattern to meet this requirement

3.3.7 Setbacks for parking lots and structures

A. At grade parking lots must be set back a minimum of five (5) feet from all property lines, and landscaped as described in Landscaping & Screening, below.
B. Freestanding parking structures must be set back a minimum of ten (10) feet from all property lines, and landscaped as described in Landscaping & Screening, below.

3.3.8 Site Development – Block Pattern

A. All new development must relate to the existing City structure of streets and blocks. New streets shall conform to the direction and orientation of existing City streets.
B. New streets shall conform to a pattern of generally rectilinear blocks, with new streets and access drives linking orthogonally to surrounding City streets whenever possible.
C. For sites having more than 200 feet of street frontage, all new developments shall match the typical block increment of three hundred (300) feet in length by two hundred (200) feet in depth and shall not exceed a maximum block size of four hundred (400) feet in length by three hundred (300) feet in depth. Where achievement of this block size is not feasible, blocks should be subdivided by separating continuous buildings with alley streets or pedestrian spaces.

3.3.9 Driveway Access

A. Alley access, leading to residential garages located to the rear of buildings, is required at residential buildings where possible.
B. The maximum number of curb cuts associated with a single building must be one (1) two-way curb cut or two (2) one-way curb cuts. Otherwise, the maximum number of curb cuts must be one (1) two-way curb cut or two (2) one-way curb cuts per one hundred fifty (150) feet of street frontage.
C. The minimum width of driveways/ curb cuts is ten (10) feet; the maximum width of driveways/curb cuts must be twelve (12) feet for a one-way driveway and twenty-four (24) feet for a two-way driveway.
D. Driveway setbacks must be a minimum of five (5) feet from adjoining properties, and a minimum of three (3) feet from adjacent buildings.
E. Service access must be from alleys and rear parking areas wherever possible. Where only curbside service is possible, such service must be located along streets other than Seventh Street.
F. Plan for adequate access for garbage, recycling, food waste collection vehicles, and emergency vehicles.

3.3.10 Open Space

Residential uses are required to provide publicly accessible common outdoor space for multifamily developments, as well as private open space (e.g. balconies or patios accessible only to the dwelling served) for all residential units. Office developments are required to provide usable open space in the form of parks, greens, squares, plazas or widened sidewalks for public use.

A. Attached Single-Family and Multi-Family Residential and Mixed-Use Developments: Outdoor space shall be provided at a minimum of two hundred (200) square feet of publicly accessible open space and one hundred (100) square feet of private open space per unit. Private open space shall be provided on-site. Publicly accessible open space shall be provided as described below:
    1. Project Sites 1Acre or Less: Shall provide required open space on-site, off-site, through the payment of an in-lieu fee, or any combination of the above.
    2. Project Sites Greater Than 1 Acre: Shall provide 10 percent of required public open space on-site for every 4,500 square feet (or portion thereof) over 1 acre. Remaining required public open space shall be provided on-site, off-site, through the payment of an in-lieu fee, or any combination of the above.
    3. Projects with an approved Conditional Use Permit to develop more than 24 units per acre shall provide a minimum of one hundred fifty (150) square feet of usable publicly accessible open space and one hundred (100) square feet of private open space per

unit, and may construct required publicly accessible open space in-lieu, or off-site if located within 500 feet of the project site.

B. For Mixed-Use Developments, commercial/office and residential open space requirements shall be calculated separately (based on the requirements of sections 6.3.A and 6.3.B above) and then added together to reach the total square footage of public open space required.
C. Office Development: Developments of greater than 20,000 square feet shall provide a minimum of one hundred (100) square feet of publicly accessible open space for every 1000 square feet of office space constructed. Open space may be constructed on-site, or off site if located within 500 feet of the project.
D. Commercial Development: There are no open space requirements for Commercial Development in the Neighborhood Plan Areas.
E. Detached Single-Family Residential: A minimum of three hundred (300) square feet of private, usable outdoor space shall be provided on-site for all detached single-family residential units.
F. Hardy Trail: All new developments located on parcels backing onto the Hardy Trail right-of- way may meet up to 25% of the publicly accessible open space requirement through amenity upgrades to the trail including the installation of water stations, benches, trash receptacles, foot path lighting, bike racks or repair stations, etc. Final approval of proposed amenities must be equal in value to the in-lieu fee and approved by City staff.
G. For all open spaces, usable open space is defined as an area that is not encumbered with any substantial structure, and is not devoted to use as a street, parking area, sidewalk or waste disposal field. Open space provision shall not include required setback areas (Please refer to the Design Standards and Guidelines for Site Improvements, Furnishings, Landscape and Lighting for design of open space).
    1. Minimum dimension for usable publicly accessible open space in any single direction is twelve (12) feet.
    2. For private open space within multi-family structures, open space may be provided through porches, balconies, decks, yard, terraces, and patios. Minimum dimension for private open space in any single direction is six (6) feet if provided as part of a porch or balcony; and eight (8) feet if provided as a deck, yard, terrace or patio.
    3. Unless otherwise noted, any open space provided off-site shall be located within the same plan area as the project site (Downtown Core, Downtown Boulevard Gateway, etc.) or within 500 feet of the project site.
    4. Any open space provided off-site must be a minimum of 1,000 square feet in size
    5. For projects opting to pay an in-lieu fee to meet all or a portion of their open space requirements, the fees shall be subject to the provisions of the Downtown Specific Plan Open Space Program.

H. All public open spaces provided as part of the minimum requirement shall be publicly accessible during daylight hours and shall be designed to connect with public rights-of-way and adjacent public open spaces in the vicinity.
I. For any public open space provided on or off-site: The project shall provide paths, landscaping, and other amenities (i.e. benches, tables, fountains, shade structures, etc.) for the recreation and enjoyment of onsite users and the public.
J. For all developments, the developer must prepare and record binding agreements ("CC&R's") addressing issues of common interest in terms of maintenance of public accessibility to open space, tree planter areas, planting strips and walks.

3.3.11 Landscaping and Screening

A. At Service and Parking Areas, where commercial development is sited adjacent to residential buildings, attractive screen fencing or walls must be provided along the property line(s), A five (5) foot wide planting area must be established adjacent to the screening fence or wall with trees at a maximum spacing of twenty (20) feet on center.
B. Utility, Trash, Recycling, Food Waste, and Service Equipment, including satellite receiving dishes, must be located away from streets and enclosed or screened by landscaping, fencing or other architectural means. Rooftop equipment must be screened on all sides and must be integrated architecturally in the building design. Trash facilities and recycling containers must always be within structural enclosures.

3.3.12 Utility Easements

All public utility easements must be provided under or immediately adjacent to new public rights-of-way or within other public easements areas acceptable to the City Engineer.

3.3.13 Exterior Noise Levels

A. For those permitted land uses in the Downtown generating noise, Exterior Noise Levels may not exceed a maximum exterior decibel rating of 65 dBA from 7:00a.m. to 12:00a.m.
B. For those permitted land uses in the Downtown generating noise, Exterior Noise Levels may not exceed a maximum exterior decibel rating of 60 dBA from 12:00a.m. to 7:00 a.m.

3.3.14 Interior Noise Levels

All New Residential -All residential building spaces must be improved or constructed in such a manner that noise levels do not exceed a maximum decibel rating of 45 dBA with windows closed, assuming 85 dBA on the first floor and an exterior noise level of 65 dBA. If noise analysis assumes windows are closed 100% of the time, a fresh air ventilation system must be utilized.

3.3.15 Historic Structures

To encourage appropriate rehabilitation of historical resources, all historical resources within the Downtown area may utilize the Historic Preservation Guidelines identified in Chapter 5 of the Downtown Design Guidelines.



Parking Standards

4. Parking Standards

4.1 Parking Requirements for Specific Uses

New development in the Downtown shall provide parking as stated below, according to use. Uses shall meet the following requirements at a minimum. Requirements for renovation, enlargements or use changes apply only to net new floor area and/or the incremental increase in parking demand that accompanies a higher intensity use.

• In-lieu parking is subject to a determination by the City that there is existing or planned parking available within the Downtown Plan area and that the project will not significantly impact the availability of public parking.

• All projects requesting a reduction of more than 15 on-site spaces, either in-lieu, through a reduction in required parking standards, or some combination thereof, shall require City Commission approval.

4.2 Commercial, Retail, Office and all Non-Residential Uses

4.2.1 For commercial, Retail and Office uses in the Downtown, Parking shall be required at one (1) space per every 300 feet (or portion thereof) and shall be reduced to one (1) space per every 400 square feet (or portion thereof) if all provided parking remains open for non-exclusive use by the general public at all times.

4.2.2 For Places of Assembly having fixed seating (e.g. auditoriums, theaters, assembly halls, etc.) parking shall be required at one space for every four fixed seats.

4.2.3 On-street parking shall not be counted toward the parking requirements.

4.2.4 Parking that is provided on-site, via a restricted access lot for private use only, may not exceed a maximum of five (5) spaces per every 1,000 square feet (or portion thereof).

4.2.5 Conversion of existing private lots to shared: Where an existing private lot is converted to a shared lot that is open for non-exclusive use, spaces that are provided in excess of the amount required may be leased to other establishments.

4.2.6 In the Downtown Core plan area, new surface lots are required to remain open for non-exclusive use; private surface parking lots are not permitted.

4.2.7 New parking structures in the Downtown Core may be reserved for private use. Required parking shall be provided on-site, by payment of an in-lieu fee, off-site within the Downtown Core, or any combination thereof.

4.2.8 In the Downtown Gateway Plan Areas, and in the Downtown Neighborhood Plan Areas, required parking shall be provided on-site, off-site in a dedicated parking lot in the Downtown

Plan area that is within 1/4 mile of the project site, through payment of in-lieu fees if an identified public parking lot or structure in the Downtown Plan area is located within 1/4 mile of the project site, or through any combination of the above.

4.2.9 Parking Standard Reduction Requests: A reduction in the number of parking spaces required may be authorized subject to a determination that all of the following findings apply:

A. The applicant has provided adequate information facts, statistics or other supporting documentation from a parking expert, which allows the City to determine that a reduction can be supported based on the type of use; size, bulk, overall scale, merchandising or employment of the use; the location of the use; or the use or project provides shared parking among a variety of uses where peak parking demands do not coincide.
B. The use or project design creates an integrated whole wherein the parking reduction will not adversely affect other businesses or uses on the same property or within the boundaries of the project and will not create an adverse impact on surrounding uses.
C. A Parking Standard Reduction Request may be authorized by the City Engineer for projects requiring only staff level review and approval. When a project requires Planning Board and/or City Commission review and approval, the City Engineer shall make a recommendation on the request to the deciding body for the project.
D. Discontinuance of the basis (the type of use; size, bulk, overall scale, merchandising or employment of the use; the location of the use; or the shared parking among a variety of uses) that justified a reduction in the number of required parking spaces shall require the provision of such parking spaces on-site, off-site within 1/4 mile of the project, or through the payment of in-lieu fees.

4.3 Residential Uses

All residential parking shall be provided on-site unless otherwise provided below.

4.3.1 Single-Family Detached and Attached (townhome/condominium)

A. Residential Uses in the Downtown Specific Plan, parking for units with two or more bedrooms shall be required at two (2) spaces per dwelling unit. Parking for units with one bedroom shall be required at one (1) space per dwelling unit.
B. For Single-Family Detached and Attached (townhome/condominium) Residential Uses, a minimum of one (1) space per unit shall be covered.

4.3.2 Multi-Family (apartments, flats, lofts) residential Uses in the Downtown Specific Plan, parking for units with two or more bedrooms shall be required at 2 spaces per dwelling unit. Parking for units with one bedroom shall be required at 1.5 spaces per dwelling unit. Parking for studio units shall be required at one (1) space per dwelling unit.

A. For Multi-Family (apartments, flats, lofts) Residential Uses, a minimum of one (1) space per unit shall be covered.
B. Guest parking shall be required for all multi-family complexes of ten dwelling units or more at a rate of one (1) parking space per every ten dwelling units or portion thereof.

4.3.3 For Senior Citizen Housing Uses, parking shall be required at 1.25 spaces per dwelling unit. For Senior Citizen Housing Uses, a minimum of one (1) space per unit shall be covered. Parking shall be provided on-site or offsite through the payment of an in-lieu fee.

4.3.4 Special Circumstances- In the Downtown Core District, residential dwelling units located above first-floor retail/commercial on Seventh Street, and live/workspaces within the Downtown Core, shall provide required parking spaces on-site, or off-site through the payment of an in-lieu fee, or through the construction of parking facilities in the Downtown Core.

4.3.5 Throughout the Downtown Plan area, no additional parking spaces shall be required for the conversion of existing commercial/office/retail space to mixed-use where residential units are provided above (second floor and up) retail sales and service, or eating and drinking establishment uses.

4.4 Parking Structures

4.4.1 Privately owned parking structures and surface parking lots shall not front Seventh Street and should not front other downtown streets in general. Privately owned parking lots and structures must be located at the rear or at the sides of buildings and must not be located on corner parcels or adjacent to parks, courtyards, or plazas. These provisions do not apply to City owned or controlled parking facilities.

4.4.2 Parking structures: Parking stalls in parking structures shall have a width of not less than eight and one-half (8 1/2) feet and depth of not less than eighteen (18) feet. One additional foot in width shall be provided on each side abutting any wall, fence, property line, or other fixed obstruction that restricts vehicle access.

4.4.3 For public and private parking structures in the Downtown Core area only, up to 50% of the total compact and standard parking spaces provided may be no less than eight (8) feet. The remaining standard and compact spaces shall be no less than eight and one-half (8 1/2) feet wide. Otherwise, these spaces shall meet all other DSP and Development Code dimension standards.

4.5 Surface Parking Lots

4.5.1 Parking stalls in surface lots shall have a width of not less than eight and one-half (8 1/2) feet and depth of not less than eighteen (18) feet. One additional foot in width shall be provided on each side abutting any wall, fence, property line, or other fixed obstruction that restricts vehicle access.



Sign Standards

5. Sign Standards

5.1 Permitted signs for the Downtown Core and Downtown Gateway Districts

5.1.1 Building Mounted Wall Signs - provided the sign is designed specifically to enhance the architecture of the building and to provide unique character to the storefront. This includes Building Tenant Identification signs where the name of the building and its tenants are displayed on a single wall sign or plaque at a primary entrance.

5.1.2 Building-Mounted Projecting Signs.

5.1.3 Awning, Under-Awning, and Canopy-Mounted Signs (provided they do not extend above any part of a roof or parapet of a building).

5.1.4 Window Signs.

5.1.5 Monument Signs and A-Frame Signs such as menu and sandwich boards for restaurants.

5.2 Permitted signs for commercial uses in the Downtown Neighborhood District

5.2.1 Building Mounted Wall Signs provided the sign is designed specifically to enhance the architecture of the building and to provide a unique character to the storefront. This includes Building Tenant Identification signs where the name of the building and its tenants are displayed on a single wall sign or plaque at a primary entrance.

5.2.2 Building-Mounted Projecting Signs.

5.2.3 Awning, Under-Awning, and Canopy-Mounted Signs (provided they do not extend above any part of a roof or parapet of a building).

5.2.4 Window Signs.

5.2.5 Monument Signs and A-Frame Signs such as menu and sandwich boards for restaurants.

5.3 Permitted signs for residential uses in the Downtown Neighborhood Districts

5.3.1 Building Mounted Wall Signs, not including internally illuminated signage.

5.3.2 Awning Signs.

5.3.3 Monument Signs.

5.4 Prohibited Signs Throughout the Downtown Area

5.4.1 Can Signs (except internally illuminated individual letters - e.g. the typical rectangular sheet metal sign can with a plastic or sheet metal sign panel with applied or painted lettering is not consistent with the quality level envisioned for Downtown). When a tenant space with an

existing can sign is occupied by a new tenant, the existing can sign may not be refaced and must be removed and replaced with signage consistent with the requirements of the Downtown Design Guidelines.

5.4.2 Flat signs, including flat plastic/acrylic signs; all signs shall have significant depth and relief.

5.4.3 Roof Signs (erected upon or extending above any part of a roof or parapet of a building).

5.4.4 Pole signs.

5.4.5 Signs that flash, blink, scroll, or move or simulate movement.

5.4.6 No Placards, flags, or pennants of any type are allowed.

5.4.7 No exposed raceways, crossovers, conduits, neon tube connectors or transformers are allowed.

5.5 Temporary Signs

5.5.1 A-frame signs.

5.5.2 Window Signs (not to exceed 35 percent of the window or block primary views into the business).

5.5.3 Banner Signs (Banners over ten (10) square feet in size are subject to Minor Design Review).

5.5.4 Beacons.

5.6 Temporary Tenant Improvement Signs

5.6.1 During interior tenant improvement activities, customary window masking that obscures public view of the interior improvements may include signage informing the public of the impending arrival of the business. Temporary Tenant Improvement Signs shall be removed within 10 working days of the cessation of tenant improvements.

5.7 Exempt Signs

5.7.1 City Owned Signs.

5.7.2 Other signs exempted pursuant to the Livermore Development Code.

5.8 Sign Area and Amount

5.8.1 The amount of signage should be carefully reviewed to ensure that the establishment contributes to an active, vibrant streetscape, without creating a chaotic and unattractive appearance.

5.8.2 General Standards: The area of a sign shall be measured by enclosing the shape in the simplest regularly shaped geometric figure, such as a circle, triangle, square, rectangle, or other figure having not more than six sides.

5.8.3 Logos and corporate identifiers shall be required to fit in the permitted sign area.

5.8.4 Standards for Signage in the Downtown Core:

- Primary Street Frontage: The maximum aggregate sign area allowed per tenant for any combination of sign types is one (1) square foot per one (1) linear foot of ground-floor tenant primary street frontage to a maximum of seventy-five (75) square feet. To encourage pedestrian orientated signage, an additional five square-feet of sign area may be granted per tenant provided that it is used the pedestrian level.

- Secondary Street Frontage and tenants with no street frontage that have their primary entrance fronting upon a parking lot or outdoor courtyard, plaza or walkway: The maximum aggregate sign area allowed per tenant for any combination of sign types is one (1) square foot per two (2) linear feet of ground-floor tenant secondary street frontage to a maximum of thirty-two (32) square feet.

- Corner Buildings: Primary street frontage sign area may be transferred to the secondary street frontage to allow a maximum of one (1) square foot per one (1) lineal foot of signage on the secondary street frontage. However, in no case shall the secondary street frontage sign area exceed the primary street frontage sign area.

- Upper Floor Uses: For each upper-floor use that is unrelated to a ground floor use, a maximum of fifteen (15) square feet of sign area shall be permitted for each street frontage, and for each building frontage facing an improved parking lot serving the use, and shall be placed on the upper floor building frontage occupied by the use, or may be transferred to a monument sign or a wall mounted building tenant identification sign at a primary ground floor entrance.

- Rear Building Façade Delivery and Public Entrances: Small identification signs may be located at the rear of commercial use's building façade for delivery or public entrance identification. Such signs shall not exceed ten (10) square feet of sign area for a publicly accessible entrance that faces a parking lot, and four (4) square feet for delivery/employee entrances.

• Existing residential structures that are converted to non-residential uses shall be limited to a maximum of twenty-five (25) square feet of sign area per street frontage. If there is more than one tenant, the maximum sign area per street frontage shall be divided equally among the tenants.

• Pedestrian oriented projecting signs of no more than four (4) square feet in size and mounted at a height of no more than 12 feet, “Open” signs of no more than one (1) square foot, and Historic Building Plaques of no more than four (4) square feet shall not be counted towards a tenant’s maximum aggregate sign area.

5.8.5 Standards for Signage in the Downtown Transit Gateway and Downtown Boulevard Gateway:

• Primary Street Frontage: The maximum aggregate sign area allowed per tenant for any combination of sign types is one (1) square foot per one (1) linear foot of ground-floor tenant primary street frontage to a maximum of fifty (50) square feet. (Primary Frontage) For buildings having a gross floor area of 10,000 square feet or more, the maximum aggregate sign area allowed per tenant for any combination of sign types is 10 square feet for each parcel, plus one square foot for each lineal foot of the first 50 feet of building frontage, plus one square foot for each two lineal feet of building frontage in excess of 50 feet, to a maximum of 150 square feet. Where multiple buildings are developed as a single commercial development, a master sign program may authorize up to one half of the allowable sign area for one building to be transferred to another building, if the review authority finds the signs consistent with the Specific Plan Design Standards and Guidelines for signs.

• Secondary Street Frontage and tenants with no street frontage that have their primary entrance fronting upon a parking lot or outdoor courtyard, plaza or walkway: The maximum aggregate sign area allowed per tenant for any combination of sign types is one (1) square foot per two (2) linear feet of ground-floor tenant secondary street frontage to a maximum of twenty-five (25) square feet. (Secondary Frontage) For buildings having a gross floor area of 10,000 or more, the allowable sign area is 10 square feet for each parcel, plus one square foot for each two lineal feet of building frontage, to a maximum of 32 square feet. Where multiple buildings are developed as a single commercial development, a master sign program may authorize up to one half of the allowable sign area for one building to be transferred to another building, if the review authority finds the signs consistent with the Specific Plan Design Standards and Guidelines for signs.

• Upper Floor Uses: For each upper-floor use that is unrelated to a ground floor use, a maximum of fifteen (15) square feet of sign area shall be permitted for each street frontage, and for each building frontage facing an improved parking lot serving the use, and shall be placed on the upper floor building frontage occupied by the use, or may be transferred to a monument sign or a wall mounted building tenant identification sign at a primary ground floor entrance.

• Rear Building Façade Delivery and Public Entrances: Small identification signs may be located at the rear of commercial use's building façade for delivery or public entrance identification. Such signs shall not exceed ten (10) square feet of sign area for a publicly accessible entrance that faces a parking lot, and four (4) square feet for delivery/employee entrances.

• Existing residential structures that are converted to non-residential uses shall be limited to a maximum of twenty-five (25) square feet of sign area per street frontage. If there is more than one tenant, the maximum sign area per street frontage shall be divided equally among the tenants.

• Open" signs of no more than one (1) square foot and Historic Building Plaques of no more than four (4) square feet shall not be counted towards a tenant's maximum aggregate sign area.

5.8.6 Standards for Signage in the Downtown Neighborhoods:

• Primary Street Frontage: The maximum aggregate sign area allowed per tenant for any combination of sign types is one (1) square foot per one (1) linear foot of ground-floor tenant primary street frontage to a maximum of twenty-five (25) square feet.

• Secondary Street Frontage and tenants with no street frontage that have their primary entrance fronting upon a parking lot or outdoor courtyard, plaza or walkway: The maximum aggregate sign area allowed per tenant for any combination of sign types is one (1) square foot per two (2) linear feet of ground-floor tenant secondary street frontage to a maximum of twenty-five (25) square feet.

• Upper Floor Uses: For each upper-floor use that is unrelated to a ground floor use, a maximum of fifteen (15) square feet of sign area shall be permitted for each street frontage, and for each building frontage facing an improved parking lot serving the use, and shall be placed on the upper floor building frontage occupied by the use, or may be transferred to a monument sign or a wall mounted building tenant identification sign at a primary ground floor entrance.

• Rear Building Façade Delivery and Public Entrances: Small identification signs may be located at the rear of commercial use's building façade for delivery or public entrance identification. Such signs shall not exceed ten (10) square feet of sign area for a publicly accessible entrance that faces a parking lot, and four (4) square feet for delivery/employee entrances.

• Existing residential structures that are converted to non-residential uses shall be limited to a maximum of twenty-five (25) square feet of sign area per street frontage. If there is more than one tenant, the maximum sign area per street frontage shall be divided equally among the tenants.

• Open" signs of no more than one (1) square foot and Historic Building Plaques of no more than four (4) square feet shall not be counted towards a tenant's maximum aggregate sign area.

5.8.7 Standards for Temporary Signs (All Districts):

• Temporary Signs and Temporary Tenant Improvement Signs are limited to one-half of the sign area permitted for each tenant's maximum permanent sign area.

• Temporary Tenant Improvement Signs may include the name of the business and its logo, "coming soon", and the projected date of opening, along with other design elements and images consistent with the character of the Downtown, and may remain in-place during the duration of the interior tenant improvements. No additional temporary signs shall be permitted until the window masking and Temporary Tenant Improvement Signs have been removed.

5.9 Sign Dimensions

5.9.1 Wall Signs: Wall signs shall not project more than four (4) inches from the face of the building to the front of the sign unless located ten (10) feet or more above the sidewalk, but in no case shall project more than one (1) foot.

5.9.2 Projecting Signs: Projecting signs must provide a minimum eight (8) foot clearance above the sidewalk. Projecting signs mounted between eight (8) and twelve (12) feet above the sidewalk may not exceed four (4) square feet in size. Multi-floor commercial tenants may install larger projecting signs above twelve (12) feet from sidewalk provided the design and scale of the projecting sign is compatible with the building architecture. Projecting signs shall not project more than four (4) feet from the building face to the front of the sign.

5.9.3 Under Awning Signs: Under awning signs must provide a minimum eight (8) foot clearance above the sidewalk and may not exceed four (4) square feet in size.

5.9.4 Awning Signs: Sign copy (letters and graphics) on awnings shall be limited to the front slope or vertical fascia of the awning, and shall consist of no more than one line of lettering and a logo not to exceed twelve (12) inches in height on the vertical fascia; or shall consist of a single graphic or letter image that may not exceed twenty-four (24) inches in height on the front slope. If a projecting sign is not proposed or previously approved, lettering and/or graphics not to exceed twelve (12) inches in height may occur on the side vertical fascia of the awning.

5.9.5 Canopy Signs: Sign copy (letters and graphics) on canopies may be placed on either the vertical fascia or attached to the top of the canopy and shall be limited to no more than one line of lettering (including a logo) not to exceed twelve (12) inches in height.

5.9.6 Window Signs shall be limited to a maximum of thirty-five (35) percent of the window area.

5.9.7 A-Frame Signs shall not exceed thirty inches (30”) by forty-eight inches (48”) in size, including support structures.

5.9.8 Monument Signs shall be limited to no more than eight (8) feet in height and shall not exceed twenty (20) square feet in sign area.

5.9.10 “Open” signs shall not exceed one (1) square foot in area. “Open” signs may be neon.

5.9.11 Historic Building Plaques shall be integrated within the building architecture and shall be limited to a maximum of four (4) square feet.

5.10 Sign Location and Placement

5.10.1 Interior Signs: Signage that is mounted within the interior tenant space of a building and is directed toward customers within such tenant space, and not to outside pedestrians and vehicular passengers. Interior signage that is mounted in a location visible through a window or doorway facing the street, sidewalk, or other pedestrian/vehicular pathway shall be separated from such window or doorway by an accessible path of no less than four (4) feet in width or depth. Interior signage may also be located on walls perpendicular to the street, sidewalk or other pedestrian/vehicular pathway if setback a minimum of four (4) feet from the window or doorway.

5.10.2 Interior signs shall not block primary views into the business.

5.10.3 The location of all permanent signs, excluding permitted monument or A-frame signs, must be incorporated into the architectural design of the building. Placement of signs should be considered part of overall façade design – locations should be carefully considered and align with major architectural features.

5.10.4 Building-Mounted Signs shall be located within the sign band (the façade area designed to include signage above the storefront) , or on other usable wall area of the tenant storefront where ornamental elements, such as moldings, pilasters, arches, clerestory windows, roof eaves, or cornice lines shall be used as "frames" for the signs. Signage shall not overlap, obscure, or hide architectural features such as pilasters, cornices or other trims.

5.10.5 Window signs shall not be placed in a manner which obscures primary views into and out from the storefront.

5.10.6 Portable signs shall be well designed and made of high-quality materials. Portable signs with stapled or taped menus or other copy shall not be permitted. Sign copy shall be framed, board-mounted or plastic laminated for a finished appearance. Black-board style A-Frame signs and menu boards are permitted.

5.11 District Orientation

Signs should respect the immediate context of the building's location and the overall character of the Downtown. Sign design should be complementary to the character of the Specific Plan District in which it is located.

5.11.1 The Downtown Core: Signage in the Downtown Core should contribute to the Core's designation as the most vibrant, dense and pedestrian-oriented district in the City. Signs should be designed with the purpose of promoting retail and street activity and contribute to a lively street aesthetic. In keeping with the art and cultural orientation of the Core, the highest level of craftsmanship and creativity is encouraged for this district. Personalized and handcrafted signs should make use of artists, designers and craftsmen where possible. In general, signage should support and respect the historic character of existing buildings. However, all downtown signs need not replicate existing styles. A combination of old and new can create an active, dynamic streetscape.

5.11.2 The Downtown Transit Gateway and Downtown Boulevard Gateway: These areas are intended to provide high quality mixed-use entries to the Downtown Core. Signage in these areas should be respectful of the district's mixed-use character, and compatible with residential buildings. As these Plan Areas may include larger scale commercial uses, signage should be visible from both the pedestrian and motorist perspective. However, signage should not be excessively auto oriented; prominent architectural features such as towers should be used to create interest and draw attention, and signage may be a well-composed part of their design.

5.11.3 The Downtown Neighborhoods: The North and South Neighborhoods are primarily residential, and signage should reinforce the "neighborhood" feel of these districts. Signage within the neighborhoods should be smaller in scale than those in the other Plan Areas. At

retail clusters, signage should be oriented to the neighborhoods, designed with high quality materials and at a scale appropriate to the neighborhood area they serve.

5.12 Architectural Compatibility

Signs should be compatible with their buildings and sites. Complementary and consistent forms, shapes, materials, colors and lighting should be used.

5.12.1 The size and shape of a sign shall be proportionate with the scale of the structure; e.g. signage should be substantial in scale for larger buildings, with smaller, more intimately detailed signage for smaller buildings.

5.12.2 Brackets and other mounting devices shall be decorative and compatible with the overall building design.

5.12.3 The design of awnings and canopies shall be coordinated with the overall design and color scheme of the storefront.

5.12.4 Where internally illuminated lighting is desired, only individual letter "can" signs shall be permitted. For other acceptable illumination types, see "Lighting", below.

5.13 Materials

5.13.1 Paper and light-weight cloth are not permitted materials for permanent signs.

5.13.2 Fabric awning signs shall be made of lettering applied or silk-screened to canvas or nylon awning materials by a professional fabricator. Simple color schemes are recommended for legibility, e.g. white letters on dark awning material. Materials should be selected for their resistance to fading, either from sun exposure or cleaning. A program of regular cleaning for awnings is recommended.

5.13.3 The use of vinyl graphics is permitted provided that the sign is of high-quality design and has substantial depth and relief.

5.13.4 The use of painted on lettering and graphics is prohibited, except for where applied to routed or raised exterior signage letters, or interior window surfaces and other interior signage. Adhesive lettering and graphics are prohibited, except for where applied to interior window surfaces, other interior signage, or professionally applied to an awning.

5.14 Lighting

5.14.1 Illuminated signs and other lighting must be shut off after midnight or upon the close of business, whichever is later, either manually or on timers.

5.14.2 Permitted light sources include incandescent, halogen, compact fluorescent and metal halide.

5.14.3 Signs that use blinking or flashing lights are not permitted.

5.14.4 Light sources that are not permitted include high pressure sodium, low pressure sodium, and billboard-style long tube fluorescent uplighting or downlighting of signs.

5.14.5 Light sources shall be shielded to block glare from pedestrians, and residential areas and public rights-of-way.

89430

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF HERNANDO, CITRUS, PASCO, PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Ordinance 2026-12 was published in said newspaper by print in the issues of 05/20/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

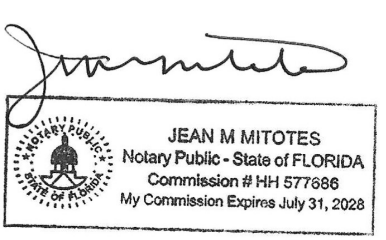
Signature of Affiant _____

Sworn to and subscribed before me this **05/20/2026**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____



LEGAL NOTICE

NOTICE OF PUBLIC HEARINGS

The city of Dade City proposes to hear and approve the following ordinances on the following dates and times:

ORDINANCE NO. 2026-12

AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA, CREATING A CENTRAL BUSINESS DISTRICT OVERLAY DISTRICT; ESTABLISHING CBD-1, CBD-2, AND CBD-3 SUBDISTRICTS WITHIN THE CENTRAL BUSINESS DISTRICT; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR APPLICABILITY, BOUNDARIES, USE REGULATIONS, AND DEVELOPMENT CRITERIA; PROVIDING FOR CONSISTENCY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR CODIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

On June 3, 2026 at 5:30 p.m., the Planning Board, convening as the Local Planning Agency, will hold a public hearing at City Commission Chambers, 38020 Meridian Avenue, Dade City, Florida, to consider the below-mentioned items.

On June 23, 2026, at 5:30 p.m., the City Commission will hold the first public hearing at City Commission Chambers, 38020 Meridian Avenue, Dade City, Florida, to consider the creation of Central Business District 1, Central Business District 2, and Central Business District 3 subsections with in the Central Business District of the below mentioned properties.

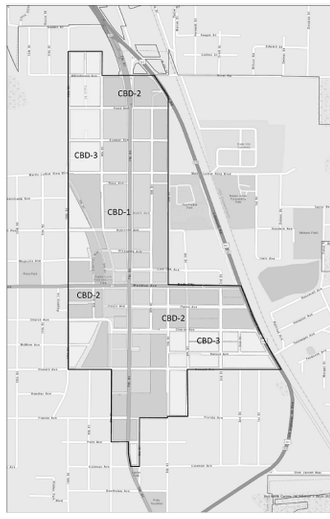
On July 14, 2026, at 5:30 p.m., the City Commission will hold the second public hearing at City Commission Chambers, 38020 Meridian Avenue, Dade City, Florida, to consider the creation of Central Business District 1, Central Business District 2, and Central Business District 3 subsections with in the Central Business District of the below mentioned properties.

Project Name: City of Dade City Central Business District

Agent of Record: City of Dade City

General Location: The subject area contains approximately 128.4 acres generally located within the CRA 1 and CRA 2 boundaries in Dade City, Florida. The complete ordinances can be obtained from the City Community and Economic Development office.

Subject Parcels



Information concerning these matters are on file and available for examination through the Dade City Community and Economic Development office, 38020 Meridian Avenue, Dade City, FL 33525, Monday through Friday, during regular business hours, 8 a.m. to 5 p.m. Please contact (352) 523-5050 to request an appointment to view the documents, submit written comments or evidence prior to the public hearing, or to discuss any questions or concerns regarding the proposed zoning subsection overlay petition. All parties affected are advised to appear and be heard. Only those persons who have land adjacent to the land subject to the application is an affected party in accordance with the requirements of the Dade City Land Development Regulations, shall be qualified as affected parties for the purpose of examining witnesses during the noted public hearings. To view meeting agendas and virtual meeting login information, please visit https://dadecityfl.civicweb.net/Portal/.

Should any interested party seek to appeal any decision made by the City Commission with respect to any matter considered at such meeting, they will need a record of the proceedings, and may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which an appeal is based pursuant to Section 286.0105, Florida Statutes.

If you are a person with a disability who requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at (352) 523-5050 at least 48 hours prior to the public hearing.

May 20, 2026 DB

89430-1

ORDINANCE BUSINESS IMPACT ESTIMATE

Florida Statutes, Section 166.041(4)

ORDINANCE NUMBER: ORDINANCE NO: 2026-12

ORDINANCE TITLE: Land Development Code Regulations

DEPARTMENT: Community and Economic Development

MEETING DATE: June 23, 2026 (First Reading)
July 14, 2026 (Second Reading)

BY THE CITY COMMISSION
ORDINANCE NO. 2026-12

AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA, CREATING A CENTRAL BUSINESS DISTRICT OVERLAY DISTRICT; ESTABLISHING CBD-1, CBD-2, AND CBD-3 SUBDISTRICTS WITHIN THE CENTRAL BUSINESS DISTRICT; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR APPLICABILITY, BOUNDARIES, USE REGULATIONS, AND DEVELOPMENT CRITERIA; PROVIDING FOR CONSISTENCY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR CODIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ❑ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ❑ The proposed ordinance relates to the issuance or refinancing of debt;
- ❑ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ❑ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ❑ The proposed ordinance is an emergency ordinance;
- ❑ The ordinance relates to procurement; or
- ❑ The proposed ordinance is enacted to implement the following:
  a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
  b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City of Dade City;
  c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or

1

e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

[1] See Section 166.041(4)(c), Florida Statutes.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The proposed ordinance will be a companion to Ordinance 2026-12, which works to adopt and overlay for the Central Business District (CBD) which provides updated redevelopment standards and design guidelines in the CBD. The proposed ordinance is necessary to ratify the changes to the Land Development Regulations in tandem with the new overlay guidelines.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur: $0

No direct impact to general businesses.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible: $0

No new charges or fees are set forth in the ordinance.

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: $0

No additional regulatory costs, staff administration only.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

This ordinance is not anticipated to affect businesses.

4. Additional information the governing body deems useful (if any):

The proposed ordinance will be applicable to all properties within the Central Business District.

AGENDA MEMO
City Commission

To: Honorable Mayor and Members of the City Commission

From: Marieke vanErven, City Manager

Through: Catherine Ralston, Community & Economic Development Director

Re: ORDINANCE 2026-13 Legislative

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AMENDING ARTICLES 4 , 5 AND 6 OF THE LAND DEVELOPMENT REGULATIONS BY ESTABLISHING CLEAR DESIGN PRINCIPLES AND BEST PRACTICES TO PROMOTE DEVELOPMENT THAT COMPLIMENTS DADE CITY'S HERITAGE AND CHARACTER ; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR CODIFICATION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Date: June 23, 2026

RECOMMENDED ACTION

Approve Ordinance 2026-13 amending the Land Development Regulations to establish clear design principles and best practices to promote development that compliments Dade City's heritage and character.

BACKGROUND SUMMARY/ANALYSIS

The City of Dade City has been in the process of updating its land development code to establish clear design principles and objectives for its Central Business District (CBD). These amendments aim to create cohesive development standards that will aid in the preservation of the historic downtown while allowing new development that will fit the character of the district. The proposed amendments in this Ordinance are to accommodate the amendments made in the overlay district.

The changes made to the Land Development Code in Article 4, were made specifically to the Table of Allowable Uses specifically *(4.1.2 Table of Allowed Uses),* to defer each conditional and permitted uses to the CBD overlay. Table 5.1-3 *Table of Dimensional Standards in Business Districts* more specifically the dimensional criterion in the CBD also contains a notation to defer to the CBD overlay for specific dimensional standards for the three sub-zones in the Downtown. The updates made to Article 6, more specifically Article 6.1-4 *Off Street Parking Standards* contain an additional provision to refer to the CBD overlay for specific parking standards in Downtown, and Section 6.5 *Signage* also defers to the signage guidelines in the CBD overlay district for properties located in the Downtown area. The changes made to these specific sections in the Land Development Code will provide consistency between the new Central Business District Overlay and the Land Development Regulations.

The Planning Board held a public hearing at the June 3, 2026, meeting and voted 4-2 to recommend approval of Ordinance 2026-13.

ATTACHMENTS

Attachment A - Ordinance 2026-13 LDR Article 4, 5, and 6 Amendment

Attachment B - Business Impact Estimate 2026-13 LDR Article 4, 5, and 6 Amendment

Attachment C - Affidavit of Publishing

FUNDING

No funding needed.

BY THE CITY COMMISSION
ORDINANCE NO. 2026-13

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AMENDING ARTICLES 4 , 5 AND 6 OF THE LAND DEVELOPMENT REGULATIONS BY ESTABLISHING CLEAR DESIGN PRINCIPLES AND BEST PRACTICES TO PROMOTE DEVELOPMENT THAT COMPLIMENTS DADE CITY'S HERITAGE AND CHARACTER ; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR CODIFICATION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Florida Law and its home rule powers, the City of Dade City may regulate land use matters within the City's jurisdictional limits through the adoption of Land Development Regulations; and

WHEREAS, The City of Dade City provides updates and amendments to its Land Development Regulations, consistent with its Comprehensive Plan; and

WHEREAS, the City of Dade City acknowledged the need to create new development guidelines particularly within Downtown within its most recent update of the Comprehensive Plan.

WHEREAS, the City of Dade City recognizes the importance ensuring the updates are reflected in the referenced sections of the LDR's, to be compatible with its companion ordinances

WHEREAS, the Dade City Planning Board held a public hearing with all required public notice on June 3, 2026, for the purpose of providing recommendations to the City Commission with regard to this Ordinance and recommended that the Commission adopt the amendments to the City's Land Development Regulations as set forth herein in **Exhibit "A"** attached hereto; and

WHEREAS, the City of Dade City finds that the amendments to its Land Development Regulations, as set forth herein, are consistent with all applicable policies of the City's Comprehensive Plan; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AS FOLLOWS:

Section 1. The findings set forth in the recitals above are adopted and fully incorporated herein by reference.

Section 2. Articles 4, 5 and 6 of the City of Dade City Land Development Regulations, is hereby amended as provided in attached **Exhibit A**.

Note: Underlined words constitute new text of the City of Dade City Land Development Regulations, asterisks (***) indicate an omission from the original text, which is intended to remain unchanged, and ~~strikethroughs~~ constitute deletions from the Land Development Regulations.

Section 3. Conflicts. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. Codification. The provisions of this Ordinance and revisions to the City of Dade City Land Development Regulations, as set forth in Exhibit A, shall be codified. The sections, divisions, and provisions of this Ordinance and the Land Development Regulations may be renumbered or re-lettered as deemed appropriate by the codifier.

Section 5. **Scrivener's Errors.** Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, in consultation with the City Attorney and City Clerk, may be corrected with the endorsement of the City Manager, or designee, without the need for a public hearing.

Section 6. Savings Clause. All prior actions of the City pertaining to the City of Dade City Land Development Regulations and relating to technical codes are hereby ratified and affirmed consistent with the provisions of this Ordinance.

Section 7. Severability. Should any word, phrase, sentence, subsection, or section be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then that word, phrase, sentence, subsection, or section so held shall be severed from this Ordinance and all other words, phrases, sentences, subsections, or sections shall remain in full force and effect.

Section 8. Effective Date. This Ordinance shall become effective immediately upon its passage and adoption.

SIGNATURES ON NEXT PAGE

PASSED AND ADOPTED this ____ day of _____, 2026.

FIRST READING: _____
SECOND READING: _____

_____
Scott Black, MAYOR

ATTEST:

_____
Angelia Guy, CITY CLERK

Approved as to form:

_____
Patrick Brackins, CITY ATTORNEY

Exhibit A

* * * * *

4.1.2 Table of Allowed Uses

USE CATEGORY	USE TYPE	RESIDENTIAL									BUSINESS								MIXED USE		PLANNED DEVELOPMENT					Use Specific Standards Sec. 4.3
		OUA	RS-CE	RC-E	RS1	RS2	RS3	RG1	RG2	~~RIO~~	~~RIO~~	CN	~~CBD~~	CG	CH	ILW	IH	CBD	RIO	COMM	R	TND	EC	CS	
RESIDENTIAL USES																										
Household Living	Dwelling, Live/work	P									~~P~~	P	~~C~~			P	P	C*	P	A	A	A	A	A	-
	Dwelling, manufactured home																				A	A			Section 4.3.1(A)(1) and (2)
	Dwelling, mobile home														C										Section 4.3.1(A)(1)
	Dwelling, multiple-family							P	P		~~P~~			P	P				P	A	A	A	A		Section 4.3.1(A)(3)
	Dwelling, single-family attached							P	P	~~P~~			~~C~~	P	P			C*	P	A	A	A			Section 4.3.1(A)(3)
	Dwelling, single-family detached	P	P	P	P	P	P	P	P					P				C*	P		A	A		A	Section 4.3.1(A)(4)
	Dwelling, townhouse					C	C	P	P	~~P~~			~~C~~		P			P*	P	A	A	A			Section 4.3.1(A)(3)
	Dwelling, two- to four-family						C	P	P	~~P~~									P	A	A	A			Section 4.3.1(A)(3)
	Mobile home park														C						A				Section 4.3.1(A)(1)
	Upper story dwelling										~~P~~		~~P~~					P*	P	A	A	A	A		-
Group Living	Co-housing	C																						A	Section 4.3.1(B)(1)
	Community residential home (6 or fewer residents)				P	P	P	P	P	~~P~~	~~P~~								P		A	A			Section 4.3.1(B)(2) (b)

USE CATEGORY	USE TYPE	RESIDENTIAL									BUSINESS							MIXED USE		PLANNED DEVELOPMENT					Use Specific Standards Sec. 4.3
		OUA	RS-CE	RC-E	RS1	RS2	RS3	RG1	RG2	~~RIO~~	~~RIO~~	CN	~~CBD~~	CG	CH	ILW	IH	CBD	RIO	COMM	R	TND	EC	CS	
	Community residential home (7-14 residents)						C	C	C	~~P~~	~~C~~								P						Section 4.3.1(B)(2) (c)
	Dormitory												~~C~~	P	P	C		C*				A	A		Section 4.3.1(B)(3)
	Group home (15 or more residents)							C	C	~~C~~	~~C~~		~~P~~					P*	C			A			-
	PUBLIC AND INSTITUTIONAL USES																								
Community Services/facilities	Community center	C					C	C	C	~~C~~		P	~~P~~	P				P*		A	A	A		A	Section 4.3.2(A)
	Cultural facility	C										P	~~P~~	P	P	P	P	P*		A	A	A	A	A	Section 4.3.2(A)
	Library							C	C	~~P~~	~~P~~	P	~~P~~	P	P			P*	P	A	A	A	A		Section 4.3.2(A)
	Private, public social or fraternal clubs - not for profit only	C						C	C	~~C~~		C	~~P~~	P	P	P	P	P*				A		A	-
	Senior center							C	C	~~P~~	~~C~~	P	~~P~~	P				P*	C	A	A	A			Section 4.3.2(A)
	Youth club facility	C						C	C	~~P~~	~~P~~	P	~~C~~	P				C*	P	A	A	A		A	Section 4.3.2(A)
	Community Gardens	P	P	P	P	P	P	P	P	~~P~~	~~P~~	P	~~P~~	P	P	P	P	P*	P	P	P	P	P	A	
Day Care	Adult care center							C	C	~~P~~	~~C~~	C	~~C~~	C				C*	P	A	A	A	A		-
	Child care center							C	C	~~P~~	~~P~~	P	~~C~~	P				C*	P	A	A	A	A		Section 4.3.2(B)(1)
	Day care home (up to and including 6 persons)		P	P	P	P	P	P	P	~~P~~	~~C~~	P		P					P		A				-
Educational Facilities	College or university	C								~~P~~	~~C~~			P	P	P			P	A	A	A	A		-
	School	P	P	P	P	P	P	P	P	~~P~~				P					P	A	A	A			Section 4.3.2(C)(1)
	Vocational school	P								~~P~~	~~C~~	P		P	P	P	P		P	A	A	A	A		Section 4.3.2(C)(1)
Government Facilities	Government maintenance, storage, and distribution facility	P								~~P~~				C	P	P	P		P	A			A	A	Section 4.3.2(D)
	Government office	P								~~P~~	~~P~~		~~P~~	P	P	P	P	P*	P	A		A	A	A	Section 4.3.2(D)
	Post office									~~P~~	~~P~~	P	~~P~~	P	P	P		P*	P	A	A	A	A		Section 4.3.2(D)
	Blood collection facility									~~C~~	~~P~~				P	P	P		P	A			A		-

USE CATEGORY	USE TYPE	RESIDENTIAL									BUSINESS							MIXED USE		PLANNED DEVELOPMENT					Use Specific Standards Sec. 4.3
		OUA	RS-CE	RC-E	RS1	RS2	RS3	RG1	RG2	~~RIO~~	~~RIO~~	CN	~~CBD~~	CG	CH	ILW	IH	CBD	RIO	COMM	R	TND	EC	CS	
Health Care Facilities	Hospital									~~C~~	~~P~~			P		P			P	A			A		Section 4.3.2(E)(1)
	Medical and dental clinic									~~P~~	~~P~~	C	~~P~~	P	P			P*	P	A			A		-
	Medical and dental lab									~~C~~	~~P~~				P	P	P		P	A			A		-
	Outpatient facility									~~C~~	~~P~~	C		P	P				P	A			A		Section 4.3.2(E)(2)
Institutions	Assisted living facility						C			~~C~~	~~C~~		~~P~~					P*	C	A	A	A	A		-
	Auditorium									~~C~~		C	~~P~~	P	C	P		P*	C	A			A		Section 4.3.2(F)(1)
	Convention center	C								~~C~~		C	~~C~~	P	C	C		C*	C	A			A		Section 4.3.2(F)(1)
	Drug and alcohol treatment facility									~~C~~	~~P~~								P						-
	Nursing home									~~C~~	~~P~~		~~P~~	P				P*	P	A		A			-
	Psychiatric treatment facility										~~P~~			P	P				P	A					-
	Churches and religious institution, with seating capacity less than 200 in sanctuary or main activity area		C	C	C	C	C	P	P	~~P~~	~~P~~	P	~~C~~	P	P	P		C*	P	A	A	A	A		Section 4.3.2(F)(2)
	Churches and religious institution, with seating capacity of 200 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities				C	C	C	C	C	~~C~~	~~C~~	C		P	P	P			C	A	A	A	A		Section 4.3.2(F)(2)
Parks and Open Areas	Arboretum	C									~~P~~	P	~~P~~	P	P			P*	P	A	A	A	A	A	-
	Botanical garden	P	P	P	P	P	P	P	P		~~P~~	P	~~P~~	P	P			P*	P	A	A	A	A	A	-
	New Cemetery, columbaria, mausoleum	C	C	C	C	C	C	C	C	~~C~~									C					A	-
	Community garden	P	P	P	P	P	P	P	P	~~P~~	~~P~~	P							P		A	A	A	A	-
	Golf course, public/Country Clubs	C			C	C	C	C	C											A	A	A	A	P	-
	Park, private and public	P	P	P	P	P	P	P	P	~~P~~	~~P~~	P	~~P~~	P	P	P	P	P*	P	A	A	A	A		-

USE CATEGORY	USE TYPE	RESIDENTIAL									BUSINESS								MIXED USE		PLANNED DEVELOPMENT					Use Specific Standards Sec. 4.3
		OUA	RS-CE	RC-E	RS1	RS2	RS3	RG1	RG2	~~RIO~~	~~RIO~~	CN	~~CBD~~	CG	CH	ILW	IH	CBD	RIO	COMM	R	TND	EC	CS	
	Public square		P	P				C	C	~~P~~	~~P~~	P	~~P~~	P	P	P	P	P*	P	A	A	A	A	A	-
	Recreational trail	P	P	P	P	P	P	P	P	~~P~~	~~P~~	P		P	P	P	P		P	A	A	A	A	A	-
	Resource-based recreation uses, passive recreation	P	P	P	P	P	P	P	P	~~P~~	~~P~~	P							P	A	A	A	A	A	-
	Resource-based recreation uses, active recreation	P	P	P						~~C~~									C	A	A	A	A	A	-
Public Safety	Fire and EMS	P	P	P				C	C	~~P~~	~~P~~	P	~~C~~	P	P	P		C*	P	A	A	A	A	A	Section 4.3.2(G)
	Police station	P						C	C	~~P~~	~~P~~	P	~~P~~	P	P	P	P	P*	P	A	A	A	A	A	Section 4.3.2(G)
	Sub-station for fire and city police	P			P	P	P	P	P	~~P~~	~~P~~	P	~~P~~	P	P	P	P	P*	P	A	A	A	A	A	Section 4.3.2(G)
Transportation	Airport	C															C						A	A	-
	Airplane landing strip	C														C	C			A	A		A	A	Section 4.3.2(H)(1)
	Helicopter landing facilities	C								~~C~~						C	C		C	A			A		Section 4.3.2(H)(2)
	Passenger terminal, surface transportation											C	~~C~~	P	P	P	P	C*		A				A	-
Utilities	Wireless Communication tower and/or antenna, freestanding (new)	P								~~C~~		C		C	P	P	P		C	A	A	A	A	A	Section 4.3.2(I)(1)
	Wireless Communication antenna, Collocation on existing tower	P				P	P	P	P	~~P~~	~~P~~	P		P	P	P	P		P	A	A	A	A	A	Section 4.3.2(I)(1)
	Wireless Communication antenna, placement on existing building	P				P	P	P	P	~~P~~	~~P~~	P		P	P	P	P		P	A	A	A	A	A	Section 4.3.2(I)(1)
	Railroad right-of-way	P			P	P	P	P	P	~~P~~	~~P~~	P	~~P~~	P	P	P	P	P*	P	A	A	A	A		-
	Utility, major				C	C	C	C	C	~~C~~			~~C~~	C	C	C	C	C*	C	A	A	A	A	A	Section 4.3.2(I)(3)
	Utility, minor	P	P	P	P	P	P	P	P	~~P~~	~~P~~	P	~~P~~	P	P	P	P	P*	P	A	A	A	A		Section 4.3.2(I)(4)
AGRICULTURAL USES																									
Agriculture	Citrus Groves	P			P	P	P	P	P		P	P	~~P~~	P	P	P	P	P*	P		A	A		A	-
Animal husbandry	General use category	C																						A	-

USE CATEGORY	USE TYPE	RESIDENTIAL									BUSINESS							MIXED USE		PLANNED DEVELOPMENT					Use Specific Standards Sec. 4.3
		OUA	RS-CE	RC-E	RS1	RS2	RS3	RG1	RG2	~~RIO~~	~~RIO~~	CN	~~CBD~~	CG	CH	ILW	IH	CBD	RIO	COMM	R	TND	EC	CS	
Horticulture	General use category																								-
Agriculture Support and Services (Directly Related)	Agricultural processing	C															P							A	Section 4.3.3 (A)(1) and (2)
	Agri-education	C																						A	Section 4.3.3 (A)(1)
	Agri-entertainment	C																						A	Section 4.3.3 (A)(1)
	Custom operator	A															P							A	Section 4.3.3 (A)(1)
	Direct market business for sale of products produced on site, including but not limited to produce stands or PYO (pick-your-own) establishments	P																						A	Section 4.3.3 (A)(1) and (3)
	Equestrian facility	P	P												C	C								A	Section 4.3.3 (A)(1)
	Farm co-op	C																						A	Section 4.3.3 (A)(1)
	Farm machinery repair	C														P	P								Section 4.3.3 (A)(1)
	Farm market	C																		A				A	Section 4.3.3 (A)(1)
	Farm produce stand	P	P																	A				A	Section 4.3.3 (A)(1) and (3)
	Feedlot (for on-going, on-site animal husbandry activities)	P																							Section 4.3.3 (A)(1)
	Nursery, commercial	P														P	P			A					Section 4.3.3 (A)(1) and (4)
	Nursery, production	P													P										Section 4.3.3 (A)(1) and (4)

USE CATEGORY	USE TYPE	RESIDENTIAL									BUSINESS							MIXED USE		PLANNED DEVELOPMENT					Use Specific Standards Sec. 4.3
		OUA	RS-CE	RC-E	RS1	RS2	RS3	RG1	RG2	~~RIO~~	~~RIO~~	CN	~~CBD~~	CG	CH	ILW	IH	CBD	RIO	COMM	R	TND	EC	CS	
	Pet farm	C																							Section 4.3.3 (A)(1)
	Sawmill	C															P								Section 4.3.3 (A)(1) and (5)
	Stable	P	P																					A	Section 4.3.3 (A)(1) and (6)
Agriculture Support and Services (Not Directly Related)	Agricultural research facility	P														P	P								Section 4.3.3 (B)(1)
	Animal care business															P	P								-
	Auction arena for livestock	C														C	P								-
	Central farm distribution hub for agricultural products	C														P	P								Section 4.3.3 (B)(1)
	Equestrian facility/stable	P																						A	Section 4.3.3 (B)(2)
	Fairgrounds	P									C									A					-
	Farm machinery repair	C												P	P	P									-
	Farm machinery sales, rental, and service														P	P				A					-
	Mining	C																							
Animal Sales, Service and Care	Animal hospital													P	P					A					Section 4.3.3 (C)(1)
	Animal shelter													P	P					A					Section 4.3.3 (C)(2)
	Animal grooming											P	~~P~~	P	P		P	P*		A					-
	Kennel, indoor											C			C	P				A		A			Section 4.3.3 (C)(3)
	Kennel, outdoor	P												P	P	P	P			A					Section 4.3.3 (C)(4)

USE CATEGORY	USE TYPE	RESIDENTIAL									BUSINESS							MIXED USE		PLANNED DEVELOPMENT					Use Specific Standards Sec. 4.3
		OUA	RS-CE	RC-E	RS1	RS2	RS3	RG1	RG2	~~RIO~~	~~RIO~~	CN	~~CBD~~	CG	CH	ILW	IH	CBD	RIO	COMM	R	TND	EC	CS	
	Veterinary clinic										P	P	P	P	P					A					Section 4.3.3 (C)(5)
BUSINESS																									
Eating Establishments	Ice cream shop										P	P	P	P	P					A	A				-
	Restaurant, indoor seating only										P	P	P	P	P	P				A	A		A		
	Restaurant, with outdoor seating											P	~~P~~	P	C	C		P*		A	A		A		Section 4.3.4(A)(1)
	Restaurant, with drive-through or drive-in service													P	P	C				A			A		Section 4.3.4(A)(2)
	Specialty eating establishment										P	P	~~P~~	P	P	C	C	P*		A	A		A		-
Conference and Training Centers	Conference center	C								P			~~P~~	P	P	P	P	P*		A			A		Section 4.3.4(B)(1)
	Rural agricultural corporate retreat	C																							Section 4.3.4(B)(2)
Industrial Services	Building, heating, plumbing, or electrical contractors													P		P	P			A					-
	Electric motor repair															P	P								Section 4.3.4(C)(1)
	Fuel oil distributor																P								-
	General industrial service												~~P~~	P	P	P	P	P*					A		-
	Heavy equipment sales, rental, or repair														P	P	P								Section 4.3.4(C)(2)
	Laundry, dry cleaning, and carpet cleaning facilities												~~C~~	P	P			C*					A		Section 4.3.4(C)(3)
	Machine shop													P	P	P	P								Section 4.3.4(C)(1)
	Repair of scientific or professional instruments													P	P	P	P			A			A		-
	Tool repair													P	P	P	P								Section 4.3.4(C)(1)

USE CATEGORY	USE TYPE	RESIDENTIAL									BUSINESS							MIXED USE		PLANNED DEVELOPMENT					Use Specific Standards Sec. 4.3
		OUA	RS-CE	RC-E	RS1	RS2	RS3	RG1	RG2	~~RIO~~	~~RIO~~	CN	~~CBD~~	CG	CH	ILW	IH	CBD	RIO	COMM	R	TND	EC	CS	
Manufacturing and Production	Manufacturing, heavy[1]																P								Section 4.3.4(D)(1)
	Manufacturing, light													P	P	P	P			A			A		-
	Manufacturing, Hand-Rolled Cigars										C	C	~~C~~	C	C	P	P	C*		A		A	A		
	Asphalt/concrete batch plant																C								Section 4.3.4(D)(1)
Offices	Business services									P	P	P	~~P~~	P	P	C	P	P*		A			A		-
	Financial services									P	P	P	~~P~~	P	P			P*		A			A		-
	Professional services									P	P	P	~~P~~	P	P		P	P*		A			A		-
	Medical Services									P	P	P	~~P~~	P	P			P*		A			A		-
	Sales										P		~~P~~	P	P	P	P	P*		A			A		-
Parking, Commercial	Parking lot												~~P~~	P	P	P	P	P*		A	A		A		Section 4.3.4(E)(1)
	Parking structure												~~P~~	P	P	P	P	P*		A	A		A		Section 4.3.4(E)(2)
Recreation/ Entertainment, Indoor	Commercial recreation, indoor												~~P~~	P	P	P	P	P*		A	A		A		-
	Neighborhood recreation center					C	C					P								A	A	A			-
	Private club or lodge with seating capacity of less than 300 in main activity area	C			C	C	P	P	P		P	P	~~P~~	P	P	P		P*		A	A	A	A		-
	Theater											C	~~P~~	P	P	P		P*		A			A		-
Recreation/ Entertainment, Outdoor	Archery range	C													P										-
	Arena, amphitheater, auditorium, or stadium	C											~~C~~	C	~~C~~	C	C	C*		A	A	A	A		Section 4.3.4(F)(1)
	Commercial recreation, outdoor														~~P~~					A			A		-
	Golf course, private	C				P	P	P	P							P					A	A	A		-
Retail Sales and Services	Auction house													P	~~P~~	P				A					Section 4.3.4(G)

USE CATEGORY	USE TYPE	RESIDENTIAL									BUSINESS							MIXED USE		PLANNED DEVELOPMENT					Use Specific Standards Sec. 4.3
		OUA	RS-CE	RC-E	RS1	RS2	RS3	RG1	RG2	~~RIO~~	~~RIO~~	CN	~~CBD~~	CG	CH	ILW	IH	CBD	RIO	COMM	R	TND	EC	CS	
	Bar, nightclub, or cocktail lounge											C	~~P~~	P	~~P~~			P*		A					Section 4.3.4(G)(1)
	Convenience store											P		C	~~P~~	C				A	A				Section 4.3.4(G)(2)
	Department or discount store												~~P~~	P	~~P~~			P*		A					Section 4.3.4(G)
	Drug Store or Pharmacy													P						A			A		Section 4.3(G)(3)
	Crematory														~~C~~	P	P						A		Section 4.3.4(G)
	Entertainment establishment												~~P~~	P	~~P~~			P*		A					Section 4.3.4(G)
	Financial institution									P	C	P	~~P~~	P	~~P~~	P		P*		A	A		A		Section 4.3.4(G)(4)
	Funeral home									P	C	P	~~P~~	P	~~P~~			P*		A					Section 4.3.4(G)
	General media store												~~P~~	P	~~P~~			P*		A	A				Section 4.3.4(G)
	Liquor store											C	~~P~~	P	~~P~~			P*		A					Section 4.3.4(G)
	Laundromat													P	~~P~~					A					Section 4.3.4(G)(5)
	Medical Marijuana Treatment Center													P						A			A		
	Pharmacy										P	P	~~P~~	P	~~P~~			P*							
	Personal services establishment									P		P	~~P~~	P	~~P~~			~~P~~ *		A					Section 4.3.4(G)(6)
	Repair establishment											C	~~P~~	P	~~P~~			P*		A					Section 4.3.4(G)
	Sales establishment											C	~~P~~	P	~~P~~			P*		A	A				Section 4.3.4(G)
	Large-scale Retail Establishments ≥20,000 sf but <80,000 sf													P	~~P~~					A					Section 4.3.4(G)(7)
	Large-scale Retail Establishments ≥80,000 sf													C						A					Section 4.3.4(G)(7)
Self-Service Storage	All uses											C		P	~~P~~					A					Section 4.3.4(H)

USE CATEGORY	USE TYPE	RESIDENTIAL									BUSINESS								MIXED USE		PLANNED DEVELOPMENT					Use Specific Standards Sec. 4.3
		OUA	RS-CE	RC-E	RS1	RS2	RS3	RG1	RG2	~~RIO~~	~~RIO~~	CN	~~CBD~~	CG	CH	ILW	IH	CBD	RIO	COMM	R	TND	EC	CS	
Sexually-Oriented Business	Sexually-Oriented Cabaret													C											Section 4.3.4(I)
	Sexually-Oriented Media Store													C											Section 4.3.4(I)
	Sexually-Oriented Motion Picture Theater													C											Section 4.3.4(I)
	Sex Shop													C											Section 4.3.4(I)
Vehicles, Sales and Services	Automobile body shop														~~P~~	P	P								Section 4.3.4(J)(1)
	Automobile parts sales												~~C~~	P	~~P~~	P	P	C*		A					-
	Automobile rental and sales													P	~~P~~					A					Section 4.3.4(J)(2)
	Automobile repair and servicing													P	C	P	P			A					Section 4.3.4(J)(3)
	Automobile service station											C		P	P					A					-
	Automobile service station with wash and detail													P	P					A					-
	Boat and marine rental and sales													P	P	P				A					Section 4.3.4(J)(4)
	Car wash or auto detailing													P	P					A					Section 4.3.4(J)(5)
	Gasoline sales											S		P	P	S	S			A					Section 4.3.4(J)(6)
	Recreational vehicle rental and sales														P	P				A					Section 4.3.4(J)(2)
	Taxicab service													P	P					A					-
	Tire sales and mounting													P	P					A					Section 4.3.4(J)(7)
	Towing service													P	P					A					Section 4.3.4(J)(8)
	Transmission or muffler shop													P	P					A					Section 4.3.4(J)(7)

USE CATEGORY	USE TYPE	RESIDENTIAL									BUSINESS							MIXED USE		PLANNED DEVELOPMENT					Use Specific Standards Sec. 4.3
		OUA	RS-CE	RC-E	RS1	RS2	RS3	RG1	RG2	~~RIO~~	~~RIO~~	CN	~~CBD~~	CG	CH	ILW	IH	CBD	RIO	COMM	R	TND	EC	CS	
	Truck or tractor rental or sales													P	P	P	P								Section 4.3.4(J)(2)
Visitor Accommodations	Bed and breakfast	C			C	C	C				C	C	~~C~~	P				C*		A	A	A			Section 4.3.4(K)(1)
	Bed and breakfast inn	C			C	C	C				C	C	~~C~~	C				C*		A		A			Section 4.3.4(K)(2)
	Hotel or motel												~~C~~	P	P			C*		A		A	A		Section 4.3.4(K)(4)
Warehouse and Freight Movement	Cold storage plant																P								-
	Parcel services													P	P	P	P			A					Section 4.3.4(L)(1)
	Truck or freight terminal													P	C	C	P								Section 4.3.4(L)(1)
	Warehouse (distribution)													P	P	P	P								Section 4.3.4(L)(1)
	Warehouse (storage)														C	P	P			A					Section 4.3.4(L)(1)
	Outdoor Storage (as a principal use)															C	P								Section 4.3.4(L)(2)
Waste-Related Services	Energy recovery plant	C															C								-
	Hazardous waste collection sites	C															C								-
	Incinerator	C															C								-
	Landfill	C															C								-
	Recycling drop-off center	C													C	C	C			A		A	A		Section 4.3.4(M)(1)
	Recycling and salvage center	C														C	P								Section 4.3.4(M)(2)
	Salvage and junkyard	C														C	C								Section 4.3.4(M)(3)

USE CATEGORY	USE TYPE	RESIDENTIAL									BUSINESS							MIXED USE		PLANNED DEVELOPMENT					Use Specific Standards Sec. 4.3
		OUA	RS-CE	RC-E	RS1	RS2	RS3	RG1	RG2	~~RIO~~	~~RIO~~	CN	~~CBD~~	CG	CH	ILW	IH	CBD	RIO	COMM	R	TND	EC	CS	
	Tire disposal or recycling	C															C								Section 4.3.4(M)(3)
	Waste composting	C														C	C								-
Wholesale sales	All uses													P	P	P	P								-

(Ord. No. 2016-02, § 3 (Exh. A), 2-23-2016; Ord. No. 2018-04, § 12, 2-13-2018; Ord. No. 2019-10, § 3, 1-28-2020)

(*) Asterisks in Table 4.1.2 defer to the CBD overlay for specific Downtown Design Guidelines

* * * * *

TABLE 5.1-3: TABLE OF DIMENSIONAL STANDARDS IN THE BUSINESS ZONING DISTRICTS									
DISTRICT AND USE	LOTS		MINIMUM YARDS AND SETBACKS				MAX. HEIGHT (FT)	MAX. LOT COVERAGE (including accessory structures) [1]	MAX. FAR [2]
	Min. Area (Sq Ft)	Min. Width (Ft)	Front Yard (Ft)	Side Yard (Ft)	Rear Yard (Ft)	Wetland/ Water-course Setback (Ft)			
RIO									
All other Business uses	2 acres	None	20	Combined for 20, no less than 5	15	Sec. 5.2.2(B)	60	45%	.45
CN									
All other uses	10,000	80	25	30 from residential districts	30 from residential districts	Sec. 5.2.2(B)	35	50%	.50
CG									
All uses	None	None	25	None	20	Sec. 5.2.2(B)	60	100%	5.0
CBD *									
Multi-family	None	None	25	18 combined, no side less than 7	10, except when adjacent to RIO, RS or RG district, then 20	Sec. 5.2.2(B)	60	100%	4.0
All other uses	None	None	None	None	None			100%	
CH									
All uses	None	100	25	15	20	Sec. 5.2.2(B)	65	40%	N/A
ILW									
All uses	None	None	25	20		Sec. 5.2.2(B)	150	60%	N/A
IH									

All uses	**None**	**None**	**25**	**20**	**Sec. 5.2.2(B)**	**N/A**	**60%**	**N/A**
PD-EC								
	See Section 3.5.3(C)							
PD-TND								
	See Section 3.5.3(B)							
PD-COMM								
	See Section 3.5.3(D)							

(*) Asterisks in Table 5.1.4 defer to the CBD overlay for specific Downtown Design Guidelines

* * * * *

6.1.4 Off-Street Parking Standards

(B) Amount Required.

(2) ***Exceptions for Certain Zone Districts.***

(a) Notwithstanding the requirements of subsection (1) above, ~~no parking shall be required for any uses and activities~~ in the CBD district~~.~~ Please defer to the CBD overlay for specific parking standards in Downtown

* * * * *

SECTION 6.5 SIGNAGE

6.5.1 Purpose

This section establishes standards for the area, location, and character of signs that are permitted as principal or accessory uses. No signs shall be permitted in any location except in conformity with this section and these LDRs. For properties located within the CBD district, signage guidelines are subject to the CBD Overlay district regulations. The purpose of this section is to achieve a balance among the following goals:

(A) **Communication.** To encourage the effective use of signs as a means of communication for businesses, organizations, and individuals in the City of Dade City;

(B) **Way-finding.** To provide a means of way-finding in the City, thus reducing traffic confusion and congestion;

(C) **Business Identification and Advertising.** To provide for adequate business identification and advertising;

(D) **Protect Economic and Social Well-being.** To prohibit signs of excessive size and number that they obscure one another to the detriment of the economic and social well-being of the City;

(E) **Protect Public Safety and Welfare.** To protect the safety and welfare of the public by minimizing the hazards to pedestrian and vehicular traffic;

(F) **Preserve Property Values.** To preserve property values by preventing unsightly and chaotic placement of signs that have a blighting influence upon the City;

(G) **Protecting Public Interest.** To prohibit most commercial signs in residential areas, while allowing residents to use signs to communicate their opinions on matters they deem to be of public interest;

(H) **Eliminate Signs Which Have the Potential to Cause Driver Distraction.** To differentiate among those signs that, because of their location, may distract drivers on public streets and those that may provide information to pedestrians and to drivers in their cars;

(I) **Minimize Adverse Impacts.** To minimize the possible adverse effects of signs on nearby public and private property; and

(J) **Consistency with the Comprehensive Plan.** To implement the following specific goals of the Comprehensive Plan:
   (1) To maintain a high quality of life for all of its present and future citizens.
   (2) To utilize innovative design standards to provide an attractively built environment; and
   (3) To manage future growth and development.

ORDINANCE BUSINESS IMPACT ESTIMATE

Florida Statutes, Section 166.041(4)

ORDINANCE NUMBER: ORDINANCE NO: 2026-13

ORDINANCE TITLE: LDR Article 4, 5, and 6 Amendment

DEPARTMENT: Community and Economic Development

MEETING DATE: June 23, 2026 (First Reading)
July 14, 2026 (Second Reading)

Proposed ordinance's title/reference:

ORDINANCE NO: 2026-13

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AMENDING ARTICLES 4, 5, AND 6 OF THE LAND DEVELOPMENT REGULATIONS REGARDING THE CENTRAL BUSINESS DISTRICT (CBD) IN CONJUNCTION WITH THE ADOPTION OF AN OVERLAY DISTRICT FOR THE AREA (ORDINANCE 2026-12) WHICH WILL ESTABLISH UPDATED DEVELOPMENT STANDARDS FOR THE DOWNTOWN AREA; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR CODIFICATION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
    a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
    b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City of Dade City;
    c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
    d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
    e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

[1] See Section 166.041(4)(c), Florida Statutes.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The proposed ordinance will be a companion to Ordinance 2026-12, which works to adopt and overlay for the Central Business District (CBD) which provides updated redevelopment standards and design guidelines in the CBD. The proposed ordinance is necessary to ratify the changes to the Land Development Regulations in tandem with the new overlay guidelines.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur: $0

No direct impact to general businesses.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible: $0

No new charges or fees are set forth in the ordinance.

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: $0

No additional regulatory costs, staff administration only.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

This ordinance is not anticipated to affect businesses.

4. Additional information the governing body deems useful (if any):

The proposed ordinance will be applicable to all properties within the Central Business District.

89690

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF PASCO County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter ORDINANCE 2026-13 was published in said newspaper by print in the issues of 05/20/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant _____
Sworn to and subscribed before me this **05/20/2026**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____

DEIRDRE A. BONETT
Notary Public - State of FLORIDA
Commission # HH601171
My Commission Expires Jan. 04, 2029

NOTICE OF PUBLIC HEARINGS

The City of Dade City proposes to hear and approve the following ordinances on the following dates and times:
ORDINANCE 2026-13

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AMENDING ARTICLES 4 , 5 AND 6 OF THE LAND DEVELOPMENT REGULATIONS REGARDING THE CENTRAL BUSINESS DISTRICT (CBD) IN CONJUNCTION WITH THE ADOPTION OF AN OVERLAY DISTRICT FOR THE AREA (ORDINANCE 2026-12) WHICH WILL ESTABLISH UPDATED DEVELOPMENT STANDARDS FOR THE DOWNTOWN AREA; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR CODIFICATION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

On June 03, 2026 at 5:30 p.m., the Planning Board will hold a public hearing at City Commission Chambers, 38020 Meridian Avenue, Dade City, Florida, to consider amendments to the Land Development Regulations as outlined in Exhibit A of the ordinance.

On June 23, 2026, at 5:30 p.m., the City Commission will hold the first public hearing at City Commission Chambers, 38020 Meridian Avenue, Dade City, Florida, for the approval of the Land Development Regulations' amendment as outlined in Exhibit A of the ordinance.

On July 14, 2026, at 5:30 p.m., the City Commission will hold the second and adoption public hearing at City Commission Chambers, 38020 Meridian Avenue, Dade City, Florida, for the final approval of the amendments to the Land Development Regulations as outlined in Exhibit A of the ordinance.

Project Name: Land Development Regulations Amendment Article 4 Table of Uses and Article 5 Dimensional Standards, and Article 6 Parking and Sign Standards as it relates to the Central Business District

Agent of Record: City of Dade City

Information concerning these matters are on file and also available for examination through the Dade City Community and Economic Development office, 38020 Meridian Avenue, Dade City FL 33525, Monday through Friday, during regular business hours, 8 a.m. to 5 p.m. Please contact (352) 523-5052 to request an appointment to view the documents, submit written comments or evidence prior to the public hearing, or to discuss any questions or concerns regarding the proposed amendment to the Land Development Regulations as outlined in Exhibit A of the ordinance. All affected parties are advised to appear and be heard. Only those persons who have land adjacent to the land subject to the application is an affected party in accordance with the requirements of the Dade City Land Development Regulations shall be qualified as affected parties for the purpose of examining witnesses during the noted public hearings. To view meeting agendas and virtual meeting login information, please visit https://dadecityfl.civicweb.net/Portal/.

Should any interested party seek to appeal any decision made by the City Commission with respect to any matter considered at such meetings, they will need a record of the proceedings, and may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which an appeal is based pursuant to Section 286.0105, Florida Statutes.
If you are a person with a disability who requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at (352) 523-5052 at least 48 hours prior to the public hearing.
May 17, 2026 89690

AGENDA MEMO
City Commission

To: Honorable Mayor and Members of the City Commission

From: Marieke vanErven, City Manager

Through: Catherine Ralston, Community & Economic Development Director

Re: Ordinance 2026-10 - Legislative

AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA, AMENDING THE CITY OF DADE CITY COMPREHENSIVE PLAN, PROVIDING FOR A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP, RELATIVE TO CERTAIN REAL PROPERTY, CONTAINING APPROXIMATELY ±81.88 ACRES, GENERALLY LOCATED WITHIN THE CRA 1 AND CRA 2 BOUNDARIES, AND MORE SPECIFICALLY DESCRIBED IN THIS ORDINANCE, FROM DADE CITY'S GENERAL COMMERCIAL (GC), PUBLIC/SEMI-PUBLIC (P-SP), RESIDENTIAL OFFICE (R-O), RESIDENTAIL OFFICE RETAIL (R-O-R), AND RECREATION/OPEN SPACE (R-OS) TO DADE CITY'S DOWNTOWN (DT) DESIGNATION; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

Date: June 23, 2026

RECOMMENDED ACTION

Approve Ordinance 2026-10 to amend the current Future Land Uses in Downtown from:General Commercial (GC), Public/Semi-Public (P-SP), Residential Office (R-O), Residential Office Retail (R-O-R), and Recreation/Open Space (R-OS) to Dade City's Downtown (DT)

BACKGROUND SUMMARY/ANALYSIS

The subject parcels total approximately 81.88 acres and is within Dade City's Historic Downtown District. The referenced parcels in this Land Use Amendment contain a mixture of developed and vacant properties. Furthermore, the parcels are a part of Dade City's Community Redevelopment Area (CRA). The current Future Land Uses in the area are: General Commercial (GC), Public/Semi-Public (P-SP), Residential Office (R-O), Residential Office Retail (R-O-R), and Recreation/Open Space (R-OS). This Large-Scale Future Land Use Amendment is part of the larger downtown update that will amend these categories to one uniform land use category: Downtown (DNTN). This Future Land Use Amendment will be in tandem with the adoption of a new Central Business District Overlay and the adoption of new Design Guidelines for the Downtown area.

All of these components are designed to help foster redevelopment efforts of the downtown area while putting standards and guidelines in place to protect the historic character of the area that makes Downtown Dade City unique to the region.

The Planning Board held a public hearing at the June 3, 2026, meeting and voted 6-1 to recommend approval of the Future Land Use amendment for the downtown area.

Background

The downtown area intended to function as a pedestrian-oriented, mixed-use district that serves residents, businesses, and visitors while maintaining the historic character and small-town identity that define Downtown Dade City.

In 1998, the City of Dade City formed a Redevelopment Agency with the intent of revitalizing the downtown area to address concerns of blight and underinvestment in the area. Since that time, our city has seen significant growth throughout the city. While our downtown has seen some refurbishment of existing structures, there has been minimal construction of new structures other than government offices associated with the City and County. Over this past year, a renewed interest has developed in the downtown with outside investors looking at Dade City as an area ripe for redevelopment. Several new businesses are in the process of opening and large properties are in the process of being sold.

As the downtown area currently stands, there are five different future land use categories that govern the area, often creating confusion, inconsistent development patterns and limitations on the types of development that are desired but not currently permitted. Staff recommends the area be rezoned to a single future land use category, Downtown (DNTN) with the additional adoption of the Central Business District Overlay. This will simplify the development standards and create a more harmonious set of development standards that will encourage new development while still protecting the overall look and feel of the downtown district.

The overlay standards will help to support the development of a compatible mix of retail, restaurant, office, residential, civic, and cultural uses that contribute to an active and economically sustainable downtown environment, with an emphasis on locally oriented businesses, specialty retail, dining, and professional services that complement the historic setting. Big box retail and auto oriented uses are discouraged in order to preserve the pedestrian scale and character of the district. Development and redevelopment within the Central Business District should reinforce traditional development patterns, encourage active ground floor uses, support walkability through context sensitive design and streetscape improvements, and promote the preservation and adaptive reuse of historic structures.

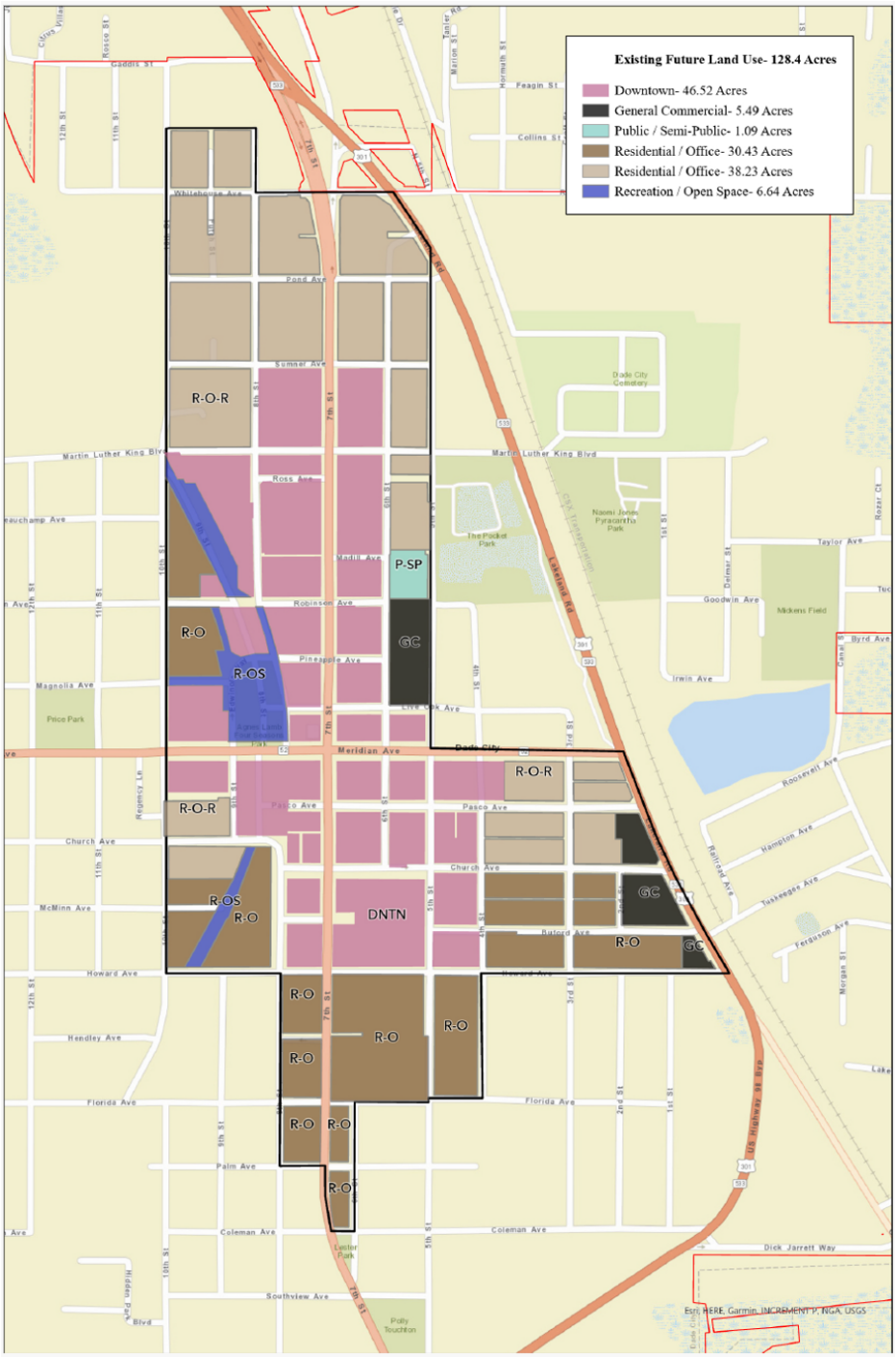
Consistent with community redevelopment objectives, the City supports efforts to address blighting conditions, encourage reinvestment, and enhance the appearance and functionality of the district through façade improvement programs, building rehabilitation, strategic infill development, and the use of economic incentives and public private

partnerships, collectively strengthening Downtown Dade City as the City's historic and economic heart and a vibrant destination for residents, businesses, and visitors.

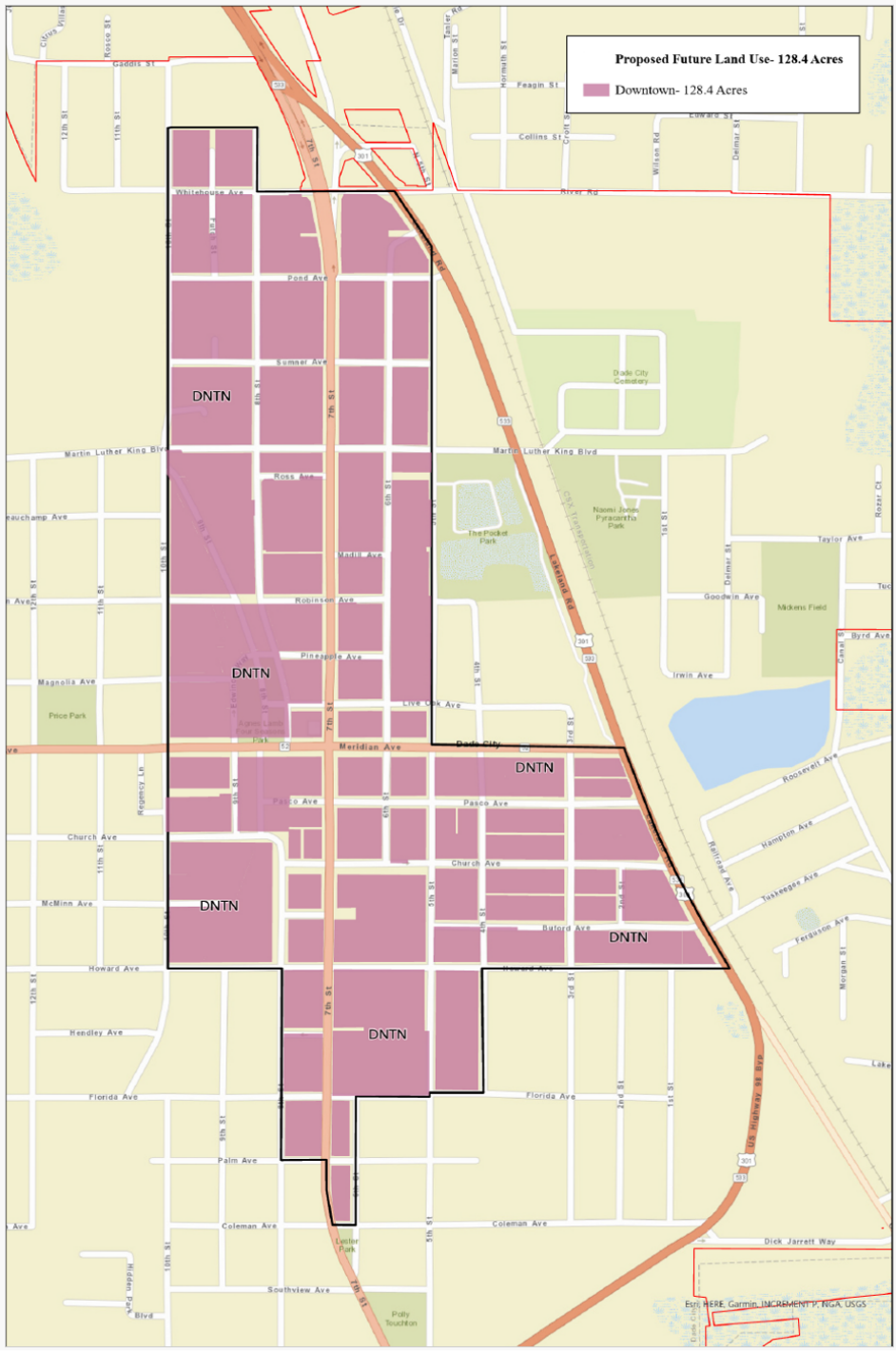
Analysis

The subject properties as listed as Exhibit B in Ordinance 2026-10 are generally located between Pond Avenue on the north and Coleman Avenue on the south. The 301 bypass on the east and 10th Street on the west. All of the properties are currently located within the boundaries of CRA 1 and CRA 2. By approving this comprehensive plan amendment, it will meet the intent of the comprehensive plan, specifically goals, objectives and policies: FLU 1.1.1, FLU 1.3.2, FLU 1.4.4, FLU 3, FLU 3.1.1, HOU 1.

Existing Future Land Use Map



Proposed Future Land Use


Proposed Future Land Use- 128.4 Acres
Downtown- 128.4 Acres
DNTN
DNTN
DNTN
DNTN
DNTN
Meridian Ave
Martin Luther King Blvd
Pasco Ave
Church Ave
Howard Ave
Florida Ave
Coleman Ave
Dade City
Dade City Cemetery
Naomi Jones Pyracantha Park
The Pocket Park
Mickens Field
Price Park
Lester Park
Polly Touchton
Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Future Land Use Standards for Review
The following criteria must be considered when evaluating a proposed amendment to the Comprehensive Plan Future Land Use:

Goal FLU 1 Dade City shall preserve the small-town charm and natural resources while ensuring sustainable city services.
The proposed Future Land Use amendment meets the intent of this by preserving the existing footprint of the city and preventing low density development surrounding Downtown which could disrupt the existing small-town character of the City.

Objective FLU 1.1 Dade City Shall maintain the city's unique small-town character and protect its natural resources while effectively funding essential city services.
By amending the Future Land Use to Downtown, and approving the downtown design guidelines, it will help to ensure new development will be constructed to match the city's aesthetic. Furthermore, this Future Land Use will prevent sprawl and promote a compact town center development pattern.

Policy FLU 1.1.1 Dade City will continue to promote compatible land uses which will maximize, enhance, and preserve Dade City's unique and attractive characteristics in a manner consistent with the economic, physical, ecological, and social needs, capabilities, and desires of the community.
The Future Land Use category of Downtown is compatible with existing land uses in the city's historic core, as well as ensuring future development in downtown consistent with the surrounding neighborhood character.

Policy FLU 1.3.2 The Land Development Regulations for Dade City will support its current development patterns and protect its natural resources.
The Future Land Use category of Downtown supports the current development pattern of historic Downtown Dade City. Presently, the Future Land Use categories in Downtown Dade City allow for a mix of uses and development patterns not consistent with each other. Approval of the Downtown future land use will provide guidelines for a consistent development pattern including uniform density and development patterns.

Policy FLU 1.4.4 - Dade City will maintain the City's small-town character by promoting efficient land use and transportation patterns
The Future Land Use category of Downtown is compatible with existing development patterns, as well as ensuring future development on this parcel is consistent with the surrounding residential neighborhood character. Downtown Dade City contains Meridian Avenue and 7th Street, which is recognized by Pasco County as a Vision Roads which are defined as roads with transit significance.

Goal FLU 3– Dade City will avoid urban sprawl.
The land use amendment is within an area that has been previously developed, and has vacant parcels primed for infill development. The amendment will allow for mixed use development which will allow for a mix of uses to decrease the need for sprawl.

Policy FLU 3.1.1 – Dade City will maintain a future land use pattern that promotes orderly, compact development that prioritizes use of existing facilities and results in growth that is fiscally responsible.
The land use amendment is within an area of Dade City which has been previously developed and is along several corridors recognized by its transit significance by Pasco County. By approving the Future Land Use, this will promote more development in an area designated for maximum development potential, while reducing the need for sprawl.

Goal HOU 1 –Dade City seeks to ensure quality housing is available to meet the needs of the current and future residents.
The Future Land Use category of Downtown promotes residential development within the historic downtown neighborhood. This Land Use category promotes quality housing while reducing the need for sprawl.

ATTACHMENTS

Attachment A - Ordinance 2026-10 Large Scale Comp Plan Amendment

Attachment B - Business Impact Estimate Ordinance 2026-10 Large Scale Comp Plan Amendment

Attachment C - Affidavit of Publishing

FUNDING

No funding needed.

BY THE CITY COMMISSION
ORDINANCE NO. 2026-10

AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA, AMENDING THE CITY OF DADE CITY COMPREHENSIVE PLAN, PROVIDING FOR A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP, RELATIVE TO CERTAIN REAL PROPERTY, CONTAINING APPROXIMATELY ±81.88 ACRES, GENERALLY LOCATED WITHIN THE CRA 1 AND CRA 2 BOUNDARIES, AND MORE SPECIFICALLY DESCRIBED IN THIS ORDINANCE, FROM DADE CITY'S GENERAL COMMERCIAL (GC), PUBLIC/SEMI-PUBLIC (P-SP), RESIDENTIAL OFFICE (R-O), RESIDENTAIL OFFICE RETAIL (R-O-R), AND RECREATION/OPEN SPACE (R-OS) TO DADE CITY'S DOWNTOWN (DT) DESIGNATION; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City Commission of Dade City, Florida (the "City"), has adopted a Comprehensive Plan Amendment which meets the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act of 1985; and

WHEREAS, the City of Dade City is committed to planning and managing the future growth and development of the City; and

WHEREAS, the City Commission of the City of Dade City has the authority to amend its Comprehensive Plan pursuant to Chapter 163, *Florida Statutes*; and

WHEREAS, the Future Land Use Map of the Comprehensive Plan depicts the Land Use categories that are permissible within the City; and

WHEREAS, the City Commission of the City of Dade City desires to amend the Future Land Use Map of the Comprehensive Plan for the Property to include said parcels (ATTACHMENT B) and change the Properties' designations from Dade City General Commercial (GC), Public/Semi-Public (P-SP), Residential Office (RO), Residential Office Retail (ROR), and Recreation/Open Space (R-OS) to Dade City Downtown (DNTN) designation; and

WHEREAS, the City staff has determined that the proposed amendment of the Dade City Comprehensive Plan relative to the properties set forth in this Ordinance (ATTACHMENT B) is internally consistent with the Dade City Comprehensive Plan and the controlling provisions of Florida law; and

WHEREAS, the Dade City Planning Board held a public hearing with all required public notice on June 3, 2026, for the purpose of providing recommendations to the City Commission with regard to the Future Land Use Map amendment, and determined that the proposed Future Land Use Map amendment of the properties set forth in this Ordinance is internally consistent with the Dade City Comprehensive Plan and is following the Dade City Land Development Regulations, CBD Overlay District and controlling provisions of Florida law, and therefore made a recommendation to the Dade City Commission for approval; and

WHEREAS, the City Commission of Dade City held public hearings to consider this amendment, with due public notice having been provided, to obtain and consider all public comment during the public hearings, including supporting documents; and

WHEREAS, the City of Dade City has complied with the requirements and procedures of Florida law in processing this large-scale amendment to the City's Comprehensive Plan; and

WHEREAS, the City Commission of the City of Dade City hereby finds and determines that this amendment is internally consistent with the City's Comprehensive Plan.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AS FOLLOWS:

Section 1. Intent and Findings

a) The recitals set forth above are adopted and incorporated as the legislative findings of the City Commission of the City of Dade City as if set forth fully herein.

b) The Dade City Commission hereby adopts and incorporates into this Ordinance the City staff report and City Commission agenda memorandum relating to the future land use map amendment petition.

c) The affected properties are approximately ±81.88 acres in size, which qualifies for a large-scale comprehensive plan amendment under Section 163.3184 Florida Statutes, which requires transmission to Florida Commerce as well as other government agencies prior to adoption.

d) Dade City has complied with all requirements and procedures of Florida law in processing and advertising this large-scale amendment and Ordinance.

e) The Dade City Commission has determined based on competent and substantial evidence that amending the Comprehensive Plan Future Land Use Map for the Subject Properties, as depicted in the map attached to this Ordinance as **Exhibit A**, from Dade City General Commercial (GC), Public/Semi-Public (P-SP), Residential Office (RO), Residential Office Retail (ROR), and Recreation/Open Space (R-OS) to Dade City Downtown (DNTN) designation would promote the proper and orderly development of Dade City, and it will be in the best interest of the public and the health, safety and welfare of the City of Dade City.

Section 2. Comprehensive Plan – Future Land Use Map

The City of Dade City's Comprehensive Plan and Future Land Use Map are hereby amended to include and designate the Properties with Parcel Identification numbers and legal descriptions as identified in **Exhibit B** attached hereto and incorporated by reference, comprising of 81.88 acres more or less from Dade City General Commercial (GC), Public/Semi-Public (P-SP), Residential Office (RO), Residential Office Retail (ROR), and Recreation/Open Space (R-OS) to Dade City Downtown (DT) designation.

Section 3. Conflicts. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. Codification. The provisions of this Ordinance and revisions to the City of Dade City's Future Land Use Map, as set forth in Exhibit A, shall be codified. The sections, divisions, and provisions of this

Ordinance and the Land Development Regulations may be renumbered or re-lettered as deemed appropriate by the codifier.

Section 5. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, in consultation with the City Attorney and City Clerk, may be corrected with the endorsement of the City Manager, or designee, without the need for a public hearing.

Section 6. Savings Clause. All prior actions of the City pertaining to the City of Dade City Future Land Ise Map and relating to technical codes are hereby ratified and affirmed consistent with the provisions of this Ordinance.

Section 7. Severability. Should any word, phrase, sentence, subsection, or section be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then that word, phrase, sentence, subsection, or section so held shall be severed from this Ordinance and all other words, phrases, sentences, subsections, or sections shall remain in full force and effect.

Section 7. Transmission to Agencies; Directions to the Clerk. Within ten (10) days after the first public hearing of this Ordinance and passage of same by the City Commission of the City of Dade City, the City Clerk is hereby directed to transmit a copy of the adopted plan amendments, with any supporting data and analysis, to Florida Commerce and all reviewing state, county, regional and local agencies, and any other unit of local government or government agency in the State of Florida that has filed a written request with the Clerk of the City of Dade City.

Section 8. Effective Date. This Ordinance shall become effective thirty-one (31) days after Florida Commerce notifies the City that the plan amendment package is complete. However, if timely challenged, this Ordinance shall not become effective until Florida Commerce or the Administration Commission enters a final order determining the adopted amendment to be in compliance. See Fla. Stat. 163.3184(3)(c)(4).

Upon motion duly made and carried, the foregoing Ordinance was approved and passed upon the first reading on the ___ day of _____, 2026, at the transmission hearing, pursuant to Section 163.3184(3)(b)(1), Florida Statutes.

Upon motion duly made and carried, the foregoing Ordinance was approved and passed upon the second reading on the ___ day of _____, 2026, at the adoption hearing, pursuant to Section 163.3184(3)(c)(1), Florida Statutes.
Adoption hearing/second public hearing advertised in the _____, on the _____ day of _____, 2026.

SIGNATURES ON NEXT PAGE

PASSED AND ADOPTED this ____ day of _____, 2026.

FIRST READING: _____
SECOND READING: _____

_____
Scott Black, MAYOR

ATTEST:

_____
Angelia Guy, CITY CLERK

Approved as to form:

_____
Patrick Brackins, CITY ATTORNEY

Exhibit A

Future Land Use Map

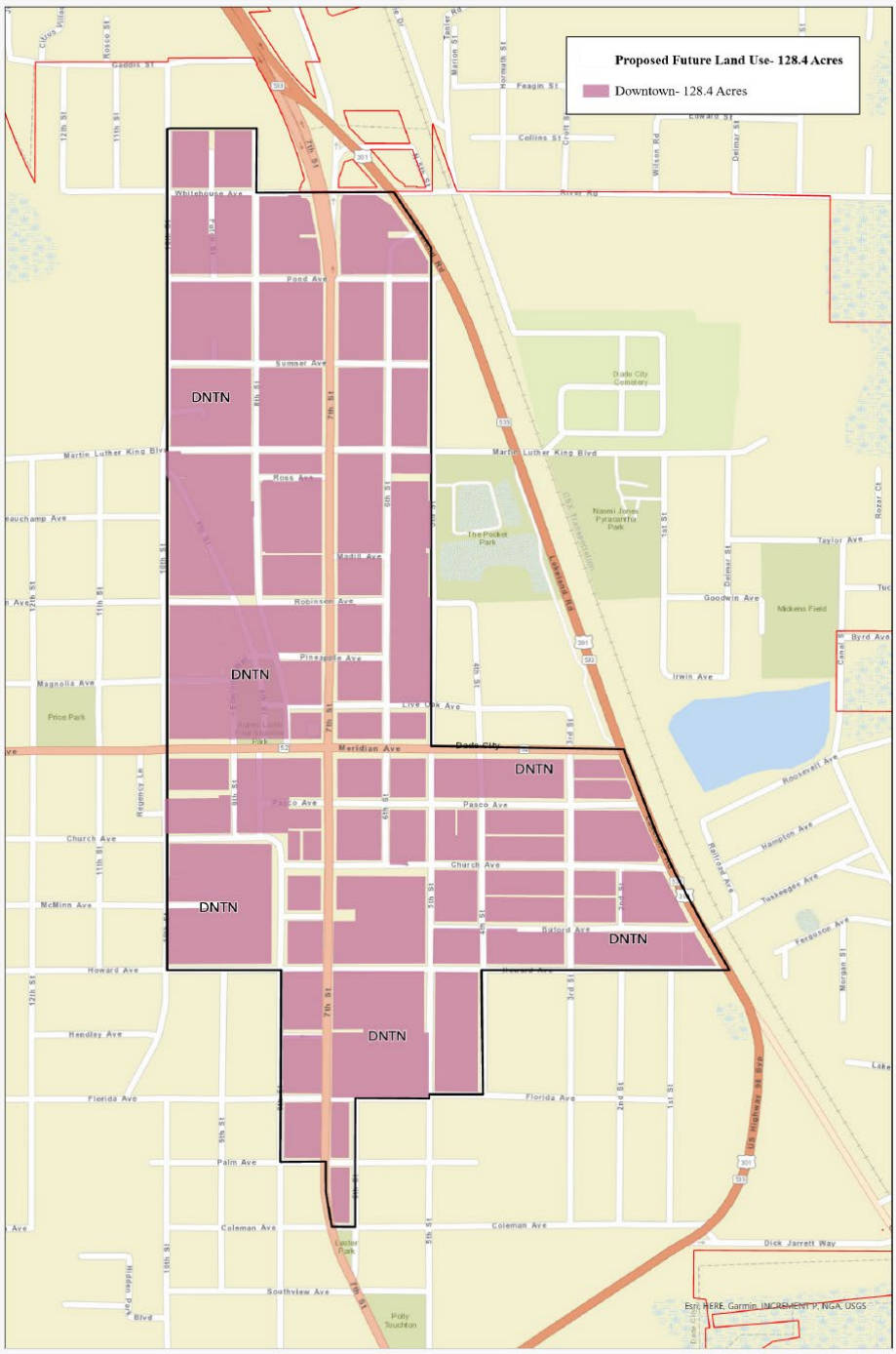


Exhibit B

Current Future Land Use	Parcel ID	Legal Description
GC	26-24-21-0000-04000-0010	E 62.60 FT OF N 37 FT OF S 55 FT OF SW1/4 OF SW1/4 BEING THAT POR S OF LOTS 18 & 19 BLK 15 BURNETTES PLACE OR 8801 PG 1464
GC	26-24-21-0000-04000-0020	COM SW COR OF SE 1/4 OF SW 1/4 TH NORTH 18 FT FOR POB TH NORTH 47 FT TH EAST TO R/W US 98 TH SELY ALG R/W TO PT 106 FT EAST OF POB TH WEST 106 FT TO POB LESS THAT POR DESC AS COM AT SW COR OF SEC 26 TH S89DEG36â€™46â€E ALG SOUTH LINE OF SW1/4 1490.76 FT TH N30DEG35â€™41â€W 29.16 FT TH N89DEG36â€™46â€W 46.66 FT TO WLY R/W US HWY 98 FOR POB TH N89DEG36â€™46â€W 15.89 FT TH N29DEG52â€™03â€W 174.76 FT TO EAST LINE OF LOT 19 BLOCK 15 BURNETT PLACE ADDITION PB 2 PG 3 TH N00DEG05â€™14â€E 8.33 FT TO WLY R/W US HWY 98 TH CV LEFT RAD 5889.89 FT CHD BRG S29DEG31â€™38â€E 146.89 FT TH N59DEG45â€™29â€E 10.00 FT TH CV LEFT RAD 5879.89 FT CHD BRG S30DEG25â€™06â€E 36.22 FT TH S30DEG35â€™41â€E 6.93 FT TO POB
GC	26-24-21-0050-00900-0010	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LOTS 1 THRU 4 INCL BLOCK 9 & THE SOUTH 15.00 FT LOT 5 BLOCK 9 LYING WEST OF R/W TRUCK ROUTE & FORMER STREET LYING BETWEEN LOT 7 BLOCK 8 & LOT 1 BLOCK 9 & THE NORTH 7.00 FT OF FORMER ALLEY LYING SOUTH OF SAME AKA PCL #111
GC	26-24-21-0050-00900-0050	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 THAT PART LOT 5 BLOCK 9 LYING WEST OF TRUCK ROUTE R/W LESS THE SOUTH 15.00 FT THEREOF AKA PCL #111
GC	26-24-21-0050-00900-0060	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 ALL OF LOTS 6 7 8 9 10 11 & 12 BLOCK 9 WEST OF TRUCK ROUTE R/W & SOUTH 5.00 FT OF FORMER ALLEY ON NORTH SIDE OF LOTS WEST OF TRUCK ROUTE R/W LESS & EXCEPT THAT PART OF LOTS 6 THRU 9 BLOCK 9 BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 IN SEC 26 TOGETHER WITH S 5.00 FT OF FORMER ALLEY LYING ADJ TO N LOT LN OF BLOCK 9 LYING W OF SR 533 ROW LN MORE PARTICULARILY DESC AS: COM AT SW COR SEC TH S89DEG36â€™46â€E 1490.76 FT TH N30DEG35â€™41â€W 60.11 FT TH ALG ARC CV CONCAVE NE RAD 5839.89 FT CHD BRG & DIST N27DEG49â€™27â€W 564.58 FT TH N89DEG49â€™17â€W 58.11 FT TO POB TH N89DEG49â€™17â€W 24.82 FT TH N04DEG17â€™08â€W 22.22 FT TH N23DEG56â€™03â€W 26.12 FT TH N66DEG03â€™57â€E 3.56 FT TH N23DEG56â€™03â€W 89.69 FT TH S89DEG44â€™39â€E 36.94 FT TH ALG ARC CV CONCAVE NE RAD 5869.89 FT CHD BRG & DIST S24DEG05â€™42â€E 115.75 FT TH S30DEG32â€™03â€W 27.52 FT TO POB
GC	26-24-21-0050-01000-0010	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LOTS 1 THRU 9 INCL BLOCK 10 & ALL OF ALLEY WITHIN BLOCK 10 LYING SLY OF & ADJACENT TO SAID LOTS 1 THRU 9 SAID ALLEY BEING VACATED PER RESOLUTION NO 397 RECORDED IN OR 1663 PG 532; EXC RD R/W & LESS COM AT NW COR OF LOT 1 BLOCK 10 BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 TH S89DEG45â€™04â€E 202.49 FT TO POB TH ALG ARC CV CONCAVE NELY RAD 5889.89 FT CHD BRG & DIST S26DEG06â€™47â€E 153.28 FT TH

		N89DEG37â€™31â€W 16.32 FT TH N26DEG57â€™26â€W 154.39 FT TH S89DEG45â€™04â€E 18.84 TO POB
GC	26-24-21-0050-01000-0160	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LOTS 10 THRU 20 INCL BLOCK 10 EXC RD R/W & LESS COM AT SW COR LOT 20 BLOCK 10 BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 TH S89DEG30â€™12â€E 336.30 FT TO POB TH N89DEG30â€™12â€W 50.75 FT TH N32DEG26â€™51â€E 37.03 FT TH N28DEG26â€™47â€W 109.57 FT TH S89DEG37â€™31â€E 16.32 FT TH ALG ARC CV CONCAVE NELY RAD 5889.89 FT CHD BRG & DIST S27DEG33â€™37â€E 144.29 FT TO POB
GC	26-24-21-0050-01500-00B0	BURNETT PLACE PB 2 PG 3 LOT B BLOCK 15 LESS POR DESC AS COM AT SW COR OF SEC 26 TH S89DEG36â€™46â€E ALG SOUTH LINE OF SW1/4 1490.76 FT TH N30DEG35â€™41â€W 29.16 FT TH N89DEG36â€™46â€W 46.66 FT TO WLY R/W US HWY 98 FOR POB TH N89DEG36â€™46â€W 15.89 FT TH N29DEG52â€™03â€W 174.76 FT TO EAST LINE OF LOT 19 BLOCK 15 BURNETT PLACE ADDITION PB 2 PG 3 TH N00DEG05â€™14â€E 8.33 FT TO WLY R/W US HWY 98 TH CV LEFT RAD 5889.89 FT CHD BRG S29DEG31â€™38â€E 146.89 FT TH N59DEG45â€™29â€E 10.00 FT TH CV LEFT RAD 5879.89 FT CHD BRG S30DEG25â€™06â€E 36.22 FT TH S30DEG35â€™41â€E 6.93 FT TO POB
GC	26-24-21-0050-01500-0140	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LOTS 14 15 16 & 17 BLOCK 15& BEGIN AT SW COR OF SAID LOT 14 TH SOUTH 47 FT TH EAST 120 FT TH NORTH 47 FT TH WEST 120 FT TO POB OR 4658 PG 1691
GC	26-24-21-0050-01500-0180	BURNETT PLACE PB 2 PG 3 LOTS 18 & 19 BLK 15 & FORMER STREET SOUTH OF SAID LOTS OR 8801 PG 1464
GC	26-24-21-0050-29900-0000	THAT PART OF TRACT B BLOCK 15 BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LYING IN SE 1/4 OF SW 1/4 OF SEC TOG WITH UNPLAT LANDS LYING SOUTH AND ADJACENT TO TRACT B LYING WEST OF ROW LINE OF STATE RD 533 DESC AS COM AT SW COR OF SEC TH S89DEG36â€™46â€E 1490.76 FT TH N30DEG35â€™41â€W 29.16 FT TH N89DEG36â€™46â€W 46.66 FT TO POB TH N89DEG36â€™46â€W 15.89 FT TH N29DEG52â€™03â€W 174.76 FT TH N00DEG05â€™14â€E 8.33 FT TH ALG ARC CV R RAD 5889.89 FT CHD BRG & DIST S29DEG31â€™38â€E 146.89 FT TH N59DEG45â€™29â€E 10.00 FT TH ALG ARC CV R RAD 5879.89 FT CHD BRG & DIST S30DEG25â€™06â€E 36.22 FT TH S30DEG35â€™41â€E 6.93 FT TO POB
GC	26-24-21-0050-29900-1100	THAT PART OF LOTS 6 THRU 9 BLOCK 9 BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 IN SEC 26 TOGETHER WITH S 5.00 FT OF FORMER ALLEY LYING ADJ TO N LOT LN OF BLOCK 9 LYING W OF SR 533 ROW LN MORE PARTICULARILY DESC AS: COM AT SW COR SEC TH S89DEG36â€™46â€E 1490.76 FT TH N30DEG35â€™41â€W 60.11 FT TH ALG ARC CV CONCAVE NE RAD 5839.89 FT CHD BRG & DIST N27DEG49â€™27â€W 564.58 FT TH N89DEG49â€™17â€W 58.11 FT TO POB TH N89DEG49â€™17â€W 24.82 FT TH N04DEG17â€™08â€W 22.22 FT TH N23DEG56â€™03â€W 26.12 FT TH N66DEG03â€™57â€E 3.56 FT TH N23DEG56â€™03â€W 89.69 FT TH S89DEG44â€™39â€E 36.94 FT TH ALG ARC CV CONCAVE NE RAD 5869.89 FT CHD BRG & DIST S24DEG05â€™42â€E 115.75 FT TH S30DEG32â€™03â€W 27.52 FT TO POB
GC	26-24-21-0050-29900-1230	COM AT SW COR LOT 20 BLOCK 10 BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 TH S89DEG30â€™12â€E 336.30 FT TO POB TH N89DEG30â€™12â€W 50.75 FT TH N32DEG26â€™51â€E 37.03 FT TH N28DEG26â€™47â€W 109.57 FT TH S89DEG37â€™31â€E 16.32 FT TH ALG

		ARC CV CONCAVE NELY RAD 5889.89 FT CHD BRG & DIST S27DEG33â€™37â€E 144.29 FT TO POB
GC	26-24-21-0050-29900-1250	COM AT NW COR OF LOT 1 BLOCK 10 BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 TH S89DEG45â€™04â€E 202.49 FT TO POB TH ALG ARC CV CONCAVE NELY RAD 5889.89 FT CHD BRG & DIST S26DEG06â€™47â€E 153.28 FT TH N89DEG37â€™31â€W 16.32 FT TH N26DEG57â€™26â€W 154.39 FT TH S89DEG45â€™04â€E 18.84 TO POB
GC	27-24-21-0400-03700-0020	ROSS ADDITION DB 3 PG 41 THAT PART OF BLOCK 37 LYING 37 LYING EAST OF NORTH 6TH STREET & NORTH OF LIVE OAK AVE & SOUTH OF ROBINSON AVE & THAT PORTION OF VACATED PINEAPPLE AVE LYING WEST OF RIGHT OF WAY LINE OF 5TH ST & EAST OF RIGHT OF WAY LINE OF 6TH STREET & THAT PORTION OF VACATED ROBINSON AVENUE LYING WEST OF WEST RIGHT OF WAY LINE OF 5TH STREET & EAST OF RIGHT OF WAY LINE OF 6TH STREET OR 4182 PG 430 OR 4182 PG 428 OR 4147 PG 1271 OR 4168 PG 530 OR 4048 PG 89 OR 3637 PG 1910 OR 4026 PG 633 OR 4026 PG 631 OT PCL CASE NO 98-5270 CAE OR 4122 PG 89 OR 4924 PG 232
PSP	27-24-21-0070-03600-0010	BALDWIN'S SUB OF ROSS ADDITION TO DADE CITY PB 1 PGS 3 & 13 COM AT INTERSECTION OF NORTH LINE OF LOT 1 BLOCK 36 WITH EAST R/W LINE OF SIXTH ST TH SOUTH ALG EAST R/W LINE 226.94 FT FOR POB TH EAST 191.85 FT TO WEST R/W LINE OF FIFTH ST TH NORTH ALG WEST R/W LINE 226.94 FT TH WEST 11.9 FT TH NORTH 23.06 FT TH WEST TO EAST R/W LINE OF SIXTH ST TH SOUTH 250 FT TO POB EXC R/W OR 306 PG 317
RO	34-24-21-0040-00400-0010	CONGRESS PARK PB 4 PG 1 LOTS 1 & 2 BLOCK 4 LYING EAST OF US HWY 301 OR 4278 PG 877
RO	34-24-21-0040-00400-0110	CONG PK MB 4 PG 1 LOTS 11 & 12 BLK 4 E OF US 301
RO	34-24-21-0140-00200-0010	ORANGE PARK PB 2 PG 18 ALL THAT PART OF EAST 1/2 OF BLOCK 2 LYING EAST OF US 301 LESS SOUTH 47 FT & LESS STREET
RO	34-24-21-0140-00200-0090	ORANGE PARK PB 2 PG 18 THE EAST 28 FT OF SOUTH 47 FT OF LOT 9 AND SOUTH 47 FT OF LOT 10 BLOCK 2 OR 4278 PG 877
RO	26-24-21-0000-12900-0000	E 76 FT OF N 90 FT OF W 430 FT OF S 110 FT OF SW 1/4 OF SECTION 26 OR 4151 PG 1281 OR 6226 PG 1553
RO	26-24-21-0000-13100-0000	EAST 55.00 FT OF NORTH 90.00 FT OF WEST 440.00 FT OF SOUTH 200.00 FT OF SW1/4 OF SW1/4 OR 4738 PG 1945
RO	26-24-21-0050-01200-0090	BRNET PL PB 2 PG 3 LOTS 9 & 10 W 1/2 OF 11 BLK 12
RO	26-24-21-0050-01200-0120	BRNET PL PB 2 PG 3 LOTS 12 13 & E 1/2 OF 11 BLK 12
RO	26-24-21-0050-01200-0140	BRNET PL PB 2 PG 3 LOTS 14 15 BLK 12
RO	26-24-21-0050-01200-0160	BRNET PL PB 2 PG 3 LOTS 16 & 17 INCL BLK 12
RO	26-24-21-0050-01200-0181	BURNETT PLACE PB 2 PG 3 LOTS 18 & 19 INCL BLOCK 12
RO	26-24-21-0050-01200-0200	BURNETT PLACE PB 2 PG 3 LOT 20 & E 1/2 OF LOT 21 BLOCK 12
RO	26-24-21-0050-01200-0220	BURNETTE PLACE ADDITION PB 2 PG 3 W1/2 OF LOT 21 & ALL OF LOT 22 BLOCK 12 OR 5744 PG 680

RO	26-24-21-0050-01400-0010	BURNETT PLACE ADDN PB 2 PG 3 LOTS 1 & 10 & WEST 20 FT OF LOT 9 BLOCK 14
RO	26-24-21-0050-01400-0020	BURNETT PLACE ADDITIONAL PB 2 PB 3 LOT 2 & LOT 3 LESS THE EAST 131/2 FT & THE WEST 331/2 FT LOT 8 & THE EAST 261/2 FT LOT 9 ALL IN BLOCK 14 OR
RO	26-24-21-0050-01400-0040	BURNETT PLACE ADD PB 2 PG 3 LOTS 4, 7 & EAST 13 1/2 FT OF LOTS 3 & 8 BLOCK 14
RO	26-24-21-0050-01400-0050	BRNET PL MB 2 PG 3 LOTS 5 & 6 BLK 14 PROBATE OR 2086 PG 1995
RO	26-24-21-0050-01500-0010	BURNETT PLACE ADDITION PB 2 PG 3 LOTS 1-3 INCL BLOCK 15 OR 3503 PG 1113
RO	26-24-21-0050-01500-0040	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LOTS 4 THRU 8 INCL BLOCK 15 & NORTH 47 FT OF SOUTH 65 FT OF SW1/4 OF SEC LYING SOUTH OF LOTS 4 THRU 8 INCL BLOCK 15 OR 1761 PG 498
RO		
RO	26-24-21-0050-01500-0091	BURNETT PLACE ADDITON TO DADE CITY PB 2 PG 3 THE NORTH 90 FT OF LOTS 11, 12 & 13 BLOCK 15 LESS THE WEST 1/2 OF LOT 11 THEREOF
RO	26-24-21-0050-01500-0092	BURNETT PLACE ADDITON TO DADE CITY PB 2 PG 3 THE WEST 1/2 OF THE FOLLOWING DESC LOTS 9-13 BLOCK 15 & THE NORTH 47FT OF THE SOUTH 65 FT OF THE SW1/4 OF SEC 26 LESS THE NORTH 90 FT OF LOTS 9-13
RO	26-24-21-0050-01500-0093	BURNETT PLACE ADDITON TO DADE CITY PB 2 PG 3 THE EAST 1/2 OF THE FOLLOWING DESC LOTS 9-13 BLOCK 15 & THE NORTH 47 FT OF THE SOUTH 65 FT OF THE SW1/4 OF SEC 26 LESS THE NORTH 90 FT OF LOTS 9-13
RO	26-24-21-0050-01500-0200	BURNETT PLACE ADDITION PB 2 PG 3 LOTS 20-22 INCL & THE WEST 10 FT OF FORMER ALLEY EAST OF SAME ALL IN BLOCK 15 OR 9172 PG 3647
RO	27-24-21-0070-00200-00E0	BALDWIN'S ADDITION TO DADE CITY PB 1 PG 3 BLOCK 1 EXC WEST 120 FT THEREOF & LOTS 1 2 3 & 4 BLOCK 2 & THAT POR OF FORMER STREET LYING BTWN BLOCK 1 & SAID LOTS; SAID LOTS 1 2 3 & 4 BLOCK 2 AKA LOTS E F G & H BLOCK 2 OF BALDWIN'S SUBDIVI- SION OF BLOCK 40 OF PART OF ROSS ADDITION PER PB 1 PG 13 OR 6742 PG 233 OR 9751 PG 3385
RO	27-24-21-0420-00200-0010	G M ROBERTS ADDITION PB 1 PG 3 LOTS 1 & 2 BLOCK 2 & LOTS 1 & 2 BLOCK 3 & POR OF FORMER RR R/W IN SE1/4 OF SE1/4 DESC AS COM AT SW COR OF SE1/4 OF SE1/4 TH ALG SOUTH LINE N88DG 55' 20"E 176.60 FT TO INTER-SECTION TO CENTERLINE OF RR R/W TH ALG CENTERLINE N26DG 55' 20"E 22.65 FT TO NORTH R/W LINE OF HOWARD AVE FOR POB TH ALG SAID LINE N88DG 55' 20"E 113.26 FT TO ELY R/W LINE OF SEABOARD COASTLINE RR TH N26DG 55' 20"E 123.63 FT TO SOUTH LINE LOTS 1 & 2 BLK 3 G M ROBERTS ADD PB 1 PG 3 THN88DG 53'00"E 178.14 FT TO WLY ROW LN 8TH ST TH N00DG 48' 00"W 499.00 FT TO INTER OF SLY R/W LINE CHURCH AVE TH WEST 73.68 FT TH SWLY ALG CURVE CONCAVE TO NW BEING PARALLEL WITH WLY R/W LN RR R/W & 50.00 FT FROM SAME RAD 1899.88 FT ANGLE 05DG 33' 23" ARC 184.24 FT TH PARALLEL WITH RR R/W S27DG 44' 04"W 12.62 FT TH S19DG 34'30"W 191.76FTTHS88DG53'00"W8.90FTTH S26DG55'20"W 279.32 FT TO POB
RO	27-24-21-0420-00300-0030	G M ROBERTS ADDITION PB 1 PG 3 LOT 3 BLOCK 3 LESS & EXC EAST 54 FT THEREOF OR 8590 PG 2512
RO	27-24-21-0420-00300-0040	G M ROBERTS ADDITION PB 1 PG 3 LOT 4 & EAST 54 FT OF LOT 3 BLOCK 3 OR 7258 PG 1971

RO	34-24-21-0000-01300-0000	COM AT NE CORNER OF SEC TH WEST 729.2 FT TH SOUTH 317.1 FT FOR POB TH EAST 49.9 FT TH N00DEG 38'E 100 FT TH WEST 51 FT TH SOUTH 100 FT TO POB & THE WEST 14.00 FT OF SOUTH 100 FT OF FORMER FRONT STREET LYING NORTH OF HENDLEY AVE & WEST OF LOTS 8 & 9 BLOCK 3 OF HENDLEY'S ADDITION PB 2 PG 29 OR 9772 PG 1458
RO	34-24-21-0000-02100-0000	PART OF S1/2 OF NE1/4 OF NE1/4 OF NE1/4 W OF 7TH ST AKA COMPUTER DEPT RB 829 PG 1593
RO	34-24-21-0000-02200-0000	A LOT 90 FT N & S BY 195.91 FT E & W ON N END & 195.65 FT E & W ON S END IN NE1/4 OF NE1/4 W OF 7TH ST RB 829 PG 1593 AKA BUILDING DEPT
RO	34-24-21-0090-00300-0080	HENDLEY'S ADDITION TO DADE CITY PB 2 PG 29 LOTS 8 & 9 BLOCK 3 & THAT PORTION FORMER FRONT ST DESC AS FOLLS COM NW COR LOT 8 BOOK 3 HENLEY ADDITION TO DADE CITY FOR POB TH W 26.00 FT TH S 100.00 FT TH E 26.00 FT TO SW COR LOT 9 BLOCK 3 HENLEY'S ADDITION TO DADE CITY TH N ALG W LN LOTS 8 & 9 100 FT TO POB OR 9354 PG 2925
RO	34-24-21-0140-00200-0030	ORANGE PARK ADDITION TO TOWN OF DADE CITY PB 2 PG 18 PART OF LOTS 3,4,5,6,7 & 8 & A PORTION OF VACATED ALLEY BLOCK 2 FURTHER DESC AS COM AT NW CORNER OF LOT 5 BLOCK 2 TH N89DEG 19'55"E 50.65 FT FOR POB TH N89DEG 19'55"E 130.00 FT TO WEST R/W US 301 TH ALONG R/W LINE SOUTH 150.00 FT TH S89DEG 19'55"W 130.00 FT TH NORTH 150.00 FT TO POB
RO	34-24-21-0140-00200-0050	ORANGE PARK ADDITION PB 2 PG 18 ALL THAT PART BLOCK 2 & FORMER ALLEY LYING WEST OF US 301 LESS BEG NW COR LOT 5 BLOCK 2 TH N89DG 19' 55"E 50.65 FT FOR POB TH CONT N89DG 19' 55"E 130.00 FT TO WEST R/W LINE US 301 TH ALG WEST R/W LINE SOUTH 150.00 FT TH S89DG 19' 55"W 130.00 FT TH NORTH 150.00 FT TO POB OR 9428 PG 1363 OR 9606 PGS 1449 & 1452
RO	26-24-21-0000-12800-0000	EAST 66 FT OF WEST 354 FT OF NORTH 90 FT OF SOUTH 110 FT OF SW1/4 OF SEC 26
RO	26-24-21-0000-13000-0000	WEST 97.00 FT OF EAST 132.00 FT OF WEST 420.00 FT OF NORTH 90.00 FT OF SOUTH 200.00 FT OF SW1/4 OF SW1/4 OR 9118 PG 665 OR 9363 PG 3230
RO	26-24-21-0050-01100-0010	BRNET PL MB 2 PG 3 LOTS 1 2 3 BK 11 RB 772 PG 1032 OR 9188 PG 3669
RO	26-24-21-0050-01100-0040	BRNET PL MB 2 PG 3 LOTS 4 TO 7 INCL BLK 11
RO	26-24-21-0050-01100-0080	BURNETT PLACE ADDITION PB 2 PG 3 NORTH 1/2 OF LOTS 8, 9, 10 & 11 BLOCK 11
RO	26-24-21-0050-01100-0085	BURNETT PLACE PB 2 PG 3 S1/2 LOTS 8-11 INCL BLK 11
RO	26-24-21-0050-01100-0120	BRNET PL MB 2 PG 3 LOTS 12 TO 14 INCL BLK 11 OR 8740 PG 2427
RO	26-24-21-0050-01200-0010	BURNETT PLACE ADDITION PB 2 PGS 2-3 LOTS 1-2 BLOCK 12
RO	26-24-21-0050-01200-0030	BURNETTE PLACE ADDN PB 2 PG 3 LOTS 3 & 4 BLOCK 12 OR 8389 PG 867 OR 9577 PG 2800
RO	26-24-21-0050-01200-0050	BURNETT PLACE ADDITION PB 2 PG 3 LOTS 5 6 7 & 8 BLOCK 12 OR 5298 PG 331 OR 9321 PG 478 OR 9577 PG 2804
RO	26-24-21-0050-01200-0230	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LOTS 23-26 INCL BLOCK 12

RO	27-24-21-0070-00100-0000	BALDWINS ADDITION TO DADE CITY PB 1 PGS 3 & 13 THE WEST 120 FT OF BLOCK 1 & FORMER STREET NORTH OF LOTS A B C & D BLOCK 2
RO	27-24-21-0070-00200-00A0	BALDWIN SUBDIVISION PB 1 PG 13 BLOCK 3 THE NORTH 35 FT OF LOTS A B C D & THAT PART OF THE FORMER STREET KNOWN AS BALDWIN STREET LYING BETWEEN LOTS A B C D OF BLOCK 2 AND LOTS A B C D OF BLOCK 3 AND LOTS A B C D OF BLOCK 2 OR 9078 PG 249
RO	27-24-21-0070-00300-00A0	BALDWINS SUB PB 1 PGS 3 & 13 THE SOUTH 55 FT OF LOTS A,B,C & D BLOCK 3
RO	27-24-21-0070-00300-00E0	BALDWINS SUB PB 1 PGS 3 & 13 LOTS E & F BLOCK 3 TOGETHER WITH SOUTH 1/2 FORMER STREET LYING IMMEDIATELY NORTH OF SAID LOTS OR 9486 PG 0330
RO	27-24-21-0070-03300-0080	BALDWINS ADD TO DADE CITY PB 1 PG 13 WEST 155.00 FT OF LOT 8 BLOCK 33 & SUBJECT TO INGRESS/ EGRESS & PARKING ESMT OVER WEST 22.50 FT OF WEST 70.00 FT OF BLOCK 33 BALDWINS ADDN PER OR 7753 PG 1114
RO	27-24-21-0100-00200-00A0	W M CASON'S ADDITION PB 1 PG 42 LOTS A & B LESS WEST 25.00 FT LOT B BLOCK 2
RO	27-24-21-0100-00200-00C0	W M CASON'S ADDITION TO DADE CITY PB 1 PG 42 LOT C & WEST 25 FT OF LOT B BLOCK 2
RO	27-24-21-0100-00200-00D0	CASON'S ADDITION PB 1 PG 42 NORTH 90.00 FT OF LOTS D & E BLOCK 2
RO	27-24-21-0100-00200-00D5	CASON'S ADDITION PB 1 PG 42 SOUTH 60.00 FT OF LOTS D & E & ALL OF LOT F BLOCK 2 OR 5676 PG 1220-1224
RO	27-24-21-0210-00000-0010	JACKSONS SUB PB 4 PG 3 LOTS 1-8 INCLUSIVE TOG WITH ING/EGR & PARKING ESMT OVER NORTH 22.50 FT OF WEST 70.00 FT OF BLOCK 33 BALDWINS ADDN PB 1 PG 13 PER OR 7753 PG 1114
RO	27-24-21-0400-03200-0000	ROSS ADDITION TO DADE CITY PB 3 PG 451 NORTH 104 FT OF BLOCK 32 WEST OF ACLRR R/W & BLOCK 13 LYING WEST OF OLD RR R/W
RO	27-24-21-0400-03200-0010	ROSS ADDITION TO CITY OF DADE CITY PB 3 PG 451 SOUTH 73 2/3 FT OF NORTH 177 2/3 FT OF BLOCK 32 EXC RAILROAD R/W
RO	27-24-21-0400-03200-0050	ROSS ADDITION TO DADE CITY DB 3 PG 451 COM AT SE COR OF BLOCK 32 FOR POB TH NORTH 87 1/3 FT TH WEST 140 FT MOL TO EAST SIDE OF 10TH ST (F/K/A PLUM ST) TH SOUTH ALG EAST LINE OF SAID STREET 87 1/3 FT MOL TO SOUTH BDY OF BLOCK 32 TH EAST TO POB & ROSS ADDITION DB 3 PG 451 BLOCK 31 LYING WEST OF SEABOARD AIRLINE RAIL ROAD
RO	34-24-21-0000-00100-0000	COM 25 FT WEST & 20 FT SOUTH OF NE COR OF NE1/4 OF NE1/4 OF SEC 34 TH SOUTH 150 FT TH WEST 170 FT TH NORTH 150 FT TH EAST 170 FT TO POB & COM 25.00 FT WEST & 170 FT SOUTH OF NE COR OF NE1/4 OF NE1/4 OF SEC 34 TH SOUTH 160.00 FT TH WEST 170.00 FT THE NORTH 160.00 FT TH EAST 170.00 FT TO POB OR 8904 PG 3706
RO	34-24-21-0000-00200-0000	NORTH 175.00 FT OF WEST 135.00 FT OF EAST 330.00 FT OF NE1/4 OF NE1/4 OF SECTION 34 EXC NORTH 20.00 FT IN STREET OR 3720 PG 549 OR 7971 PG 60
RO	34-24-21-0000-00400-0000	SOUTH 155 FT OF WEST 135 FT OF NORTH 330 FT OF EAST 330 FT OF NE1/4 OF NE1/4 OF SEC LESS THE WESTERNMOST 20FT THEREOF
RO	34-24-21-0000-00500-0000	BEG AT SE COR OF NE1/4 OF NE1/4 OF NE1/4 OF SEC TH RUN WEST 170 FT TH NORTH 194.2 FT TH WEST 161.25 FT TH NORTH 134.9 FT TH EAST 333.05 FT TH SOUTH 332.13 FT TO POB LESS RD R/W ON NORTH EAST & SOUTH SIDES OR 3640 PG 487

RO	34-24-21-0000-00600-0000	COM AT NE COR OF S1/2 OF NE1/4 OF NE1/4 OF NE1/4 OF SECTION 34 TH WEST 403.50 FT FOR POB TH SOUTH 132.56 FT TH WEST 81.56 FT TO EAST BDY OF SEVENTH STREET AKA US HWY 301 TH NORTH ALG SAID EAST BDY 132.55 FT MOL TO NORTH LINE OF S1/2 OF NE1/4 OF NE1/4 OF NE1/4 TH EAST 80.59 FT TO POB
RO	34-24-21-0000-00800-0000	E 90FT OF W 173FT OF N 132.56 FT OF S 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4 E OF 7TH ST OR 339 PG 482 OR 1138 PG 1933
RO	34-24-21-0000-00900-0000	BEG AT SE COR OF S1/2 OF NE1/4 OF NE1/4 OF NE1/4 TH W 170 FT FOR POB TH W 316.4FT TO E RTWY US 301 AKA 7TH ST TH N ALONG RTWY OF ST 200FT TH E 314.9FT TH S 200.00 FT TO POB LESS EAST 82.00 FT THEREOF OR 3873 PG 1530 OR 4149 PG 406
RO	34-24-21-0000-00900-0010	EAST 82.00 FT OF BEG AT SE COR OF S1/2 OF NE1/4 OF NE1/4 OF NE1/4 OF SECTION 34 TH WEST 170.00 FT FOR POB TH WEST 316.40 FT MOL TO EAST BDY OF U S HWY 301 AKA 7TH STREET TH NLY ALG EAST BDY OF SAID HWY 200.00 FT TH EAST 314.90 FT TH SOUTH 200.00 FT TO POB OR 7855 PG 1327
RO	34-24-21-0090-00100-0010	HENDLY ADDITION PB 2 PG 29 LOTS 1 & 2 & THE EAST 30.00 FT OF LOT 3 BLOCK 1 OR 3720 PG 549 OR 7971 PG 60
RO	34-24-21-0090-00100-0030	HENDLEY ADDITION PB 2 PG 29 WEST 20 FT OF LOT 3 BLK 1 OR 7712 PG 1386 OR 7971 PG 59
RO	34-24-21-0090-00400-0010	HENDLEY ADDITION TO DADE CITY PB 2 PG 29 LOTS 10 11 & 12 BLOCK 4 & THE WESTERMOST 20FT OF SOUTH 155 FT OF WEST 135 FT OF NORTH 330 FT OF EAST 330 FT OF NE1/4 OF NE1/4 OF SEC
RO	35-24-21-0010-00100-0010	CRESCENT PARK PB 3 PG 22 LOTS 1, 2, 3, 46, 47, 48 BLOCK 1
RO	35-24-21-0010-00100-0040	CRESCENT PARK PB 3 PG 22 LOTS 4 THRU 7 INCL & LOTS 42 THRU 45 INCL BLOCK 1 OR 1902 PG 1438
RO	35-24-21-0010-00100-0080	CRESCENT PARK PB 3 PG 22 LOTS 8-16 INCLUSIVE & LOTS 33-41 INCLUSIVE BLOCK 1
RO	35-24-21-0010-00100-0190	CRESENT PARK PB 3 PG 22 LOTS 17-20 INCLUSIVE & N1/2 LOT 21 & LOTS 29-32 INCLUSIVE & N1/2 LOT 28 BLOCK 1 LOT 17 SUBJ TO ESMT FOR PARKING AND LOT 32 SUBJ TO ESMT FOR WATER RETENTION PER OR 5467 PG 616 OR 4421 PG 1801 PR 467 PG 616
RO	35-24-21-0010-00100-0220	CRESCENT PARK ADDN PB 3 PG 22 LOTS 22-27 INCL & S1/2 OF LOTS 21 & 28 BLOCK 1
RO	27-24-21-0070-00300-00G0	BALDWINS ADDITION PB 1 PG 3 LOTS G H & I BLOCK 3 & SOUTH 1/2 FORMER ST LYING BETWEEN LOTS G & H BLOCK 2 & NORTH 1/2 FORMER ST LYING BETWEEN LOTS 1 2 3 & 4 BLOCK 2 & LOTS 1 2 3 & 4 BLOCK 3 OR 9486 PG 0330
RO	34-24-21-0000-01100-0010	COM AT POINT ON N BDY OF LOT 4 BLOCK 2 OF HENDLEY ADD TO DADE CITY PB 2 PG 29 BEING S BDY OF HOWARD AVE WHERE SAID N BDY INTERSECTS W BDY OF R/W OF 7TH ST AKA US HWY 301 FOR POB TH WEST ALG SAID N BDY OF LOT 4 & EXTENSION THEREOF 197.95 FT TO E BDY OF R/W OF 8TH ST TH S00 DEG 37'05"W ALG SAID E BDY 80 FT TH EAST 197.47 FT TO WLY R/W BDY OF 7TH ST TH N00DEG57' 40"E ALG SAID R/W 80 FT TO POB
RO	34-24-21-0000-01100-0000	COM AT A POINT ON NORTH BDY OF LOT 4 BLOCK 2 HENDLEY ADDITION PB 2 PG 29 WHERE SAID BDY INTERSECTS WEST BDY OF R/W OF SEVENTH ST TH S00DEG 57'40"W 80.0 FT FOR POB TH CONT S00DEG 57'40"W 117.10 FT TH S89DEG 59' 50"W 196.77 FT TH N00DEG 37' 05"E 117.10 FT TH EAST 197.47

		FT TO POB SUBJECT TO EASEMENT OVER NORTH 20.0 FT OF WEST 50.0 FT THEREOF
ROR	26-24-21-0050-00300-0020	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LOTS 2 3 4 & EAST 15.00 FT OF FORMER 2ND STREET WEST OF SAME EXC PART IN STATE RD OR 2066 PG 599
ROR	26-24-21-0050-00400-0010	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LOTS 1 & 2 BLOCK 4 OR 5263 PG 482
ROR	26-24-21-0050-00400-0080	BURNETT PLACE ADDITION PB 2 PG 3 LOTS 8 & 9 BLOCK 4 & WEST 1/2 OF FORMER 2ND ST LYING EAST OF LOT 8 OR 2066 PG 599
ROR	26-24-21-0050-00400-0100	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LOTS 10 11 & 12 BLOCK 4 OR 4942 PG 532
ROR	26-24-21-0050-00400-0130	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LOTS 13 & 14 BLOCK 4 OR 4942 PG 532
ROR	26-24-21-0050-00500-0010	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LOTS 1 2 3 & NORTH 5.00 FT VACATED ALLEY LYING SOUTH OF SAME BLOCK 5 OR 6565 PG 125

ROR	26-24-21-0050-00500-0040	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 EAST 4.00 FT LOT 4 & WEST 16.00 FT LOT 5 BLOCK 5 & NORTH 5.00 FT VACATED ALLEY LYING SOUTH OF SAME AKA PCL 2 OR 1324 PG 1753 RESOLUTION VACATING ALLEY
ROR	26-24-21-0050-00500-0041	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 WEST 26.00 FT LOT 4 & NORTH 5.00 FT OF WEST 26.00 FT OF VACATED ALLEY LYING SOUTH OF SAME BLOCK 5 OR 1338 PG 227 AKA PCL 1
ROR	26-24-21-0050-00500-0050	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 EAST 14.00 FT LOT 5 & WEST 6.00 FT LOT 6 & NORTH 5.00 FT OF ALLEY AKA PCL 3 LYING SOUTH OF SAME BLOCK 5
ROR	26-24-21-0050-00500-0060	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LOT 6 LESS WEST 6.00 FT & EAST 4.00 FT THEREOF & NORTH 5.00 FT OF ALLEY LYING SOUTH OF SAME BLOCK 5 AKA PARCEL 4 TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS NORTH 20 FT AND SOUTH 25 FT OF EAST 124.0 FT OF LOTS 4 THRU 10 BURNETT PLACE ADDITON TO DADE CITY PB 2 PG 3 OR 4283 PG 1193
ROR	26-24-21-0050-00500-0061	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 THE EAST 4.00 FT LOT 6 & THE WEST 16.00 FT LOT 7 & THE NORTH 5.00 FT OF ALLEY LYING SOUTH OF SAME TOGETHER WITH INGRESS-EGRESS EASEMENT OVER NORTH 20 FT OF SOUTH 25 FT OF EAST 104 FT OF LOTS 4 THRU 10 BLOCK 5 OR 8739 PG 2365
ROR	26-24-21-0050-00500-0070	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 THE EAST 14.00 FT LOT 7 & THE WEST 6.00 FT LOT 8 & THE NORTH 5.00 FT OF ALLEY LYING SOUTH OF SAME AKA PCL #6 OR 9090 PG 3860
ROR	26-24-21-0050-00500-0080	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LOT 8 LESS WEST 6.00 FT & EAST 4.00 FT THEREOF & NORTH 5.00 FT OF VACATED ALLEY LYING SOUTH OF SAME BLOCK 5 AKA PCL 7 VACATED ALLEY OR 1324 PG 1753 OR 3680 PG 667 OR 8816 PG 946
ROR	26-24-21-0050-00500-0090	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 EAST 4.00 FT LOT 8 & WEST 16.00 FT LOT 9 & NORTH 5.00 FT OF VACATED ALLEY LYING S OF SAME BLOCK 5 OR 1341 PG 1099 AKA PCL 8 VACATED ALLEY

ROR	26-24-21-0050-00500-0100	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LOT 10 & EAST 14.00 FT LOT 9 & NORTH 5.00 FT OF ALLEY LYING SOUTH OF SAME BLOCK 5 AKA PCL 9 SUBJECT TO AN EASEMENT FOR INGRESS OVER & ACROSS NORTH 20.00 FT OF SOUTH 25.00 FT OF EAST 14.00 FT LOT 9 & ALL OF LOT 10 BLOCK 5 VACATION OF ALLEY OR 1324 PG 1753 OR 8442 PG 523
ROR	26-24-21-0050-00500-0110	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LOTS 11 & 12 & E1/2 OF LOT 13 BLOCK 5 & SOUTH 5 FT OF VACATED ALLEY LYING NORTH OF & ADJACENT TO SAME OR 8802 PG 258
ROR	26-24-21-0050-00500-0130	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 W1/2 OF LOT 13 BLOCK 5 & SOUTH 5 FT OF VACATED ALLEY LYING NORTH OF & ADJACENT TO SAME (SAID POR OF ALLEY VACATED PER OR 1324 PG 1753) OR 6680 PG 800
ROR	26-24-21-0050-00500-0140	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LOTS 14 & 15 BLOCK 5 & SOUTH 5.00 FT VACATED ALLEY LYING NORTH OF SAME OR 6680 PG 800
ROR	26-24-21-0050-00500-0160	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 EAST 21.50 FT OF LOT 16 & SOUTH 5.00 FT OF ALLEY LYING NORTH OF SAME BLOCK 5 TOGETHR WITH AN EASE- MENT FOR INGRESS & EGRESS OVER & ACROSS WEST 8.5 FT OF NORTH 24.0 FT OF SOUTH 34.0 FT OF LOT 16 & EAST 11.5 FT OF NORTH 24.0 FT OF SOUTH 34.0 FT OF LOT 17 AND WEST 18.5 FT OF SOUTH 34.0 FT OF LOT 17 & EAST 0.5 FT OF SOUTH 34.0 FTO LOT 18 BLOCK 5 OR 7420 PG 1041
ROR	26-24-21-0050-00500-0170	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 WEST 8.50 FT OF LOT 16 & EAST 11.50 FT OF LOT 17 & SOUTH 5.00 FT OF ALLEY LYING NORTH OF SAME BLOCK 5 SUBJECT TO AN EASEMENT FOR INGRESS & EGRESS OVER & ACROSS WEST 8.5 FT OF THE NORTH 24.00 FT OF THE SOUTH 34.00 FT OF LOT 16 & THE EAST 11.50 FT OF THE NORTH 24.00 FT OF THE SOUTH 34.00 FT OF LOT 17 OF BLOCK 5 & TOGETHER WITH AN EASEMENT FOR INGRESS & EGRESS OVER & ACROSS THE WEST 18.5FT OF THE SOUTH 34.00 FT OF LOT 17 & THE EAST 0.5 FT OF THE SOUTH 34.00 FT OF LOT 18 BLOCK 5 OR 7413 PG 673
ROR	26-24-21-0050-00500-0171	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 WEST 18.50 FT OF LOT 17 & EAST .50 FT OF LOT 18 & SOUTH 5.00 FT OF ALLEY LYING NORTH OF SAME BLOCK 5
ROR	26-24-21-0050-00500-0180	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 WEST 29.50 FT OF LOT 18 & SOUTH 5.00 FT OF ALLEY LYING NORTH OF SAME BLOCK 5 TOGETHER WITH EASEMENT FOR INGRESS & EGRESS OVER WEST 18.5 FT OF SOUTH 34.0 FT OF LOT 17 AND EAST 5.0 FT OF SOUTH 34.0 FT OF LOT 18 BLOCK 5
ROR	26-24-21-0050-00500-0190	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LOTS 19 & 20 BLOCK 5 & SOUTH 5.00 FT VACATED ALLEY LYING NORTH OF SAME OR 8315 PG 958
ROR	26-24-21-0050-29900-1130	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LOTS 3 4 5 6 & 7 BLOCK 4 & LOT 1 BLOCK 3 & ALL OF VACATED STREET LYING BETWEEN SAID LOT 1 OF BLOCK 3 & LOT 7 BLOCK 4 EXC R/W FOR SR NO 35-A OR 1568 PG 1357
ROR	27-24-21-0160-00100-00A0	GRADY AD MB 1 P 13 LOTS A, B, C, D, E OF BLK 1, N 20 FT OF LOTS A, B, C, D, E OF BLK 2 FORMER ST BTW
ROR	27-24-21-0160-00100-00F0	GRADY ADDITION PB 1 PG 13 NORTH 20 FT OF LOTS F & G OF BLOCK 2 & FORMER STREET LYING NORTH THEREOF & LOTS F G H & I BLOCK 1 & NORTH

		20 FT OF LOTS H & I BLOCK 2 & FORMER STREET LYING BETWEEN SAID LOTS OR 8655 PG 614
ROR	27-24-21-0160-00100-00J1	GRDY AD MB 1 PG 13 N 34 FT OF LOTS J & K BLK 1 & S 16 FT OF FORMER ST N OF SAME
ROR	27-24-21-0160-00100-00J2	GRADYS ADDITION PB 1 PG 13 LOTS J & K BLOCK 1 LESS NORTH 34.00 FT THEREOF & NORTH 20.00 FT OF LOTS J & K BLOCK 2 & FORMER STREET BETWEEN SAID LOTS OR 7712 PG 1065
ROR	26-24-21-0050-00700-0010	BURNETT PLACE ADDITION PB 2 PG 3 LOTS 1 2 3 4 5 & WEST 1/2 LOT 6 BLOCK 7
ROR	26-24-21-0050-00700-0060	BURNETT PLACE PB 2 PG 3 EAST 1/2 OF LOT 6 & LOT 7 BLOCK 7 OR 1626 PG 1783
ROR	26-24-21-0050-00700-0080	BURNETT PLACE ADDN PB 2 PG 3 LOTS 8 9 & 10 BLK 7 OR 7599 PG 1180
ROR	26-24-21-0050-00700-0110	BURNETT PLACE ADDITION PB 2 PG 3 LOTS 11,12 & 13 BLOCK 7 OR 9787 PG 2587
ROR	26-24-21-0050-00800-0010	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LOTS 1 & 2 BLOCK 8 OR 1997 PG 1708 OR 8111 PG 94
ROR	26-24-21-0050-00800-0030	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LOTS 3 & 4 BLOCK 8 OR 1782 PG 227 OR 8111 PG 95
ROR	26-24-21-0050-00800-0050	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LOT 5 & WEST 1/2 LOT 6 BLOCK 8 & NORTH 7 FT OF FORMER ALLEY LYING SOUTH OF & ADJACENT TO SAME OR 6790 PG 866
ROR	26-24-21-0050-00800-0070	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 THE EAST 1/2 LOT 6 & ALL LOT 7 BLOCK 8 & NORTH 7 FT OF FORMER ALLEY LYING SOUTH OF & ADJACENT TO SAME AKA PCL #111
ROR	26-24-21-0050-00800-0071	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 THAT PART OF 12.00 FT VACATED ALLEY LYING SOUTH OF WEST 1/2 LOT 6 BLOCK 8 & NORTH OF WEST 1/2 LOT 9 & SOUTH OF LOTS 1 THRU 5 & NORTH OF LOTS 10 THRU 14 INCL ALL IN BLOCK 8
ROR	26-24-21-0050-00800-0080	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 THE EAST 1/2 LOT 9 & ALL LOT 8 BLOCK 8 & FORMER 2ND ST LYING BETWEEN LOT 8 BLOCK 8 & LOT 12 BLOCK 9 & THE SOUTH 5.00 FT OF FORMER ALLEY LYING NORTH OF THE EAST 1/2 LOT 9 & ALL LOT 8 BLOCK 8 & NORTH OF FORMER 2ND ST OR 1948 PG 944 OR 8111 PG 96
ROR	26-24-21-0050-00800-0090	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 WEST 1/2 LOT 9 BLOCK 8 OR 11 PG 600 & OR 12 PG 1
ROR	26-24-21-0050-00800-0100	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LOTS 10 11 12 13 & 14 BLOCK 8 OR 1381 PG 1920 OR 8111 PG 93
ROR	27-24-21-0240-00100-0010	LIBERTY ADDITION PB 2 PG 72 LOTS 1 2 3 4 5 6 & NORTH 14 FT OF LOT 7 BLOCK 1
ROR	27-24-21-0240-00100-0080	LIBERTY ADDITION PB 2 PG 72 LOTS 8 9 & 10 & SOUTH 11.00 FT OF LOT 7 BLOCK 1
ROR	27-24-21-0240-00100-0110	LIBTY ADD MB 2 PG 72 LOT 11 BLK 1 RB 805 PG 1070

ROR	27-24-21-0240-00100-0120	LIBTY ADD MB 2 PG 72 LOT 12 BLK 1 RB 805 PG 134
ROR	27-24-21-0240-00100-0130	LIBERTY ADDITION PB 2 PG 72 LOTS 13 & 14 BLOCK 1 OR 3913 PG 1107
ROR	27-24-21-0240-00100-0150	LIBERTY ADDITION PB 2 PG 72 LOTS 15 & 16 BLOCK 1 OR 8193 PG 1417 OR 9483 PG 2364
ROR	27-24-21-0240-00100-0170	LIBERTY ADDITION PB 2 PG 72 LOTS 17 & 18 BLOCK 1 OR 5043 PG 407
ROR	27-24-21-0240-00100-0190	LIBERTY ADDITION PB 2 PG 72 LOTS 19 20 21 22 BLOCK 1 OR 2060 PG 1912
ROR	27-24-21-0240-00200-0010	LIBERTY ADDITION PB 2 PG 72 LOTS 1-6 INCL BLOCK 2 OR 8725 PG 2948
ROR	27-24-21-0240-00200-0070	LIBERTY ADD PB 2 PG 72 LOTS 7 TO 11 INCL BLOCK 2
ROR	27-24-21-0240-00200-0120	LIBERTY ADDITION TO DADE CITY PB 2 PG 72 LOTS 12-22 INCL BLOCK 2 OR 8653 PG 3707
ROR	27-24-21-0240-00400-0040	LIBERTY ADDITION PB 2 PG 72 WEST 1/2 OF BLOCK 4 AKA PCL A TRACT I
ROR	27-24-21-0240-00400-0050	LIBERTY ADDITION PB 2 PG 72 EAST 1/2 OF BLOCK 4 LESS NORTH 5.00 FT THEREOF & EAST 59.00FT OF FORMER STREET LYING SOUTH OF SAME
ROR	27-24-21-0270-00100-0030	C W MEREDITH'S REPLAT OF W C SUMNER'S ADDITION TO DADE CITY PB 2 PG 63 LOT 3 BLOCK 1 EXC ROAD R/W LESS POR TO FDOT DESC IN OR 10885 PG 2306
ROR	27-24-21-0270-00100-0120	MEREDITHS R/P SUMNER'S ADDITIION TO CITY OF DADE CITY PB 2 PG 63 LOT 12 BLOCK 1 LESS POR TO FDOT DESC IN OR 10885 PG 2306
ROR	27-24-21-0270-00100-0130	MERDTH R/P SUMNR AD MB 2 P 63 LOT 13 BLK 1 LESS POR TO FDOT DESC IN OR 10885 PG 2306
ROR	27-24-21-0270-00200-0040	C`W MEREDITH'S ADDITION PB 2 PG 63 REPLAT OF BLOCKS 1 2 10 & 11 OF W C SUMNER'S ADDITION DB 10 PG 197 LOTS 4 5 6 & 7 BLOCK 2;AKA N1/2 OF BLOCK 2 OF W S SUMNER'S ADDITION LESS POR TO FDOT DESC IN OR 10885 PG 2306
ROR	27-24-21-0270-00200-0080	C W MEREDITH'S REPLAT OF SUMNERS ADDITION PB 2 PG 63 LOTS 8 9 & 10 BLOCK 2 TOGETHER WITH THAT PORITON OF FORMER STREET WEST OF SAID LOTS WHICH LIES BETWEEN SAID LOTS & EAST RIGHT-OF-WAY LINE OF US HWY 301
ROR	27-24-21-0270-00200-0110	C W MEREDITHS REPLAT OF SUNMERS ADDITION PB 2 PG 63 LOT 11 BLOCK 2
ROR	27-24-21-0270-01100-0210	C W MEREDITHS SUBDIVISION OF W C SUMMERS ADDITION TO DADE CITY PB 2 PG 63 LOTS 21 THRU 28 INCL BLOCK 11,& ALL OF FORMER SAN FRANCISCO ST LYING NORTH OF LOTS 21 22 & 23,& SOUTH 15 FT OF FORMER SAN FRANCISCO ST LYING NORTH OF LOT 24,& ALL OF FORMER PLUM ST LYING WEST OF ABOVE-DESC PROP & EAST OF R/W OF US HWY 301 MORE PARTICULARLY DESC AS: COM AT SE COR OF SAID LOT 25 FOR POB TH S89DG 42' 47"W 237.20 FT TH CV RT RAD 2341.83 FT ARC 55.11 FT CHD N02DG 11' 05"W 55.11 FT TH N00DG 02' 30" E 133.04 FT TH S89DG 49' 34"W

		.65 FT TH N00DG 00' 16"W 15 FT TH N89DG 49' 34"E 1.57 FT TH N00DG 16' 48"E 15 FT TH N89DG 47' 13"E 188.20 FT TH S00DG 05' 37"W 15 FT TH N89DG 48' 49"E 50.02 FT TH S00DG 00' 16"E 202.78 FT TO POB SUBJECT TO EASEMENTS TO TAMPA ELECTRIC DADE CITY & OTHERS FOR INGRESS EGRESS UTILITIES & DRAINAGE OR 3495 PG 1543
ROR	27-24-21-0270-29900-1180	THAT POR OF LOTS 3, 4, 12, 13, 14 BLOCK 2 CW MEREDITHS SUBDIVISION OF BLKS 1-2-10-11 PB 2 PG 63 MORE PARTICULARLY DESC AS FOLLOWS: COM AT INTERSECTION OF ELY ROW LN OF US 301 PER FDOT ROW MAP SECTION 1413-101 WITH N LN OF BLOCK 2 CW MEREDITHS SUBDIVISION OF BLKS 1-2-10-11 PB 2 PG 63 MARKED BY 5/8â€ IRON ROD AND CAP â€œAIM ENGâ€ TH N89DEG57â€™22â€E 164.78 FT ALG N LN BLOCK 2 TO EXISTING ELY ROW LN OF SR 533 (US 98) PER FDOT ROW MAP SECTION 1413-101 TH S55DEG24â€™31â€E 53.80 FT ALG WLY ROW LN TO POB TH S55DEG24â€™31â€E 38.49 FT ALG WLY ROW LN TO PT ON CV CONCAVE SWLY RAD 2814.79 FT CHD BRG & DIST S34DEG34â€™36â€E 160.98 FT TH S89DEG58â€™05â€W 15.00 FT ALG S LN BLOCK 2 TH N28DEG26â€™19â€E 7.89 FT TO PT ON CV CONCAVE SWLY RAD 2551.00 FT CHD BRG & DIST N37DEG09â€™59â€W 185.06 FT TO POB
ROR	27-24-21-0400-00100-0000	ROSS ADDITION TO DADE CITY DB 3 PG 451 ALL OF BLOCKS 1 & 2 OR 5666 PG 1039
ROR	27-24-21-0460-00200-0010	SUMNER ADDITION DB 10 PG 197 REPLATTED AS C W MEREDITH'S SUB PB 2 PG 63 THAT PART OF FORMER STREET AKA 7TH ST SHOWN IN PLAT OF SUMNER ADD AS PLUM ST LYING BETWEEN LOT 7 BLOCK 2 OF MEREDITH'S SUB AND US 301 OR 1743 PG 76 OR 3131 PG 672
ROR	27-24-21-0460-00300-0000	W C SUMNER'S ADDITION DEED BK 10 PG 197 BLOCK 3 & ALL OF FORMER STREET LYING SOUTH OF & ADJACENT TO SAID BLOCK 3 LESS U S 301 AKA POR PCL H
ROR	27-24-21-0460-00900-0000	W C SUMNER'S ADDITION DB 10 PG 197 ALL BLOCK 9 & C W MEREDITHS R/P SUMNERS ADDITION PB 2 PG 63 LOTS 17 & 18 BLK 10 AKA PCL A TR III & C W MEREDITHS SUB R/P WC SUMNER ADDITION LOTS 31 & 32 BLK 10 AKA PCL A TRACT III
ROR	27-24-21-0460-01200-0000	SUMNERS ADDITION DB 10 PG 197 ALL OF BLOCK 12 EXC ROAD R/W
ROR	27-24-21-0460-01300-0000	W C SUMNERS ADDITION DB 10 PG 197 NE1/4 OF BLOCK 13
ROR	27-24-21-0460-01300-0030	BLOCK 13 SUMNER ADDITION DB 10 PG 197 WEST 1/2 BLOCK 13
ROR	27-24-21-0460-01400-0000	SUMNER ADD DB 10 PG 197 DSCB AS NE 1/4 OF BLK 14 EXC S 9 FT OF W 45 FT OF E 65 FT AND EXC S 35 FT OF W 35 FT AND EXC E 20 FT OR 1188 PG 184 OR 1141 PG 1265
ROR	27-24-21-0460-01400-0020	BLK 14 SUMNR AD DB 10 P 197 N 1/2 OF NW 1/4, FORMER ST W OF SAME AKA R/W E POND ST
ROR	27-24-21-0460-01400-0040	W C SUMNERS ADDITION TO DADE CITY DB 10 PG 197 COM AT SW CORNER OF NORTH 1/2 OF BLOCK 14 TH EAST 100 FT FOR POB TH SOUTH 50 FT TH WEST 130 FT MOL TO EAST BDY OF US HWY 301 TH NORTH 100 FT TH EAST

		130 FT MOL TH SOUTH 50 FT OT POB & THAT PORTION OF BLOCK 14 DESC AS COM AT SW CORNER OF NORTH 1/2 OF BLOCK 14 TH EAST 100 FT FOR POB TH EAST 35 FT TH NORTH 35 FT TH WEST 35 FT TH SOUTH 35 FT TO POB & SOUTH 9 FT OF NE1/4 OF BLOCK 14 OR 2026 PG 273 & OR 3094 PG 1254
ROR	27-24-21-0460-01400-0060	W C SUMNER'S ADDITION TO DADE CITY DB 10 PG 197 THE SOUTH 50.00 FT OF THE WEST 90.00 FT OF BLOCK 14 & THAT PART OF THE SOUTH 50.00 FT OF BLOCK 15 LYING EAST OF THE R/W OF US 301 & THAT PART OF FORMER STREET LYING WEST OF THE SOUTH 50.00 FT OF BLOCK 14 & EAST OF THE SOUTH 50.00 FT OF BLOCK 15
ROR	27-24-21-0460-01400-0070	W C SUMNER'S ADDITION TO DADE CITY DB 10 PG 197 THE SOUTH 50 FT OF EAST 90 FT OF BLOCK 14
ROR	27-24-21-0460-01400-0080	WC SUMNERS ADD DB 10 PG 197 PT OF BLK 14 DSCB AS COM AT PT ON W LN SIXTH ST EQUIDISTANT BETWEEN N & S LN OF BLK 14 TH WLY 110 FT MOL TH S 50 FT TH E 110 FT MOL TO W LN SIXTH ST TH N 50 FT TO POB AKA N 50 FT OF SE1/4 OF LOT 14 OR 1173 PG 1082
ROR	27-24-21-0460-01500-0000	SUMNER ADDITION DB 10 PG 197 THE WEST 115 FT OF BLK 15 OR 9248 PG 3431
ROR	27-24-21-0460-01600-0020	WC SUMNER ADDITION DB 10 PG 197 BLOCK 16 E 45 FT OF NE 1/4 OR 1124 PG 459 OR 7874 PG 1186
ROR	27-24-21-0460-02200-0000	W C SUMNERS ADDITION TO DADE CITY DB 10 PG 197 THE SOUTH 1/2 OF THE WEST 70.00 FT BLOCK 22 OR 9248 PG 3431
ROR	27-24-21-0460-02200-0010	W C SUMNERS ADDITION TO DADE CITY DB 10 PG 197 THE NORTH 1/2 OF THE WEST 70.00 FT BLOCK 22 OR 9248 PG 3431
ROR	27-24-21-0460-02200-0050	SUMNERS ADDITION DB 10PG 197 EAST 45 FT OF WEST 115 FT OF BLOCK 22 LYING WEST OF 7TH STREET OR 9248 PG 3431
ROR	27-24-21-0460-02300-0000	SUMNER'S ADDITION DB 10 PG 197 ALL OF BLOCK 23 & ALL THAT PART OF BLOCK 22 LYING EAST OF US 301 EXC SOUTH 170 FT OF EAST 60 FT OF BLOCK 23
ROR	27-24-21-0460-02300-0010	W C SUMNER'S ADDITION TO DADE CITY DB 10 PG 197 SOUTH 170 FT OF EAST 60 FT OF BLOCK 23
ROR	27-24-21-0460-02400-0020	BLK 24 SUMNR AD DB 10 PG 197 LOTS 2 & 3
ROR	27-24-21-0460-02400-0140	BLOCK 24 SUMNR ADDITION PB 10 PG 197 LOTS 6, 7, 10, 11, 14, 15
ROR	27-24-21-0460-02500-0040	SUMNERS W C ADDITION DB 10 PG 197 SE1/4 BLOCK 25 OR 7558 PG 764
ROR	27-24-21-0460-03600-0000	W C SUMNER'S ADDITION TO DADE CITY DB 10 PG 197 COM AT THE NE COR OF BLOCK 36 FOR POB TH SOUTH 30.00 FT TH WEST 80.00 FT TH NORTH 30.00 FT TH EAST 80.00 FT TO POB DB 115 PG 200
ROR	27-24-21-0460-03600-0030	W C SUMNER ADDITION TO DADE CITY DB 10 PG 197 W1/2 OF S1/2 OF BLOCK 36 OR 8975 PG 3676
ROR	27-24-21-0460-03600-0050	W C SUMNER'S ADDITION TO DADE CITY DB 10 PG 197 E1/2 OF N1/2 OF BLOCK 36 EXC NORTH 30 FT OF EAST 80 FT THEREOF & EXC SOUTH 1.00 FT OF WEST 31.00 FT THERE OF TOGETHER WITH AN EXCLUSIVE DRIVEWAY &

		PARKING EASEMENT AGREEMENT OVER N 50 FT OF EAST 53 FT OF E1/2 OF S1/2 OF BLOCK 36 PER OR 3789 PG 428 OR 8996 PG 3100
ROR	27-24-21-0460-03600-0080	W C SUMNER'S ADDITION TO DADE CITY DB 10 PG 197 E1/2 OF S1/2 OF BLOCK 36 & SOUTH 1.00 FT OF WEST 31.00 FT OF E1/2 OF N1/2 BLOCK 36 OR 8975 PG 3669
ROR	27-24-21-0460-01600-0000	W C SUMNER'S ADDITION DB 10 PG 197 WEST 55 FT OF NE1/4 OF BLOCK 16 DB 153 PG 268
ROR	27-24-21-0460-01600-0060	W C SUMNER'S ADDITION DB 10 PG 197 N1/2 OF SE1/4 BLK 16
ROR	27-24-21-0460-01600-0080	W C SUMNERS ADDITION TO DADE CITY DB 10 PG 197 S1/2 OF SE1/4 OF BLOCK 16 OR 9248 PG 3431
ROR	27-24-21-0240-00500-0010	LIBERTY ADDITION PB 2 PG 72 LOTS 1-4 INCL BLOCK 5 OR 1464 PG 309 & OR 8499 PG 5 & OR 8798 PG 2205 OR 8978 PG 1504 OR 8998 PG 1230 OR 8998 PG 1233 OR 8998 PG 1236 OR 9055 PG 3403
ROR	27-24-21-0240-00500-0050	LIBERTY ADDITION PB 2 PG 72 LOTS 5 6 7 & 8 BLOCK 5
ROR	27-24-21-0240-00500-0090	LIBERTY ADDITION PB 2 PG 72 LOTS 9 & 10 BLOCK 5 OR 7919 PG 1020
ROR	27-24-21-0240-00500-0110	LIBERTY ADDN PB 2 PG 72 LOTS 11 & 12 BLOCK 5 OR 4006 PG 79
ROR	27-24-21-0240-00500-0130	LIBTY ADD MB 2 PG 72 LOTS 13 & 14 OR 3253 PG 151 OR 7786 PG 1197
ROR	27-24-21-0240-00500-0150	SUMNERS ADDN DB 10 PG 197 AKA LIBERTY ADDN PB 2 PG 72 THE EAST 32.20 FT OF LOTS 15 & 16 BLOCK 5
ROR	27-24-21-0240-00500-0151	SUMNERS ADDN DB 10 PG 197 AKA LIBERTY ADDN PB 2 PG 72 THE WEST 60.30 FT OF LOTS 15 & 16 BLOCK 5
ROR	27-24-21-0240-00600-0010	LIBERTY ADDITION PB 2 PG 72 LOTS 1 & 2 BLOCK 6 OR 5960 PG 87
ROR	27-24-21-0240-00600-0030	LIBTY ADDITION TO DADE CITY PB 2 PG 72 LOT 3 & N 20 FT OF LOT 4 BLOCK 6
ROR	27-24-21-0240-00600-0050	LIBTY ADD MB 2 PG 72 LOT 5 & S 5 FT OF LOT 4 BLK 6
ROR	27-24-21-0240-00600-0060	LIBERTY ADD PB 2 PG 72 LOTS 6 & 7 BLOCK 6
ROR	27-24-21-0240-00600-0080	LIBERTY ADD PB 2 PG 72 LOT 8 BLK 6 OR 1292 PG 1487
ROR	27-24-21-0240-00600-0090	LIBTY ADD MB 2 PG 72 LOTS 9 & 10 BLK 6 RB 650 PG 763
ROR	27-24-21-0240-00600-0110	LIBERTY ADDITION PB 2 PG 72 LOTS 11 & 12 BLOCK 6 OR 4331 PG 1652 OR 7590 PG 1744
ROR	27-24-21-0240-00600-0130	LIBERTY ADDN PB 2 PG 72 LOTS 13 & 14 BLK 6 OR 9670 PG 1629

ROR	27-24-21-0240-00600-0150	LIBTY ADD MB 2 PG 72 LOTS 15 & 16 BLK 6 OR 4750 PG 1488

ROR	27-24-21-0460-00700-0000	W C SUMNER'S ADDITION DB 10 PG 197 EAST 110 FT OF N1/2 OF BLOCK 7 OR 8498 PG 940 OR 8553 PG 3329
ROR	27-24-21-0460-00700-0030	W C SUMNER'S ADDITION DB 10 PG 197 N1/2 OF BLOCK 7 EXC EAST 110 FT THEREOF OR 5929 PG 1384 OR 8523 PG 2435 OR 8537 PG 3017
ROR	27-24-21-0460-00700-0060	W C SUMNER'S ADDITION DB 10 PG 197 EAST 65.00 FT OF SOUTH 1/2 OF BLOCK 7 IN SEC 27
ROR	27-24-21-0460-00700-0070	W C SUMNER'S ADDITION DB 10 PG 197 SOUTH 1/2 OF BLOCK 7 EXCEPT EAST 65.00 FT THEREOF
ROR	27-24-21-0460-01600-0040	SUMNERS ADDITION TO DADE CITY DB 10 PG 197 SOUTH 80 FT OF NORTH 120 FT OF WEST 1/2 OF BLOCK 16
ROR	27-24-21-0460-01600-0041	SUMNER ADD PB 10 P 197 S 80 FT OF W1/2 BLK 16 OR 1432 PG 1412
ROR	27-24-21-0460-01600-0050	W C SUMNERS ADDN PB 10 PG 197 N 40 FT OF W 1/2 BLOCK 16 OR 9177 PG 7
ROR	27-24-21-0460-01700-0000	W C SUMNER'S ADDITION TO DADE CITY DB 10 PG 197 NE1/4 OF BLOCK 17
ROR	27-24-21-0460-01700-0050	W C SUMNERS ADDN TO DADE CITY DB 10 PG 197 THE SE 1/4 OF BLOCK 17 OR 9349 PG 3939
ROR	27-24-21-0460-01700-0070	W C SUMNER'S ADD TO DADE CITY DB 10 PG 197 SW1/4 BLK 17 OR 9417 PG 2318
ROR	27-24-21-0460-01700-0080	W C SUMNER'S ADDITION TO DADE CITY DB 10 PG 197 THE EAST 30 FT OF THE NW1/4 OF BLOCK 17
ROR	27-24-21-0460-01700-0090	W C SUMNER'S ADDITION TO DADE CITY DB 10 PG 197 THE NW1/4 OF BLOCK 17 LESS THE EAST 30 FT THEREOF OR 1909 PG 1523
ROR	27-24-21-0460-01800-0000	SUMNERS ADD DB 10 PG 197 WEST1/2 OF NE 1/4 OF BLOCK 18
ROR	27-24-21-0460-01800-0010	W C SUMNER'S ADDITION DB 10 PG 197 E1/2 OF NE1/4 OF BLOCK 18
ROR	27-24-21-0460-01800-0020	BLK 18 SUMNR AD DB 10 P 197 NW 1/4
ROR	27-24-21-0460-01800-0040	SUMNER'S ADDITION TO DADE CITY DB 10 PG 197 THE NORTH 1/2 OF SW1/4 AND SOUTH 1/2 OF SW1/4 AND THE WEST 1/2 OF SE1/4 ALL IN BLOCK 18
ROR	27-24-21-0460-01800-0080	W C SUMNERS ADDITION PB 10 PG 197 EAST 1/2 OF SE1/4 OF BLOCK 18
ROR	27-24-21-0460-01900-0000	W C SUMNERS ADDITION DB 10 PG 197 NE1/4 OF BLOCK 19 & POR OF BLOCK 20 DESC AS COM AT SW COR OF NORTH 1/2 OF BLOCK 20 TH ALG WEST LINE OF BLOCK 20 N00DG 12' 30"E 10 FT FOR POB TH CONT N00DG 12' 30"E 89.63 FT TO NORTH LINE OF BLOCK 20 TH N89DG 54' 30"E 21 FT TH S01DG 29' 20"W 89.65 FT TH S89DG 54' 30"W 19 FT TO POB OR 1685 PG 515
ROR	27-24-21-0460-01900-0030	W C SUMNERS ADDITION DB 10 P 197 NW 1/4 OF BLOCK 19 OR 9212 PG 667
ROR	27-24-21-0460-01900-0050	SUMNER ADDITION DB 10 PG 197 SW 1/4 OF BLOCK 19 OR 9407 PG 3
ROR	27-24-21-0460-01900-0070	SUMNERS ADDITION UNREC PLAT IN DEED BOOK 10 PG 197 SE 1/4 OF BLOCK 19 OR 4639 PG 1727
ROR	27-24-21-0460-02000-0000	W C SUMNERS ADDITION DB 10 PB 197 ALL OF BLOCK 20 EXC WEST 98 FT OF SOUTH 110 FT THEREOF & EXC THE EAST 18 FT OF THE WEST 116 FT OF

		TH SOUTH 110 FT OF BLOCK 20) & EXC FOLL DESC POR THEREOF: COM AT SW COR OF N1/2 OF BLOCK 20 TH ALG WEST LINE OF BLOCK 20 N00DG 12' 30"E 10 FT FOR POB TH N00DG 12' 30"E 89.63 FT TO NORTH LINE OF BLOCK 20 TH ALG SAID LINE N89DG 54' 30"E 21 FT TO EXIST- ING FENCE LINE TH ALG SAID LINE S01DG 29' 20"W 89.65 FT TH S89DG 54' 30"W 19 FT TO POB
ROR	27-24-21-0460-02000-0010	THE EAST 18 FT OF THE WEST 116 FT OF TH SOUTH 110 FT OF BLOCK 20 WC SUMMERS ADDITION DB 10 PG 197
ROR	27-24-21-0460-02000-0050	W C SUMNERS ADDITION DB 10 PB 197 WEST 98 FT OF SOUTH 110 FT OF BLOCK 20
ROR	27-24-21-0460-02100-0000	SUMNR AD DB 10 PG 197 E1/2 BLK 21
ROR	27-24-21-0460-02100-0040	BLK 21 SUMNR AD DB 10 P 197 W 1/2 EXC S 90 FT
ROR	27-24-21-0460-02100-0070	WC SUMNERS ADDITION DB 10 PG 197 A PORTION OF WEST1/2 OF BLOCK 21 DESC AS:COM AT SW COR OF WEST1/2 OF BLOCK 21 FOR POB TH NORTH 90 FT TH EAST 100 FT TH SOUTH 90 FT TH WEST 100 FT TO POB OR 9517 PG 2306
ROR	27-24-21-0460-02400-0080	BLK 24 SUMNR AD DB 10 PG 197 LOT 8 OR 9529 PG 3549
ROR	27-24-21-0460-02400-0090	SUMNERS ADDITION TO DADE CITY DB 10 PG 197 LOTS 9 & 12 BLOCK 24 OR 4233 PG 693
ROR	27-24-21-0460-02400-0130	SUMNERS ADDN DB 10 PG 197 LOTS 13 & 16 BLOCK 24 OR 4284 PG 1928
ROR	27-24-21-0460-02500-0000	W C SUMNER'S ADDITION DB 10 PG 197 NE1/4 BLOCK 25 OR 7737 PG 1665
ROR	27-24-21-0460-02500-0020	BLK 25 SUMNR AD DB 10 P 197 NW 1/4
ROR	27-24-21-0460-02500-0060	W C SUMNER'S ADD TO DADE CITY DB 10 PG 197 NORTH 52 FT OF SW1/4 OF BLOCK 25
ROR	27-24-21-0460-02500-0080	WC SUMNER'S ADDITION TO DADE CITY PB 10 PG 197 SOUTH 48 FT OF SW1/4 OF BLOCK 25
ROR	27-24-21-0460-02900-0000	W C SUMNERS ADDITION TO DADE CITY DB 10 PG 197 NW1/4 OF BLOCK 29 & THAT POR OF NE1/4 OF BLOCK 29 LYING WEST OF LN BEING FIXED AT 15.5 FT WEST OF WEST SIDE OF 2-STORY MASONRY CHURCH PER JUDGEMENT IN OR 1447 PG 225 OR 585 PG 690
ROR	27-24-21-0460-02900-0040	W C SUMNERS ADDITION TO DADE CITY DB 10 PG 197 S1/2 & NE1/4 OF BLOCK 29 EXC THAT POR OF NE1/4 OF BLOCK 29 LYING WEST OF LN BEING FIXED AT 15.5 FT WEST OF WEST SIDE OF 2-STORY MASONRY CHURCH PER JUDGEMENT IN OR 1447 PG 225 OR 762 PG 985 OR 762 PG 986
ROR	27-24-21-0460-03000-0000	SUMNR ADD DB10 P197 N100 FT OF E50FT BLK 30 (L) OR 5686 PG 564
ROR	27-24-21-0460-03000-0020	BLK 30 SUMNR AD DB 10 P 197 S 60 FT OF N 140 FT OF W 105 FT RB 896 PG 39
ROR	27-24-21-0460-03000-0030	BLK 30 SUMNR AD DB 10 P 197 N 40 FT OF S 100 FT OF E 95 FT & S 60 FT OF W 150 FT RB 879 PG 1451
ROR	27-24-21-0460-03000-0050	W C SUMNERS ADDITION DB 10 PG 197 PORTION BLOCK 30 DESC AS NORTH 80 FT OF WEST 105 FT OF BLOCK 30 OR 7980 PG 870

ROR	27-24-21-0460-03000-0060	W C SUMNERS ADDITION DB 10 PG 197 COM 50.00 FT WEST OF NE COR BLOCK 30 TH WEST 45.00 FT TH SOUTH 100.00 FT TH EAST 45.00 FT TH NORTH 100.00 FT TO POB OR 3892 PG 1131
ROR	27-24-21-0460-03000-0080	SUMNERS ADDITION PB 10 PG 197 SOUTH 60 FT OF EAST 50 FT OF BLOCK 30 OR 9525 PG 1100
ROR	27-24-21-0460-03100-0000	SUMNR AD DB10 PG197 S90FT OF W153FT BLK 31 OR 9436 PG 1303
ROR	27-24-21-0460-03100-0030	SUMNERS ADDITION TO DADE CITY PB 10 PG 197 NORTH 110 FT OF BLOCK 31 & EXC NORTH 20.00 FT LESS EAST 60 FT THEREOF
ROR	27-24-21-0460-03100-0031	SUMNERS ADDITION TO DADE CITY PB 10 PG 197 EAST 60 FT OF NORTH 110.00 FT BLOCK 31 & NORTH 20.00 FT BLOCK 31 LESS & EXC EAST 60.00 FT THEREOF
ROR	27-24-21-0460-03100-0070	SUMNER ADDITION PB 10 PG 197 SOUTH 90 FT OF EAST 47 FT OF BLOCK 31 OR 8906 PG 1112
ROR	27-24-21-0460-03200-0000	W C SUMNERS ADDN DB 10 PG 197 NE 1/4 OF BLOCK 32 OR 1273 PG 1775
ROR	27-24-21-0460-03200-0020	SUMNERS W C ADDITION PB 10 PG 197 THE NW1/4 OF BLOCK 32 AKA PCL 1586 OR 774 PG 1310
ROR	27-24-21-0460-03200-0040	W C SUMNERS ADDITION DB 10 PG 197 EAST 1/2 OF SW1/4 OF BLOCK 32
ROR	27-24-21-0460-03200-0060	SUMNER ADDITION DB 10 PG 197 W1/2 OF SW1/4 OF BLOCK 32 OR 7550 PG 814
ROR	27-24-21-0460-03200-0080	SUMNERS ADDITION TO DADE CITY DB 10 PG 197 E 10.00 FT OF W 55.00 FT OF S 75.00 FT OF SE1/4 BLK 32 DB 109 PG 365
ROR	27-24-21-0460-03200-0081	SUMNERS ADDITION TO DADE CITY DB 10 PG 197 W 45 FT OF S 75 FT OF SE1/4 BLK 32 & N 25 FT OF SE1/4 BLK 32 LYING W OF EIGHT ST OR 1273 PG 1770 & OR 1384 PG 1893 OR 1442 PG 1066
ROR	27-24-21-0460-03200-0082	SUMNERS ADDITION TO DADE CITY DB 10 PG 197 E 45 FT OF S 75 FT OF SE1/4 OF BLK 32 OR 1273 PG 1771
ROR	27-24-21-0460-03600-0020	W C SUMNER'S ADDITION TO DADE CITY DB 10 PG 197 S1/2 OF NW1/4 OF BLOCK 36 OR 9641 PG 2292
ROR	27-24-21-0460-03600-0070	W C SUMNER'S ADDITION TO DADE CITY DB 10 PG 197 NORTH 1/2 OF NW1/4 OF BLOCK 36
ROR	27-24-21-0660-00000-0010	DIANE KULL SUBDIVISION PB 66 PG 28 LOT 1
ROR	27-24-21-0660-00000-0020	DIANE KULL SUBDIVISION PB 66 PG 28 LOT 2
ROR	27-24-21-0660-00000-0030	DIANE KULL SUBDIVISION PB 66 PG 28 LOT 3
ROR	27-24-21-0660-00000-0040	DIANE KULL SUBDIVISION PB 66 PG 28 LOT 4 OR 8358 PG 943
ROR	27-24-21-0660-00000-0050	DIANE KULL SUBDIVISION PB 66 PG 28 LOT 5 OR 8978 PG 1873
ROR	27-24-21-0660-00000-0060	DIANE KULL SUBDIVISION PB 66 PG 28 LOT 6
ROR	27-24-21-0460-01300-0050	W C SUMNER'S SUB DB 10 PG 197 N1/2 OF SE1/4 OF BLOCK 13 OR 6904 PG 278
ROR	27-24-21-0460-01300-0070	SUMNR ADD DB 10 PG 197 S 1/2 OF SE 1/4 BLK 13

ROR	27-24-21-0460-02400-0010	W C SUMNERS ADDITION DB 10 PG 197 NORTH 19.00 FT LOT 1 BLOCK 24 OR 1531 PG 1751
ROR	27-24-21-0460-02400-0040	BLK 24 SUMNR AD DB 10 P 197 S 6 FT OF LOT 1, LOTS 4, 5
ROR	26-24-21-0050-00700-0140	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LOTS 14 THRU 18 INCLUSIVE BLOCK 7 OR 8559 PG 3919
ROR	26-24-21-0050-00700-0190	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LOT 19 & EAST 1/2 OF LOT 20 BLOCK 7 OR 8468 PG 1865
ROR	26-24-21-0050-00700-0210	BURNETT PLACE PB 2 PG 3 WEST 1/2 OF LOT 20 & ALL OF LOT 21 BLOCK 7 OR 8468 PG 1863
ROR	26-24-21-0050-00700-0220	BRNET PL PB 2 PG 3 LOT 22 BLK 7 OR 8468 PG 1867
ROR	26-24-21-0050-00700-0230	BURNETTE PLACE ADDITION PB 2 PG 3 LOTS 23 & 24 LESS WEST 11 FT THEREOF BLOCK 7
ROR	26-24-21-0050-00700-0250	BURNETT PLACE ADDITION PB 2 PG 3 LOT 25 & THE WEST 11 FT OF LOT 24 BLOCK 7 & LOT 26 BLOCK 7 LESS NORTH 20.00 FT THEREOF OR 3577 PG 177 & OR 3864 PG 927
ROR	27-24-21-0160-00200-00A0	GRADY'S ADDITION PB 1 PG 13 LOTS A B C & WEST 15 FT OF LOT D BLOCK 3 EXC STRIP 25 FT WIDE OFF WEST SIDE LOT A;& FRACTIONAL SOUTH ENDS OF LOTS A B C & WEST 15 FT OF LOT D BLOCK 2 EXC STRIP 25 FT WIDE OFF WEST SIDE OF SAID FRACTIONAL SOUTH END OF SAID LOT A;& THAT PORTION OF FORMER STREET LYING BETWEEN SAID PORTIONS OF SAID BLOCKS 2 & 3
ROR	27-24-21-0160-00200-00K0	GRADYS ADDITION PB 1 PG 13 THAT POR OF LOTS K, L , M & N BLOCK 2 LYING SOUTH OF THE AOUTH R/W LINE OF CHURCH AVE & ALL OF LOTS K, L & M BLOCK 3 & POR OF THE FORMER STREET LYING BETWEEN SAID PORTIONS OF BLOCK 3 & BLOCK 2
ROR	27-24-21-0160-00200-00K1	GRADY'S ADDITION PB 1 PG 13 LOTS D E F G H I J BLOCK 2 LYING SOUTH OF CHURCH ST LESS WEST 15.00 FT OF LOT D BLOCK 2 SOUTH OF CHURCH ST & LOTS D E F G H I & J BLOCK 3 LESS WEST 15.00 FT OF LOT D & ALL OF FORMER ST LYING BETWEEN SAID LOTS D E F G H I & J BLOCKS 2 & 3 LESS WEST 15.00 FT LOT D & 20.00 FT OFF SOUTH SIDE OF LOTS K L M N BLOCK 2 & LOTS K L & M BLOCK 3 & THAT PART OF FORMER ST LYING BTWN SAID LOTS DESC AS COM SW COR LOT K BLOCK 3 TH EAST TO R/W SEABOARD AIR LINE RR TH NELY ALG R/W TO INTERSECTION OF CHURCH AVE & SEABOARD AIR LINE RR R/W TH WEST ON S SIDE OF CHURCH AVE TO PT 20.00 FT NORTH OF SW COR LOT K BLOCK 2 TH SOUTH 171.80 FT MOL TO POB LESS GRADYS ADDITION PB 1 PG 13 THAT POR OF LOTS K, L , M & N BLOCK 2 LYING SOUTH OF THE AOUTH R/W LINE OF CHURCH AVE & ALL OF LOTS K, L & M BLOCK 3 & POR OF THE FORMER STREET LYING BETWEEN SAID PORTIONS OF BLOCK 3 & BLOCK 2
ROR	27-24-21-0400-02300-0000	ROSS ADDITION DB 3 PG 451 N1/2 BLOCK 23 OR 3796 PG 1694
ROR	27-24-21-0400-02300-0050	ROSS ADDITION DB 3 PG 451 SOUTH1/2 OF BLOCK 23 OR 3796 PG 1572 OR 3839 PG 1672 RESOLUTION 98-38 CANCELLING TAXES
ROR	27-24-21-0400-02400-0000	ROSS ADDITION TO DADE CITY DB 3 PG 451 BLOCK 24 LESS THE EAST 14 FT THEREOF PER PLAT THEREOF & THE NORTH 100 FT OF WEST 80 FT OF EAST 100 FT OF BLOCK 25 OR 5666 PG 1039

ROR	27-24-21-0400-02500-0000	ROSS ADDITION DB 3 PG 451 BLOCK 25 & THAT PART OF BLOCK 26 LYING EAST OF 6TH STREET LESS SOUTH 23.06 FT OF BLOCKS 25 AND 26 AND LESS NORTH 100 FT OF WEST 80 FT OF EAST 100 FT OF BLOCK 25 OR 3796 PG 1508
ROS	27-24-21-0000-00300-0000	PART OF FORMER SEABOARD AIRLINE RAILROAD RIGHT-OF-WAY IN NE1/4 OF SE1/4 OF SECTION 27 DESC AS COM AT NE COR OF BLOCK 31 ROSS ADDITION TO DADE CITY PER DB 3 PG 451 TH SOUTH ALG EAST BDY OF SAID BLOCK 31 81.00 FT TH WEST 84.33 FT TO ELY BDY OF R/W OF SCLRR FOR POB TH WEST 49.05 FT TH NWLY PARALLEL WITH EAST BDY OF R/W 223.40 FT MORE OR LESS TH EAST 49.05 FT TH SELY 223.40 FT TO POB
ROS	27-24-21-0000-00300-0010	PART OF FORMER SEABOARD AIR- LINE RAILROAD RIGHT-OF-WAY IN NE1/4 OF SE1/4 OF SECTION 27 DESC AS COM AT NE COR BLOCK 31 ROSS ADDITION PER DB 3 PG 451 TH SOUTH 81.00 FT TH WEST 84.33 FT TO ELY BDY OF R/W OF SCL RR TH CONT WEST 49.05 FT FOR POB TH CONT WEST 29.43 FT TH NWLY 223.27 FT MOL TH EAST 29.43 FT TH SELY 223.27 FT TO POB OR 541 PG 90
ROS	27-24-21-0400-03000-0010	COM NW COR OF NE 1/4 OF SE 1/4 TH S89DG 50MIN W ALG N LN OF NW 1/4 OF SE 1/4 4.52 FT TH S0DG 22MIN 30"E 13.65 FT TO N ROW LN MAIN AVE TH ALG SAID LN S89DG 17MIN 30"E 80.30 FT TO ELY ROW LN OF SAID RR TH ALG SAID LN S27DG 03MIN E 371.03 FT FOR POB SAID PT BEING 81 FT S & 84.33 FT W OF NE COR BLK 31 ROSS ADDITION TO DADE CITY TH S89DG 50MIN W 78.48 FT TH S 27DG 03MIN E // TO & 50 FT PERPENDICULAR FROM WLY ROW LN SAID RR 243.63 FT TO BEG OF CV R RAD 1899.88 FT TH ALG CV 198.12 FT TO N ROW LN ROBINSON AVE TH ALG SAID LN S89DG 50MIN 30"E 74.89 FT TO ELY ROW LN RR TH N57DG 20' 30"W 81.50 FT TH N01DG 20' 30"W 124.87 FT TO A PT O ELY R/W LINE OF SAID RR TH NWLY ALG CV RAD 1969.88 FT ANGLE 1DG 25' 45" ARC 49.14 FT TH CONT ALG R/W LINE N27DG 03' 00"W 208.20 FT TO POB
ROS	27-24-21-0000-13100-0030	POR OF VACATED RR R/W IN SE1/4 OF SE1/4 DESC AS COM AT SW COR OF SE1/4 OF SE1/4 TH N88DG 55' 20"E 176.60 FT TH N26DG 55' 20"E 22.65 FT FOR POB TH N26DG 55' 20"E 279.32 FT TH N88DG 53' 00"E 8.90 FT TH N19DG 34' 30"E 191.76 FT TH N27DG 44' 04"E 12.62 FT TH NELY ALG ARC OF CURVE TO LEFT RAD 1899.88FT ANGLE 05DG 33' 23" ARC 184.24 FT TH WEST 49.00 FT TH ALG ARC OF CURVE RIGHT RAD 1849.88 FT ANGLE 05DG 05' 36" ARC 164.45 FT TH S27DG 44' 04"W 188.59 FT TH S27DG 26' 20"W 331.94 FT TH N88DG 55' 20"E 81.54 FT TO POB OR 541 PG 90
ROS	27-24-21-0000-13100-0000	THE WLY 50 FT OF FORMER SEABOARD AIRLINE RAILROAD R/W BETWEEN THE SOUTH R/W OF MAIN AVE & THE NORTH R/W OF ROBINSON AVE EXC 10TH STREET OR 541 PG 90

ORDINANCE BUSINESS IMPACT ESTIMATE

Florida Statutes, Section 166.041(4)

ORDINANCE NUMBER: ORDINANCE NO: 2026-10

ORDINANCE TITLE: Large Scale Comprehensive Plan Amendment

DEPARTMENT: Community and Economic Development

MEETING DATE: June 23, 2026 (First Reading)

Proposed ordinance's title/reference:

ORDINANCE NO: 2026-10

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AMENDING THE CITY OF DADE CITY COMPREHENSIVE PLAN, PROVIDING FOR A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP, RELATIVE TO CERTAIN REAL PROPERTY, CONTAINING APPROXIMATELY ±81.88 ACRES, GENERALLY LOCATED WITHIN THE CRA 1 AND CRA 2 BOUNDARIES, AND MORE SPECIFICALLY DESCRIBED IN THIS ORDINANCE, FROM DADE CITY'S GENERAL COMMERCIAL (GC), PUBLIC/SEMI-PUBLIC (P-SP), RESIDENTIAL OFFICE (R-O), RESIDENTAIL OFFICE RETAIL (R-O-R), AND RECREATION/OPEN SPACE (R-OS) TO DADE CITY'S DOWNTOWN (DT) DESIGNATION; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT, CONFLICTS, SEVERABILITY AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
    a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
    b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City of Dade City;
    c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
    d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
    e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

[1] See Section 166.041(4)(c), Florida Statutes.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The proposed ordinance is a for large scale future land use change within the Community Redevelopment Area (CRA) from General Commercial (GC), Public/Semi-Public (P-SP), Residential Office (R/O), Residential Office Retail (R-O-R) and Recreation/ Open Space (R-OS) to Downtown (DT) Future Land Use. The intent of the land use change is to be compatible with the new Downtown Design Guidelines to promote a cohesive development pattern.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur: $0

No direct impact to general businesses.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible: $0

No new charges or fees are set forth in the ordinance.

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: $0

No additional regulatory costs, staff administration only.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

This ordinance is not anticipated to affect businesses.

4. Additional information the governing body deems useful (if any):

The proposed ordinance will be applicable to all properties within the Central Business District, and is a companion to Ordinances: 2026-11, 2026-12, and 2026-13.

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Tampa Bay Times Tampa Bay

Published Daily Published Daily

STATE OF FLORIDA} ss STATE OF FLORIDA} ss

COUNTY OF HERNANDO, CITRUS, PASCO, COUNTY

PINELLAS, HILLSBOROUGH County PINELLAS, HILLS

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appeared Deirdre Bonett who on oath says that appeared Dei
he/she is a Legal Advertising Representative of the he/she is
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Petersburg, in Hernando, Citrus, Pasco, Pinellas, Petersburg,
Hillsborough County, Florida that the attached copy Hillsbo
of advertisement being a Legal Notice in the matter of adver
Ordinances 2026-10 & 11 was published in said Ordinances
newspaper by print in the issues of 05/20/26 or by newspape
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Signature of Notary of Public Signature of Notary of Public

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Type of identification produced _____ Type of identification produced _____

JEAN M MITOTES
Notary Public - State of FLORIDA
Commission # HH 577686
My Commission Expires July 31, 2028

LEGAL ADVERTISEMENT

NOTICE OF PUBLIC HEARINGS

The City of Dade City proposes to adopt the following ordinances and the following ordinances:

ORDINANCE 2026-10

AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA, AMENDING THE ZONING MAP OF DADE CITY, COMPREHENSIVE PLAN; PROVIDING FOR AMENDMENT OF THE FUTURE LAND USE MAP, AS ADOPTED AND CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY ±81.88 ACRES, GENERALLY LOCATED WITHIN THE CRA AND CRACRA BOUNDARIES AND MORE SPECIFICALLY DESCRIBED IN THIS ORDINANCE, FROM (PD) PLANNED DEVELOPMENT, (GC), (PC) PUBLIC/SEMI-PUBLIC, (RESIDENTIAL (OFFICE O), OR RESIDENTIAL MEDIUM (R-O-R), (AND PARKS AND RECREATION OPEN SPACE (PARKS) TO DADE CITY'S DOWNTOWN (DT) DESIGNATION; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

ORDINANCE 2026-11

AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA, AMENDING THE OFFICIAL ZONING MAP TO CHANGE THE ZONING DISTRICT DESIGNATION FOR APPROXIMATELY ±81.88 ACRES GENERALLY LOCATED WITHIN THE CRA AND CRACRA BOUNDARIES AND MORE SPECIFICALLY DESCRIBED IN THIS ORDINANCE, FROM (PD) PLANNED DEVELOPMENT, (RESIDENTIAL OFFICE O), (RESIDENTIAL MEDIUM (R-O-R), (RESIDENTIAL SINGLE FAMILY 11 (RS-1), RESIDENTIAL SINGLE FAMILY 22 (RS-2), COMMERCIAL GENERAL (CG), RESIDENTIAL MULTIPLE FAMILY (RMF), (RESIDENTIAL MULTIPLE FAMILY 8 (RMF-8), COMMERCIAL DISTRICTS TO THE DADE CITY'S CENTRAL BUSINESS DISTRICT (CBD), IN ACCORDANCE WITH THE PROVISIONS PROVIDED IN SECTION 166.041 OF THE FLORIDA STATUTES AND THE DADE CITY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR LEGAL FINDINGS AND INTENT; CONFLICTS; SEVERABILITY AND AN EFFECTIVE DATE.

On June 23, 2026, at 6:30 p.m., the Planning Board, convening as the Local Planning Agency, will hold a public hearing at City Commission Chambers, 38020 Meridian Avenue, Dade City, Florida, to consider the below-mentioned items.

On June 23, 2026, at 6:30 p.m., the City Commission will hold the first public hearing and transmittal hearing at City Commission Chambers, 38020 Meridian Avenue, Dade City, Florida, to consider the changes called for in the above ordinances and the below-mentioned items.

Project Name: City of Dade City Central Business District

Agent/Applicant: City of Dade City

General Location: The subject area is approximately 81.88 acres for the comprehensive plan amendment and approximately 93.69 acres for the zoning amendment, generally located within the CRA and CRACRA boundaries in Dade City, Florida. The complete ordinances and data and analysis from the City's Community and Economic Development Department are available for examination at the City Hall, 38020 Meridian Avenue, Dade City, FL 33525, Monday through Friday, excluding legal holidays, between the hours of 8 a.m. to 5 p.m. Please contact (352) 523-2550 to request an appointment to view the documents, which will be available for public inspection at the public hearing, and to discuss any questions or concerns regarding the proposed FLUP and zoning petition. All persons affected and interested are invited to appear at and be heard at the hearing. Only those persons who have lawful standing to participate in the hearing may present evidence or testimony or cross-examine witnesses. Any interested party may submit written comments prior to the hearing or may appear and present oral comments at the hearing. Written comments should be filed with the City Clerk at or before the hearing to ensure they are considered. Persons with disabilities who require assistance to participate in this meeting should contact the City Clerk at (352) 523-2550 at least 48 hours prior to the public hearing.



Information concerning the matters addressed in the above-mentioned ordinances is available for examination at the City Hall, 38020 Meridian Avenue, Dade City, FL 33525, Monday through Friday, excluding legal holidays, between the hours of 8 a.m. to 5 p.m. Please contact (352) 523-2550 to request an appointment to view the documents, which will be available for public inspection at the public hearing, and to discuss any questions or concerns regarding the proposed FLUP and zoning petition. All persons affected and interested are invited to appear at and be heard at the hearing. Only those persons who have lawful standing to participate in the hearing may present evidence or testimony or cross-examine witnesses. Any interested party may submit written comments prior to the hearing or may appear and present oral comments at the hearing. Written comments should be filed with the City Clerk at or before the hearing to ensure they are considered. Persons with disabilities who require assistance to participate in this meeting should contact the City Clerk at (352) 523-2550 at least 48 hours prior to the public hearing.

If you are a person with a disability who requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at (352) 523-2550 at least 48 hours prior to the public hearing.

May 20, 2026 DCBB

8427-19

AGENDA MEMO
City Commission

To: Honorable Mayor and Members of the City Commission

From: Marieke vanErven, City Manager

Through: Catherine Ralston, Community & Economic Development Director

Re: Ordinance 2026-11 Quasi-Judicial

AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA AMENDING THE CITY OF DADE CITY OFFICIAL ZONING MAP TO CHANGE THE ZONING DISTRICT ON CERTAIN REAL PROPERTY, APPROXIMATELY ±93.69 ACRES, GENERALLY LOCATED WITHIN THE CRA 1 AND CRA 2 BOUNDARIES, AND MORE SPECIFICALLY DESCRIBED IN THIS ORDINANCE, FROM CITY OF DADE CITY'S RESIDENTIAL GENERAL 1 (RG-1), RESIDENTIAL SINGLE FAMILY 1 (RS-1), RESIDENTIAL SINGLE FAMILY 2 (RS-2), COMMERCIAL GENERAL (CG), AND RESIDENTIAL INSTITUTIONAL OFFICE (RIO) DISTRICTS TO DADE CITY'S CERNTRAL BUSINESS DISTRICT (CBD), IN ACCORDANCE WITH THE PROVISIONS OF SECTION 166.041 OF THE FLORIDA STATUTES AND THE DADE CITY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

Date: June 23, 2026

RECOMMENDED ACTION

Approve Ordinance 2026-11 to amend the Zoning designations in Downtown from Dade City Residential General 1 (RG-1), Residential Single Family 1 (RS-1), Residential Single Family 2 (RS-2), Commercial General (CG), and Residential Institutional Office (RIO) to Dade City Central Business District (CBD)

BACKGROUND SUMMARY/ANALYSIS

The City of Dade City is proposing, through Ordinance 2026-11, to rezone approximately +/- 93.69 acres of the Downtown area from five different zoning districts to a single zoning district of Central Business District (CBD). The current zoning districts include Residential General (RG1), Residential Single Family 1 (RS1), Residential Single Family 2 (RS2), Commercial General (CG) and Residential Institutional Office (RIO). This rezone is a component to the larger downtown update that is being proposed to amend the future land use designation to a single Comp Plan designation of Downtown (DNTN), the adoption of a new Central Business District Overlay district and the adoption of new Design Guidelines for the downtown area.

All of these components are designed to help foster redevelopment efforts of the downtown area while putting standards and guidelines in place to protect the historic character of the area that make Downtown Dade City unique to the region.

The Planning Commission held a public hearing at the June 3, 2026, meeting and voted 5-1 to recommend approval of the rezoning of the parcels in the downtown area.

Background
The downtown area intended to function as a pedestrian-oriented, mixed-use district that serves residents, businesses, and visitors while maintaining the historic character and small-town identity that define Downtown Dade City.

In 1998, the City of Dade City formed a Redevelopment Agency with the intent of revitalizing the downtown area to address concerns of blight and underinvestment in the area. Since that time, our city has seen significant growth throughout the city. While our downtown has seen some refurbishment of existing structures, there has been minimal construction of new structures other than government offices associated with the City and County. Over this past year, a renewed interest has developed in the downtown with outside investors looking at Dade City as an area ripe for redevelopment. Several new businesses are in the process of opening and large properties are in the process of being sold.

As the downtown area currently stands, there are six different zoning standards that govern the area, often creating confusion, inconsistent development patterns and limitations on the types of development that are desired but not currently permitted. Staff recommends the area be rezoned to a single zoning district, Central Business District (CBD) with the additional adoption of the Central Business District Overlay. This will simplify the development standards and create a more harmonious set of development standards that will encourage new development while still protecting the overall look and feel of the downtown district.

The overlay standards will help to support the development of a compatible mix of retail, restaurant, office, residential, civic, and cultural uses that contribute to an active and economically sustainable downtown environment, with an emphasis on locally oriented businesses, specialty retail, dining, and professional services that complement the historic setting. Big box retail and auto oriented uses are discouraged in order to preserve the pedestrian scale and character of the district. Development and redevelopment within the Central Business District should reinforce traditional development patterns, encourage active ground floor uses, support walkability through context sensitive design and streetscape improvements, and promote the preservation and adaptive reuse of historic structures.

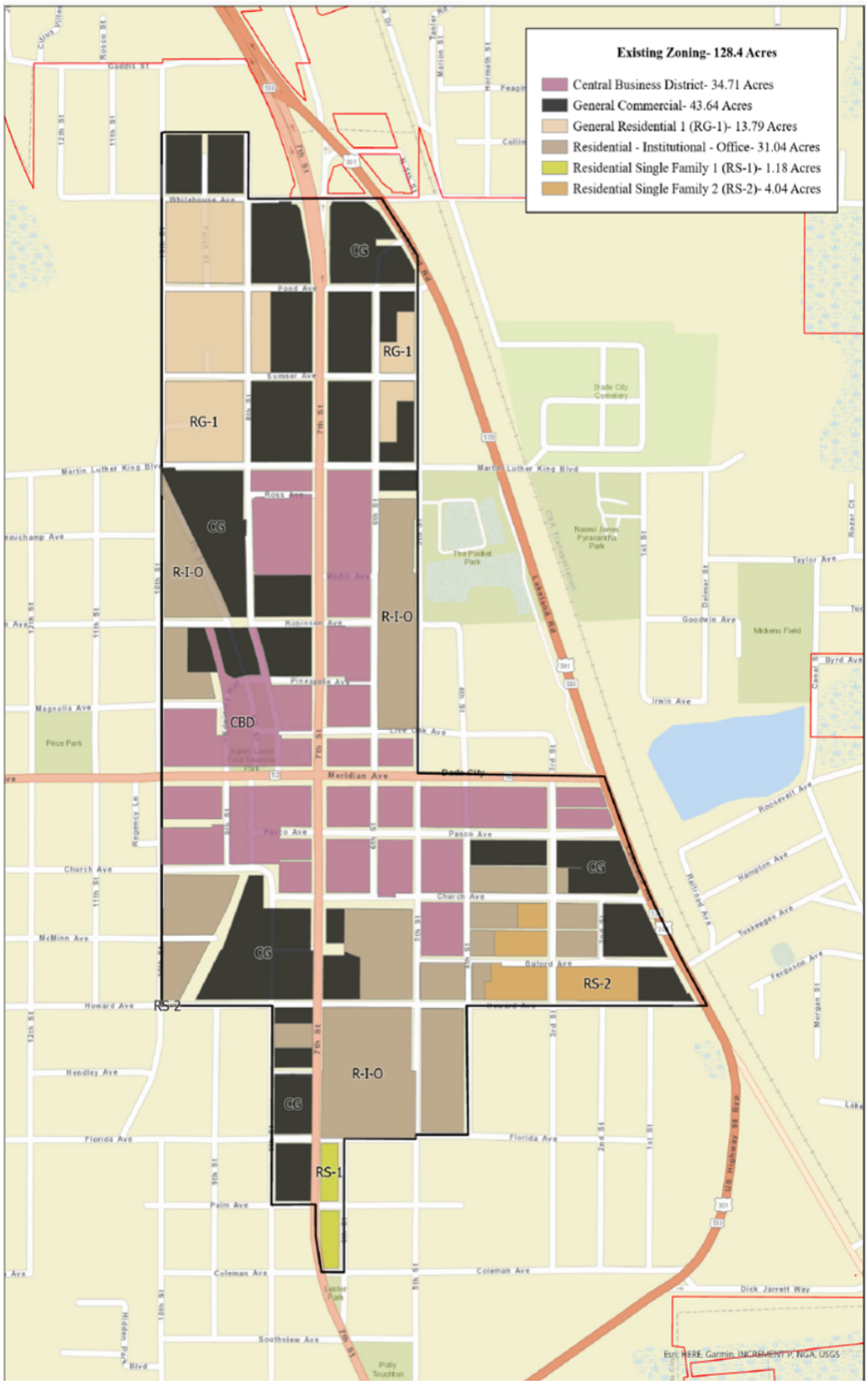
Consistent with community redevelopment objectives, the City supports efforts to address blighting conditions, encourage reinvestment, and enhance the appearance and functionality of the district through façade improvement programs, building rehabilitation, strategic infill development, and the use of economic incentives and public private

partnerships, collectively strengthening Downtown Dade City as the City's historic and economic heart and a vibrant destination for residents, businesses, and visitors.

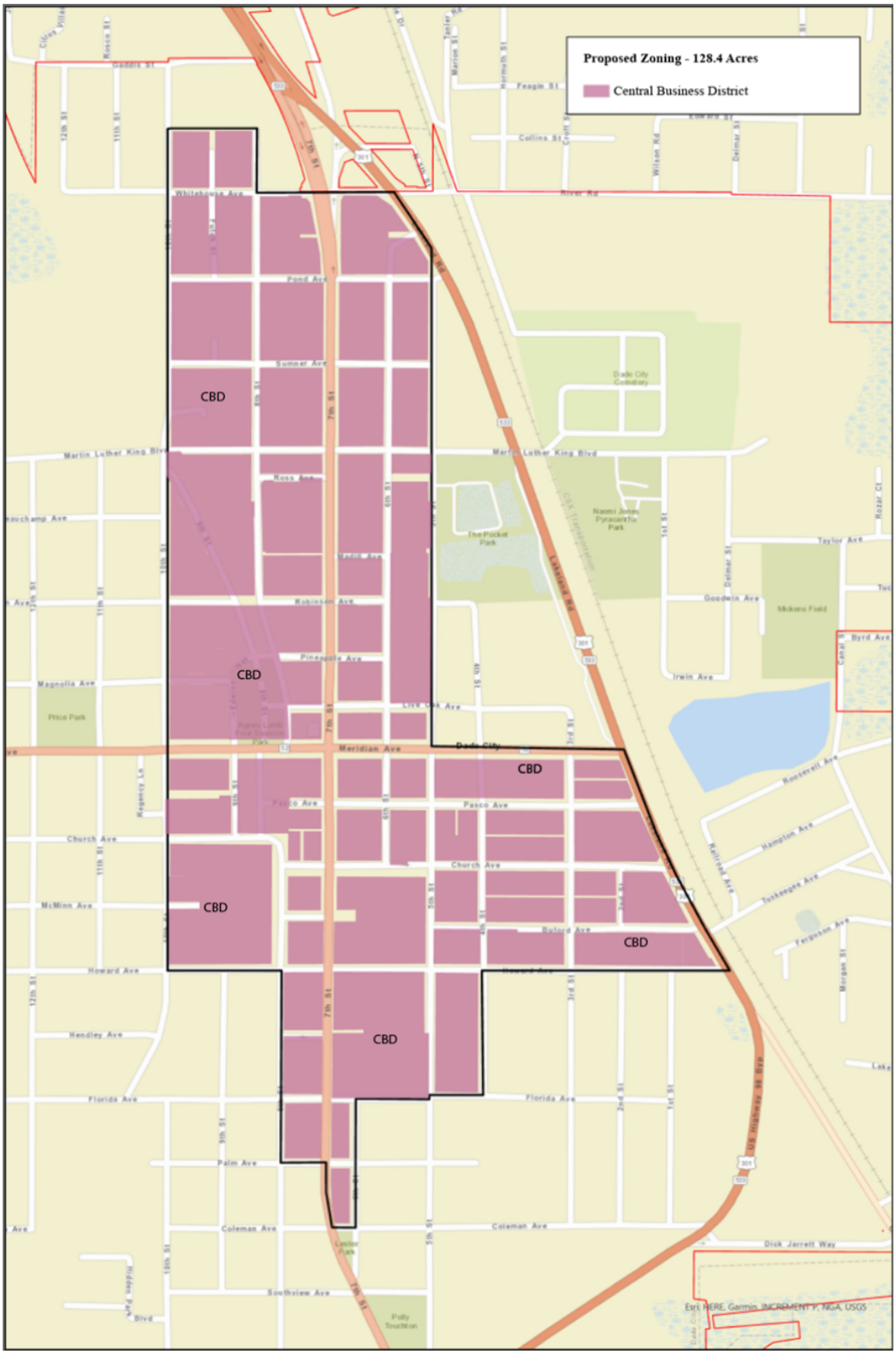
Analysis

The subject properties as listed as exhibit B in Ordinance 2026-11 are generally located between Pond Avenue on the north and Coleman Avenue on the south. The 301 bypass on the east and 10th Street on the west. All of the properties are currently located within the boundaries of CRA 1 and CRA 2.

Existing Zoning Map


Existing Zoning- 128.4 Acres
Central Business District- 34.71 Acres
General Commercial- 43.64 Acres
General Residential 1 (RG-1)- 13.79 Acres
Residential - Institutional - Office- 31.04 Acres
Residential Single Family 1 (RS-1)- 1.18 Acres
Residential Single Family 2 (RS-2)- 4.04 Acres
CG
RG-1
R-I-O
CBD
RS-2
RS-1
Martin Luther King Blvd
Meridian Ave
Pasco Ave
Church Ave
Florida Ave
Coleman Ave
Dade City
Lexington Rd
Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Proposed Zoning Map


Proposed Zoning - 128.4 Acres
Central Business District
CBD
CBD
CBD
CBD
CBD
Dade City
Meridian Ave
Martin Luther King Blvd
Church Ave
Pasco Ave
Live Oak Ave
Pineapple Ave
Robinson Ave
Ross Ave
Sumner Ave
Pond Ave
Whitehouse Ave
Collins St
River Rd
Feagin St
Howard Ave
Hendley Ave
Florida Ave
Palm Ave
Coleman Ave
Southview Ave
McMinn Ave
Magnolia Ave
Goodwin Ave
Irwin Ave
Taylor Ave
Byrd Ave
Roosevelt Ave
Hampton Ave
Tuskegee Ave
Ferguson Ave
Dick Jarrett Way
Railroad Ave
Delmar St
Wilson Rd
Edwards St
Gaddis St
Roscoe St
Tanler Rd
Marion St
Hormuth St
Grant St
Rozar Ct
Canal St
Morgan St
Lake
Dade City Cemetery
Naomi Jones Pyracantha Park
The Pocket Park
Mickens Field
Price Park
Lyons Park
Polly Touchton
Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Comprehensive Plan Policies
he following criteria must be considered when evaluating a proposed amendment to the Comprehensive Plan Future Land Use:
Goal FLU 1 Dade City shall preserve the small-town charm and natural resources while ensuring sustainable city services.
The proposed Future Land Use amendment meets the intent of this by preserving the existing footprint of the city and preventing low density development surrounding Downtown which could disrupt the existing small-town character of the City.

Objective FLU 1.1 Dade City Shall maintain the city's unique small-town character and protect its natural resources while effectively funding essential city services.
By amending the Future Land Use to Downtown, and approving the downtown design guidelines, it will help to ensure new development will be constructed to match the city's aesthetic. Furthermore, this Future Land Use will prevent sprawl and promote a compact town center development pattern.

Policy FLU 1.1.1 Dade City will continue to promote compatible land uses which will maximize, enhance, and preserve Dade City's unique and attractive characteristics in a manner consistent with the economic, physical, ecological, and social needs, capabilities, and desires of the community.
The Future Land Use category of Downtown is compatible with existing land uses in the city's historic core, as well as ensuring future development in downtown consistent with the surrounding neighborhood character.

Policy FLU 1.3.2 The Land Development Regulations for Dade City will support its current development patterns and protect its natural resources.
The Future Land Use category of Downtown supports the current development pattern of historic Downtown Dade City. Presently, the Future Land Use categories in Downtown Dade City allow for a mix of uses and development patterns not consistent with each other. Approval of the Downtown future land use will provide guidelines for a consistent development pattern including uniform density and development patterns.

Policy FLU 1.4.4: Dade City will maintain the City's small-town character by promoting efficient land use and transportation patterns
The Future Land Use category of Downtown is compatible with existing development patterns, as well as ensuring future development on this parcel is consistent with the surrounding residential neighborhood character. Downtown Dade City contains Meridian Avenue and 7th Street, which is recognized by Pasco County as a Vision Roads which are defined as roads with transit significance.

Goal FLU 3– Dade City will avoid urban sprawl.
The land use amendment is within an area that has been previously developed, and has vacant parcels primed for infill development. The amendment will allow for mixed use development which will allow for a mix of uses to decrease the need for sprawl.

Policy FLU 3.1.1 – Dade City will maintain a future land use pattern that promotes orderly, compact development that prioritizes use of existing facilities and results in growth that is fiscally responsible.
The land use amendment is within an area of Dade City which has been previously developed and is along several corridors recognized by its transit significance by Pasco County. By approving the Future Land Use, this will promote more development in an area designated for maximum development potential, while reducing the need for sprawl.

Goal HOU 1 –Dade City seeks to ensure quality housing is available to meet the needs of the current and future residents.
The Future Land Use category of Downtown promotes residential development within the historic downtown neighborhood. This Land Use category promotes quality housing while reducing the need for sprawl.

Staff Findings
The subject areas have a proposed future land use of Downtown (DNTN) which is intended to support the historic downtown area of the city. The proposed zoning of Central Business District is a compatible zoning district and will continue to support the downtown area.

Standards for Rezoning Approval (Sec 2.4.2(E) of the LDRs)	***Competent Substantial Evidence Provided*** The applicant has provided competent substantial evidence that is made part of the record of the hearing.
Consistent with the Comprehensive Plan The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan	***Meets Standard*** *Yes* ☒ *No* ☐ The proposed amendment is compatible with the scale of surrounding land uses.
Consistent with Ordinances The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.	***Meets Standard*** *Yes* ☒ *No* ☐ The is no evidence that this rezoning request would result in any conflicts with the City's LDRs.
Logical Development Pattern The proposed amendment will result in a logical and orderly development pattern	***Meets Standard*** *Yes* ☒ *No* ☐ The proposed zoning amendment will result in a logical and orderly development pattern.
Premature Development The proposed amendment will not create premature development in undeveloped or rural areas	***Meets Standard*** *Yes* ☒ *No* ☐ The proposed amendment is adjacent to similar developments and is compatible with the surrounding uses.
Incompatible with Adjacent Lands The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.	***Meets Standard*** *Yes* ☒ *No* ☐ The proposed amendment of CBD allows for development and redevelopment of the City's historic downtown for a mix of office, retail, service, restaurant, entertainment, cultural, government, civic, and residential uses that are compatible with the existing land uses of adjacent lands. The Future Land Use designation of Downtown is also compatible with the proposed zoning designation.
Adverse Effect on Local Character The proposed amendment will not adversely affect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances	***Meets Standard*** *Yes* ☒ *No* ☐ The proposed mixed use designation is consistent with the character and scale of existing neighborhoods and aligns with the intended development pattern of adjacent zoning districts. This compatibility will ensure a seamless transition between the subject properties and surrounding lands, supporting cohesive and orderly growth within the community.
Not Deviate from Pattern of Development. The proposed amendment will not adversely affect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.	***Meets Standard*** *Yes* ☒ *No* ☐ The project represents a logical expansion of the City's existing urban area by providing mixed uses within the City's established service boundary. This approach supports compact and orderly growth patterns, makes efficient use of existing infrastructure, and is consistent with the planned development framework of the surrounding area.

Encourage Sprawl The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.	***Meets Standard*** *Yes* ☒ *No* ☐ The proposed amendment will not result in creation of an isolated zone district.
Spot Zoning The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).	***Meets Standard*** ***Yes*** ☒ ***No*** ☐ The proposed amendment will not result in creation of an isolated zone district.
Public Facilities. The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, stormwater management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.	***Meets Standard*** ***Yes*** ☒ ***No*** ☐ The proposed development will not have adverse impacts on city infrastructure.
No Adverse Effect on the Environment The proposed amendment will not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.	***Meets Standard*** ***Yes*** ☒ ***No*** ☐ The proposed zoning will affect areas that are already established. Infill development will follow all SWFWMD regulations during construction and buildout.

ATTACHMENTS

Attachment A - Ordinance 2026-11

Attachment B - Business Impact Estimate Ordinance 2026-11 Zoning Amendment

Attachment C - Affidavit of Publishing

FUNDING

No funding needed.

BY THE CITY COMMISSION
ORDINANCE NO. 2026-11

AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA AMENDING THE CITY OF DADE CITY OFFICIAL ZONING MAP TO CHANGE THE ZONING DISTRICT ON CERTAIN REAL PROPERTY, APPROXIMATELY ±93.69 ACRES, GENERALLY LOCATED WITHIN THE CRA 1 AND CRA 2 BOUNDARIES, AND MORE SPECIFICALLY DESCRIBED IN THIS ORDINANCE, FROM CITY OF DADE CITY'S RESIDENTIAL GENERAL 1 (RG-1), RESIDENTIAL SINGLE FAMILY 1 (RS-1), RESIDENTIAL SINGLE FAMILY 2 (RS-2), COMMERCIAL GENERAL (CG), AND RESIDENTIAL INSTITUTIONAL OFFICE (RIO) DISTRICTS TO DADE CITY'S CERNTRAL BUSINESS DISTRICT (CBD), IN ACCORDANCE WITH THE PROVISIONS OF SECTION 166.041 OF THE FLORIDA STATUTES AND THE DADE CITY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of Dade City, Florida (the "City"), pursuant to Section 166.041, Florida Statutes, has the authority to regulate land use and zoning within its municipal boundaries; and

WHEREAS, certain parcels of real property generally located within the CRA 1 and CRA 2 boundaries are presently designated on the City of Dade City Official Zoning Map as Residential General 1 (RG-1), Residential Single Family 1 (RS-1), Residential Single Family 2 (RS-2), Commercial General (CG), and Residential Institutional Office (RIO); and

WHEREAS, the City desires to promote economic development, enhance the downtown core, and encourage redevelopment consistent with the City's Comprehensive Plan and the Community Redevelopment Agency (CRA) objectives; and

WHEREAS, the City has determined that rezoning the subject property to the Central Business District (CBD) is consistent with the City's land use and zoning goals and will encourage a compatible mix of commercial, retail, and mixed-use development; and

WHEREAS the Dade City Commission has the authority pursuant to Florida Statutes Chapters 166 and 163 and its Land Development Regulations to rezone real property within the City limits; and

WHEREAS, the Central Business District (CBD) is established and intended to encourage the development and redevelopment of the City's historic downtown as the focal point in Dade City for an intense mix of office, retail, service, restaurant, entertainment, cultural, government, civic, and residential uses. More specifically, the district is intended to:

1. Protect and Enhance Architectural Character. Protect and enhance the unique aesthetic and architectural character of Dade City's downtown
2. Support Economic Vitality. Support the economic vitality of the downtown
3. Allow for Diverse Mix of Uses. Allow for a diverse mix of business, office, institutional, recreational and residential uses

4. Encourage Pedestrian-Friendliness and Multi-Modal transportation systems. Encourage pedestrian-friendly and Multi-Modal development; and
5. Discourage Highway-Oriented Uses. Discourage highway-oriented uses.

WHEREAS, the Dade City staff has conducted a thorough review and analysis of the demands upon public facilities and general planning and land development issues, relevance to land use planning practices, principles and consistency with the goals, objectives and policies set forth in the Dade City Comprehensive Plan; and

WHEREAS, the Dade City Planning Board held a public hearing with all required public notice on June 3, 2026, for the purpose of providing recommendations to the City Commission with regard to this Ordinance and recommended that the Commission adopt the rezoning of the subject parcels as set forth herein in **Exhibit A** map and **Exhibit B** parcel identification numbers and legal descriptions attached hereto; and

WHEREAS, the City planning staff, the Dade City Planning Board, sitting as the Local Planning Agency, and the Dade City Commission have determined that the proposed rezoning of Subject Property as set forth in this Ordinance is consistent with the Dade City Comprehensive Plan and is following the Dade City Land Development Regulations and controlling provisions of Florida law; and

WHEREAS, public notice of hearings on the rezoning request was provided as required by Florida law and the Dade City Land Development Regulations; and

WHEREAS, the Dade City Commission has taken, as implemented by City staff, all actions relating to the rezoning action set forth herein in accordance with the requirements and procedures mandated by Florida law.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AS FOLLOWS:

Section 1. Intent and Findings.

a) The Dade City Commission hereby adopts and incorporates into this Ordinance the City staff report and City Commission agenda memorandum relating to the rezoning application as well as the above "Whereas" clauses.
b) The Subject Properties, which is approximately ±93.69 acres in size.
c) Dade City has complied with all requirements and procedures of Florida law in processing and advertising this Ordinance and rezoning request.
d) The Dade City Commission has determined based on competent and substantial evidence that rezoning the Subject Properties, as depicted in the map attached to this Ordinance as **Exhibit A** and parcel identification numbers with legal descriptions as **Exhibit B**, from Dade City Residential General 1 (RG-1), Residential Single Family 1 (RS-1), Residential Single Family 2 (RS-2), Commercial General (CG), and Residential Institutional Office (RIO) to Dade City Central Business District (CBD) and Florida law, the rezoning would promote the proper and orderly development of Dade City, and the rezoning is in the best interest of the public and the health, safety and welfare of the City of Dade City.

Section 2. Repealer All provisions of the Dade City Code of Ordinances, as amended, and ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of any conflict.

Section 3. Modification. It is the intent of the City Commission that the provisions of this ordinance may be modified as a result of considerations that may arise during public hearings. Such modifications shall be incorporated into the final version of the ordinance adopted by the Commission.

Section 4. Severability. It is declared to be the intent of the City Commission of the City of Dade City, Florida, that if any section, subsection, sentence, clause, or provision of this Ordinance shall be declared invalid, the remainder of this Ordinance shall be construed as not having contained said section, subsection, sentence, clause, or provisions and shall not be affected by such holding.

Section 5. Codification. It is the intent of the City Commission that the provisions of this Ordinance shall not become and be made a part of the Dade City Land Development Code.

Section 6. Effective Date. This Ordinance shall take effect 31 days after the large-scale comprehensive plan amendment, Ordinance 2026-10 is adopted by the City Commission or, if challenged, after the state land planning agency or the Administration Commission, respectively, issues a final order determining that the adopted large-scale development amendment is in compliance.

SIGNATURES ON NEXT PAGE

PASSED AND ADOPTED this ____ day of _____, 2026.

FIRST READING: _____
SECOND READING: _____

_____
Scott Black, MAYOR

ATTEST:

_____
Angelia Guy, CITY CLERK

Approved as to form:

_____
Patrick Brackins, CITY ATTORNEY

Exhibit A

Zoning Map

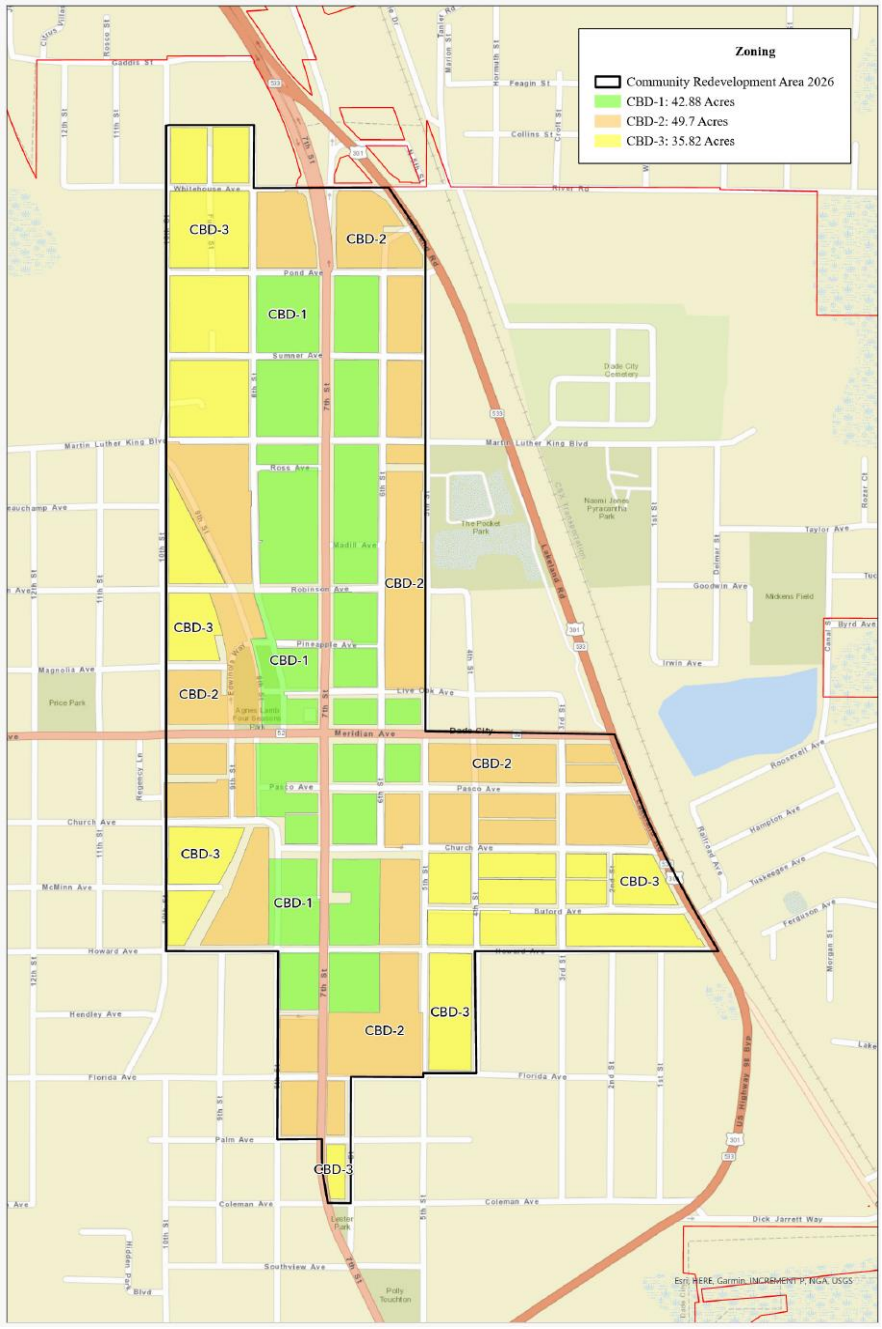


Exhibit B

Current Zoning	Parcel ID	Legal Description
CG	26-24-21-0000-04000-0010	E 62.60 FT OF N 37 FT OF S 55 FT OF SW1/4 OF SW1/4 BEING THAT POR S OF LOTS 18 & 19 BLK 15 BURNETTES PLACE OR 8801 PG 1464
CG	26-24-21-0000-04000-0020	COM SW COR OF SE 1/4 OF SW 1/4 TH NORTH 18 FT FOR POB TH NORTH 47 FT TH EAST TO R/W US 98 TH SELY ALG R/W TO PT 106 FT EAST OF POB TH WEST 106 FT TO POB LESS THAT POR DESC AS COM AT SW COR OF SEC 26 TH S89DEG36â€™46â€E ALG SOUTH LINE OF SW1/4 1490.76 FT TH N30DEG35â€™41â€W 29.16 FT TH N89DEG36â€™46â€W 46.66 FT TO WLY R/W US HWY 98 FOR POB TH N89DEG36â€™46â€W 15.89 FT TH N29DEG52â€™03â€W 174.76 FT TO EAST LINE OF LOT 19 BLOCK 15 BURNETT PLACE ADDITION PB 2 PG 3 TH N00DEG05â€™14â€E 8.33 FT TO WLY R/W US HWY 98 TH CV LEFT RAD 5889.89 FT CHD BRG S29DEG31â€™38â€E 146.89 FT TH N59DEG45â€™29â€E 10.00 FT TH CV LEFT RAD 5879.89 FT CHD BRG S30DEG25â€™06â€E 36.22 FT TH S30DEG35â€™41â€E 6.93 FT TO POB
CG	26-24-21-0050-00700-0010	BURNETT PLACE ADDITION PB 2 PG 3 LOTS 1 2 3 4 5 & WEST 1/2 LOT 6 BLOCK 7
CG	26-24-21-0050-00700-0060	BURNETT PLACE PB 2 PG 3 EAST 1/2 OF LOT 6 & LOT 7 BLOCK 7 OR 1626 PG 1783
CG	26-24-21-0050-00700-0080	BURNETT PLACE ADDN PB 2 PG 3 LOTS 8 9 & 10 BLK 7 OR 7599 PG 1180
CG	26-24-21-0050-00700-0110	BURNETT PLACE ADDITION PB 2 PG 3 LOTS 11,12 & 13 BLOCK 7 OR 9787 PG 2587
CG	26-24-21-0050-00800-0010	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LOTS 1 & 2 BLOCK 8 OR 1997 PG 1708 OR 8111 PG 94
CG	26-24-21-0050-00800-0030	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LOTS 3 & 4 BLOCK 8 OR 1782 PG 227 OR 8111 PG 95
CG	26-24-21-0050-00800-0050	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LOT 5 & WEST 1/2 LOT 6 BLOCK 8 & NORTH 7 FT OF FORMER ALLEY LYING SOUTH OF & ADJACENT TO SAME OR 6790 PG 866
CG	26-24-21-0050-00800-0070	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 THE EAST 1/2 LOT 6 & ALL LOT 7 BLOCK 8 & NORTH 7 FT OF FORMER ALLEY LYING SOUTH OF & ADJACENT TO SAME AKA PCL #111
CG	26-24-21-0050-00800-0071	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 THAT PART OF 12.00 FT VACATED ALLEY LYING SOUTH OF WEST 1/2 LOT 6 BLOCK 8 & NORTH OF WEST 1/2 LOT 9 & SOUTH OF LOTS 1 THRU 5 & NORTH OF LOTS 10 THRU 14 INCL ALL IN BLOCK 8
CG	26-24-21-0050-00800-0080	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 THE EAST 1/2 LOT 9 & ALL LOT 8 BLOCK 8 & FORMER 2ND ST LYING BETWEEN LOT 8 BLOCK 8 & LOT 12 BLOCK 9 & THE SOUTH 5.00 FT OF FORMER ALLEY LYING NORTH OF THE EAST 1/2 LOT 9 & ALL LOT 8 BLOCK 8 & NORTH OF FORMER 2ND ST OR 1948 PG 944 OR 8111 PG 96
CG	26-24-21-0050-00800-0090	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 WEST 1/2 LOT 9 BLOCK 8 OR 11 PG 600 & OR 12 PG 1
CG	26-24-21-0050-00800-0100	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LOTS 10 11 12 13 & 14 BLOCK 8 OR 1381 PG 1920 OR 8111 PG 93

CG	26-24-21-0050-00900-0010	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LOTS 1 THRU 4 INCL BLOCK 9 & THE SOUTH 15.00 FT LOT 5 BLOCK 9 LYING WEST OF R/W TRUCK ROUTE & FORMER STREET LYING BETWEEN LOT 7 BLOCK 8 & LOT 1 BLOCK 9 & THE NORTH 7.00 FT OF FORMER ALLEY LYING SOUTH OF SAME AKA PCL #111
CG	26-24-21-0050-00900-0050	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 THAT PART LOT 5 BLOCK 9 LYING WEST OF TRUCK ROUTE R/W LESS THE SOUTH 15.00 FT THEREOF AKA PCL #111
CG	26-24-21-0050-00900-0060	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 ALL OF LOTS 6 7 8 9 10 11 & 12 BLOCK 9 WEST OF TRUCK ROUTE R/W & SOUTH 5.00 FT OF FORMER ALLEY ON NORTH SIDE OF LOTS WEST OF TRUCK ROUTE R/W LESS & EXCEPT THAT PART OF LOTS 6 THRU 9 BLOCK 9 BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 IN SEC 26 TOGETHER WITH S 5.00 FT OF FORMER ALLEY LYING ADJ TO N LOT LN OF BLOCK 9 LYING W OF SR 533 ROW LN MORE PARTICULARILY DESC AS: COM AT SW COR SEC TH S89DEG36â€™46â€E 1490.76 FT TH N30DEG35â€™41â€W 60.11 FT TH ALG ARC CV CONCAVE NE RAD 5839.89 FT CHD BRG & DIST N27DEG49â€™27â€W 564.58 FT TH N89DEG49â€™17â€W 58.11 FT TO POB TH N89DEG49â€™17â€W 24.82 FT TH N04DEG17â€™08â€W 22.22 FT TH N23DEG56â€™03â€W 26.12 FT TH N66DEG03â€™57â€E 3.56 FT TH N23DEG56â€™03â€W 89.69 FT TH S89DEG44â€™39â€E 36.94 FT TH ALG ARC CV CONCAVE NE RAD 5869.89 FT CHD BRG & DIST S24DEG05â€™42â€E 115.75 FT TH S30DEG32â€™03â€W 27.52 FT TO POB
CG	26-24-21-0050-01000-0010	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LOTS 1 THRU 9 INCL BLOCK 10 & ALL OF ALLEY WITHIN BLOCK 10 LYING SLY OF & ADJACENT TO SAID LOTS 1 THRU 9 SAID ALLEY BEING VACATED PER RESOLUTION NO 397 RECORDED IN OR 1663 PG 532; EXC RD R/W & LESS COM AT NW COR OF LOT 1 BLOCK 10 BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 TH S89DEG45â€™04â€E 202.49 FT TO POB TH ALG ARC CV CONCAVE NELY RAD 5889.89 FT CHD BRG & DIST S26DEG06â€™47â€E 153.28 FT TH N89DEG37â€™31â€W 16.32 FT TH N26DEG57â€™26â€W 154.39 FT TH S89DEG45â€™04â€E 18.84 TO POB
CG	26-24-21-0050-01000-0160	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LOTS 10 THRU 20 INCL BLOCK 10 EXC RD R/W & LESS COM AT SW COR LOT 20 BLOCK 10 BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 TH S89DEG30â€™12â€E 336.30 FT TO POB TH N89DEG30â€™12â€W 50.75 FT TH N32DEG26â€™51â€E 37.03 FT TH N28DEG26â€™47â€W 109.57 FT TH S89DEG37â€™31â€E 16.32 FT TH ALG ARC CV CONCAVE NELY RAD 5889.89 FT CHD BRG & DIST S27DEG33â€™37â€E 144.29 FT TO POB
CG	26-24-21-0050-01500-00B0	BURNETT PLACE PB 2 PG 3 LOT B BLOCK 15 LESS POR DESC AS COM AT SW COR OF SEC 26 TH S89DEG36â€™46â€E ALG SOUTH LINE OF SW1/4 1490.76 FT TH N30DEG35â€™41â€W 29.16 FT TH N89DEG36â€™46â€W 46.66 FT TO WLY R/W US HWY 98 FOR POB TH N89DEG36â€™46â€W 15.89 FT TH N29DEG52â€™03â€W 174.76 FT TO EAST LINE OF LOT 19 BLOCK 15 BURNETT PLACE ADDITION PB 2 PG 3 TH N00DEG05â€™14â€E 8.33 FT TO WLY R/W US HWY 98 TH CV LEFT RAD 5889.89 FT CHD BRG S29DEG31â€™38â€E 146.89 FT TH N59DEG45â€™29â€E 10.00 FT TH CV LEFT RAD 5879.89 FT CHD BRG S30DEG25â€™06â€E 36.22 FT TH S30DEG35â€™41â€E 6.93 FT TO POB

CG	26-24-21-0050-01500-0140	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LOTS 14 15 16 & 17 BLOCK 15& BEGIN AT SW COR OF SAID LOT 14 TH SOUTH 47 FT TH EAST 120 FT TH NORTH 47 FT TH WEST 120 FT TO POB OR 4658 PG 1691
CG	26-24-21-0050-01500-0180	BURNETT PLACE PB 2 PG 3 LOTS 18 & 19 BLK 15 & FORMER STREET SOUTH OF SAID LOTS OR 8801 PG 1464
CG	26-24-21-0050-29900-0000	THAT PART OF TRACT B BLOCK 15 BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LYING IN SE 1/4 OF SW 1/4 OF SEC TOG WITH UNPLAT LANDS LYING SOUTH AND ADJACENT TO TRACT B LYING WEST OF ROW LINE OF STATE RD 533 DESC AS COM AT SW COR OF SEC TH S89DEG36â€™46â€E 1490.76 FT TH N30DEG35â€™41â€W 29.16 FT TH N89DEG36â€™46â€W 46.66 FT TO POB TH N89DEG36â€™46â€W 15.89 FT TH N29DEG52â€™03â€W 174.76 FT TH N00DEG05â€™14â€E 8.33 FT TH ALG ARC CV R RAD 5889.89 FT CHD BRG & DIST S29DEG31â€™38â€E 146.89 FT TH N59DEG45â€™29â€E 10.00 FT TH ALG ARC CV R RAD 5879.89 FT CHD BRG & DIST S30DEG25â€™06â€E 36.22 FT TH S30DEG35â€™41â€E 6.93 FT TO POB
CG	26-24-21-0050-29900-1100	THAT PART OF LOTS 6 THRU 9 BLOCK 9 BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 IN SEC 26 TOGETHER WITH S 5.00 FT OF FORMER ALLEY LYING ADJ TO N LOT LN OF BLOCK 9 LYING W OF SR 533 ROW LN MORE PARTICULARILY DESC AS: COM AT SW COR SEC TH S89DEG36â€™46â€E 1490.76 FT TH N30DEG35â€™41â€W 60.11 FT TH ALG ARC CV CONCAVE NE RAD 5839.89 FT CHD BRG & DIST N27DEG49â€™27â€W 564.58 FT TH N89DEG49â€™17â€W 58.11 FT TO POB TH N89DEG49â€™17â€W 24.82 FT TH N04DEG17â€™08â€W 22.22 FT TH N23DEG56â€™03â€W 26.12 FT TH N66DEG03â€™57â€E 3.56 FT TH N23DEG56â€™03â€W 89.69 FT TH S89DEG44â€™39â€E 36.94 FT TH ALG ARC CV CONCAVE NE RAD 5869.89 FT CHD BRG & DIST S24DEG05â€™42â€E 115.75 FT TH S30DEG32â€™03â€W 27.52 FT TO POB
CG	26-24-21-0050-29900-1230	COM AT SW COR LOT 20 BLOCK 10 BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 TH S89DEG30â€™12â€E 336.30 FT TO POB TH N89DEG30â€™12â€W 50.75 FT TH N32DEG26â€™51â€E 37.03 FT TH N28DEG26â€™47â€W 109.57 FT TH S89DEG37â€™31â€E 16.32 FT TH ALG ARC CV CONCAVE NELY RAD 5889.89 FT CHD BRG & DIST S27DEG33â€™37â€E 144.29 FT TO POB
CG	26-24-21-0050-29900-1250	COM AT NW COR OF LOT 1 BLOCK 10 BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 TH S89DEG45â€™04â€E 202.49 FT TO POB TH ALG ARC CV CONCAVE NELY RAD 5889.89 FT CHD BRG & DIST S26DEG06â€™47â€E 153.28 FT TH N89DEG37â€™31â€W 16.32 FT TH N26DEG57â€™26â€W 154.39 FT TH S89DEG45â€™04â€E 18.84 TO POB
CG	27-24-21-0000-00300-0000	PART OF FORMER SEABOARD AIRLINE RAILROAD RIGHT-OF-WAY IN NE1/4 OF SE1/4 OF SECTION 27 DESC AS COM AT NE COR OF BLOCK 31 ROSS ADDITION TO DADE CITY PER DB 3 PG 451 TH SOUTH ALG EAST BDY OF SAID BLOCK 31 81.00 FT TH WEST 84.33 FT TO ELY BDY OF R/W OF SCLRR FOR POB TH WEST 49.05 FT TH NWLY PARALLEL WITH EAST BDY OF R/W 223.40 FT MORE OR LESS TH EAST 49.05 FT TH SELY 223.40 FT TO POB
CG	27-24-21-0000-00300-0010	PART OF FORMER SEABOARD AIR- LINE RAILROAD RIGHT-OF-WAY IN NE1/4 OF SE1/4 OF SECTION 27 DESC AS COM AT NE COR BLOCK 31 ROSS ADDITION PER DB 3 PG 451 TH SOUTH 81.00 FT TH WEST 84.33 FT TO ELY BDY OF R/W OF SCL RR TH CONT WEST 49.05 FT FOR POB TH CONT WEST

		29.43 FT TH NWLY 223.27 FT MOL TH EAST 29.43 FT TH SELY 223.27 FT TO POB OR 541 PG 90
CG	27-24-21-0000-12000-0010	COM AT SE CORNER OF SE1/4 OF SE1/4 TH WEST 288.0 FT TH NORTH 20.0 FT FOR POB TH WEST 82.5 FT TH NORTH 236.0 FT TH SELY ON LINE TO A POINT 18.0 FT EAST & 200.0 FT NORTH OF POB TH SELY ON THIS LINE 87.52 FT TO POINT NORTH OF POB TH SOUTH 206.44 FT MOL TO POB & BEGIN 370.5 FT WEST & 20.0 FT NORTH OF SE CORNER OF SE1/4 OF SE1/4 TH WEST 150.0 FT TH NORTH 218.0 FT TH EAST 150.0 FT TH SOUTH 218.0 FT TO POB LESS R/W FOR SEVENTH ST
CG	27-24-21-0000-12100-0000	BEG AT SE COR OF SEC 27 TH N00DEG16'W 20 FT TO WEST R/W LINE OF FIFTH STREET TH N00DEG16'W 443.0 FT TO SOUTH R/W BDY OF CHURCH STREET TH N89DEG56'30"W 398.5 FT TO NE COR OF PARCEL BEING DESCRIBED & POB TH CONT ON STATED LINE 47.0 FT FOR NW CORNER TH S00DEG16'E 91.40 FT FOR SW CORNER TH N89 DEG46'41"E 47.0 FT(O1) FOR SE CORNER TH N00DEG16'W 91.16 TO POB
CG	27-24-21-0000-12200-0000	BEGIN 47 FT EAST OF SE CORNER OF CHURCH AVE & SEVENTH ST TH SOUTH 90 FT TH WEST 47 FT TH SOUTH 80 FT TH EAST 95 FT TH NORTH 170 FT TH WEST 48 FT TO POB LESS COM AT A POINT 45 FT EAST OF SE CORNER OF INTER- SECTION OF EAST CHURCH AVE & SEVENTH ST TH SOUTH 91.17 FT TH EAST 50 FT TH NORTH TO A POINT DUE EAST OF POB TH WEST 50 FT TO POB OR 8496 PG 385
CG	27-24-21-0000-12300-0000	COM AT A POINT 45 FT EAST OF SE CORNER OF INTERSECTION OF EAST CHURCH AVENUE & SOUTH 7TH STREET TH SOUTH 91.17 FT TH EAST 50 FT TH NORTH TO A POINT EAST OF POB TH WEST 50 FT TO POB EXC WEST 2 FT THEREOF;SE CORNER OF SAID INTERSECTION BEING 463 FT NORTH & 465.5 FT WEST OF SE COR SECTION 27 OR 8496 PG 385
CG	27-24-21-0000-13000-0000	CM AT SW COR OF LOT 8 BLK 33 BALDWINS ADD PB 1 PG 3 TH E ALG N BDY OF R/W OF ROBINSON AVE 248.43 FT TH S12DEG 46' 37"E 51.54 FT FOR POB TH N89 DEG 50'30" E 178.62 FT TO PT ON ELY R/W LN OF RR TH SLY ALG ARC OF CV TO RT 244.74 FT TH S89DEG 24'W 72.47 FT TH S75DEG 54'16"W 67.91 FT TH N62DEG 39'46"W 50.78 FT TH N14DEG 45'W 236.64 FT TO POB EXC PAR DESC AS: COM AT NW COR OF NE1/4 OF SE1/4 OF SEC 27 TH S89DEG 50'W ALG NORTH LN OF NW1/4 OF SW1/4 4.52 FT TH S00 DEG 22'30"E 122.65 FT TH ALG CV R RAD 1849.88 FT ARC 191.48 FT TH N88DEG 51'43"E 46.61 FT TH S17DEG 19'48"E 35.94 FT FOR POB TH S17DEG 19'48"E 114.30 FT TH S13DEG 16'30"E 129.74 FT TH N2DEG 35'34"E 228.75 FT TH ALG ARC CV L RAD 1959.88 FT AR ARC 7.05 FT TH N89DEG 50'30"W 71.93 FT TO POB
CG	27-24-21-0000-13000-0010	COM AT SW COR OF LOT 8 BLK 33 BALDWINS ADDN TO DADE CITY PB 1 PG 3 ALSO NE COR OF INTER SECTION OF N 10TH ST & ROBINSON AVE TH EAST 248.43 FT TH S12DEG 46'37"E 18.54 FT TH S14DEG 36'11"E 33.00 FT TH S14DEG 45'41"E 160.52 FT FOR POB TH S14DEG45'41"E 75.71 FT TH S62DEG 39'40"E 50.78 FT TH N75DEG 58'12"E 67.94 FT TH N02DEG 25'24"E 115.56 FT TH S75DEG 19'51"W 139.75 FT FOR POB
CG	27-24-21-0000-13100-0010	THAT PART OF FORMER SEABOARD AIRLINE RAILROAD R/W BETWEEN THE SOUTH R/W OF ROBINSON AVE & THE NORTH R/W OF MERIDIAN AVE EXC COM AT SW COR OF LOT 8 BLOCK 33 OF BALDWINS ADD PB 1 PG 3 TH EAST ALG NORTH R/W OF ROBINSON AVE 248.43 FT TH S12DG 46' 37"E 51.54 FT FOR POB TH N89DG 50' 30"E 178.62 FT TO THE ELY R/W LINE OF RR TH SLY

		ALG ARC CURVE RIGHT 244.74 FT RADIUS 1959.88 FT CHD S15DG 15' 40"E 244.57 FT TH N89DG 24' 72.47 FT TH S75DG 54' 16"W 67.91 FT TH N62DG 39' 46"W 50.78 FT TH N14DG 45' 41"W 236.64 FT TO POB OR 541 PG 90 OR 732 PG 100
CG	27-24-21-0070-00200-00E0	BALDWIN'S ADDITION TO DADE CITY PB 1 PG 3 BLOCK 1 EXC WEST 120 FT THEREOF & LOTS 1 2 3 & 4 BLOCK 2 & THAT POR OF FORMER STREET LYING BTWN BLOCK 1 & SAID LOTS; SAID LOTS 1 2 3 & 4 BLOCK 2 AKA LOTS E F G & H BLOCK 2 OF BALDWIN'S SUBDIVI- SION OF BLOCK 40 OF PART OF ROSS ADDITION PER PB 1 PG 13 OR 6742 PG 233 OR 9751 PG 3385
CG	27-24-21-0070-03400-0050	BALDWIN'S ADDITION TO DADE CITY FLORIDA PB 1 PG 3 LOT 5 BLK 34 EXC N 10 FT THEREOF OR 1383 PG 1832
CG	27-24-21-0070-03400-0060	BALDWIN'S ADDITION TO DADE CITY FLORIDA PB 1 PG 3 LOT 6 BLK 34 EXC N 35 FT THEREOF TOGETHER WITH FOLL DESC POR OF FORMER SCL RR R/W COM SE COR OF SAID LOT 6 TH ALG S LN LOT 6 WEST 12 FT TO ELY R/W LN OF FORMER SCL RR FOR POB TH N57DG 30' 00"W 81.50 FT TH N01DG 30' 00"W 114.60 FT TO SAID ELY R/W LN TH ALG SAID ELY R/W LN S24DG 13' 00"E 173.60 FT TO POB OR 9363 PG 3294
CG	27-24-21-0070-03400-0061	BALDWIN'S ADDITION TO DADE CITY FLORIDA PB 1 PG 3 N 35 FT OF LOT 6 BLK 34 OR 4107 PG 849
CG	27-24-21-0070-03500-0040	BALDWIN'S ADDITION TO DADE CITY FLORIDA PB 1 PG 3 LOT 4 BLK 35 EXC N 10 FT THEREOF OR 1383 PG 1832 OR 4764 PG 547
CG	27-24-21-0070-03900-0010	BALDWIN SUBDIVISION PB 1 PGS 3-13 LOT 1 40 FT STRIP ON SOUTH SIDE FORMERLY STREET BLOCK 39 AND LOT 2 BLCOK 39
CG	27-24-21-0240-00100-0010	LIBERTY ADDITION PB 2 PG 72 LOTS 1 2 3 4 5 6 & NORTH 14 FT OF LOT 7 BLOCK 1
CG	27-24-21-0240-00100-0080	LIBERTY ADDITION PB 2 PG 72 LOTS 8 9 & 10 & SOUTH 11.00 FT OF LOT 7 BLOCK 1
CG	27-24-21-0240-00100-0110	LIBTY ADD MB 2 PG 72 LOT 11 BLK 1 RB 805 PG 1070
CG	27-24-21-0240-00100-0120	LIBTY ADD MB 2 PG 72 LOT 12 BLK 1 RB 805 PG 134
CG	27-24-21-0240-00100-0130	LIBERTY ADDITION PB 2 PG 72 LOTS 13 & 14 BLOCK 1 OR 3913 PG 1107
CG	27-24-21-0240-00100-0150	LIBERTY ADDITION PB 2 PG 72 LOTS 15 & 16 BLOCK 1 OR 8193 PG 1417 OR 9483 PG 2364
CG	27-24-21-0240-00100-0170	LIBERTY ADDITION PB 2 PG 72 LOTS 17 & 18 BLOCK 1 OR 5043 PG 407
CG	27-24-21-0240-00100-0190	LIBERTY ADDITION PB 2 PG 72 LOTS 19 20 21 22 BLOCK 1 OR 2060 PG 1912
CG	27-24-21-0240-00200-0010	LIBERTY ADDITION PB 2 PG 72 LOTS 1-6 INCL BLOCK 2 OR 8725 PG 2948
CG	27-24-21-0240-00200-0070	LIBERTY ADD PB 2 PG 72 LOTS 7 TO 11 INCL BLOCK 2
CG	27-24-21-0240-00200-0120	LIBERTY ADDITION TO DADE CITY PB 2 PG 72 LOTS 12-22 INCL BLOCK 2 OR 8653 PG 3707
CG	27-24-21-0240-00400-0040	LIBERTY ADDITION PB 2 PG 72 WEST 1/2 OF BLOCK 4 AKA PCL A TRACT I
CG	27-24-21-0240-00400-0050	LIBERTY ADDITION PB 2 PG 72 EAST 1/2 OF BLOCK 4 LESS NORTH 5.00 FT THEREOF & EAST 59.00FT OF FORMER STREET LYING SOUTH OF SAME

CG	27-24-21-0270-00100-0030	C W MEREDITH'S REPLAT OF W C SUMNER'S ADDITION TO DADE CITY PB 2 PG 63 LOT 3 BLOCK 1 EXC ROAD R/W LESS POR TO FDOT DESC IN OR 10885 PG 2306
CG	27-24-21-0270-00100-0120	MEREDITHS R/P SUMNER'S ADDITIION TO CITY OF DADE CITY PB 2 PG 63 LOT 12 BLOCK 1 LESS POR TO FDOT DESC IN OR 10885 PG 2306
CG	27-24-21-0270-00100-0130	MERDTH R/P SUMNR AD MB 2 P 63 LOT 13 BLK 1 LESS POR TO FDOT DESC IN OR 10885 PG 2306
CG	27-24-21-0270-00200-0040	C`W MEREDITH'S ADDITION PB 2 PG 63 REPLAT OF BLOCKS 1 2 10 & 11 OF W C SUMNER'S ADDITION DB 10 PG 197 LOTS 4 5 6 & 7 BLOCK 2;AKA N1/2 OF BLOCK 2 OF W S SUMNER'S ADDITION LESS POR TO FDOT DESC IN OR 10885 PG 2306
CG	27-24-21-0270-00200-0080	C W MEREDITH'S REPLAT OF SUMNERS ADDITION PB 2 PG 63 LOTS 8 9 & 10 BLOCK 2 TOGETHER WITH THAT PORITON OF FORMER STREET WEST OF SAID LOTS WHICH LIES BETWEEN SAID LOTS & EAST RIGHT-OF-WAY LINE OF US HWY 301
CG	27-24-21-0270-00200-0110	C W MEREDITHS REPLAT OF SUNMERS ADDITION PB 2 PG 63 LOT 11 BLOCK 2
CG	27-24-21-0270-01100-0210	C W MEREDITHS SUBDIVISION OF W C SUMMERS ADDITION TO DADE CITY PB 2 PG 63 LOTS 21 THRU 28 INCL BLOCK 11,& ALL OF FORMER SAN FRANCISCO ST LYING NORTH OF LOTS 21 22 & 23,& SOUTH 15 FT OF FORMER SAN FRANCISCO ST LYING NORTH OF LOT 24,& ALL OF FORMER PLUM ST LYING WEST OF ABOVE-DESC PROP & EAST OF R/W OF US HWY 301 MORE PARTICULARLY DESC AS: COM AT SE COR OF SAID LOT 25 FOR POB TH S89DG 42' 47"W 237.20 FT TH CV RT RAD 2341.83 FT ARC 55.11 FT CHD N02DG 11' 05"W 55.11 FT TH N00DG 02' 30" E 133.04 FT TH S89DG 49' 34"W .65 FT TH N00DG 00' 16"W 15 FT TH N89DG 49' 34"E 1.57 FT TH N00DG 16' 48"E 15 FT TH N89DG 47' 13"E 188.20 FT TH S00DG 05' 37"W 15 FT TH N89DG 48' 49"E 50.02 FT TH S00DG 00' 16"E 202.78 FT TO POB SUBJECT TO EASEMENTS TO TAMPA ELECTRIC DADE CITY & OTHERS FOR INGRESS EGRESS UTILITIES & DRAINAGE OR 3495 PG 1543
CG	27-24-21-0270-29900-1180	THAT POR OF LOTS 3, 4, 12, 13, 14 BLOCK 2 CW MEREDITHS SUBDIVISION OF BLKS 1-2-10-11 PB 2 PG 63 MORE PARTICULARLY DESC AS FOLLOWS: COM AT INTERSECTION OF ELY ROW LN OF US 301 PER FDOT ROW MAP SECTION 1413-101 WITH N LN OF BLOCK 2 CW MEREDITHS SUBDIVISION OF BLKS 1-2-10-11 PB 2 PG 63 MARKED BY 5/8â€ IRON ROD AND CAP â€œAIM ENGâ€ TH N89DEG57â€™22â€E 164.78 FT ALG N LN BLOCK 2 TO EXISTING ELY ROW LN OF SR 533 (US 98) PER FDOT ROW MAP SECTION 1413-101 TH S55DEG24â€™31â€E 53.80 FT ALG WLY ROW LN TO POB TH S55DEG24â€™31â€E 38.49 FT ALG WLY ROW LN TO PT ON CV CONCAVE SWLY RAD 2814.79 FT CHD BRG & DIST S34DEG34â€™36â€E 160.98 FT TH S89DEG58â€™05â€W 15.00 FT ALG S LN BLOCK 2 TH N28DEG26â€™19â€E 7.89 FT TO PT ON CV CONCAVE SWLY RAD 2551.00 FT CHD BRG & DIST N37DEG09â€™59â€W 185.06 FT TO POB
CG	27-24-21-0400-00100-0000	ROSS ADDITION TO DADE CITY DB 3 PG 451 ALL OF BLOCKS 1 & 2 OR 5666 PG 1039
CG	27-24-21-0400-00900-0020	ROSS ADDN DB 3 PG 451 N30 FT OF S1/2 BLK 9 OR 9405 PG 1934
CG	27-24-21-0400-00900-0060	BLK 9 ROSS AD DB 3 P 451 N 1/2

CG	27-24-21-0400-01000-0010	ROSS AD DB 3 PG 51 E1/2 BLK 10 OR 1112 PG 1616
CG	27-24-21-0400-01100-0000	COM AT NW COR OF NE 1/4 OF SE 1/4 OF SEC 27 TH S89DEG50'WLL ALONG N LINE OF NW 1/4 OF SE 1/4 OF SEC 4.52FT TH S00DEGME 22'30"E 13.65FT TO R/W LINE OF MAIN ST TH S89DEG17'30"E 1.20 FT FOR POB TH S89DEG17'30'E 79.10 FT TO EASTERLY R/W LINE' OF FORMER RAILROAD TH S27DEG 03'00"E ALONG EASTERLY LINE22' 16.98 FT TO SOUTHERLY R/W LINE OF MAIN ST PER PLAT ROSS ADDTN TH N89DEG51'49"E 190.43 FT TO E LINE OF WEST 50' OF LOT 10 TH S00DEG10'35"W 118.49FT TO CENTERLINE VACATED ROSS AVE TH TH N89DEG51'06"E 62.05 FT TH N00DEG10'35"E 40.00 FT TOO WLY WESTERLY OF NORTH LINE OF S 20FT OF SAID LOT 9 TH N89DEG 51'06"E 91.56 FT TO R/W LINE EIGHT ST TH S01DEG25'42"E ALNG WESTERLY LINE 60.01' TO S R/W LINE OF VACATED ROSS AVE TH S 89DEG51'06"W ALNG SOUTH LINE 323.71 FT TO WEST LINE OF EAST 43.75' OF SEABOARD AIR RAILROAD TH N27DEG03'00"W 22.60 FT TH S89DEG50'00"W 29.43 FT TO WEST LINE OF EAST 70' OF SAID RAILROAD TH N27DEG 03'00"W 151.05 FT TO POB OR 4533 PG 841 OR 9405 PG 0961
CG	27-24-21-0400-01400-0000	ROSS ADDITION TO DADE CITY DB 3 PG 451 ALL OF LOTS 14 15 & 16 LYING ON EAST SIDE OF SEABOARD AIRLINE RAILROAD CO RIGHT OF WAY & WEST OF WEST BDY LINE OF EIGHT STREET AS SAID WEST BDY LINE IS NOW LOCATED BEING A PART OF NE1/4 OF SE1/4 OF SECTION 27 & S1/2 OF THAT PART OF ROSS AVE LOCATED IN ROSS ADDITON BETWEEN WEST BDY LINE OF 8TH STREET AS PRESENTLY LOCATED & EAST BDY LINE OF RIGHT-OF-WAY OF SEABOARD AIRLINE RAILROAD LESS & EXC WEST 106.61 FT OF NORTH 6.2 FT & ALL THAT PART OF NORTH 81.00 FT OF BLOCK 31 ROSS ADDITON LYING EAST OF SEABOARD AIRLINE RAILROAD RIGHT OF WAY & LESS THE NORTH 20 FT THEREOF
CG	27-24-21-0400-03000-0000	ROSS ADD TO DADE CITY DB 3 PG 451 PART OF BLKS 30 & 31 DESC AS COM NE COR BLK 31 TH S01DEG 30' 00"E 81.00 FT FOR POB TH N89DEG50' 00"E 104.96 FT TO W LINE 8TH ST TH S01DEG30' 00"E 59.50 FT TH S89DEG34' 00"W 146.00 FT TH S00DEG42' 00"E 28.49 FT TO ELY R/W FORMER SCL RR TH N27DEG03' 00"W 99.39 FT TH N89DEG50' 00"E 84.33 FT TO POB
CG	27-24-21-0400-03000-0010	COM NW COR OF NE 1/4 OF SE 1/4 TH S89DG 50MIN W ALG N LN OF NW 1/4 OF SE 1/4 4.52 FT TH S0DG 22MIN 30"E 13.65 FT TO N ROW LN MAIN AVE TH ALG SAID LN S89DG 17MIN 30"E 80.30 FT TO ELY ROW LN OF SAID RR TH ALG SAID LN S27DG 03MIN E 371.03 FT FOR POB SAID PT BEING 81 FT S & 84.33 FT W OF NE COR BLK 31 ROSS ADDITION TO DADE CITY TH S89DG 50MIN W 78.48 FT TH S 27DG 03MIN E // TO & 50 FT PERPENDICULAR FROM WLY ROW LN SAID RR 243.63 FT TO BEG OF CV R RAD 1899.88 FT TH ALG CV 198.12 FT TO N ROW LN ROBINSON AVE TH ALG SAID LN S89DG 50MIN 30"E 74.89 FT TO ELY ROW LN RR TH N57DG 20' 30"W 81.50 FT TH N01DG 20' 30"W 124.87 FT TO A PT O ELY R/W LINE OF SAID RR TH NWLY ALG CV RAD 1969.88 FT ANGLE 1DG 25' 45" ARC 49.14 FT TH CONT ALG R/W LINE N27DG 03' 00"W 208.20 FT TO POB
CG	27-24-21-0400-03000-0020	ROSS ADDITION TO DADE CITY DB 3 PG 451 POR OF BLOCK 30 DESC AS COM AT NW COR OF BLOCK 30 FOR POB TH EAST 110 FT TH SOUTH 81 FT TH WEST 110 FT TH NORTH 81 FT TO POB
CG	27-24-21-0400-03000-0040	ROSS ADDITION PB 1 PG 13 SOUTH 40 FT OF THAT PART OF BLOCK 30 LYING WEST OF 8TH ST

CG	27-24-21-0400-03000-0060	ROSS ADDITION TO DADE CITY DB 3 PG 451 PART OF BLOCKS 30 & 31 DESC AS COM NE COR OF BLOCK 31 TH S01DG 30' 00"E 81.00 FT TH N89DG 50' 00"E 104.96 FT TO WEST LINE OF 8TH STREET TH ALG SAID LINE S01DG 30' 00"E 144.00 FT TO A POINT 40.00 FT NORTH OF SOUTH LINE OF BLOCK 30 FOR POB TH S89DG 50' 00"W 104.96 FT TO WEST LINE OF BLOCK 30 & EAST LINE OF BLOCK 31 TH ALG SAID LINE S01DG 30' 00"E 30.39 FT TO ELY R/W LINE OF FORMER SEABOARD COASTLINE RR TH ALG SAID LINE N27DG 03' 00"W 96.09 FT TH N00DG 42' 00"W 28.49 FT TH N89DG 34' 00"E 146.00 FT TO WEST LINE OF 8TH STREET TH S01DG 30' 00"E 84.50 FT TO POB
CG	27-24-21-0400-03800-0080	ROSS ADDITION DB 3 PG 451 SOUTH 64.92 FT OF EAST 68 FT WEST OF 7TH STREET AKA US 301 BLOCK 38
CG	27-24-21-0400-03800-0090	ROSS ADDITION DB 3 PG 451 WEST 1/2 OF BLOCK 38 WEST OF 7TH STREET AKA U S 301 EXC SOUTH 64.92 FT OF EAST 68 FT
CG	27-24-21-0400-39900-0010	ROSS'S ADDITION TO DADE CITY DB 3 PG 451 PORTION OF BLK 39 THAT PORTION OF FORMER SEABOARD AIRLINE RAILROAD R/W LYING WLY OF 8TH ST & SLY OF ROBINSON AVE & NLY OF PINEAPPLE AVE OR 541 PG 90 OR 732 PG 100
CG	27-24-21-0420-00100-0010	ROBERTS ADDITION TO DADE CITY PB 1 PG 3 LOTS 1-4 INCL BLOCK 1 SUBJECT TO TAMPA ELECTRIC ESMT OR 4404 PG 108 OR 4217 PG 41
CG	27-24-21-0420-00200-0010	G M ROBERTS ADDITION PB 1 PG 3 LOTS 1 & 2 BLOCK 2 & LOTS 1 & 2 BLOCK 3 & POR OF FORMER RR R/W IN SE1/4 OF SE1/4 DESC AS COM AT SW COR OF SE1/4 OF SE1/4 TH ALG SOUTH LINE N88DG 55' 20"E 176.60 FT TO INTER- SECTION TO CENTERLINE OF RR R/W TH ALG CENTERLINE N26DG 55' 20"E 22.65 FT TO NORTH R/W LINE OF HOWARD AVE FOR POB TH ALG SAID LINE N88DG 55' 20"E 113.26 FT TO ELY R/W LINE OF SEABOARD COASTLINE RR TH N26DG 55' 20"E 123.63 FT TO SOUTH LINE LOTS 1 & 2 BLK 3 G M ROBERTS ADD PB 1 PG 3 THN88DG 53'00"E 178.14 FT TO WLY ROW LN 8TH ST TH N00DG 48' 00"W 499.00 FT TO INTER OF SLY R/W LINE CHURCH AVE TH WEST 73.68 FT TH SWLY ALG CURVE CONCAVE TO NW BEING PARALLEL WITH WLY R/W LN RR R/W & 50.00 FT FROM SAME RAD 1899.88 FT ANGLE 05DG 33' 23" ARC 184.24 FT TH PARALLEL WITH RR R/W S27DG 44' 04"W 12.62 FT TH S19DG 34'30"W 191.76FTTHS88DG53'00"W8.90FTTH S26DG55'20"W 279.32 FT TO POB
CG	27-24-21-0420-00300-0030	G M ROBERTS ADDITION PB 1 PG 3 LOT 3 BLOCK 3 LESS & EXC EAST 54 FT THEREOF OR 8590 PG 2512
CG	27-24-21-0420-00300-0040	G M ROBERTS ADDITION PB 1 PG 3 LOT 4 & EAST 54 FT OF LOT 3 BLOCK 3 OR 7258 PG 1971
CG	27-24-21-0420-00400-0020	G M ROBERTS ADDITION TO DADE CITY PB 1 PGS 3 & 13 LOTS 2 & 3 BLOCK 4 AND COM AT NW COR LOT 1 BLOCK 4 TH EAST 103 FT TH SOUTH 213 FT TH WEST 103 FT TH NORTH 213 FT TO POB SUBJ TO TAMPA ELECTRIC ESMT
CG	27-24-21-0460-00200-0010	SUMNER ADDITION DB 10 PG 197 REPLATTED AS C W MEREDITH'S SUB PB 2 PG 63 THAT PART OF FORMER STREET AKA 7TH ST SHOWN IN PLAT OF SUMNER ADD AS PLUM ST LYING BETWEEN LOT 7 BLOCK 2 OF MEREDITH'S SUB AND US 301 OR 1743 PG 76 OR 3131 PG 672
CG	27-24-21-0460-00300-0000	W C SUMNER'S ADDITION DEED BK 10 PG 197 BLOCK 3 & ALL OF FORMER STREET LYING SOUTH OF & ADJACENT TO SAID BLOCK 3 LESS U S 301 AKA POR PCL H
CG	27-24-21-0460-00900-0000	W C SUMNER'S ADDITION DB 10 PG 197 ALL BLOCK 9 & C W MEREDITHS R/P SUMNERS ADDITION PB 2 PG 63 LOTS 17 & 18 BLK 10 AKA PCL A TR III &

		C W MEREDITHS SUB R/P WC SUMNER ADDITION LOTS 31 & 32 BLK 10 AKA PCL A TRACT III
CG	27-24-21-0460-01200-0000	SUMNERS ADDITION DB 10 PG 197 ALL OF BLOCK 12 EXC ROAD R/W
CG	27-24-21-0460-01300-0000	W C SUMNERS ADDITION DB 10 PG 197 NE1/4 OF BLOCK 13
CG	27-24-21-0460-01300-0030	BLOCK 13 SUMNER ADDITION DB 10 PG 197 WEST 1/2 BLOCK 13
CG	27-24-21-0460-01400-0000	SUMNER ADD DB 10 PG 197 DSCB AS NE 1/4 OF BLK 14 EXC S 9 FT OF W 45 FT OF E 65 FT AND EXC S 35 FT OF W 35 FT AND EXC E 20 FT OR 1188 PG 184 OR 1141 PG 1265
CG	27-24-21-0460-01400-0020	BLK 14 SUMNR AD DB 10 P 197 N 1/2 OF NW 1/4, FORMER ST W OF SAME AKA R/W E POND ST
CG	27-24-21-0460-01400-0040	W C SUMNERS ADDITION TO DADE CITY DB 10 PG 197 COM AT SW CORNER OF NORTH 1/2 OF BLOCK 14 TH EAST 100 FT FOR POB TH SOUTH 50 FT TH WEST 130 FT MOL TO EAST BDY OF US HWY 301 TH NORTH 100 FT TH EAST 130 FT MOL TH SOUTH 50 FT OT POB & THAT PORTION OF BLOCK 14 DESC AS COM AT SW CORNER OF NORTH 1/2 OF BLOCK 14 TH EAST 100 FT FOR POB TH EAST 35 FT TH NORTH 35 FT TH WEST 35 FT TH SOUTH 35 FT TO POB & SOUTH 9 FT OF NE1/4 OF BLOCK 14 OR 2026 PG 273 & OR 3094 PG 1254
CG	27-24-21-0460-01400-0060	W C SUMNER'S ADDITION TO DADE CITY DB 10 PG 197 THE SOUTH 50.00 FT OF THE WEST 90.00 FT OF BLOCK 14 & THAT PART OF THE SOUTH 50.00 FT OF BLOCK 15 LYING EAST OF THE R/W OF US 301 & THAT PART OF FORMER STREET LYING WEST OF THE SOUTH 50.00 FT OF BLOCK 14 & EAST OF THE SOUTH 50.00 FT OF BLOCK 15
CG	27-24-21-0460-01400-0070	W C SUMNER'S ADDITION TO DADE CITY DB 10 PG 197 THE SOUTH 50 FT OF EAST 90 FT OF BLOCK 14
CG	27-24-21-0460-01400-0080	WC SUMNERS ADD DB 10 PG 197 PT OF BLK 14 DSCB AS COM AT PT ON W LN SIXTH ST EQUIDISTANT BETWEEN N & S LN OF BLK 14 TH WLY 110 FT MOL TH S 50 FT TH E 110 FT MOL TO W LN SIXTH ST TH N 50 FT TO POB AKA N 50 FT OF SE1/4 OF LOT 14 OR 1173 PG 1082
CG	27-24-21-0460-01500-0000	SUMNER ADDITION DB 10 PG 197 THE WEST 115 FT OF BLK 15 OR 9248 PG 3431
CG	27-24-21-0460-01600-0020	WC SUMNER ADDITION DB 10 PG 197 BLOCK 16 E 45 FT OF NE 1/4 OR 1124 PG 459 OR 7874 PG 1186
CG	27-24-21-0460-02200-0000	W C SUMNERS ADDITION TO DADE CITY DB 10 PG 197 THE SOUTH 1/2 OF THE WEST 70.00 FT BLOCK 22 OR 9248 PG 3431
CG	27-24-21-0460-02200-0010	W C SUMNERS ADDITION TO DADE CITY DB 10 PG 197 THE NORTH 1/2 OF THE WEST 70.00 FT BLOCK 22 OR 9248 PG 3431
CG	27-24-21-0460-02200-0050	SUMNERS ADDITION DB 10PG 197 EAST 45 FT OF WEST 115 FT OF BLOCK 22 LYING WEST OF 7TH STREET OR 9248 PG 3431
CG	27-24-21-0460-02300-0000	SUMNER'S ADDITION DB 10 PG 197 ALL OF BLOCK 23 & ALL THAT PART OF BLOCK 22 LYING EAST OF US 301 EXC SOUTH 170 FT OF EAST 60 FT OF BLOCK 23

CG	27-24-21-0460-02300-0010	W C SUMNER'S ADDITION TO DADE CITY DB 10 PG 197 SOUTH 170 FT OF EAST 60 FT OF BLOCK 23

CG	27-24-21-0460-02400-0020	BLK 24 SUMNR AD DB 10 PG 197 LOTS 2 & 3
CG	27-24-21-0460-02400-0140	BLOCK 24 SUMNR ADDITION PB 10 PG 197 LOTS 6, 7, 10, 11, 14, 15
CG	27-24-21-0460-02500-0040	SUMNERS W C ADDITION DB 10 PG 197 SE1/4 BLOCK 25 OR 7558 PG 764
CG	27-24-21-0460-02600-0000	W C SUMNER'S ADDITION DB 10 PG 197 NE 1/4 OF BLOCK 26 & NORTH 43.00 FT OF SE1/4 OF BLOCK 26 OR 9468 PG 3754
CG	27-24-21-0460-02600-0010	WC SUMNER'S ADDITION DB 10 PG 197 THE SOUTH 57 FT OF SE1/4 OF BLOCK 26 OR 9468 PG 3754
CG	27-24-21-0460-02600-0020	W C SUMNER'S ADDITION DB 10 PG 197 W1/2 BLOCK 26 & ALL THAT PORTION LYING BETWEEN BLOCK 26 & U S NO 301 & 17TH ST FURTHER DESC AS SOUTH 86 FT FORMERLY IN STREET BEING 86 FT NORTH & SOUTH & 52 FT EAST & WEST & NORTH 114 FT FORMERLY IN STREET BEING 114 FT NORTH & SOUTH & 52 FT EAST & WEST OR 9468 PG 3754
CG	27-24-21-0460-02700-0010	SUMNER'S ADDITION DB 10 PG 197 COM AT NW COR OF BLOCK 27 FOR POB TH EAST 115.3 FT MOL TO 7TH ST TH SOUTH ALG WEST BDY OF 7TH ST 80 FT TH WEST 65.3 FT TH NORTH 5 FT TH WEST 50 FT MOL TO WEST LINE OF BLOCK 27 TH NORTH 75 FT MOL TO POB OR 3272 PG 828
CG	27-24-21-0460-02700-0030	W C SUMNERS ADDITION TO DADE CITY DB 10 PG 197 COM 114.32 FT EAST & 140.00 FT SOUTH OF NW COR BLOCK 27 AT PT ON WEST R/W LN 7TH STREET AKA US 301 FOR POB TH SOUTH 60.00 FT TH WEST 75.00 FT TH NORTH 60.00 FT TH EAST 75.00 FT TO POB OR 3101 PG 854
CG	27-24-21-0460-02700-0040	W C SUMNERS ADDITION TO DADE CITY DB 10 PB 197 NORTH 65 FT OF WEST 39.20 FT OF SOUTH 125 FT OF BLOCK 27 OR 3101 PG 854
CG	27-24-21-0460-02700-0080	W C SUMNERS ADDITION TO DADE CITY PB 10 PG 197 SOUTH 60 FT OF NORTH 140 FT OF EAST 75 FT WEST OF 7TH ST BLOCK 27 OR 3101 PG 854
CG	27-24-21-0460-02800-0010	W C SUMNERS ADDITION DB 10 PG 197 THE EAST 1/2 OF THE NORTH 1/2 OF THE NW1/4 & THE WEST 1/2 OF THE NORTH 1/2 OF THE NW1/4 OF BLOCK 28 DB 173 PG 275 OR 141 PG 675
CG	27-24-21-0460-02800-0050	W C SUMNERS ADDITION DB 10 PG 197 COM AT SW CORNER OF BLOCK 28 TH NORTH 100 FT FOR POB TH NORTH 50 FT TH EAST 100 FT TH SOUTH 50 FT TH WEST 100 FT TO POB OR 1650 PG 74 OR 1650 PG 76
CG	27-24-21-0460-02800-0060	SUMNER ADDITION DB 10 PG 197 THE NORTH 1/2 OF THE SW1/4 OF BLOCK 28 OR 3229 PG 1397 OR 7850 PG 1223
CG	27-24-21-0460-02800-0080	W C SUMNER'S ADDITION PB 10 PG 197 SOUTH1/2 OF SW1/4 OF BLOCK 28 OR 5174 PG 755
CG	27-24-21-0460-03300-0020	W C SUMMERS ADDITION DB 10 PG 197 BEGIN AT NE CORNER OF BLOCK 33 TH WEST 120 FT TH SOUTH 80 FT TH EAST 20 FT TH SOUTH 20 FT TH EAST 50 FT TH NORTH 120 FT TO POB & E1/2 OF BLOCK 28 & SOUTH 60 FT OF WEST 39.20 FT OF BLOCK 27 & NORTH 105 FT OF WEST 115 FT OF BLOCK 34 EXC SOUTH 1 FT OF EAST 47.65 FT THEREOF & EXC ANY ROAD R/W & EAST 50 FT OF SOUTH 80 FT OF EAST 120 FT OF BLOCK 33 & WEST 44 FT OF EAST 94 FT OF SOUTH 100 FT OF BLOCK 33 & EAST 6 FT OF SOUTH 100 FT & NORTH 20 FT OF THAT PARCEL DESC AS WEST 26 FT OF EAST 120 FT OF SOUTH 120 FT OF BLOCK 33 & WEST 67.0 FT OF BLOCK 34 EXC NORTH 105.0 FT THEREOF & EXCEPT PORTION DESC AS POR OF BLKS 33 & 34 WC SUMNERS ADDN DB 10 PG 197 COM AT NW COR OF BLK 33 TH ALG NORTH LINE S89DEG 43'00"W 65.00 FT FOR POB TH CONT S89 DEG 43'00"W 55.00

		FT TH SOUTH 100.00 FT TH N89DEG 43'00"E 20.00 FT TH SOUTH 100.00 FT TO NORTH LINE OF MARTIN LUTHER KING BLVD TH N89DEG 43'00"E 167.00 FT TH NORTH 96.00 FT TH S89DEG 43'00"W 124.00 FT TH N26DEG 37'18"W 17.85 FT TH NORTH 88.00 FT TO POB OR 9313 PG 1368
CG	27-24-21-0460-03300-0021	W C SUMNERS ADDN TO DADE CITY DB 10 PG 197 POR OF BLKS 33 & 34 DESC AS:COM AT NE COR OF BLK 33 TH ALG NORTH LINE THEREOF S89DEG 43'00"W 65.00 FT FOR POB TH CONT S 89DEG 43'00"W 55.00 FT TH SOUTH 100 FT TH N89DEG 43'00"E 20.00 FT TH SOUTH 100.00 FT TO NORTH LINE OF MARTIN LUTHER KING BLVD TH N89DEG 43'00"E 167.00 FT TH NORTH 96.00 FT TH S89DEG 43'00"W 124.00 FT TH N26DEG 37'18"W 17.85 FT TH NORTH 88.00 FT TO POBSUBJ TO ING/EGR ESMT ACROSS SOUTH 4.00 FT OF NORTH 108.00 FT OF WEST 67.00 FT OF BLK 34 & OVER SOUTH 4.00 FT OF NORTH 108.00 FT OF EAST 57.00 FT OF BLK 33 W C SUMNERS ADDN DB 10 PG 197 OR 9090 PG 2966
CG	27-24-21-0460-03300-0030	SUMNER ADDITION TO DADE CITY PB 10 PG 197 SOUTH 120.00 FT OF WEST 80 FT OF BLOCK 33 & WEST 26.00 FT OF EAST 120.00 FT OF SOUTH 120.00 FT OF BLOCK 33 LESS NORTH 20.00 FT & LESS EAST 6.0 FT THEREOF
CG	27-24-21-0460-03300-0060	W C SUMNERS ADDITION TO DADE CITY DB 10 PG 197 PART OF BLK 33 DESC AS COM AT NW COR OF BLK 33 TH EAST 80 FT TH SOUTH 80 FT TH WEST 80 FT TH NORTH 80 FT TO POB
CG	27-24-21-0460-03400-0030	W C SUMNER'S ADDITION TO DADE CITY DB 10 PG 197 SOUTH 95 FT OF EAST 48 FT OF WEST 115 FT OF BLOCK 34; SUBJECT TO IN- GRESS-EGRESS EASEMENT OVER WEST 7 FT THEREOF; TOGETHER WITH RIGHT OF INGRESS-EGRESS OVER EAST 7 FT OF WEST 67 FT OF SAID BLOCK 34 OR 9325 PG 2612
CG	27-24-21-0460-03400-0071	W C SUMNERS ADDITION TO DADE CITY DB 10 PG 197 SOUTH 1.00 FT OF EAST 47.65 FT OF BLOCK 34 OR 9439 PG 2029
CG	27-24-21-0460-03500-0010	WC SUMNER'S ADDITION DB 10 PG 197 NORTH 27 FT OF SOUTH 150 FT OF E1/2 OF BLOCK 35 & NORTH 50 FT OF E1/2 OF BLOCK 35 OR 9468 PG 3754
CG	27-24-21-0460-03500-0020	W C SUMNERS ADDITION DB 10 PG 197 SOUTH 75 FT OF EAST 1/2 OF BLOCK 35 & WEST 1/2 OF BLOCK 35 & FORMER STREET LYING WEST OF SAME OR 53 PG 308 OR 1653 PG 843
CG	27-24-21-0460-03500-0040	W C SUMNERS SUB PB 10 PG 197 THE NORTH 48 FT OF SOUTH 123 FT OF E1/2 OF BLOCK 35 OR 3579 PG 797
CG	27-24-21-0460-03600-0000	W C SUMNER'S ADDITION TO DADE CITY DB 10 PG 197 COM AT THE NE COR OF BLOCK 36 FOR POB TH SOUTH 30.00 FT TH WEST 80.00 FT TH NORTH 30.00 FT TH EAST 80.00 FT TO POB DB 115 PG 200
CG	27-24-21-0460-03600-0030	W C SUMNER ADDITION TO DADE CITY DB 10 PG 197 W1/2 OF S1/2 OF BLOCK 36 OR 8975 PG 3676
CG	27-24-21-0460-03600-0050	W C SUMNER'S ADDITION TO DADE CITY DB 10 PG 197 E1/2 OF N1/2 OF BLOCK 36 EXC NORTH 30 FT OF EAST 80 FT THEREOF & EXC SOUTH 1.00 FT OF WEST 31.00 FT THERE OF TOGETHER WITH AN EXCLUSIVE DRIVEWAY & PARKING EASEMENT AGREEMENT OVER N 50 FT OF EAST 53 FT OF E1/2 OF S1/2 OF BLOCK 36 PER OR 3789 PG 428 OR 8996 PG 3100
CG	27-24-21-0460-03600-0080	W C SUMNER'S ADDITION TO DADE CITY DB 10 PG 197 E1/2 OF S1/2 OF BLOCK 36 & SOUTH 1.00 FT OF WEST 31.00 FT OF E1/2 OF N1/2 BLOCK 36 OR 8975 PG 3669
CG	34-24-21-0000-01100-0010	COM AT POINT ON N BDY OF LOT 4 BLOCK 2 OF HENDLEY ADD TO DADE CITY PB 2 PG 29 BEING S BDY OF HOWARD AVE WHERE SAID N BDY

		INTERSECTS W BDY OF R/W OF 7TH ST AKA US HWY 301 FOR POB TH WEST ALG SAID N BDY OF LOT 4 & EXTENSION THEREOF 197.95 FT TO E BDY OF R/W OF 8TH ST TH S00 DEG 37'05"W ALG SAID E BDY 80 FT TH EAST 197.47 FT TO WLY R/W BDY OF 7TH ST TH N00DEG57' 40"E ALG SAID R/W 80 FT TO POB
CG	34-24-21-0000-01300-0000	COM AT NE CORNER OF SEC TH WEST 729.2 FT TH SOUTH 317.1 FT FOR POB TH EAST 49.9 FT TH N00DEG 38'E 100 FT TH WEST 51 FT TH SOUTH 100 FT TO POB & THE WEST 14.00 FT OF SOUTH 100 FT OF FORMER FRONT STREET LYING NORTH OF HENDLEY AVE & WEST OF LOTS 8 & 9 BLOCK 3 OF HENDLEY'S ADDITION PB 2 PG 29 OR 9772 PG 1458
CG	34-24-21-0000-02100-0000	PART OF S1/2 OF NE1/4 OF NE1/4 OF NE1/4 W OF 7TH ST AKA COMPUTER DEPT RB 829 PG 1593
CG	34-24-21-0000-02200-0000	A LOT 90 FT N & S BY 195.91 FT E & W ON N END & 195.65 FT E & W ON S END IN NE1/4 OF NE1/4 W OF 7TH ST RB 829 PG 1593 AKA BUILDING DEPT
CG	34-24-21-0090-00300-0080	HENDLEY'S ADDITION TO DADE CITY PB 2 PG 29 LOTS 8 & 9 BLOCK 3 & THAT PORTION FORMER FRONT ST DESC AS FOLLS COM NW COR LOT 8 BOOK 3 HENLEY ADDITION TO DADE CITY FOR POB TH W 26.00 FT TH S 100.00 FT TH E 26.00 FT TO SW COR LOT 9 BLOCK 3 HENLEY'S ADDITION TO DADE CITY TH N ALG W LN LOTS 8 & 9 100 FT TO POB OR 9354 PG 2925
CG	34-24-21-0140-00200-0030	ORANGE PARK ADDITION TO TOWN OF DADE CITY PB 2 PG 18 PART OF LOTS 3,4,5,6,7 & 8 & A PORTION OF VACATED ALLEY BLOCK 2 FURTHER DESC AS COM AT NW CORNER OF LOT 5 BLOCK 2 TH N89DEG 19'55"E 50.65 FT FOR POB TH N89DEG 19'55"E 130.00 FT TO WEST R/W US 301 TH ALONG R/W LINE SOUTH 150.00 FT TH S89DEG 19'55"W 130.00 FT TH NORTH 150.00 FT TO POB
CG	34-24-21-0140-00200-0050	ORANGE PARK ADDITION PB 2 PG 18 ALL THAT PART BLOCK 2 & FORMER ALLEY LYING WEST OF US 301 LESS BEG NW COR LOT 5 BLOCK 2 TH N89DG 19' 55"E 50.65 FT FOR POB TH CONT N89DG 19' 55"E 130.00 FT TO WEST R/W LINE US 301 TH ALG WEST R/W LINE SOUTH 150.00 FT TH S89DG 19' 55"W 130.00 FT TH NORTH 150.00 FT TO POB OR 9428 PG 1363 OR 9606 PGS 1449 & 1452
CG	27-24-21-0460-01600-0000	W C SUMNER'S ADDITION DB 10 PG 197 WEST 55 FT OF NE1/4 OF BLOCK 16 DB 153 PG 268
CG	27-24-21-0460-01600-0060	W C SUMNER'S ADDITION DB 10 PG 197 N1/2 OF SE1/4 BLK 16
CG	27-24-21-0460-01600-0080	W C SUMNERS ADDITION TO DADE CITY DB 10 PG 197 S1/2 OF SE1/4 OF BLOCK 16 OR 9248 PG 3431
RG-1	27-24-21-0240-00500-0010	LIBERTY ADDITION PB 2 PG 72 LOTS 1-4 INCL BLOCK 5 OR 1464 PG 309 & OR 8499 PG 5 & OR 8798 PG 2205 OR 8978 PG 1504 OR 8998 PG 1230 OR 8998 PG 1233 OR 8998 PG 1236 OR 9055 PG 3403
RG-1	27-24-21-0240-00500-0050	LIBERTY ADDITION PB 2 PG 72 LOTS 5 6 7 & 8 BLOCK 5
RG-1	27-24-21-0240-00500-0090	LIBERTY ADDITION PB 2 PG 72 LOTS 9 & 10 BLOCK 5 OR 7919 PG 1020
RG-1	27-24-21-0240-00500-0110	LIBERTY ADDN PB 2 PG 72 LOTS 11 & 12 BLOCK 5 OR 4006 PG 79
RG-1	27-24-21-0240-00500-0130	LIBTY ADD MB 2 PG 72 LOTS 13 & 14 OR 3253 PG 151 OR 7786 PG 1197

RG-1	27-24-21-0240-00500-0150	SUMNERS ADDN DB 10 PG 197 AKA LIBERTY ADDN PB 2 PG 72 THE EAST 32.20 FT OF LOTS 15 & 16 BLOCK 5
RG-1	27-24-21-0240-00500-0151	SUMNERS ADDN DB 10 PG 197 AKA LIBERTY ADDN PB 2 PG 72 THE WEST 60.30 FT OF LOTS 15 & 16 BLOCK 5
RG-1	27-24-21-0240-00600-0010	LIBERTY ADDITION PB 2 PG 72 LOTS 1 & 2 BLOCK 6 OR 5960 PG 87
RG-1	27-24-21-0240-00600-0030	LIBTY ADDITION TO DADE CITY PB 2 PG 72 LOT 3 & N 20 FT OF LOT 4 BLOCK 6
RG-1	27-24-21-0240-00600-0050	LIBTY ADD MB 2 PG 72 LOT 5 & S 5 FT OF LOT 4 BLK 6
RG-1	27-24-21-0240-00600-0060	LIBERTY ADD PB 2 PG 72 LOTS 6 & 7 BLOCK 6
RG-1	27-24-21-0240-00600-0080	LIBERTY ADD PB 2 PG 72 LOT 8 BLK 6 OR 1292 PG 1487
RG-1	27-24-21-0240-00600-0090	LIBTY ADD MB 2 PG 72 LOTS 9 & 10 BLK 6 RB 650 PG 763
RG-1	27-24-21-0240-00600-0110	LIBERTY ADDITION PB 2 PG 72 LOTS 11 & 12 BLOCK 6 OR 4331 PG 1652 OR 7590 PG 1744
RG-1	27-24-21-0240-00600-0130	LIBERTY ADDN PB 2 PG 72 LOTS 13 & 14 BLK 6 OR 9670 PG 1629
RG-1	27-24-21-0240-00600-0150	LIBTY ADD MB 2 PG 72 LOTS 15 & 16 BLK 6 OR 4750 PG 1488
RG-1	27-24-21-0460-00700-0000	W C SUMNER'S ADDITION DB 10 PG 197 EAST 110 FT OF N1/2 OF BLOCK 7 OR 8498 PG 940 OR 8553 PG 3329
RG-1	27-24-21-0460-00700-0030	W C SUMNER'S ADDITION DB 10 PG 197 N1/2 OF BLOCK 7 EXC EAST 110 FT THEREOF OR 5929 PG 1384 OR 8523 PG 2435 OR 8537 PG 3017
RG-1	27-24-21-0460-00700-0060	W C SUMNER'S ADDITION DB 10 PG 197 EAST 65.00 FT OF SOUTH 1/2 OF BLOCK 7 IN SEC 27
RG-1	27-24-21-0460-00700-0070	W C SUMNER'S ADDITION DB 10 PG 197 SOUTH 1/2 OF BLOCK 7 EXCEPT EAST 65.00 FT THEREOF
RG-1	27-24-21-0460-01600-0040	SUMNERS ADDITION TO DADE CITY DB 10 PG 197 SOUTH 80 FT OF NORTH 120 FT OF WEST 1/2 OF BLOCK 16
RG-1	27-24-21-0460-01600-0041	SUMNER ADD PB 10 P 197 S 80 FT OF W1/2 BLK 16 OR 1432 PG 1412
RG-1	27-24-21-0460-01600-0050	W C SUMNERS ADDN PB 10 PG 197 N 40 FT OF W 1/2 BLOCK 16 OR 9177 PG 7
RG-1	27-24-21-0460-01700-0000	W C SUMNER'S ADDITION TO DADE CITY DB 10 PG 197 NE1/4 OF BLOCK 17
RG-1	27-24-21-0460-01700-0050	W C SUMNERS ADDN TO DADE CITY DB 10 PG 197 THE SE 1/4 OF BLOCK 17 OR 9349 PG 3939
RG-1	27-24-21-0460-01700-0070	W C SUMNER'S ADD TO DADE CITY DB 10 PG 197 SW1/4 BLK 17 OR 9417 PG 2318
RG-1	27-24-21-0460-01700-0080	W C SUMNER'S ADDITION TO DADE CITY DB 10 PG 197 THE EAST 30 FT OF THE NW1/4 OF BLOCK 17
RG-1	27-24-21-0460-01700-0090	W C SUMNER'S ADDITION TO DADE CITY DB 10 PG 197 THE NW1/4 OF BLOCK 17 LESS THE EAST 30 FT THEREOF OR 1909 PG 1523
RG-1	27-24-21-0460-01800-0000	SUMNERS ADD DB 10 PG 197 WEST1/2 OF NE 1/4 OF BLOCK 18

RG-1	27-24-21-0460-01800-0010	W C SUMNER'S ADDITION DB 10 PG 197 E1/2 OF NE1/4 OF BLOCK 18
RG-1	27-24-21-0460-01800-0020	BLK 18 SUMNR AD DB 10 P 197 NW 1/4
RG-1	27-24-21-0460-01800-0040	SUMNER'S ADDITION TO DADE CITY DB 10 PG 197 THE NORTH 1/2 OF SW1/4 AND SOUTH 1/2 OF SW1/4 AND THE WEST 1/2 OF SE1/4 ALL IN BLOCK 18
RG-1	27-24-21-0460-01800-0080	W C SUMNERS ADDITION PB 10 PG 197 EAST 1/2 OF SE1/4 OF BLOCK 18
RG-1	27-24-21-0460-01900-0000	W C SUMNERS ADDITION DB 10 PG 197 NE1/4 OF BLOCK 19 & POR OF BLOCK 20 DESC AS COM AT SW COR OF NORTH 1/2 OF BLOCK 20 TH ALG WEST LINE OF BLOCK 20 N00DG 12' 30"E 10 FT FOR POB TH CONT N00DG 12' 30"E 89.63 FT TO NORTH LINE OF BLOCK 20 TH N89DG 54' 30"E 21 FT TH S01DG 29' 20"W 89.65 FT TH S89DG 54' 30"W 19 FT TO POB OR 1685 PG 515
RG-1	27-24-21-0460-01900-0030	W C SUMNERS ADDITION DB 10 P 197 NW 1/4 OF BLOCK 19 OR 9212 PG 667
RG-1	27-24-21-0460-01900-0050	SUMNER ADDITION DB 10 PG 197 SW 1/4 OF BLOCK 19 OR 9407 PG 3
RG-1	27-24-21-0460-01900-0070	SUMNERS ADDITION UNREC PLAT IN DEED BOOK 10 PG 197 SE 1/4 OF BLOCK 19 OR 4639 PG 1727
RG-1	27-24-21-0460-02000-0000	W C SUMNERS ADDITION DB 10 PB 197 ALL OF BLOCK 20 EXC WEST 98 FT OF SOUTH 110 FT THEREOF & EXC THE EAST 18 FT OF THE WEST 116 FT OF TH SOUTH 110 FT OF BLOCK 20) & EXC FOLL DESC POR THEREOF: COM AT SW COR OF N1/2 OF BLOCK 20 TH ALG WEST LINE OF BLOCK 20 N00DG 12' 30"E 10 FT FOR POB TH N00DG 12' 30"E 89.63 FT TO NORTH LINE OF BLOCK 20 TH ALG SAID LINE N89DG 54' 30"E 21 FT TO EXIST- ING FENCE LINE TH ALG SAID LINE S01DG 29' 20"W 89.65 FT TH S89DG 54' 30"W 19 FT TO POB
RG-1	27-24-21-0460-02000-0010	THE EAST 18 FT OF THE WEST 116 FT OF TH SOUTH 110 FT OF BLOCK 20 WC SUMMERS ADDITION DB 10 PG 197
RG-1	27-24-21-0460-02000-0050	W C SUMNERS ADDITION DB 10 PB 197 WEST 98 FT OF SOUTH 110 FT OF BLOCK 20
RG-1	27-24-21-0460-02100-0000	SUMNR AD DB 10 PG 197 E1/2 BLK 21
RG-1	27-24-21-0460-02100-0040	BLK 21 SUMNR AD DB 10 P 197 W 1/2 EXC S 90 FT
RG-1	27-24-21-0460-02100-0070	WC SUMNERS ADDITION DB 10 PG 197 A PORTION OF WEST1/2 OF BLOCK 21 DESC AS:COM AT SW COR OF WEST1/2 OF BLOCK 21 FOR POB TH NORTH 90 FT TH EAST 100 FT TH SOUTH 90 FT TH WEST 100 FT TO POB OR 9517 PG 2306
RG-1	27-24-21-0460-02400-0080	BLK 24 SUMNR AD DB 10 PG 197 LOT 8 OR 9529 PG 3549
RG-1	27-24-21-0460-02400-0090	SUMNERS ADDITION TO DADE CITY DB 10 PG 197 LOTS 9 & 12 BLOCK 24 OR 4233 PG 693
RG-1	27-24-21-0460-02400-0130	SUMNERS ADDN DB 10 PG 197 LOTS 13 & 16 BLOCK 24 OR 4284 PG 1928
RG-1	27-24-21-0460-02500-0000	W C SUMNER'S ADDITION DB 10 PG 197 NE1/4 BLOCK 25 OR 7737 PG 1665

RG-1	27-24-21-0460-02500-0020	BLK 25 SUMNR AD DB 10 P 197 NW 1/4
RG-1	27-24-21-0460-02500-0060	W C SUMNER'S ADD TO DADE CITY DB 10 PG 197 NORTH 52 FT OF SW1/4 OF BLOCK 25
RG-1	27-24-21-0460-02500-0080	WC SUMNER'S ADDITION TO DADE CITY PB 10 PG 197 SOUTH 48 FT OF SW1/4 OF BLOCK 25
RG-1	27-24-21-0460-02900-0000	W C SUMNERS ADDITION TO DADE CITY DB 10 PG 197 NW1/4 OF BLOCK 29 & THAT POR OF NE1/4 OF BLOCK 29 LYING WEST OF LN BEING FIXED AT 15.5 FT WEST OF WEST SIDE OF 2-STORY MASONRY CHURCH PER JUDGEMENT IN OR 1447 PG 225 OR 585 PG 690
RG-1	27-24-21-0460-02900-0040	W C SUMNERS ADDITION TO DADE CITY DB 10 PG 197 S1/2 & NE1/4 OF BLOCK 29 EXC THAT POR OF NE1/4 OF BLOCK 29 LYING WEST OF LN BEING FIXED AT 15.5 FT WEST OF WEST SIDE OF 2-STORY MASONRY CHURCH PER JUDGEMENT IN OR 1447 PG 225 OR 762 PG 985 OR 762 PG 986
RG-1	27-24-21-0460-03000-0000	SUMNR ADD DB10 P197 N100 FT OF E50FT BLK 30 (L) OR 5686 PG 564
RG-1	27-24-21-0460-03000-0020	BLK 30 SUMNR AD DB 10 P 197 S 60 FT OF N 140 FT OF W 105 FT RB 896 PG 39
RG-1	27-24-21-0460-03000-0030	BLK 30 SUMNR AD DB 10 P 197 N 40 FT OF S 100 FT OF E 95 FT & S 60 FT OF W 150 FT RB 879 PG 1451
RG-1	27-24-21-0460-03000-0050	W C SUMNERS ADDITION DB 10 PG 197 PORTION BLOCK 30 DESC AS NORTH 80 FT OF WEST 105 FT OF BLOCK 30 OR 7980 PG 870
RG-1	27-24-21-0460-03000-0060	W C SUMNERS ADDITION DB 10 PG 197 COM 50.00 FT WEST OF NE COR BLOCK 30 TH WEST 45.00 FT TH SOUTH 100.00 FT TH EAST 45.00 FT TH NORTH 100.00 FT TO POB OR 3892 PG 1131
RG-1	27-24-21-0460-03000-0080	SUMNERS ADDITION PB 10 PG 197 SOUTH 60 FT OF EAST 50 FT OF BLOCK 30 OR 9525 PG 1100
RG-1	27-24-21-0460-03100-0000	SUMNR AD DB10 PG197 S90FT OF W153FT BLK 31 OR 9436 PG 1303
RG-1	27-24-21-0460-03100-0030	SUMNERS ADDITION TO DADE CITY PB 10 PG 197 NORTH 110 FT OF BLOCK 31 & EXC NORTH 20.00 FT LESS EAST 60 FT THEREOF
RG-1	27-24-21-0460-03100-0031	SUMNERS ADDITION TO DADE CITY PB 10 PG 197 EAST 60 FT OF NORTH 110.00 FT BLOCK 31 & NORTH 20.00 FT BLOCK 31 LESS & EXC EAST 60.00 FT THEREOF
RG-1	27-24-21-0460-03100-0070	SUMNER ADDITION PB 10 PG 197 SOUTH 90 FT OF EAST 47 FT OF BLOCK 31 OR 8906 PG 1112

RG-1	27-24-21-0460-03200-0000	W C SUMNERS ADDN DB 10 PG 197 NE 1/4 OF BLOCK 32 OR 1273 PG 1775
RG-1	27-24-21-0460-03200-0020	SUMNERS W C ADDITION PB 10 PG 197 THE NW1/4 OF BLOCK 32 AKA PCL 1586 OR 774 PG 1310
RG-1	27-24-21-0460-03200-0040	W C SUMNERS ADDITION DB 10 PG 197 EAST 1/2 OF SW1/4 OF BLOCK 32
RG-1	27-24-21-0460-03200-0060	SUMNER ADDITION DB 10 PG 197 W1/2 OF SW1/4 OF BLOCK 32 OR 7550 PG 814
RG-1	27-24-21-0460-03200-0080	SUMNERS ADDITION TO DADE CITY DB 10 PG 197 E 10.00 FT OF W 55.00 FT OF S 75.00 FT OF SE1/4 BLK 32 DB 109 PG 365

RG-1	27-24-21-0460-03200-0081	SUMNERS ADDITION TO DADE CITY DB 10 PG 197 W 45 FT OF S 75 FT OF SE1/4 BLK 32 & N 25 FT OF SE1/4 BLK 32 LYING W OF EIGHT ST OR 1273 PG 1770 & OR 1384 PG 1893 OR 1442 PG 1066
RG-1	27-24-21-0460-03200-0082	SUMNERS ADDITION TO DADE CITY DB 10 PG 197 E 45 FT OF S 75 FT OF SE1/4 OF BLK 32 OR 1273 PG 1771
RG-1	27-24-21-0460-03600-0020	W C SUMNER'S ADDITION TO DADE CITY DB 10 PG 197 S1/2 OF NW1/4 OF BLOCK 36 OR 9641 PG 2292
RG-1	27-24-21-0460-03600-0070	W C SUMNER'S ADDITION TO DADE CITY DB 10 PG 197 NORTH 1/2 OF NW1/4 OF BLOCK 36
RG-1	27-24-21-0660-00000-0010	DIANE KULL SUBDIVISION PB 66 PG 28 LOT 1
RG-1	27-24-21-0660-00000-0020	DIANE KULL SUBDIVISION PB 66 PG 28 LOT 2
RG-1	27-24-21-0660-00000-0030	DIANE KULL SUBDIVISION PB 66 PG 28 LOT 3
RG-1	27-24-21-0660-00000-0040	DIANE KULL SUBDIVISION PB 66 PG 28 LOT 4 OR 8358 PG 943
RG-1	27-24-21-0660-00000-0050	DIANE KULL SUBDIVISION PB 66 PG 28 LOT 5 OR 8978 PG 1873
RG-1	27-24-21-0660-00000-0060	DIANE KULL SUBDIVISION PB 66 PG 28 LOT 6
RG-1	27-24-21-0460-01300-0050	W C SUMNER'S SUB DB 10 PG 197 N1/2 OF SE1/4 OF BLOCK 13 OR 6904 PG 278
RG-1	27-24-21-0460-01300-0070	SUMNR ADD DB 10 PG 197 S 1/2 OF SE 1/4 BLK 13
RG-1	27-24-21-0460-02400-0010	W C SUMNERS ADDITION DB 10 PG 197 NORTH 19.00 FT LOT 1 BLOCK 24 OR 1531 PG 1751
RG-1	27-24-21-0460-02400-0040	BLK 24 SUMNR AD DB 10 P 197 S 6 FT OF LOT 1, LOTS 4, 5
RIO	27-24-21-0000-12000-0000	BEGIN 220.0 FT NORTH & 170.0 FT WEST OF SE CORNER OF SE1/4 OF SE1/4 TH SOUTH 200.0 FT TH WEST 118.1 FT TH NORTH 206.44 FT TH SELY 19.1 FT TO A POINT 100.0 FT WEST OF POB TH EAST TO POB
RIO	27-24-21-0000-11900-0000	COM 220 FT NORTH & 170 FT WEST OF SE COR OF SE1/4 OF SEC FOR POB TH NORTH TO SOUTH LINE OF CHURCH ST TH WEST 200.5 FT TH SOUTH 210.40 FT TH SELY 106.62 FT MOL TO POINT BEING 100 FT WEST OF POB TH EAST 100 FT TO POB
RIO	27-24-21-0000-12000-0000	BEGIN 220.0 FT NORTH & 170.0 FT WEST OF SE CORNER OF SE1/4 OF SE1/4 TH SOUTH 200.0 FT TH WEST 118.1 FT TH NORTH 206.44 FT TH SELY 19.1 FT TO A POINT 100.0 FT WEST OF POB TH EAST TO POB
RIO	27-24-21-0070-00300-00G0	BALDWINS ADDITION PB 1 PG 3 LOTS G H & I BLOCK 3 & SOUTH 1/2 FORMER ST LYING BETWEEN LOTS G & H BLOCK 2 & NORTH 1/2 FORMER ST LYING BETWEEN LOTS 1 2 3 & 4 BLOCK 2 & LOTS 1 2 3 & 4 BLOCK 3 OR 9486 PG 0330
RIO	34-24-21-0000-01100-0000	COM AT A POINT ON NORTH BDY OF LOT 4 BLOCK 2 HENDLEY ADDITION PB 2 PG 29 WHERE SAID BDY INTERSECTS WEST BDY OF R/W OF SEVENTH ST TH S00DEG 57'40"W 80.0 FT FOR POB TH CONT S00DEG 57'40"W 117.10 FT TH S89DEG 59' 50"W 196.77 FT TH N00DEG 37' 05"E 117.10 FT TH EAST 197.47 FT TO POB SUBJECT TO EASEMENT OVER NORTH 20.0 FT OF WEST 50.0 FT THEREOF

R-I-O	26-24-21-0000-12300-0000	SOUTH 90 FT OF WEST 200 FT OF WEST 440 FT OF SOUTH 210 FT OF SW1/4 OF SW1/4 LESS STREET & LESS EAST 35 FT THEREOF OR 5604 PG 193 OR 5793 PG 1713
R-I-O	26-24-21-0000-12400-0000	EAST 35 FT OF SOUTH 90 FT OF WEST 200 FT OF WEST 440 FT OF SOUTH 210 FT & SOUTH 80 FT OF EAST 55 FT OF WEST 255 FT OF NORTH 190 FT OF WEST 440 FT OF SOUTH 210 FT ALL IN SW1/4 OF SW1/4
R-I-O	26-24-21-0000-12500-0000	COM AT A POINT 90 FT NORTH & 20 FT EAST OF SW COR OF SEC TH EAST 110 FT FOR POB TH NORTH 110 FT TH EAST 70 FT TH SOUTH 110 FT TH WEST 70 FT TO POB OR 1964 PG 1043
R-I-O	26-24-21-0000-12600-0000	BEGIN 90 FT NORTH & 20 FT EAST OF SW CORNER OF SECTION 26 FOR POB TH EAST 110 FT TH NORTH 110 FT TH WEST 110 FT TH SOUTH 110 FT TO POB OR 2054 PG 292 OR 7292 PG 37
R-I-O	26-24-21-0000-12700-0000	BEGIN 200 FT NORTH & 200 FT EAST OF SW COR OF SEC TH SOUTH 100 FT TH EAST 55 FT TH NORTH 100 FT TH WEST 55 FT TO POB
R-I-O	26-24-21-0000-12800-0000	EAST 66 FT OF WEST 354 FT OF NORTH 90 FT OF SOUTH 110 FT OF SW1/4 OF SEC 26
R-I-O	26-24-21-0000-13000-0000	WEST 97.00 FT OF EAST 132.00 FT OF WEST 420.00 FT OF NORTH 90.00 FT OF SOUTH 200.00 FT OF SW1/4 OF SW1/4 OR 9118 PG 665 OR 9363 PG 3230
R-I-O	26-24-21-0050-00700-0140	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LOTS 14 THRU 18 INCLUSIVE BLOCK 7 OR 8559 PG 3919
R-I-O	26-24-21-0050-00700-0190	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LOT 19 & EAST 1/2 OF LOT 20 BLOCK 7 OR 8468 PG 1865
R-I-O	26-24-21-0050-00700-0210	BURNETT PLACE PB 2 PG 3 WEST 1/2 OF LOT 20 & ALL OF LOT 21 BLOCK 7 OR 8468 PG 1863
R-I-O	26-24-21-0050-00700-0220	BRNET PL PB 2 PG 3 LOT 22 BLK 7 OR 8468 PG 1867
R-I-O	26-24-21-0050-00700-0230	BURNETTE PLACE ADDITION PB 2 PG 3 LOTS 23 & 24 LESS WEST 11 FT THEREOF BLOCK 7
R-I-O	26-24-21-0050-00700-0250	BURNETT PLACE ADDITION PB 2 PG 3 LOT 25 & THE WEST 11 FT OF LOT 24 BLOCK 7 & LOT 26 BLOCK 7 LESS NORTH 20.00 FT THEREOF OR 3577 PG 177 & OR 3864 PG 927
R-I-O	26-24-21-0050-01100-0010	BRNET PL MB 2 PG 3 LOTS 1 2 3 BK 11 RB 772 PG 1032 OR 9188 PG 3669
R-I-O	26-24-21-0050-01100-0040	BRNET PL MB 2 PG 3 LOTS 4 TO 7 INCL BLK 11
R-I-O	26-24-21-0050-01100-0080	BURNETT PLACE ADDITION PB 2 PG 3 NORTH 1/2 OF LOTS 8, 9, 10 & 11 BLOCK 11
R-I-O	26-24-21-0050-01100-0085	BURNETT PLACE PB 2 PG 3 S1/2 LOTS 8-11 INCL BLK 11
R-I-O	26-24-21-0050-01100-0120	BRNET PL MB 2 PG 3 LOTS 12 TO 14 INCL BLK 11 OR 8740 PG 2427
R-I-O	26-24-21-0050-01200-0010	BURNETT PLACE ADDITION PB 2 PGS 2-3 LOTS 1-2 BLOCK 12
R-I-O	26-24-21-0050-01200-0030	BURNETTE PLACE ADDN PB 2 PG 3 LOTS 3 & 4 BLOCK 12 OR 8389 PG 867 OR 9577 PG 2800
R-I-O	26-24-21-0050-01200-0050	BURNETT PLACE ADDITION PB 2 PG 3 LOTS 5 6 7 & 8 BLOCK 12 OR 5298 PG 331 OR 9321 PG 478 OR 9577 PG 2804

R-I-O	26-24-21-0050-01200-0230	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LOTS 23-26 INCL BLOCK 12
R-I-O	27-24-21-0000-11700-0000	NORTH 73 FT OF SOUTH 93 FT OF WEST 150 FT OF EAST 170 FT OF SEC 27
R-I-O	27-24-21-0000-11800-0000	COM 20 FT WEST AND 93 FT NORTH OF SE COR OF SE1/4 OF SE1/4 OF SEC 27 TH NORTH ALG WEST BDY OF FIFTH ST 365 FT TO SOUTH BDY OF CHURCH AVE TH WEST ALG SOUTH BDY OF CHURCH AVE 150 FT TH SOUTH 365 FT TH EAST 150 FT TO POB
R-I-O	27-24-21-0000-13100-0030	POR OF VACATED RR R/W IN SE1/4 OF SE1/4 DESC AS COM AT SW COR OF SE1/4 OF SE1/4 TH N88DG 55' 20"E 176.60 FT TH N26DG 55' 20"E 22.65 FT FOR POB TH N26DG 55' 20"E 279.32 FT TH N88DG 53' 00"E 8.90 FT TH N19DG 34' 30"E 191.76 FT TH N27DG 44' 04"E 12.62 FT TH NELY ALG ARC OF CURVE TO LEFT RAD 1899.88FT ANGLE 05DG 33' 23" ARC 184.24 FT TH WEST 49.00 FT TH ALG ARC OF CURVE RIGHT RAD 1849.88 FT ANGLE 05DG 05' 36" ARC 164.45 FT TH S27DG 44' 04"W 188.59 FT TH S27DG 26' 20"W 331.94 FT TH N88DG 55' 20"E 81.54 FT TO POB OR 541 PG 90
R-I-O	27-24-21-0070-00100-0000	BALDWINS ADDITION TO DADE CITY PB 1 PGS 3 & 13 THE WEST 120 FT OF BLOCK 1 & FORMER STREET NORTH OF LOTS A B C & D BLOCK 2
R-I-O	27-24-21-0070-00200-00A0	BALDWIN SUBDIVISION PB 1 PG 13 BLOCK 3 THE NORTH 35 FT OF LOTS A B C D & THAT PART OF THE FORMER STREET KNOWN AS BALDWIN STREET LYING BETWEEN LOTS A B C D OF BLOCK 2 AND LOTS A B C D OF BLOCK 3 AND LOTS A B C D OF BLOCK 2 OR 9078 PG 249
R-I-O	27-24-21-0070-00300-00A0	BALDWINS SUB PB 1 PGS 3 & 13 THE SOUTH 55 FT OF LOTS A,B,C & D BLOCK 3
R-I-O	27-24-21-0070-00300-00E0	BALDWINS SUB PB 1 PGS 3 & 13 LOTS E & F BLOCK 3 TOGETHER WITH SOUTH 1/2 FORMER STREET LYING IMMEDIATELY NORTH OF SAID LOTS OR 9486 PG 0330
R-I-O	27-24-21-0070-03300-0080	BALDWINS ADD TO DADE CITY PB 1 PG 13 WEST 155.00 FT OF LOT 8 BLOCK 33 & SUBJECT TO INGRESS/ EGRESS & PARKING ESMT OVER WEST 22.50 FT OF WEST 70.00 FT OF BLOCK 33 BALDWINS ADDN PER OR 7753 PG 1114
R-I-O	27-24-21-0070-03300-0081	BALDWIN ADDITION SUBDIVISION OF BLOCK 33 ROSS ADDITION PB 1 PG 13 LOT 8 LESS WEST 177.50 FT THEREOF & EAST 22.50 FT OF WEST 177.50 FT OF LOT 8 BLOCK 33 OR 1470 PG 399 OR 8253 PG 1184 OR 9035 PG 3753
R-I-O	27-24-21-0070-03600-0010	BALDWIN'S SUB OF ROSS ADDITION TO DADE CITY PB 1 PGS 3 & 13 COM AT INTERSECTION OF NORTH LINE OF LOT 1 BLOCK 36 WITH EAST R/W LINE OF SIXTH ST TH SOUTH ALG EAST R/W LINE 226.94 FT FOR POB TH EAST 191.85 FT TO WEST R/W LINE OF FIFTH ST TH NORTH ALG WEST R/W LINE 226.94 FT TH WEST 11.9 FT TH NORTH 23.06 FT TH WEST TO EAST R/W LINE OF SIXTH ST TH SOUTH 250 FT TO POB EXC R/W OR 306 PG 317
R-I-O		
R-I-O	27-24-21-0100-00200-00A0	W M CASON'S ADDITION PB 1 PG 42 LOTS A & B LESS WEST 25.00 FT LOT B BLOCK 2
R-I-O	27-24-21-0100-00200-00C0	W M CASON'S ADDITION TO DADE CITY PB 1 PG 42 LOT C & WEST 25 FT OF LOT B BLOCK 2
R-I-O	27-24-21-0100-00200-00D0	CASON'S ADDITION PB 1 PG 42 NORTH 90.00 FT OF LOTS D & E BLOCK 2
R-I-O	27-24-21-0100-00200-00D5	CASON'S ADDITION PB 1 PG 42 SOUTH 60.00 FT OF LOTS D & E & ALL OF LOT F BLOCK 2 OR 5676 PG 1220-1224

R-I-O	27-24-21-0160-00200-00A0	GRADY'S ADDITION PB 1 PG 13 LOTS A B C & WEST 15 FT OF LOT D BLOCK 3 EXC STRIP 25 FT WIDE OFF WEST SIDE LOT A;& FRACTIONAL SOUTH ENDS OF LOTS A B C & WEST 15 FT OF LOT D BLOCK 2 EXC STRIP 25 FT WIDE OFF WEST SIDE OF SAID FRACTIONAL SOUTH END OF SAID LOT A;& THAT PORTION OF FORMER STREET LYING BETWEEN SAID PORTIONS OF SAID BLOCKS 2 & 3
R-I-O	27-24-21-0160-00200-00K0	GRADYS ADDITION PB 1 PG 13 THAT POR OF LOTS K, L , M & N BLOCK 2 LYING SOUTH OF THE AOUTH R/W LINE OF CHURCH AVE & ALL OF LOTS K, L & M BLOCK 3 & POR OF THE FORMER STREET LYING BETWEEN SAID PORTIONS OF BLOCK 3 & BLOCK 2
R-I-O	27-24-21-0160-00200-00K1	GRADY'S ADDITION PB 1 PG 13 LOTS D E F G H I J BLOCK 2 LYING SOUTH OF CHURCH ST LESS WEST 15.00 FT OF LOT D BLOCK 2 SOUTH OF CHURCH ST & LOTS D E F G H I & J BLOCK 3 LESS WEST 15.00 FT OF LOT D & ALL OF FORMER ST LYING BETWEEN SAID LOTS D E F G H I & J BLOCKS 2 & 3 LESS WEST 15.00 FT LOT D & 20.00 FT OFF SOUTH SIDE OF LOTS K L M N BLOCK 2 & LOTS K L & M BLOCK 3 & THAT PART OF FORMER ST LYING BTWN SAID LOTS DESC AS COM SW COR LOT K BLOCK 3 TH EAST TO R/W SEABOARD AIR LINE RR TH NELY ALG R/W TO INTERSECTION OF CHURCH AVE & SEABOARD AIR LINE RR R/W TH WEST ON S SIDE OF CHURCH AVE TO PT 20.00 FT NORTH OF SW COR LOT K BLOCK 2 TH SOUTH 171.80 FT MOL TO POB LESS GRADYS ADDITION PB 1 PG 13 THAT POR OF LOTS K, L , M & N BLOCK 2 LYING SOUTH OF THE AOUTH R/W LINE OF CHURCH AVE & ALL OF LOTS K, L & M BLOCK 3 & POR OF THE FORMER STREET LYING BETWEEN SAID PORTIONS OF BLOCK 3 & BLOCK 2
R-I-O	27-24-21-0210-00000-0010	JACKSONS SUB PB 4 PG 3 LOTS 1-8 INCLUSIVE TOG WITH ING/EGR & PARKING ESMT OVER NORTH 22.50 FT OF WEST 70.00 FT OF BLOCK 33 BALDWINS ADDN PB 1 PG 13 PER OR 7753 PG 1114
R-I-O	27-24-21-0400-02300-0000	ROSS ADDITION DB 3 PG 451 N1/2 BLOCK 23 OR 3796 PG 1694
R-I-O	27-24-21-0400-02300-0050	ROSS ADDITION DB 3 PG 451 SOUTH1/2 OF BLOCK 23 OR 3796 PG 1572 OR 3839 PG 1672 RESOLUTION 98-38 CANCELLING TAXES
R-I-O	27-24-21-0400-02400-0000	ROSS ADDITION TO DADE CITY DB 3 PG 451 BLOCK 24 LESS THE EAST 14 FT THEREOF PER PLAT THEREOF & THE NORTH 100 FT OF WEST 80 FT OF EAST 100 FT OF BLOCK 25 OR 5666 PG 1039
R-I-O	27-24-21-0400-02500-0000	ROSS ADDITION DB 3 PG 451 BLOCK 25 & THAT PART OF BLOCK 26 LYING EAST OF 6TH STREET LESS SOUTH 23.06 FT OF BLOCKS 25 AND 26 AND LESS NORTH 100 FT OF WEST 80 FT OF EAST 100 FT OF BLOCK 25 OR 3796 PG 1508
R-I-O	27-24-21-0400-03200-0000	ROSS ADDITION TO DADE CITY PB 3 PG 451 NORTH 104 FT OF BLOCK 32 WEST OF ACLRR R/W & BLOCK 13 LYING WEST OF OLD RR R/W
R-I-O	27-24-21-0400-03200-0010	ROSS ADDITION TO CITY OF DADE CITY PB 3 PG 451 SOUTH 73 2/3 FT OF NORTH 177 2/3 FT OF BLOCK 32 EXC RAILROAD R/W
R-I-O	27-24-21-0400-03200-0050	ROSS ADDITION TO DADE CITY DB 3 PG 451 COM AT SE COR OF BLOCK 32 FOR POB TH NORTH 87 1/3 FT TH WEST 140 FT MOL TO EAST SIDE OF 10TH ST (F/K/A PLUM ST) TH SOUTH ALG EAST LINE OF SAID STREET 87 1/3 FT MOL TO SOUTH BDY OF BLOCK 32 TH EAST TO POB & ROSS ADDITION DB 3 PG 451 BLOCK 31 LYING WEST OF SEABOARD AIRLINE RAIL ROAD
R-I-O	27-24-21-0400-03700-0020	ROSS ADDITION DB 3 PG 41 THAT PART OF BLOCK 37 LYING 37 LYING EAST OF NORTH 6TH STREET & NORTH OF LIVE OAK AVE & SOUTH OF ROBINSON

		AVE & THAT PORTION OF VACATED PINEAPPLE AVE LYING WEST OF RIGHT OF WAY LINE OF 5TH ST & EAST OF RIGHT OF WAY LINE OF 6TH STREET & THAT PORTION OF VACATED ROBINSON AVENUE LYING WEST OF WEST RIGHT OF WAY LINE OF 5TH STREET & EAST OF RIGHT OF WAY LINE OF 6TH STREET OR 4182 PG 430 OR 4182 PG 428 OR 4147 PG 1271 OR 4168 PG 530 OR 4048 PG 89 OR 3637 PG 1910 OR 4026 PG 633 OR 4026 PG 631 OT PCL CASE NO 98-5270 CAE OR 4122 PG 89 OR 4924 PG 232
R-I-O	34-24-21-0000-00100-0000	COM 25 FT WEST & 20 FT SOUTH OF NE COR OF NE1/4 OF NE1/4 OF SEC 34 TH SOUTH 150 FT TH WEST 170 FT TH NORTH 150 FT TH EAST 170 FT TO POB & COM 25.00 FT WEST & 170 FT SOUTH OF NE COR OF NE1/4 OF NE1/4 OF SEC 34 TH SOUTH 160.00 FT TH WEST 170.00 FT THE NORTH 160.00 FT TH EAST 170.00 FT TO POB OR 8904 PG 3706
R-I-O	34-24-21-0000-00200-0000	NORTH 175.00 FT OF WEST 135.00 FT OF EAST 330.00 FT OF NE1/4 OF NE1/4 OF SECTION 34 EXC NORTH 20.00 FT IN STREET OR 3720 PG 549 OR 7971 PG 60
R-I-O	34-24-21-0000-00400-0000	SOUTH 155 FT OF WEST 135 FT OF NORTH 330 FT OF EAST 330 FT OF NE1/4 OF NE1/4 OF SEC LESS THE WESTERNMOST 20FT THEREOF
R-I-O	34-24-21-0000-00500-0000	BEG AT SE COR OF NE1/4 OF NE1/4 OF NE1/4 OF SEC TH RUN WEST 170 FT TH NORTH 194.2 FT TH WEST 161.25 FT TH NORTH 134.9 FT TH EAST 333.05 FT TH SOUTH 332.13 FT TO POB LESS RD R/W ON NORTH EAST & SOUTH SIDES OR 3640 PG 487
R-I-O	34-24-21-0000-00600-0000	COM AT NE COR OF S1/2 OF NE1/4 OF NE1/4 OF NE1/4 OF SECTION 34 TH WEST 403.50 FT FOR POB TH SOUTH 132.56 FT TH WEST 81.56 FT TO EAST BDY OF SEVENTH STREET AKA US HWY 301 TH NORTH ALG SAID EAST BDY 132.55 FT MOL TO NORTH LINE OF S1/2 OF NE1/4 OF NE1/4 OF NE1/4 TH EAST 80.59 FT TO POB
R-I-O	34-24-21-0000-00800-0000	E 90FT OF W 173FT OF N 132.56 FT OF S 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4 E OF 7TH ST OR 339 PG 482 OR 1138 PG 1933
R-I-O	34-24-21-0000-00900-0000	BEG AT SE COR OF S1/2 OF NE1/4 OF NE1/4 OF NE1/4 TH W 170 FT FOR POB TH W 316.4FT TO E RTWY US 301 AKA 7TH ST TH N ALONG RTWY OF ST 200FT TH E 314.9FT TH S 200.00 FT TO POB LESS EAST 82.00 FT THEREOF OR 3873 PG 1530 OR 4149 PG 406
R-I-O	34-24-21-0000-00900-0010	EAST 82.00 FT OF BEG AT SE COR OF S1/2 OF NE1/4 OF NE1/4 OF NE1/4 OF SECTION 34 TH WEST 170.00 FT FOR POB TH WEST 316.40 FT MOL TO EAST BDY OF U S HWY 301 AKA 7TH STREET TH NLY ALG EAST BDY OF SAID HWY 200.00 FT TH EAST 314.90 FT TH SOUTH 200.00 FT TO POB OR 7855 PG 1327
R-I-O	34-24-21-0090-00100-0010	HENDLY ADDITION PB 2 PG 29 LOTS 1 & 2 & THE EAST 30.00 FT OF LOT 3 BLOCK 1 OR 3720 PG 549 OR 7971 PG 60
R-I-O	34-24-21-0090-00100-0030	HENDLEY ADDITION PB 2 PG 29 WEST 20 FT OF LOT 3 BLK 1 OR 7712 PG 1386 OR 7971 PG 59
R-I-O	34-24-21-0090-00400-0010	HENDLEY ADDITION TO DADE CITY PB 2 PG 29 LOTS 10 11 & 12 BLOCK 4 & THE WESTERMOST 20FT OF SOUTH 155 FT OF WEST 135 FT OF NORTH 330 FT OF EAST 330 FT OF NE1/4 OF NE1/4 OF SEC
R-I-O	35-24-21-0010-00100-0010	CRESCENT PARK PB 3 PG 22 LOTS 1, 2, 3, 46, 47, 48 BLOCK 1
R-I-O	35-24-21-0010-00100-0040	CRESCENT PARK PB 3 PG 22 LOTS 4 THRU 7 INCL & LOTS 42 THRU 45 INCL BLOCK 1 OR 1902 PG 1438

R-I-O	35-24-21-0010-00100-0080	CRESCENT PARK PB 3 PG 22 LOTS 8-16 INCLUSIVE & LOTS 33-41 INCLUSIVE BLOCK 1
R-I-O	35-24-21-0010-00100-0190	CRESENT PARK PB 3 PG 22 LOTS 17-20 INCLUSIVE & N1/2 LOT 21 & LOTS 29-32 INCLUSIVE & N1/2 LOT 28 BLOCK 1 LOT 17 SUBJ TO ESMT FOR PARKING AND LOT 32 SUBJ TO ESMT FOR WATER RETENTION PER OR 5467 PG 616 OR 4421 PG 1801 PR 467 PG 616
R-I-O	35-24-21-0010-00100-0220	CRESCENT PARK ADDN PB 3 PG 22 LOTS 22-27 INCL & S1/2 OF LOTS 21 & 28 BLOCK 1
R-I-O	27-24-21-0000-13100-0000	THE WLY 50 FT OF FORMER SEABOARD AIRLINE RAILROAD R/W BETWEEN THE SOUTH R/W OF MAIN AVE & THE NORTH R/W OF ROBINSON AVE EXC 10TH STREET OR 541 PG 90
RS-1	34-24-21-0040-00400-0010	CONGRESS PARK PB 4 PG 1 LOTS 1 & 2 BLOCK 4 LYING EAST OF US HWY 301 OR 4278 PG 877
RS-1	34-24-21-0040-00400-0110	CONG PK MB 4 PG 1 LOTS 11 & 12 BLK 4 E OF US 301
RS-1	34-24-21-0140-00200-0010	ORANGE PARK PB 2 PG 18 ALL THAT PART OF EAST 1/2 OF BLOCK 2 LYING EAST OF US 301 LESS SOUTH 47 FT & LESS STREET
RS-1	34-24-21-0140-00200-0090	ORANGE PARK PB 2 PG 18 THE EAST 28 FT OF SOUTH 47 FT OF LOT 9 AND SOUTH 47 FT OF LOT 10 BLOCK 2 OR 4278 PG 877
RS-2	26-24-21-0000-12900-0000	E 76 FT OF N 90 FT OF W 430 FT OF S 110 FT OF SW 1/4 OF SECTION 26 OR 4151 PG 1281 OR 6226 PG 1553
RS-2	26-24-21-0000-13100-0000	EAST 55.00 FT OF NORTH 90.00 FT OF WEST 440.00 FT OF SOUTH 200.00 FT OF SW1/4 OF SW1/4 OR 4738 PG 1945
RS-2	26-24-21-0050-01200-0090	BRNET PL PB 2 PG 3 LOTS 9 & 10 W 1/2 OF 11 BLK 12
RS-2	26-24-21-0050-01200-0120	BRNET PL PB 2 PG 3 LOTS 12 13 & E 1/2 OF 11 BLK 12
RS-2	26-24-21-0050-01200-0140	BRNET PL PB 2 PG 3 LOTS 14 15 BLK 12
RS-2	26-24-21-0050-01200-0160	BRNET PL PB 2 PG 3 LOTS 16 & 17 INCL BLK 12

RS-2	26-24-21-0050-01200-0181	BURNETT PLACE PB 2 PG 3 LOTS 18 & 19 INCL BLOCK 12
RS-2	26-24-21-0050-01200-0200	BURNETT PLACE PB 2 PG 3 LOT 20 & E 1/2 OF LOT 21 BLOCK 12
RS-2	26-24-21-0050-01200-0220	BURNETTE PLACE ADDITION PB 2 PG 3 W1/2 OF LOT 21 & ALL OF LOT 22 BLOCK 12 OR 5744 PG 680
RS-2	26-24-21-0050-01400-0010	BURNETT PLACE ADDN PB 2 PG 3 LOTS 1 & 10 & WEST 20 FT OF LOT 9 BLOCK 14
RS-2	26-24-21-0050-01400-0020	BURNETT PLACE ADDITIONAL PB 2 PB 3 LOT 2 & LOT 3 LESS THE EAST 131/2 FT & THE WEST 331/2 FT LOT 8 & THE EAST 261/2 FT LOT 9 ALL IN BLOCK 14 OR
RS-2	26-24-21-0050-01400-0040	BURNETT PLACE ADD PB 2 PG 3 LOTS 4, 7 & EAST 13 1/2 FT OF LOTS 3 & 8 BLOCK 14
RS-2	26-24-21-0050-01400-0050	BRNET PL MB 2 PG 3 LOTS 5 & 6 BLK 14 PROBATE OR 2086 PG 1995

RS-2	26-24-21-0050-01500-0010	BURNETT PLACE ADDITION PB 2 PG 3 LOTS 1-3 INCL BLOCK 15 OR 3503 PG 1113
RS-2	26-24-21-0050-01500-0040	BURNETT PLACE ADDITION TO DADE CITY PB 2 PG 3 LOTS 4 THRU 8 INCL BLOCK 15 & NORTH 47 FT OF SOUTH 65 FT OF SW1/4 OF SEC LYING SOUTH OF LOTS 4 THRU 8 INCL BLOCK 15 OR 1761 PG 498
RS-2		
RS-2	26-24-21-0050-01500-0091	BURNETT PLACE ADDITON TO DADE CITY PB 2 PG 3 THE NORTH 90 FT OF LOTS 11, 12 & 13 BLOCK 15 LESS THE WEST 1/2 OF LOT 11 THEREOF
RS-2	26-24-21-0050-01500-0092	BURNETT PLACE ADDITON TO DADE CITY PB 2 PG 3 THE WEST 1/2 OF THE FOLLOWING DESC LOTS 9-13 BLOCK 15 & THE NORTH 47FT OF THE SOUTH 65 FT OF THE SW1/4 OF SEC 26 LESS THE NORTH 90 FT OF LOTS 9-13
RS-2	26-24-21-0050-01500-0093	BURNETT PLACE ADDITON TO DADE CITY PB 2 PG 3 THE EAST 1/2 OF THE FOLLOWING DESC LOTS 9-13 BLOCK 15 & THE NORTH 47 FT OF THE SOUTH 65 FT OF THE SW1/4 OF SEC 26 LESS THE NORTH 90 FT OF LOTS 9-13
RS-2	26-24-21-0050-01500-0200	BURNETT PLACE ADDITION PB 2 PG 3 LOTS 20-22 INCL & THE WEST 10 FT OF FORMER ALLEY EAST OF SAME ALL IN BLOCK 15 OR 9172 PG 3647

ORDINANCE BUSINESS IMPACT ESTIMATE

Florida Statutes, Section 166.041(4)

ORDINANCE NUMBER: ORDINANCE NO: 2026-11

ORDINANCE TITLE: Zoning Amendment

DEPARTMENT: Community and Economic Development

MEETING DATE: June 23, 2026 (First Reading)

Proposed ordinance's title/reference:

ORDINANCE NO: 2026-11

AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA AMENDING THE CITY OF DADE CITY OFFICIAL ZONING MAP TO CHANGE THE ZONING DISTRICT ON CERTAIN REAL PROPERTY, APPROXIMATELY ±93.69 ACRES, GENERALLY LOCATED WITHIN THE CRA 1 AND CRA 2 BOUNDARIES, AND MORE SPECIFICALLY DESCRIBED IN THIS ORDINANCE, FROM CITY OF DADE CITY'S RESIDENTIAL GENERAL 1 (RG-1), RESIDENTIAL SINGLE FAMILY 1 (RS-1), RESIDENTIAL SINGLE FAMILY 2 (RS-2), COMMERCIAL GENERAL (CG), AND RESIDENTIAL INSTITUTIONAL OFFICE (RIO) DISTRICTS TO DADE CITY'S CERNTRAL BUSINESS DISTRICT (CBD), IN ACCORDANCE WITH THE PROVISIONS OF SECTION 166.041 OF THE FLORIDA STATUTES AND THE DADE CITY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
    a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
    b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City of Dade City;
    c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
    d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
    e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

[1] See Section 166.041(4)(c), Florida Statutes.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The proposed ordinance is for a zoning amendment within the Community Redevelopment Area (CRA) from Residential General 1 (RG-1), Residential Single Family 1 (RS-1), Residential Single Family 2 (RS-2), Commercial General (CG), and Residential Institutional Office (RIO) to Dade City Central Business District (CBD). The intent of the zoning amemndment is to be compatible with the new Downtown Design Guidelines to promote a cohesive development pattern.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur: $0

No direct impact to general businesses.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible: $0

No new charges or fees are set forth in the ordinance.

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: $0

No additional regulatory costs, staff administration only.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

This ordinance is not anticipated to affect businesses.

4. Additional information the governing body deems useful (if any):

The proposed ordinance will be applicable to all properties within the Central Business District, and is a companion to Ordinances: 2026-10, 2026-12, and 2026-13.

8942789427

Tampa Bay Times Tampa Bay

Published Daily Published Daily

STATE OF FLORIDA} ss STATE OF FLORIDA} ss

COUNTY OF HERNANDO, CITRUS, PASCO, COUNTY

PINELLAS, HILLSBOROUGH County PINELLAS, HILLS

Before the undersigned authority personally Before the unde
appeared Deirdre Bonett who on oath says that appeared Dei
he/she is a Legal Advertising Representative of the he/she is
Tampa Bay Times a daily newspaper printed in St. Tampa B
Petersburg, in Hernando, Citrus, Pasco, Pinellas, Petersburg,
Hillsborough County, Florida that the attached copy Hillsbo
of advertisement being a Legal Notice in the matter of adver
Ordinances 2026-10 & 11 was published in said Ordinances
newspaper by print in the issues of 05/20/26 or by newspape
publication on the newspaper's website, if publication on the
authorized.authorized.

Affiant further says that the website or newspaper Affiant fu
complies with all legal requirements for publication complie
in chapter 50, Florida Statutes. Affiant further says in chapte
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County, Florida and that the said newspaper has County, Flo
heretofore been continuously published in said heretofore be
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County, Florida each day and has been entered as a County,
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Sworn to and subscribed before me this 05/20/2026 05/20/20

Signature of Notary of Public Signature of Notary of Public

Personally known X Personally known or produced identification. or produced identification.

Type of identification produced _____ Type of identification produced _____

JEAN M MITOTES
Notary Public - State of FLORIDA
Commission # HH 577686
My Commission Expires July 31, 2028

LEGAL ADVERTISEMENT

NOTICE OF PUBLIC HEARINGS

The City of Dade City proposes to adopt the following ordinances and the following quasi-judicial matters:

ORDINANCE 2026-10

AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA, AMENDING THE ZONING MAP OF THE DADE CITY COMPREHENSIVE PLAN; PROVIDING FOR AN AMENDMENT TO THE FUTURE LAND USE MAP, AS PREVIOUSLY ADOPTED, CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY ±81.88 ACRES, GENERALLY LOCATED WITHIN THE CRACKER TRAIL AND ADJACENT TO THIS ORDINANCE, FROM RESIDENTIAL (GC), (PUBLIC/SEMI-PUBLIC) TO RESIDENTIAL (OPEN SPACE (PARKS) TO DESIGNATING PROVIDING FOR INTENT, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

ORDINANCE 2026-11

AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CHANGE THE ZONING DISTRICT DESIGNATION FOR APPROXIMATELY ±81.88 ACRES, GENERALLY LOCATED WITHIN THE TRACT AND ADJACENT TO DESCRIBED HEREIN BY THIS ORDINANCE, FROM (PUBLIC/SEMI-PUBLIC) TO RESIDENTIAL (RESIDENTIAL SINGLE FAMILY 11 (RS-11), RESIDENTIAL SINGLE FAMILY 22 (RS-22), RESIDENTIAL GENERAL (RG), RESIDENTIAL TRADITIONAL (RT), OFFICE (O), COMMERCIAL GENERAL (CG), COMMERCIAL DOWNTOWN (CD), AND PUBLIC/SEMI-PUBLIC (P/SP) DISTRICTS; PROVIDING FOR THE CITY'S CENTRAL BUSINESS DISTRICT (CBD), IN ACCORDANCE WITH THE PROVISIONS OF SECTION 166.041 OF THE FLORIDA STATUTES; PROVIDING FOR CONDITIONS; PROVIDING FOR DEVELOPMENT REGULATIONS; PROVIDING FOR CONFLICTS; SEVERABILITY AND AN FINDINGS AND INTENT; CONFLICTS; SEVERABILITY AND AN EFFECTIVE DATE.

On June 23, 2026, at 6:30 p.m., the Planning Board, convening as the Local Planning Agency, will hold a public hearing at City Commission Chambers, 38020 Meridian Avenue, Dade City, Florida, to consider the below-mentioned items.

On June 23, 2026, at 6:30 p.m., the City Commission will hold the first public hearing and transmittal hearing at City Commission Chambers, 38020 Meridian Avenue, Dade City, Florida, to consider the changes called for in the below-mentioned items.

Project Name: City of Dade City Central Business District

Agent/Applicant: City of Dade City

General Location: The subject area is approximately 81.88 acres for the comprehensive plan amendment and approximately 93.69 acres for the zoning amendment, generally located within the CRACKER TRAIL and CR 22 boundaries in Dade City, Florida. The complete ordinances and details can be obtained from the City Community and Economic Development Department office.

Information concerning these matters is available for examination through the Dade City Community and Economic Development office, 38020 Meridian Avenue, Dade City, FL 33525, 352-518-2430 Monday through Friday, excluding legal holidays, between 8 a.m. to 5 p.m. Please contact (352) 521-4260 to request an appointment to view the documents, as it is written comments concerning the public hearing, or to discuss any questions or concerns regarding the proposed FLUM and zoning petition. All parties affected and adjacent to the land and objects to the application shall be heard at the public hearing in accordance with the requirements of the Dade City Land Development Regulations, shall be qualified as such for the purposes of examining witnesses, receiving testimony, and rendering findings. Persons wishing to speak at the meeting as a individual meeting may be required to provide information, please visit https://dadecityfl.civicweb.net/Portal/civicweb.net/Portal/

Should any interested party seek to appeal any decision made by the City Commission with respect to any matter considered at such meeting, they will need a record of the proceedings and may need to ensure such a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based pursuant to Section 286.0105, Florida Statutes.

If you are a person with a disability who requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk's Office at (352) 521-4260 at least 48 hours prior to the public hearing.

May 20, 2026 DCBB

8427-19

AGENDA MEMO
City Commission

To: Honorable Mayor and Members of the City Commission

From: Marieke vanErven, City Manager

Through: Peter Altman, Finance Officer

Re: Ordinance 2026-15

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AMENDING CHAPTER 74-38, COLLECTION FEES - CLASSIFICATION OF THE CODE OF ORDINANCES FOR THE CITY OF DADE CITY; AMENDING THE FEE SCHEDULE FOR THE COLLECTION OF SOLID WASTE, RECYCLABLES, AND LANDSCAPE WASTE (YARD OR GARDEN TRASH); PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Date: June 23, 2026

RECOMMENDED ACTION

Adopt Ordinance 2026-15 on First Reading.

BACKGROUND SUMMARY/ANALYSIS

The new contract with Waste Pro has increased the cost to the City for residential waste hauling services. The rate to the city is $18.95 on every residential single-family residence, also on certain residential duplexes and apartments where dumpster service is not provided.

The contract with Waste Pro also includes annual increases at the consumer price index (CPI). These programed increases were also in effect in the previous contract. The City occurs additional costs in administering and invoicing the services. With our responsibility in billing and collections there is the need for an administrative charge to compensate for collection losses that are normal and unavoidable. Rather than anticipating inflationary increases quantified by the CPI we are recommending the monthly rate of $20 which will provide coverage for the first year of the contract. to avoid future major cost adjustments, we will bring the rate increases back for commission approval annually.

ATTACHMENTS

2026 Sanitation Collection Fee Ordinance
Business Impact Statement for Ordinance 2026-15
430 Sanitation History

FUNDING

This item provides for needed revenue to maintain a balance in the Sanitation Fund.

BY THE CITY COMMISSION

ORDINANCE NO. 2026-15

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AMENDING CHAPTER 74-38, COLLECTION FEES - CLASSIFICATION OF THE CODE OF ORDINANCES FOR THE CITY OF DADE CITY; AMENDING THE FEE SCHEDULE FOR THE COLLECTION OF SOLID WASTE, RECYCLABLES, AND LANDSCAPE WASTE (YARD OR GARDEN TRASH); PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Dade City provides for the collection of garbage, trash, recyclables, and landscape waste (yard or garden trash) under Chapter 74, Article II, of the City of Dade City's Code of Ordinances; and

WHEREAS, the City performs these services through a franchise agreement, as amended from time to time, with a contract hauler; and

WHEREAS, the City's rates under the contract are amended from time to time; and

WHEREAS, the City's charges each residential development, whether single-family, duplex, triplex, apartment, townhouse, condominiums, or other multi-family residential unit or establishments at a monthly rate set forth in Section 74-38(1)(a), which is currently $15.26 per month; and

WHEREAS, the City charges an initial deposit for the initiation of new solid waste collection services to new users in Section 74-38(1)(f), which is currently $20.00; and

WHEREAS, the current rates pursuant to Ordinance 2025-01 are not sufficient to cover the direct charges to the City under the City's new contract with the hauler which includes an annual increase have increased; and

WHEREAS, the City Commission finds that it is necessary to amend the rates and initial deposit charged to customers to reflect the increased costs to the City in its contract with the hauler; and

WHEREAS, the City Commission further finds that said adjustments are in the best interests of the City and serve a valid public purpose to pay the actual costs of collection and disposal of waste and to continue the same standards of service.

Note: Underlined words constitute new text of the City of Dade City Code of Ordinances, asterisks (***) indicate an omission from the original text, which is intended to remain unchanged, and ~~strikethroughs~~ constitute deletions from the Code of Ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AS FOLLOWS:

SECTION 1. Legislative Findings and Intent. The recitals set forth above are hereby adopted as the legislative findings of the City Commission of the City of Dade City.

SECTION 2. Amending City of Dade City Code of Ordinances, Chapter 74, Solid Waste, Article II, Section 74-38. Section 74-38(1)(a) is amended as follows:

Section 74-38. Collection fees; classification.

All residents, occupants or owners of developed residential property and all businesses, industries, institutions or government units within the corporate limits of the city shall be required to have accumulations of garbage, trash, recyclables, and landscape waste (yard or garden trash) removed and disposed of by the city, or a specific hauler under contract to the city. For such service or for the availability of such services these entities shall pay the city, or contract hauler as the case may be, the fees set forth as follows:

(1) All residential developments, except those with active accounts for mechanical dumpster service, shall pay the rates and charges for service as follows:

> a. Single-family, duplexes, triplexes, apartments, townhouses, condominiums, other multifamily residential units, rooming houses, bed and breakfast establishments shall pay $~~15.26~~ 20.00 per month per individual living or dwelling unit for twice weekly collection of garbage and yard trash, and one weekly collection of recyclable materials. The fee set forth in this subsection shall be subject to revisions in accordance with any contractual adjustments in fees as agreed upon by the city and its contract hauler.

***

SECTION 3. Implementation of Administrative Actions. The City Manager is hereby authorized and directed to take such actions as deemed necessary and appropriate in order to implement the provisions of this Ordinance.

SECTION 4. Codification. The provisions of this Ordinance and revisions to the City of Dade City Code of Ordinances, as set forth above, shall be codified. The sections, divisions, and provisions of this Ordinance and the Code of Ordinances may be renumbered or re-lettered as deemed appropriate by the codifier.

SECTION 5. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, in consultation with the City Attorney and

City Clerk, may be corrected with the endorsement of the City Manager, or designee, without the need for a public hearing.

SECTION 6. Conflicts. All ordinances or part thereof in conflict with this Ordinance are hereby repealed; provided, however, that any code or ordinance that provides for an alternative process to effectuate the general purpose of this Ordinance shall not be deemed a conflicting code or ordinance.

SECTION 7. Savings Clause. All prior actions of the City pertaining to the City of Dade City Code of Ordinances and relating to technical codes are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 8. Severability. Should any word, phrase, sentence, subsection, or section be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then that word, phrase, sentence, subsection, or section so held shall be severed from this Ordinance and all other words, phrases, sentences, subsection, or sections shall remain in full force and effect.

SECTION 9. Effective Date. This Ordinance shall take effect and be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED this day of _____, _____ 2026.

First Reading: _____

Second Reading: _____

_____

Scott Black, MAYOR

ATTEST:

_____

Angelia Guy, CITY CLERK

Approved as to form: _____

Patrick Brackins, CITY ATTORNEY

Business Impact Estimate

Proposed ordinance's title/reference:

CITY COMMISSION OF THE CITY OF DADE CITY
ORDINANCE NO. 2026-15

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AMENDING CHAPTER 74-38, COLLECTION FEES - CLASSIFICATION OF THE CODE OF ORDINANCES FOR THE CITY OF DADE CITY; AMENDING THE FEE SCHEDULE FOR THE COLLECTION OF SOLID WASTE, RECYCLABLES, AND LANDSCAPE WASTE (YARD OR GARDEN TRASH); PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the city is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the city is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

X The proposed ordinance is required for compliance with Federal or State law or regulation;

☐ The proposed ordinance relates to the issuance or refinancing of debt;

☒ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☐ The proposed ordinance is enacted to implement the following:

a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;

[1] See Section 166.041(4)(c), Florida Statutes.

b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the city hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of public purpose, such as serving the public health, safety, morals and welfare):

To serve the Residents with the Collection of Solid Waste, the City must raise its Fees to a level that can provide for payment to the Franchisee whose price cost for Hauling and Disposal has risen beyond the levels charged by the City.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the city, if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur: **A $56.88 increase per year for a limited number of businesses that use residential services.**
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible: **No new fees are proposed. Only updates to reflect increased costs from waste hauler to the City. Rates include reasonable costs incurred by the City in the Collection and Customer services required.**
(c) An estimate of the city's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: **Costs are real operational costs and not of a regulatory nature**.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **This is primarily a cost adjustment for residential customers. Some businesses (less than fifty) such as bed and breakfast establishments, rooming houses or other home-based businesses will incur inflationary related increases in their trash pick-up fees. Most commercial enterprises are directly billed by the Hauler and will not be affected or impacted by the adoption of this Ordinance.**

4. Additional information the governing body deems useful (if any):

None

									Unaudited		Budgeted
	2015	2016	2117	2018	2019	2020	2021	2022	2023	2024	FYE 2025
Revenue											
Monthly Rate			$10.25	$10.25	$10.91	$10.91	$10.91	$13.71	$13.71	$13.71	
Charges	249,758	248,368	258,126	257,750	259,394	261,474	243,423	355,607	419,812	491,870	525,000
Franchise	20,218	14,633	20,006	14,468	20,684	21,000	30,963	46,993	48,110	46,970	50,000
	269,976	263,001	278,132	272,218	280,078	282,474	274,386	402,600	467,922	538,840	575,000
Expenses											
Contracted	207,834	213,104	215,763	221,150	217,200	225,884	268,335	316,386	428,933	564,015	580,000
Landfill related	5,620	1,332	12,396							55,286	
Other costs	248	874	492		4,833	229	300	12,779	15,920	350	6,850
Total Expenses	213,702	215,310	228,651	221,150	222,033	226,113	268,635	329,165	444,853	619,651	586,850
Operating Income	56,274	47,691	49,481	51,068	58,045	56,361	5,751	73,435	23,069	(80,811)	(11,850)
Transfers out	(20,000)	(330,000)	(30,000)	(47,568)	(31,950)	(32,900)	(33,900)	(35,000)	(50,000)	(53,000)	(56,180)
Net Position	36,274	(282,309)	19,481	3,500	26,095	23,461	(28,149)	38,435	(26,931)	(133,811)	(68,030)
Due to other Funds	(299,668)										
Fund Balance	#REF!	509,908	529,390	532,891	558,985	582,448	554,300	592,736	565,805	431,994	
Gross Profit Residential	41,924	35,264	42,363	36,600	42,194	35,590	(24,912)	39,221	(9,121)	(72,145)	(55,000)
City Monthly Rate	10.91	10.91	10.91	10.91	10.91	10.91	10.91	13.71	13.71	13.71	
Muli-family + Townhomes	8.91	8.91	8.91	8.91	8.91	8.91	8.91	13.71	13.71	13.71	

2002 = $10.00, 2003 -2012 = $10.50, 2012 =$ City notified of new rate from Waste Connections of $14.51 14.51

Per Month Direct Loss Per Residence at Current Monthly Rate $ (0.80)

Proposed City Residential Monthly Rate - Direct Cost $ 14.51

Proposed City Residential Monthly Collections and Customer Service Charge 0.75

Proposed New Monthly Rate per Residence 15.26

3,385 units to provide 1/12 of $32,000 rounded down to .75

AGENDA MEMO
City Commission

To: Honorable Mayor and Members of the City Commission

From: Marieke vanErven, City Manager

Through: Catherine Ralston, Community & Economic Development Director

Re: Resolution 2026- 07 - Adoption of Design Standards and Guidelines for the Downtown Central Business District

Date: June 23, 2026

RECOMMENDED ACTION

Approve Resolution 2026-07 for the adoption of Design Guidelines for new construction in the Downtown Central Business District.

BACKGROUND SUMMARY/ANALYSIS

As part of the comprehensive rezoning update process for the downtown area, staff is proposing the adoption of Design Standards and Guidelines. The Design Standards and Guidelines establish clear design principles and best practices for architecture, site planning, and landscaping. They are intended to guide developers and designers in both new construction and renovation projects.

These standards promote development that reflects the character and heritage of Dade City while contributing to a cohesive, high-quality downtown environment. The goal is to ensure that new projects are context-sensitive, reinforce the urban fabric, and are recognizable as part of Downtown Dade City.

The Planning Board held a public hearing at the June 3, 2026, meeting and voted 6-0 to recommend approval of the proposed Design Guidelines for new construction in the Central Business District.

The Historic Preservation Advisory Board held a public hearing at the June 8, 2026, meeting and voted 7-0 to recommend approval of the proposed Design Guidelines, including those in relation to the Historic Structures.

Overview of the Design Guidelines

The Standards define highly encouraged elements of building and site design, while the Guidelines provide flexible recommendations that allow for creativity and innovation. Together, they balance predictability with design freedom, encouraging thoughtful, high-quality outcomes.

The document is organized by building type, allowing users to easily locate relevant criteria. It should be used in conjunction with the Design Guidelines for Historic Structures included in this section. All guidance is grounded in Downtown's existing context, development patterns, and architectural legacy.

The proposed document provides design recommendations for Commercial and Mixed-Use projects, multi-family development, Attached and Detached Single-family, Historic structures, Site improvements, and Signage.
The city has not previously adopted design guidelines and as interest in new redevelopment projects in the downtown increases, the need for such a document becomes more pressing. The goal is to ensure that new structures fit the context of our historic downtown while creating a development that will meet the needs of current and future residents.

ATTACHMENTS

Downtown Design Guidelines (1)

Resolution 2026-07

FUNDING

No funding is needed for this item.

BY THE CITY COMMISSION
RESOLUTION NO. 2026-07

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, ESTABLISHING DOWNTOWN DESIGN GUIDELINES FOR THE CENTRAL BUSINESS DISTRICT; PROVIDING FINDINGS AND INTENT; PROVIDING FOR IMPLEMENTATION BY CITY STAFF; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of Dade City recognizes the importance of preserving and enhancing the unique historic character, architectural identity, walkability, and economic vitality of the downtown area; and

WHEREAS, the City desires to promote high-quality development, redevelopment, rehabilitation, signage, landscaping, streetscape improvements, and site design within the central business district in a manner that respects the community's historic context and vision for the future; and

WHEREAS, the City Commission finds that consistent and predictable design standards can improve property values, encourage private investment, strengthen tourism and economic development opportunities, and enhance the overall appearance and function of the central business district; and

WHEREAS, the City has prepared Downtown Design Guidelines to provide property owners, developers, business owners, architects, planners, and City staff with guidance regarding appropriate design elements and development patterns within the central business district; and

WHEREAS, the City has prepared Downtown Design Guidelines to provide property owners, developers, business owners, architects, planners, and City staff with guidance regarding appropriate design elements and development patterns within the central business district; and

WHEREAS, the City Commission finds that adoption of the Downtown Design Guidelines serves a valid public purpose and is in the best interests of the health, safety, welfare, and economic prosperity of the citizens of the City.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AS FOLLOWS:

SSECTION 1. Legislative Findings and Intent The findings set forth above are adopted as legislative findings and intent of the City Commission.

SECTION 2. Adoption of Downtown Design Guidelines The City Commission hereby adopts the "Downtown Design Guidelines," attached hereto as **Exhibit A** and incorporated herein by reference**.**

SECTION 3. Purpose and Applicability. The Downtown Design Guidelines shall serve as the City's official policy guidance for development, redevelopment, façade improvements, signage, landscaping, streetscape improvements, site planning, and architectural design within the designated downtown district.

The Guidelines may be used by:

- City staff during development review;
- Advisory boards and committees;
- Property owners and applicants seeking permits or approvals; and
- The City Commission in evaluating projects and public investments within downtown.

SECTION 4. Implementation. The City Manager, Community and Economic Development Director, Planning Department, and other appropriate City staff are authorized and directed to implement the Downtown Design Guidelines and incorporate them into applicable review procedures, application materials, and planning processes.

SECTION 5. Severability. If any section, sentence, clause, or phrase of this Resolution is held invalid or unconstitutional by any court of competent jurisdiction, then all remaining provisions and portions of this Resolution shall remain in full force and effect.

SECTION 7. Conflicts. All resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 8. Scrivener's Errors. The administrative correction of typographical and/or scrivener's errors in this Resolution which do not affect the intent may be authorized by the City Manager or her designee, without the need of consideration by the City Commission, by filing a corrected copy of the same with the City Clerk.

SECTION 9. Effective Date. This Resolution shall take effect immediately upon its passage.

ADOPTED at a regular meeting of the City Commission of Dade City this _____ day of June, 2026.

_____
Scott Black, MAYOR

ATTEST:

_____
Angelia Guy, CITY CLERK

Approved as to form:

_____
Patrick Brackins, CITY ATTORNEY

Exhibit A

Downtown Design Guidelines For the Central Business District

CITY OF DADE CITY

"Proud Heritage, Promising Future"

2026 Plan

Downtown Design Standards and Guidelines

Design Guidelines	
1. Introduction	3
2. Commercial and Mixed Use	5
3. Multi-family	19
4. Attached and Detached Single-family	30
5. Historic Structures	40
6. Site Improvements – Furnishings, Lighting and Landscape	49
7. Signage	58

DESIGN STANDARDS AND GUIDELINES

1. Introduction

The Design Standards and Guidelines establish clear design principles and best practices for architecture, site planning, and landscaping. They are intended to guide developers and designers in both new construction and renovation projects.

These standards promote development that reflects the character and heritage of Dade City while contributing to a cohesive, high-quality downtown environment. The goal is to ensure that new projects are context-sensitive, reinforce the urban fabric, and are recognizable as part of Downtown Dade City.

The Standards define highly encouraged elements of building and site design, while the Guidelines provide flexible recommendations that allow for creativity and innovation. Together, they balance predictability with design freedom, encouraging thoughtful, high-quality outcomes.

The document is organized by building type, allowing users to easily locate relevant criteria. It should be used in conjunction with the Design Guidelines for Historic Structures included in this section. All guidance is grounded in Downtown's existing context, development patterns, and architectural legacy.

These Standards and Guidelines will be applied during the review of proposed downtown projects. Applications that clearly meet the outlined criteria may be eligible for an expedited review process.

1.1 Basis for the Standards and Guidelines

Dade City's history is evident in the buildings that make up the fabric of its Downtown Core, particularly along Seventh Street and Meridian Avenue. Founded in the late 19th century and named after Francis L. Dade, the city emerged as a strategic hub for agriculture and trade in central Florida. Its original purpose was closely tied to serving as a commercial and civic center for the surrounding rural communities, providing a place where farmers could bring citrus, cattle, and timber products to market. The arrival of the railroad further accelerated growth, positioning Dade City as a key stop along regional transportation routes and fostering the development of hotels, mercantile establishments, and public institutions.

As the county seat of Pasco County, Dade City quickly established itself as the governmental and cultural heart of the region. Historic landmarks such as the Pasco County Courthouse reflect the city's early civic ambitions and architectural character, while nearby churches, schools, and residences illustrate a community rooted in tradition

and continuity. Throughout the 20th century, Dade City maintained its small-town charm even as modernization occurred, with its downtown streets continuing to serve as gathering places for commerce, events, and daily life.

Today, the historic core stands as a testament to the city's founding purpose, supporting local enterprise, fostering community connection, and anchoring regional identity. Preservation efforts and reinvestment in downtown ensure that Dade City's legacy remains visible and relevant, blending its agricultural heritage and civic pride with new opportunities for economic development and cultural vitality.

2. Downtown Mixed-Use Buildings Standards and Guidelines

Dade City's Downtown has historically been the center of the community, its most public and active place. New commercial and mixed-use buildings should contribute to this existing "Main Street" character of the Downtown. They should enhance the pedestrian oriented nature of Downtown, defining the street as a public place, with active storefronts, windows and doors at the ground level, Architecture should include the kind of well-crafted architectural details that are common in Dade City, and convey that architectural heritage in terms of material, color, proportion, window type and overall composition.

All new commercial buildings and building additions should follow the guidelines below to ensure their design fits into the commercial context of Downtown, and adds interest and variety to its mix. The Design Standards and Guidelines for commercial buildings are divided into multiple components related to building design, with objectives identified in the left hand column and standards identified in the central column and guidelines identified in the right column. The pictures are provided to illustrate the concepts being presented. All projects are required to comply with identified objectives and standards and are strongly encouraged to follow the established guidelines.

2.1 Building Mass and Increment	
Siting and Orientation – Buildings shall be sited to reinforce the public Street network of Downtown, aligning with primary street frontages and public pathway spaces.	**Standards:** Main facades with entrance doors and windows shall front upon the primary street. Buildings shall not orient to parking lots at the expense of street and pathway frontages. Downtown buildings shall be "four-sides" buildings, and maintain quality architectural articulation and finishes around all visible sides of the buildings, not just the front. All building walls that face streets shall incorporate active facades, with windows, doors and other architectural elements giving interest to the building. **Guidelines:** All building walls that face sidewalks or pathways should incorporate active facades, with windows, doors and other architectural elements giving interest to the building wall along the sidewalk.
Overall Building Massing – Building scale shall be compatible with the existing fine-grained, pedestrian friendly, small-	**Standards:** Commercial buildings shall be simple in form and massing, with a primary building mass accentuated by a few important features, such as a major entrance and a top treatment (i.e. a roof, cornice or parapet).

storefront fabric of the Downtown Core.	**Guidelines:** Ancillary elements shall be used to add interest to simple facades (such as building volumes, cantilevered balconies, window bays and decorative detailing).

Horizontal Mass – The building mass and/or façade composition shall vary in modules that reinforce the traditional storefront character of Downtown.	**Guidelines:** Vertical Architectural Feature: Apply a column, pier, or pilaster between facades with a three (3) inch minimum protrusion and a fifteen (15) inch minimum width. The maximum horizontal protrusion of pilasters into the public right-of-way should be six (6) inches. Apply a vertical slot or recess between facades with a six (6) inch minimum recess depth and a fifteen (15) inch minimum width.  Vertical pilasters may be used to subdivide façade. Building Wall: While the majority of the building is required to be built to the property line, portions of the building may recede from the public right-of-way. The building wall may be varied along the front setback line at key locations, i.e. recessing the storefront entrance, or creating a niche for a residential entrance. From one façade to the next, combine a change in depth or horizontal plane with a change in material and character. Changes in façade material or color should be associated with a change in place or separated by a pilaster.



Set back a portion of the building wall, here at major building entrance.

Towers or Building Volumes

Vertical columns and changes in height are encouraged to break up long facades, and add interest to low building volumes.

Good sense should be exhibited in the design and placement of special architectural features. Larger towers, gables, and turrets should be reserved for use at significant locations, such as major street corners, at a terminus of a pedestrian way, and at major entrances. Smaller elements should be used to denote regular entrances or room volumes.



Change in building height at corner.

Change in Storefront Façade:

Ground-floor facades should be designed to give individual identity to each retail establishment. Each shop should have a distinct façade with a unique character.

At adjacent storefronts, the change in establishments should be clearly evident through a change in storefront façade, i.e. different base material, window type, and/or

	door type. This is particularly important for storefronts located in the same building.  *Storefronts should have individual facades.*

Vertical Mass – In order to continue the varied street wall of the Downtown Core, new buildings shall change in height between buildings along the street frontage.	**Standards:** Vertical subdivision shall be used to vary the street wall and to reduce the appearance of building height and bulk. Methods of subdivision are listed in the Guidelines. **Guidelines:** Methods to accomplish vertical subdivision include the following: Design the ground floor of the building to read as a base for the rest of the structure; i.e. use arcades, loggias, and colonnades to wrap the building at its base. Use secondary cornices at the top of storefronts, to differentiate the ground floor level from upper stories of the building. Use individual roofs at storefronts to differentiae from upper stores of the building. Smaller roofs should match the principal building in terms of style, detailing and materials, and be an integral part of the building's compositions. Use upper story stepbacks or partial indentations for upper story features such as balconies, outdoor decks, and/or aesthetic setbacks. Use a change in material or treatment combined with a change in depth or plane. Apply moldings or cornices to accentuate the horizontal layers of a building.
Corner Buildings – Buildings located on corners shall anchor street intersections.	**Standards:** A modest articulation of the building mass shall be provided at corner sites. Methods of articulation are listed in the Guidelines. **Guidelines:** Corner treatments should include at least one of the following: A rounded or angled facet on the corner, maximum eight feet wide on the diagonal. A pilaster on the corner Location of the building entrance at the corner

	An embedded corner tower (formed with architectural trim and ornament, not with volume protrusion.)  A rounded window bay at the corner.  Location of a corner entrance.
Special Sites and Prominent intersections – Special architectural treatment shall denote corner buildings at important sites and intersections.	**Standards:** Where buildings are located at major or "gateway" intersections, front important community spaces or anchor unique corners where sites create acute or obtuse angles, a prominent architectural corner treatment of the building mass is required. Treatment methods are listed in the Guidelines. **Guidelines:** Corner treatments at important sites or intersections may include the following: Creation of a prominent entry at the corner. A special architectural "Turning" of the corner with a major façade change. Creation of a corner towner with a landmark roof form. Special attention at building facades, including fenestration over at least 25% of the façade's surface.

	 Creation of a prominent entry feature at a corner.
Main Entrances - To contribute to the public and pedestrian realm, building entrances shall be prominent and easy to identify.	**Standards:** The main entrance of a building shall be located at the primary street façade of the building, and shall be architecturally treated in a manner consistent with the building style. At mixed-use buildings, entrances to residential, office or other upper story uses shall be clearly distinguishable in form and location from retail entrances. **Guidelines** Entrances should incorporate one or more of the following treatments: Marked by a taller mass above, such as a modest tower, or within a volume that protrudes from the rest of the building surface. Accented by special architectural elements, such as columns, overhanging roofs, awnings, and ornamental light fixtures. Indicated by a recessed entry bay in the façade. Recommended treatments include special paving materials such as ceramic tile; ornamental celing treatments, such as coffereing; decorative light fixtures, and attractive decorative door pulls and other hardware. Sheltered by a projecting awning or canopy, designed as a canvas or fabric awning, or as a permanent architectural canopy utilizing materials from the primary building. Punctuated by a change in roofline or a major break in the surface of the subject wall.

	Provide shelter from weather and shade through use of awnings or sheltered bays. Entrances to upper-story uses should incorporate one or more of the following treatments: Located in the center of the façade between storefronts, as aprt of a symmetrical composition. Accented by architectural elements such as clerestory windows, sidelights, and ornamental light fixtures. Indicated by a recessed entrance, vestibule or lobby. Doorways should be recessed for privacy, but should be clearly expressed through awnings, high quality materials, or other architectural treatments.
Secondary Entrances Side or rear building entries shall be visible and easy to find, but visually secondary to main entrances.	**Standards:** Secondary entries, such as side or rear building entries, shall not be more architecturally prominent or larder than the front entry. The design of the side or rear building entries, shall not be more architecturally prominent or larger than the front entry. Secondary entries shall be enhanced with detailing, trim, and finish consistent with the character of the building. **Guidelines:** Roll-up security doors should be detailed to conceal door housings and tracks, and provide an attractive and finished appearance for all exposed components.

2.2 – Architectural Style	
The intent of the discussion of style that follows is to provide a design framework for new structures, to ensure that projects draw from the best of Dade City's building traditions and do their part to contribute to the aesthetic harmony of Downtown.	
Building Base – All buildings shall create a base treatment that assists in visually establishing a human scale for pedestrian users and passers-by, and aesthetically "joins"	**Standards:** Buildings shall incorporate a clearly defined building base, created by one of the treatments noted in the Guidelines. The base treatment shall extend around all visible sides of the building. **Guidelines:**

the building to the ground.	Base Treatment may occur at two different scales – At a scale of the pedestrian, a base should be created at some point between nine inches and six feet in height. At the scape of the building, the ground floor should read as a base that "joins" the building to the ground. A base treatment does not need to be the same on all sides of a building. The building base may be created by any of the following treatments: A small projection of the wall surface, which may be accompanied by a change of material and/or color; A thicker or heavier design treatment, such as a darker color and/or stronger material, for the entire ground floor than for the portions of the building above, A horizontal architectural feature at or below the first story mark, such as a series of openings, or a secondary cornice separating the first two floors; A ground level arcade with columns, either recessed into the buildings volume or attached to the exterior, may be used. Column spacing should be regular and related to the structural bay of the building. Lower and upper stories should be separated by horizontal detailing such as an awning or belt course.
Building Materials - New construction shall take cues from regional and local traditions. Authentic materials and methods of construction should be used.	**Standards:** Simulated finished shall not be used. **Guidelines:** The combination of materials on a building façade should be appropriate to its style and design. If the building mass and pattern of windows and doors is complex, simple wall surfaces are recommended. If the building volume and the pattern of wall openings are simple, additional wall texture and articulation should be employed. Materials used as primary cladding should be limited in number. Primary materials should be chosen to be consistent with building style and types. Materials to be used as the primary cladding on buildings include: Brick – Red brick is recommended. Fuyll size brick veneer is preferable to thin brick tile. Brick veneers should be mortared to give the appearance of structural brick and use wrap-around corer and bullnose pieces. Wood – Horizontal sidings such as clapboard and tongue-in-groove, vertical siding such as board and batten, and other horizontal sidings such as smaller wood shingles and

	shakes may be suitable. Trim elements should be used. Wood panels may be inlaid as an accent material. Stone – Stone, cast stone or other earthen materials. Stucco should be minimized on commercial buildings. <u>Accent Materials</u> are recommended to add interest and variety at a more intimate scale such as individual storefronts, along architectural elements, on potions of buildings or walls. Materials recommended include brick, wood, stone, ceramic tile, or metal.
Façade Elements Surface features and façade elements shall relate t the buildings architectural style. Placement shall be based on the building's overall proportions and bay spacing, in order to create a pattern of elements across the façade.	**<u>Standards:</u>** Horizontal ornament such as awnings or belt courses, should be carried across adjacent facades to unify various building masses and convey the sense of a consistent building wall. **<u>Guidelines:</u>** Covered outdoor spaces, awning and arcades are encouraged to protect pedestrians from summer heat and rain. These should be located above the display windows and below the storefront cornice or sign panel. For a sequence of storefronts, a line of discrete awnings for each storefront or building bay should be used, rather than one continuous run-on awning. Ornamental sconce outdoor lighting can be used to accent entries or pilasters. Alcoves, balconies and porches are encouraged at upper stories to provide outdoor spaces for upper story tenants. Window boxes, or other wall-mounted elements below storefront windows can be used to add interest at a pedestrian scale.
Windows – Windows shall be designed to be in keeping with the historic character of Downtown.	**<u>Standards:</u>** Buildings shall include vertically proportioned façade 9openings with windows that have a greater height than width. Where glazed horizontal openings are used, they shall be divided with multiple groups of vertical windows. Storefront windows shall encompass a minimum of sixty percent of the storefront façade. For buildings with multiple storefront facades, the review authority may authorize a reduction in storefront windows on the secondary frontage(s) were the design is found to be compatible with the character of Downtown.

	Windows on the upper floors shall be smaller in size than storefront windows on the first floor, and shall encompass a smaller proportion of façade surface area. Aluminum sliding windows should be designed to have substantial framing members at a minimum width of two inches. Bare aluminum trim shall not be used. Deeply tinted glass or applied films are not permitted on the ground floor. Reflective glazing shall not be used. Upper story windows shall be detailed with architectural elements, such as projecting lug sills molded surrounds and/or lintels. **Guidelines:** Windows should maintain consistency in shape and in location across the façade, and be coordinated with facades of adjacent buildings. Commercial clerestory and transom windows are recommended to provide a continuous horizontal band or row of windows across the upper portion of the storefront. Decorative treatments on windows or balconies are recommended if consistent with building style. Shaped frames and sills, detailed with architectural elements such as projecting sills, molded surrounds should be used to enhance opening and add additional relief. Window frames should not be flush with walls. Large expanses of glass should not be used, except at storefront windows. Clear glass is recommended. Non-reflective films, coatings, low emissivity glass, and external and internal shade devices should be used for heat and glare control.
Doors Doors are the one part of the building façade	**Standards:** Doors at storefronts shall include windows that permit views into the establishment.

that patrons will inevitably see and touch – they shall be well-detailed to convey the quality of the Downtown.	**Guidelines:** Doors at storefronts are recommended to have large windows to permit views into the establishment. The should match the materials, design and character of the display window framing. Detailing such as carved woodwork, stonework, or applied ornament should be used to create noticeable detail for pedestrians and drivers. Doorways leading to upper story uses should be distinguishable from those leading to retail establishments.
Roof Types Roofs shall match the principal building in terms of style, detailing and materials. They shall contribute expressive and interesting forms that add to the overall character of the Downtown.	**Standards:** Flat or shallow pitched roods shall be used at buildings fronting Seventh Street, and shall be designed with one or more of the treatments stated in the Guidelines. New Mansard roofs are prohibited. **Guidelines:** Deeply sloping roof forms should be limited to prominent or special buildings. Flat or shallow pitched roofs should be ornamented with shaped parapets using one of the methods below: The primary cornice should be decorated with parapets, finials, or molding. A parapet cap should be used to terminate the top of the parapet wall. Surface mounted cornices, shading elements or trellises should be used to strengthen a parapet wall design. Small roods may be used at storefronts.
Roof Equipment and Screening All building equipment located on roofs shall be screened from view, to establish a level of "clean" design throughout the Downtown.	**Standards:** Roof mounted equipment shall be completely screened by architectural enclosures that are derived from the building's architectural expression. Screening of on-site mechanical equipment shall be integrated as part of a project's site and building design and shall incorporate architectural styles, colors and other elements from the roof and façade composition to carefully integrate screening features. **Guidelines:** Roof-mounted equipment may be located behind parapets or recessed into roof hips or gables, or enclosed within roof volumes.

	Materials, architectural styles, colors, and/or other elements from the façade composition shall be used to integrate the screening into the building's architecture.

2.3 - Color	
Colors throughout the Downtown should be light in color and tone, in keeping with the character of Downtown Dade City. Colors that reflect the City's relationship with the countryside, the tones of the surrounding landscape and the natural hues of the surrounding east Pasco environment are encouraged. Care should be taken that drab earth and overly neutral tones not be used. The paint color for any new building or the modification of the paint color of any existing building shall be reviewed by the City for compliance with the guidelines.	**Standards:** Colors should be compatible with other buildings in the district. Colors of adjacent buildings should be taken into consideration, especially where new structures are adjacent to historic buildings. **Guidelines:** Primary building colors should be restrained and neutral in hue. These may include light earth tones that are in keeping with Dade City's agricultural heritage. Secondary color should complement the primary building color, and may be a lighter shade than the body color, or use more saturated hues. Secondary color can be used to give additional emphasis to architectural features such as building bases or wainscots, columns, cornices and bands; or used as trim on doorframes, storefront elements, windows and window frames, railings, shutters, fences and similar features. Accent colors may be more saturated in color or brighter in toe, and used to highlight special features such as doors, shutters, ornament or storefront elements.

3 – Multifamily Residential – Stacked Flats

Residential development within Downtown should support a more compact, walkable pattern than found elsewhere in the City, offering a lifestyle oriented around proximity to the Downtown Core. New buildings should balance increased density with design that maintains a comfortable residential scale, drawing from the forms and proportions of traditional single-family homes and adapting them to accommodate multiple units.

All residential buildings should contribute to a cohesive and attractive neighborhood character. Designs should incorporate recognizable residential elements such as clearly defined entries, porches, bay windows, and articulated rooflines with overhangs. Balconies and shared or private outdoor spaces should also be integrated to support recreation and enhance livability.

For the purposes of these Design Standards and Guidelines, “multifamily” includes apartments and all other stacked residential unit types.

All residential buildings and additions should adhere to the guidelines below to ensure compatibility with the surrounding residential fabric of Downtown. The Design Standards and Guidelines for multifamily development are organized into components related to building design, with objectives outlined in the left column, standards in the center column, and guidelines in the right column. Illustrative images are provided to support and clarify the concepts presented.

3.1 Building Mass and Increment	
Siting and Orientation – Buildings shall be sited to reinforce the public Street network of Downtown, aligning with primary street frontages and public pathway spaces.	**Standards:** Buildings shall be sited to align with street frontages to reinforce continuous public streets and public pathway spaces. The backs of buildings shall not face public streets. Backing lot walls shall not face public streets Parking is not permitted between the public street and adjacent residential buildings. **Guidelines:** Active facades with windows and doors should face all streets, sidewalks and pathways. Frontages should be of a substantial scale and character and include architectural elements giving interest to the building wall along the sidewalk.

	New buildings should maintain a relatively uniform setback with neighboring buildings; however, variation along the front setback should be provided through use of front porches, entrance porticos, stairs and other architectural features that are allowed to encroach upon the required setback.
Overall Building Massing – The massing of larger residential buildings shall be broken down to convey a sense of "home" and give individuality to each unit that lies within it.	**Standards:** Multifamily buildings shall avoid a monotonous or over scaled massing Building massing shall be subdivided into portions or segments compatible with the adjacent residential scale. **Guidelines:** Building segments should be legible as individual residences or small groups of units, and called out using the following: Separate Building Volumes or Façade Protrusions, Window Bays or Balconies, Porches and Entrance Vestibules, Individual Roof Volumes and other roof articulations such as dormers.
Horizontal Mass – Horizontal mass shall be broken down to create architectural interest and provide visual separation between units or modules of units.	**Standards:** Facades of long buildings shall be architecturally subdivided into shorter segments every twenty-fine (25) to fifty (50) feet maximum, using the methods noted in the Guidelines. Each vertical module of units shall incorporate architectural features that help individually distinguish them, such as wall breaks, projections, distinct color schemes and individual roof treatments. **Guidelines:** Building facades should incorporate the following methods to architecturally distinguish modules of housing units: 1. Vertical Architectural features – apply a vertical slot or recess between façade segments with a six (6) inch minimum recess depth and a fifteen (15) inch minimum width. Apply a vertical pilaster between façade with a three (3) inch minimum protrusion and a fifteen (15) inch minimum width. The maximum horizontal protrusion of pilasters into the public right-of-way should be six (6) inches. Project a part of the building above the main building volume as a tower that holds several stacked rooms. 2. Building Wall – Vary the setback of portions of the building wall along the main façade, using elements such as bays or building volumes to create change. Change the color or material of segments across the façade. Material

	changes should always be accompanied by a change in plane, or separated by framing or other means. 3. Individualized Rood Forms – Use individual roof pitches to break up the form. For example, a single building could express individual units through a series of smaller gabled dormers. Subdivide flat roofs into recognizable segments with shifts in height and design along decorative shaped parapets or cornice treatments at street facades.
Vertical Mass – Step backs and other architectural techniques shall be used to reduce the appearance of building height and bulk..	**Standards:** Vertical subdivision shall be used to vary the street wall and to reduce the appearance of building height and bulk. Methods of subdivision are listed in the Guidelines/ **Guidelines:** The following methods are recommended to break down the bulk and mass of multi-story buildings. 1. Accentuating the ground floor of the building by making it thicker or visually stronger than upper stories. 2. Use of entry porticos and front porches, or other articulation at the ground level. 3. Use of upper story setbacks or partial indentations for upper story features such as balconies, outdoor decks, and/or aesthetic setbacks. 4. Applications of decorative moldings or cornices to accentuate the horizontal layers of a building.
Corner Buildings – Residential buildings located on corner parcels shall acknowledge both street frontages, with façade articulation on each.	**Standards:** A modest articulation of the building mass shall be provided at corner sites. Methods of articulation are listed in the Guidelines. **Guidelines:** A building base that extends beyond the building face toward both street facades.

	An “embedded” corner tower (formed with architectural trim and ornament, not with volume protrusion). A building protrusion or bay that wraps the corner.  A building bay that “wraps” the corner.
Main Entrances - Entrances shall convey a clear residential character, one that is welcoming to the building’s tenants.	**Standards:** Primary entrances to multi-unit buildings shall front onto the primary street. Individual units adjacent to public streets shall locate their primary entrance to face the street. Main entrances shall be prominent and easy to identify. Design cues shall be used to help create a transition from the public street to the private residence. **Guidelines:** Where entrances indicate entry to more than one unit, they should be grander and more prominent than individual unit entrances, of a scale appropriate to the number of units that they access. At courtyard buildings, the primary entrance should be oversized and provide a view to the courtyard beyond, indicating that several residences exist beyond it. Each entrance should have a clear and easy-to-find entry sequence leading from the sidewalk to the front door. Design uces should be used to help create a transition from the public street to the private residence, including: Raised stoops, open porches, and/or entrance vestiblues that correspond to the vertical modules of attached building units, A change in grade from the public roadway to the

	residence, to protect the privacy of residential units, Low hedges, fences and/or entry gates that separate private front yards from the public sidewalk, Ornamental lighting of porches, walks, yards, and driveways to define and highlight entrances, and special landscape materials to define front yard spaces and/or accent the entry sequence.
Accessory Buildings and Additions Accessory structures including garages, storage facilities and other ancillary buildings, are considered as an integral part of the overall development..	**Standards:** Accessory structures include any structures subordinate to the primary building. Their design shall be consistent with the prevailing architectural style of the primary structure.. **Guidelines:** Accessory structures should incorporate the following design components: 1. The existing siding should be carried onto the addition or building. 2. The windows should be of the same style as the main house, including opening mechanisms and trim. 3. The existing roofline and roof type should be carried onto additions. Shed-roof additions should not be used, unless integral to the style of the house. For detached structures, the roof style should be the same as that of the main building. 4. Overall proportion should be maintained, for example if a building is vertically or horizontally oriented.
Parking Podiums Podiums shall be considered part of the building base, with wall textures, colors, and dimensional modules that are coordinated with the residential architecture. Detailing and design elements shall be used to break up a windowless or monotonous façade.	**Standards:** No building shall have more than one garage or podium entrance per street front. These entrances should not exceed twenty (20) feet in width. Elements such as recessed entries, trellises over garage entries, and vertical design detailing on the doors should be used to minimize the apparent width of the entrance. **Guidelines:** Whenever possible, garage and podium entrances should be located along the sides of building, rather than along the primary frontage, to minimize visual impact to the street. When located on the primary frontage, garage entrances must be recessed behind the front wall of the building. Wherever partially submerged podium parking is feasible, driveways should slope downwards from the street before entering the garage, making garage entrances less visible to passersby. Vehicle entrances to parking podiums should be treated with architectural articulation and landscape materials, to

	“mark” a frequently used common entrance for residents and guests.

3.2 – Architectural Style

The intent of the discussion of style that follows is to provide a design framework for new structures, to ensure that projects draw from the best of Dade City’s building traditions and do their part to contribute to the aesthetic harmony of Downtown.

Residential architecture in historic downtown Dade City reflects a blend of late 19th- and early 20th-century styles, shaped by Florida’s climate, available materials, and the city’s development during the railroad and citrus boom eras. While individual homes vary, several common architectural styles define the area’s character: Florida Vernacular, Queen Anne, Craftsman, and Colonial Revival.

Frame Vernacular (Florida Vernacular)
This is the most prevalent residential style in Dade City. These homes are typically wood-framed and designed with simplicity and climate responsiveness in mind. Key features include front porches (often full-width), raised foundations for airflow, metal or shingle roofs with generous overhangs, and a generally modest, functional appearance. Ornamentation is minimal, but the proportions and porch detailing contribute to their charm.

Queen Anne (Simplified)
Some homes reflect elements of the Queen Anne style, though often in a more restrained form than seen in larger cities. These houses may include asymmetrical facades, decorative wood trim, bay windows, varied rooflines, and occasional turret-like forms. In Dade City, these details are typically simplified but still add visual richness and individuality.

Craftsman / Bungalow
Popular in the early 20th century, Craftsman-style homes are common throughout downtown neighborhoods. These one- to one-and-a-half-story houses feature low-pitched gable roofs, wide eaves with exposed rafters, tapered porch columns, and prominent front porches. Materials often include wood siding, brick piers, and natural finishes, emphasizing handcrafted detail and horizontal lines.

Colonial Revival
This style appears in more formal homes and is characterized by symmetry and classical detailing. Features often include centered front doors, evenly spaced windows, shutters, and simple columned porches. Roofs are typically side-gabled or hipped, and the overall appearance is more orderly and refined compared to vernacular forms.

Building Base – All buildings shall create a base treatment that	**Standards:** Buildings shall incorporate a clearly defined building base, created by one of the treatments noted in the Guidelines.

assists in visually establishing a human scale for pedestrian users and passers-by, and aesthetically "joins" the building to the ground.	The base treatment shall extend around all visible sides of the building. **Guidelines:** A building base may be create by ay of the following treatments: 1. A visibly thicker and continuous base portion of the wall along the ground, where the wall above the base sets back, and openings within the base are seen to be more deeply recessed. 2. A material and/or color change of the base wall relative to the building wall above. The base material should generally be heavier with a lighter quality at stories above. 3. A horizontal architectural feature at or below the first story mark, such as a porch roofline, a cornice line, or a protruding horizontal band. 4. A horizontal notch or recess above the first or second story.
Building Materials - New construction shall take cues from regional and local traditions. Authentic materials and methods of construction should be used.	**Standards:** High-quality stone veneer products may be used at residential buildings. The combination or materials on a building façade shall be appropriate to its style and design. **Guidelines:** If the building mass and pattern of windows and doors is complex, simple wall surfaces are recommended. If the building volume and the pattern of wall openings are simple, additional wall texture and articulation should be employed. Materials used as primary cladding should be limited in number. Primary materials should be chosen to be consistent with building style and types. Materials to be used as the primary cladding on buildings include: Brick – Red brick is recommended. Full size brick veneer is preferable to thin brick tile. Brick veneers should be mortared to give the appearance of structural brick and use wrap-around corer and bullnose pieces. Wood – Horizontal sidings such as clapboard and tongue-in-groove, vertical siding such as board and batten, and other horizontal sidings such as smaller wood shingles and shakes may be suitable. Trim elements should be used. Wood panels may be inlaid as an accent material.

	Stucco - Stucco, cement plaster are acceptable finishes. Attention should be paid to detail and trim elements for a high quality installation. <u>Accent Materials</u> are recommended to add interest and variety at a more intimate scale such as individual storefronts, along architectural elements, on potions of buildings or walls. Materials recommended include brick, wood, stone, ceramic tile, or metal.
Façade Elements Surface features and façade elements shall relate t the buildings architectural style. Placement shall be based on the building's overall proportions and bay spacing, in order to create a pattern of elements across the façade.	**<u>Standards:</u>** Horizontal ornament such as awnings or belt courses, should be carried across adjacent facades to unify various building masses and convey the sense of a consistent building wall. **<u>Guidelines:</u>** Both order and variety in window and door opening composition are recommended. Unifying elements should be maintained across facades, such as a common window header line or sill line, and/or aligned vertical centerlines of windows and doors. Special architectural features should be used to create articulated, interesting facades. These include features such as recessed windows with authentic muntins, architectural trim with substantial depth and detail, bay windows, window boxes, dormers, entry porches, etc. Secondary building volumes, including building bays, balconies, porches or other ancillary masses, should be used to give articulation to individual or small groups of units within the larger building mass. Balconies, porches or other indoor-outdoor elements are recommended to provide private space within multi-family structures. Balconies should be adequately separated to ensure the privacy of the units. Partial walls dividing units on a continuous balcony should not be used.
Windows – Windows shall be designed to be in keeping with the historic character of Downtown.	**<u>Standards:</u>** Buildings shall include vertically proportioned façade openings with windows that have a greater height than width. Where glazed horizontal openings are used, they shall be divided with multiple groups of vertical windows. Reflective glazing shall not be used.

	Upper story windows shall be detailed with architectural elements, such as projecting lug sills molded surrounds and/or lintels. **Guidelines:** Built-up sills and trim should be use to frame openings. Unifying architectural elements should be used to carry a window pattern across a façade, such as common sill or header lines. Shaped frames and sills should be used to enhance openings and add additional relief. The should be proportional to the glass area framed, as where a larger window should have thicker framing members. Clear glass is recommended. If tinted glazing is used, light tints are recommended. To add privacy and aesthetic variety to glass, fritted glass, spandrel glass and other decorative treatments are recommended.
Doors Doors are the one part of the building façade that patrons will inevitably see and touch – they shall be well-detailed to convey the quality of the Downtown.	**Standards:** High-quality materials shall be used on doors and doorframes, such as crafted word, stainless steel, bronze, and other ornamental metals. **Guidelines:** Doorways should be scaled appropriately to the number of units they serve. At individual entrances, doorways should be scaled to the individual; additional attention to detail is appropriate. At entrances serving more than one unit, doorways and surrounds should be larger and more prominent. At entrances serving a large number of units, such as a courtyard entries, over scaled portals and double-height entrances may be appropriate.
Roof Types Roofs shall match the principal building in terms of style, detailing and materials. They shall contribute expressive and interesting forms that add to the overall character of the Downtown.	**Standards:** Roof overhangs are required. Clipped or flush eaves are prohibited. **Guidelines:** All pitched and continuous sloping roof forms are encouraged. These include gable, hip and pyramidal roofs. Overhangs should include detailing such as: Brackets and corbels or other roof supports related to the architectural style of the building.

	Flat roofs with parapet walls should be treated with one or more of the following conditions: An architecturally profiled cornice and/or expressed parapet cap should be used to terminate the top of parapet wall. Surface mounted cornices, continuous shading elements, or trellises should be used to strengthen a parapet wall design.
Roof Equipment and Screening All building equipment located on roofs shall be screened from view, to establish a level of "clean" design throughout the Downtown.	**Standards:** Roof mounted equipment shall be completely screened by architectural enclosures that are derived from the building's architectural expression. Screening of on-site mechanical equipment shall be integrated as part of a project's site and building design and shall incorporate architectural styles, colors and other elements from the roof and façade composition to carefully integrate screening features. **Guidelines:** Roof-mounted equipment may be located behind parapets or recessed into roof hips or gables, or enclosed within roof volumes. Materials, architectural styles, colors, and/or other elements from the façade composition shall be used to integrate the screening into the building's architecture.

3.3 - Color	
Colors throughout the Downtown should be light in color and tone, in keeping with the character of Downtown Dade City. Colors that reflect the City's relationship with the countryside, the tones of the surrounding landscape and the natural hues of the surrounding east Pasco environment are encouraged. Care should be taken that drab earth and overly neutral tones not be	**Standards:** Colors should be compatible with other buildings in the district. Colors of adjacent buildings should be taken into consideration, especially where new structures are adjacent to historic buildings. **Guidelines:** Primary building colors should be restrained and neutral in hue. These may include light earth tones that are in keeping with Dade City's agricultural heritage. Secondary color should complement the primary building color, and may be a lighter shade than the body color, or use more saturated hues. Secondary color can be used to give additional emphasis to architectural features such as building bases or wainscots, columns, cornices and bands; or used as trim on doorframes, storefront elements, windows and window frames, railings, shutters, fences and similar features.

used. The paint color for any new building or the modification of the paint color of any existing building shall be reviewed by the City for compliance with the guidelines.	Accent colors may be more saturated in color or brighter in toe, and used to highlight special features such as doors, shutters, ornament or storefront elements.

4 Attached and Detached Single-family Residential Buildings.

Homes in Downtown Dade City's residential neighborhoods maintain a strong historic character, each with their own special identity. These Guidelines are intended to continue the strong traditions of Downtown Dade City's residences, and to maintain the unique quality of its neighborhoods by providing guidance for treatment of new homes in an existing neighborhood context. As described in the Guidelines that follow, design of new homes should be in scale with and harmonious with existing neighborhood fabric in terms of scale, massing, consistency of architectural details, exterior colors and materials. For the purposes of these Design Standards and Guidelines Attached and Detached Single-Family buildings shall include all detached unit types and any units sharing a common wall which are not stacked.

All residential buildings and building additions should follow the guidelines below to ensure their design fits into the residential fabric of Downtown. The Design Standards and Guidelines for attached and detached single-family residential buildings are divided into multiple components related to building design, with objectives identifies in the left-hand column and standards in the center column and guidelines in the right column. The pictures are provided to illustrate the concepts being presented.

4.1 Building Mass and Increment	
Siting and Orientation – Buildings shall be sited to reinforce the public Street network of Downtown, aligning with primary street frontages and public pathway spaces.	**Standards:** Buildings shall be sited to align with street frontages to reinforce continuous public streets and public pathway spaces. The backs of buildings shall not face public streets. Backing lot walls shall not face public streets Parking is not permitted between the public street and adjacent residential buildings. **Guidelines:** Doors and windows should face upon all streets and pathways. New buildings should maintain a relatively uniform setback with neighboring buildings; however, modest variation along the front setback is encouraged where single-family residences are attached to avoid a monotonous building wall. The following methods should be used to create variation in building setback: A shift in setback from unit to unit at attached developments. Siting a portion of the building at the front setback line, Use of front porches,

	entrance porticos, stairs and other architectural features that are allowed to encroach upon the required setback.
Overall Building Massing – Massing shall reflect the typical scale of the single-family home, a simple mass with protruding volumes and bays to add interest.	**Standards:** Attached single-family buildings shall avoid a monotonous or over scaled massing **Guidelines:** Volumes that project from the primary building mass, such as window bays, entrance vestibules, and porches should be used to add variety to a simple façade. Balconies, dormers and other articulation should be incorporated into building design to articulate the structure at upper stories.
Horizontal Mass – Where single-family residences are attached, building masses shall clearly articulate each residence as a module within the façade, each with a main entrance and primary façade.	**Standards:** Facades of long buildings shall be architecturally subdivided into shorter segments every twenty-fine (25) to fifty (50) feet maximum, using the methods noted in the Guidelines. **Guidelines:** Individual facades should vary from unit to unit, while maintaining a common language, using the methods of variation listed below: 1. Setback – to create variation in building form, front setbacks may be varied up to five feet for each residential unit. 2. Building material – material changes should always be accompanied by a change in plane, and separated by framing or other means. Abrupt changes in the primary façade materials are not recommended. Consistent materials should be used on all four sides of the building. 3. Individualized Roof forms – Attached units should maintain separate, identifiable roof forms for example, units could be emphasized with their own roof forms that vary from unit to unit, or by a series of smaller gabled dormers within a single roof gable.
Vertical Mass – Where single-family residences are attached, a building's vertical mass shall be articulated at points along the buildings length, to give variety to the overall mass.	**Standards:** Vertical subdivision shall be used to vary the street wall and to reduce the appearance of building height and bulk. Methods of subdivision are listed in the Guidelines/ **Guidelines:** The following methods are recommended to break down the bulk and mass of multi-story buildings. 1. Varying the roof orientation of individual units, or using a combination of shed, gabled and hipped roods to create a varied roofline.

	2. Use of upper story setbacks or partial indentations for upper story features such as balconies, outdoor decks, and/or aesthetic setbacks. 3. Use of vertical elements such as towers or building volumes to create emphasis and break up the uniformity of several attached units.
Corner Buildings – Residential units that are part of a larger building mass shall have special treatment at end and corner locations.	**Standards:** A modest articulation of the building mass shall be provided at corner sites. Methods of articulation are listed in the Guidelines. **Guidelines:** Treatments to "Complete" a building at end and corner units include: 1. Building base elements that extend beyond the primary building mass, such as an extended base or ground floor unit. 2. Individual building volumes, such as protrusion, porch or bay that "wraps" the corner. 3. An "embedded corner tower. 4. For duet or couplet units on corners, the main entries of each unit should face opposite streets.
Main Entrances - Entrances shall convey a clear residential character, one that is welcoming to the building's tenants.	**Standards:** Design cues shall be used to help create a transition from the public street to the private residence. **Guidelines:** Each unit should have an individual entrance, fronting on the public street. Attached single-family units may have common entrances to shared outdoor spaces, such as front porches or entrance porticos. In shallow lot situations, attached residences may have individual entrances fronting onto a linear outdoor hardscape courtyard or green courtyard space that provides access to the street. In such instances: 1. A courtyard gateway treatment or other common entrance indication for the entry space should create a common architectural gateway for the project. 2. The front street façade of the building should maintain a strong presence that is highly detailed and dominated by window or façade openings. Each entrance should have articulation indicated by a clear entry sequence, leading from the sidewalk to the front door, using entry elements including:

	1. Raised stoops, open porches or entrance vestibules. These should face the street at varied intervals, which correspond to the vertical modules of attached building units. 2. A change in grade from the public roadway to the residence, to protect the privacy of residential units. 3. Low hedges, fences, and/or entry gates to define the edge between the public street and private property. Chain link fences are not permitted. 4. Ornamental lighting of porches, walks, yards, and driveways to define and highlight entrances. 5. Special landscape materials to define front yard spaces and/or accent the entry sequence.
Garages The prominence of garages shall be reduced by locating them as far as is feasible from public streets, preferably along alleys on the rear half of a lot.	**Standards:** The prominence of garages shall be reduced by locating them as far as feasible from public streets, preferably along alleys on the rear half of a lot. Where garages must face a public street, the garage shall be located as far back from the edge of the public right-of-way as possible, and shall maintain a five (5) foot minimum setback from the rear and side property lines. Where garages must be located on the front façade, they must be recessed a minimum of six (6) feet from the front façade of the building. **Guidelines:** For residential buildings, single-car garage doors are strongly recommended to avoid a car-dominant appearance to the street or alley. Where double car widths are used, doors should not exceed sixteen feet in width. Elements such as trellises and vertical design detailing on the doors should be used to minimize the apparent width of the entrance. Garage or studio doors at live-work facades should be compatible with a residential character. They should be treated with windows, surface panels, and other forms of architectural detailing to reduce their impact and scale. Large featureless doors should be avoided. Glazed multi-panel doors are recommended to create a residential scale.
Accessory Buildings and Additions Accessory structures including garages, storage facilities and	**Standards:** Accessory structures include any structures subordinate to the primary building. Their design shall be consistent with the prevailing architectural style of the primary structure.. **Guidelines:**

other ancillary buildings, are considered as an integral part of the overall development..	Accessory structures should incorporate the following design components: 1. The existing siding should be carried onto the addition or building. 2. The windows should be of the same style as the main house, including opening mechanisms and trim. 3. The existing roofline and roof type should be carried onto additions. Shed-roof additions should not be used, unless integral to the style of the house. For detached structures, the roof style should be the same as that of the main building. 4. Overall proportion should be maintained, for example if a building is vertically or horizontally oriented.
Driveways and Alleys Driveways and alleys shall be considered a part of the overall neighborhood landscape, treated with plantings and special materials where possible.	**Standards:** Driveways may be shared. Driveways shall provide a planting strip between the wheel ways in the areas between the street and front building setback line. **Guidelines:** Exterior driveway surfaces should be paved with non-slip attractive surfaces such as interlocking unit pavers, or scored and colored concrete. Shared driveway and alleys should maintain a high level of quality and safety, and incorporate the following recommendations: 1. To maximize open space, garages and carports should face onto the alley and be located no further from the alley than is required for adequate vehicle access. 2. Alleys are required to be well lit. Lighting elements may be freestanding or attached to buildings, and will be required to be lit during evening hours. 3. Alleys should be planted with trees. 4. At alleys, garage aprons and individual entryways should be differentiated from the alley by special paving or other treatments.

4.2 – Architectural Style

The intent of the discussion of style that follows is to provide a design framework for new structures, to ensure that projects draw from the best of Dade City's building traditions and do their part to contribute to the aesthetic harmony of Downtown.

Residential architecture in historic downtown Dade City reflects a blend of late 19th- and early 20th-century styles, shaped by Florida's climate, available materials, and the city's development during the railroad and citrus boom eras. While individual homes vary, several common architectural styles define the area's character: Florida Vernacular, Queen Anne, Craftsman, and Colonial Revival.

Frame Vernacular (Florida Vernacular)
This is the most prevalent residential style in Dade City. These homes are typically wood-framed and designed with simplicity and climate responsiveness in mind. Key features include front porches (often full-width), raised foundations for airflow, metal or shingle roofs with generous overhangs, and a generally modest, functional appearance. Ornamentation is minimal, but the proportions and porch detailing contribute to their charm.

Queen Anne (Simplified)
Some homes reflect elements of the Queen Anne style, though often in a more restrained form than seen in larger cities. These houses may include asymmetrical facades, decorative wood trim, bay windows, varied rooflines, and occasional turret-like forms. In Dade City, these details are typically simplified but still add visual richness and individuality.

Craftsman / Bungalow
Popular in the early 20th century, Craftsman-style homes are common throughout downtown neighborhoods. These one- to one-and-a-half-story houses feature low-pitched gable roofs, wide eaves with exposed rafters, tapered porch columns, and prominent front porches. Materials often include wood siding, brick piers, and natural finishes, emphasizing handcrafted detail and horizontal lines.

Colonial Revival
This style appears in more formal homes and is characterized by symmetry and classical detailing. Features often include centered front doors, evenly spaced windows, shutters, and simple columned porches. Roofs are typically side-gabled or hipped, and the overall appearance is more orderly and refined compared to vernacular forms.

Building Base – All buildings shall create a base treatment that assists in visually establishing a human scale for pedestrian users and passers-by, and aesthetically "joins" the building to the ground.	**Standards:** Buildings shall incorporate a clearly defined building base, created by one of the treatments noted in the Guidelines. The base treatment shall extend around all visible sides of the building. **Guidelines:** A building base may be create by ay of the following treatments: 1. A visibly thicker and continuous base portion of the wall along the ground, where the wall above the base sets

	back, and openings within the base are seen to be more deeply recessed. 2. A material and/or color change of the base wall relative to the building wall above. The base material should generally be heavier with a lighter quality at stories above. 3. A horizontal architectural feature at or below the first story mark, such as a porch roofline, a cornice line, or a protruding horizontal band. 4. A horizontal notch or recess above the first or second story.
Building Materials - New construction shall take cues from regional and local traditions. Authentic materials and methods of construction should be used.	**Standards:** High-quality stone veneer products may be used at residential buildings. The combination or materials on a building façade shall be appropriate to its style and design. **Guidelines:** If the building mass and pattern of windows and doors is complex, simple wall surfaces are recommended. If the building volume and the pattern of wall openings are simple, additional wall texture and articulation should be employed. Materials used as primary cladding should be limited in number. Primary materials should be chosen to be consistent with building style and types. Materials to be used as the primary cladding on buildings include: Brick – Red brick is recommended. Full size brick veneer is preferable to thin brick tile. Brick veneers should be mortared to give the appearance of structural brick and use wrap-around corer and bullnose pieces. Wood – Horizontal sidings such as clapboard and tongue-in-groove, vertical siding such as board and batten, and other horizontal sidings such as smaller wood shingles and shakes may be suitable. Trim elements should be used. Wood panels may be inlaid as an accent material. Stucco - Stucco, cement plaster are acceptable finishes. Attention should be paid to detail and trim elements for a high quality installation. Accent Materials are recommended to add interest and variety at a more intimate scale such as individual storefronts, along architectural elements, on potions of

	buildings or walls. Materials recommended include brick, wood, stone, ceramic tile, or metal.
Façade Elements Surface features and façade elements shall relate t the buildings architectural style. Placement shall be based on the building's overall proportions and bay spacing, in order to create a pattern of elements across the façade.	**Standards:** Horizontal ornament such as awnings or belt courses, should be carried across adjacent facades to unify various building masses and convey the sense of a consistent building wall. **Guidelines:** Both order and variety in window and door opening composition are recommended. Unifying elements should be maintained across facades, such as a common window header line or sill line, and/or aligned vertical centerlines of windows and doors. Special architectural features should be used to create articulated, interesting facades. These include features such as recessed windows with authentic muntins, architectural trim with substantial depth and detail, bay windows, window boxes, dormers, entry porches, etc. Secondary building volumes, including building bays, balconies, porches or other ancillary masses, should be used to give articulation to individual or small groups of units within the larger building mass. Balconies, porches or other indoor-outdoor elements are recommended to provide private space within multi-family structures. Balconies should be adequately separated to ensure the privacy of the units. Partial walls dividing units on a continuous balcony should not be used.
Windows – Windows shall be designed to be in keeping with the historic character of Downtown.	**Standards:** Buildings shall include vertically proportioned façade openings with windows that have a greater height than width. Where glazed horizontal openings are used, they shall be divided with multiple groups of vertical windows. Reflective glazing shall not be used. Upper story windows shall be detailed with architectural elements, such as projecting lug sills molded surrounds and/or lintels. **Guidelines:** Built-up sills and trim should be use to frame openings.

	Unifying architectural elements should be used to carry a window pattern across a façade, such as common sill or header lines. Shaped frames and sills should be used to enhance openings and add additional relief. The should be proportional to the glass area framed, as where a larger window should have thicker framing members. Clear glass is recommended. If tinted glazing is used, light tints are recommended. To add privacy and aesthetic variety to glass, fritted glass, spandrel glass and other decorative treatments are recommended.
Doors Doors are the one part of the building façade that patrons will inevitably see and touch – they shall be well-detailed to convey the quality of the Downtown.	**Standards:** High-quality materials shall be used on doors and doorframes, such as crafted word, stainless steel, bronze, and other ornamental metals. **Guidelines:** Doorways should be scaled appropriately to the number of units they serve. At individual entrances, doorways should be scaled to the individual; additional attention to detail is appropriate. At entrances serving more than one unit, doorways and surrounds should be larger and more prominent.
Roof Types Roofs shall match the principal building in terms of style, detailing and materials. They shall contribute expressive and interesting forms that add to the overall character of the Downtown.	**Standards:** Roof overhangs are required. Clipped or flush eaves are prohibited. **Guidelines:** All pitched and continuous sloping roof forms are encouraged. These include gable, hip and pyramidal roofs. Overhangs should include detailing such as: Brackets and corbels or other roof supports related to the architectural style of the building. Flat roofs with parapet walls should be treated with one or more of the following conditions: An architecturally profiled cornice and/or expressed parapet cap should be used to terminate the top of parapet wall. Surface mounted cornices, continuous shading elements, or trellises should be used to strengthen a parapet wall design.
Roof Equipment and Screening	**Standards:**

All building equipment located on roofs shall be screened from view, to establish a level of "clean" design throughout the Downtown.	Roof mounted equipment shall be completely screened by architectural enclosures that are derived from the building's architectural expression. Screening of on-site mechanical equipment shall be integrated as part of a project's site and building design and shall incorporate architectural styles, colors and other elements from the roof and façade composition to carefully integrate screening features. **Guidelines:** Roof-mounted equipment may be located behind parapets or recessed into roof hips or gables, or enclosed within roof volumes. Materials, architectural styles, colors, and/or other elements from the façade composition shall be used to integrate the screening into the building's architecture.

4.3 – Color	
Colors throughout the Downtown should be light in color and tone, in keeping with the character of Downtown Dade City. Colors that reflect the City's relationship with the countryside, the tones of the surrounding landscape and the natural hues of the surrounding east Pasco environment are encouraged. Care should be taken that drab earth and overly neutral tones not be used. The paint color for any new building or the modification of the paint color of any existing building shall be reviewed by the City for	**Standards:** Colors should be compatible with other buildings in the district. Colors of adjacent buildings should be taken into consideration, especially where new structures are adjacent to historic buildings. **Guidelines:** Primary building colors should be restrained and neutral in hue. These may include light earth tones that are in keeping with Dade City's agricultural heritage. Secondary color should complement the primary building color, and may be a lighter shade than the body color, or use more saturated hues. Secondary color can be used to give additional emphasis to architectural features such as building bases or wainscots, columns, cornices and bands; or used as trim on doorframes, storefront elements, windows and window frames, railings, shutters, fences and similar features. Accent colors may be more saturated in color or brighter in toe, and used to highlight special features such as doors, shutters, ornament or storefront elements.

compliance with the guidelines.	

5. Design Standards and Guidelines – Downtown Historic Structures

Rehabilitation of historic buildings within Downtown Dade City should preserve the architectural character that defines the community while allowing for continued use and investment. All work should be consistent with the **National Park Service** Secretary of the Interior's Standards for Rehabilitation, interpreted through the following locally responsive principles:

1. Maintain Historic Character

Preserve the defining features of historic buildings, including original façades, roof forms, porches, window patterns, and decorative details. Alterations that remove or obscure these elements are discouraged.

2. Respect Original Building Form and Scale

Retain the original massing, proportions, and orientation of structures. Additions should not overwhelm the historic building and should maintain the pedestrian-scaled character typical of Downtown Dade City.

3. Repair Rather Than Replace

Historic materials such as wood siding, masonry, and architectural detailing should be repaired whenever feasible. Where replacement is necessary, new materials should match the original in design, dimension, and appearance.

4. Preserve Authenticity

Avoid introducing conjectural features or design elements that create a false historical appearance. New work should reflect its own time while remaining compatible with the historic structure.

5. Retain Significant Changes Over Time

Later modifications that have acquired historic significance should be preserved, particularly where they contribute to the building's evolution or character.

6. Use Compatible Materials and Techniques

Rehabilitation work should utilize materials and construction methods that are consistent with or visually compatible with the historic building fabric. Highly synthetic or incompatible finishes should be avoided on primary façades.

7. Protect Architectural Details

Distinctive elements such as columns, brackets, railings, and window trim should be retained and carefully restored. Cleaning methods should be gentle and not damage historic materials.

8. Design Compatible Additions

New additions should be clearly subordinate to the historic structure and located to the rear or minimally visible elevations where feasible. Additions should be differentiated yet compatible in scale, materials, and proportions.

9. Ensure Reversibility

New alterations should be designed so they can be removed in the future without permanent damage to the historic structure.

10. Maintain Site and Setting

The historic relationship between buildings and their site—including setbacks, landscaping, walkways, and outbuildings, should be preserved to the greatest extent possible.

5.1 Historic Storefront Elements – Historic storefront elements should remain in their intended location.

Commercial facades in the Downtown area typically share the same fundamental composition of a storefront, which acts as a base with an elements, such as an awning or belt course, above separating the base from the upper stories or the roofline.

By not extending the amount of glazing or moving the location of the door, not only is the initial design intention maintained, but the existing structural system will not be in conflict with the redesign.

5.2 Retention – Utilize as much of the existing historic architectural features, materials, and finished as possible in a renovation.

In the analysis of existing elements, continue t search for evidence of underlying historic material that could be salvaged.

If historic elements remain intact, repair and maintain them as needed.

5.3 Reconstruction – Reconstruct elements that are missing or beyond repair with historically accurate designs.

When a feature or an entire storefront is beyond repair or missing, it is appropriate to reconstruct the element with a historically accurate design.

The reconstruction must be based on the original design or be consistent with the intended style. Research should be undertaken to determine accurately the original design of the building.

Avoid using details or designs from another place, style or time period than that of the building.

5.4 Modern Features – New elements and features should be designed to be contemporary compatible with the historic buildings.

It is important that the new elements in the Downtown blend in with the old.

Modern features should not be period reproduction, but should be simple contemporary design and appropriate scale that work well with the historic fabric.

5.5 Maintenance – The property owner should plan and regularly perform maintenance to all elements of the historic building.

Proper maintenance will help to avoid irreparable damage occurring to historic features and materials.

Essential maintenance includes, but is not limited to, deterring water intrusion, repointing bricks, cleaning gutters and downspouts, and cleaning of surfaces.

The Preservation Briefs, issued by the National Park Service, include recommendations for many types of materials including brick masonry, which is prevalent in Downtown Dade City. For example, a general masonry maintenance recommendation suggests not to apply paint or waterproof sealants to masonry materials. If a sealant is necessary, it should be a breathable material to avoid trapping moisture inside the masonry. When repointing mortar joints, maintain the same type of finished joint as the original and use mortar that is as soft or softer in composition as the original mortar.

5.6 Reference – Research the appropriate reference materials before commencing on any building rehabilitation, repairs or maintenance.

To ensure that rehabilitation, repairs and maintenance are done properly and without damaging historic elements, the building owner should find a qualified professional and consult the State Historic Building Code as well as the Preservation Briefs and Preservation Tech notes, issued by the National Park Service and available on-line, for references to specific issues. This should ensure that planned or proposed actions comply with the

guidelines below as well as the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Technical Preservation Services for Historic Buildings can be found at www.nps.gov

5.7 - Building Mass and Form	
Roof Form Buildings' roof forms help define the unique architectural character of historic structures in the Downtown. Typically, historic commercial buildings were constructed with flat, rather than pitched roofs. The vertical façade extensions above the roofline, known as parapets, tend to be embellished with architectural elements such as cornices, special facing materials, or decorative details.	• Retail existing distinctive roof forms and profiles, as well as their accompanying architectural elements including cornices and decorative details. • Although some roof forms in the Downtown area do not exemplify the typical historic commercial form, the alternate rood forms represent changes in the development of the Downtown and add character to the area. These alternate profiles should be preserved as well as the traditional forms. • Remove alterations which are not consistent with the original building design nor independently significant. • Restore or replicate original cornices, brackets, ornamentation, and false fronts based only on historic documentation. • If historic reference documentation is not available, then new designs should be simple and compatible with the historic character of the building and the pattern of the Downtown.
Story Additions Additional stories should not interfere with the established height and proportions of the historic Downtown.	• Where feasible, the original height and proportions of a building's street façade should be maintained. • Where feasible, locate new additions so they are set back from the street to preserve the integrity of the historical façade. • The addition of stories should not involve the alteration of the existing street façade. • Preserve the historical significance by making a visual distinction between new and old.

5.8 – Storefront Composition	
Storefronts The storefront consists of the transparent, street level area of a commercial building façade that is framed by the building wall to the	• Storefronts typically experience a great deal of change throughout their lifetime with the transfer of tenants and the modernization of businesses. Remodeled storefronts should incorporate features desirable for a pedestrian oriented Downtown such as inviting entrances, continuous display windows, obvious

sides and above. Several elements make up a complete storefront including doors, display windows, bulkheads, transom windows, signage and awnings.	locations for signage, and sensitively scaled proportions. • Building owners need to preserve the original storefront configuration by maintaining the historic openings and retaining significant architectural elements. • Existing damaged components should be repaired rather than replaced when possible. The repair techniques should always use the gentlest means possible. • The historic storefront design should be determined. Alterations that are not consistent with the original design or that block or hide original elements should be removed. Storefront renovations and alterations must respect the historic character of the façade in terms of scale, colors, materials, and details. • Even if separate businesses function within the same building, the overall design of the façade must be consistent. Individual businesses should not break the basic lines, material, and concept of the façade. Storefronts can be demarcated from each other within the same building by subtle variations in the color or pattern of surfaces on doors, tiling, signage or entries.
Display Windows The display window is the primary portion of glazing in the storefront that connects the pedestrian outside with the business inside.	• Retain the original size, division, and shape of the display windows in order to maintain the established rhythm of the streetscape. • The glass used in the display windows should be clear. Tinted or mirrored glazing should not be used, as it disconnects the pedestrian and the street from the interior of the building. If privacy is a necessity, as with a bar, blinds or curtains can be employed without impeding on the streetscape pattern. It is inappropriate to fill in the display window openings with solid, opaque construction. • Maintain the original, historic storefront framing elements and replace the missing components where necessary with the same material and matching the original finish. The profile of the framing elements should be simple and subordinate to the overall design. • Installing new systems with a deep frame profile or with wide profile mullions should be avoided so as to maximize the glazing surface area. • Traditional, this molded metal strips or shaped wood molding with a solid interior stop behind the glass are preferable.

Transom Windows Transom windows make up the upper horizontal portion of glazing above the display window and door. Historically these windows were used to increase the amount of daylighting in the interior of the business and allow heat to escape.	• Existing transom windows should be retained and restored. • It is preferable to reveal transom windows on the interior, as well as on the exterior façade. • In some instances the interior surface of the transom windows have been obscured by dropped ceilings or layers of paint. In the case of a lowered ceiling, the plane of the ceiling could either be raised or the clopped two-to-three feet back from the window to allow light to enter the building. • If daylight is an undesirable feature for the building's interior, blinds curtains, or tilted shading devices should be employed. Do not paint the window glazing.
Bulkheads Bulkheads, also known as kickplates, are the solid wall panels located beneath the display windows within the storefront. They function to both protect the glazing and raise the display to a more easily viewed height.	• Historical bulkhead materials in Downtown Livermore include glazed tile, brick and wood cladding. It is preferable to uncover the original bulkhead material and retain the element at its established historic height. • If the historic material is not salvageable, then a compatible, smooth, durable material should be selected to clad the surface. Typically the finish material should be distinctive from the material of the rest of the wall, and the color should be coordinated with other trim elements of the façade.
Entrances Many historic commercial entrances are recessed from the outer edge of the street façade, and feature paved flooring and doors with large glass panes of vertical proportions. This establishes a more definitive sense of entry and affords an alternative view of merchandise in the display windows.	• Existing recessed entries should be retained. Recessed entries that have been altered to be historically incompatible should be restored to their original configuration. If the recessed entrance of a historic building is not compliant with current codes, such as disabled accessibility prescribed by Title 24, then the owner should refer to the State Historical Building Safety Code for alternative options. • Retain and restore original historic doors and their frames where possible. Use commercial-type glazed entrance doors for new installations. Avoid the use of solid or residential-type doors with small areas of glazing, as this does not contribute to the character of the commercial downtown. • Where historic paving is present, it should be preserved and maintained. New materials must be appropriate to the context of the Downtown and should provide a surface that is visually attractive and distinct from the public sidewalk paving. Durable paving materials such as tile, stone, or concrete are preferable for installation at a renovated entrance. Avoid the use of synthetic materials, such as outdoor carpeting.

Awnings and Canopies Awnings and canopies serve to protect pedestrians from natural elements such as rain and sun. A canopy, which is permanently suspended from the building, may be used in place of an awning if it is part of the initial architectural design.	• Awnings are frequently replaced throughout the life of a building, as they endure a great deal of wear. • New awnings should match the width of the storefront, entrance or window it is covering. • The awning shape needs to match the shape of the opening and align with any other awnings on the same building. • Canvas is the most historically appropriate material. • Avoid using awnings made of aluminum, fiber glass, or other rigid materials. • The placement of the awning must not obscure significant building details of ornaments. The most appropriate location for the awning is above the display windows and below the transom windows.

5.9 – Façade Elements	
Wall Surface Materials A variety of building materials make up the structures within the study area including brick, wood siding, and stucco. This collection of material surfaces provides a diversity of color, texture, and visual interest to Seventh Street and Meridian Avenue.	• Original or significant building materials should be retained and preserved. • Where feasible materials should be repaired rather than replaced. • In the repair of any materials, it is important to use the gentlest means possible. Refer to the National Park Service's Preservation Briefs for specific material information. • Repair or replace materials with the original or substitute materials which match the original structure in design, material, color, and other visual qualities, and in their physical properties of expansion, contraction, absorption of moistures, and weathering. • Remove historically inappropriate surfaces that have been applied, and restore the historic material beneath where possible.
Architectural Details and Ornament Much of the character and richness of the commercial Downtown comes from the incorporation of details and ornament into the design of the buildings. These elements can include cornices, brackets, or moldings.	• Existing historic details and ornament should be retained and preserved. • Remove any alterations that obscure significant detailing. • Modern details that are not consistent with the original design nor significant in their own right should be removed from the building. • Replace missing elements with reproductions based on historical fact or with simple contemporary detailing that is compatible with the overall design intent.

Window Glazing The placement of windows within the façade provides proportion, rhythm, and scale to the design.	• All historic window openings should remain unblocked. All hidden openings should be uncovered where possible. • Maintain the established upper story window patterns, opening proportions and the number of openings within the façade. • Double hung wood frame windows are the most prominent type found on the second stories of historic commercial buildings. Preserve original windows and restore windows that have been altered. • Modern aluminum frame windows are inappropriate replacements in historic buildings. Replace incompatible windows with quality wood windows that provide depth and thickness. • Storm windows or screens should be located on the window's interior so as not to alter the exterior appearance.

5.10 – Signage	
Signage Signs not only communicate the type and quality of goods and services a store provides, but they also act as a component of the streetscape that adds to the overall texture. It is important that signage reinforce and respect the historic character of the area.	• Historically appropriate signage may be well mounted, projecting from a wall, painted on a window, or placed on an awning. • The architecture typically identifies appropriate locations for signage within the organization of the façade, such as on the sign band. Position signs to fit within façade features and to emphasize existing architectural elements. • Signs should be designed to be compatible in scale, proportion and design with the façade. • Avoid sign placements that obstruct building details. Design the sign to be subordinate to the overall building. • Neon signage is inappropriate for the Downtown. The limited use of neon signs may be determined appropriate if the sign indicates "open" or "closed", or if the sign is integral to a structure's historic design.

5.11 – Lighting	
Lighting Lighting serves to accent architectural elements, highlight entrances, and promote	• Maintain or restore existing historic light fixtures when possible. • Use simple forms of a compatible design for new lighting.

a safe atmosphere at night.	• Avoid damaging or permanently obscuring historic material and ornamentation while mounting new equipment. • Lighting should be integral to the design of the building and complement the architectural style. • Fluorescent lights are inappropriate for use on historic buildings.

5.12 – Building Color	
Building Color Light and muted colors on the wall surfaces will help maintain the established texture of Downtown Dade City.	• Maintain the historic color if possible. • When the original color has be obscured, the most desirable option is to research the original color scheme. If there is no historic information available, select a building color that respects the traditions already established in the Downtown. • Paint should be applied as a solid color, without texture or mottling. • Antiqued and faux finishes are inappropriate. • Avoid bright and primary colors for backgrounds. Instead use muted paint colors, which blend with the natural surroundings. Bright colors should be used only for accent. • Leave exposed brick surfaces unpainted, revealing the natural texture and color of the brick.

6. Design Standards and Guidelines – Site Improvements, Furnishings, and Lighting

The design of sites is an integral part of any development. Aspects of site design include site improvements such as paving and materials choices; site furnishings such as benches, walls, kiosks and other architectural elements; landscape elements and plant materials, and lighting. All elements of site design should contribute to the overall character of Downtown Dade City.

All elements of site design should follow the guidelines below to ensure their design is a part of the overall fabric of Downtown. The Design Standards and Guidelines are divided into multiple components related to building design, with objectives identified in the left hand column, standards identified in the central column and Guidelines in the right column. The pictures provided are to illustrate the concepts being presented.

6.1 – Site Improvements	
Parking Lots All parking areas should dbe planted and landscaped to avoid an overall appearance of asphalt. They should be designed with convenient safe and efficient pedestrian connections to buildings entry areas, transit stops, and to other pedestrian routes.	**Standards:** Trees shall be planted in surface parking lots at a minimum of 1 tree per 4 spaces . **Guidelines:** No more than ten (10) parking spaces should be located in a row without a landscaped planter strip, with a tree, provided parallel to the parked vehicles. The planter strip should have minimum dimensions equal to one parking space. Trees in parking areas should generally have a high-branching, broad-headed form to create maximum shade. Larger trees are encouraged. Wheel stops should be used adjacent to tree wells and planter areas to protect landscaping from car overhangs Curbed planting areas should be provided at the end of each parking aisle to protect parked vehicles from turning movemenets of other vehicles. Landscaping in parking lot interiors and at entries should not obstruct driver's clear sight lines to oncoming traffic. Pedestrian systems should provide a clear route to the main building entrance and be designed to include sidewalks and walkways of a minimum 5' width, separated from vehicle areas by curbing and trees.

	The main pedestrian route from parking to building entrance should be easily recognizable and accessible for patrons, designated by special landscaping, such as a shaded promenade. Pedestrian routes should be designed to enhance and connect pedestrian and transit facilities
Paved Surfaces Pedestrian surfaces should convey a sense of detail and care, especially at special locations such as public plazas, pedestrian allées, and entrance walkways. Similarly, driveway surfaces at key points such as entrance drives or other road surfaces that may be traversed by pedestrians, should be ornamented with special paving to contribute to the public realm.	**Standards:** **Guidelines:** Pedestrian areas and crossings should be clearly demarcated, and may be emphasized by any of the following: Special paving, a recognizable scoring pattern, "Bands" of pavers along the crosswalk edge, inset decorative elements. Recommended materials for pedestrian surfaces are listed below: Stone, Brick pavers, concrete unit pavers, poured in place concrete with any of the following treatments: integral pigment color, decorative aggregate, closed mold decorative scoring or stamped pattern, or ornamental insets such as tile. An integral color pigment or dust-on hardener pigment is recommended. Any of the pedestrian surface materials mentioned above are recommended for driveway paving. For large areas, plain or pigmented asphalt and concrete are also acceptable.

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6.2 – Walls and Fences	
Frontage Fences and Walls Front yard fences and walls serve to mediate between the public	**Standards:** Overall height of frontage fences and walls (within front or side yard setbacks or separating parking from pedestrian areas) shall not exceed three (3) feet in height.

street and the private development that lies beyond. They allow views into the yard and minimize the overall visual impact of the fence, while ensuring a sense of safety and privacy for the development.	For residential projects, no fences or walls over three feet in height shall be permitted between the primary structure and primary street frontage. For residential projects on corner lots, fences and walls on the secondary frontage are permitted up to six feet in height, provided they are set back five feet from the pedestrian walkway and do not exceed 50 percent of the lot frontage. The area between the fence and the pedestrian walkway must be improved with landscaping and an irrigation system. Such fences shall be located on the rear 50 percent of the lot and adequate corner sight distance must be provided. **Guidelines:** Front yard fences are recommended to maintain an open character. For visual interest, a combination of thick and thin structural elements is recommended, with thicker elements for supports and/or panel divisions. Fence posts and/or support columns may be built up with additional trim, caps, finials, and/or moldings for this purpose. Frontage walls may occur as garden walls, planter walls, seat walls or low retaining walls. Wall openings, arterial change, or design elements should be used to break up long expanses of uninterrupted fences and walls. Wall expanses should be broken at a minimum of every 20 feet. Support piers, pilaster or posts can be emphasized at regular intervals. Walls should generally have a cap and base treatment. A distinctive cap of different width, material or texture should occur within the top eight inches. Entrances and pedestrian “gateways” should be announced by pilasters, trellises, special landscaping, public art or other special features.
Screening Fences and Walls Screening devices are intended to enclose private spaces, shielding private activities and objects from public view. At the same time, screening devices must	**Standards:** Overall height of screening fences and walls shall not exceed six feet in height. Screening fences and walls are prohibited between commercial buildings and the street along primary and secondary street frontages. Screening fences and walls are permitted on internal side and rear property lines. **Guidelines:**

give attention to the impression they make upon the public realm, and not create “fortress” like design..	The length of screening fences and walls adjacent to public rights-of-way should be minimized to the maximum extent feasible. Screening fences located to the sides and rear or properties may be simple and relatively unornamented. However, they should be visually compatible with adjacent ornamental fence designs and adjacent building architecture. Related colors, a cap or top articulation, and related post spacing should be used at screening fences to enhance compatibility. Adjacent to residential properties, screening fences should maintain a character and scape appropriate to residential neighborhoods; more detailed fencing types and additional ornamentation are recommended. Design elements should be used to break up long expanses of uninterrupted walls, both horizontally and vertically. Walls over three fee in height should include design elements such as textured concrete block, interlocking “diamond” blocks, formed concrete with reveals, or similar materials. Landscape materials should also be used to provide surface relief. Mechanical equipment, trash and recycling bins, and meters should be provided with architectural enclosures or fencing, sized in unobtrusive locations, and screened by landscaping. Colors and finishes or mechanical enclosures and equipment should be coordinated with colors and finishes of streetlights, fencing and other painted metal surfaces to be used on site, or with the associated building’s material and color scheme.
Piers Piers serve as architectural elements that can add interest to and break up long expanses of wall or fence.	**<u>Guidelines:</u>** Piers are recommended to have a base, shaft and cap composition. Larger piers may be specially designed for gateway or other special locations, and these may incorporate ornamental plaques or signs identifying the building or business; public art such as panels or sculptural elements; and/or light fixtures. Piers may be topped by ornamental finials, light fixtures, or roof caps. Recommended dimensions for masonry piers are approximately eighteen inches per side or diameter, and the maximum spacing between piers should dbe twenty

	feet. Metal posts should be a minimum of four inches per side or diameter.
Materials and Colors All fences and walls should be built with attractive, curable materials that are compatible with the residential character of Dade City.	**Standards:** Chain link fencing and corrugated metal fencing shall not be permitted for commercial or mixed use projects. It may be used for single family homes if to does not exceed four (4) feet in height. **Guidelines:** Appropriate fence materials include wood, concrete formed wood, wrought, cast, or aluminum iron, vinyl fences. Appropriate wall materials include precast concrete, textured concrete block, or formed concrete with reveals, stucco, stone and brick. Piers and posts should be constructed of the same or a compatible material as the principal building. Support post or pier materials may differ from fence materials. Bollards are recommended to be cast iron, cast aluminum and precast concrete. An anti-graffiti protective coating is recommended for precast concrete.

6.3 – Site Furnishings and Equipment	
Site Furnishings and Equipment Public gathering places and other publicly accessible areas should be detailed with site furnishings and equipment to encourage public activity.	**Standards:** Seating, freestanding planters, ornamental trash and recycling receptacles, drinking fountains, bollards, information kiosks, transit shelters and bicycle racks are required in areas designated by City Standard Details. **Guidelines:** The design, materials and colrs of manufactured furnishings within private open spaces should be coordinated with the principal building(s) and/or other site and streetscape furnishings. Design and selection of furnishings should attempt to reinforce visual relationships to create a “family of objects” within the immediate project vicinity. Components should be made of durable high quality materials such as painted fabricated steel. Painted cast iron, painted cast aluminum, and integrally colored precast concrete. Recycled materials may be used so long as the

	finish or look of the material is consistent with or similar to the finished prescribed above.

6.4 – Open Space, Landscape and Plant Materials	
Open Space Open Space areas should be designed to accompany a multitude of public activities, allowing for recreation and play within green spaces while providing alternative gathering areas in the form of plazas or courts. It will also ensure access for people of all abilities to and through open spaces.	**Standards:** Open space is required to be a part of an overall open space network, accessible and visible to the public. It must connect to adjacent public streets and sidewalks via interior walkways, and must line up with and connect to adjacent open spaces. It should be designed to be visible from the street, using views into the sire, tree-lined walkways, or a sequence of design elements to draw people into the space. A minimum of seventy-five percent of the open space must be usable surface area, constructed of any combination of surface materials such as grass, unit pavers, or decomposed granite. Open space areas may not include setback areas, sidewalks, or other required right-of-ways. Required elements for open space areas include shade, night lighting and seating areas. **Guidelines:** Open Spaces should be defined by buildings, low walls, fences, or linear buffer landscaping on a minimum of two sides. Open space should not be bordered by surface parking areas on more than one side. Recommended elements include focal points such as fountains, interpretive displays, murals, or artwork, ornamental detailing such as ornamental gates, trellises, etc. These should be used in combination with the required elements to create a sequence for pedestrians along this system. For residential areas, open space areas should contain both landscaped areas for hardscape areas as follows: • Common landscaped green and/or garden space should comprise a larger proportion of the common

	outdoor area, and be centrally located to serve all related buildings or units. • Common hardscape space should comprise a smaller proportion of the common outdoor areas, and may include common roof deck space. Hardscape space should be connected directly to landscaped areas by stairs, walks, and/or ramps where necessary.

6.5 – Lighting	
Design Lighting in the public right-of-way and on private development should be compatible, and work together to create a cohesive aesthetic for the Downtown.	**Standards:** Lighting design within public rights-of-way and public plazas shall be consistent with Specific Plan and City Standard Details. Pedestrian-oriented areas, including walkways and paths, plazas, parking lots, and parking structures shall be illuminated to provide clear views both to and within the site. **Guidelines:** All on-site and building mounted lighting design should be compatible with building design, and with the character of the Downtown. Unnecessary glare should be avoided. Commercial buildings and landscaping can be illuminated indirectly by concealing light fixtures within buildings and landscaping to highlight attractive features and avoid intrusion into neighboring properties.
Materials and Color The color and finish of lighting materials should be compatible with the character of the Downtown, and with the building architecture.	**Guidelines:** The color and finish of lighting metalwork should match that of other site furnishings, and/or of the building's metalwork or trim work.
Luminaire Types Luminaires should be selected to provide lighting that is of a quality and intensity appropriate to the Downtown.	**Guidelines** New fixtures should us a reflector and/or a refractor system for efficient distribution of light and reduction of glare. New fixtures should not cause glare or reflect into upper stories or buildings. House side shields and internal

	reflector caps should be used to block light from illuminating residential windows. Cut-off shields are recommended, to prevent lights from being emitted above the horizontal relative to the light source. Small decorative “glow” elements are permitted to emit light above the horizontal. Alternatively or in addition, fixtures should use a refractive prismatic diffuser globe to direct light downward and focused in a pattern as desired.
Poles and Mounting Height Lighting should be oriented toward the pedestrian, installed at a human scale. They should work to create a pleasant and safe atmosphere in all outdoor areas.	**Guidelines** For building-mounted lights, mounting height shall be a maximum of eighteen feet, measured from the finished grade. For Pole-mounted lighting at pedestrian plazas, walkways, and entry areas, a pedestrian height fixture of twelve to fifteen feet in height from grade to light source is required. At major intersections or entry points, a mounting height of up to eighteen feet may be acceptable. Bollar mounted lighting and stair lighting is also recommended for low-level illumination of walkways and landscaped areas. Bollard illumination should be shielded or kept at a sufficiently low level t prevent glare impacts for passing motorists.

7. Signage - Design Guidelines

7.1 - Sign Type and Design

Sign design should be appropriate to the establishment, conveying a sense of what “type” of business is being advertised.

7.1.1 Permanent Signs: All permanent signs shall be subject to staff level Design Review, and shall relate to the goods and services sold or provided on-site. Signage shall be limited to lettering, shapes, and corporate logos necessary to convey the business name, and shall not include shapes or depictions of items for sale or services rendered, or other shapes or non-corporate logos that are not necessary to the conveyance of business name.

7.1.2 Interior Signs: Signs that are mounted within the interior tenant space of a building, directed toward customers within such tenant space, and not directed toward outside pedestrian and vehicular traffic, shall not be considered permanent signage provided the following standards are met: Interior signs that are mounted in a location visible through a window or doorway facing the street, sidewalk, or other pedestrian/vehicular pathway shall be separated from such window or doorway by an accessible path of no less than four (4) feet in width or depth. Interior signs may also be located on walls perpendicular to such window or doorway if setback a minimum of four (4) feet. Interior signs shall not block primary views into the storefront.

7.1.3 The combination of signs on any individual tenant frontage should be limited to ensure signs are integrated with each other and with the building architecture.

7.1.4 The number of signs should be limited to avoid a chaotic storefront and streetscape appearance

7.1.5 Signage can help to create architectural variety from storefront to storefront. At multi-tenant buildings, signage should be used in combination with individual storefront design and façade increments to create interest and variety.

7.1.6 Signage designed to be visible from the perspective of the motorist should be incorporated into the buildings architecture, and not be designed as unrelated elements attached to the building. Architectural elements such as building bays or protrusions, corner towers and oversized entrances are appropriate locations for large-scale signage.

7.2 Design

7.2.1 Sign design should be appropriate to the business establishment served, building architecture, and Plan Area in which it is located.

7.2.2 Wall Signs – Where individual letters are used, letters should be three dimensional, created by raised letter forms mounted to the building façade or sign panel, or by incised openings cut-out from the sign panel. Painted letters may be used on exterior signage if the letters are routed or raised. Painted wall signs shall present a neat and aligned appearance. The services of a professional sign painter are strongly recommended.

7.2.3 Projecting Signs – Structural supports for projecting signs should be designed so that their visual appearance is minimized, and/or coordinated with the overall architecture and color scheme of the storefront. They should not appear to be "tacked on" without regard for the alignments, proportions, colors, and forms of their adjacent buildings and signs. Sign fonts should be selected to provide both visual clarity and artistic expression.

7.2.4 Awning and Canopy-Mounted Signs –

- Awnings - Lettering and graphics on awnings may occur on the sloped front or fascia of the awning. If a projecting sign is not proposed or previously approved, lettering and graphics may occur on the side fascia of the awning.
- Canopies - Individual three-dimensional letters are recommended. Individual letters or sign panels may be mounted within the vertical fascia of the canopy or attached to the canopy above the fascia (provided they do not extend above any part of a roof or parapet of a building).
- Under Awning Signs – Signs made of high quality materials may be utilized.

7.2.5 Window Signs –

• Painted or adhesive window signs are only permitted on the interior of the window, and should present a neat and aligned appearance. The services of a sign professional are strongly recommended.

• Window signs should not obscure visibility into the storefront. Opaque signs that limit visibility into the storefront are strongly discouraged.

• For signs identifying hours of operation, menus, newspaper reviews and other customer information, it is recommended that these be framed, board-mounted or plastic laminated for a finished appearance.

7.2.6 Monument and A-Frame Signs –

• All monument and A-frame signs should be designed to relate to the architecture of the building or development they serve.

• Exterior materials, finishes, and colors should be the same or similar to those of the building or structures on site. High quality, durable materials should be used as

these elements will receive a higher degree of contact with the public than most building components.

7.2.7 Traffic Control Signs –

• At traffic control sign panels (e.g. no parking, speed limit, etc.), ornamental frames, trim, bracketing, materials, colors, and/or custom typeface are recommended. Plain galvanized finishes should not be used at sign poles.

7.2.8 Temporary Signs –

• Temporary signs that contribute to the liveliness of the streetscape, such as well-designed menu boards and sidewalk signs are encouraged.

• For temporary signs for sales and/or special events, temporary tenant improvements signs, and temporary construction signs, the services of a professional sign fabricator or painter are strongly recommended for a neat and aligned appearance.

7.3 Materials

7.3.1 Materials should convey a high-quality appearance appropriate to the Downtown, and work with the overall palette building materials.

• Signs should be constructed and installed utilizing the services of a professional sign fabricator.

• Signs should be made of high-quality materials such as metal, stone, wood, ceramic, brass-plate and gold leaf, etc. Synthetic materials may be utilized if they are designed to resemble natural materials and/or enhance the architecture of the building and provide a unique character to the storefront. The use of plastic panels is discouraged as they have a low-quality appearance.

• Silhouette or figurative signs should be constructed of three-dimensional letters, symbols, and/or ornamental figures made of high quality materials.

• Plastic should be used primarily for translucent letters or shapes intended to be internally illuminated. Nonyellowing materials are recommended; polycarbonate materials subject to yellowing within 5 years are not recommended.

7.4 Lighting

7.4.1 The lighting of signs should be considered as an element in a building's overall architectural and lighting design.

• Signs that are backlit with lighting washing onto surfaces behind projecting solid or cut-out lettering are recommended, creating a silhouette or “halo” effect.

• Signs that are front-lit from above or below with single or multiple spotlights are recommended.

• Individual pan channel letter signs may be edge lit.

• Nonelectric signs illuminated by an exterior light source are recommended.

• Direct light sources, such as light fixtures supported in front of the structure should be used to cast light on the sign and/or building façade.

• Neon may only be used in limited circumstances if designed in conjunction with and ancillary to other types of signs. Neon should be used artistically, e.g. to highlight signage and architectural building elements, rather than as a means to attract attention by overwhelming these features.

7.5 Colors

7.5.1 Colors should relate or contribute to the overall building design.

• Contrasting colors should be used between the color of the background and the letters or symbols to make the sign easier to read. Light letters on a dark background or dark letters on a light background are most legible.

• Colors or color combinations that interfere with the legibility of the sign copy should be avoided. Too many colors can confuse the message of a sign.

• Fluorescent colors may be used in limited circumstances if designed in conjunction with and ancillary to other types of signs

AGENDA MEMO
City Commission

To: Honorable Mayor and Members of the City Commission

From: Marieke vanErven, City Manager

Through: Catherine Ralston, Community & Economic Development Director

Re: Agreement 2026-32, the Pre-Annexation agreement for the Maggard Project

Date: June 23, 2026

RECOMMENDED ACTION

Approve Agreement 2026-32, the Pre-Annexation Agreement for the Maggard Project.

BACKGROUND SUMMARY/ANALYSIS

The Maggard project is an approximate 92.6-acre project located at the southwest corner of Highway 301 and Clinton Avenue. The project includes the following five parcels:

- Parcel Id# 10-25-21-0000-00200-0013 (2.95 acres more or less) ("PC Parcel 1");
- Parcel Id# 10-25-21-0000-00200-0010 (8.29 acres more or less) ("PC Parcel 2");
- Parcel Id# 10-25-21-0000-01600-0030 (18.44 acres more or less) ("PC Parcel 3");
- Parcel Id# 10-25-21-0000-01600-0000 (52.92 acres more or less) ("PC Parcel 4"); and
- Parcel Id# 10-25-21-0000-01600-0040 (10 acres more or less) ("PC Parcel 5").

The project is currently located in unincorporated Pasco County and the owners of the parcels are seeking a voluntary annexation to allow for the future development of the site. As part of the annexation, the owners will seek future land use and zoning designations for the parcels. The project anticipates a mixed us development which will include commercial, office and residential uses. The proposed requested Future Land Use and Zoning Land Use Designations are listed below.

The property lies within the City's Utility Service Area and will be served by City water and wastewater services. The property owners will enter into a Utility Service Agreement for future development beyond an initial 100,000 square feet of commercial development that the city has agreed to serve.

Approval of Agreement 2026-32 will document the Property Owner's intention to annex into the City, the City's agreement to execute items as listed in the agreement, and support the requested Future Land Use and Zoning Designations as listed below. If the City Commission approves Agreement 2026-32, the project will follow the normal process of submission for a voluntary annexation petition with hearings before the Planning Board followed by two readings of the City Commission.

Project Details

The project owners seek to obtain Dade City Comprehensive Plan, Future Land Use Map Amendments as follows:

- PC Parcel 1 – from Pasco County RES-3 to Dade City General Commercial; and
- PC Parcels 2, 3, 5, and a portion, approximately 25.27 acres, more or less of PC Parcel 4 – from Pasco County RES-3, RES-9, and Residential/Office/Retail to ("R/O/R"); and Dade City Residential/Office/Retail
- The remaining portion, approximately 27.65 acres more or less, of PC Parcel 4 – from Pasco County RES-3 to Dade City Medium Density Residential; and

The project owners also seek to obtain Dade City change of zoning as follows:

- Existing DC Parcels, a change of zoning to Planned Development – Commercial ("PD-Comm"); and
- PC Parcel 1, a change of zoning to Dade City – PD-Comm; and PC Parcel 2, a change of zoning to Dade City – Planned Development – Residential ("PD-Comm"); and
- PC Parcel 3, a change of zoning to Dade City – PD-Comm; and PC Parcel 4, change of zoning to Dade City – PD-R for the western 27.65 acres which will have Medium Density Residential FLU, and PD-Comm for the eastern portion which will have ROR FLU; and
- PC Parcel 5 a change of zoning to Dade City – PD-Comm;

ATTACHMENTS

Agreement 2026-32 Pre-Annexation

FUNDING

Funding is not required for this item.

PRE-ANNEXATION AGREEMENT

THIS PRE-ANNEXATION AGREEMENT ("Agreement") is made this 23rd day of June, 2026, by and between the City of Dade City, Florida, a Florida municipal corporation (hereinafter referred to as the "City"), whose address is 38020 Meridian Avenue, Dade City, FL 33525, and Dale Edward Maggard and Ann O. Maggard (collectively, "**Parcel 1 Owner**"), Oakley Investment of Pasco County, Inc. ("**Parcels 2-3 Owner**"), and Tom Ed Oakley Holdings, LLC ("**Parcels 4-5 Owner**") (collectively, the "**Parcel Owners**"), whose address is 10651 U.S. Highway 301, Dade City, FL 33525. When used collectively, the City and Parcel Owners shall be the "Parties."

RECITALS:

WHEREAS, this Agreement involves seven (7) separate, nearly contiguous tracts of land (collectively, the "**Property**"), two (2) of which are within the municipal boundaries of the City, and five (5) of which are currently within the boundaries and jurisdiction of Pasco County, Florida, as described by parcel identification number, jurisdiction, and map in **Composite Exhibit "A"** hereto; and

WHEREAS, two parcels having Pasco County Parcel Id# 10-25-21-0000-00200-0000 and 10-25-21-0000-002000-0031 contain approximately 11.83 and 7.16 acres more or less, respectively, for a total of 18.99 acres more or less, owned by Parcels 2-3 Owner, and are currently within the municipal boundaries of the City (collectively, the "**DC Parcels**"); and

WHEREAS, the following five (5) parcels are currently within Pasco County's jurisdiction:

- Parcel Id# 10-25-21-0000-00200-0013 (2.95 acres more or less) ("**PC Parcel 1**");
- Parcel Id# 10-25-21-0000-00200-0010 (8.29 acres more or less) ("**PC Parcel** 2");
- Parcel Id# 10-25-21-0000-01600-0030 (18.44 acres more or less) ("**PC Parcel 3**");
- Parcel Id# 10-25-21-0000-01600-0000 (52.92 acres more or less) ("**PC Parcel 4**"); and
- Parcel Id# 10-25-21-0000-01600-0040 (10 acres more or less) ("**PC Parcel 5**").

PC Parcels 1 through 5 shall be collectively referred to as the "**PC Parcels**"; and

WHEREAS, the Property totals approximately 111.59 acres more or less; and

WHEREAS, the PC Parcels are within the City's Utility Service Area; and

WHEREAS, the Parcel Owners hold an access easement, Pasco County Official Records Book 1898 Page 1249, across and burdening a narrow strip of land bisecting the DC Parcels and PC Parcel 2, said property now being owned by Hodges Family Funeral Home, Inc., with the Pasco County Parcel Id# 10-25-21-0000-00200-0014, which access easement agreement is attached hereto as **Exhibit "B"**; and

WHEREAS, in the event the Parcel Owners are able to achieve certain entitlements from the City on the Property, as described herein, including concurrent comprehensive plan and zoning amendments, and a utility services agreement (collectively all of the foregoing are defined as the "Required Entitlements" below), and expressly conditioned upon the subsequent approval of the Required Entitlements pursuant to the requirements of applicable law, the Parcel Owners wish to voluntarily annex into the City, pursuant to Section 171.044, *Florida Statutes*, subject to the terms

and conditions of this Agreement; and

WHEREAS, the purpose of this Agreement is for the Parcel Owners and the City to identify concurrent annexation, comprehensive plan future land use map amendments and rezoning procedures; provide for the conditions upon which the Parties may enter into a concurrent Utility Services Agreement for the provisions of City potable water and wastewater utility services, including any on and off-site improvements that may be necessary; provide for the abandonment of an existing agricultural well on the Property and for the transfer of water allocation from the Southwest Florida Water Management District ("SWFWMD") to the City's Orange Valley Well; and to provide for the timing and termination of this Agreement should the voluntary annexation, comprehensive plan future land use map amendments, change of zoning, consistent with the Required Entitlements described herein, and Contingent Utility Services Agreement not be approved by the City Commission of City Dade City or otherwise be overturned through legal proceedings; and

WHEREAS, once Parcels 2 through 5 become contiguous to the City's municipal boundaries, the Parties wish for the Parcel Owners to voluntarily annex into the City subject to the terms and conditions of this Agreement; and

WHEREAS, the Parties understand and acknowledge that nothing within this Agreement binds the City Commission of the City of Dade City to vote to approve any specific petition for annexation, comprehensive plan future land use map amendment, change of zoning, planned development agreement, and/or utility service agreement; and

WHEREAS, the Parties understand and acknowledge that subject to the terms of this Agreement, the Parcel Owners may elect not to file petitions for voluntary annexation and/or withdraw same at any time prior to an ordinance annexing the PC Parcels becomes effective; and

WHEREAS, the Parties understand and acknowledge that the annexation shall become null and void and of no effect in the event the Required Entitlements are not approved by the City Commission, as an express condition subsequent to such annexation, which will be memorialized in any annexation ordinance's effective date; and

WHEREAS, the Parties have freely and voluntarily entered into this Agreement after careful consideration of the terms hereof, and after having had the benefit of advice from their respective, independent legal counsel; and

WHEREAS, the City Commission of the City of Dade City finds that this Agreement will promote the health, safety and welfare of its citizens.

NOW, THEREFORE, in consideration of Ten Dollars and Zero Cents ($10.00), the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto agree as follows:

1. **Incorporation of Recitals**. The foregoing recitals are declared to be true and are incorporated into the terms of this Agreement as if set forth fully herein.

2. **Objectives of Agreement**. The Parties' objectives, each of which is deemed material to the Parties' decision to enter into this agreement, include but are not limited to the following:

City's Objectives.

A. To obtain from Parcel Owners all information and documentation necessary to proceed and process a Voluntary Annexation petition consistent Section 171.044, *Florida Statutes,* as well as the comprehensive plan future land use map amendments, the change of zoning, a planned development agreement, and a Utility Services Agreement; and

B. To comply with the notice provisions and procedures, if applicable, set forth in the existing *Interlocal Agreement Between Pasco County and the City of Dade City Regarding Annexations and Rezoning and Comprehensive Plan Amendments*, dated May 10, 2005, and recorded in the Official Records of Pasco County at BK 6374, PG 1425, and any amendments thereto; and

C. Subsequent to annexation and approval of the Required Entitlements, for the Parcel Owners to abandon the existing agricultural well on the Property and for the well's water allocation from SWFWMD to be transferred to the City's Orange Valley Well; and

D. To complete the voluntary annexation, process the comprehensive plan future land use map and zoning amendments, and bring a Utility Services Agreement and planned development agreement to the City Commission for its consideration concurrently with the ordinance approving the voluntary annexation; and

E. To comply with all applicable provisions of the City of Dade City's Comprehensive Plan 2035-2045 and its Land Development Regulations, as amended by Ordinance 2026-01 and effective February 24, 2026.

Parcel Owners' Objectives.

A. To voluntarily annex PC Parcels 1-5 into the City of Dade City concurrently with the City Commission's consideration of certain City comprehensive plan future land use map amendments and zoning amendments, a Utility Services Agreement for the provision of potable water and wastewater to serve the conceptual development described below, and a planned development agreement all in accordance with the Required Entitlements described below.

B. To obtain Dade City Comprehensive Plan, Future Land Use Map Amendments as follows:

i. **PC Parcel 1** – from **Pasco County RES-3** to **Dade City General Commercial**; and

ii. **PC Parcels 2, 3, 5**, and a portion, approximately 25.27 acres, more or less of **PC Parcel 4** – from **Pasco County RES-3, RES-9**, and **Residential/Office/Retail** to **Dade City Residential/Office/Retail ("R/O/R")**; and

iii. The remaining portion, approximately 27.65 acres more or less, of **PC Parcel 4** – from **Pasco County RES-3** to **Dade City Medium Density Residential**; and

iv. A conceptual map of the above is attached hereto as **Exhibit "C."** The Parties agree and acknowledge that **Exhibit "C"** is conceptual only; however, any revisions to the designated FLUM areas within a proposed ordinance changing the FLUM shall require the approval of the Parcel Owners, in their sole discretion, before proceeding to public hearing; and

v. A concurrent Comprehensive Plan text amendment to establish and limit the non-residential FAR and the residential density to match the Property Owners' Objectives as set forth in this Agreement, if necessary.

C. To obtain Dade City change of zoning as follows:

i. Existing **DC Parcels**, a change of zoning to **Planned Development – Commercial ("PD-Comm")**; and

ii. **PC Parcel 1**, a change of zoning to **Dade City – PD-Comm**; and

iii. **PC Parcel 2**, a change of zoning to **Dade City – Planned Development – Residential ("PD-Comm")**; and

iv. **PC Parcel 3**, a change of zoning to **Dade City – PD-Comm**; and

v. **PC Parcel 4**, change of zoning to **Dade City – PD-R for the western 27.65 acres which will have Medium Density Residential FLU, and PD-Comm for the eastern portion which will have ROR FLU**; and

vi. **PC Parcel 5** a change of zoning to **Dade City – PD-Comm**; and

vii. A conceptual map of the above is attached hereto as **Exhibit "D."** The Parties agree and acknowledge that **Exhibit "D"** is conceptual only; however, any revisions to the designated zoning district areas within a proposed ordinance shall require the approval of the Parcel Owners, in their sole discretion, before proceeding to a public hearing.

D. To work with the City on a planned development agreement that will be considered by the City Commission with the annexation, comprehensive plan amendments, and change of zonings that will incorporate the following entitlements:

i. For **PC Parcel 1** and the **DC Parcels** with Clinton Avenue frontage, and the portion of **PC Parcel 4** and **Parcel 5** with U.S. Highway 301 frontage, up to 330,000 square feet of commercial uses; provided, however, that any portion of such commercial use sf not utilized on the foregoing frontage parcels may be used on any of the other parcels which will have ROR FLU; and

ii. For **PC Parcels 2**, **3**, and portions **of PC Parcel 4** and **5** within the center of the Property, a maximum of 532 dwelling units may be planned at a density not to exceed 20 dwelling units per acre. The City of Dade City Comprehensive Plan 2035-2045 provides that properties having a future land use map designation of R/O/R may have a maximum density and intensity of 20 dwelling units per acre. The parcels and portions thereof identified above are approximately 26.60 acres more or less; and

iii. For the western portion of PC Parcel 4, available uses to include townhomes, condos, or other attached single family product, all with the Medium Density Residential Future Land Use Map Designation, with a maximum density and intensity of up to 279 dwelling units. The City of Dade City Comprehensive Plan 2035-2045 provides a maximum of 10.5 dwelling units per acre. There are approximately 27.9 acres more or less in the MDR section of PC Parcel 4; and

iv. A conceptual map of the above is attached hereto as **Exhibit "E."** The Parties agree and acknowledge that Exhibit "E" is conceptual only, however, any revisions to the foregoing density approvals shall require the approval of the Parcel Owners, in their sole discretion, prior to submission for a public hearing.

The foregoing proposed FLUM categories for the specified land areas, zoning categories for the specified land areas, FAR and density levels for the specified entitlements, and the Utility Services Agreement on terms acceptable to the Parcel Owners, collectively are defined as the "Required Entitlements" herein.

E. Parcel Owners and the City will comply with all provisions of the City of Dade City Land Development Regulations, as amended by Ordinance 2026-01, effective February 24, 2026, during the preparation of the planned development agreement.

F. To obtain a Utility Services Agreement governing the provision of potable water and wastewater services to serve the development, on terms and conditions acceptable to the Parcel Owners in their sole discretion. It is understood that due to current wastewater capacity limitations, a Utility Service Agreement, including the Parcel Owners' obligation to pay the reservation fee, will be contingent on the City entering into a contract to construct a new wastewater treatment facility. In addition, it is anticipated that on and offsite utility improvements will be necessary to serve the conceptual development described in the Requirement Entitlements. While an initial contingent Utility Service Agreement is contemplated by the Parties, it is understood that it will require amendment to account for such on and offsite improvements consistent with the terms of this Agreement.

G. If the Parcel Owners objectives are not achievable; the City Commission fails to approve the annexation, comprehensive plan, change of zoning, a planned development agreement, and/or a Utility Services Agreement in accordance with the Required Entitlements; or if same are overturned following a successful legal challenge, then ensuring that this Agreement is null and void and the PC Parcels are not annexed into the City.

These objectives are to be accomplished as set forth herein.

3. **Petition for Annexation**. Parcel Owners warrant and guarantee unto the City that they shall submit a Petition for Voluntary Annexation (Petition) into the City, which Petition incorporates the Property, provided the City adopts this Agreement and the Parties determine that the Property is contiguous to the City's municipal boundaries and reasonably compact, and further provided that the proposed comprehensive plan future land use map and change of zoning ordinances if approved will meet the Parcel Owners' objectives. Parcel Owners further warrant that until the City Commission has completed final action (i.e., approval or denial) of the Petition for Annexation and approval of the Required Entitlements for all portions of the Property, any part or portion of the Property shall not be conveyed to any other individual or legal entity, unless such individual or legal entity shall first execute such legal documents subjecting said individual or legal entity to the terms of this Agreement.

   Notwithstanding the approval of this Agreement, the Parties acknowledge and agree that the Agreement does not bind the City Commission to approve annexation, comprehensive plan ordinances, change of zoning ordinances, planned development agreement or Utility Services Agreement. In addition, notwithstanding the Approval of this Agreement, the Parties acknowledge that if the proposed comprehensive plan and change of zoning ordinances, planned development agreement, or Utility Services Agreement do not meet the Parcel Owners' objectives in accordance with the Required Entitlements, the Parcel Owners may cancel this Agreement and any annexation shall be null and void and of no effect.

   The Parties further acknowledge that the City shall follow *Interlocal Agreement Between Pasco County and the City of Dade City Regarding Annexations and Rezoning and Comprehensive Plan Amendments*, dated May 10, 2005, or as subsequently amended prior to the Petition for Annexation being filed, including Sections 3-7 thereof.

   A feasibility study is not required by Section 171.044, *Florida Statutes*. In addition, the Property has pre-existing FLU designations under the Pasco County Comprehensive Plan which are generally consistent with the proposed FLU designations within the City upon consummation of the annexation process. Based upon the Parcel Owners' agreement to remain subject to the County's Villages of Pasadena Hills Stewardship District boundary, as set forth above, and due to the Property's location within the commercial mixed-use corridor at the U.S. Highway 301/Clinton Avenue intersection, no additional feasibility analysis will be required by the City for the proposed FLU plan amendment within the City.

4. **Recognition of Development Rights under Pasco County Comprehensive Plan Prior to Annexation; Relationship to VOPH Stewardship District.**. The Parcel Owners have certain pre-existing County FLU designations for the Property which pre-date the establishment of the Villages of Pasadena Hills (VOPH) Special Planning Area and the establishment of the County's VOPH Stewardship District boundary, within which the portion of the Property not already annexed into the City is located. Such County portion

of the Property could be entitled and developed in the County pursuant to the pre-existing FLU designations. Notwithstanding such pre-existing rights to certain intensities and densities under the Pasco County Comprehensive Plan without "opting-in" to the VOPH special district overlay, the Parcel Owners are agreeable to have the Property remain within the VOPH Stewardship District boundary notwithstanding the annexation into the City, provided that the County does not object to such annexation, and whereby the Property would remain subject to (i) VOPH transportation (mobility) development fees, (ii) VOPH park land fees, and (iii) VOPH school land fees, on the same basis as a VOPH-Entitled Property, notwithstanding the Property's annexation, FLU and zoning designations within the City. The Property will not be subject to any VOPH utility fees or surcharges, as the Property is within the City's utilities service area and utilities are to be provided by the City. The City will agree to such payment of the specified development fees to the VOPH Stewardship District, rather than payment of such items to the City.

With respect to the transportation impacts for the proposed project, and based upon the Property remaining within the VOPH Stewardship District boundary as set forth above, the City agrees as follows: (i) incident to the City Comp Plan Amendment and Rezoning application process, the Parcel Owners shall only be required to provide a standard transportation analysis to the City based on a methodology mutually approved by the City's transportation consultant and the Parcel Owners' transportation consultant; (ii) the future developers of the Property shall only be required to pay the standard VOPH Transportation Development (mobility) Fees as full mitigation for the project's transportation impacts; and (iii) access management criteria to be applied during the site development phase of the project shall be establish by standard Pasco County Access Management Regulations and/or FDOT access management criteria, as applicable.

5. **Proposed Comprehensive Plan Amendment and Zoning District Amendment**. The Parties agree that Parcel Owners shall file a Petition for Annexation and applications for comprehensive plan future land use map amendments and change of zoning ordinances simultaneous and they shall be processed and heard concurrently by the City's governing and advisory bodies. The planned development agreement and Utility Services Agreement contemplated hereunder shall also be processed and proceed to the appropriate City reviewing body concurrently with the ordinances. The City makes no representations or warranties that the applications for a comprehensive plan amendment and zoning district amendments will be approved by the City Commission; however, provided they are consistent with the Required Entitlements described herein, it is anticipated that staff will support and recommend approval thereof. In the event such applications are not approved by the City Commission or staff fails to recommend approval thereof, then this Agreement shall be null and void.

6. **Contingent Utility Services Agreement.** Parcel Owners acknowledge and agree that the City is currently at reserved capacity for wastewater services. However, the City is in the advanced stages of the design and permitting for a new wastewater treatment facility (the "WWTP"). Thus, at this time, other than for up to the first 100,000 sf of commercial uses which will be reserved for the Parcel Owners in the Utility Services Agreement, the City is only able to provide a contingent Utility Services Agreement for the remainder of

the Required Entitlements whereby the City's capacity guaranty and the property owner's obligation to pay the reservation fee is tied to the date the City enters into a contract to construct the new wastewater treatment facility (the "WWTP Start Date"). The Parties agree the Utility Services Agreement contemplated by this Agreement shall be a contingent Utility Services Agreement (except for the initial 100,000 sf commercial use reservation, above).

The Utility Services Agreement will provide that concurrent with the WWTP Start Date, the City also will commence construction for any off-site public infrastructure improvements necessary for the City to serve the development at the Required Entitlements amount with potable water and wastewater services (the "Off-Site Transmission Lines"). The City potable water and wastewater lines shall be stubbed out to the boundary of the Parcel Owners' project; provided, however, that all internal utility lines and internal project lift station appurtenances (including any required relocation of existing internal lines) necessary within the project boundary shall be at the expense of the project developer(s). The City agrees that the Off-Site Transmission Lines will be completed to the project boundary within twelve (12) months after the WWTP Start Date.

The Parties agree to cooperate in good faith with respect to the proposed Utility Services Agreement, including terms and conditions with respect to the timing and construction of the Off-Site Transmission Lines, which is subject to the City's authority and ability to budget and appropriate as well as the Parcel Owner's development schedule.

7. **Development Standards for the Property.** With respect to the change of zoning ordinances and the planned development agreement, the City shall comply with all provisions of its Comprehensive Plan 2035-2045 and Article 3 of its Land Development Regulations.

   a) **Waivers.** Any waivers from City standards, regulations or ordinances shall be included the planned development agreement and accompanying PD-Comm and PD-R Rezoning Ordinances and the Parcel Owners shall not be required to apply for variances separate from that approval process as set forth in the City's Land Development Regulations.

8. **Impact Fees**. The Parcel Owners acknowledge that upon annexation of the Property into the corporate limits of the City, the Parcel Owners shall be liable for the payment of all applicable City impact fees or system development charges and reservation fees prior to the issuance of any building permit, other than the specific VOPH Stewardship District Fees which will be paid to the County instead, as set forth in Section 4, above.

9. **Abandonment of Agricultural Well.** As part of the consideration and inducement for entering into this Agreement, the City has requested and the Parcel Owners have agreed, that once the annexation, comp plan amendments, change of zoning, planned development agreement and contingent Utility Services Agreement are final in accordance with the Required Entitlements, Parcel Owners agree to abandon the agricultural well on the Property and work with the City, including executing any necessary documents, to have

SWFWMD transfer the water allocation for that well to the City's Orange Valley Well.

10. **Fees.** Parcel Owners agree to pay the annexation application fee and the advertising costs for same (plus applicable postage). The City will waive the comprehensive plan amendment application fee and the rezoning application fee for the Property. Parcel Owners agree to pay for the advertising costs and be responsible for all postings, mailings, neighborhood meetings, and other costs associated with the respective applications, ordinances, and hearings. Parcel Owners' failure to comply with the neighborhood meeting requirements of the City's Land Development Regulations or any other notice provision shall not constitute a default of this Agreement by the City.

11. **Duty to Cooperate.** The City hereby agrees to diligently pursue, in good faith, the voluntary annexation of the Property into the corporate limits of the City. The Parties agree to cooperate, in good faith, at all times, including responding to any requests or comments from Pasco County with respect to the annexation and requested densities and intensities. City agrees to promptly provide Parcel Owners and/or their counsel with such communications from Pasco County. In addition, if issues arise between the Required Entitlements and staff's review of any applications related thereto with respect to the Comprehensive Plan and/or Land Development Regulations, the Parties agree to promptly meeting and attempt to resolve any such issues in good faith prior to the applications proceeding to a public hearing. Nevertheless, should staff fail to recommend approval consistent with the Required Entitlements, then Parcel Owners may terminate this agreement.

12. **Obligation to Adhere to Requirements of Law**. Failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve the Parcel Owners from complying with the law governing said permitting requirements, conditions, terms, or restriction but only to the extent such requirement is set forth in the Comprehensive Plan, Land Development Regulations, or interlocal agreements (but subject to the terms of Section 4, above) applicable to the Property at the time of this Agreement.

13. **Notice**. Any notice that may be extended by one party to the other pursuant to or as a result of this Agreement shall be extended by regular first class mail of the United States of America, postage prepaid through any national overnight mail delivery service from which a receipt may be obtained, or by hand delivery as follows:

To the City:
City of Dade City
38020 Meridian Avenue
Dade City, FL 33525
Attention: Marieke vanErven mvanerven@dadecityfl.com
Catherine Ralson cralston@dadecityfl.com

With Copy to:
Patrick Brackins, City Attorney
pbrackins@shepardfirm.com

To the Parcel Owners:

c/o Dale Maggard
10651 US Highway301
Dade City, FL 33525

With Copy to:

Matthew Maggard, Esquire
13134 US Highway 301
Dade City, FL 33525

Any party to this Agreement may unilaterally re-designate the address of or person to whom notice is to be directed by giving prior written notice to the other party.

14. **Binding Effect**. The obligations of the Parcel Owners and City under this Agreement shall be a covenant running with the land and shall continue until a Petition for Annexation, comprehensive plan amendments, change of zoning, planned development agreement, and a Utility Service Agreement have been approved, denied or withdrawn. The terms, conditions and obligations of this Agreement which are to be operative or performed after and in reference to and as a result of the approval, denial or withdrawal of the Petition for Annexation shall continue in full force and effect until by the terms thereof such provisions are no longer operative. Further, the Parcel Owners assert they have participated in the preparation and negotiation of this Agreement with assistance counsel, and that this Agreement has been voluntarily entered into by both Parties. It is hereby agreed that this Agreement is conditioned and contingent upon final approval of all matters identified above by the City Commission of City and **shall not be recorded until such approvals have become final, including through any legal challenges directed thereto**.

15. **Amendments**. This Agreement may be amended in writing at any time by approval of City and the Parcel Owners. Any amendment shall be required to be recorded in the Public Records of Pasco County, Florida, at the appropriate time.

16. **Notices; Default**. Each of the parties hereto shall give the other party written notice of any default hereunder and shall allow the defaulting party thirty (30) days from the date of its receipt of such notice within which to cure any such defaults or to commence and thereafter diligently pursue to completion good faith efforts to effect such cure and to thereafter notify the other parties of the actual cure of any such defaults. This Agreement is enforceable at law or in equity by the non-defaulting party, including, but not limited to the right of specific performance. Nevertheless, should any dispute arise under this Agreement, the parties agrees to promptly engage in informal, good faith negotiations to resolve such dispute. No cause of action shall be filed until all such good faith negotiations have failed.

17. **Entire Agreement**. This instrument and its exhibits constitute the entire Agreement between the parties and supersedes all previous discussions, understandings, and

agreements between the parties relating to the subject matter of this Agreement.

18. **Severability**. Invalidation of any word, clause, sentence or paragraph due to illegality, unconstitutionality, or for any reason as may be determined by a court of competent jurisdiction shall not cause this entire Agreement to be found invalid, illegal or unconstitutional, and this Agreement shall be read without such invalid, illegal or unconstitutional word, clause, sentence or paragraph.

19. **Counterparts**. This Agreement and any amendments hereto may be executed in any number of counterparts, including via electronic signatures, each of which shall be deemed an original instrument, but all such counterparts together shall constitute one and the same instrument.

20. **Recording**. Within ten (10) days after the annexation, comprehensive plan amendments, change of zoning ordinances, planned development agreement and contingent Utility Services Agreement become final, the Parcel Owners shall record this Agreement at Parcel Owners sole expense. The City shall be responsible for recording the Ordinances approving the voluntary annexation, comprehensive plan amendments, change of zoning, planned development agreement, and Utility Services Agreement in the Official Records of Pasco County, Florida.

21. **Termination**. Parcel Owners reserve the right to terminate this Agreement at any time following its execution and before the approval of the ordinances approving the Required Entitlements (voluntary annexation, change of zoning, planned development agreement, and Utility Service Agreement). However, in such event, Parcel Owners shall be responsible for paying the City all application fees, unless the reason for the Parcel Owners' termination is the City's failure to approve the Required Entitlements.

SIGNATURE PAGES TO FOLLOW

Approved by the City Commission of the City of Dade City this 23rd day of June, 2026.

CITY OF DADE CITY

_____
SCOTT BLACK, MAYOR

ATTEST:

By: _____
Angelia Guy, City Clerk

Approved as to form:

By: _____
Patrick Brackins, City Attorney

STATE OF FLORIDA,
COUNTY OF PASCO

The foregoing instrument was sworn and acknowledged before me by means of ____ physical presence or ____ online notarization, this _____ day of June, 2026, by Mayor Scott Black, who is ____ personally known to me or has produced _____ (type of identification) as identification, and Angelia Guy, who is ___ personally known to me or has produced _____ (type of identification) as identification.

_____
Notary Public (Signature)

_____
Notary Public (Printed name)
Commission No.
Expires

Parcel Owners:

_____
Dale Edward Maggard, individually

STATE OF FLORIDA,
COUNTY OF PASCO

The foregoing instrument was sworn and acknowledged before me by means of ____ physical presence or ____ online notarization, this _____ day of June, 2026, by Dale Edward Maggard, who is ____ personally known to me or has produced _____ (type of identification) as identification.

_____
Notary Public (Signature)

_____
Notary Public (Printed name)
Commission No.
Expires

_____
Anne O. Maggard, individually

STATE OF FLORIDA,
COUNTY OF PASCO

The foregoing instrument was sworn and acknowledged before me by means of ____ physical presence or ____ online notarization, this _____ day of June, 2026, by Anne O. Oakley, who is ____ personally known to me or has produced _____ (type of identification) as identification.

_____
Notary Public (Signature)

_____
Notary Public (Printed name)
Commission No.
Expires

Oakley Investment of Pasco County, Inc.

By: _____
Name: _____
Title: President

STATE OF FLORIDA,
COUNTY OF PASCO

The foregoing instrument was sworn and acknowledged before me by means of ____ physical presence or ____ online notarization, this _____ day of June, 2026, by _____, as President of Oakley Investment of Pasco County, Inc., who is ____ personally known to me or has produced _____ (type of identification) as identification.

_____
Notary Public (Signature)

_____
Notary Public (Printed name)
Commission No.
Expires

Tom Ed Oakley Holdings, LLC

By: _____
Name: _____
Title: Managing Member/Manager

STATE OF FLORIDA,
COUNTY OF PASCO

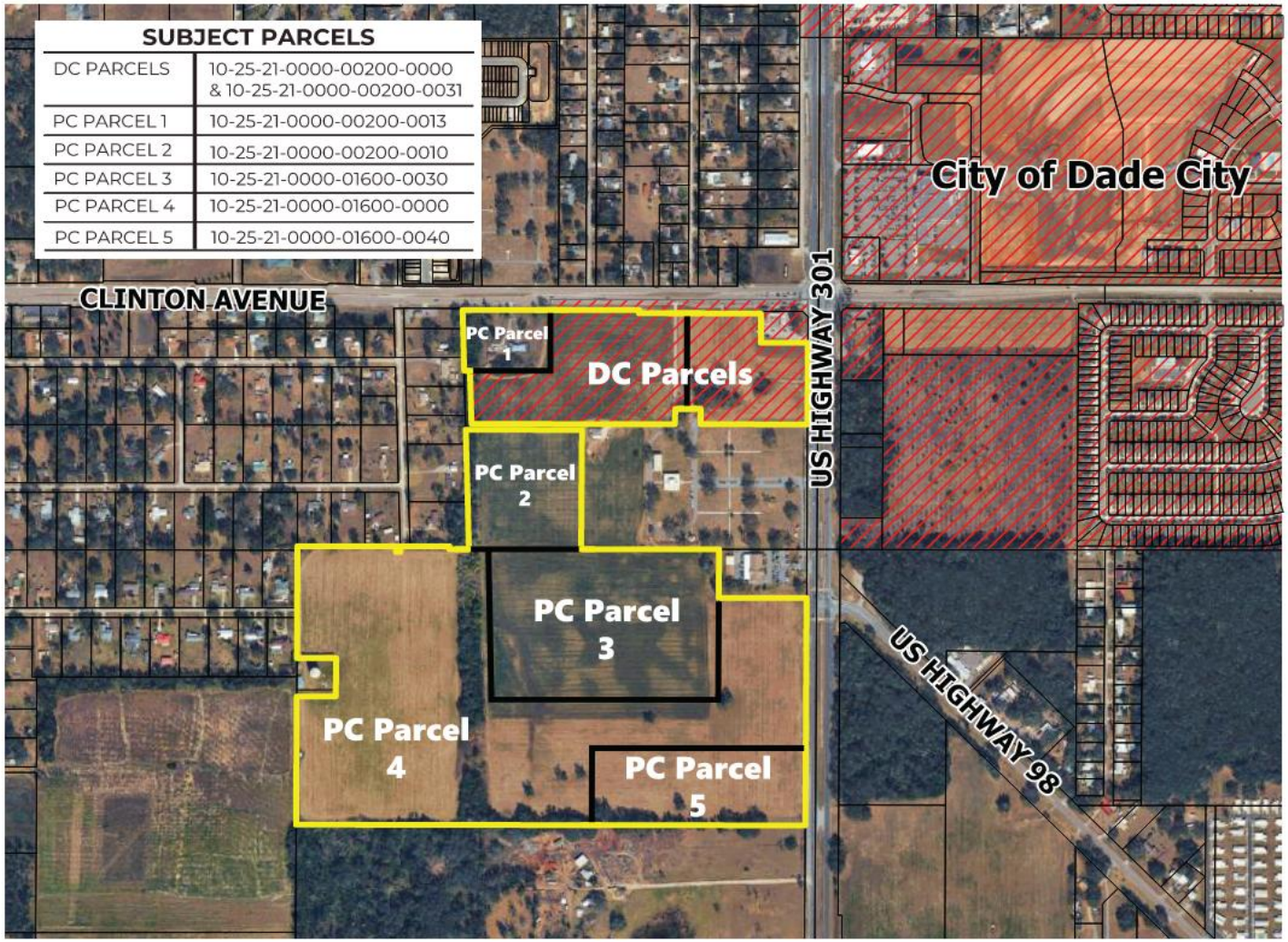
The foregoing instrument was sworn and acknowledged before me by means of ____ physical presence or ____ online notarization, this _____ day of June, 2026, by _____, as Managing Member/Manager of Tom Ed Oakley Holdings, LLC, who is ____ personally known to me or has produced _____ (type of identification) as identification.

_____
Notary Public (Signature)

_____
Notary Public (Printed name)
Commission No.
Expires

EXHIBIT A
LOCATION MAP

SUBJECT PARCELS	
DC PARCELS	10-25-21-0000-00200-0000 & 10-25-21-0000-00200-0031
PC PARCEL 1	10-25-21-0000-00200-0013
PC PARCEL 2	10-25-21-0000-00200-0010
PC PARCEL 3	10-25-21-0000-01600-0030
PC PARCEL 4	10-25-21-0000-01600-0000
PC PARCEL 5	10-25-21-0000-01600-0040



LEVELUP CONSULTING, LLC
505 E JACKSON ST., SUITE 200
TAMPA, FLORIDA 33602
OFFICE: 813-375-0616
WWW.LEVELUPFLORIDA.COM

PROJECT NAME:
MAGGARD
PRE- ANNEXATION
AGREEMENT

DRAWING TITLE:
EXHIBIT A
LOCATION MAP

PREPARED FOR:
DALE & ANN MAGGARD

DATE: 5/1/2026

EXHIBIT B
ACCESS EASEMENT AGREEMENT

ASSOCIATED LAND TITLE GROUP
38233 DAUGHTERY RD. SUITE B
ZEPHYRHILLS, FL. 33540

13.55
15.55

(3)

GRANT OF TEMPORARY ACCESS EASEMENTS

KNOW ALL MEN BY THESE PRESENTS THAT:

Tom Ed Oakley and **Patricia Ann Oakley**, his wife (the "Grantors"), the owners and holders of a strip of land, situated in Pasco County, Florida, approximately thirty (30) feet wide, improved with an existing asphalt drive, extending Northerly from the North boundary of the land hereinafter described as Parcel A to the South right of way line of Clinton Avenue (State Road S-52-A), hereinafter referred to as the "Servient Tenement", in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration paid to Grantors by each of (a) **Chapel Hill Gardens, Inc.** (the "Cemetery Company"), and (b) **Oakley Funeral Home, Inc.** ("Funeral Home"), both Florida corporations with the post office address 2531 South Highway 301, Dade City, Florida 33525 (jointly the "Grantees"), respectively the owners and holders of fee simple title to lands, situated in Pasco County, Florida, hereinafter referred to jointly as the "Dominant Tenement", described as:

Cemetery Company Parcels

Parcel A

Commence at the Northeast corner of the SE 1/4 of the NE 1/4 of Section 10, Township 25 South, Range 21 East, Pasco County, Florida, thence along the centerline of State Road S-52-A, (a/k/a Clinton Avenue), run N-89°59'00"-W, 52.40 feet to the Westerly boundary of the right-of-way of U.S. Highway No. 301, thence along said Westerly right-of-way S-0°17'00"-W, 681.14 feet for a POINT OF BEGINNING; thence leaving said right-of-way N-89°57'02"-W, 545.48 feet, thence N-0°33'47"-W, 80.0 feet, thence N-89°57'02"-W, 130.0 feet, thence S-0°33'47"-E, 80.0 feet, thence N-89°57'02"-W, 138.52 feet, thence S-0°17'00"-W, 648.49 feet to the South line of the NE 1/4 of said Section 10, thence along said line N-89°58'59"-E, 814.0 feet to the Westerly right-of-way line of U.S. Highway No. 301, thence along said line N-0°17'00"-E, 647.55 feet to the POINT OF BEGINNING; containing 12.35 acres.

Parcel B

Commence at the Northeast corner of the SE 1/4 of the NE 1/4 of Section 10, Township 25 South, Range 21 East, Pasco County, Florida, thence along the centerline of State Road S-52-A, (a/k/a Clinton Avenue), run N-89°59'00"-W, 52.40 feet to the Westerly boundary of the right-of-way of U.S. Highway No. 301, thence along said Westerly right-of-way S-0°17'00"-W, 681.14 feet, thence leaving said right-of-way N-89°57'02"-W, 814.0 feet for a POINT OF BEGINNING; thence continue N-89°57'02"-W, 336.0 feet, thence S-0°17'00"-W, 648.88 feet to the South line of the NE 1/4 of said Section 10, thence along said line N-89°58'59"-E, 336.0 feet, thence N-0°17'00"-E, 648.49 feet to the POINT OF BEGINNING; containing 5.0 acres,

Documentary Tax Pd. $ .55-d

$ _____ Intangible Tax Pd.

Jed Pittman, Clerk, Pasco County

By _____ Deputy Clerk

This instrument prepared by:

John H. Patterson, P.A.
Ezell, Menendez, Patterson
& Claussen
Courthouse Tower - 18th Floor
44 West Flagler Street
Miami, Florida 33130-1808

O.R. 1898 PG 1249

Funeral Home Parcel

Parcel C

The North 252.0 feet of the East 500.0 feet of that part of the NE 1/4 of the SE 1/4 of Section 10, Township 25 South, Range 21 East, lying West of the right-of-way of U.S. Highway 301, Pasco County, Florida, together with the improvements thereon, containing 2.89 acres,

hereby give and grant to Grantees, their respective successors and assigns, as easements and rights of way appurtenant to Parcels A and B and Parcel C, respectively, an easement and right of way over, upon, in, through and across the Servient Tenement for the purpose of providing vehicular and pedestrian access, ingress and egress between the Dominant Tenement and Clinton Avenue (State Road S-52-A), reserving to Grantors, their heirs, personal representatives and assigns, the right to use the Servient Tenement in common with Grantees, their respective successors, assigns, invitees and the public.

The easement and right of way herein and hereby granted shall endure until Cemetery Company, its successors or assigns, shall have constructed on land, West of and contiguous to Parcel B, described as:

Commence at the Northeast corner of the SE 1/4 of the NE 1/4 of Section 10, Township 25 South, Range 21 East, Pasco County, Florida, thence along the centerline of State Road S-52-A (a/k/a Clinton Avenue), run N-89°59'00"-W, 52.40 feet to the Westerly boundary of the right-of-way of U.S. Highway No. 301, thence along said Westerly right-of-way S-0°17'00"-W, 681.14 feet, thence leaving said right-of-way N-89°57'02"-W, 1150.0 feet for a POINT OF BEGINNING; thence S-0°17'00"-W, 30.0 feet, thence N-89°57'02"-W, 593.62 feet to the centerline of the former Seaboard Coastline Railroad right-of-way thence along said line N-01°31'00"-W, 675.38 feet to the Southerly right-of-way line of State Road S-52-A (a/k/a Clinton Avenue), thence along said line S-89°59'00"-E, 30.0 feet, thence S-01°31'00"-E, 645.38 feet thence S-89°57'02"-E, 564.56 feet to the POINT OF BEGINNING,

an asphalt, or other hardsurfaced, drive extending from the West boundary of Parcel B Westerly and Northerly to a point of connection with Clinton Avenue (State Road S-52-A), or until the expiration of sixty (60) days from the date of this instrument, whichever shall occur earlier. Upon the earlier of (a) completion of construction of the asphalt, or other hardsurfaced, drive on the parcel of land last described above, and opening it for vehicular passage, or (b) the expiration of sixty (60) days from the date of this instrument, the easement and right of way herein and hereby granted over and upon the Servient Tenement shall expire. Upon request of Grantors, their heirs, personal representatives or assigns, Grantees, their respective successors or assigns, shall execute and deliver written evidence, in recordable form acceptable to Grantors, their heirs, personal representatives or assigns, of the expiration of the temporary access easement herein and hereby granted.

O.R. 1898 PG 1250

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals as of the 9th day of April, 1990.

Signed, Sealed and Delivered
in the Presence of:

Tom Ed Oakley

As to Tom Ed Oakley

Patricia Ann Oakley

As to Patricia Ann Oakley

Grantors

STATE OF FLORIDA)
)SS:
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 9th day of April, 1990 by **Tom Ed Oakley.**

(Official Seal)

Notary Public, State of Florida
My Commission expires:

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: DEC. 29, 1993.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

STATE OF FLORIDA)
)SS:
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 9th day of April, 1990 by **Patricia Ann Oakley, wife of Tom Ed Oakley.**

(Official Seal)

Notary Public, State of Florida
My Commission expires:

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: DEC. 29, 1993.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

660423

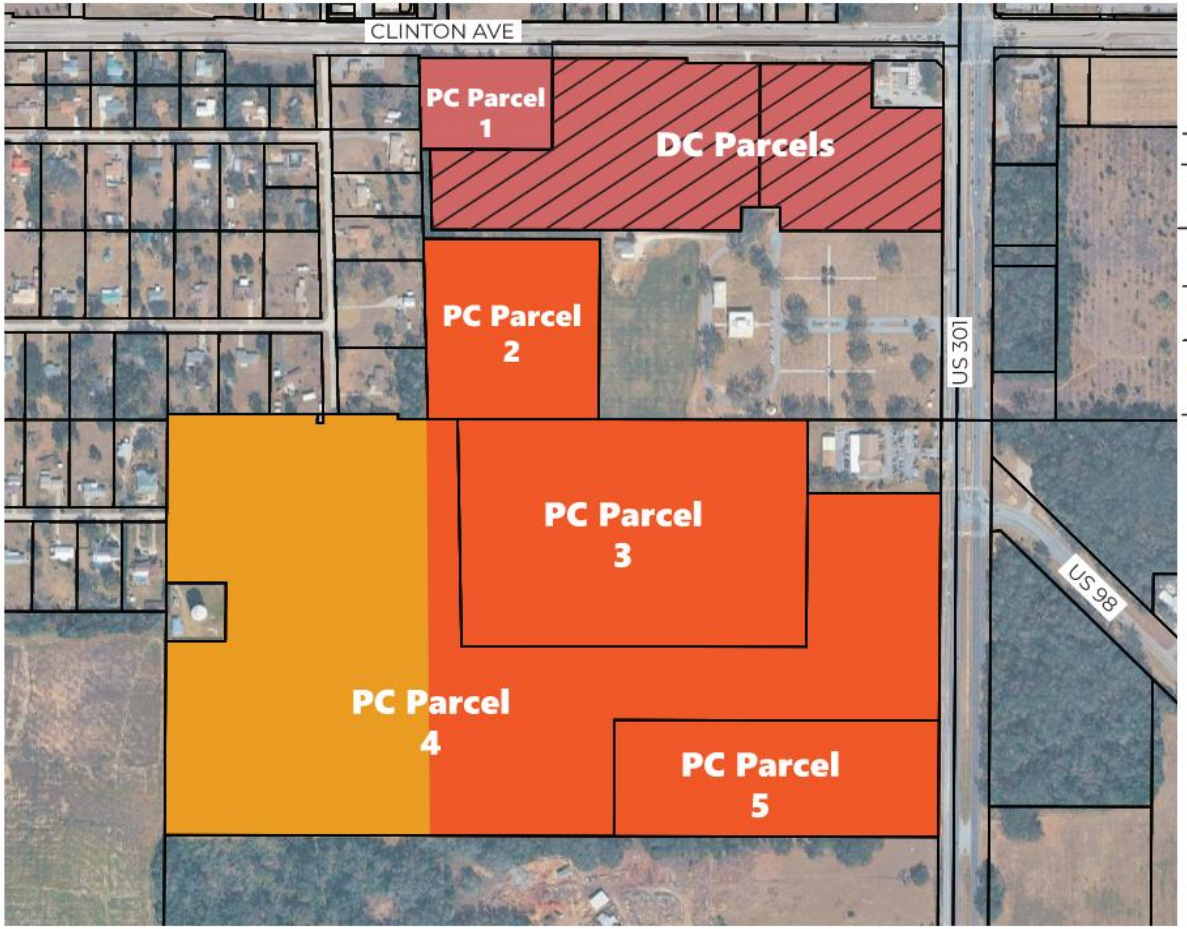
Apr 12 12 13 PM '90

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11:53
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01 00 40
REC MOD TR FUND 1 2.00
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01 00 41
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3

O.R. 1898 PG 1251

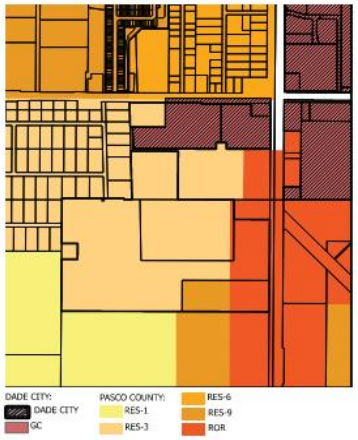
EXHIBIT C
PROPOSED FUTURE LAND USE (FLU)



FUTURE LAND USE REQUEST

DESIGNATION	AC.
EXISTING GENERAL COMMERCIAL (GC)	+/- 19 AC.
PROPOSED GENERAL COMMERCIAL (GC)	+/- 3 AC.
PROPOSED RESIDENTIAL/ OFFICE/RETAIL (R/O/R)	+/- 62 AC.
PROPOSED MEDIUM DENSITY RESIDENTIAL (MDR)	+/- 28 AC.

EXISTING FLU



LEVELUP CONSULTING, LLC
505 E JACKSON ST., SUITE 200
TAMPA, FLORIDA 33602
OFFICE: 813-375-0616
WWW.LEVELUPFLORIDA.COM

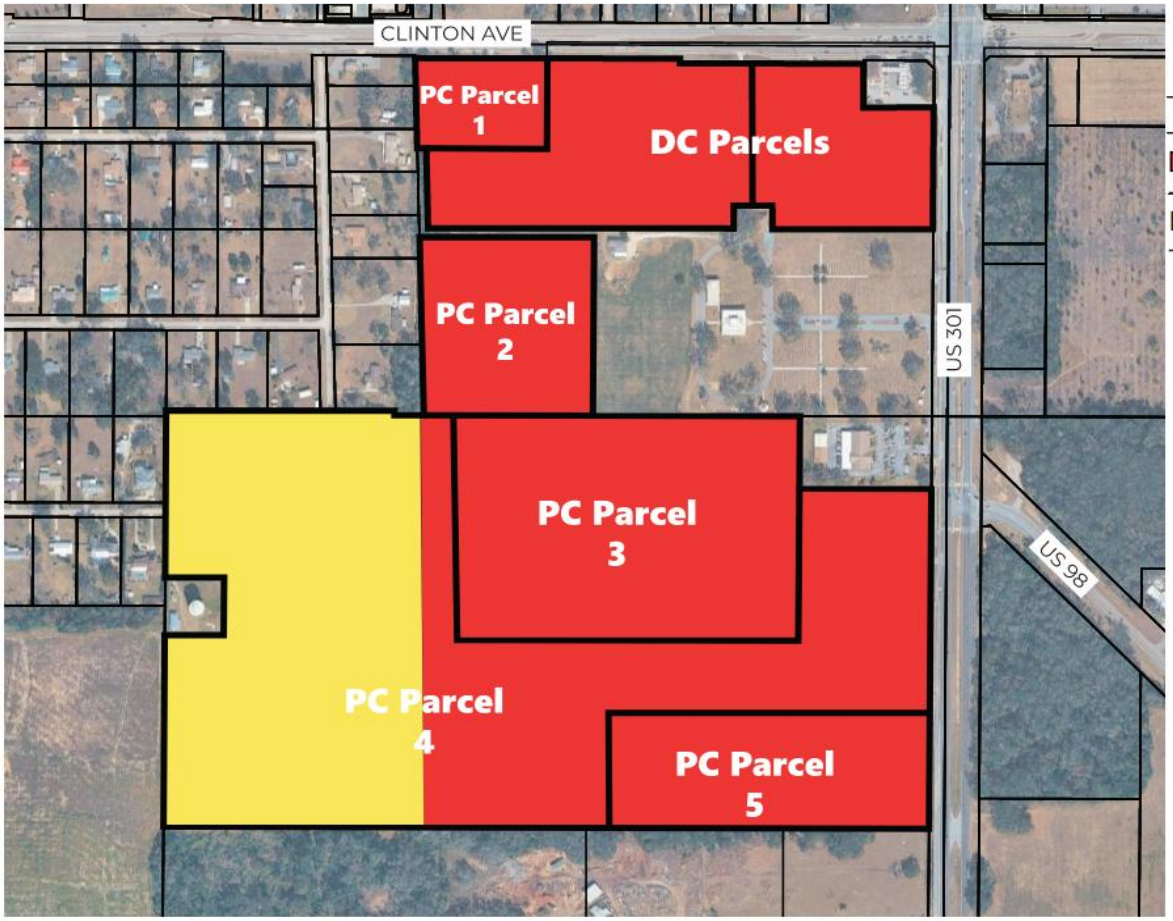
PROJECT NAME:
MAGGARD
PRE- ANNEXATION
AGREEMENT

DRAWING TITLE:
EXHIBIT C
PROPOSED FLU

PREPARED FOR:
DALE & ANN MAGGARD

DATE: 5/1/2026

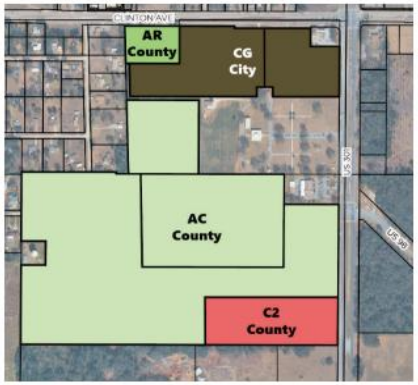
EXHIBIT D
PROPOSED ZONING



ZONING REQUEST

DESIGNATION	AC.
PLANNED DEVELOPMENT COMMERCIAL (PD-COMM)	+/- 83 AC.
PLANNED DEVELOPMENT RESIDENTIAL(PD-R)	+/- 29 AC.

EXISTING ZONING



LEVELUP CONSULTING, LLC
505 E JACKSON ST., SUITE 200
TAMPA, FLORIDA 33602
OFFICE: 813-375-0616
WWW.LEVELUPFLORIDA.COM

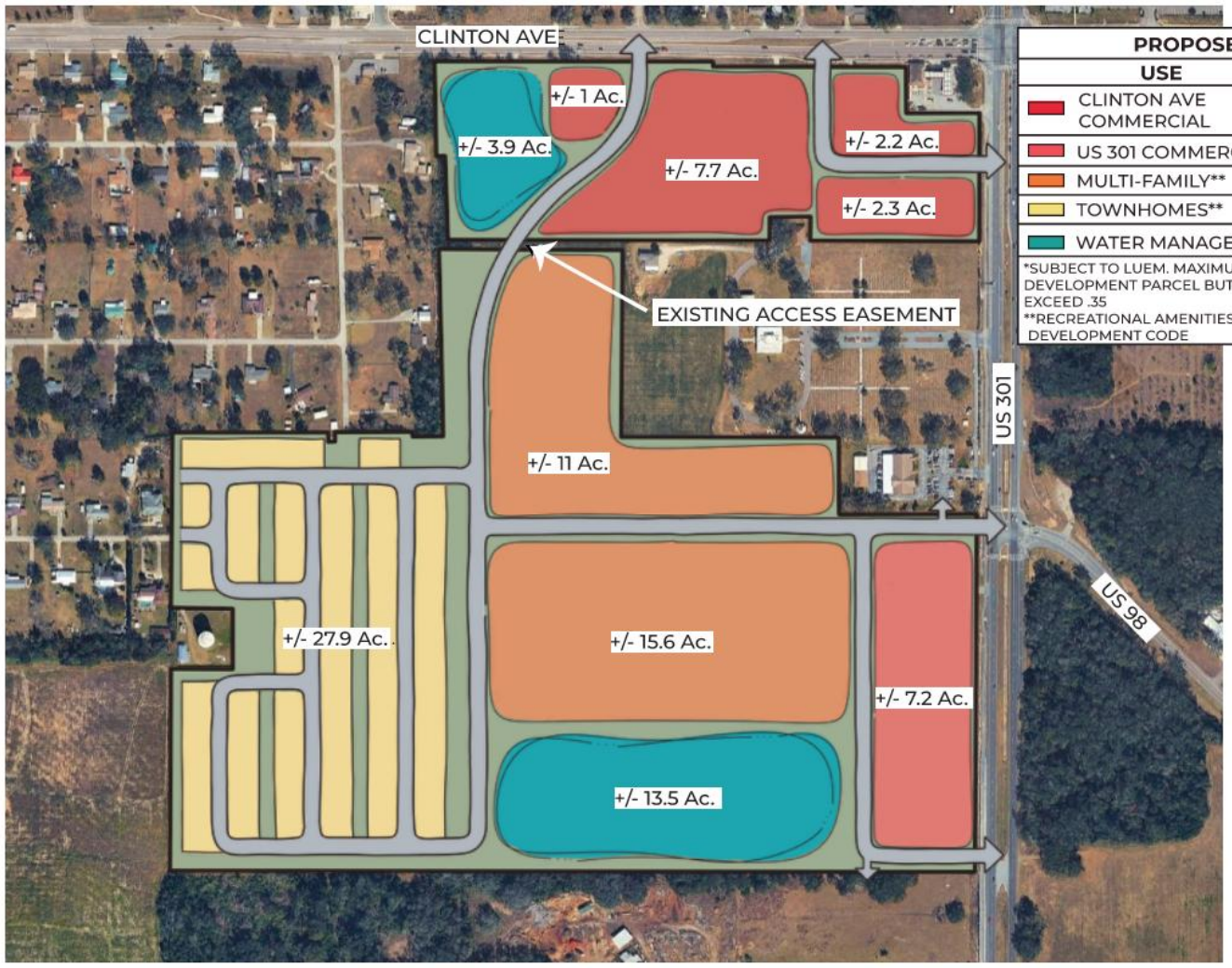
PROJECT NAME:
MAGGARD
PRE- ANNEXATION
AGREEMENT

DRAWING TITLE:
EXHIBIT D
PROPOSED ZONING

PREPARED FOR:
DALE & ANN MAGGARD

DATE: 5/1/2026

EXHIBIT E
CONCEPT MAP



PROPOSED ENTITLEMENTS

USE	AC.	DU/SF
CLINTON AVE COMMERCIAL	13.2	210,000 SF*
US 301 COMMERCIAL	7.2	120,000 SF*
MULTI-FAMILY**	26.6	532 UNITS
TOWNHOMES**	27.9	279 UNITS
WATER MANAGEMENT	17.4	

*SUBJECT TO LUEM. MAXIMUM FAR IS 1.0 FOR AN INDIVIDUAL DEVELOPMENT PARCEL BUT THE CUMULATIVE FAR SHALL NOT EXCEED .35
**RECREATIONAL AMENITIES TO COMPLY WITH DADE CITY LAND DEVELOPMENT CODE

LEVELUP CONSULTING, LLC
505 E JACKSON ST., SUITE 200
TAMPA, FLORIDA 33602
OFFICE: 813-375-0616
WWW.LEVELUPFLORIDA.COM

PROJECT NAME:
MAGGARD
PRE- ANNEXATION
AGREEMENT

DRAWING TITLE:
EXHIBIT E
CONCEPT MAP

PREPARED FOR:
DALE & ANN MAGGARD

DATE: 5/4/2026

Docusign Envelope ID: 93708CA4-98EA-8FD9-81A0-78D4E3244C87

LEADSONLINE ORDER SUMMARY NO. S-20223

AGENCY ID: 16673 | ORDER TOTAL: $14,446.05

CUSTOMER:
CITY OF DADE CITY, FLORIDA

UNIT:
POLICE DEPARTMENT

PRORATE *(Due Now)*

DUE DATE	SCOPE OF SERVICES	RATE	QTY	AMOUNT
07/01/26	PowerPlus Investigations System	$1,081.00	1	$1,081.00
			Total:	**$1,081.00**

YEAR ONE

DUE DATE	SCOPE OF SERVICES	RATE	QTY	AMOUNT
10/01/26	PowerPlus Investigations System	$4,324.00	1	$4,324.00
			Total:	**$4,324.00**

YEAR TWO

DUE DATE	SCOPE OF SERVICES	RATE	QTY	AMOUNT
10/01/27	PowerPlus Investigations System	$4,453.72	1	$4,453.72
			Total:	**$4,453.72**

YEAR THREE

DUE DATE	SCOPE OF SERVICES	RATE	QTY	AMOUNT
10/01/28	PowerPlus Investigations System	$4,587.33	1	$4,587.33
			Total:	**$4,587.33**

PAYMENT TERMS & TAXES

Unless otherwise specified on the Order Form(s), Customer agrees to pay all fees as specified on the Order Form within 30 days of receipt of an invoice during the Initial Term and any subsequent Renewal Term. Eligible credits will be reviewed, assessed, and applied following the full execution of the Agreement and Order Form(s).

*Eligible credits will be reviewed, assessed, and applied following the full execution of the Agreement and Order Form(s).

FEES ARE EXCLUSIVE OF SALES, USE, WITHHOLDING, VAT, AND OTHER SIMILAR TAXES, AND IF REQUIRED BY LAW CUSTOMER IS RESPONSIBLE FOR PAYMENT OF SUCH TAXES. ANY TAXES REFERENCED AND/OR QUOTED ARE ESTIMATES ONLY, AND NOT ALL SERVICES AND/OR HARDWARE MAY BE SUBJECT TO TAXATION. FINAL TAX AMOUNTS WILL BE DETERMINED BASED ON APPLICABLE LAWS AT THE TIME OF INVOICING.

CUSTOMER SHOULD PROVIDE A TAX EXEMPTION CERTIFICATE, IF APPLICABLE.

SUBSCRIPTION SERVICES AGREEMENT

This Subscription Services Agreement (**Agreement**) is between LeadsOnline, LLC, a Delaware limited liability company (**LeadsOnline**), City of Dade City, Florida (**Customer**), and is effective as of the date of the last signature below. This Agreement contemplates one or more Order Forms for Services, which are governed by the terms of this Agreement.

1. SERVICE

a. This Agreement and the applicable Order Form provide Customer access to and usage of solution services involving hardware devices provided by LeadsOnline with accompanying software needed to operate such hardware and/or an Internet-based software service, including, without limitation, its features, functions, and user interface, and underlying software, which may be limited to a set number of Eligible Users, as defined and specified on an Order Form (**Service**). LeadsOnline, as determined by the City Manager's Office for purposes of procurement, qualifies as a specialized professional service with no equivalent substitute that would provide equivalent functionality and data access to Customer's law enforcement agency as described in the Purchasing Justification Statement, attached hereto as **Exhibit A.**

2. USE OF SERVICE

a. **Customer Owned Data.** All data, information, images, and files uploaded or otherwise entered by Customer into the Service remains the property of Customer, as between LeadsOnline and Customer (**Customer Property**), unless otherwise specified in the applicable Order Form regarding licensing terms for the Service offered under said Order Form.

b. **Responsibilities for Customer Property.** Customer represents and warrants to LeadsOnline that Customer has provided all required notices and has obtained all required licenses, permissions, and consents regarding Customer Property for use within the Service under this Agreement. Customer grants LeadsOnline the right to use the Customer Property solely for Purposes of performing under this Agreement (which includes, without limitation, the right for LeadsOnline to enhance its technology and offerings). LeadsOnline will purge any or all Customer Property upon Customer's written request. Customer may export its Customer Property as allowed by functionality within the Service.

c. **General Responsibilities.** Customer must (i) ensure that access to Service and information produced by or derived from it is limited to the Purpose defined in the Order Form, (ii) maintain any data accessed, received or otherwise derived from Service according to all applicable statutes, laws and regulations for use and disclosure of non-public personal information, (iii) connect to Service only using devices and browsers with proper encryption, (iv) promptly notify LeadsOnline (within the Service or by email to support@leadsonline.com) when an Eligible User is no longer employed by Customer or is no longer authorized to access Service, (v) ensure that each Eligible User is acting within the bounds of their authority from Customer and within their legal rights to search, possess, enter, analyze and use, all information and data submitted to and received from the Service, (vi) refrain from any use, misuse or actions related to Service or Data that infringe, misappropriate, or otherwise violate any right of anyone, or that violate any applicable law, and ensure that any instructions or directives Customer gives to or regarding anyone do not conflict with applicable laws, (vii) use any hardware provided by LeadsOnline solely for the Purpose defined in the Order Form and in accordance with all applicable instructions, policies, and documentation provided by LeadsOnline, (viii) ensure that the hardware is used only by Eligible Users authorized under this Agreement and is not transferred, loaned, or sublicensed to any unauthorized person or entity, (ix) keep all hardware provided as part of the Service in good working condition, refrain from any unauthorized repairs, modifications, or tampering, and promptly notify LeadsOnline of any malfunction, damage, or loss, and (x) verify the accuracy, timeliness, context and relevance of information or communication from Service or personnel prior to taking action. Customer acknowledges that LeadsOnline does not enforce laws, does not provide legal advice, and does not claim to have authority or expertise in legal or law enforcement matters.

d. **Governmental Agency Public Records Clause**. Customer is a government agency and is required by law to permit the inspection and copying of public records, Customer acknowledges the Service contains information protected by exemptions to public disclosure laws in Florida, and if Customer searches the Service in response to a request for Public Records, Customer is acting on its own accord. LeadsOnline does not grant Customer access to the Service for the Purpose of searching for or creating records to respond to a public records request when Customer did not have the record in its possession at the time of the request.

e. **Customer Responsibilities.** Customer: (i) must keep its passwords secure and confidential and use industry-standard password management practices, and ensure that any credentials related to the hardware under the Service are protected from unauthorized access; (ii) is responsible for its access control policies and administration of access rights to its account within the Service, the acts and omissions of its users, and the legality and accuracy of any data submitted to the Service, may not share any access credentials and must also prevent unauthorized access, tampering, or misuse of any hardware provided under the Service; (iii) must use commercially reasonable efforts to prevent unauthorized access to its account, and notify LeadsOnline promptly of any such

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unauthorized access; (iv) may use the Service and any associated hardware only in accordance with the Service's technical documentation (including without limitation, video tutorials) and applicable law; and (v) must follow all provided guidelines for hardware setup, maintenance, and operation to ensure compliance and functionality under the Service.

f. **LeadsOnline Support.** Unless otherwise specified in the applicable Order Form, LeadsOnline must provide Customer support for the Service under the terms of LeadsOnline's Customer Support Policy (**Support**), which is located at leadsonline.com/customer-support.

3. Warranty Disclaimer

a. **EXCEPT WHERE EXPLICITLY STATED IN WRITING, THE SERVICE IS PROVIDED 'AS IS' WITHOUT WARRANTY. LEADSONLINE DISCLAIMS ALL WARRANTIES, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY, TITLE, AND FITNESS FOR A PARTICULAR PURPOSE. WHILE LEADSONLINE TAKES REASONABLE PHYSICAL, TECHNICAL, AND ADMINISTRATIVE MEASURES TO SECURE THE SERVICE, CUSTOMER UNDERSTANDS THAT THE SERVICE MAY NOT BE ERROR FREE, AND USE MAY BE INTERRUPTED.**

b. While Customer acknowledges that the Service may not be error-free and may not fully meet Customer's expectations, LeadsOnline does warrant that the Service is free from defects that will substantially affect performance, and that it has used commercially available tools designed to discern that no viruses or other security defects are present. LeadsOnline further warrants that the Service will function substantially in accordance with the Order Form. LeadsOnline will not intentionally introduce any virus, Trojan horse, spyware, malware, or other malicious code designed to erase, damage, or unlawfully interfere with Customer's equipment, data, or other programs. Notwithstanding the foregoing, Customer acknowledges and agrees that the Service may contain functionality that allows LeadsOnline to remotely disable or limit the hardware's operation in accordance with this Agreement, including but not limited to instances of non-payment or material breach by Customer.

c. LeadsOnline cannot control the decisions and actions of Customer. Subject to the Indemnification provisions provided in Section 10, LeadsOnline expressly disclaims and does not undertake or assume any duty, obligation or responsibility for any decisions, actions, reactions, responses, inaction by Customer or any other party as a result of or reliance on, in whole or in part, any use of the Service or information derived from it, or for any consequences or outcomes including death, injury, loss or damage to any property arising from or caused by any such actions decisions, reactions, responses, or inaction.

4. Payment

a. **Fees and Payment.** Customer must pay all fees as specified on the Order Form within 30 days of receipt of an invoice. The fees are exclusive of sales, use, withholding, VAT, and other similar taxes, and if required by law Customer is responsible for payment of such taxes, except to the extent the Customer provides a tax exemption certificate.

b. **Nonpayment.** LeadsOnline will provide electronic notice (within the Service) and notice to the email registered with LeadsOnline (Customer is responsible for maintaining an updated email address with LeadsOnline) of the non-payment of an open invoice. If the payment is not made within 7 days of the first notice, then LeadsOnline may suspend Service and Support until the amount is paid in full or terminate the Service upon 30 days' notice under Section 9(c).

5. Mutual Confidentiality

a. **Definition of Confidential Information.** Confidential Information means all non-public information disclosed by a party (**Discloser**) to the other party (**Recipient**), whether orally, visually, or in writing, that is designated as confidential or that reasonably should be understood to be confidential given the nature of the information and the circumstances of disclosure (**Confidential Information**). LeadsOnline's Confidential Information includes, without limitation, the Service. Customer's Confidential Information includes, without limitation, the Customer Property.

b. **Protection of Confidential Information.** Recipient must use the same degree of care that it uses to protect the confidentiality of its own confidential information of like kind (but not less than reasonable care) to: (i) not use any Confidential Information of Discloser for any Purpose outside the scope of this Agreement; and (ii) limit access to Confidential Information of Discloser to those of its and its Affiliates' employees and contractors who need that access for Purposes consistent with this Agreement, and who have a legal obligation under law or policy regarding confidentiality or have signed confidentiality Agreements with Recipient containing protections not materially less protective of the Confidential Information than those in this Agreement.

c. **Exclusions.** Confidential Information *excludes* information that: (i) is or becomes generally known to the public without breach of any obligation owed to Discloser; (ii) was known to the Recipient before its disclosure by the Discloser without breach of any obligation owed to the Discloser; (iii) is received from a third party without breach of any obligation owed to Discloser; or (iv) is independently developed by the Recipient without use of or access to the Confidential Information. The Recipient may disclose Confidential Information to the extent required by law or court order but will provide Discloser with advance notice to seek a protective order unless

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otherwise directed by the court.

6. Information Security

a. **Data Security Measures.** To protect Customer Property from unauthorized disclosure, alteration, or misuse, LeadsOnline shall:

i. Agree to the terms of the Federal Bureau of Investigation Criminal Justice Information Services (FBI CJIS) Security Addendum.

ii. Ensure that LeadsOnline personnel with unescorted access to unencrypted Customer Property and/or physically secure locations have:
- Completed CJIS Security Awareness Training and have passed the Level Four CJIS Security Test designed for Information technology personnel (system administrators, security administrators, network administrator).
- Submitted to and successfully passed state of residency and national fingerprint-based record checks.

iii. Apply appropriate controls according to the AICPA Trust Services Criteria for Security so as to maintain a secure environment for all Customer Property.

iv. Maintain proper encryption of data in transit using 256-Bit Transport Layer Security (TLS) and at rest using FIPS 140-2 standards.

v. Maintain advanced firewall and intrusion protection, database partitioning, patch management, account management, identification and authentication, configuration management and third-party application and network penetration tests.

vi. Log events relative to access and use of the Services; maintain and protect logs from disclosure, alteration, or misuse.

vii. Respond to security incidents; In the event of a data breach (as defined by applicable law), of Customer Property, LeadsOnline will act to eliminate the breach, preserve forensic evidence, and notify Customer without undue delay. LeadsOnline shall have no obligation to notify consumers or regulatory authorities of a breach of Customer data that was not the result of a data security incident experienced by LeadsOnline.

viii. Purge any Customer Property upon Customer's written request.

7. Insurance

a. **Insurance Policies.** LeadsOnline shall maintain insurance in accordance with the Certificate of Insurance provided to the Customer and attached as **Exhibit B**. For every insurance policy required hereunder, LeadsOnline shall provide the Customer with a Certificate of Insurance evidencing such coverage for the duration of this Agreement.

b. Receipt of certificates or other documentation of insurance or policies or copies of policies by the Customer, or by any of its representatives, which indicates less coverage than is required, does not constitute a waiver of LeadOnline's obligation to fulfill the insurance requirements by Customer.

c. LeadsOnline hereby waives for itself and for its insurers and underwriters, all rights which each of them may hold to recover in subrogation, indemnity, contribution or by direct cause of action for damages, losses and costs of defense for risks against which insurance is provided, whether or not the same is required to be provided. LeadsOnline shall obtain consents, endorsements or such other action by insurers and underwriters as may be necessary to establish that the waiver of subrogation, indemnity, contribution and direct cause of action shall not abrogate, limit or otherwise affect any insurance provided by LeadsOnline and shall deliver evidence of the same to the to the Customer upon reasonable request.

d. The Customer shall be exempt from, and in no way liable for, any sums of money which may represent a deductible in any insurance policy. The payment of such deductible shall be the sole responsibility of LeadsOnline and/or subcontractor providing such insurance.

e. All insurance carriers shall have an AM Best Resting of at least A- and a size of VII or larger. The General Liability and Workers' Compensation policies shall have a waiver of subrogation in favor of the City of Dade City. The liability policies shall be Primary/Non-Contributory.

f. **Additional Insured**. For the purposes of this Agreement, Customer shall be an additional insured, to the extent of the service provided under the agreement, on all insurance policies required hereunder, with the exception of Workers' Compensation, with respect to liability arising out of work or operations performed by or on behalf of LeadsOnline. Additional insured coverage shall be evidenced in the form of Blanket Certificate of Endorsement.

8. Property

a. **Reservation of Rights.** LeadsOnline and its licensors are the sole owners of the Service, including all associated intellectual property rights, and they remain only with LeadsOnline. Title to any hardware provided under this Agreement passes to Customer upon full

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payment as specified in the Order Form; however, LeadsOnline retains all intellectual property rights related to any software, firmware, or proprietary technology embedded in or used to operate the hardware. Customer may not remove or modify any proprietary marking or restrictive legends in the Service. LeadsOnline reserves all rights that are not expressly granted in this Agreement.

b. **Restrictions.** Customer *may not*: (i) share, provide, sell, resell, rent, or lease the Service or use it in a service-provider capacity or allow access to the Service, its output, or any associated hardware, software, firmware, or proprietary technology by a third party, except as expressly permitted in this Agreement; (ii) use the Service or any hardware provided as part of the Service, to store or transmit unsolicited marketing emails, libelous, or otherwise objectionable, unlawful, or tortious material, or to store or transmit infringing material in violation of third party rights; (iii) interfere with or disrupt the integrity or performance of the Service, including but not limited to tampering with, modifying, or attempting to bypass any security, tracking, or management features within any software or hardware provided as part of the Service; (iv) attempt to gain unauthorized access to the Service or its related systems or networks or use any automated means to monitor, access or copy any data from the Service; (v) reverse engineer, decompile, disassemble, or otherwise attempt to discover the underlying technology, software, or firmware of the Service or hardware, or modify, alter, or remove any proprietary markings or security features; (vi) resell, transfer, or dispose of the hardware in a manner inconsistent with this Agreement, including attempting to sublicense or lease it to a third party without LeadsOnline's prior written consent; the Service; or (vii) access the Service to build a competitive service or product, or copy any feature, function, or graphic. LeadsOnline may suspend Service to Customer if LeadsOnline believes in good faith that Customer's use of the Service poses threat to the security, availability, or legality of the Service; in such event, LeadsOnline will work with Customer to address the issue and restore Service as quickly as possible.

c. **Audit Information.** LeadsOnline logs events related to user registration, contacts, access, and use of the Services for legal, audit, security, and support Purposes (**Audit Information**). Audit Information is not Customer Property.

9. Term & Termination

a. **Term.** This Agreement continues until the 30th day after all Order Forms have expired or earlier terminated as provided below.

b. **Term of Order Forms.** The term of each Order Form is specified in the Order Form.

c. **Mutual Termination for Material Breach.** If either party is in material breach of this Agreement, the other party may terminate this Agreement at the end of a written 30-day (30) notice/cure period if the breach has not been cured.

d. **Termination for Convenience.** Either party may terminate this Agreement, for any reason, provided the party give the other party 30 days written notice. In the event of termination for convenience by Customer, LeadsOnline shall be entitled to the greater of (i) fees for Services performed through the effective date of termination, calculated on a pro rata (elapsed time) basis, or (ii) all amounts previously paid, including any prepaid or advance payments. Any prepaid Services will remain available through the end of the applicable prepaid period.

e. **Termination by Mutual Consent.** This Agreement and/or any Order Form may be terminated by the mutual consent of both parties.

f. **Termination of an Order Form Due to Non-Appropriation of Funds.** Government Customers may terminate services in an Order Form by providing sixty (60) days' written notice to LeadsOnline prior to the next contract year if funding to make the next scheduled payment is not duly appropriated and authorized.

g. **Return of Customer Property:**
   - Within sixty (60) days after termination, upon written or electronic request LeadsOnline will make the Service available for Customer to export Customer Property as provided in **Section 2(a)**.
   - After such a sixty-day (60) period, LeadsOnline has no obligation to maintain the Customer Property and may destroy it.

10. Liability Limit

a. **Indemnification for Third-Party Intellectual Property Claims.** LeadsOnline will defend or settle any third-party claim against Customer to the extent that such claim alleges that the LeadsOnline technology used to provide the Service violates a copyright, patent, or trademark (**IP Indemnity Claim**), if Customer: promptly notifies LeadsOnline of the claim in writing; cooperates with LeadsOnline in the defense; and allows LeadsOnline to solely control the defense or settlement of the claim. Costs. LeadsOnline will pay infringement claim defense costs it incurs in defending Customer, and LeadsOnline-negotiated settlement amounts, and court awarded damages. Process. If such a claim appears likely, then LeadsOnline may modify the Service, procure the necessary rights, or replace it with the functional equivalent. If LeadsOnline determines that none of these are reasonably available, then LeadsOnline may terminate the Service and refund any prepaid and unused fees. Exclusions. LeadsOnline has no obligation for any claim arising from: Customer's misuse of the Services, LeadsOnline's compliance with Customer's designs, specification, instructions, or technical information; a combination of the Service with other technology or aspects where the infringement would not occur but for the combination; Customer's directives, access or use of, or laws or policies applicable to Customer regarding the information and sources

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thereof accessible via the Services including Customer Property; or technology or aspects not provided by LeadsOnline. **THIS SECTION CONTAINS CUSTOMER'S EXCLUSIVE REMEDIES AND LEADSONLINE'S SOLE LIABILITY FOR INTELLECTUAL PROPERTY INFRINGEMENT CLAIMS.**

b. To the extent permitted by Florida law, LeadsOnline agrees to be liable for any and all third-party damages, losses, and expenses incurred, by the Customer, in any way related to the services provided herein and this Agreement, caused by the grosss negligence or intentional acts and/or omissions of LeadsOnline, or any of its employees, agents, subcontractors, representatives, volunteers or the like. LeadsOnline agrees to indemnify and hold the Customer harmless for any and all such third-party claims, suits, judgments or damages, losses and expenses, including but not limited to, court costs, expert witnesses, consultation services and attorney's fees, arising from any and all gross negligence or intentional acts and/or admissions of LeadsOnline, or any of its employees, agents, subcontractors, representatives, volunteers, or the like through and including appeals in any way related to the services provided herein and this Agreement. Said indemnification, defense, and hold harmless actions shall not be limited by any required insurance coverage amounts set forth herein and shall survive termination or natural termination of this Agreement. The CONTRACTOR waives any and all right or opportunity to contest the enforceability of this Section and agrees that in the event this Section, or any part thereof, is found unenforceable by the final unappealable judgment of a court of competent jurisdiction, this Section shall be construed so as to be enforceable to the maximum extent permitted by applicable law. Notwithstanding the foregoing, LeadsOnline shall have no obligation to indemnify the Customer or any Indemnitee to the extent any claim, loss, or liability results from the Customer's own unlawful acts, gross negligence, or willful misconduct.

c. **EXCLUSION OF INDIRECT DAMAGES. TO THE MAXIMUM EXTENT ALLOWED BY LAW, LEADSONLINE IS NOT LIABLE FOR ANY INDIRECT, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES ARISING OUT OF OR RELATED TO THIS AGREEMENT (INCLUDING, WITHOUT LIMITATION, COSTS OF DELAY; LOSS OF OR UNAUTHORIZED ACCESS TO DATA OR INFORMATION; AND LOST PROFITS, REVENUE, OR ANTICIPATED COST SAVINGS), EVEN IF IT KNOWS OF THE POSSIBILITY OR FORESEEABILITY OF SUCH DAMAGE OR LOSS.**

d. **TOTAL LIMIT ON LIABILITY. TO THE MAXIMUM EXTENT ALLOWED BY LAW, EXCEPT FOR LEADSONLINE'S INDEMNITY OBLIGATIONS RELATING TO IP INDEMNITY CLAIMS, GROSS NEGLIGENCE OR INTENTIONAL TORTS, LEADSONLINE'S TOTAL LIABILITY ARISING OUT OF OR RELATED TO THIS AGREEMENT (WHETHER IN CONTRACT, TORT, OR OTHERWISE) DOES NOT EXCEED THE AMOUNT PAID BY CUSTOMER WITHIN THE 12-MONTH PERIOD PRIOR TO THE EVENT THAT GAVE RISE TO THE LIABILITY, EXCEPT THAT THE ABOVE LIMITATION DOES NOT APPLY TO CUSTOMER'S PAYMENT OBLIGATIONS FOR THE SERVICE.**

11. Governing Law & Forum

a. **Government Customers.** The laws of the State of Florida shall govern all aspects of this Agreement. In the event it is necessary for either party to initiate legal action regarding this Agreement, venue shall lie in Pasco County, Florida. The parties hereby waive their right to trial by jury in any action, proceeding or claim, arising out of this Agreement, which may be brought by either of the parties hereto.

12. Other Terms

a. **Entire Agreement and Changes.** This Agreement and the Order Form constitute the entire Agreement between the parties and supersede any prior or contemporaneous negotiations or Agreements, whether oral or written, related to this subject matter. Customer is not relying on any representation concerning this subject matter, oral or written, not included in this Agreement. No representation, promise, or inducement not included in this Agreement is binding. No modification or waiver of any term of this Agreement is effective unless both parties sign an amendment to this Agreement.

b. **No Assignment.** Neither party may assign or transfer this Agreement to a third party, except that the Agreement and all Order Forms may be assigned with the consent of the other party as part of a merger or sale of all or substantially all a party's businesses, assets, not involving a competitor of the other party, or at any time to an Affiliate.

c. **Export Compliance.** The Service and Confidential Information may be subject to export laws and regulations of the United States and other jurisdictions. Each party represents that it is not named on any U.S. government denied-party list. Neither party will permit its personnel or representatives to access any Service in a U.S.-embargoed country or in violation of any applicable export law or regulation.

d. **Independent Contractors.** This Agreement does not create an employee/employer relationship between the parties. It is the parties' intention that LeadsOnline, its employees, subcontractors, representatives, volunteers, and the like, will be an independent contractor and not an employee of the Customer for all purposes, including, but not limited to, the application of the following, as amended: the Fair Labor Standards Act minimum wage and overtime payments, the Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State of Florida revenue and taxation laws, the

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State of Florida workers' compensation laws, the State of Florida unemployment insurance laws, and the Florida Retirement System benefits. LeadsOnline will retain sole and absolute discretion in the judgment of the manner and means of carrying out LeadOnline's activities and responsibilities hereunder.

e. **Public Entity Crimes.** As required by section 287.133, Florida Statutes, LeadsOnline warrants that it is not on the convicted contractor list for a public entity crime committed within the past thirty-six (36) months. LeadsOnline further warrants that it will neither utilize the services of, nor contract with, any supplier, subcontractor, or consultant in connection with this Agreement for a period of thirty-six (36) months from the date of being placed on the convicted contractor list.

f. **Employment Eligibility Verification (E-Verify)**. Pursuant to Florida Statutes, Section 448.095, LeadsOnline shall be registered with and utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility status of all employees performing work under this Agreement as well as all newly hired employees. In addition, LeadsOnline shall require any and all subcontractors performing work in accordance with this Agreement to register with and utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility status of all employees performing work under this Agreement as well as all newly hired employees. Any such subcontractor shall provide an affidavit to LeadsOnline stating that the subcontractor does not employ, contract with or subcontract with any ineligible individuals and LeadsOnline must keep a copy of said affidavit for the duration of this Agreement. Violation of this section is subject to immediate termination of this Agreement by the Customer without regard to any notice otherwise required herein. In the event the Customer incurs costs as a result of LeadsOnline's breach of this provision, any and all such costs shall be paid by LeadsOnline immediately upon receipt of notice of the same from the Customer. Information on registration for and use of the E-Verify Program may be obtained at the Department of Homeland Security website: http://www.dhs.gov/E-Verify.

g. **Public Records**. Pursuant to Florida Statutes, Section 119.0701:

IF YOU HAVE QUESTIONS REGARDING THE APPLICATION OF FLORIDA STATUTES, CHAPTER 119, TO YOUR DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CITY'S CUSTODIAN OF PUBLIC RECORDS:

CITY CLERK: ANGIE GUY
38020 MERIDIAN AVE,
DADE CITY, FL 33525
(352) 523 - 5050
AGUY@DADECITYFL.COM

CONTRACTOR agrees to comply with public records laws, specifically to:

1. Keep and maintain public records required by the CITY to perform the services set forth herein.

2. Upon request from the CITY's custodian of public records, provide the CITY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Florida Statutes, Chapter 119, or as otherwise provided by law.

3. Ensure that public records which are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law, for the duration of the contract term and following completion of the contract if the CONTRACTOR does not transfer the records to the CITY.

4. Upon completion of the contract, transfer, at no cost, to the CITY all public records in possession of the CONTRACTOR or keep and maintain public records required by the CITY to perform the services set forth herein. If the CONTRACTOR transfers all public records to the CITY upon completion of the contract, the CONTRACTOR shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the CONTRACTOR keeps and maintains public records upon completion of the contract, the CONTRACTOR shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the CITY, upon request from the CITY's custodian of public records, in a format that is compatible with the information technology systems of the CITY.

h. **Human Trafficking Affidavit**. LeadsOnline hereby certifies that LeadsOnline does not use coercion for labor or services, as defined in § 787.06, Florida Statutes, and that LeadsOnline has provided to the Customer the Human Trafficking Affidavit, attached hereto as **Exhibit C**.

i. **Enforceability and Force Majeure.** If any term of this Agreement is invalid or unenforceable, the other terms remain in effect. Neither

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party is liable for its non-performance due to events beyond its reasonable control, including but not limited to natural weather events and disasters, labor disruptions, and disruptions in the supply of utilities.

j. **Money Damages Insufficient.** Any breach by a party of this Agreement or violation of the other party's intellectual property rights could cause irreparable injury or harm to the other party. The other party may seek a court order to stop any breach or avoid any future breach of this Agreement.

k. **Severability**. All clauses found herein shall act independently of each other. If a clause is found to be illegal or unenforceable, it shall have no effect on any other provision of this Agreement. It is understood by the parties hereto that if any part, term, or provision of this Agreement is by the courts held to be illegal or in conflict with any law of the State of Florida or the United States, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid. If necessary, to preserve the intent of the parties, the parties shall negotiate in good faith to amend this Agreement, adopting a substitute provision for the one deemed invalid or unenforceable that is legally binding and enforceable.

l. **Waiver**. Failure of the parties to insist upon strict performance of any of the covenants, terms, provisions, or conditions of this Agreement or to exercise any right or option herein contained, shall not be construed as a waiver or a relinquishment for the future of any such covenant, term, provision, or condition, or right of election, but same shall remain in full force and effect.

m. **Notice**. The parties hereto agree and understand that written notice, mailed or delivered to the last known mailing address, shall constitute sufficient notice to the Customer and LeadsOnline. All notices required and/or made pursuant to this Agreement to be given to the Customer and LeadsOnline shall be in writing and given by way of the United States Postal Service, first class mail, postage prepaid, addressed to the following addresses of record:

   Customer: 38042 Pasco Ave, Dade City, Florida 33525, United States

   LeadsOnline: 6900 Dallas Parkway, Suite 825, Plano, Texas 75024, United States

n. **No Additional Terms.** LeadsOnline rejects additional or conflicting terms of any Customer form-purchasing document.

o. **Order of Precedence.** If there is an inconsistency between this Agreement and an Order Form, the Agreement prevails, unless specifically stated otherwise in the Order Form.

p. **Survival of Terms.** All provisions of this Agreement regarding payment, confidentiality, indemnification, limitations of liability, proprietary rights, and such other provisions that by fair implication require performance beyond the term of this Agreement shall survive expiration or termination of this Agreement until fully performed or otherwise are inapplicable.

q. **Feedback.** If Customer provides feedback or suggestions about the Service, then LeadsOnline (and those it allows to use its technology) may use such information without obligation to Customer.

<< REMAINDER OF PAGE LEFT INTENTIONALLY BLANK—SIGNATURE PAGE TO FOLLOW >>

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13. Subscription Services Agreement Signatures

a. Each representative identified below represents and warrants that it has the full power, right and authority to enter into this Agreement on behalf of its respective party.

LEADSONLINE, LLC (LeadsOnline)	
SIGNATURE:	
NAME:	Alexander Finley
TITLE:	President & CEO
DATE:	
ADDRESS:	6900 Dallas Parkway, Suite 825, Plano, Texas 75024, United States

CITY OF DADE CITY, FLORIDA (Customer)	
SIGNATURE:	Signed by: Marieke vanErven 45E00EE345F24F3...
NAME:	Marieke vanErven
TITLE:	City Manager
DATE:	6/16/2026
ADDRESS:	38042 Pasco Ave, Dade City, Florida 33525, United States

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EXHIBIT A

PURCHASING JUSTIFICATION STATEMENT

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Docusign Envelope ID: 93708CA4-98EA-8FD9-81A0-78D4E3244C87

CITY OF DADE CITY

"Proud Heritage, Promising Future"

Scott Black, Mayor
Normita L. Woodard, Mayor Pro Tem
Kristin Church, Commissioner
James D. Shive, Commissioner
Michael Stout, City Commissioner

Marieke vanErven, City Manager
Angelia Guy, City Clerk
Peter Altman, Finance Officer
Patrick Brackins, City Attorney

Purchasing Justification Statement

Date: June 1, 2026
Prepared By: Marieke vanErven, City Manager/Authorized Purchasing Director
Department: Dade City Police Department
Vendor: LeadsOnline, Inc.
Purchase Type: Annual Subscription – Law Enforcement Investigative Software
Fund/Account: Police Department Annual Subscriptions

I. Purpose and Description of Service

This statement provides justification for the procurement of a multi-year subscription to LeadsOnline, a web based investigative intelligence platform utilized exclusively by law enforcement agencies. LeadsOnline provides real time access to a nationwide database of over 1.7 billion transactions reported by more than 25,000 participating businesses in all 50 states, including pawn shops, secondhand dealers, scrap metal recyclers, and ecoATM kiosks.

Access to the platform will enable Dade City Police Department investigators to rapidly search transaction records to identify stolen property, link serial numbers from stolen property, link suspects to criminal activity, advance active investigations, and build prosecutable cases. The system is 100% browser based and requires no additional hardware or on premises installation.

II. Operational Need and Public Safety Benefit

The Dade City Police Department regularly investigates property crimes, theft, and burglary cases in which suspects frequently liquidate stolen goods through secondhand and pawn transactions. Without a centralized tool to cross-reference these transactions, investigators are limited in their ability to:

- Identify suspects from transaction records and seller identification data;
- Locate and recover stolen property before it is sold or transferred;
- Link repeat offenders across multiple incidents using pattern analysis;
- Access records from outside Pasco County that may be connected to local crimes;
- Generate evidence suitable for prosecution.

LeadsOnline addresses each of these needs through a single, integrated platform trusted by over 5,500 law enforcement agencies across the United States. Research indicates that more than 60% of suspects involved in property crimes maintain a traceable footprint within the LeadsOnline system.

III. Sole Source/Specialized Nature Justification

LeadsOnline maintains a proprietary and unparalleled national database of secondhand transaction data compiled directly from participating reporting businesses. The scope, depth, and real time nature of the data repository is not replicated by any other commercially

available platform at a comparable scale. The City Manager's Office, has determined this procurement qualifies as a specialized professional service with no equivalent substitute that would provide equivalent functionality and data access to law enforcement.

Additionally, LeadsOnline offers a free grant advisory service to assist agencies in securing external funding, and provides free customer support with no per call charges, reducing the total cost of ownership for the City.

IV. Cost Summary

The following payment schedule is established per the Order Form with LeadsOnline. Payment shall be made on or before each anniversary date during the contract term. Neither party is obligated to renew beyond the initial term which carries the City through September 30, 2029. Pricing will be held at the costs summarized below:

START DATE	END DATE	RATE	QTY	TOTAL DUE
July 1, 2026	September 30, 2026	$1,081.00	1	**$1,081.00**
October 1, 2026	September 30, 2027	$4,324.00	1	**$4,324.00**
October 1, 2027	September 30, 2028	$4,453.72	1	**$4,453.72**
October 1, 2028	September 30, 2029	$4,587.33	1	**$4,587.33**
		TOTAL CONTRACT VALUE:		**$14,446.05**

V. Recommendation and Authorization:

Based on the operational necessity, public safety benefit, and the specialized nature of the LeadsOnline platform, I am recommending the approval of this multi year subscription paid by the City of Dade City for the Dade City Police Department. This acquisition supports the Department's investigative capabilities and is consistent with the City's commitment to effective and efficient law enforcement services. This is in the best interest of the City of Dade City and for the residents we serve.

Marieke K. vanErven

Marieke vanErven
City Manager, Authorized Purchasing Director
City of Dade City, Florida

Date: June 1, 2026

EXHIBIT B

CERTIFICATE OF LIABILITY INSURANCE

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CERTIFICATE OF LIABILITY INSURANCE

9/1/2026

DATE (MM/DD/YYYY) 6/5/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies, LLC DBA Lockton Insurance Brokers, LLC in CA CA license #0F15767 1185 Avenue of the Americas, Ste. 2010 New York NY 10036 (646) 572-7300	**CONTACT NAME:** **PHONE (A/C, No, Ext):** **FAX (A/C, No):** **E-MAIL ADDRESS:**
INSURED 1530866 LeadsOnline Parent, LLC LeadsOnline, LLC 6900 Dallas Pkwy Ste 825 Plano, TX 75024-4200	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** Hartford Insurance Group **INSURER B :** Trumbull Insurance Company — 27120 **INSURER C :** --- SEE ATTACHMENT --- **INSURER D :** Hartford Casualty Insurance Company — 29424 **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 23601347 **REVISION NUMBER:** XXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC OTHER:	N	Y	42 UUN AZ7TFV	9/1/2025	9/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 1,000,000 $ 1,000,000 $ 10,000 $ Not Applicable $ 2,000,000 $ 2,000,000 $
B	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY	N	N	42 UEN AF7890	9/1/2025	9/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 1,000,000 $ XXXXXXX $ XXXXXXX $ XXXXXXX $ XXXXXXX
D	X **UMBRELLA LIAB** X OCCUR **EXCESS LIAB** CLAIMS-MADE DED X RETENTION $ 10,000	N	N	42 XHU AZ7W5X	9/1/2025	9/1/2026	EACH OCCURRENCE AGGREGATE 	$ 5,000,000 $ 5,000,000 $ XXXXXXX
C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? **(Mandatory in NH)** Y / N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	N	42 WE AZ7TFA	9/1/2025	9/1/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Waiver of Subrogation applies in favor of certificate holder under the General Liability as required by written contract.

CERTIFICATE HOLDER

23601347
City of Dade City, Florida
38042 Pasco Ave
Dade City, FL 33525 United States

CANCELLATION See Attachments

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Issuing Company for Worker's Compensation
Arizona Hartford Insurance Company of the Southeast
Hartford Casualty Insurance Company NAIC #29424 Colorado Hartford Fire Insurance Company Delaware Hartford Insurance Company of the Southeast Florida Twin City Fire Insurance Company Indiana Hartford Insurance Company of the Southeast Maryland Property and Casualty Insurance Company of Hartford Michigan Sentinel Insurance Company Ltd. New Jersey Hartford Underwriters Insurance Company Ohio Twin City Fire Insurance Company Oregon Hartford Accident and Indemnity Company South Carolina Sentinel Insurance Company Ltd. Texas Hartford Insurance Company of Illinois Virginia Hartford Insurance Company of Illinois

Docusign Envelope ID: 93708CA4-98EA-8FD9-81A0-78D4E3244C87
Attachment Code: D633089 Master ID: 1530866, Certificate ID: 23601347

City of Dade City, Florida

38042 Pasco Ave
Dade City,FL33525

Dear LeadsOnline Parent, LLC certificate holder:

In an effort to meet demand for instant electronic delivery of certificates, Lockton Companies now provides paperless delivery of Certificates of Insurance. Thank you for your patience and willingness to help us lessen our environmental footprint.

To fulfill your certificate delivery, we need your email address. Please contact us via one of the methods below with your Holder ID number, email address, and phone number in the event we have any questions.

Your Holder ID number is23601347.

- Email: LeadsOnlineCertRequests@Lockton.com
-
- Toll-free automated phone service: 866-218-4018

If this certificate is no longer needed or valid, please notify us.

Thank you,

Lockton Companies

Lockton Companies
Three CityPlace Dr, Suite 900 / St. Louis, MO 63141-7088
314-432-0500 / FAX: 314-812-3299
lockton.com

EXHIBIT C

HUMAN TRAFFICKING AFFIDAVIT

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Docusign Envelope ID: 93708CA4-98EA-8FD9-81A0-78D4E3244C87

HUMAN TRAFFICKING AFFIDAVIT

In compliance with Fla. Stat. § 787.06, this Affidavit must be completed by an officer or representative of a nongovernmental entity that is executing, renewing, or extending a contract with the **CITY OF DADE CITY** (the "Governmental Entity").

The undersigned, on behalf of the entity listed below (the "Nongovernmental Entity"), hereby attests under penalty of perjury as follows:

1. I am over the age of 18 and I have personal knowledge of the matters set forth herein.
2. I am an officer or representative of _____, a nongovernmental entity, and I am authorized to provide this Affidavit on behalf of the Nongovernmental Entity.
3. Nongovernmental Entity, and any of its subsidiaries or affiliates, do not use coercion for labor or services, as those terms are defined in Fla. Stat. § 787.06, as may be amended from time to time.
4. If at any time in the future the Nongovernmental Entity does use coercion for labor or services, the Nongovernmental Entity will immediately notify the Governmental Entity and no contracts may be executed, renewed, or extended between the parties.
5. I have read the foregoing Affidavit and attest that the statements made herein are true and are made for the benefit of and reliance by the Governmental Entity.

_____ _____

Authorized Signature Company

_____ _____

Printed Name Title

STATE OF _____

COUNTY OF _____

Sworn to and subscribed before me by means of ☐ physical presence or ☐ online notarization on this _____ day of _____ 2026, by _____, who personally swore that he/she is authorized to execute this Agreement and thereby bind the Nongovernmental Entity, and who ☐ is personally known to me or ☐ has produced _____ as identification.

(stamp)

_____

NOTARY PUBLIC, State of _____

LEADSONLINE

LEADSONLINE POWERPLUS™ INVESTIGATIONS SYSTEM SUBSCRIPTION

ORDER FORM NO. Q-10540 | AGENCY ID: 16673

CUSTOMER:
CITY OF DADE CITY, FLORIDA

UNIT:
POLICE DEPARTMENT

1. SERVICE

a. **Service.** LeadsOnline PowerPlus™ Investigations System Subscription for Law Enforcement Agency users (**Service**).

b. **Authority.** Customer represents that it is a law enforcement agency or governing body of a law enforcement agency, an entity duly authorized by municipal, state county or federal government to enforce laws or investigate crimes, and the Eligible Users are employed by Customer in the Unit listed at the top of this Order Form.

2. PURPOSE

a. **Law Enforcement Use.** Exclusively for the official law enforcement agency duties of Customer's Unit; information retrieved from the Service is for the exclusive use of Eligible Users with the exception of disclosure necessary to investigate and prosecute crimes within the jurisdiction of and investigated by Customer's Unit.

3. DEFINITIONS

a. **Audit Records** means records audit records retained for administrative, legal, audit, or other operational purposes. Audit Records are protected from modification, deletion and unauthorized access and are retained for a minimum of five (5) years per the Florida Public Records Act, Chapter 119, Florida Statutes.

b. **Deconfliction Data** means the subset of data provided to be made aware of activity by another Law Enforcement Official or Law Enforcement Customer regarding a matching person, person of interest, phone number, device identifier, item of property, location, vehicle or other data element to facilitate the benefits of coordinated investigative efforts by Law Enforcement Officials.

c. **Law Enforcement Official** means a person employed by and authorized by a Law Enforcement Customer to, in their official duties, access or submit data according to the terms of this agreement.

d. **Reporting Business** means any entity that records Transaction Data regarding the receipt or other disposition of merchandise or materials and reports such Transaction Data for access by Law Enforcement Officials according to official request, statutory requirement or otherwise.

e. **Repository Data** means data and any other information LeadsOnline has received from entities other than the Customer.

f. **Transaction Data** means information provided by Reporting Businesses and Law Enforcement Agencies about transactions, including, but not limited to, the transaction number, make, model, property description, serial number, name, address, identification number, telephone number, date of birth and any images recorded during the course of a transaction according to official request, statutory requirement or otherwise.

g. **Analysis Files** means records electronically submitted by a Customer to the Service for automated analysis. Analysis Files include but are not limited to unstructured images, video, audio or text submitted, and data related to communications or movements of devices, vehicles and other entities, which reference data for identifying locations including cell site lists, landmarks, and locations related to crimes. Analysis Files are Customer Property.

4. SERVICE RECIPIENT AND ELIGIBLE USERS

a. **Service Recipient.** An unlimited number of authorized personnel of Customer in its Police Department, each with a unique login (**Eligible Users**).

   i. Eligible User logins may not be shared and individuals who are not Eligible Users may not access the Service.

   ii. During initial onboarding, Customer may provide LeadsOnline with the names and email addresses of Eligible Users.

5. TERM, SERVICE PERIODS AND SUBSCRIPTION FEES

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a. **Order Term.** This Order Form will become effective as of the Effective Date and remain in effect through the Service Periods listed below (July 1, 2026 – September 30, 2029) (the "**Initial Term"**) and any renewal Service Periods or until termination by LeadsOnline or Customer as described below. The Effective Date shall be defined as the date of the last signature below.

b. **Payment Terms.** Payment shall be made on or before each anniversary during the Initial Term and any renewal term thereafter.

START DATE	END DATE	RATE	QTY	TOTAL DUE
July 1, 2026	September 30, 2026	$1,081.00	1	**$1,081.00**
October 1, 2026	September 30, 2027	$4,324.00	1	**$4,324.00**
October 1, 2027	September 30, 2028	$4,453.72	1	**$4,453.72**
October 1, 2028	September 30, 2029	$4,587.33	1	**$4,587.33**

c. **Renewals.** Neither party is obligated to renew this Order Form. Prior to the expiration of the Initial Term or any renewal term, the parties may renew this Order Form for additional one-year terms. At such time, LeadsOnline's shall submit its renewal offer in the form of a valid invoice to Customer for the renewal Service Period at then-current pricing and at the Customer's option, Customer may accept the renewal offer by remitting payment of such invoice within thirty (30) days of renewal.

d. **Applicable Taxes.** Fees are exclusive of sales, use, withholding, VAT, and other similar taxes, and if required by law Customer is responsible for payment of such taxes. Any taxes referenced and/or quoted are estimates only, and not all services may be subject to taxation. Final tax amounts will be determined based on applicable laws at the time of invoicing. Customer may provide a Tax Exemption Certificate if applicable.

6. FEATURES

POWERPLUS™ KEY FEATURES AND CHARACTERISTICS	
PowerPlus™ Unlimited Nationwide Search	Nationwide search access through pawn shop, secondhand and scrap metal recycler transactions. Unlimited accounts/searches for your personnel working your cases. Continuous saved searches alert investigators to persons or property after. Results include images of property, sellers, vehicles, thumbprints, etc. as reported. Robust identity resolution to spot suspect activity when identifiers are incorrect or out of date. Possible associates report identifying other leads in cases. Advanced property identification to overcome incomplete descriptions and missing information. Daily Stats (hits and statistics for each user).
Nationwide Inter-Agency Deconfliction System	Benefit from coordinated investigative efforts through pointers to the records of other Law Enforcement Agencies when users match persons, property, devices, vehicles, and other entities.
Phone Forensic Extraction Search	Upload files from device extraction tools (i.e., Cellebrite, XRY, Oxygen) to find and identify activity of suspects.
NCIC Stolen Property Notification	Automated alerts on property including guns, articles and vehicles from your cases found within and outside of your jurisdiction.
Person / Property Notification	Automatic alerts on suspects, wanted persons and stolen property from your agency's lists.
Compliance Management	Free online reporting system for all pawn/secondhand stores. Easy reporting for businesses. Compatible with point-of-sale systems. Property hold management system. Message Inbox for alerts and communication to and from businesses in your jurisdiction. Unlimited technical support for reporting businesses.
OfferUp & eBay Marketplace Access	Identify persons in your cases when evidence is found in online listings.
Unlimited Support	Updates, training and support for Customer personnel and businesses.
CompStat Mapping System	Visualize suspect activity within and outside your jurisdiction.
LeadsOnline Toolbox	Automated search warrant generation, automated phone lookups, repository of training materials, video tutorials, templates, resources, software, process guides, carrier and network specifications, contacts, subject matter assistance and other content relevant to criminal investigations.

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Citizen Property Inventory System	Community engagement for improved reporting of property crimes via LeadsOnline ReportIt.

7. ONBOARDING, TRAINING AND TECHNICAL SUPPORT

a. **Registration.** Eligible Users register for a user account at www.leadsonline.com; Customer may provide lists of Eligible Users for expedited processing.

b. **Training.** LeadsOnline Support will activate Eligible Users and provide training via in-app instructions, videos, and live support.

c. **Support.** Technical support services for non-critical issues, training and general assistance are provided to end-users in the form of unlimited email and/or telephone support, Monday through Friday 7:00 AM – 5:30 PM CST via toll-free at (800) 311-2656 or support@leadsonline.com.

8. MISCELLANEOUS

a. This Order Form is attached to and incorporated into the Subscription Services Agreement between **Customer** and **LeadsOnline** dated (**Agreement**).

b. This Order Form is governed by the terms of the Agreement between the parties. All terms not defined in this Order Form have the meanings ascribed to such terms in the Agreement. This Order Form and the Agreement constitute the entire agreement between the parties, and supersede all prior or contemporaneous negotiations, agreements, and representations, whether oral or written, related to this subject matter. No modification or waiver of any term of this Order Form is effective unless both parties sign an amendment to this Order Form. LeadsOnline may include a purchase order number on Customer's invoice solely for Customer's internal payment and record keeping processes, but any terms within any purchase order in response to a quote, order form or invoice will not modify or enlarge the obligations or liabilities of either party even if the parties sign it.

<< REMAINDER OF PAGE LEFT INTENTIONALLY BLANK—SIGNATURE PAGE TO FOLLOW >>

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9. SIGNATURES FOR POWERPLUS™ INVESTIGATIONS SYSTEM SUBSCRIPTION

a. Each representative identified below represents and warrants that it has the full power, right and authority to enter into this Agreement on behalf of its respective party.

LEADSONLINE, LLC (LeadsOnline)	
SIGNATURE:	
NAME:	Alexander Finley
TITLE:	President & CEO
DATE:	
ADDRESS:	6900 Dallas Parkway, Suite 825, Plano, Texas 75024, United States

CITY OF DADE CITY, FLORIDA (Customer)	
SIGNATURE:	Signed by: Marieke vanErven 45E00EE345F24F3...
NAME:	Marieke vanErven
TITLE:	City Manager
DATE:	6/16/2026
ADDRESS:	38042 Pasco Ave, Dade City, Florida 33525, United States

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