

# Planning Board

## Agenda

City Hall - Commission Chambers  
Wednesday, July 1, 2026, 5:30 PM



PROUD Heritage | PROMISING Future

<p style="text-align: center;"><b><u>PLANNING BOARD</u></b></p> <p style="text-align: center;">Chair Kim Barker Vice Chair Lisa Simon Board Member Vickie Levings Board Member Heather Kline Board Member Rob Jennings Board Member Olympia Lambert Board Member Brian Orr School Board Member Chris Williams</p>	<p style="text-align: center;"><b><u>CITY OFFICIALS</u></b></p> <p style="text-align: center;">Catherine Ralston, Director, Community and Economic Development Evis Bushi, Planning Manager Isaiah Hollinshead, Planner II Patrick Brackins, City Attorney</p>
---	--

Page

### A. MEETING PROCEDURES

#### REPUBLISHED AGENDA TO INCLUDE ITEM B2 SWEARING IN OF NEW MEMBER AND ADDED NAME TO AGENDA

The Planning Board will be meeting in person. As an alternate option, the public may observe virtually. The virtual meeting will be in “watch/listen mode” only; no public comments will be taken virtually.

To join the virtual meeting by computer or smart device:

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_YWRhNzFkZDQtMzBiZi00MTQzLThhZDAOTcxYTYyM2FhZTZj%40thread.v2/0?context=%7b%22Tid%22%3a%2293e30c94-d7e7-4a24-a77e-f78f00386b17%22%2c%22Oid%22%3a%2290ec5ccb-9aa9-4972-b1a0-26a3b87f4c39%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_YWRhNzFkZDQtMzBiZi00MTQzLThhZDAOTcxYTYyM2FhZTZj%40thread.v2/0?context=%7b%22Tid%22%3a%2293e30c94-d7e7-4a24-a77e-f78f00386b17%22%2c%22Oid%22%3a%2290ec5ccb-9aa9-4972-b1a0-26a3b87f4c39%22%7d)

**Meeting ID: 219 660 249 340 900**

**Passcode: 6mu22t4g**

Dial in by phone

**1-872-242-8975**

**Phone conference ID: 728 197 993#**

This virtual meeting will be hosted via Microsoft Teams Town Hall. A Microsoft Teams account will not be required to join.

**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 Planning Board 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. Pledge of Allegiance.
- B.2. Swearing In of New Member
- B.3. Roll Call

**C. PUBLIC COMMENTS**

**D. APPROVAL OF MINUTES**

- D.1. Draft Minutes - June 03, 2026 Planning Board 4 - 10  
[Planning Board-03 June 2026- Draft Minutes](#)

**E. OLD BUSINESS**

**F. NEW BUSINESS**

- F.1. ABA Therapy- Privacy Fence Variance 11 - 26  
[ABA Therapy- Staff report](#)  
[Attachment A- Variance Application](#)

**G. MEMBER COMMENTS**

**H. ADJOURNMENT**

Next Meeting- August 05, 2026

**I. FOOTER TEXT**

**NOTE: ONE OR MORE CITY COMMISSIONERS, PLANNING BOARD OR HISTORIC BOARD MEMBERS MAY BE PRESENT AT THIS MEETING AND MAY PARTICIPATE**

ADDRESSING THE BOARD: Any person desiring to address the Board shall secure the permission of the Presiding Officer to do so.

**MANNER OF ADDRESSING THE BOARD: TIME LIMIT:** Each person addressing the Board shall step up to the podium, shall give their name and address in an audible tone of voice for the records, and unless further time is requested and granted by the Board shall limit the address to **three minutes**. All remarks shall be made to the Board as a body and not to any member thereof. No person other than the

person having the floor and the Board shall be allowed to enter into any discussion either directly or through a Board Member without the permission of the Presiding Officer. No question shall be asked a Board Member except through the Presiding Officer.

**APPEALS:** Any person desiring to appeal any decision made by the Planning Board 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 which 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.

# Planning Board

## Minutes

City Hall - Commission Chambers  
Wednesday, June 3, 2026, 5:30 PM



PROUD Heritage | PROMISING Future

### Members Present

Vice Chair Kim Barker  
Board Member Lisa Simon  
Board Member Vickie Levings  
School Board Member Chris Williams  
Planning Board Member Robert Jennings  
Board Member Heather Kline  
Planning Board Member Olympia Lambert

### Staff Present

Community & Economic Development Director  
Catherine Ralston  
Deputy Community & Economic Development  
Director Evis Bushi  
Planner II Isaiah Hollinshead  
City Attorney Patrick Brackins

### Members Absent/Regrets

#### A. MEETING PROCEDURES

#### B. CALL TO ORDER

Chair Barker called the meeting to order at 5:30 PM

B.1. Pledge of Allegiance.

B.2. Roll Call

#### C. PUBLIC COMMENTS

#### D. APPROVAL OF MINUTES

D.1. Draft Minutes - May 06, 2026 Planning Board

FOR: Barker, Simon, Levings, Williams, Jennings, Kline, and Lambert

AGAINST: None

**CARRIED.**

#### E. OLD BUSINESS

#### F. CITY ADMINISTRATION ITEMS (IF ANY)

F.1. City Attorney Presentation - Sunshine Law and Public Records

#### G. NEW BUSINESS

## **G.1. Central Business District Overlay District Standards - Legislative**

### **ORDINANCE 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.**

Community and Economic Development Director (CEDD) Ralston presented the background information regarding Ordinance 2026-12.

Board Member Lambert questioned whether the proposed overlay in Ordinance 2026-12 would alter Downtown Dade City's existing tree canopy and existing green spaces. CEDD Ralston specified that the Ordinance encourages open spaces and will not cause a reduction in green spaces and parks.

Board Member Lambert asked about how the new overlay encourages redevelopment of existing buildings and infill development. CEDD Ralston stated that the new zoning districts will allow more flexibility in development, and mixed use development to increase the types of uses available in downtown which may encourage reuse of existing sites.

Board Members Lambert and Simon expressed their preference for adding stepped architecture styles for developments to not overshadow the surrounding development, and to blend in with existing development. CEDD Ralston stated that staff can look at adding a provision that buildings with two stories are permitted, with the third and fourth floors being stepped in. Ralston also specified that we have to allow the 60 foot maximum height permitted in the Land Development Code, as SB 180 prevents municipalities from creating more restrictive development standards than what's currently permitted.

Chair Barker questioned whether there were any future plans to expand the CRA beyond its current boundaries and its expiration date. CEDD Ralston stated that there are plans to create other CRA's within the city limits, but not to expand the current CRA. Ralston also stated that the current CRA expires in 2029.

Ava Larkin at 37814 Howard Ave expressed her concerns about outside dining and parking space reduction due to the allowance of outdoor dining within the CBD. Larkin also expressed concerns about safety and visibility in CBD due to outdoor dining and parking. Larkin also asked in the event a non conforming use within the CBD decides to vacate its existing property, whether the new business that comes in will have to comply with the updated zoning code

CEDD Ralston responded that if the non conforming business decides to vacate the property, the new business will have to comply with the updated zoning code if vacant for longer than what's defined in the code

Moved by Planning Board Member Lambert, seconded by Board Member Simon Provide a recommendation of approval to the City Commission for Ordinance 2026-12 creating the Central Business District Overlay District establishing land use regulations for the Downtown area with the condition that any building over two stories have a staggered setback of 5ft

**FOR:** Barker, Simon, Levings, Jennings, and Lambert

**AGAINST:** Kline

**ABSTAIN:** Williams

**CARRIED.**

This item is a non-voting item for the member of the school board, and their vote has been recorded as abstained

## **G.2. Land Development Regulations Article 4, 5, and 6 Amendment - Legislative**

### **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 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.**

Planner II presented and provided the background information for Ordinance 2026-13.

Ava Larkin at 37814 Howard Ave stated that the city needs to think about feasibility of the development standards, as well as required parking on the development. She also felt that the updated standards would limit the type of reasonable development allowed on the property.

CEDD Ralston reiterated that this ordinance is a cleanup to the LDRs so that we do not have conflicting standards in the overlay and the LDR's.

The Planning Board discussed the proposed parking requirements with each other for residential development types such as lofts in the CBD

Moved by Board Member Levings, seconded by Planning Board Member Jennings Provide a recommendation of approval to the City Commission for 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.

**FOR:** Barker, Simon, Levings, and Jennings

**AGAINST:** Kline and Lambert

**ABSTAIN:** Williams

**CARRIED.**

This item is a non-voting item for the member of the school board, and their vote has been recorded as abstained

**G.3. Large Scale Comprehensive Plan Amendment - Downtown Dade City - Legislative**

**ORDINANCE 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.**

Planning Manager Bushi provided and presented the background information for Ordinance 2026-10

Ava Larkin at 37814 Howard Ave expressed her concerns about the costs associated with property owners needing to accommodate changes and modifications proposed in overlay and LDR updates. Larkin also questioned the feasibility of businesses and property owners

Vice Chair Simon stated that this appears to be a cleanup, and see the overall ordinance as being easier for business owners and residents.

City Attorney Brackins asked about the discrepancy between the acreages between the FLU and Rezoning ordinances. CEDD Ralston clarified that the total area of the downtown district is 128 acres, and the total amount of acres changing in the Comprehensive Plan Amendment is just over 81. Attorney Brackins followed up by asking about whether the discrepancy comes from some of the properties already containing the Downtown Future Land Use designation. CEDD Ralston agreed, and further clarified that some properties had the Downtown Future Land Use designation, but not the downtown zoning.

Board Member Kline asked whether the first item was just CRA 1 with this item being CRA 1 & 2. CEDD Ralston clarified that the items are both CRA 1 and 2. Board Member Jennings followed up by asking if a business went out of business and a similar business moved in, if anything would change besides the sign requirements. CEDD Ralston reiterated that if the previous business did not close for more than what is allowed in the code, a similar business can move in the site if its non conforming. Ralston also stated that the updates will increase the flexibility of allowable businesses in Downtown to allow more businesses in downtown.

Moved by Board Member Levings, seconded by Board Member Simon Recommend approval to the city commission 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)

**FOR:** Barker, Simon, Levings, Williams, Jennings, and Lambert

**AGAINST:** Kline

**CARRIED.**

**G.4. Zoning Amendment - Downtown Dade City - Quasi-Judicial**

**ORDINANCE 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 CENTRAL 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.**

Planning Manager Bushi provided the presentation and background information for Ordinance 2026-11.

Moved by Board Member Simon, seconded by Board Member Levings Recommend approval to the City Commission 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)

**FOR:** Barker, Simon, Levings, Jennings, and Lambert

**AGAINST:** Kline

**ABSTAIN:** Williams

**CARRIED.**

This item is a non-voting item for the member of the school board, and their vote has been recorded as abstained

**G.5. Resolution 2026- 07 - Adoption of Design Standards and Guidelines for the Downtown Central Business District**

CEDD Ralston provided the presentation and background information for this item.

Board Member Lambert asked staff about landscaping in Downtown, and CEDD Ralston clarified that all plantings will have to be Florida friendly landscaping and comply with the city's land development regulations.

City Attorney Brackins asked whether these are advisory guidelines, and CEDD Ralston responded that the standards are highly encouraged since state regulations prevent municipalities from passing regulations that are more restrictive. Brackins then explained that Senate Bill 180 prevents municipalities from enacting regulations that are more burdensome or restrictive than what currently exists until October 2027, and that the date would get extended if there is another hurricane. CEDD Ralston added that the city is trying to guide development as much as possible.

Moved by Board Member Kline, seconded by Board Member Levings Recommend approval to the City Commission for the adoption of Design Guidelines for new construction in the Downtown Central Business District.

**FOR:** Barker, Simon, Levings, Jennings, Kline, and Lambert

**AGAINST:** None

**ABSTAIN:** Williams

**CARRIED.**

This item is a non-voting item for the member of the school board, and their vote has been recorded as abstained

**H. MEMBER COMMENTS**

Board Member Lambert asked why isn't there a roundabout at 21st street and Meridian, and City Staff clarified that the project is a FDOT project, and not within the city's purview.

Chair Barker asked about Mainstreet Community Meeting on May 21. CEDD Ralston stated there was a representative from Tallahassee who spoke, and that on June 4th there will be a follow up meeting with Main Street adopting its bylaws. CEDD Ralston clarified that members of the Planning Board can not serve on the Board for Main Street, but can be a member of a

committees and assist with the Main Street organization.

**I. ADJOURNMENT**

Chair Barker adjourned the meeting at 8:38 PM

**J. FOOTER TEXT**



**Staff Report to the:  
Planning Board  
July 01, 2026**

**VAR- 2026-05**

**12880 US HWY 301  
(Parcel: 02-25-21-0000-00500-0040)**



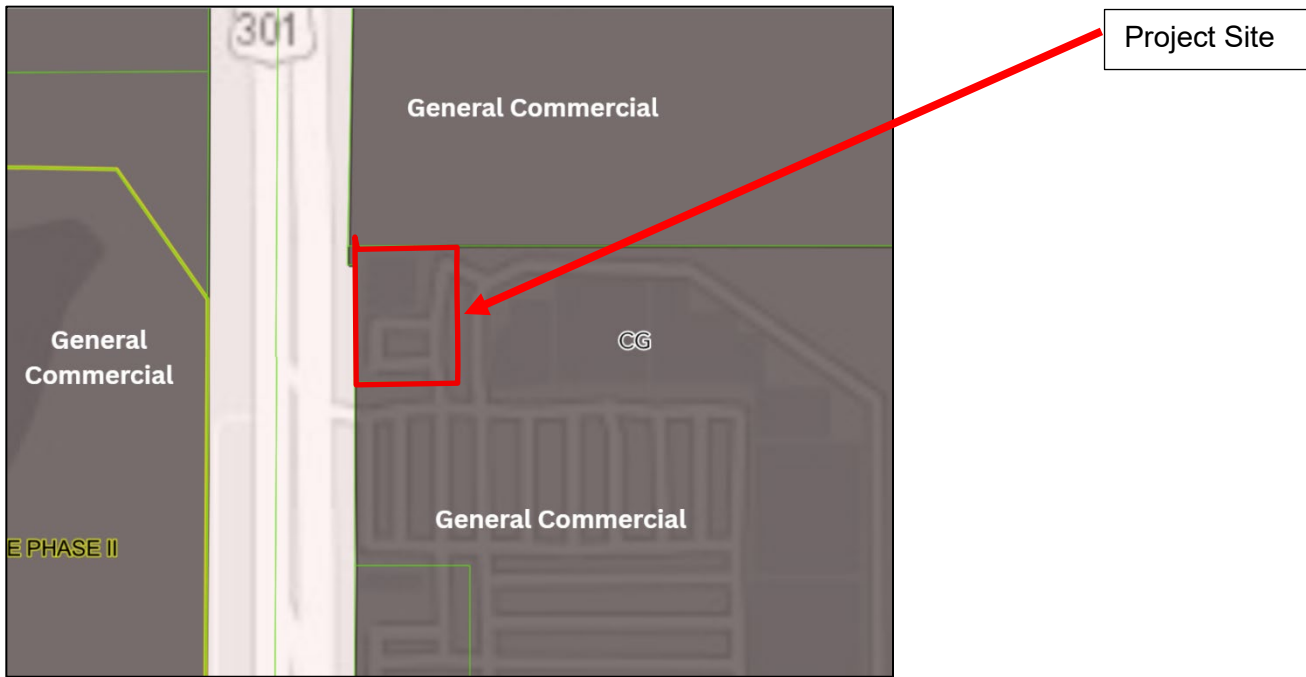
**Subject Site**

**Location Map**

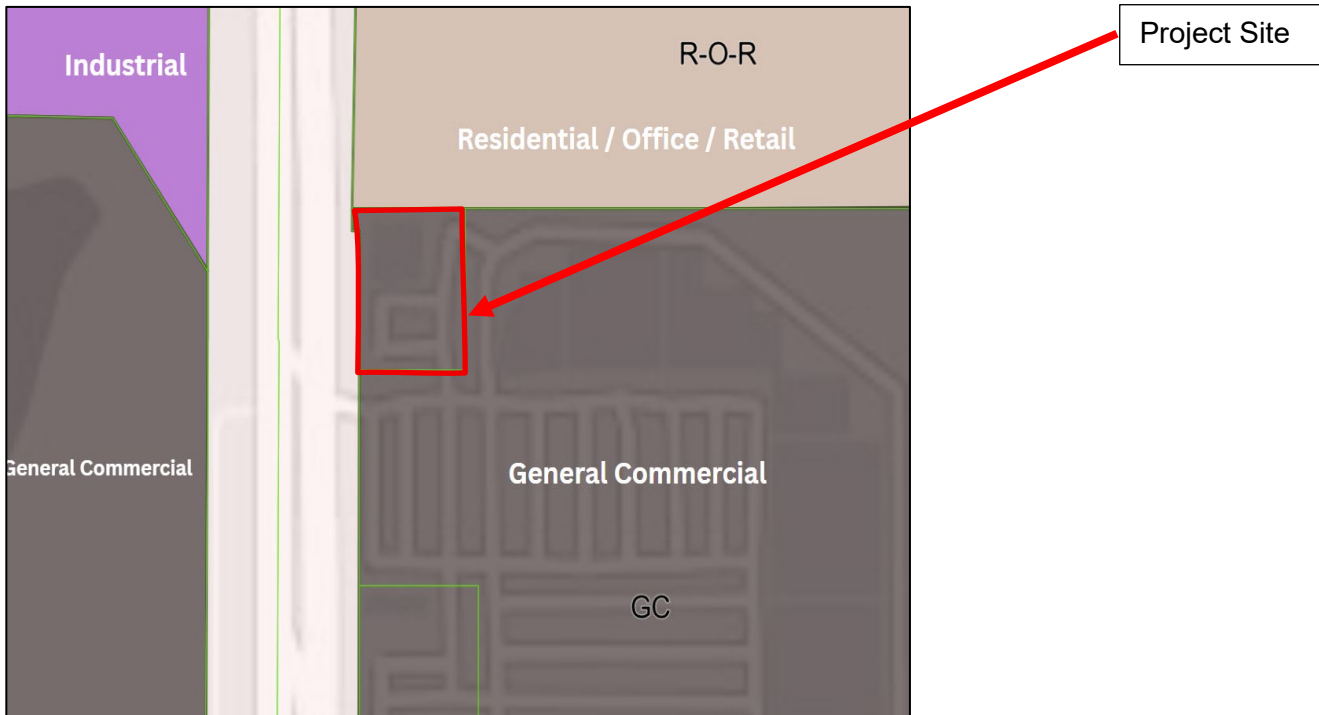
**Summary**

<b>Applicant / Owner</b>	<b>Applicants' Request:</b>	<b>Staff's Recommendation:</b>
Luminescence Therapy Parcel ID: 02-25-21-0000-00500-0040	The subject property is developed with a single-story office building	Approval of the requested variance for front yard fence height and opacity, as requested by the applicant
<b>Project Planner</b> Isaiah Hollinshead	The applicant requests the following variances:	<b>Public Comment:</b>
<b>Property Location:</b> 12880 US 301 Dade City FL 33525	<ul style="list-style-type: none"> <li>A. Variance of the maximum height requirement for fences in front yard, from 4 feet to 6 feet</li> <li>B. Variance of the maximum fence opacity in front yards to greater than 50%</li> </ul>	Property was properly posted with 1 sign on the subject property on June 17, 2026. As of the published date of this memorandum, staff has received no comments from the public concerning this request.
<b>Updated: June 24, 2026</b>		

# Zoning Map



# Future Land Use Map



# Project Analysis

## Project Description

The subject property is developed with a business approximately 1,365 Square Feet, situated on approximately 0.69 acre parcel. The property is zoned General Commercial (CG) and has a Future Land Use designation of Commercial General (CG). The parcel is along the US Highway 301 corridor and the surrounding land uses consists of commercial uses to the South and East, with vacant land zoned for commercial development to the North and West.

The applicant is requesting approval for an after the fact installed six-foot-tall privacy fence along the west property line within the front yard area of the property. Due to the location and uses on the parcel, the applicant is requesting relief from provisions restricting the maximum height of fences in front yards.

To address the applicant's concerns pertaining to privacy while maintaining compliance with the fence standards, staff is recommending approval for the fence variance application.

This parcel is a corner parcel Per LDR Sec 6.3.3 Height, standard below:

"Section 6.3 Fencing Standards, specifically 6.3.3 Height

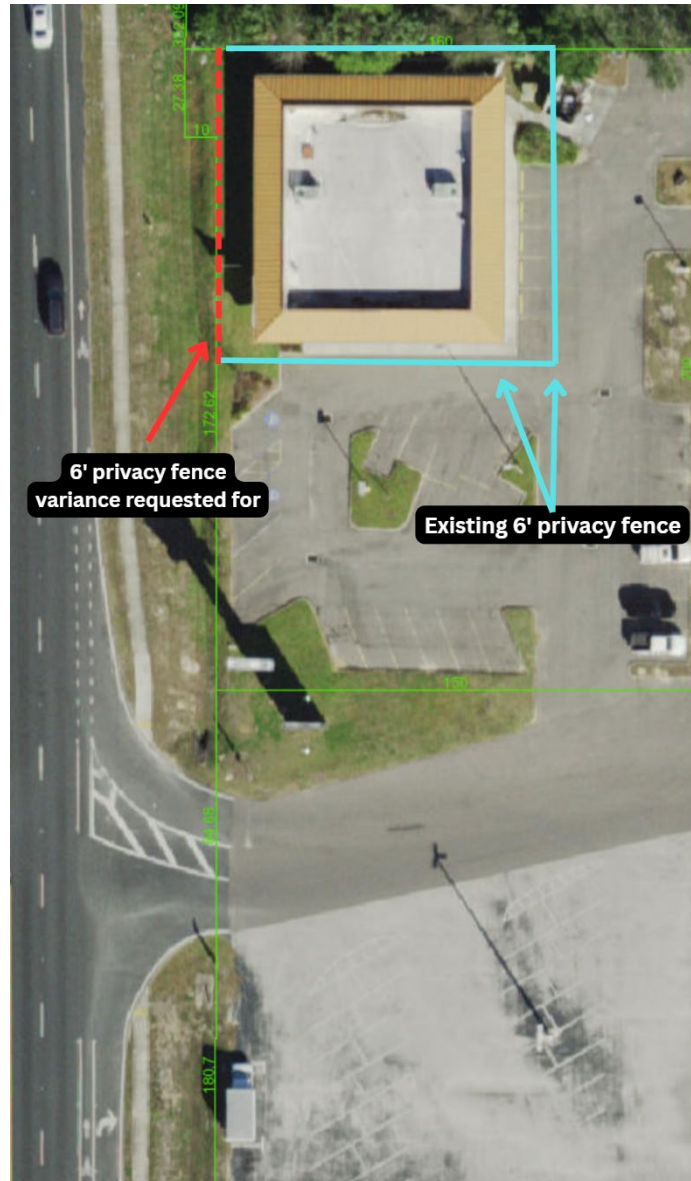
All fences and walls shall conform to the following standards. In all cases, heights are measured from natural grade.

**(A)** Business Districts. Fences and walls **shall not be permitted in front setback areas**, and **shall not exceed a height of four (4) feet** on the remainder of front yards no more than six (6) in side or rear yards. If a fence is constructed on top of a retaining or other wall, the combined height of the fence and wall shall not exceed the maximum height that would apply to a fence or wall alone. (that is, shall obscure no more than 50 percent of the view into the property

**Staff findings:** The subject parcel abuts US HWY 301. Due to the parcel's location and uses on the property, the applicant is requesting relief from front-yard fencing regulations along US 301.

The applicant requests approval of a six-foot privacy fence for a portion of the front yard abutting Highway 301. Staff has reviewed the request and finds that the unique site conditions and use as an Applied Behavior Analysis therapy center warrants relief from Section 6.3 of the code, more specifically the standards regarding fence opacity and height within front yards. Staff finds the applicant's variance justified as it is consistent with the intent of the zoning regulations and is not detrimental to the surrounding abutting lands.

# Site Plan



# Site Photos



Image 1, Front yard facing east from ROW



Image 2, looking east from the 301. Front Yard



Image 3, facing north from parking area on south



Image 4, looking north showing the east side

# Findings and Recommendations

## Requested Variances

The applicant is requesting:

- A. Variance of the maximum height requirement for fences in front yard, from 4 feet to 6 feet
- B. Variance of the maximum fence opacity in front yards to greater than 50%

## Staff Recommendation:

Approval of the variance request for a 6-foot-tall privacy fence on the side of the property abutting US Hwy 301.

<p><b>Standards for Variance Approval</b></p> <p>(Sec 2.4.5(C)4 of the LDRs)</p>	
<p><b>Extraordinary and Exceptional Conditions.</b></p> <p>There are extraordinary and exceptional conditions (such as topographic conditions, narrowness, shallowness, or the shape of a parcel of land) pertaining to the piece of land for which the variance is sought, that do not generally apply to other land or structures in the vicinity</p>	<p><b>Meets Standard</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>There are extraordinary and exceptional conditions that exist on the project site that would require a fence that is greater in height than what is allowed by section 6.3.3 of the LDRs, and with greater opacity than what is permitted in front yards.</p>
<p><b>Not result of Action by Applicant</b></p> <p>The special circumstances are not the result of the actions of the applicant.</p>	<p><b>Meets Standard</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>The applicant is requesting a 6-foot privacy fence within the property’s front yard. The hardship identified in the variance is that the business serves as a place which serves children with Autism, who often elope or climb objects</p>
<p><b>No Special Privilege Conferred</b></p> <p>The granting of the variance will not confer any special privilege on the applicant that is denied to other lands or structures in the same zone district</p>	<p><b>Meets Standard</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Approval of this variance would not confer special privilege to the property owner.</p>
<p><b>Strict Application Deprives Uses.</b></p> <p>Because of the requirements in the LDRs and the application thereof, the disapproval of a variance would effectively prohibit or unreasonably restrict the utilization of the land and result in unnecessary and undue hardship</p>	<p><b>Meets Standard</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>Due to the unique circumstances pertaining to this subject property, not approving the variance would deprive the applicant of the ability to ensure the children can have outdoor time.</p>
<p><b>Minimum Variance</b></p> <p>The granting of the variance is the minimum action that will make possible the reasonable use of the land or structure which is not contrary to the public interest, and which would carry out the spirit of these LDRs</p>	<p><b>Meets Standard</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>The variance approval constitutes the minimum relief necessary to enable the reasonable use of the property and does not adversely affect public interest.</p>

<p><b>Not Detrimental</b>                  The authorization of the variance will not result in substantial detriment to adjacent land and the character of the zone district in which the land subject to the application is located</p>	<p><b>Meets Standard</b>                      Yes <input checked="" type="checkbox"/>                      No <input type="checkbox"/>                  Approval of the variance will not be detrimental to adjacent property owners. The 6-foot privacy fence will not cause adverse consequences to surrounding properties.</p>
<p><b>Consistency with these LDRs.</b>                  The granting of the variance will be generally consistent with the purposes and intent of these LDRs and the public interest.</p>	<p><b>Meets Standard</b>                      Yes <input checked="" type="checkbox"/>                      No <input type="checkbox"/>                  Approval of this Zoning Variance to allow a 6-foot privacy fence would be consistent with the intent of the LDRs.</p>

## Applicant responses

The applicant provided the following justification for seeking a variance to allow for a 6-foot privacy fence:

“We serve children with Autism. Our clients often engage in climbing, running away (elopement) and disrobing. The fence is to prevent these safety hazards from occurring. Overall, we want to keep clients safe and avoid others seeing them disrobe”

A copy of the applicant’s submitted pictures can be found as Attachment A.

### **Attachments:**

Attachment A – Variance Application

#307



**CITY OF DADE CITY**

*Proud Heritage. Promising Future.*

**PETITION – FOR VARIANCE**

**PROJECT INFORMATION**

(We) Luminescence Therapy of 12980 301 Hwy  
(Name) Dade City (Mailing Address)  
FL 33525

request that the Board of Adjustment of the City of Dade City decides on the following request that may properly come before the Board. A Variance is requested from the Dade City Zoning Ordinance and the

CG  
Zoning District of the Schedule of District Regulations.

**PROPERTY DESCRIPTION**

Street Address: 12980 301 Hwy Dade City FL  
33525

Parcel ID No.:

Subdivision or Plat:

Future Land Use Map Designation:

Current Zoning Classification: \_\_\_\_\_ Parcel Size:

Current On-Site Use:

The proposed use(s) will be:

**Established 1889**

P.O. BOX 1355 • 38020 MERIDIAN AVENUE • DADE CITY, FL 33526-1355 • (352) 523-5050 FAX (352) 521-1422

---

---

---

---

## SUBMITTAL REQUIREMENTS

A variance is a relaxation of the terms of the Zoning Ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this ordinance would result in unnecessary and undue hardship on the land. As used in this ordinance, a variance is authorized only for height, area, and size of structure or size of yards and open spaces. Establishment or expansion of a use otherwise prohibited or not permitted shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning classification or district or adjoining zoning classifications or districts.

I. Submittal Requirements – Please submit three collated, stapled, folded sets of information

An application is not complete without all requirements submitted. Incomplete applications will not be scheduled for review by the Development Review Committee or the Board of Adjustment. Other items may be required depending on the request. All data and exhibits submitted with the application or at a public hearing will become part of the public record.

- Completed, notarized application – this form (one original and two copies)
- Proof of ownership in the form of a copy of the deed, title insurance policy, or other instrument demonstrating ownership
- Current signed and sealed survey of property
- Plot plan/site plan with the following:
  - North point
  - Drawn to-scale
  - Property dimensions
  - All existing and proposed structures and use of each
  - Distances between setbacks from all property lines
  - Abutting streets and other public easements
  - Off-street parking spaces
  - Specific variance in terms of horizontal setback (show measurable required setback & proposed setbacks)
  - Photographs of existing buildings, structures, signage, or other applicable objects on site
  - Drawing of proposed signage: dimensions, height, square footage, and setback – for sign variances only\*
- Application fee \$300 (checks made payable to the City of Dade City)

II. The following questions on the next page must be completely addressed with supporting argument and/or documentation. A variance is considered to allow the applicant relief from the literal requirements of the ordinance because of an unnecessary hardship. A variance is a relaxation of the terms of the zoning ordinance where such variance will not be contrary to the public interest and where a literal enforcement of the ordinance would result in unnecessary and undue hardship. The Board of Adjustment is authorized to grant a variance to establish or expand a use that is not

---

**Established 1889**

P.O. BOX 1355 • 38020 MERIDIAN AVENUE • DADE CITY, FL 33526-1355 • (352) 523-5050 FAX (352) 521-1422

permitted in the particular zoning district. Variances to density cannot be granted unless specifically provided for in the Land Development Code. Variances may only be granted for height, area, size of structure, setback, landscaping etc.

In stating the ground for support of the application, an unnecessary hardship must be shown. This is a hardship that is peculiar to the specific land, structure or building involved and hardship that is not shared generally with other properties, or most, in the same zoning district. An economic hardship does not qualify as a justification for granting a variance (i.e. it is too expensive to build it that way). It is very important to show how your situation differs from others and how that situation provides a unique, undue, and unnecessary hardship on your property.

You should show that the hardship does not exist because of your own actions and that granting the variance will not confer special privileges that are not enjoyed by other property owners. You should show the granting the variance will not adversely affect other properties and/or the character of the zoning district. The Board of Adjustment cannot grant a variance that may be detrimental to the public interest.

The Board of Adjustment may attach appropriate and reasonable safeguards, or conditions, to the granting of a variance. These conditions are a part of the approval and strict conformance must be observed. The Board of Adjustment is not bound to grant a variance simply because a request is made. The applicant must show the facts and the law applicable to this situation. A carefully prepared application listing the grounds on which the variance is sought is a prime requisite to possible favorable Board action.

III. Explain how your request meets the Variance criteria. A variance from the terms of the Dade City Zoning Ordinance shall not be granted by the Board of Adjustment unless and until a written application for variance is submitted demonstrating:

A. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.

**(Explain which of these conditions make your situation different from other properties.)**

We serve children with Autism. Our clients often engage in climbing, running away (elopement) and disrobing. The fence is to prevent these safety hazards from occurring. Overall we want to keep clients safe and avoid others seeing them disrobe.

B. That the special conditions and circumstances do not result from the actions of the applicant.

**(Explain how the situation was created.)**

Hired company for fencing was not aware of no permit.

**Established 1889**

P.O. BOX 1355 • 38020 MERIDIAN AVENUE • DADE CITY, FL 33526-1355 • (352) 523-5050 FAX (352) 521-1422

C. Granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, buildings, or structures in the same district.

*(Is what you want to do something special that other properties in the same zoning have not been allowed to do?)*

The fence is for the safety of the children.

D. That the literal interpretation of the provisions of the ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the ordinance and would work unnecessary and undue hardship on the applicant. *(Is what you want to do something that is regularly done on other properties in the same zoning district and, if so, how does the ordinance prevent you from doing so?)*

The fence is to keep children from running out and not allowing people to access clients.

E. That the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure. *(Have you explored all other options to do what you want to do and found that the variance you are seeking is for the least amount necessary?)*

Yes as it's an ABA center we want to keep the children safe.

Established 1889

P.O. BOX 1355 • 38020 MERIDIAN AVENUE • DADE CITY, FL 33526-1355 • (352) 523-5050 FAX (352) 521-1422

F. That the granting of the variance will be in harmony with the general intent and purpose of the ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare. **(Will what you are proposing have any negative effects on your neighbors or any other property or to public property, and if not why?)**

NO.

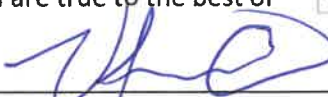
Has any type of application been filed within the last twelve months in connection with these premises?

Yes  No If so, briefly state the nature of the previous request.

(I)  (We) understand that this petition becomes a part of the permanent records of the Board of Adjustment.

(I)  (We) hereby certify that the above statements and the statements or showings made in any paper or plans submitted herein are true to the best of  My  (Our) knowledge and belief.

May 17 / 2026  
Date

  
(Signature of Owner)  
Violet Reel  
(Print or Type Name)

Mailing Address: 13424 Fort King Road  
Phone#: 561 900 8199 / 352 437-3559

The owner has designated the following person to act as his agent regarding this petition:

Established 1889

Date

(Signature of Agent)

(Print or Type Name)

Mailing Address: \_\_\_\_\_

Phone#: \_\_\_\_\_

Pursuant to Section 117.05(13)(a), Florida Statutes, the following notarial certificate is sufficient for an oath or affirmation:

STATE OF FLORIDA  
COUNTY OF pasco

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this (27<sup>th</sup>) day of (May), (2020),  
Date Month Year

by (Violet Reid)  
Signature

(NOTARY SEAL)

(Signature of Notary Public-State of Florida)  
(Name of Notary Typed, Printed, or Stamped)



LORELEI WIECK  
Notary Public  
State of Florida  
Comm# HH494822  
Expires 2/20/2028

Personally Known \_\_\_\_\_ OR Produced Identification X  
Type of Identification Produced FIDC

Established 1889

P.O. BOX 1355 • 38020 MERIDIAN AVENUE • DADE CITY, FL 33526-1355 • (352) 523-5050 FAX (352) 521-1422



## Legend

- Street (Labels)
- Parcel (Lines)
- Subdivision (Boundaries and Labels)
- Parcels (Clickable Info)
- Blocks (Boundaries and Labels)
- Lot (Labels)
- Lot (Lines)

307



**Mike Wells**  
**Property Appraiser**  
 Proudly Serving Pasco County, Florida

**Pasco County Property Appraiser**

0 0.005 0.01 0.02 mi

**AGENT OF RECORD LETTER**

TO PASCO COUNTY:

I (We) Pioneer Development Services LLC (Print) hereby designate and appoint Luminescence Therapy LLC as my (our) Agent of Record for the purposes of representing me during the Development Review Process or for the purpose of utilities service connection application/FDEP permitting reviews and approvals with regard to: (Project Name Fence permit/variance and No. \_\_\_\_\_)

My Agent of Record is hereby vested with authority to make any representations, agreements, or promises which are necessary or desirable in conjunction with the review process. My Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

Dated this 26 day of May

Syed Ali  
PRINTED NAME OF APPLICANT/OWNER

[Signature]  
APPLICANT/OWNER'S SIGNATURE

James Griffith  
PRINTED NAME OF APPLICANT(S)'S REPRESENTATIVE

7316 Sweeter Tide Trl  
REPRESENTATIVE'S ADDRESS

Wesley Chapel, FL 33595  
CITY, STATE, ZIP CODE

813.779.6303  
TELEPHONE NUMBER

STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 5/26/2026 (date) by Syed Ali (name of person acknowledging), who is personally known to me or who has produced Driver License (type of identification) as identification.

(Signature of person taking acknowledgment) [Signature]

(Name typed, printed or stamped)

(Title or rank)

(Serial number, if any)

2026 WITNESS my hand an official seal in the County and State last aforesaid this 26 day of May

[Signature]

NOTARY PUBLIC  
State of Florida at Large

My Commission Expires:



public/zr/znfoms/agent

10/17/2024