

Planning Board

Agenda

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



PROUD Heritage | PROMISING Future

<u>PLANNING BOARD</u>	<u>CITY OFFICIALS</u>
Chair Kim Barker Vice Chair Lisa Simon Board Member Vickie Levings Board Member Heather Kline Board Member Rob Jennings Board Member Olympia Lambert School Board Member Chris Williams	Catherine Ralston, Director, Community and Economic Development Evis Bushi, Planning Manager Isaiah Hollinshead, Planner II Patrick Brackins, City Attorney

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A. MEETING PROCEDURES

REPUBLISHED AGENDA TO INCLUDE MEETING PROCEDURES AND REORGANIZE NEW BUSINESS ITEM ORDER

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_OWnJODZmNWEtZTFhYS00OTk5LTgxNTYtYmMxY2Q5NDMyOWI5%40thread.v2/0?context=%7b%22id%22%3a%2293e30c94-d7e7-4a24-a77e-f78f00386b17%22%2c%22Oid%22%3a%22607c9587-b31e-41c2-b851-4cebd6c2ff6f%22%7d

Meeting ID: 221 933 442 756 564
Passcode: CV9A5mu2

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. Roll Call

C. PUBLIC COMMENTS

D. APPROVAL OF MINUTES

D.1. Draft Minutes - May 06, 2026 Planning Board
[Planning Board - 06 May 2026 - Draft Minutes](#)

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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

12 - 133

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.

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.

[Agenda Memo - CBD Overlay District Standards - Pdf](#)

[Agenda Memo - CBD Overlay District Standards - Html](#)

[Attachment A - Ordinance 2026-12 Dade City CBD Overlay District](#)

[Attachment B - Proposed CBD Overlay District Standards](#)

[Attachment C - Affidavit of Publishing](#)

[Attachment D - Business Impact Estimate Ordinance 2026-12](#)

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

134 -
156

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.

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.

[Agenda Memo - LDR Article 4, 5, and 6 Amendment - 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](#)

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|-------------|---|--------------|
| G.3. | Large Scale Comprehensive Plan Amendment - Downtown Dade City - Legislative | 157 -
190 |
|-------------|---|--------------|

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), RESIDENTIAL 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.

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)

[Agenda Memo - Large Scale Comprehensive Plan Amendment - Downtown Dade City - 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.4.** Zoning Amendment - Downtown Dade City - Quasi-Judicial

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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.

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)

[Agenda Memo - Zoning Amendment - Downtown Dade City - Html](#)

[Attachment A - Ordinance 2026-11 Zoning Amendment](#)

[Attachment B - Business Impact Estimate Ordinance 2026-11 Zoning Amendment](#)

[Attachment C - Affidavit of Publishing](#)

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

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Recommend approval to the City Commission for the adoption of Design Guidelines for new construction in the Downtown Central Business District.

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

[Downtown Design Guidelines \(1\)](#)

[Resolution 2026-07](#)

H. MEMBER COMMENTS

I. ADJOURNMENT

J. 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, May 6, 2026, 5:30 PM



PROUD Heritage | PROMISING Future

Members Present

Vice Chair Kim Barker
Board Member Lisa Simon
Board Member Vickie Levings
Planning Board Member Robert Jennings
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

Board Member Heather Kline
School Board Member Chris Williams

A. MEETING PROCEDURES

B. CALL TO ORDER

Vice Chair Barker called the meeting to order at 5:38 PM

B.1. Pledge of Allegiance.

B.2. Swearing In of New Members

City Attorney Patrick Brackins swore in Board Member Olympia Lambert and Board Member Rob Jennings.

[Oath of Office May 6 2026](#)

B.3. Roll Call

Vice Chair Barker, Board Member Simon, Board Member Levings, Board Member Jennings, and Board Member Lambert were present. Board Member Kline and School Board Member Williams were not present.

B.4. Selection of Chair and Vice Chair

Board Member Lambert nominated Board Member Simon for the Chair position. Board Member Simon nominated Vice Chair Barker for the Chair Position. Board Member Simon

declined the chair nomination. Board Members voted unanimously for Vice Chair Barker to become the new Planning Board Chair.

Chair Barker nominated Board Member Simon for the Vice Chair position. Board Members voted unanimously for Board Member Simon to become the new Planning Board Vice Chair.

C. PUBLIC COMMENTS

Mary McKnight of 36210 Saint Joe Rd, Dade City, Florida 33525 expressed concerns and confusion about the subdivision variance process.

City Commissioner Mike Stout expressed gratitude to current Planning Board , and provided words of encouragement to the Planning Board and city staff.

Thomas Wolff of 36644 Lake Pasadena Rd expressed confusion about the current zoning code pertaining to setbacks that apply to his property on 7th street. Wolff also mentioned how his project was approved in 2008 when zoning was less restrictive, and expressed how important the zoning updates will be to his property. Community and Economic Development Director Catherine Ralston clarified that the plans from 2008 were not grandfathered in since one out of the three buildings were constructed, and occurred prior to the current zoning code. Ralston also stated that staff will be bringing a comprehensive rezoning of downtown item to the next Planning Board meeting.

C.1. [McKnight handout](#)

D. APPROVAL OF MINUTES

D.1. Draft Minutes - March 04, 2026 Planning Board

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

AGAINST: None

ABSENT: Kline and Williams

Motion approved unanimously

E. OLD BUSINESS

F. NEW BUSINESS

F.1. St Mary's Episcopal Church - Conditional Use Permit

Community and Economic Development (CED) Deputy Director Evis Bushi presented the background information regarding the Conditional Use Permit.

City Attorney Patrick Brackins explained that Board member Jennings is abstaining from voting on this item, as he is a member of St. Mary's Church.

Board member Lambert questioned the applicant about the architectural elements of the columbarium regarding the materials used. The planning consultant, Todd Vande Burg replied that from his understanding, there will be a granite finish on the columbarium.

Board member Jennings questioned whether there will be any plans for expanding the columbarium in the future. Father Teats stated that based on interest, the columbarium will be satisfactory for some time. Board member Jennings asked whether the expansion would warrant another conditional use application, and City Attorney Patrick Brackins explained that current conditional use permit is good for 12 months, and any future expansion will warrant another Conditional Use Application.

Board Member Simon asked whether the applicant would be open to using additional colors besides black and white, and Pastor Teats explained that it depends on what's available and what's cost effective at the time.

Moved by Planning Board Member Lambert, seconded by Board Member Levings to approve with the condition that the church explore additional materials and colors not shiny

FOR: Barker, Simon, Levings, and Lambert

AGAINST: None

ABSTAIN: Jennings

ABSENT: Kline and Williams

CARRIED.

[Jennings Voting Conflict](#)

F.2. LDR Update Article 4 - Mobile Food Vending

ORDINANCE NO. 2026-04

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.

Planner II, Isaiah Hollinshead presented the background information regarding the proposed ordinance regarding mobile food vending operations in the City.

Board Member Lambert questioned the reasoning for creating these standards, as the DBPR is the organization that does the licensing in the state. Community and Economic

Development Director clarified that these standards are regarding mobile food vending operations parked within public owned property and public right-of-way.

Community and Economic Development Director Ralston also clarified that will not prohibit food truck courts, and that this is specifically because the City does not have any means of enforcement if a food truck decides to affix itself permanently in public right-of-way.

Mary Mcknight of 36210 Saint Joe Road expressed her concern amongst competing businesses, if a food truck sets up shop in front of another business. She also expressed support for having a designated area for food truck parking at Agnes Lamb Park.

Jessica Borrás 13525 10th Street stated that she feels that the creation of a designated space to encourage food trucks in downtown could take away of existing restaurants. Jessica also mentioned the idea of creating incentives to attract restaurants that do not exist currently in downtown.

Margaret Angell at 37244 Carter Ave expressed concerns about food trucks being able to park in front of restaurants, and disrupting business. Angell stated that brick and mortar businesses pay taxes while food trucks do not and could potentially put other restaurants out of business. She advocated for having designated areas for food trucks since there is nothing stopping them from parking in front of their competition. She also mentioned as a business owner, they depend on revenues from visitors in Downtown.

Community and Economic Development Director Ralston reiterated that the item before them is to regulate food trucks on public rights of way, and will not prohibit the creation of food truck courts on private property. Ralston also stated that food truck courts will need to go through the site plan approval process. Board Member Jennings expressed support for the ordinance, as the city already has food trucks and it hasn't been an issue so far. Vice Chair Simon expressed her concern about food trucks parking in front of existing restaurants in the city. Both Chair Barker and Community and Economic Development Director Ralston reiterated that the state does not allow municipalities to regulate the location of food trucks.

Chair Barker asked what prompted the creation of the ordinance, and Community and Economic Development Director Ralston stated that it was staff initiated since the City has received multiple inquiries from food truck owners about regulations and the City currently has none.

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

AGAINST: None

ABSENT: Kline and Williams

Motion approved unanimously

F.3. LDR Update Article 6 - Fencing Standards

ORDINANCE NO. 2026-06

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.

City Attorney Patrick Brackins and Community Economic Development Director Ralston provided background context regarding the ordinance.

Vice Chair Simon expressed frustration and disapproval about chain-link fences being permitted within city limits. City Attorney Brackins reiterated that the City Commission directed staff to review the ordinance, and that it would have to be heard by the Planning Board first before going to the City Commission.

Board Member Jennings suggested the ordinance specify that if the fence is chain link vinyl coated green or black.

Brian Swann at 17031 US Hwy 301 spoke about how there has been instances where property owners would need to replace or expand their existing chain link fence. there is a financial burden for those property owners to request a variance to extend their chain link fences due to the prohibition.

Olivia Andrew at 37131 McMinn Avenue brought up concerns about the costs associated with continuing chain link fences, and their durability during hurricanes. She also spoke about she prefers them to not be viewed from right-of-way.

Jessica Borrás at 13525 10th Street voiced her concerns about repairs of existing chain link fences should the prohibition remain, and costs associated with extending chain link fences in the event that a resident discovers they have more property than originally thought.

Chair Barker voiced that she has no issues about chain-link fences besides them being 6 feet in residential districts. Chair Barker also asked for clarification about the height of fences within front yards. Community and Economic Development Director Ralston replied that within front-yards there is a maximum fence height allowed of 4 feet, after the front yard setback line the fence height can be a maximum of 6 feet.

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

G. MEMBER COMMENTS

Board Member Lambert expressed her opinion about having a virtual option for attending the Planning Board meeting with a chat option to participate. Vice Chair Simon agreed with Lamberts sentiments.

Vice Chair Simon welcomed the new planning board members, and asked staff about delays with Florida Cracker's awning replacement. Community and Economic Development Director Ralston explained that there have been delays associated with the replacement, and that the grant they received is reimbursable and they have not yet received funds.

Chair Barker welcomed the new members to the board, and thanked them for nominating her for chair. Barker also asked about the ability to have the county do a presentation about the joint planning area. Community and Economic Development Director Ralston stated that staff is currently working with the county regarding the joint planning area and will try to coordinate a date for them to come.

City Attorney Patrick Brackins explained that at the next meeting, he will be doing a presentation about sunshine law and public records. He emphasized that any planning board business cannot be discussed outside the meeting, and any communications received about planning board items should be archived and forwarded to the City Clerk.

The Planning Board asked about the vacancy on the planning board and Community and Economic Development Director Ralston stated that Mayor Black has not appointed anyone else for the vacancy on the Planning Board.

H. ADJOURNMENT

I. FOOTER TEXT



AGENDA MEMO

Planning Board

To: Honorable Chair and Members of the Planning Board
From: Catherine Ralston, Community and Economic Development Director
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 3, 2026

RECOMMENDED ACTION

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.

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 inconsistency 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.

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 is 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 7th Street.

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 be 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 CBD 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. 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

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.

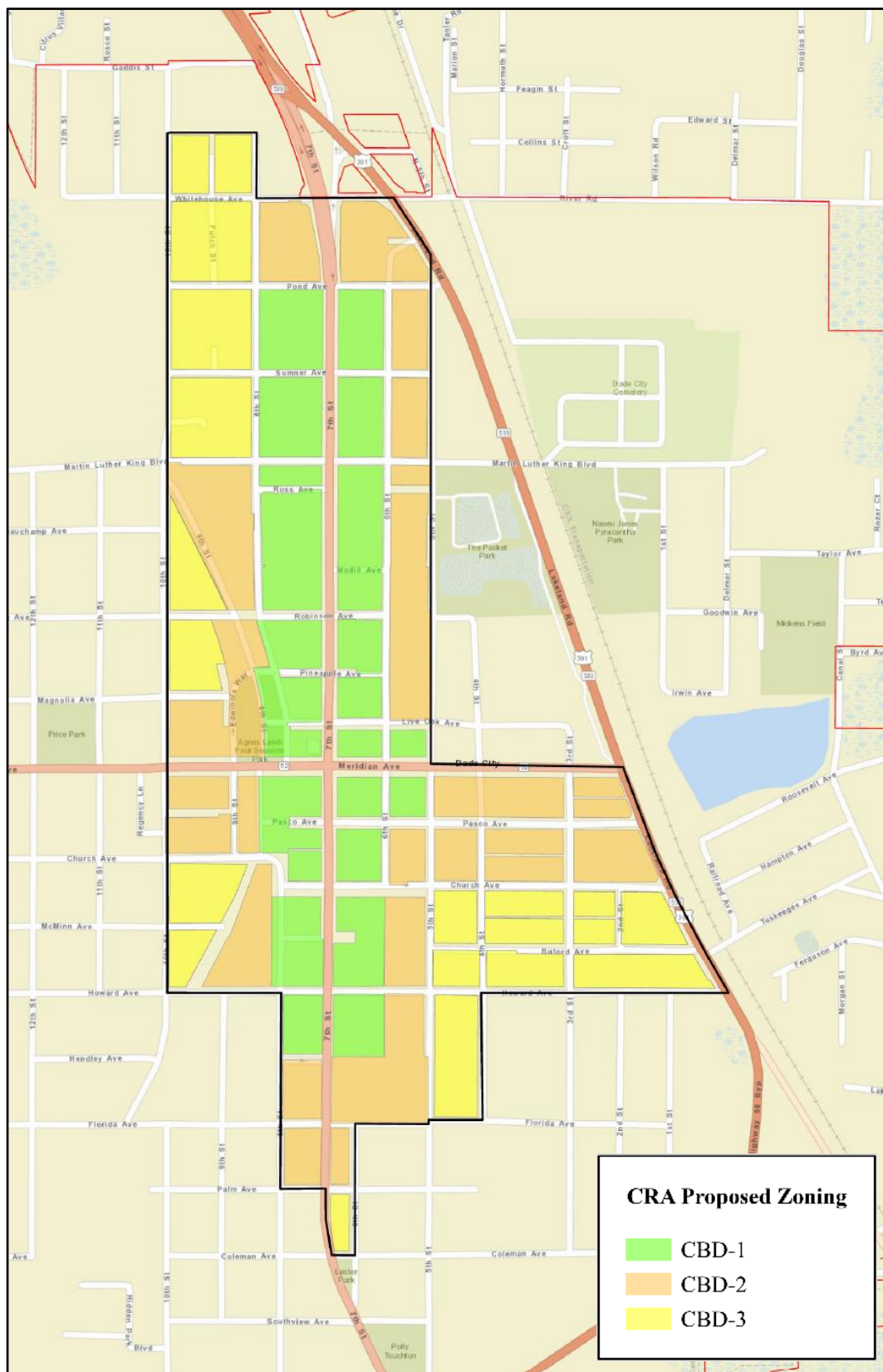
Central Business District 2 (CBD 2) – Downtown Gateway District

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.

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. 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 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 is 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 First 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 First 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 Commission 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 Commission 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 work space, provided the work space 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 neighborhoods 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 limited to small grocery stores, deli, dry cleaners -drop off only, laundromats, and coffee shop (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 Quasit-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 Commission 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. A maximum of thirty (30) percent of the building frontage may be recessed to provide for entryways, street-facing courtyards, and similar features.

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:

1. 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:

1. Performing Arts, and Civic and Cultural Facilities are exempt from the side setback requirements.

3.1.6 Rear setbacks

A. 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 development 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 development 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. 1. 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 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.

1. 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.

2. 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.

3. 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

A. 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 in the 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

A. 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 Seventh Street with a Conditional Use Permit, residential development may occur up to a maximum density of 20 dwelling units per acre.
- E. 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.
- F. In mixed-use residential developments, the area dedicated to a child care 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.
 - 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 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.
- 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 development 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

A. 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 Commission 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.

5. Projects proposing height exceptions taller than three (3) floors/forty-five (45) feet are subject to Planning Commission and City Council 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/build-to 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

A. For all uses, minimum rear setback is fifteen (15) feet.

1. Special Condition: Public Alley Condition- Except for detached Single- Family, where a public alley separates properties, no rear setback is required.

2. 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 development 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 First 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

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.

3.3.13 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

A. 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 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.

An aerial photograph of a parking lot and surrounding area. The parking lot contains several cars, including a red car, a white car, and a dark car. There are trees and greenery around the parking lot. A road with a white arrow pointing right is visible on the right side. A green rectangular box is overlaid on the top left of the image, containing the text "Parking Standards" in white.

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 each 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 required parking spaces 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 Commission and/or City Council 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 First Street, and live/work spaces 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 First 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 be 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 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.

5.1.2 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 tenants 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 tenants 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 twentyfive (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 tenants 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 trim.

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.

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.

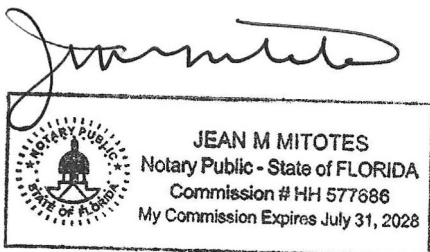
Signature of Affiant


Sworn to and subscribed before me this **05/20/2026**

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____



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 within the Central Business District of the below mentioned properties.

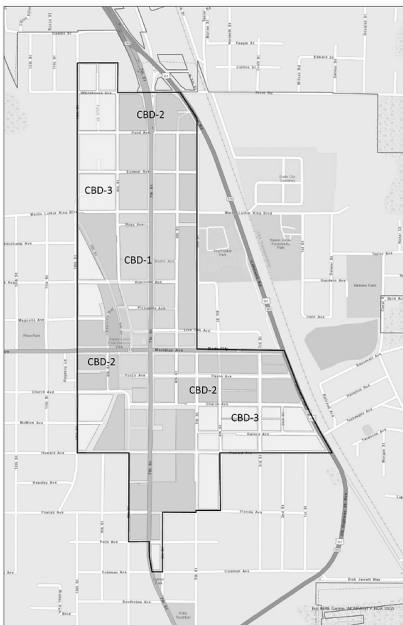
On July 14, 2026, at 5:30 p.m., the City Commission will hold the second public hearing at City Commission Chambers, 38020 Meridian Avenue, Dade City, Florida, to consider the creation of Central Business District 1, Central Business District 2, and Central Business District 3 subsections within the 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.

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 law¹ 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.



AGENDA MEMO

Planning Board

To: Honorable Chair and Members of the Planning Board
From: Catherine Ralston, Community and Economic Development Director
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 3, 2026

RECOMMENDED ACTION

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.

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 inconsistency 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.

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 is 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 7th Street.

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 be 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 CBD 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. 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

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.

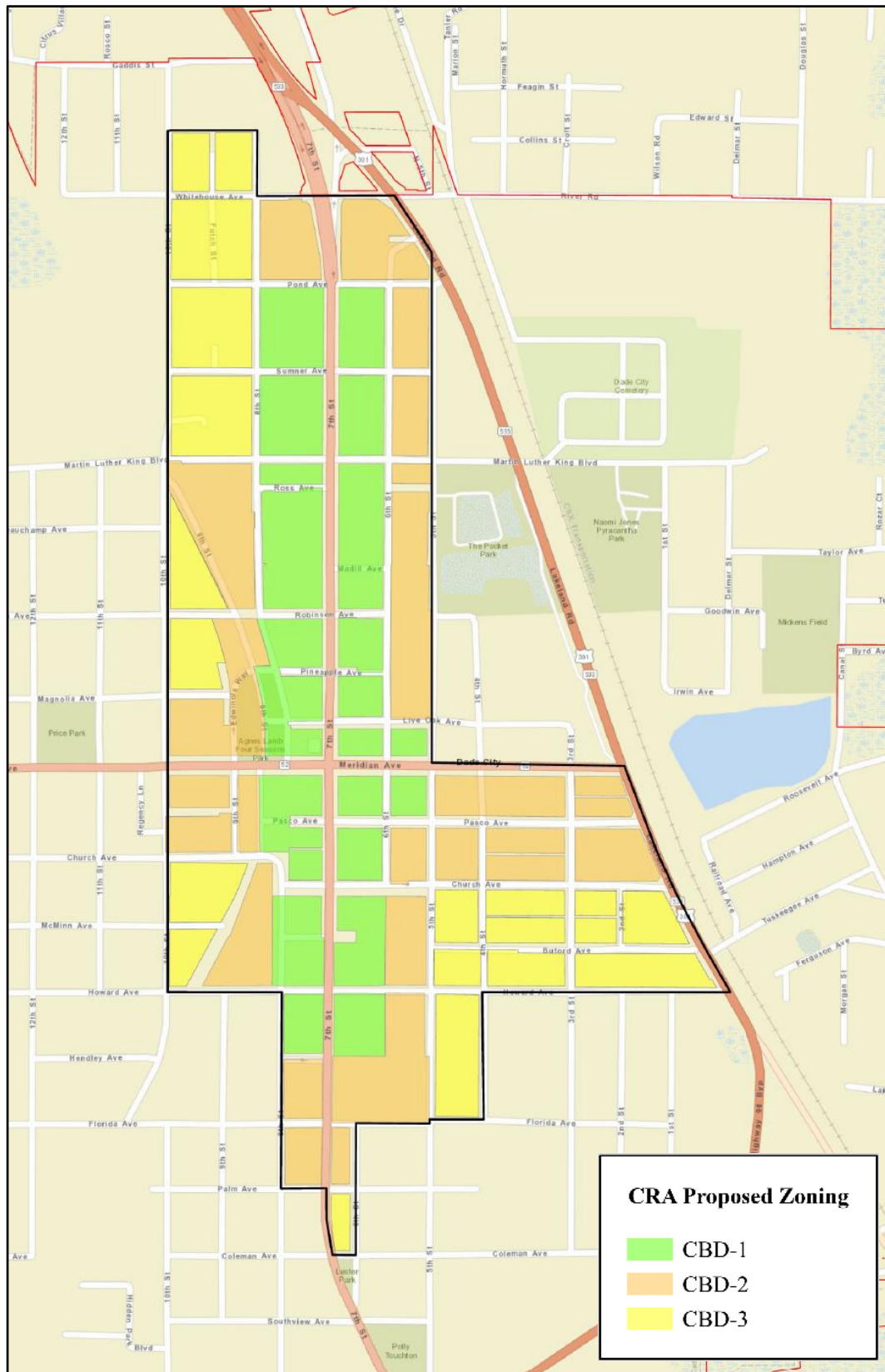
Central Business District 2 (CBD 2) – Downtown Gateway District

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.

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. 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 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 is 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 First 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 First 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 Commission 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 Commission 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 work space, provided the work space 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 neighborhoods 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 limited to small grocery stores, deli, dry cleaners -drop off only, laundromats, and coffee shop (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 Quasit-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 Commission 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. A maximum of thirty (30) percent of the building frontage may be recessed to provide for entryways, street-facing courtyards, and similar features.

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:

1. 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:

1. Performing Arts, and Civic and Cultural Facilities are exempt from the side setback requirements.

3.1.6 Rear setbacks

A. 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 development 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 development 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. 1. 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 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.

1. 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.

2. 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.

3. 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

A. 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 in the 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

A. 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 Seventh Street with a Conditional Use Permit, residential development may occur up to a maximum density of 20 dwelling units per acre.
- E. 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.
- F. In mixed-use residential developments, the area dedicated to a child care 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.
 - 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 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.
- 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 development 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

A. 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 Commission 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.

5. Projects proposing height exceptions taller than three (3) floors/forty-five (45) feet are subject to Planning Commission and City Council 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/build-to 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

A. For all uses, minimum rear setback is fifteen (15) feet.

1. Special Condition: Public Alley Condition- Except for detached Single- Family, where a public alley separates properties, no rear setback is required.

2. 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 development 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 First 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

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.

3.3.13 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

A. 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 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.

An aerial photograph of a parking lot and surrounding area. The parking lot contains several cars, including a red car, a white car, and a dark car. There are trees and greenery around the parking lot. A road with a white arrow pointing right is visible on the right side. A green rectangular box is overlaid on the top left of the image, containing the text "Parking Standards" in white.

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 each 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 required parking spaces 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 Commission and/or City Council 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 First Street, and live/work spaces 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 First 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 be 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 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.

5.1.2 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 tenants 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 tenants 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 twentyfive (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 tenants 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 trim.

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.

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.

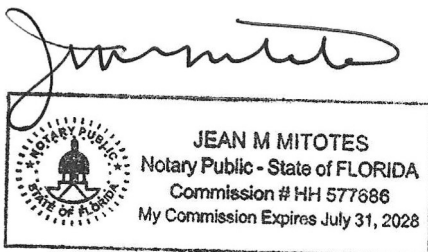
Signature of Affiant


Sworn to and subscribed before me this **05/20/2026**

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____



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 within the Central Business District of the below mentioned properties.

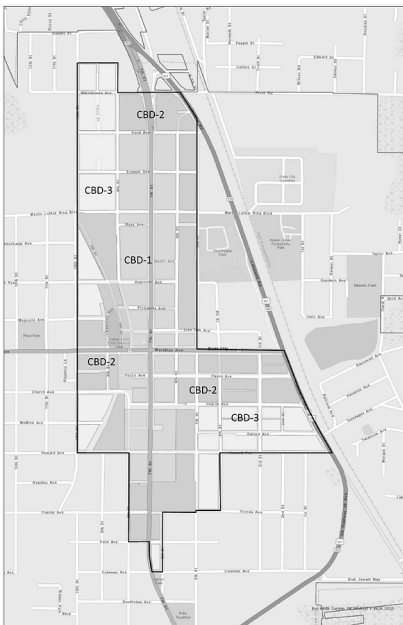
On July 14, 2026, at 5:30 p.m., the City Commission will hold the second public hearing at City Commission Chambers, 38020 Meridian Avenue, Dade City, Florida, to consider the creation of Central Business District 1, Central Business District 2, and Central Business District 3 subsections within the 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.

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 law¹ 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.



AGENDA MEMO

Planning Board

To: Honorable Chair and Members of the Planning Board
From: Catherine Ralston, Community and Economic Development Director
Through: Isaiah Hollinshead, Planner II
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 3, 2026

RECOMMENDED ACTION

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.

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 design guidelines will help to foster a more cohesive development pattern which will encourage infill development, and creativity in design while preserving Dade City's historic character. The purpose of this ordinance is to codify the design elements in the LDR's in tandem with the new Design Standards and Guidelines.

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 for specific downtown design guidelines. 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 design guidelines in 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 Downtown Design Guidelines and the Land Development Regulations.

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 Standard s Sec. 4.3		
		OU A	RS = CE	RC =E	RS 1	RS 2	RS 3	RG 1	RG 2	RH Θ	RH Θ	C N	GBD	C G	C H	IL W	IH	C B D	RIQ	COMM	R	T N D	E C	C S				
		RESIDENTIAL USES																										
Household Living	Dwelling, Live/work	P									P	P	E			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			E	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			E		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 Standard s Sec. 4.3		
			OU A	RS = CE	RC =E	RS 1	RS 2	RS 3	RG 1	RG 2	RH 0	RH 0	C N	EBD	C G	C H	IL W	IH	C B D	RIQ	CO MM	R	T N D	E C	C S			
		Community residential home (7-14 residents)					C	C	C	P	E								P							Section 4.3.1(B)(2)(c)		
		Dormitory											E	P	P	C		C*				A	A			Section 4.3.1(B)(3)		
		Group home (15 or more residents)							C	C	E	E		P					P*	C			A			-		
		PUBLIC AND INSTITUTIONAL USES																										
Community Services/facilities		Community center	C					C	C	C	E		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	E		C	P	P	P	P	P	P*				A		A	-		
		Senior center							C	C	P	E	P	P	P				P*	C	A	A	A			Section 4.3.2(A)		
		Youth club facility	C						C	C	P	P	P	E	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	E	C	E	C				C*	P	A	A	A	A		-			
		Child care center							C	C	P	P	P	E	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	E	P		P					P		A				-		
Educational Facilities		College or university	C								P	E			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	E	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	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									E	P				P	P	P		P	A			A		-		

USE CATEGORY	USE TYPE	RESIDENTIAL										BUSINESS								MIXED USE		PLANNED DEVELOPMENT					Use Specific Standards Sec. 4.3
		OU A	RS = CE	RC = E	RS 1	RS 2	RS 3	RG 1	RG 2	RH 0	RH 0	C N	EBB	C G	C H	IL W	IH	C B D	RIQ	COMM	R	T N D	E C	C S			
Health Care Facilities	Hospital									E	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									E	P				P	P	P		P	A			A		-		
	Outpatient facility									E	P	C		P	P				P	A			A		Section 4.3.2(E)(2)		
Institutions	Assisted living facility						C			E	E		P					P*	C	A	A	A	A		-		
	Auditorium									E		C	P	P	C	P		P*	C	A			A		Section 4.3.2(F)(1)		
	Convention center	C								E		C	E	P	C	C		C*	C	A			A		Section 4.3.2(F)(1)		
	Drug and alcohol treatment facility									E	P								P						-		
	Nursing home									E	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	E	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	E	E	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	E									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 Standard s Sec. 4.3	
		OU A	RS - CE	RC -E	RS 1	RS 2	RS 3	RG 1	RG 2	RH 0	RH 0	C N	EBB	C G	C H	IL W	IH	C B D	RIQ	CO MM	R	T N D	E C	C S			
	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	A	A	A	A	A	-			
	Resource-based recreation uses, passive recreation	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						E								C	A	A	A	A	A	-			
Public Safety	Fire and EMS	P	P	P				C	C	P	P	P	E	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								E					C	C		C	A			A		Section 4.3.2(H)(2)			
	Passenger terminal, surface transportation											C	E	P	P	P	P	C*		A				A	-		
Utilities	Wireless Communication tower and/or antenna, freestanding (new)	P								E		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	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	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	E			E	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 Standard s Sec. 4.3
		OU A	RS = CE	RC =E	RS 1	RS 2	RS 3	RG 1	RG 2	RH 1	RH 2	C N	EBB	C G	C H	IL W	IH	C B D	RIQ	CO MM	R	T N D	E C	C S			
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 Standard s Sec. 4.3
		OU A	RS - CE	RC -E	RS 1	RS 2	RS 3	RG 1	RG 2	RH 1	RH 2	C N	EBB	C G	C H	IL W	IH	C B D	RIQ	COMM	R	T N D	E C	C S				
	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 Standard s Sec. 4.3
		OU A	RS - CE	RC -E	RS 1	RS 2	RS 3	RG 1	RG 2	RH 0	RH 0	C N	GB	C G	C H	IL W	IH	C B D	RIQ	CO MM	R	T N D	E C	C S			
	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												G	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 Standard s Sec. 4.3
		OU A	RS = CE	RC =E	RS 1	RS 2	RS 3	RG 1	RG 2	R# Θ	R# Θ	C N	GBD	C G	C H	IL W	IH	C B D	RIQ	CO MM	R	T N D	E C	C S			
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	E	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											E	C	E	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 Standard s Sec. 4.3
		OU A	RS - CE	RC -E	RS 1	RS 2	RS 3	RG 1	RG 2	R# 0	R# 0	C N	GBD	C G	C H	IL W	IH	C B D	RIQ	CO MM	R	T N D	E C	C S	
	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														E	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 Standard s Sec. 4.3
		OU A	RS - CE	RC -E	RS 1	RS 2	RS 3	RG 1	RG 2	RH 1	RH 2	C N	EBB	C G	C H	IL W	IH	C B D	RIQ	CO MM	R	T N D	E C	C S			
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											E		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 Standard s Sec. 4.3
		OU A	RS - CE	RC -E	RS 1	RS 2	RS 3	RG 1	RG 2	RH 0	RH 0	C N	EBB	C G	C H	IL W	IH	C B D	RIQ	CO MM	R	T N D	E C	C S		
	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	E	P				C*		A	A	A			Section 4.3.4(K)(1)	
	Bed and breakfast inn	C			C	C	C				C	C	E	C				C*		A		A			Section 4.3.4(K)(2)	
	Hotel or motel												E	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 Standard s Sec. 4.3
		OU A	RS = CE	RC = E	RS 1	RS 2	RS 3	RG 1	RG 2	RH Θ	RH Θ	C N	EBΘ	C G	C H	IL W	IH	C B D	RIΘ	CO MM	R	T N D	E C	C S			
	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 law¹ 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.

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.



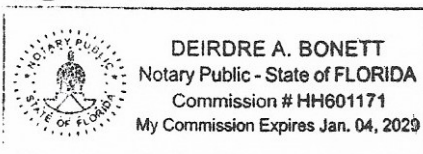
Signature of Affiant _____

Sworn to and subscribed before me this 05/20/2026

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____

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

Planning Board

To: Honorable Chair and Members of the Planning Board
From: Catherine Ralston, Community and Economic Development Director
Through: Evis Bushi, Deputy 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), RESIDENTIAL 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 3, 2026

RECOMMENDED ACTION

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)

BACKGROUND SUMMARY/ANALYSIS

Project Analysis

Project Description

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.

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

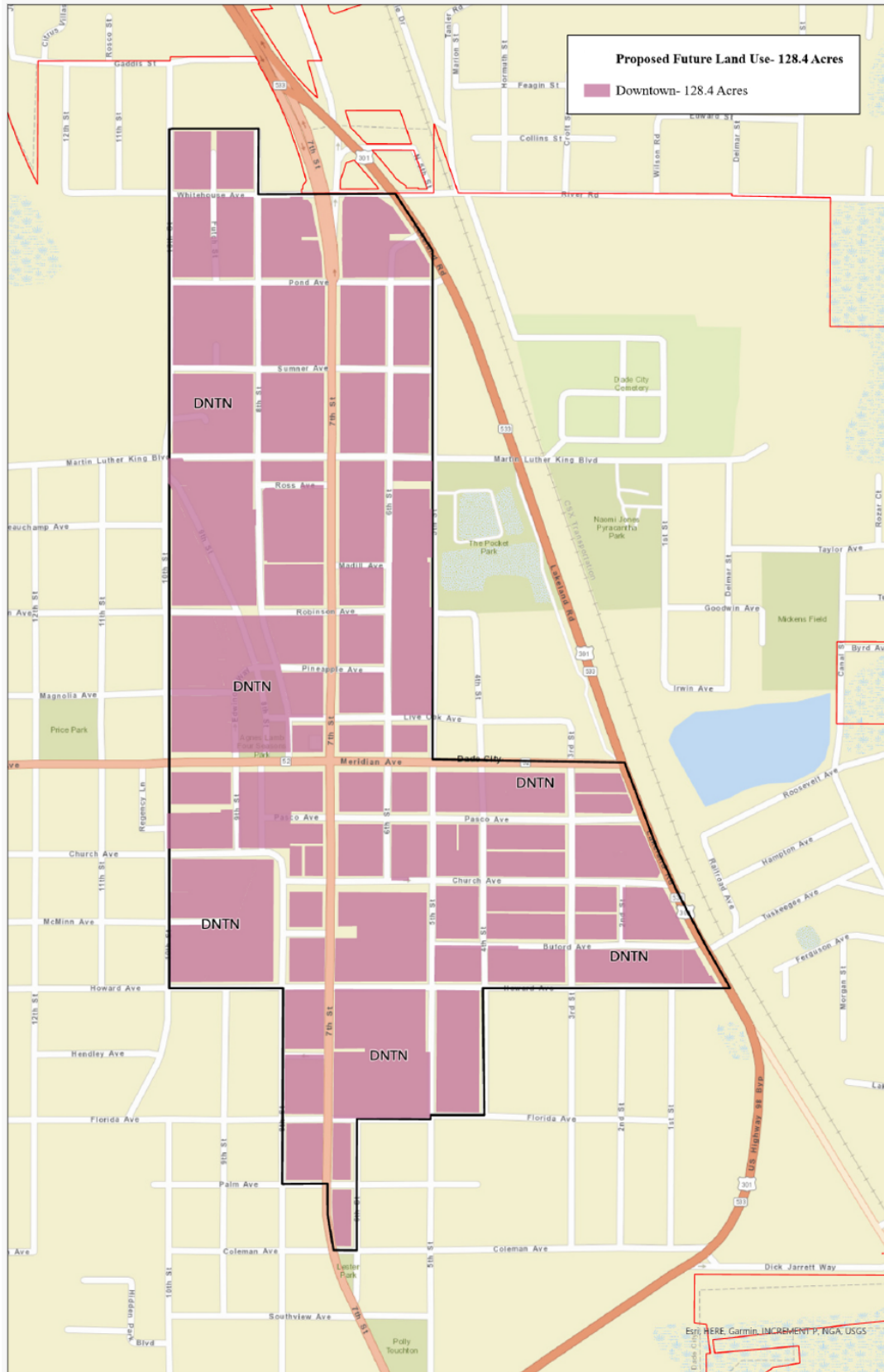
The subject properties as listed as Exhibit B in Ordinance 2026-10 are generally located between Pond Avenue on the north and Coleman Avenue on the south. The 301 bypass on the east and 10th Street on the west. All of the properties are currently located within the boundaries of CRA 1 and CRA 2. By approving 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- 128.4 Acres

- Downtown- 46.52 Acres
- General Commercial- 5.49 Acres
- Public / Semi-Public- 1.09 Acres
- Residential / Office- 30.43 Acres
- Residential / Office- 38.23 Acres
- Recreation / Open Space- 6.64 Acres

The map shows a grid of streets in downtown Miami, including Martin Luther King Blvd, Biscayne Blvd, and various other streets. Land use designations are indicated by different colors and labels: R-O-R (Residential Office Residential), R-O (Residential Office), R-OS (Residential Office Space), P-SP (Public Semi-Public), GC (General Commercial), DNTN (Downtown), and R-O (Residential Office). The map also shows the location of the Dade City Cemetery, the Miami City Hall, and the Miami City Commission Building.

Proposed Future Land Use



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), RESIDENTIAL 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 Use 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

Future Land Use Map

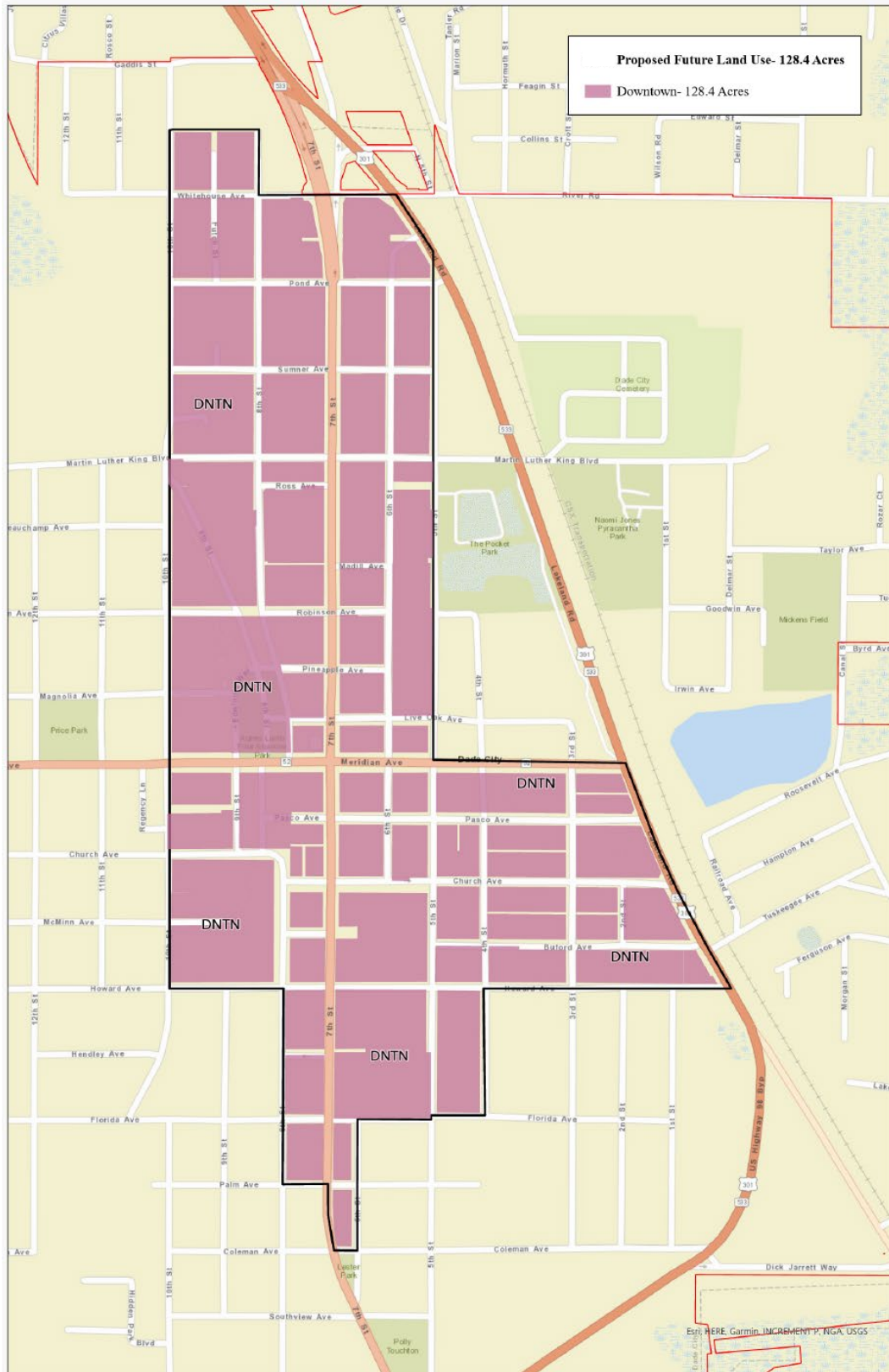


Exhibit B

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 S89DEG36°46'E ALG SOUTH LINE OF SW1/4 1490.76 FT TH N30DEG35°41'W 29.16 FT TH N89DEG36°46'W 46.66 FT TO WLY R/W US HWY 98 FOR POB TH N89DEG36°46'W 15.89 FT TH N29DEG52°03'W 174.76 FT TO EAST LINE OF LOT 19 BLOCK 15 BURNETT PLACE ADDITION PB 2 PG 3 TH N00DEG05°14'E 8.33 FT TO WLY R/W US HWY 98 TH CV LEFT RAD 5889.89 FT CHD BRG S29DEG31°38'E 146.89 FT TH N59DEG45°29'E 10.00 FT TH CV LEFT RAD 5879.89 FT CHD BRG S30DEG25°06'E 36.22 FT TH S30DEG35°41'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 PARTICULARLY DESC AS: COM AT SW COR SEC TH S89DEG36°46'E 1490.76 FT TH N30DEG35°41'W 60.11 FT TH ALG ARC CV CONCAVE NE RAD 5839.89 FT CHD BRG & DIST N27DEG49°27'W 564.58 FT TH N89DEG49°17'W 58.11 FT TO POB TH N89DEG49°17'W 24.82 FT TH N04DEG17°08'W 22.22 FT TH N23DEG56°03'W 26.12 FT TH N66DEG03°57'E 3.56 FT TH N23DEG56°03'W 89.69 FT TH S89DEG44°39'E 36.94 FT TH ALG ARC CV CONCAVE NE RAD 5869.89 FT CHD BRG & DIST S24DEG05°42'E 115.75 FT TH S30DEG32°03'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 S89DEG45°04'E 202.49 FT TO POB TH ALG ARC CV CONCAVE NELY RAD 5889.89 FT CHD BRG & DIST S26DEG06°47'E 153.28 FT TH

		N89DEG37°31'W 16.32 FT TH N26DEG57°26'W 154.39 FT TH S89DEG45°04'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 S89DEG30°12'E 336.30 FT TO POB TH N89DEG30°12'W 50.75 FT TH N32DEG26°51'E 37.03 FT TH N28DEG26°47'W 109.57 FT TH S89DEG37°31'E 16.32 FT TH ALG ARC CV CONCAVE NELY RAD 5889.89 FT CHD BRG & DIST S27DEG33°37'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 S89DEG36°46'E ALG SOUTH LINE OF SW1/4 1490.76 FT TH N30DEG35°41'W 29.16 FT TH N89DEG36°46'W 46.66 FT TO WLY R/W US HWY 98 FOR POB TH N89DEG36°46'W 15.89 FT TH N29DEG52°03'W 174.76 FT TO EAST LINE OF LOT 19 BLOCK 15 BURNETT PLACE ADDITION PB 2 PG 3 TH N00DEG05°14'E 8.33 FT TO WLY R/W US HWY 98 TH CV LEFT RAD 5889.89 FT CHD BRG S29DEG31°38'E 146.89 FT TH N59DEG45°29'E 10.00 FT TH CV LEFT RAD 5879.89 FT CHD BRG S30DEG25°06'E 36.22 FT TH S30DEG35°41'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 S89DEG36°46'E 1490.76 FT TH N30DEG35°41'W 29.16 FT TH N89DEG36°46'W 46.66 FT TO POB TH N89DEG36°46'W 15.89 FT TH N29DEG52°03'W 174.76 FT TH N00DEG05°14'E 8.33 FT TH ALG ARC CV R RAD 5889.89 FT CHD BRG & DIST S29DEG31°38'E 146.89 FT TH N59DEG45°29'E 10.00 FT TH ALG ARC CV R RAD 5879.89 FT CHD BRG & DIST S30DEG25°06'E 36.22 FT TH S30DEG35°41'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 PARTICULARLY DESC AS: COM AT SW COR SEC TH S89DEG36°46'E 1490.76 FT TH N30DEG35°41'W 60.11 FT TH ALG ARC CV CONCAVE NE RAD 5839.89 FT CHD BRG & DIST N27DEG49°27'W 564.58 FT TH N89DEG49°17'W 58.11 FT TO POB TH N89DEG49°17'W 24.82 FT TH N04DEG17°08'W 22.22 FT TH N23DEG56°03'W 26.12 FT TH N66DEG03°57'E 3.56 FT TH N23DEG56°03'W 89.69 FT TH S89DEG44°39'E 36.94 FT TH ALG ARC CV CONCAVE NE RAD 5869.89 FT CHD BRG & DIST S24DEG05°42'E 115.75 FT TH S30DEG32°03'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 S89DEG30°12'E 336.30 FT TO POB TH N89DEG30°12'W 50.75 FT TH N32DEG26°51'E 37.03 FT TH N28DEG26°47'W 109.57 FT TH S89DEG37°31'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 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	27-24-21-0070-00300-0080	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	27-24-21-0400-003200-0000	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	27-24-21-0400-003200-0010	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	27-24-21-0400-003200-0050	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 ADDITION 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 SUMNERS 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 5/8" IRON ROD AND CAP 1/2" AIM ENG 1/2" TH N89DEG 57" 22" 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 S55DEG 24" 31" E 53.80 FT ALG WLY ROW LN TO POB TH S55DEG 24" 31" E 38.49 FT ALG WLY ROW LN TO PT ON CV CONCAVE SWLY RAD 2814.79 FT CHD BRG & DIST S34DEG 34" 36" E 160.98 FT TH S89DEG 58" 05" W 15.00 FT ALG S LN BLOCK 2 TH N28DEG 26" 19" E 7.89 FT TO PT ON CV CONCAVE SWLY RAD 2551.00 FT CHD BRG & DIST N37DEG 09" 59" 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 NE 1/4 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
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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 SUMMERS 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 SUMMERS 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	SUMMERS ADDITION TO DADE CITY DB 10 PG 197 LOTS 9 & 12 BLOCK 24 OR 4233 PG 693
ROR	27-24-21-0460-02400-0130	SUMMERS 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 SUMMERS 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 SUMMERS 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 SUMMERS 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 SOUTH 1/2 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), RESIDENTIAL 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 law¹ 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.

Tampa Bay Times

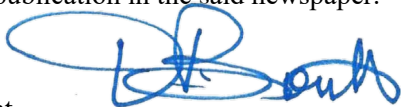
Published Daily

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 Ordinances 2026-10 & 11 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.



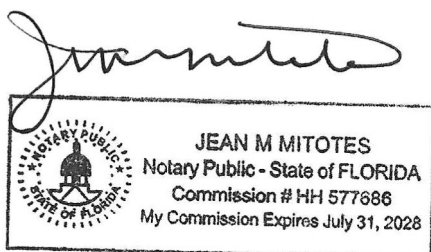
Signature of Affiant _____

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 _____



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. 2026-10

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), RESIDENTIAL 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.

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 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.

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 and transmittal hearing at City Commission Chambers, 38020 Meridian Avenue, Dade City, Florida, to consider the large scale comprehensive plan and zoning amendment petitions 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 81.88 acres for the comprehensive plan amendment and approximately 93.69 acres for the zoning amendment, 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.



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 FLU or rezoning 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.



AGENDA MEMO

Planning Board

To: Honorable Chair and Members of the Planning Board
From: Catherine Ralston, Community and Economic Development Director
Through: Evis Bushi, Deputy 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 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.

Date: June 3, 2026

RECOMMENDED ACTION

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)

BACKGROUND SUMMARY/ANALYSIS

Project Analysis

Project Description

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.

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.

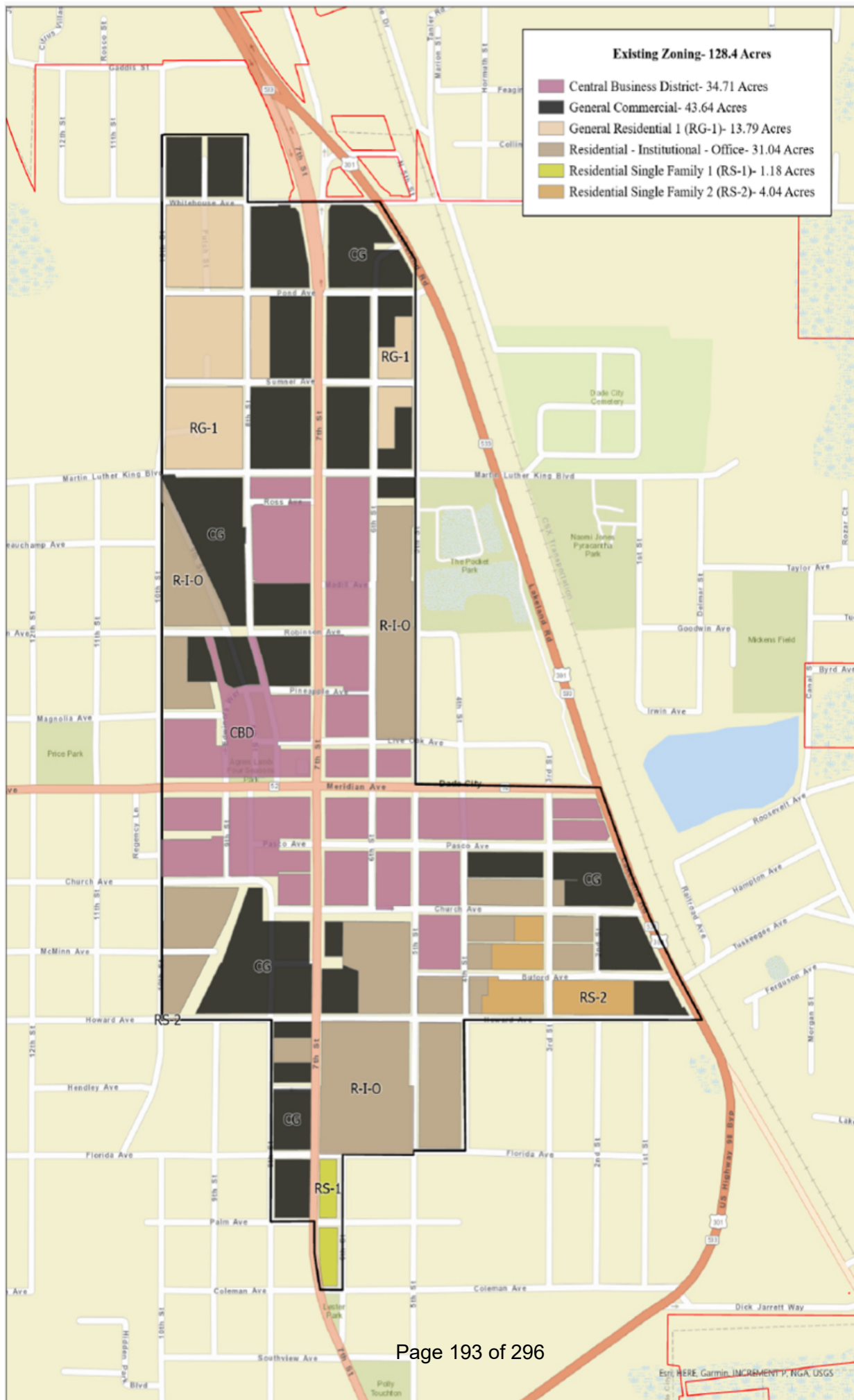
The overlay standards will help to support the development of a compatible mix of retail, restaurant, office, residential, civic, and cultural uses that contribute to an active and economically sustainable downtown environment, with an emphasis on locally oriented businesses, specialty retail, dining, 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.

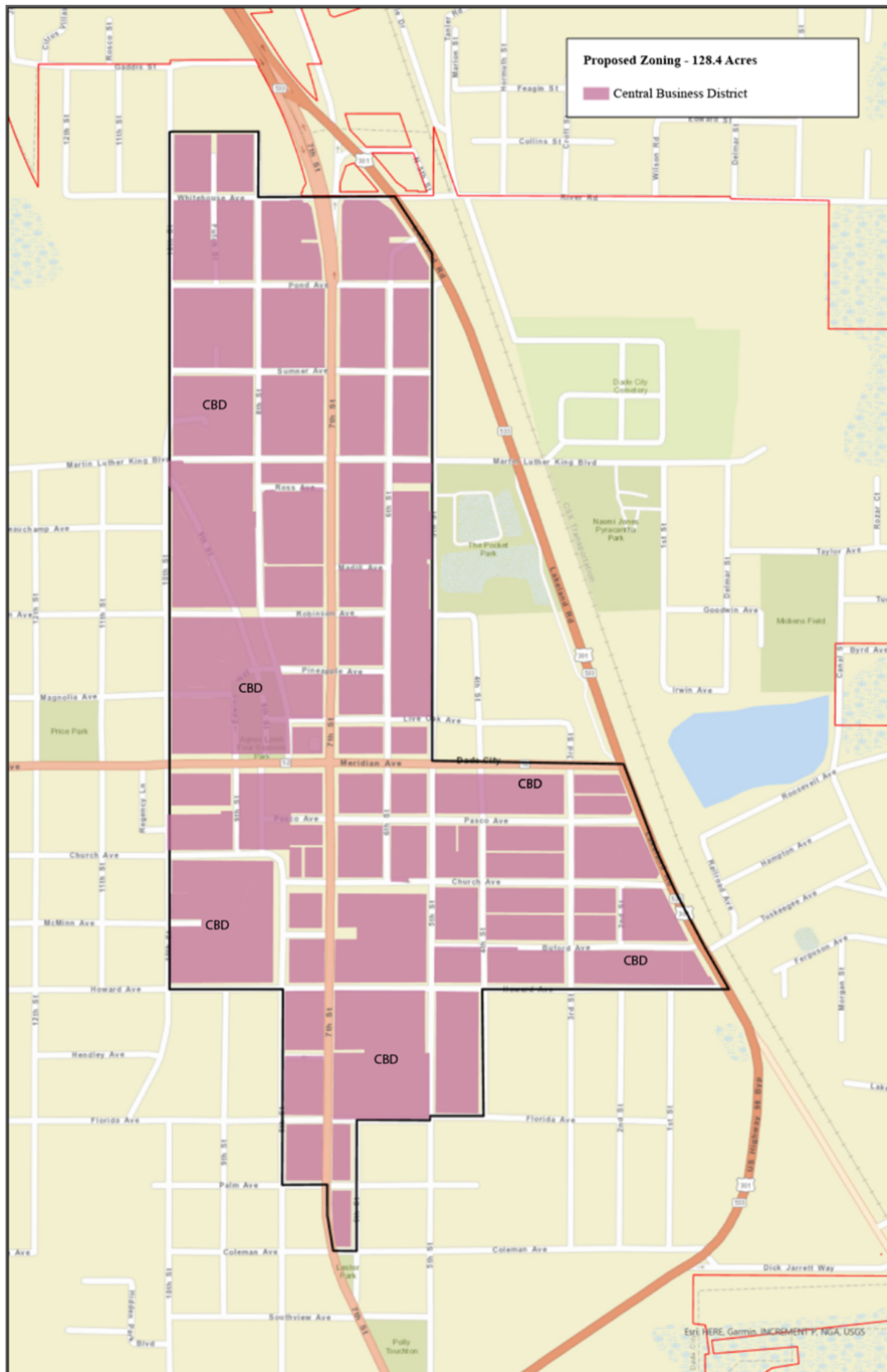
Analysis

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



Proposed Zoning Map



Comprehensive Plan Policies

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.

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 ☐ There 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 Zoning Amendment](#)

[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 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.

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

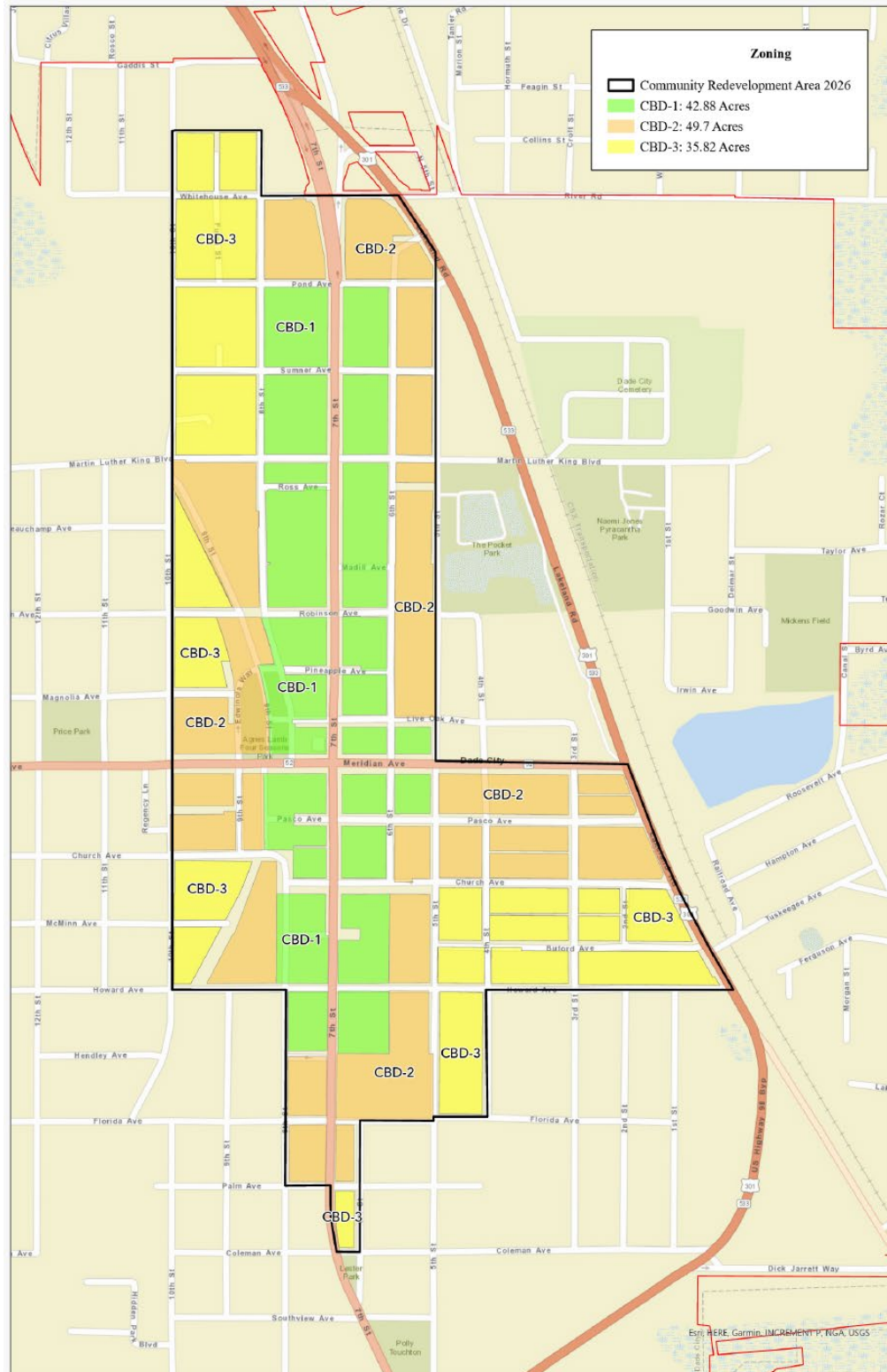


Exhibit B

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 PARTICULARLY DESC AS: COM AT SW COR SEC TH S89DEG36°46' 1490.76 FT TH N30DEG35°41' 60.11 FT TH ALG ARC CV CONCAVE NE RAD 5839.89 FT CHD BRG & DIST N27DEG49°27' 564.58 FT TH N89DEG49°17' 58.11 FT TO POB TH N89DEG49°17' 24.82 FT TH N04DEG17°08' 22.22 FT TH N23DEG56°03' 26.12 FT TH N66DEG03°57' 3.56 FT TH N23DEG56°03' 89.69 FT TH S89DEG44°39' 36.94 FT TH ALG ARC CV CONCAVE NE RAD 5869.89 FT CHD BRG & DIST S24DEG05°42' 115.75 FT TH S30DEG32°03' 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 S89DEG45°04' 202.49 FT TO POB TH ALG ARC CV CONCAVE NELY RAD 5889.89 FT CHD BRG & DIST S26DEG06°47' 153.28 FT TH N89DEG37°31' 16.32 FT TH N26DEG57°26' 154.39 FT TH S89DEG45°04' 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 S89DEG30°12' 336.30 FT TO POB TH N89DEG30°12' 50.75 FT TH N32DEG26°51' 37.03 FT TH N28DEG26°47' 109.57 FT TH S89DEG37°31' 16.32 FT TH ALG ARC CV CONCAVE NELY RAD 5889.89 FT CHD BRG & DIST S27DEG33°37' 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 S89DEG36°46' ALG SOUTH LINE OF SW1/4 1490.76 FT TH N30DEG35°41' 29.16 FT TH N89DEG36°46' 46.66 FT TO WLY R/W US HWY 98 FOR POB TH N89DEG36°46' 15.89 FT TH N29DEG52°03' 174.76 FT TO EAST LINE OF LOT 19 BLOCK 15 BURNETT PLACE ADDITION PB 2 PG 3 TH N00DEG05°14' 8.33 FT TO WLY R/W US HWY 98 TH CV LEFT RAD 5889.89 FT CHD BRG S29DEG31°38' 146.89 FT TH N59DEG45°29' 10.00 FT TH CV LEFT RAD 5879.89 FT CHD BRG S30DEG25°06' 36.22 FT TH S30DEG35°41' 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 S89DEG36°46' 1490.76 FT TH N30DEG35°41' 29.16 FT TH N89DEG36°46' 46.66 FT TO POB TH N89DEG36°46' 15.89 FT TH N29DEG52°03' 174.76 FT TH N00DEG05°14' 8.33 FT TH ALG ARC CV R RAD 5889.89 FT CHD BRG & DIST S29DEG31°38' 146.89 FT TH N59DEG45°29' 10.00 FT TH ALG ARC CV R RAD 5879.89 FT CHD BRG & DIST S30DEG25°06' 36.22 FT TH S30DEG35°41' 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 PARTICULARLY DESC AS: COM AT SW COR SEC TH S89DEG36°46' 1490.76 FT TH N30DEG35°41' 60.11 FT TH ALG ARC CV CONCAVE NE RAD 5839.89 FT CHD BRG & DIST N27DEG49°27' 564.58 FT TH N89DEG49°17' 58.11 FT TO POB TH N89DEG49°17' 24.82 FT TH N04DEG17°08' 22.22 FT TH N23DEG56°03' 26.12 FT TH N66DEG03°57' 3.56 FT TH N23DEG56°03' 89.69 FT TH S89DEG44°39' 36.94 FT TH ALG ARC CV CONCAVE NE RAD 5869.89 FT CHD BRG & DIST S24DEG05°42' 115.75 FT TH S30DEG32°03' 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 S89DEG30°12' 336.30 FT TO POB TH N89DEG30°12' 50.75 FT TH N32DEG26°51' 37.03 FT TH N28DEG26°47' 109.57 FT TH S89DEG37°31' 16.32 FT TH ALG ARC CV CONCAVE NELY RAD 5889.89 FT CHD BRG & DIST S27DEG33°37' 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 S89DEG45°04' 202.49 FT TO POB TH ALG ARC CV CONCAVE NELY RAD 5889.89 FT CHD BRG & DIST S26DEG06°47' 153.28 FT TH N89DEG37°31' 16.32 FT TH N26DEG57°26' 154.39 FT TH S89DEG45°04' 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 SUBDIVISION 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 ADDITION 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 SUMMERS 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 5/8" IRON ROD AND CAP 1/2" AIM ENG TH N89DEG57°22'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 S55DEG24°31'E 53.80 FT ALG WLY ROW LN TO POB TH S55DEG24°31'E 38.49 FT ALG WLY ROW LN TO PT ON CV CONCAVE SWLY RAD 2814.79 FT CHD BRG & DIST S34DEG34°36'E 160.98 FT TH S89DEG58°05'W 15.00 FT ALG S LN BLOCK 2 TH N28DEG26°19'E 7.89 FT TO PT ON CV CONCAVE SWLY RAD 2551.00 FT CHD BRG & DIST N37DEG09°59'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	27-24-21-0070-00300-0080	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	27-24-21-0070-00300-0081	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	27-24-21-0070-003600-0010	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 SOUTH 1/2 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 law¹ 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 amendment 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.

Tampa Bay Times

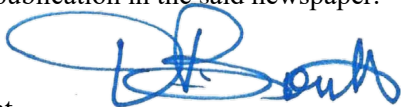
Published Daily

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 Ordinances 2026-10 & 11 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.



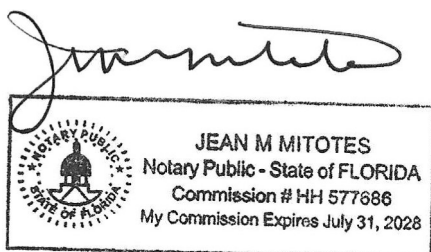
Signature of Affiant _____

Sworn to and subscribed before me this **05/20/2026**

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____



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. 2026-10

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), RESIDENTIAL 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.

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 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.

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 and transmittal hearing at City Commission Chambers, 38020 Meridian Avenue, Dade City, Florida, to consider the large scale comprehensive plan and zoning amendment petitions 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 81.88 acres for the comprehensive plan amendment and approximately 93.69 acres for the zoning amendment, 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.



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 FLU or rezoning 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.



AGENDA MEMO

Planning Board

To: Honorable Chair and Members of the Planning Board
From: Catherine Ralston, Community and Economic Development Director
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 3, 2026

RECOMMENDED ACTION

Recommend approval to the City Commission 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 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.

CITY OF DADE CITY

"Proud Heritage, Promising Future"

2026 Plan

Downtown Design Standards and Guidelines

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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.	<u>Standards:</u> 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. <u>Guidelines:</u> 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-	<u>Standards:</u> 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.	<u>Guidelines:</u> Ancillary elements shall be used to add interest to simple facades (such as building volumes, cantilevered balconies, window bays and decorative detailing).
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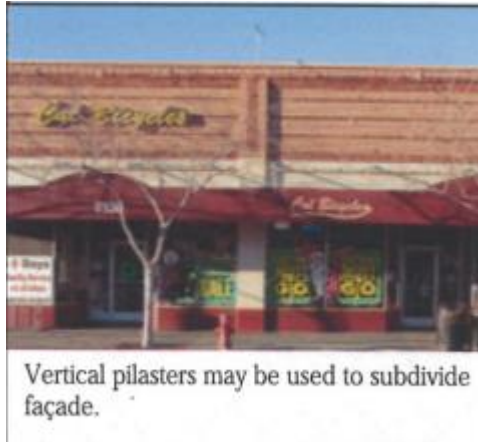
Horizontal Mass – The building mass and/or façade composition shall vary in modules that reinforce the traditional storefront character of Downtown.

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.



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.	<u>Standards:</u> 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. <u>Guidelines:</u> 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 differentiate 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.	<u>Standards:</u> A modest articulation of the building mass shall be provided at corner sites. Methods of articulation are listed in the Guidelines. <u>Guidelines:</u> 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 tower 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.	<u>Standards:</u> 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. <u>Guidelines</u> 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 ceiling 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 apt 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.	<u>Standards:</u> Secondary entries, such as side or rear building entries, shall not be more architecturally prominent or larger 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. <u>Guidelines:</u> 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”	<u>Standards:</u> 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. <u>Guidelines:</u>
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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.	<u>Standards:</u> Simulated finished shall not be used. <u>Guidelines:</u> 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. <u>Primary materials</u> 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 portions of buildings or walls. Materials recommended include brick, wood, stone, ceramic tile, or metal.
Façade Elements Surface features and façade elements shall relate to the building's 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 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. 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. <u>Guidelines:</u> 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	<u>Standards:</u> 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.	<u>Guidelines:</u> 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.	<u>Standards:</u> 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. <u>Guidelines:</u> 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.	<u>Standards:</u> 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. <u>Guidelines:</u> 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.
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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.	<u>Standards:</u> 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. <u>Guidelines:</u> 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 tone, and used to highlight special features such as doors, shutters, ornament or storefront elements.
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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-five (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..	<u>Standards:</u> 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/ <u>Guidelines:</u> 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.	<u>Standards:</u> A modest articulation of the building mass shall be provided at corner sites. Methods of articulation are listed in the Guidelines. <u>Guidelines:</u> 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.	<u>Standards:</u> 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. <u>Guidelines:</u> 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 cues should be used to help create a transition from the public street to the private residence, including: Raised stoops, open porches, and/or entrance vestibules 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..	<u>Standards:</u> Accessory structures include any structures subordinate to the primary building. Their design shall be consistent with the prevailing architectural style of the primary structure.. <u>Guidelines:</u> 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.	<u>Standards:</u> 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. <u>Guidelines:</u> 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.
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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. <u>Guidelines:</u> 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.	<u>Standards:</u> 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. <u>Guidelines:</u> 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. <u>Primary materials</u> 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 portions of buildings or walls. Materials recommended include brick, wood, stone, ceramic tile, or metal.
Façade Elements Surface features and façade elements shall relate to the building's 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. <u>Guidelines:</u> 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.	<u>Standards:</u> High-quality materials shall be used on doors and doorframes, such as crafted wood, stainless steel, bronze, and other ornamental metals. <u>Guidelines:</u> 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.	<u>Standards:</u> Roof overhangs are required. Clipped or flush eaves are prohibited. <u>Guidelines:</u> 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.	<u>Standards:</u> 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. <u>Guidelines:</u> 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	<u>Standards:</u> 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. <u>Guidelines:</u> 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 tone, and used to highlight special features such as doors, shutters, ornament or storefront elements.
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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-five (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 roofs 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.	<u>Standards:</u> A modest articulation of the building mass shall be provided at corner sites. Methods of articulation are listed in the Guidelines. <u>Guidelines:</u> 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.	<u>Standards:</u> Design cues shall be used to help create a transition from the public street to the private residence. <u>Guidelines:</u> 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.	<u>Standards:</u> 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. <u>Guidelines:</u> 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	<u>Standards:</u> Accessory structures include any structures subordinate to the primary building. Their design shall be consistent with the prevailing architectural style of the primary structure.. <u>Guidelines:</u>

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.	<u>Standards:</u> 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. <u>Guidelines:</u> 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.

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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 created by any 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.	<u>Standards:</u> High-quality stone veneer products may be used at residential buildings. The combination of materials on a building façade shall be appropriate to its style and design. <u>Guidelines:</u> 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. <u>Primary materials</u> 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 portions of

	buildings or walls. Materials recommended include brick, wood, stone, ceramic tile, or metal.
Façade Elements Surface features and façade elements shall relate to the building's 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. <u>Guidelines:</u> Built-up sills and trim should be used 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.	<u>Standards:</u> High-quality materials shall be used on doors and doorframes, such as crafted wood, stainless steel, bronze, and other ornamental metals. <u>Guidelines:</u> 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.	<u>Standards:</u> Roof overhangs are required. Clipped or flush eaves are prohibited. <u>Guidelines:</u> 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	<u>Standards:</u>

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. <u>Guidelines:</u> 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.
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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	<u>Standards:</u> 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. <u>Guidelines:</u> 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.	
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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 to 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.	• Retain 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 roof 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 copped 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 or ornaments. The most appropriate location for the awning is above the display windows and below the transom windows.
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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.
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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.
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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 been 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 be 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.	<u>Standards:</u> Trees shall be planted in surface parking lots at a minimum of 1 tree per 4 spaces . <u>Guidelines:</u> 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 movements 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.	<u>Standards:</u> <u>Guidelines:</u> 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	<u>Standards:</u> 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.
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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. <u>Guidelines:</u> 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	<u>Standards:</u> 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. <u>Guidelines:</u>

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 of 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 feet 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 of 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 be 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.	<u>Standards:</u> 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 it does not exceed four (4) feet in height. <u>Guidelines:</u> 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.	<u>Standards:</u> 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. <u>Guidelines:</u> The design, materials and colors 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.
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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.	<u>Standards:</u> 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 street, 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. <u>Guidelines:</u> 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.
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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.	<u>Standards:</u> 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. <u>Guidelines:</u> 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.	<u>Guidelines:</u> 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.	<u>Guidelines</u> New fixtures should use 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.	<u>Guidelines</u> 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 to 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

**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