

# Planning Board

## Agenda

City Hall - Commission Chambers  
Wednesday, May 6, 2026, 5:30 PM



PROUD Heritage | PROMISING Future

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

### A. MEETING PROCEDURES

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\\_NDE3YWlzMdQtMDM5Ni00ZmJiLWJiMDAtYmJiYTQxNTk4OWQw%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](https://teams.microsoft.com/l/meetup-join/19%3ameeting_NDE3YWlzMdQtMDM5Ni00ZmJiLWJiMDAtYmJiYTQxNTk4OWQw%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: 229 362 369 264 534**  
**Passcode: 7NR2ny73**

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

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

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

**B. CALL TO ORDER**

- B.1. Pledge of Allegiance.
- B.2. Swearing In of New Members
- B.3. Roll Call
- B.4. Selection of Chair and Vice Chair

**C. PUBLIC COMMENTS**

**D. APPROVAL OF MINUTES**

- D.1. Draft Minutes - March 04, 2026 Planning Board 4 - 5  
[Planning Board - 04 Mar 2026 - Draft Minutes](#)

**E. OLD BUSINESS**

**F. NEW BUSINESS**

- F.1. St Mary's Episcopal Church - Conditional Use Permit 6 - 46  
[Attachment A - Columbarium CUP Application](#)  
[St Mary's Conditional Use Staff Report](#)
- F.2. LDR Update Article 4 - Mobile Food Vending 47 - 56

**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.**

[Article 4 - Mobile Food Vending Agenda Memo](#)

[Attachment A - Ordinance 2026-04](#)

[Attachment B - Affidavit of Publishing](#)

[Attachment C - Business Impact Statement](#)

- F.3. LDR Update Article 6 - Fencing Standards 57 - 65

**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.**

[Article 6 - Chain Link Fence Agenda Memo](#)

[Attachment A - Ordinance 2026-06](#)

[Attachment B - Affidavit of Publishing](#)

[Attachment C - Business Impact Statement](#)

**G. MEMBER COMMENTS**

**H. ADJOURNMENT**

**I. FOOTER TEXT**

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

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

**MANNER OF ADDRESSING THE BOARD: TIME LIMIT:** Each person addressing the Board shall step up to the podium, shall give their name and address in an audible tone of voice for the records, and unless further time is requested and granted by the Board shall limit the address to **three minutes**. All remarks shall be made to the Board as a body and not to any member thereof. No person other than the person having the floor and the Board shall be allowed to enter into any discussion either directly or through a Board Member without the permission of the Presiding Officer. No question shall be asked a Board Member except through the Presiding Officer.

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

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

# Planning Board

## Minutes

City Hall - Commission Chambers  
Wednesday, March 4, 2026, 5:30 PM



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### Members Present

Chair Michael Stout  
Vice Chair Kim Barker  
Board Member Lisa Simon  
Board Member Vickie Levings

### Members Absent/Regrets

Board Member Davis Henley  
Board Member Johnathan McKeen-Chaff  
Board Member Heather Kline

### Staff Present

Community & Economic Development Director  
Catherine Ralston  
Deputy Community & Economic Development  
Director Evis Bushi  
GIS Planner I Cassandra Van Lent  
City Attorney Patrick Brackins

## A. MEETING PROCEDURES

## B. CALL TO ORDER

Chair Stout called the meeting to order at 5:32 PM

**B.1. Pledge of Allegiance.**

**B.2. Roll Call**

Chair Stout, Vice Chair Barker, Board Member Simon, and Board Member Levings were present. Board Member Henley, Board Member McKeen-Chaff, Board Member Kline, and School Board Member Williams were not present.

## C. PUBLIC COMMENTS

There were no public comments.

## D. APPROVAL OF MINUTES

### D.1. Draft Minutes - February 04, 2026 Planning Board

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

**AGAINST:** None

**ABSENT:** Henley, McKeen-Chaff, Kline, and Williams

**Motion approved unanimously.**

**E. OLD BUSINESS**

**F. NEW BUSINESS**

**F.1. City of Dade City - Front Yard Setback Variance**

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

Board Member Simon asked why there was no door in the back of the building, close to where the sidewalk is. CED Director Catherine Ralston said that putting a door in the back would create a lobby corridor, which would cut down on secure useable working space.

Chair Stout asked if the building update would cut down on the amount of existing parking spaces. Deputy Director Bushi said that the new plans will add 10 spots to the property.

Vice Chair Barker asked if there will be emergency exists and Director Ralston said that they will be located on the east side of the building.

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

**AGAINST:** None

**ABSENT:** Henley, McKeen-Chaff, and Kline

**Motion approved unanimously.**

**G. MEMBER COMMENTS**

**H. ADJOURNMENT**

Chair Stout adjourned the meeting at 5:49 PM

**I. FOOTER TEXT**



# CITY OF DADE CITY

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## CONDITIONAL USE

### PROJECT INFORMATION

**Applicant Name and Address:**

The Applicant is the                      Owner or   X   Agent.  
*IF Agent, application will not be accepted without an Agent of Record Letter.*

SUBJECT PROPERTY ADDRESS: 37637 Magnolia Avenue  
Dade City, Florida 33523

PARCEL ID NUMBER(S): 27242104300070000A0

Future Land Use Map Designation: LDR Zoning Classification: RS-2 Lot Size: 2.27Ac

Present Use: Church

Proposed Conditional Use:

St. Mary's Episcopal Church respectfully requests Conditional Use approval from the City of Dade City to install a columbarium on the Church grounds located at 37637 Magnolia Avenue, Dade City, Florida. The Church has been an established place of worship and community service within the neighborhood for many decades, and the proposed columbarium is intended to serve the pastoral and spiritual needs of its congregation. The columbarium will provide Church members with the option of having their cremated remains interred on sacred ground as part of the Church's ministry. This use is consistent with longstanding Christian tradition and aligns with the Church's mission to support its members and their families throughout all stages of life. The columbarium is a lowintensity, passive use that enhances the pastoral services offered by St. Mary's Episcopal Church.

Explain how your request meets the Conditional use criteria of Land Development Regulations Article 2.4.4:

The Church property is surrounded by a mix of residential and institutional uses. The proposed columbarium is inherently quiet and unobtrusive, generating no noise, odor, or operational impacts. It will not alter the Church's hours of operation or increase activity levels on the site. The use is fully compatible with the existing Church and with the surrounding neighborhood, and it will not adversely affect nearby properties.

The proposed columbarium complies with all applicable provisions of the City of Dade City Land Development Regulations, including:

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- Setback requirements
- Height limitations
- Landscaping and buffering standards
- Access and circulation requirements

A columbarium is an allowable Conditional Use within the applicable zoning district, subject to Planning Board and City Commission approval.

The columbarium will be placed in a landscaped portion of the Church grounds that is set back from property lines and screened from adjacent residences. The design incorporates masonry and architectural elements that match the existing Church structures. The installation will include appropriate pathways, plantings, and seating to create a respectful and contemplative environment.

The columbarium will not generate additional daily traffic. Occasional visitation will occur during normal Church hours and can be fully accommodated within the Church's existing parking facilities. No new driveways, access points, or circulation changes are required as part of this request.

The proposed use does not require additional utilities or public services beyond those already serving the Church property. No new water, sewer, or electrical demands will be created by the installation of the columbarium.

The columbarium will not produce noise, odor, lighting impacts, or environmental effects. The installation will be landscaped and maintained to ensure a dignified and unobtrusive presence. The project does not involve any hazardous materials, excavation beyond minor site preparation, or activities that would affect stormwater or natural resources.

The proposed columbarium is a compatible, appropriate, and spiritually meaningful accessory use to St. Mary's Episcopal Church. It meets all Conditional Use criteria established by the City of Dade City, supports the Church's mission, and will not adversely impact surrounding properties. For these reasons, approval of the Conditional Use request is respectfully requested.

Has a previous application been filed within the last year in connection with these premises?  
 Yes   If yes, briefly state the nature of the previous request.

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(I)  (We) understand that this petition becomes a part of the permanent, public records of the City of Dade City and may become evidence in any legal proceedings stemming from this Special Exception case.

(I)  (We) understand that the above statements and any attachments made a part hereto are true and correct to  best  (my) (our) knowledge and belief.

---

Date (Signature of Owner)

---

(Print or Type Name)

\_\_\_\_\_

(Mailing Address)

\_\_\_\_\_

(Phone Number & Email

address)

The owner has designated the following individual and/or firm to act as his agent regarding this petition:

\_\_\_\_\_

March 27, 2026  
Date

(Signature of Agent)

\_\_\_\_\_

T.H. Vande Berg  
TODD H. VANDE BERG

(Print or Type Name)

**SUBMITTAL REQUIREMENTS**

\_\_\_\_\_ Statement of proposed conditional use, including the identification of the provision of the Land Development Regulations under which the conditional use permit is sought, and stating the grounds on which it is requested (page 1 of this application).

\_\_\_\_\_ Analysis of compliance with the Standards for a conditional use, as defined in Section 2.4.4 of the Land Development Regulations (LDRs), and listed below:

- a. Complies with Use Specific Regulations.
- b. Compatibility with Surrounding Neighborhood.
- c. Design Minimizes Environmental & Adverse Impact.
- d. Design Minimizes Environmental Impact.
- e. Roads and Other Public Facilities.
- f. Not Injure Neighboring Land or Property Values.
- g. Complies will All Other Relevant Laws and Ordinances.

\_\_\_\_\_ Materials which demonstrate that the special exception permit would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or the general welfare, which shall include (at a minimum):

A site plan showing:

- a. The proposed placement of structures on the property.
- b. Provisions for ingress and egress, off-street parking, and off-street loading areas, and refuse and service areas; and required yards and other open spaces.
- c. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.).
- d. Plans for screening and buffering with reference to type, character and dimensions.
- e. Proposed landscaping, signs, and lighting, including type, dimensions and character.
- f. Any specific requirements of the zoning district.

\_\_\_\_\_ Proof of mailing for Neighborhood Meeting Notice for 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits.

\_\_\_\_\_ Neighborhood Meeting Materials, including:

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- a. Copy of the required published notice.
- b. Copy of written notice (letter) sent to all property owners within 400 feet.
- c. Written summary of meeting and digital recording of meeting, including: (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and (4) any other information deemed appropriate.

Land Development Regulations for Neighborhood Meetings:

**2.2.4 Neighborhood Meetings** If a neighborhood meeting is held by the applicant, it shall generally comply with the following procedures:

**(1) Time and Place**

The neighborhood meeting shall be held at a place that is generally accessible to neighbors that reside in close proximity to the land subject to the application. It shall be scheduled after 5:00 p.m. on a weekday or at any time on a weekend day. The City Manager may grant a waiver from the requirement to hold the neighborhood meeting after 5:00 p.m. on a weekday if the applicant demonstrates, in writing, that a particular hardship or undue burden exists that prevents them from holding the neighborhood meeting after 5:00 p.m. on a weekday.

**(2) Notification**

The applicant shall provide notification of the neighborhood meeting a minimum of ten (10) business days in advance of the meeting by placing notice in a newspaper of general circulation and by mailing notice to all owners and occupants within four hundred (400) feet of the land subject to the application, and to any organizations or persons who have registered to receive notification of applications for development permit in accordance with Section 2.2.9. Registration to Receive Notice by Mail. The list of owners within four hundred (400) feet of the affected property shall be obtained by the applicant from the most recent version of the property owners of record provided by the Pasco County Property Appraiser. The City of Dade City, Community & Economic Development Department shall be added to the notification mailing list for all neighborhood meetings. The notification shall state the time and place of the meeting.

**(3) Conduct of Meetings**

At the neighborhood meeting, the applicant shall explain the development proposal and application, inform attendees of the character and nature of the process for review, respond to comments and questions neighbors may have about the application, and propose ways to resolve conflicts.

**(4) Staff Attendance**

City staff may attend the neighborhood meeting for the purpose of advising the attendees regarding applicable provisions of these LDRs but shall not serve as facilitators or become involved in negotiations at the neighborhood meeting.

**(5) Written Summary and Recordation of Neighborhood Record of Meeting.**

The applicant shall provide the Community & Economic Development Director with a written summary and digital recording of the neighborhood meeting. The written summary shall include a list of those in attendance, a summary of the issues related to the development proposal discussed, comments by those in attendance about the development proposal, and any other information the applicant deems appropriate. The written summary of the neighborhood meeting shall be included with the application materials and be made available to the public for inspection.

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

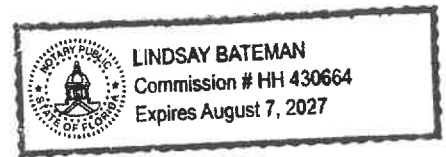
STATE OF FLORIDA  
COUNTY OF Pasco

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this (24<sup>th</sup>) day of (March), (2026),

Date Month

Year  
by (Lindsay Bateman)  
Signature

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



Personally Known  OR Produced Identification \_\_\_\_\_

Type of Identification

Produced \_\_\_\_\_

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# **Exhibit A**

## **Neighborhood Meeting Summary**

## NOTICE OF NEIGHBORHOOD MEETING

A Neighborhood Meeting will be held on **Thursday, March 19, 2026**. The meeting will be held from 6:00 p.m. to 7:00 p.m. at St Mary's Episcopal Church, 37623 Magnolia Avenue, Dade City, FL 33525. The purpose of the meeting is to discuss a conditional use petition for a proposed columbarium to be located at St Mary's (below location map)

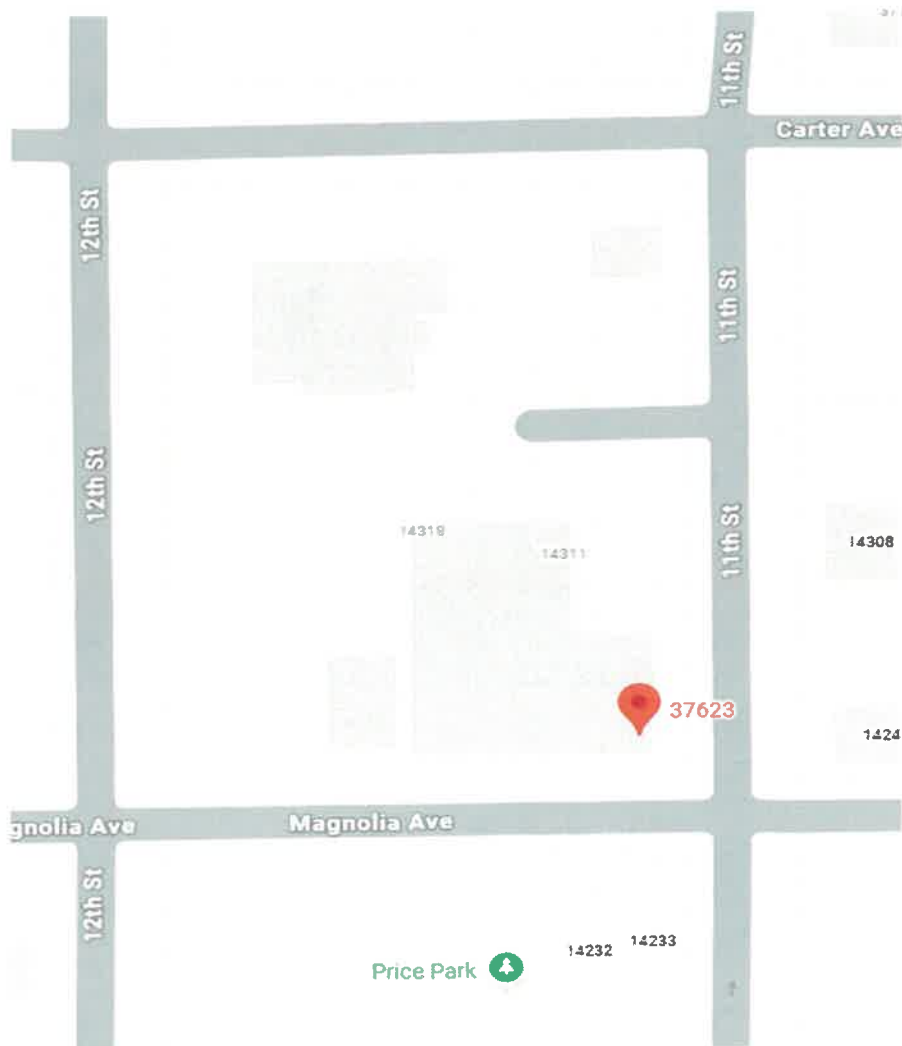
The applicant / Agent of record is provided below and can be contacted prior to the meeting.

Applicant/Agent of record:      Todd Vande Berg  
5138 21<sup>st</sup> St. Zephyrhills, FL 33542  
813-469-5045

General Location:                      St Mary's Episcopal Church

Parcel ID No:                              27-24-21-0430-00700-00A0

### LOCATION MAP:



NEIGHBORHOOD MEETING

March 19, 2026

St Mary's Episcopal Church

Name	Address	Phone	Email
1. Lucy Avila	37623 Robinson Ave. Dc.	352-484-4972	lucyavila709@gmail.com
2. Robert Avila	"	"	"
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## **ST. MARY'S EPISCOPAL CHURCH**

### **NEIGHBORHOOD MEETING**

**MARCH 19, 2026**

**6:00 P.M.**

The Neighborhood Meeting was held at the Church. The meeting was handled by Todd Vande Berg, planning consultant for the Church. The meeting was held from 6:00 P.M. to 7:00 PM as advertised in the Lutz Laker Newspaper. There were members of the Church administration and only one couple from the public that attended the meeting: Robert & Lucy Avila. The neighborhood meeting letter was sent out to property owners with a 400' radius of the Church. The planning consultant did not receive any calls to inquire about the proposed conditional use. The Planning consultant provided an overview of what the Church is proposing to build, the petition required, the process, the neighborhood meeting requirement and then what the next steps are. The following list of comments were presented at the meeting by the Avila's:

- 1.) A question was asked about the color of the proposed columbarium, and the answer was given that it will be a grey granite color;
- 2.) A question was asked about the purpose of the structure: Church discussed that cremation is becoming more prevalent in today's society and that there have been inquiries from the congregation about a desire to be able to have their ashes paced at the Church;
- 3.) Discussed two locations for the structure: One location was on the east side of the Church in a green space and the other spot considered is the existing garden (next to 12<sup>th</sup> Street);
- 4.) Discussed the placement of a few benches for folks that come to visit / pray would have a place to sit;
- 5.) The Avia's and Church representatives talked about the existing garden area as being the recommended location for the columbarium and that this location would not be as visible and there could be some screening / buffering done;
- 6.) Question about impact on property values – discussion that if the visibility of the structure is limited and landscaped well that it should not result in an impact to property values;
- 7.) Question if the congregation was in support – Yes;

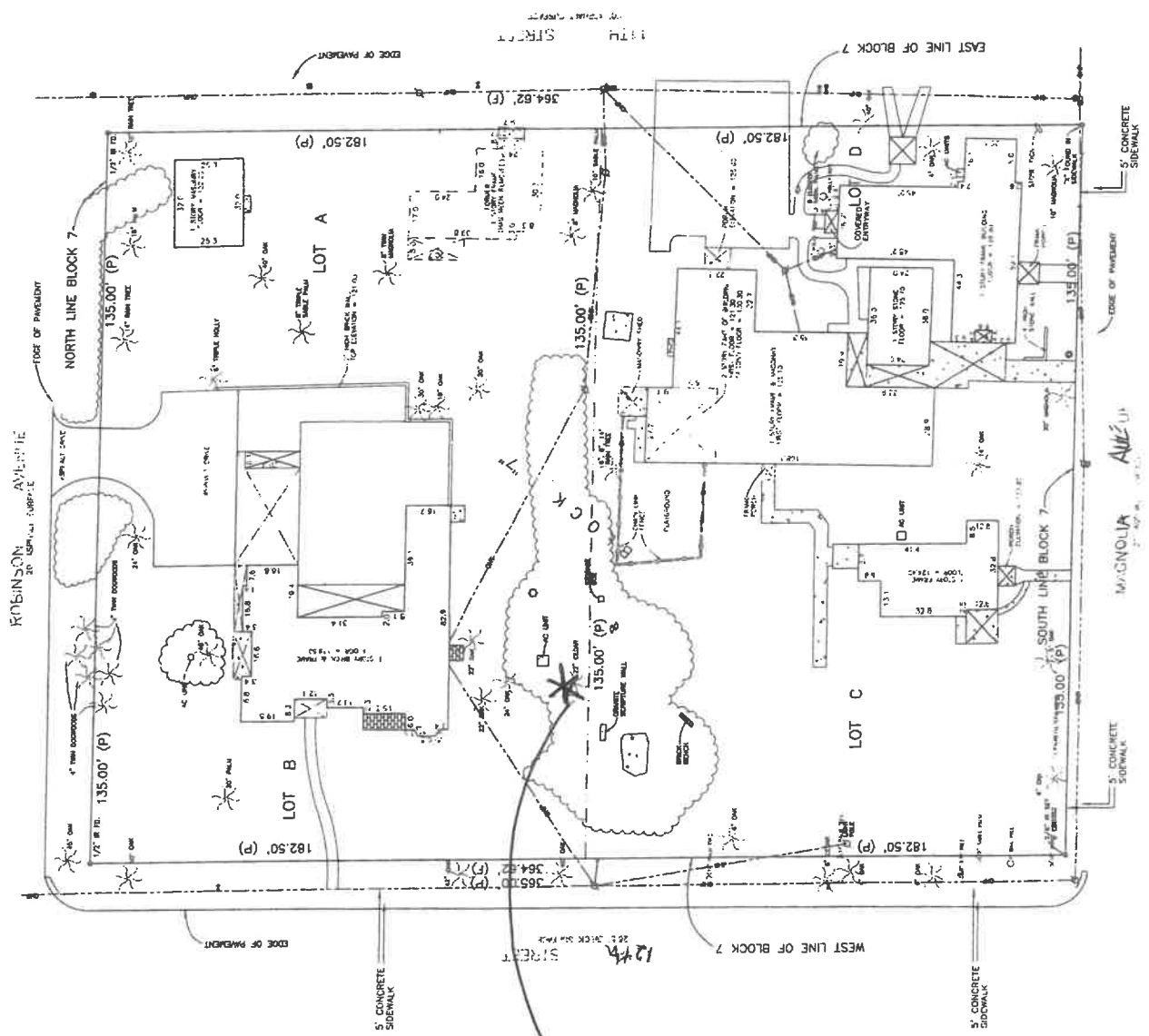
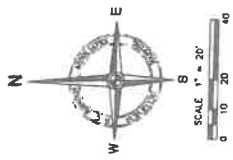
- 8.) The structure was discussed with a potential design of a double-sided structure with a total of 40 niches with a height of four feet. The front of each niche would have a name engraved. Just one unit is being considered and the Church feels
- 9.) A question about how much foot traffic this use would generate – The limited number of interests in the niches is not anticipated to draw a lot of regular foot traffic in these types of uses;
- 10.) Question if services would be done outside – The primary service would be conducted inside the Church but there would be a very brief (5 minutes) committal service held outside;
- 11.) Parameters / standards – the Church has already been working on the development of standards for this use that will be shared with folks interested in a niche along with price / general maintenance cost.

The Avila's appreciated the opportunity to raise the above-mentioned comments / questions and support the proposed use at the garden location with landscape / buffering.

The meeting concluded at 7:00 P.M. with no other members of the public attending.

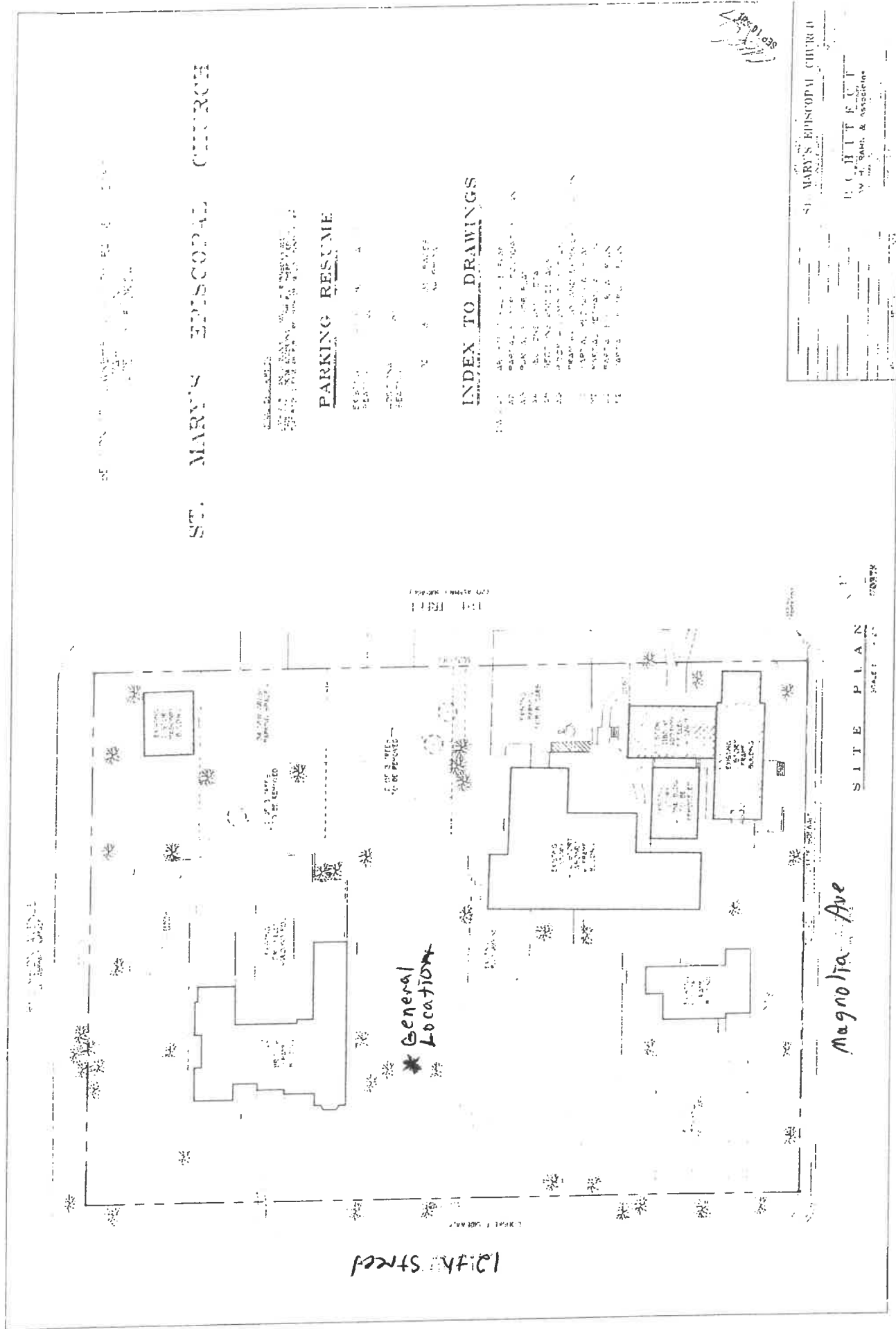
# **Exhibit B**

## **SURVEY / SITE PLAN**



General Location

Sit Plan



PARKING RESUME

NO.	DESCRIPTION	AREA	REMARKS
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INDEX TO DRAWINGS

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# **Exhibit C**

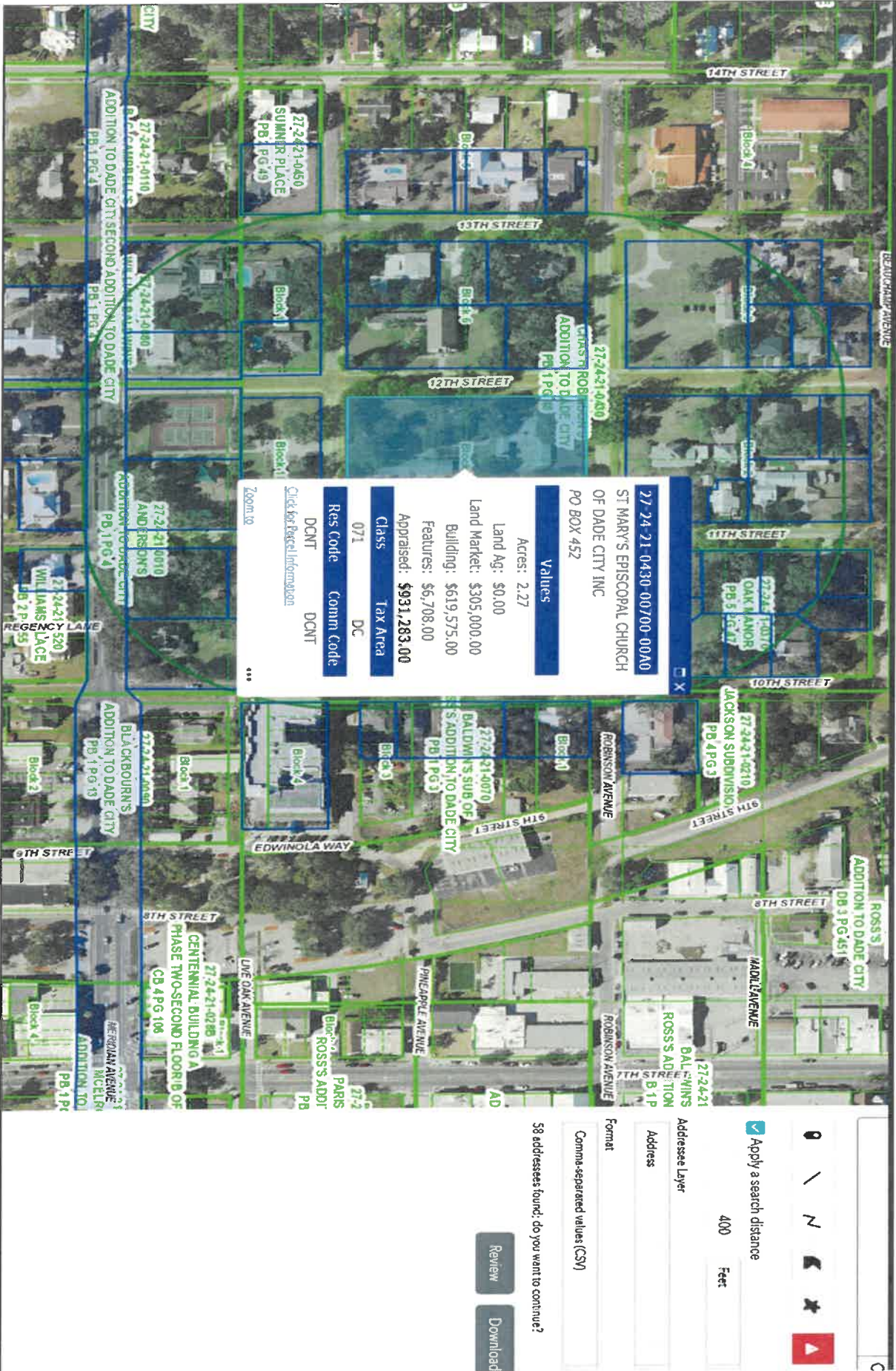
## **ADVERTISEMENT / AFFIDAVIT / NOTICE / PROPERTY OWNERS**

# NOTICE OF NEIGHBORHOOD MEETING

A Neighborhood Meeting will be held on Thursday, March 19, 2026. The meeting will be held from 6:00 p.m. to 7:00 p.m. at the Dade City St Mary's Episcopal Church, 37623 Magnolia Avenue, Dade City, FL.

The meeting will provide an opportunity to discuss a proposed conditional use with the City of Dade City for a columbarium on the Church property.





27-24-21-0430-00700-00A0  
 ST MARY'S EPISCOPAL CHURCH  
 OF DADE CITY INC  
 PO BOX 452

**Values**

Acre: 2.27  
 Land Ag: \$0.00  
 Land Market: \$305,000.00  
 Building: \$619,575.00  
 Features: \$6,708.00  
 Appraised: **\$931,283.00**

Class: Tax Area  
 071 DC

Res Code: DCNT  
 Comm Code: DCNT

[Click for Parcel Information](#)

Zoom In

Apply a search distance

400 Feet

Address Layer

Address

Format

Comma-separated values (CSV)

58 addresses found; do you want to continue?

[Review](#) [Download](#)

PATTON DAMON L & LISA	PO BOX 1509	DADE CITY, FL 33526-1509
EDWINOLA HOLDINGS LLC	7320 ANDORRA PL	BOCA RATON, FL 33433-4952
JACK MONDAY DEVELOPMENT CO	15705 CHADWICK CT	TAMPA, FL 33647-1048
CARSWELL FREDERICK	14320 10TH ST	DADE CITY, FL 33523-3305
KARATINOS KEELEY R	37543 MERIDIAN AVE	DADE CITY, FL 33525-3705
KASSABAUM ROBERT T & DEANNIE F	14147 12TH ST	DADE CITY, FL 33525
KD & BD HOLDINGS LLC	2510 S DUNDEE ST	TAMPA, FL 33629-6411
PATTON DAMON & LISA	14403 11TH ST	DADE CITY, FL 33523-3312
AUSTIN JAY CURTIS	14321 12TH ST	DADE CITY, FL 33523-3348
CORREIA MARK & ASHLEY	37620 MERIDIAN AVE	DADE CITY, FL 33525-3716
AGRAMONTE KELVIN MIGUEL A	14344 13TH ST	DADE CITY, FL 33523
JEFFERSON LAFRANCES G	37708 BEAUCHAMP AVE	DADE CITY, FL 33523-3332
LANDON LINDA A	7047 BRIGHTON OAKS BLVD	NAVARRE, FL 32566-8879
MCKINNEY JAMES M & JEANETTE E	1302 PRISTINE PL	LUTZ, FL 33549-9309
CARD JAMES A & FANNY N TRUST CARD JAMES A & FANNY N TTEES	PO BOX 722	SAN ANTONIO, FL 33576-0722
DAYTON BEVERLY KNIGHT	2004 E INDIANHEAD DR	TALLAHASSEE, FL 32301
ST CLAIR JOHN	37710 ROBINSON AVE	DADE CITY, FL 33523-3351
MANDER A R III & DEANNA B	14402 OLD MISSION RD	DADE CITY, FL 33525-7819
AVILA ROBERT J & LUCHRETIA A	37623 ROBINSON AVE	DADE CITY, FL 33523-3354
STROK WENDY & STROK DALE	14250 13TH ST	DADE CITY, FL 33523-3317
CACKLEBERRY PROPERTIES LLC	37838 PASCO AVE	DADE CITY, FL 33525-4211
VILLA DANIEL & WENDY A	37717 ROBINSON AVE	DADE CITY, FL 33523-3352
SERRANO VICENTE & ALVAREZ TANIA	14403 10TH ST	DADE CITY, FL 33523
ALVAREZ EMENDY F	37701 ROBINSON AVE	DADE CITY, FL 33523
LANE JOHANNA M	14248 11TH ST	DADE CITY, FL 33523-3315
CHURCH OF CHRIST	PO BOX 976	DADE CITY, FL 33526-0976
SAINT MARY'S EPISCOPAL CHURCH OF DADE CITY INC	PO BOX 452	DADE CITY, FL 33526
ST MARY'S EPISCOPAL CHURCH OF DADE CITY INC	PO BOX 452	DADE CITY, FL 33526
SWONGER HOWARD LON	13936 14TH ST	DADE CITY, FL 33525-4062
KRIEGER BRETT	14251 13TH ST	DADE CITY, FL 33523-3318
SMITH ETHAN & ALEXANDRA	14308 11TH ST	DADE CITY, FL 33523
53 PERCENT LLC	9509 HANDCART RD	DADE CITY, FL 33525-8200
AHEARN ROBERT E III & MICHELE M	PO BOX 71	DADE CITY, FL 33526

CITY OF DADE CITY	PO BOX 1355	DADE CITY, FL 33526-1355
MENDOZA JOSE ALEJANDRO & DIAZ JANET GUADALUPE	14317 10TH ST	DADE CITY, FL 33523
37700 MERIDIAN AVENUE LLC	37700 MERIDIAN AVE	DADE CITY, FL 33525-3715
ROBINSON JAIL LAND TRUST	2019 OSPREY LN STE C	LUTZ, FL 33549
LINDSLEY STEPHEN D & NILDA	14347 11TH ST	DADE CITY, FL 33523-3312
HOLLAND WILLIAM LUKE & THOMPSON LISA RENE	14320 13TH ST	DADE CITY, FL 33523
HERRNANDEZ HEATHER M & RANDY LEE	14350 11TH ST	DADE CITY, FL 33523-3311
FAIRFIELD FARM & RANCH LLC	11038 HUCKELBY LN	SAN ANTONIO, FL 33576
SAINT MARY'S EPISCOPAL CHURCH	PO BOX 452	DADE CITY, FL 33526
AMBURGEY YOLANDA	37652 MARTIN LUTHER KING BLVD	DADE CITY, FL 33523-3077
ALTSHULER KATIE	14402 11TH ST	DADE CITY, FL 33523-3311
DIOCESE OF ST PETERSBURG	PO BOX 40200	ST PETERSBURG, FL 33743-0200
PF ALLIANCE BORROWER LLC	PO BOX 566	ZEPHYRHILLS, FL 33539-0566
OROURKE MARILYN S	14412 11TH ST	DADE CITY, FL 33523-3311
FOWLER SHIRLEY A & CASTRO MARY G	14315 13TH ST	DADE CITY, FL 33523
PASCO COUNTY	7220 OSTEEEN RD	NEW PORT RICHEY, FL 34653-2359

# Tampa Bay Times

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<b>Advertising Run Dates</b>		<b>Advertiser Name</b>	
3/4/26-3/4/26		CITY OF ZEPHYRHILLS	
<b>Billing Date</b>		<b>Sales Rep</b>	<b>Customer Account</b>
3/4/2026		Jean Mitotes	TB119145
<b>Total Amount Due</b>		<b>Invoice Number</b>	
\$418.00		79164-030426	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
3/4/26	3/4/26	79164	Tampa Bay Times , tampabay.com	B Section	NEIGHBORHOOD MEETING	1	2.00x8.00 IN	\$416.00
					Affidavit Fee			\$2.00
3/4/26	3/4/26	79164	Tampa Bay Times , tampabay.com	B Section	NEIGHBORHOOD MEETING	1	2.00x8.00 IN	\$0.00

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<b>Advertising Run Dates</b>		<b>Advertiser Name</b>	
3/4/26-3/4/26		CITY OF ZEPHYRHILLS	
<b>Billing Date</b>		<b>Sales Rep</b>	<b>Customer Account</b>
3/4/2026		Jean Mitotes	TB119145
<b>Total Amount Due</b>		<b>Invoice Number</b>	
\$418.00		79164-030426	

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# Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss  
COUNTY OF HERNANDO, CITRUS, PASCO,  
PINELLAS, HILLSBOROUGH 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 Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter NEIGHBORHOOD MEETING was published in said newspaper by print in the issues of 03/04/26 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.



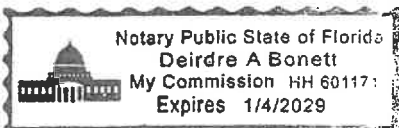
Signature of Affiant \_\_\_\_\_

Sworn to and subscribed before me this 03/04/2026

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced \_\_\_\_\_



LEGAL NOTICE

THE CITY OF TREASURE ISLAND, FLORIDA NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Commission of the City of Treasure Island, Florida shall hold a second and final reading and public hearing on the following ordinance:

ORDINANCE 25-04

An ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING THE FISCAL YEAR 2026 GENERAL FUND BUDGET TO RECOGNIZE INSURANCE PROCEEDS OF \$386,786.50 FOR FLOOD DAMAGES PROVING FOR SEVERABILITY, CONFLICT, AND AN EFFECTIVE DATE.

This ordinance will be considered on second reading and public hearing on Monday, March 16, 2026, at 6:30 PM in the Treasure Island City Hall Commission Chamber, 10451 Gulf Blvd., Treasure Island, Florida, 33706. Interested parties may appear at this hearing and be heard with respect to the proposed ordinance. Copies of the ordinance are available for inspection in the Office of the City Clerk located at Treasure Island City Hall, 10451 Gulf Blvd., Treasure Island, Florida, 33706, between the hours of 8:50 AM and 4:30 PM Monday through Friday.

Any person desiring to file an appeal to the action taken will need a record of the proceedings and for such purpose may be required to ensure a verbatim transcript is made. Said transcript shall include the testimony and evidence upon which the appeal is based and shall be made by the appellant at his or her expense.

The City maintains a video recording of all public hearings. In the event that you wish to appeal a decision, the video may or may not adequately ensure a verbatim record of the proceedings. Therefore, you may wish to provide a court reporter at your expense.

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the City Clerk, City of Treasure Island, 10451 Gulf Blvd., Treasure Island, Florida 33706, (727) 547-4575, at least 7 days before your scheduled appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Lisa-Marie Kennedy, City Clerk 3/04/2026 p. 795-1

LEGAL NOTICE

CITY OF LARGO LARGO, FL

ADVERTISEMENT FOR BIDS Demolition of Mobile Home with Addition and Ancillary Structures 2805 BRAY BURN DRIVE - LARGO, FL 33770 CASE #: 25594

Sealed Bids for the Voluntary Demolition Project will be received by the City of Largo, Housing Division through the City's Neighborly Software local until 4:00 PM local time on March 19, 2026, at which time the Bids received will be publicly opened and read at Largo City Hall, 201 N Highland Ave, Largo, FL - Conference Room B. The Project consists of complete removal of residential structure (mobile home with addition), storage buildings and debris within, debris on lawn and fence at the front of property, clearing the parcel to reveal property lines and hauling / off site disposal of all items being removed. The work will also include perked asphalt to the lot once it is voided of all debris.

"This project is funded with U.S. Housing and Urban Development HUD Community Development Block Grant (CDBG)"

Bids will be received for a single prime Contract. Bids shall be on a unit price, as well as lump sum basis, with additive alternate bid items as indicated in the Bid Form.

1. SAM.gov: The Contractor acknowledges that this Project is subject 2 CFR Part 180 Government Debarment and Suspension Non-procurement. The Contractor acknowledges it is not included in the Federal Government's Excluded Parties List, accessible on www.sam.gov. The Contractor shall be responsible for ensuring any subcontractors used on the project are also not debarred or suspended from participating in Federal contracts. If the Contractor or subcontractor is ever placed on such list, or becomes aware that it will be placed on such list, the Contractor shall notify the City immediately.

The Issuing Office for the Bidding Documents is: City of Largo Housing Division - 201 Highland Avenue, Largo, FL 33770. Direct questions concerning this bid to Samantha Kabrich, Housing Construction Specialist, skabrich@largo.com. Prospective Bidders may obtain copies of the Bidding Documents from the Issuing Office as described below. Deadline for questions is March 17, 2026.

Bidding Documents may be downloaded from Neighborly portal, free of charge. The lowest bidder must register and be approved by the City's Housing Division as an approved contractor prior to award of the bid. If not currently on the Housing Division's Approved Contractor List, contact the Housing Division to register: Samantha Kabrich at skabrich@largo.com. The Housing Division-approved contractor with the lowest reasonable responsive bid will be selected.

Bids are due by 4:00 PM on March 19, 2026. Bidders may elect to submit their response to this Advertisement to bid by electronic submission Neighborly Software. All documents and attachments must be uploaded by the date and time indicated. Bidders who are e-bidding for the first time are strongly encouraged to contact and obtain assistance by emailing questions to skabrich@largo.com. Solicitation responses uploaded to Neighborly Software after the solicitation response due date and time shall not be considered. It is the sole responsibility of the bidder to ensure that the solicitation response is uploaded and submitted before such date and time stated in this advertisement. The City of Largo is not responsible for delays caused by power outages or internet failures. No exceptions will be made.

Open House to be held on March 13, 2026 @ 4:00PM Bid security shall be furnished in accordance with the instructions to Bidders. IT IS THE BIDDER'S RESPONSIBILITY TO CHECK THE NEIGHBORLY FOR FINAL DOCUMENTS PRIOR TO SUBMITTAL. Owner: City of Largo By: Samantha Kabrich Title: Housing Division - Housing Construction Specialist Date: March 4, 2026 3/04/2026 791-1

LEGAL NOTICE

NOTICE OF PUBLIC HEARING

Notice is hereby given, the Board of Adjustment of the City of Tarpon Springs, Florida, will conduct a PUBLIC HEARING on Wednesday, March 25, 2026, at 6:30 p.m., to hear and decide the following matters:

- 1. APPLICATION #26-06 - VARIANCE TO ALLOW A STAIRCASE TO ENCRoACH FURTHER INTO THE FRONT SETBACK FOR THE PURPOSE OF ACCESSING AN ELEVATED HOME.

LOCATION: 233 GRAND BLVD.

THE BOARD OF ADJUSTMENT MEETING WILL BE HELD IN THE CITY HALL AUDITORIUM, 334 EAST PINE STREET, TARPON SPRINGS, FLORIDA.

You are invited to attend the meeting to express your views or to present facts in regard to the case. Written comments may be addressed to the Planning & Zoning Department, P.O. Box 5004, Tarpon Springs, Florida 34688-5004, and will become part of the record. All documents submitted with the applications are on file and may be obtained by contacting the Planning & Zoning Department. Further information regarding meeting attendance may be obtained from the Planning & Zoning Department at (727) 942-5611. Said hearing may be continued from time-to-time pending adjournment. Any person with a disability requiring reasonable accommodation in order to participate in this meeting should call (727) 942-5611. If any person decides to appeal a decision made by the Board of Adjustment with respect to any matter considered at this meeting or hearing, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. 3/04/2026 p. 794-1

LEGAL NOTICE

INVITATION TO BID

A. Project / Bid Overview Project Title: HVA Food Distribution & Basic Needs - Warehouse Equipment Bid Number: 16426 Location of Work: 700 Duval Rd, Clearwater, FL 33756 Owner/Agency: Hope Villages of America

Funding Source: Community Development Block Grant (CDBG) Hope Villages of America (HVA) is soliciting sealed bids from licensed Contractors (GC) to provide the materials and labor for the following scope of work at HVA's Food Bank, located at 100 Duval Rd, Clearwater, FL 33756. Bids may be submitted in one or more of the following:

- B. Work Description - All construction must be per local, state, and federal current building codes 1. Removal, Disposal of existing door and installation of one ADA compliant commercial automatic sliding glass door, per local, state and federal building codes 2. Garage/Shop structure construction with one roll up door (approximately 20ft x 14ft) 3. Installation of electrical charging station for forklifts and electric pallet jacks and a charging station for removable pallet jack batteries. 4. Lighting and switches 5. Installation of exterior electrical outlets to power refrigerated trucks All interior and exterior outlets per current code, NEC and NFPA

A Pre-Bid Meeting will be held on Tuesday, March 10, 2026, at 10:00 am onsite at the address listed above to review construction plans and specifications. Attendance at the Pre-Bid Meeting is strongly encouraged.

An Invitation to Bid packet that contains the specifications and other contract documents will be available following the Pre-Bid Meeting. Please direct all questions to: Melinda Perry, Chief Operating Officer Hope Villages of America 503 S MLK, Ave Clearwater, FL 33756 Phone: (727) 584-3538 x408 Email: Melinda.perry@hopevillagesofamerica.com

Bids must be sealed and are due by Tuesday, March 31, 2026, at 10:00 a.m., at which time all bids received will be publicly opened and tabulated. Bids received after that date and time will not be considered. HVA will award a firm fixed-price contract to the lowest responsive and responsible bidder and reserves the right to reject any and all bids received. Contractors must not be debarred, or suspended, or otherwise ineligible to participate in federally-funded projects. The successful bidder must maintain active registration in SAM.gov prior to contract award and throughout the term of the contract.

C. Federal Requirements This project is funded in whole or in part by the U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) funds. Therefore, Federal Regulations will apply, including, but not limited to: • Federal Labor Standards per 29 CFR parts 3 & 5, • Davis-Bacon Act, • Procurement Procedures per part 85 Uniform Administrative Requirements, and • Affirmative Action to Achieve Equal Employment Opportunity per 41 CFR 60-4 Small businesses, minority businesses, women's business enterprises, and veteran-owned businesses are encouraged to apply. In addition, if applicable Build America, Buy America (BABA) requirements apply. 3/04/2026 p. 791-1

LEGAL NOTICE

CITY OF LARGO NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Largo City Commission will hold a public hearing at their regularly scheduled meeting at 8:00 pm on Tuesday, March 17, 2026, in the Commission Chamber at Largo City Hall, 201 Highland Avenue, Largo, Florida to consider the following:

ORDINANCE NO. 2026-16

AN ORDINANCE OF THE CITY OF LARGO, FLORIDA, ESTABLISHING THE DATE OF THE 2026 MUNICIPAL GENERAL ELECTION, DATES FOR THE CANDIDATE QUALIFYING PERIOD, PROVIDING FOR THE CANDIDATE PETITION FORM, AND AUTHORIZING CANVASSING OF THE ELECTION BY THE PINELLAS COUNTY CANVASSING BOARD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

The City Commission may, with respect to any matter considered at this meeting, make a determination on the matter that evening or may continue the meeting wholly or in part to another date. If the public hearing is continued by the City Commission, no further notice of continuance will be sent or published. Interested parties may appear at the meeting and be heard with respect to the proposed Ordinance. Copies of the Ordinance and related materials are available for public inspection at the City Clerk's Office, City Hall, 201 Highland Avenue, Largo, Florida, during regular business hours (8:00 am - 5:00 pm), or on the City's website at www.largo.com. For further information, call 727-587-6710. Any person who desires to appeal any decision of the City Commission with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record shall include the testimony and evidence upon which the appeal is to be based. The City of Largo is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance with regard to this meeting should contact the City Clerk's office at 587-6710 or the Library TTY Line 586-7334, for the hearing impaired, at least two days prior to the meeting.

Diane L. Bruner, CMC City Clerk 3/04/2026 p. 795-1

LEGAL NOTICE

NOTICE OF PUBLIC HEARING CITY OF GULFPORT, FLORIDA

In accordance with the City of Gulfport Code of Ordinances, notice is hereby given that the Board of Adjustment will conduct a Public Hearing during their meeting of March 11, 2026, which convenes at 6:00 p.m., at Gulfport City Hall Council Chambers, located at 2401 - 53rd Street South, Gulfport, Florida, on the following Variance requests:

V26-13: David Lance, LanCo Construction and Development, Inc (Owner), 3115 Dupont Street South. The subject property is legally described as Lot 3, Block N, Boca Ciega Park, according to the map or plat thereof, as Recorded in the Plat Book 003, Pages 024, Public Records of Pinellas County, Florida. 33/21/16/09612/014/0030

Variance Request: To reduce the rear yard setback requirement by 15 feet, from 25 feet to 10 feet, to allow for the construction of a proposed new house.

V26-03: Michael David Kopchick (Owner), David Lance, LanCo Construction and Development, Inc (Agent) 3013 Dupont Street South Gulfport, Florida 33707. The subject property is legally described as Lot 8, Homes' Reg't, according to the map or plat thereof, as Recorded in the Plat Book 011, Pages 062, Public Records of Pinellas County, Florida. 33/31/15/41382/000/0080

Variance Request: To reduce the front yard setback requirement by 5 feet, from 25 feet to 20 feet; and 2. To reduce the rear yard setback requirement by 15 feet, from 25 feet to 10 feet, to allow for the construction of a proposed new house.

V26-04: Kalner 32-31 (Owner), Andriaz Metelaki (Agent) 6223 29th Avenue South Gulfport, Florida 33707. The subject property is legally described as South 120 Feet of Lot 11 and West 5 Feet of South 120 Feet of Lot 9, Veterans City, according to the map or plat thereof, as Recorded in the Plat Book H4, Page 17, Public Records of Pinellas County, Florida. 33/31/16/83942/000/0110

Variance Request: To reduce the secondary street side yard setback requirement by 0.53 feet, from 12.0 feet to 11.47 feet to allow for the continuation of a newly constructed house.

This meeting is open to the public. Interested parties wishing to participate may appear at this meeting, provide comment ahead of the meeting via email or mail to the City Clerk's Office at tecarco@mygulfport.us for submittal to Board Members. Copies of the meeting materials may be inspected or obtained by contacting the Office of the City Clerk (727) 893-1012 or Community Development Department (727) 893-1063.

Any person who decides to appeal any decision of the City Council with respect to any matter considered at their meetings will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the City Clerk to transcribe verbatim minutes. Therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. Any person with a disability requiring reasonable accommodation in order to participate in this meeting should call (727) 893-1012. Meetings are open to the public. Amanda M. Hartman, Deputy City Clerk 3/04/2026 7911-1

LEGAL NOTICE

CITY OF OLDSMAR NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Oldsmar Planning Board will hold a public hearing on Wednesday, March 11, 2026, at 6:30 p.m., in the Oldsmar Council Chamber located at 101 State Street West, Oldsmar, Florida, on the following item:

CASE CA26-01, an application of Parth Joshi, GCGC Real Estate LLC, 33920 US Highway 19 North, Suite 124, Palm Harbor, FL, represented by Craig Tassaci, Esq., Johnson, Pope, Baker, Ruppel & Burns, LLP, regarding C-1, Commercial Neighborhood Zoning District, recommending that the City Council adopt an ordinance amending Section 5.5.2, C-1 Commercial Neighborhood District, of the City of Oldsmar Land Development Code (LDC) to allow institutional uses as a conditional use, subject to a acreage threshold; amending Subsection 5.5.2.1 to update the corresponding Land Use Categories, including Office General and Residential Medium; and amending Article II, Definitions (Section 2.1), to include definitions for institutional uses.

All interested parties may appear at the Planning Board Meeting/ Public Hearings and be heard with respect to the above-referenced application. Copies of background materials, the above-referenced applications, staff comments, and applicable City Codes and Land Development Regulations are available through the City Clerk's Office, City Hall, 100 State Street, Oldsmar, Florida, Monday through Friday, 8:30 a.m. to 5:00 p.m.

Persons are advised that if they decide to appeal any recommendation made by the Planning Board with respect to any matter discussed at such meeting or hearing, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, per Florida Statute 286.0105. Verbatim transcripts are not provided by the City. Arrangements should be made with an outside agency, i.e., court reporter, in advance to obtain a verbatim transcript. Any person with a disability requiring reasonable accommodation in order to participate in the meeting should contact the City Clerk's office at telephone number 813-749-1116 or operator assistance at 800-955-0770.

Kristin Garcia, CMC, City Clerk City of Oldsmar, Florida 3/04/2026 p. 790-1

LEGAL NOTICE

NOTICE OF NEIGHBORHOOD MEETING

A Neighborhood Meeting will be held on Thursday, March 19, 2026. The meeting will be held from 6:00 p.m. to 7:00 p.m. at the Dade City St Mary's Episcopal Church, 37623 Magnolia Avenue, Dade City, FL.

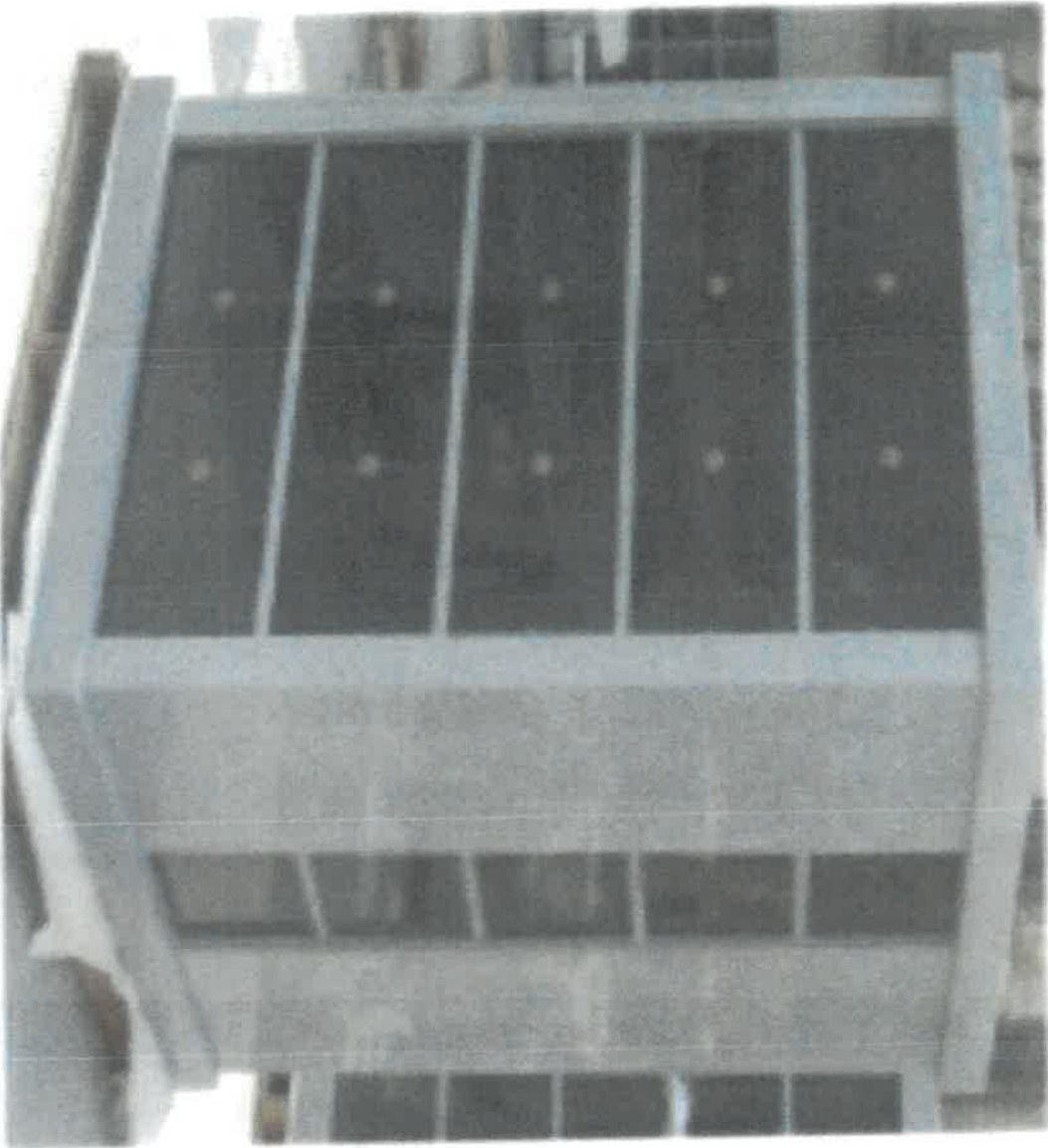
The meeting will provide an opportunity to discuss a proposed conditional use with the City of Dade City for a columbarium on the Church property.

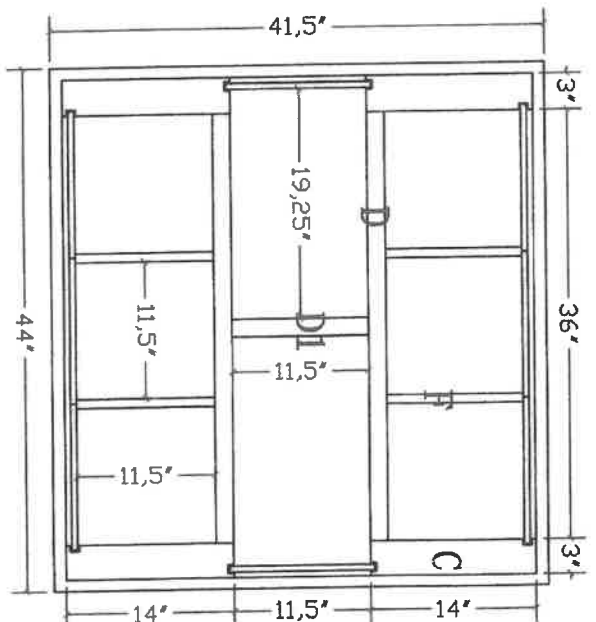
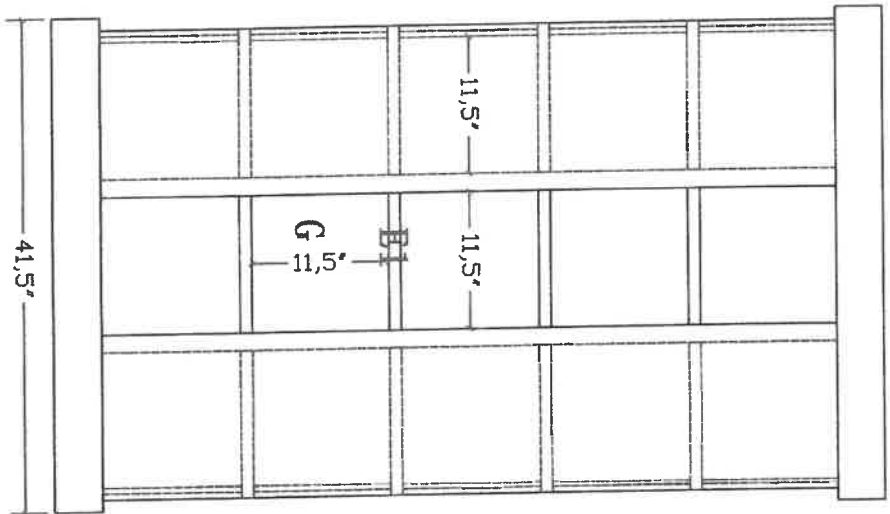
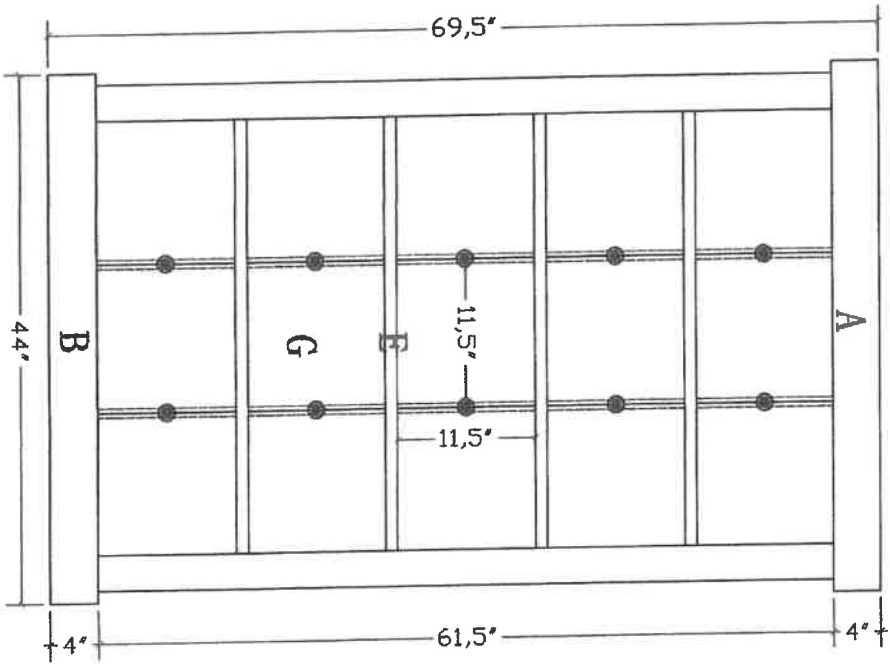


# **Exhibit D**

## **COLUMBARIUM EXAMPLE / DIMENSIONS**

**40 Niche -- 15 front, 15 back & 5 on side with  
double depth**





- A: 44\*41.5\*4-1
- B: 44\*41.5\*4-1
- C: 3\*14\*61.5-4
- D: 36\*1.5\*61.5-2
- D1: 11.5\*1.5\*61.5-1
- E: 36\*12.5\*1-8
- E1: 12.5\*20.25\*1-8
- F: 0.75\*11.5\*11.5-20
- G: 12.25\*0.5\*11.5-40

# Exhibit E – PHOTOS



## Eastern Location Considered



# Prayer Garden Location Considered



## Residence to the east



## Church to the West



## Church to the West





Sent from my iPhone





 Outlook

---

Church pics

---

From Todd Vande Berg <todd\_plang@yahoo.com>

Date Tue 4/14/2026 5:01 PM

To Todd Vandeberg <TVandeberg@zephyrhills.gov>

EXTERNAL EMAIL



VEST LINE OF BLOCK 7

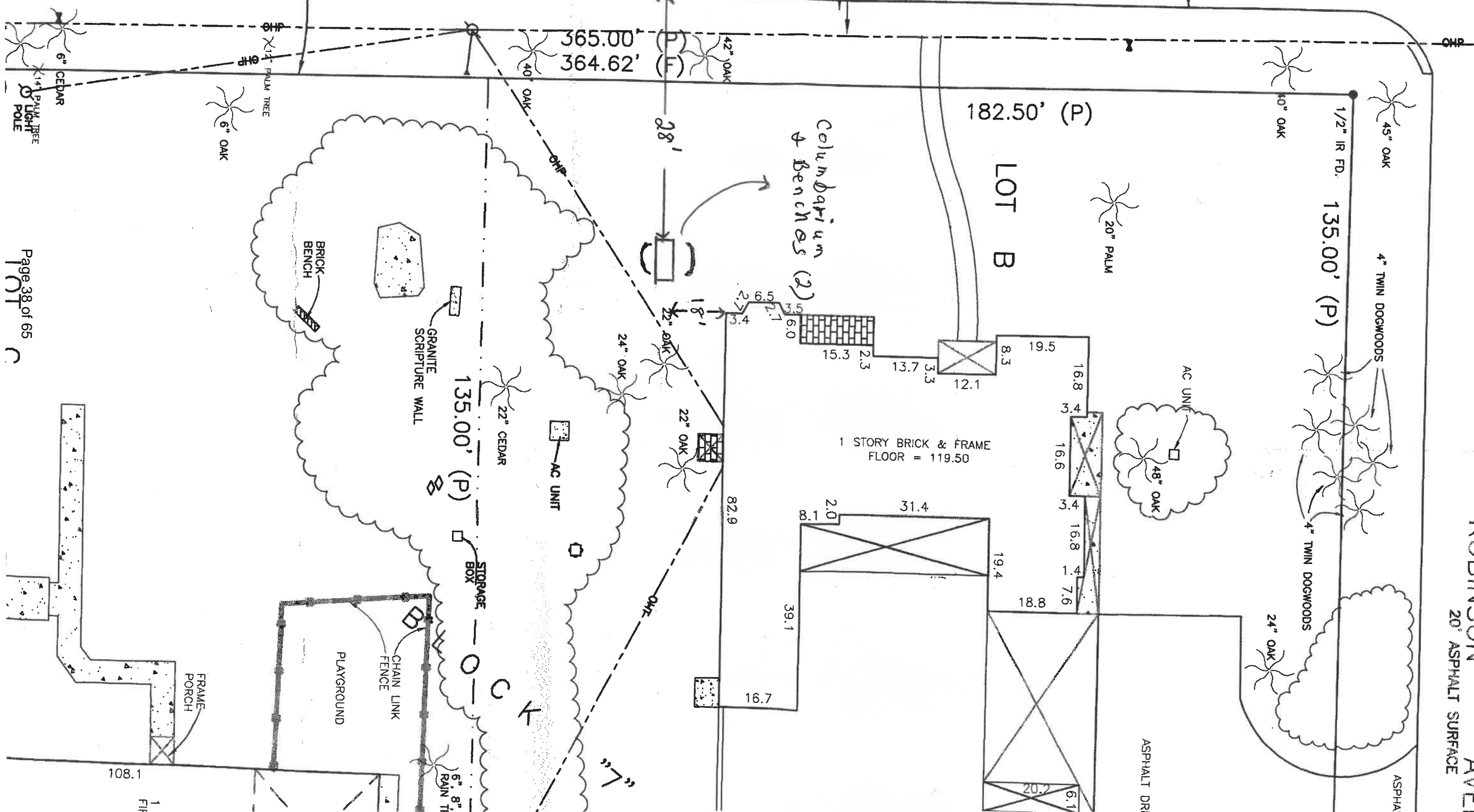
12TH STREET

26.5' BRICK SURFACE

CONCRETE DEWALK

EDGE OF PAVEMENT

ROBINSON AVE  
20' ASPHALT SURFACE

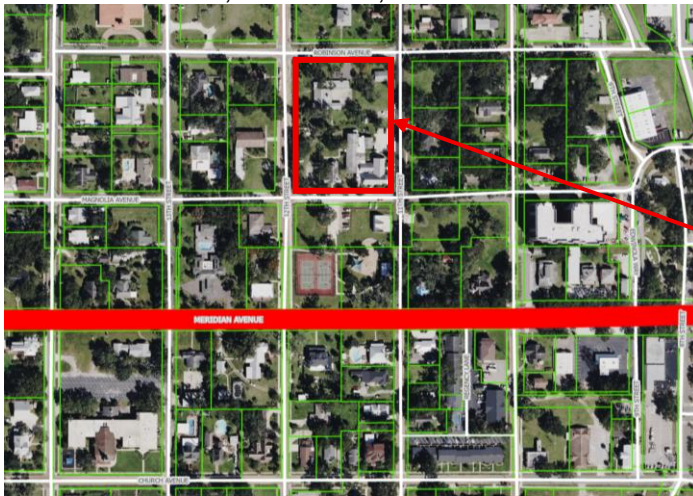




**Staff Report to the:  
Planning Board  
May 06, 2026**

**CU-2026-01**

37637 MAGNOLIA AVENUE, DADE CITY, FL 33523  
14318 12TH STREET, DADE CITY, FL 33523



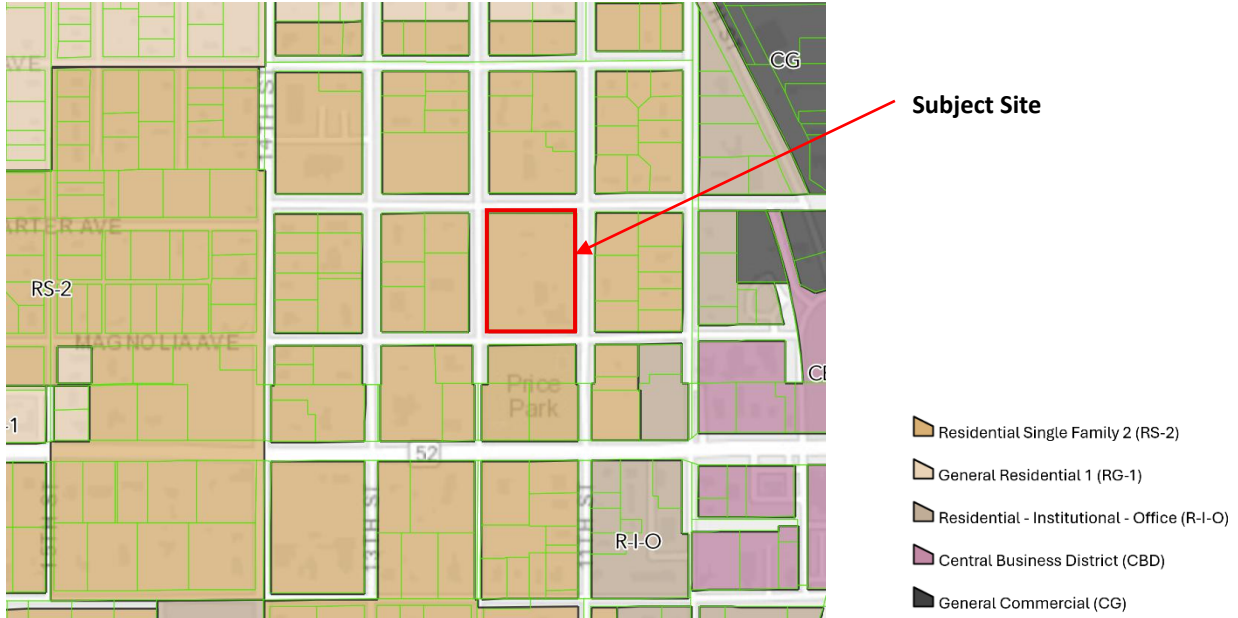
Subject Site

**Location Map**

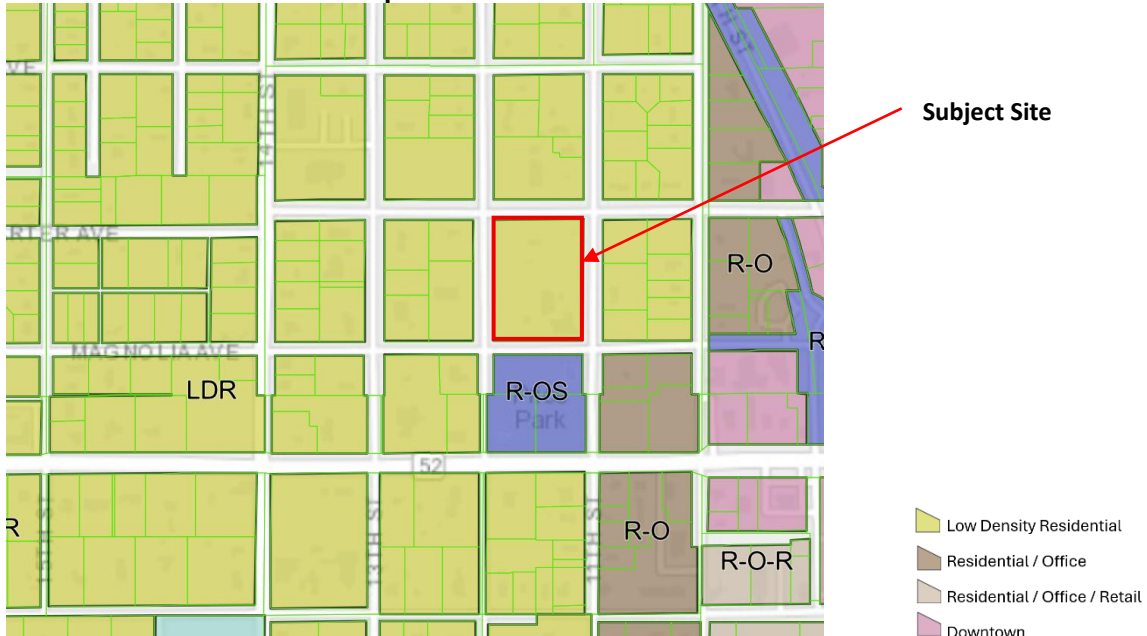
**Summary**

<b>Applicant / Owner</b>	<b>Applicant's Request:</b>	<b>Staff's Recommendation:</b>
Todd Vande Berg	The applicant is requesting a conditional use permit to allow for a columbarium on the property. The property is zoned RS-2 (Residential Single Family 2) with a future land use of LDR (Low Density Residential).	Approval of the conditional use permit as requested subject to Conditions of Approval.
<b>Parcel ID:</b> 27-24-21-0430-00700-00A0		
<b>Project Planner</b> Evis Bushi		
<b>Property Location:</b> North of Magnolia Avenue South of Robinson Avenue East of 12 <sup>th</sup> Street West of 11 <sup>th</sup> Street		<b>Public Comment and Noticing:</b>  As of April 20, 2026 there have been no inquiries.  Four signs were posted on April 21, 2026. One sign along Magnolia Avenue, one sign along Robinson Avenue, one sign along 12 <sup>th</sup> Street, and one sign along 11 <sup>th</sup> Street.
<b>Updated: April 20, 2026</b>		

### Zoning Map



### Future Land Use Map



# Project Analysis

## Project Description

St. Mary’s Episcopal Church has petitioned to install a columbarium on its property in Dade City, located within a residential zoning district. The columbarium is an accessory use to the existing church and requires approval through the Conditional Use Permit process due to its residential zoning designation.

## Background

Founded in 1891, the church served early Anglican settlers near Lake Pasadena. After the Great Freeze of 1895, the structure fell into disuse and was relocated to its current site in 1909. Additions over time include the sacristy (1921), chancel (1927), and the 1975 expansion. The campus also features a native rock office building with historic stained glass from Thonotosassa. The church was designed in the Tropical Gothic style and remains one of the oldest structures in Pasco County.

A columbarium is defined as a structure designed to house cremated human remains in individual niches. These structures are commonly associated with churches, cemeteries, and memorial gardens, providing a dignified and space efficient alternative to traditional burials.

The proposed columbarium at St. Mary’s Episcopal Church is anticipated to be a modest scale installation integrated into the existing church grounds. While final design details may vary, such facilities typically consist of a series of walls or freestanding structures containing niches often arranged around a landscaped courtyard or memorial garden.

The project is expected to include a limited number of niches intended for congregation members and low-profile construction compatible with existing buildings. Its location will not be visible from public streets via strategic landscaping, and will host seating areas for reflection. The design intent is to create a respectful memorial space that complements the existing religious use.

## Analysis

The proposed columbarium is not expected to generate significant additional traffic beyond existing church activities. Visitation to the columbarium is typically infrequent and occurs in a dispersed manner over time. Occasional gatherings such as interment services are anticipated to be similar in scale and frequency to existing church functions. The use is inherently quiet and reflective in nature with no amplification or large assemblies anticipated beyond typical religious services.

The columbarium will provide a meaningful service to the congregation by allowing members and their families to be memorialized within their faith community. It supports long term community continuity while offering a local, space efficient memorial option.

The section below outlines the specific standards outlined in section 2.4.4 titled **Conditional Use Permits**. The purpose of this section is to provide a means for reviewing applications for approval of uses allowed as Conditional Uses. These are uses that are generally compatible with the other uses permitted in a zone district, but require individual review of their location, design, configuration, density, intensity, and public facility impact to determine the appropriateness of the use on any particular site in the district and their compatibility with adjacent uses.

Conditional Uses may require the imposition of conditions to ensure the appropriateness of the use at a particular location.

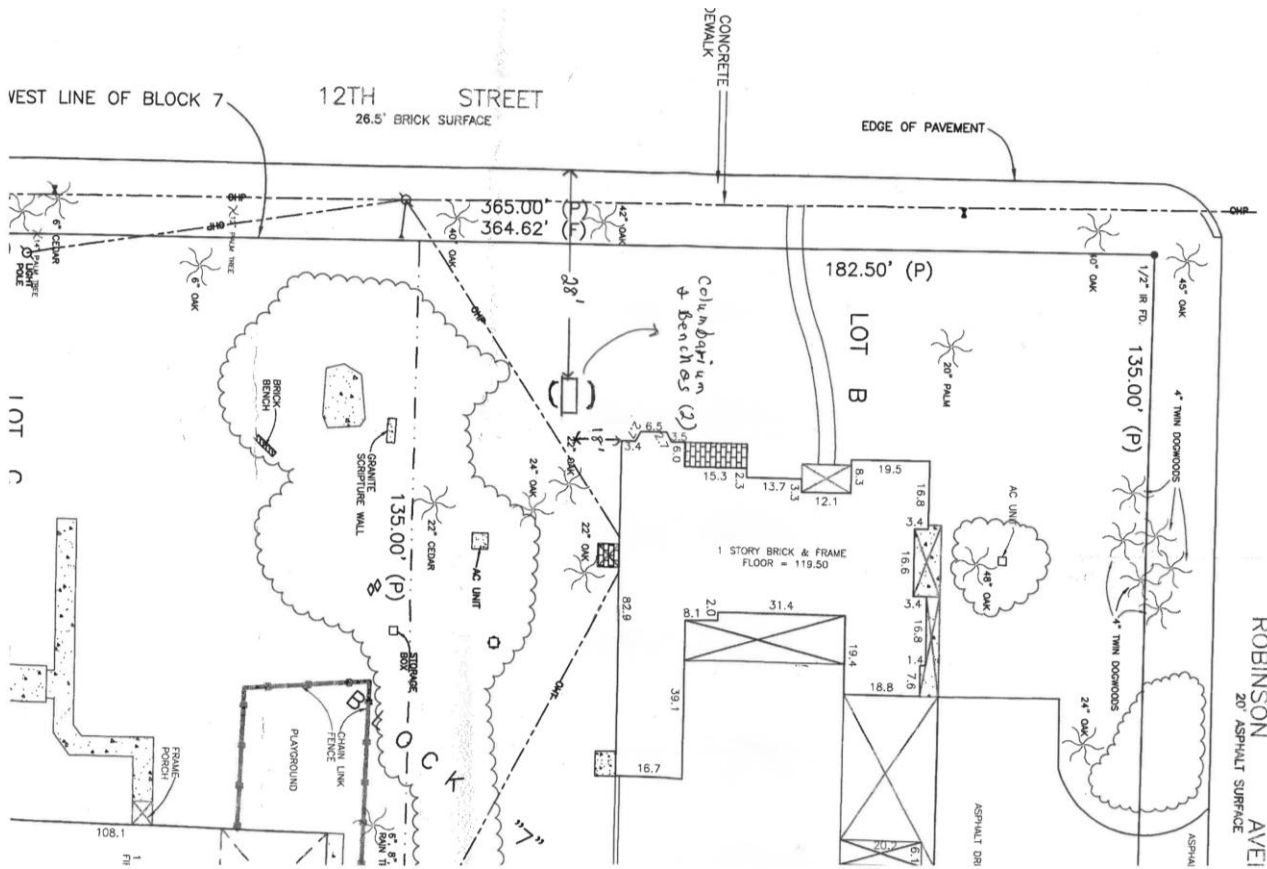
**Conditional Use Standards.** A Conditional Use Permit shall be approved only upon a finding the applicant demonstrates all the following standards are met:

Standards	Staff Analysis	Complies? Yes or No
2.4.4(d)(1). <b>Complies with Use Specific Regulations.</b> The proposed Conditional Use complies with all relevant standards in Section 4.3, Use Specific Standards.	<b>Staff Commentary:</b> The proposed development meets the standards in Section 4.3, as the columbarium will be a supporting structure to the church.	Yes

<p>2.4.4(d)(2) <b>Compatibility.</b> The proposed Conditional Use is appropriate for its location and compatible with the character of surrounding lands and the uses permitted in the zone district.</p>	<p><b>Staff Commentary:</b> The proposed conditional use is intended to serve as an accessory to the existing parcel. The columbarium will be developed in a manner that is consistent with the surrounding development pattern and will not be intrusive or detrimental to adjacent properties.</p>	<p><b>Yes</b></p>
<p>2.4.4(d)(3) <b>Design Minimizes Adverse Impact.</b> The design of the proposed Conditional Use minimizes adverse effects, including visual impacts of the proposed use on adjacent lands; furthermore, the proposed Conditional Use avoids significant adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, and vibration, and does not create a nuisance.</p>	<p><b>Staff Commentary:</b> The proposed use does not deviate from the surrounding character, as the applicant is proposing the columbarium on the same site as the religious institution, thus maximizing existing available space on site.</p>	<p><b>Yes</b></p>
<p>2.4.4(d)(4) <b>Design Minimizes Environmental Impact.</b> The proposed Conditional Use minimizes environmental impacts and does not cause significant deterioration of light, water and air resources, wildlife habitat, stormwater management, scenic resources, and other natural resources.</p>	<p><b>Staff Commentary:</b> The columbarium is proposed to be on the same property as the church. The property is already developed, and will not cause any additional light, noise, and air pollution to the surrounding community.</p>	<p><b>Yes</b></p>
<p>2.4.4(d)(5) <b>Roads and Other Public Facilities.</b> There is adequate public facility capacity available to serve the proposed Conditional Use, and the proposed Conditional Use is designed to ensure safe ingress and egress onto the site and safe road conditions around the site.</p>	<p><b>Staff Commentary:</b> The site is currently developed, and will not warrant any additional modifications to the surrounding roads and public facilities.</p>	<p><b>Yes</b></p>
<p>2.4.4(d)(6) <b>Not Injure Neighboring Land or Property Values.</b> The proposed Conditional Use will not substantially injure the use of neighboring land for those uses that are permitted in the zone district, or reduce land values.</p>	<p><b>Staff Commentary:</b> Columbarium's are commonly constructed on the sites of places of worship. The columbarium will be contained on site, and its construction will not result in reduced property values in the neighborhood.</p>	<p><b>Yes</b></p>
<p>2.4.4(d)(7) <b>Complies with the City of Dade City Comprehensive Plan, current edition.</b></p>	<p><b>Staff Commentary:</b> The proposed development and use align with the following goals, policies or objectives in the current edition of the comprehensive plan:</p> <ul style="list-style-type: none"> <li>• <b>Objective FLU 1.2</b> – Dade City seeks to ensure quality forms of development and redevelopment that mirror the City's unique small-town identity, honor its quality of life, and respect its local history, culture, and natural resources</li> <li>• <b>Objective FLU 2.1</b> – Dade City will</li> </ul>	<p><b>Yes</b></p>

	<p>seek opportunities to increase the level of publicly-owned open space and encourage privately-owned open space</p>	
<p>2.4.4(d)(8) <b>Site Plan.</b> A Site Plan and Construction Plan (Section <a href="#">2.4.8</a>) has been prepared that demonstrates how the proposed Conditional Use complies with the other standards of this subsection.</p>	<p><b>Staff Commentary:</b> The site plan presented demonstrates the general placement of the columbarium granted the Conditional Use is approved by the board. The development is consistent with the comprehensive plan and is a compatible use within the zoning district. If approval is granted the applicant will submit building permits for the installation of the columbarium.</p>	<p><b>Yes</b></p>
<p>2.4.4(d)(9) <b>Complies with All Other Relevant Laws and Ordinances.</b> The proposed Conditional Use complies with all other relevant City laws and ordinances, state and federal laws, and regulations.</p>	<p><b>Staff Commentary:</b> The proposed conditional use complies with all relevant City laws and ordinances, state and federal laws and regulations.</p>	<p><b>Yes</b></p>

# Site Plan



As part of the Conditional Use Permit, the applicant has submitted the above Site Plan for approvals. The proposed project includes the location of the columbarium approximately 28' from the 12<sup>th</sup> Street edge of pavement. Construction plans will be submitted prior to construction in the event the Conditional Use Permit is granted.



## Site Photos and Notifications



The applicant held a Neighborhood meeting on Thursday, March 19, 2026. The meeting was noticed in the newspaper as well as mailers sent out to properties within 400 feet of the site. The City posted signs on the project site on April 21, 2026. No public comments have been received regarding the project.

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## Findings and Recommendations

The applicant is requesting a conditional use permit to allow for the construction of a columbarium on church grounds in a residential zoning district.

### **Staff Recommendation:**

Staff recommends approval of the conditional use permit with the following conditions:

- Installation of perimeter landscaping to screen the columbarium from adjacent residential properties
- ADA accessibility
- Use of materials, colors, and architectural elements consistent with the existing church
- Compliance with setback requirements
- Low level, downward directed lighting to minimize glare and light spillover
- Restriction of services or gatherings associated with the columbarium to reasonable hours consistent with existing church activities
- Ongoing maintenance of the structure and surrounding landscape

### **Planning Board Recommendation:**

- a) Approval of the conditional use permit as presented
- b) Approval of the conditional use permit with the above conditions
- c) Approval of the conditional use permit with additional conditions in accordance with Section 2.4.4
- d) Denial of the conditional use permit

### **Attached to the staff report are:**

Attachment A – Application and supporting documentation



## AGENDA MEMO – PLANNING BOARD

**TO:** Honorable Chair and Members of the Planning Board  
**FROM:** Isaiah Hollinshead, Planner II  
**RE:** Ordinance Amending the Land Development Regulations to Establish Mobile Food Vending Regulations  
**DATE:** May 6, 2026

### **RECOMMENDED ACTION**

Provide a recommendation of approval to the City Commission for Ordinance 2026-04 amending the Land Development Regulations to establish mobile food vending regulations within city limits.

### **BACKGROUND SUMMARY/ANALYSIS**

The City of Dade City has received multiple inquiries regarding mobile food vending operations, signaling a growing interest in the regulation of these activities. At present, the City does not have any specific regulations governing mobile food vending. In response to these inquiries and as part of a broader effort to modernize and improve the City's land development regulations, City staff has proposed updates to the Land Development Regulations (LDRs) that will introduce guidelines and standards for mobile food vending operations.

These updates aim to ensure that mobile food vendors operate in a safe, organized, and compatible manner with surrounding neighborhoods and businesses. This report outlines the proposed changes and provides context based on the City's comprehensive planning goals. The proposed regulations define different types of mobile food vendors, including food trucks, food carts, and food trailers, and set standards for their operation, location, and waste management.

Mobile food vendors will need permission to operate in residential areas governed by homeowners associations (HOAs), and they will be limited to operating for no more than four hours on public rights-of-way unless they are part of a special event. Operations are restricted to the hours between 6:00 AM and 10:00 PM, and vendors must ensure they do not obstruct traffic or safety features like fire hydrants.

The regulations also require vendors to provide trash receptacles, remove all litter, and ensure daily waste disposal. For those wishing to establish permanent sites for multiple food vendors, such as food truck courts, applicants will need to submit a site plan to the city and ensure the provision of necessary amenities like parking and restroom facilities.

Overall, these updates aim to support Dade City's economic development, reduce urban sprawl, and ensure mobile food operations are safe, orderly, and compatible with surrounding areas.

### **Future Land Use Standards for Review**

The following Goals, Objectives, and Policies were brought into consideration when creating the proposed land development regulations to ensure compatibility with the long-term objectives outlined in the Dade City Comprehensive Plan.

**Policy FLU 1.2.3** – Dade City will preserve its established neighborhoods by supporting and encouraging compact and compatible commercial development that provides goods and services to nearby residents.

**Staff findings:** The creation of these standards will support compact commercial development (mobile food vending) that has the potential to serve nearby residents.

**Policy FLU 1.3.2** – The Land Development Regulations for Dade City will support its current development patterns and protect its natural resources.

**Staff findings:** The creation of these standards will support current development patterns, and reduce sprawl by encouraging mobile food vending in city limits.

**Objective FLU 3.1** – Dade City will discourage and/or reduce urban sprawl by encouraging infill and redevelopment that provides neighborhood uses and appropriate destination businesses

**Staff findings:** The creation of these standards will reduce urban sprawl by allowing mobile food vending in city limits. Mobile food vending operations will be attractive and provide alternative food options for visitors and Dade City alike.

**Policy FLU 3.3.6** – Dade City seeks to position itself for renewed economic success by leveraging existing physical, cultural and natural resources that will attract private sector investment.

**Staff findings:** By adopting these Land Development Regulations, Dade City is positioning itself as an economic magnet attracting mobile food vending operators to the City. Mobile food vending operations in the city will help fuel the local economy.

**Policy FLU 3.3.7** – Dade City will continue to develop incentives which attract development in the Community Redevelopment Area.

**Staff findings:** These Land Development Regulations will help to create orderly development of mobile food vending operations city-wide.

**Objective FLU 4.1** – Dade City seeks to facilitate economic development strategies that result in a diverse local economy that delivers essential goods and services and quality, high wage jobs for its residents.

**Staff findings:** By adopting these Land Development Regulations, this will attract mobile food vending operations which will fuel the local economy via supporting small business.

## **ATTACHMENTS**

Attachment A – Ordinance 2026-04  
Attachment B – Affidavit of Publishing  
Attachment C – Business Impact Statement

## **FUNDING**

Funding is not required for this item.

**BY THE CITY COMMISSION  
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.**

**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 acknowledges the need to regulate food truck operations to ensure public health and safety, mitigate traffic concerns, and ensure compatibility with residential and commercial areas.

**WHEREAS**, the City of Dade City recognizes the importance of regulating the location and operation of food trucks to ensure pedestrian safety, minimize noise disturbances, and prevent congestion in high-traffic areas.

**WHEREAS**, the City of Dade City desires to encourage the growth of the food truck industry while balancing community interests and maintaining the aesthetic quality of public spaces.

**WHEREAS**, the Dade City Planning Board held a public hearing with all required public notice on May 6 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.** Article 4, Section 4.3.4(N), “Mobile Food Vending” of the City of Dade City Land Development Regulations, is hereby created 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

\* \* \* \* \*

## 4.3.4 (N) Mobile Food Vending

### (1) *Definitions*

- (A) **Food Trucks-** A motorized vehicle that is a public food service establishment and that is self-propelled or otherwise movable from place to place and includes self-contained utilities, including, but not limited to, gas, water, electricity, or liquid waste disposal.
- (B) **Food Cart-** A mobile food kitchen with wheels that are pushed by hand or bike that are set up on the street to prepare and sell food. These typically have a limited area of operation and do not contain a full-sized kitchen. These typically sell prepacked meals/ snacks or drinks and are equipped with heating elements, steamers, boilers, deep fryers or warmers.
- (D) **Food Trailer-** A non-motorized trailer that requires a separate vehicle to tow, that is a public food service establishment, that includes self-contained utilities such as gas, water, electricity or liquid waste disposal.

### (2) *Locations.*

- (A) Mobile food operations within residential areas governed by a HOA must obtain permission from the HOA to operate
- (B) Community Development Districts and Property Owners' Associations shall use the same requirements and procedures listed in the code to allow mobile food operations on their property.

### (3) *Regulations*

- (A) Mobile food operations are not allowed for more than 4 hours on public rights-of-way within the city, unless associated with special event.
- (B) For mobile food operations operating between sunset and sunrise, all lighting must be reasonably contained on site without disruption to residential areas or traffic flow.
- (C) Shall not:
  - i. Obstruct designated clear sight triangles
  - ii. Impede safe movement of vehicle and pedestrian traffic, parking lot circulation or access to any sidewalk
  - iii. Sell alcohol, unless during a permitted temporary event and in accordance with all other state and local requirements
  - iv. Provide amplified music, announcements or other forms of disruptive sound
  - v. Located at one location within the city more than 30 days consecutively, and 90 days cumulative per year; otherwise, the operation will be deemed permanent

use under this code and will become subject to all other applicable requirements of this code

- vi. Operate **before 6:00 AM and after 10:00 PM** unless a part of a temporary event. These hours of operation include times for both set-up and close-out procedures.
- vii. Located within **10 feet** or obstruct a fire hydrant or fire escape

(D) Seating areas, if provided, shall be a safe distance from the mobile food service operations and a safe distance from any customer parking and ingress/egress points

(E) Mobile food operations located **within or abutting residential districts** must not begin operations before 8:00 AM, nor operate after 8:00 PM, unless there is a sound and light barrier between the mobile food operations and the abutting residential use

(F) A-frame signs are permitted to be used for purposes of advertising

**(4) *Trash***

(A) Trash and recyclable receptacles shall be provided and, at a minimum, emptied daily. All trash is to be removed from the site daily. Dumpsters of existing businesses shall not be used without permission of that business(es).

(B) Prior to moving a mobile food unit from a sales location, a mobile food vendor shall pick up and remove all litter, trash and waste related to the mobile vendor's sales or distributions and within an area encompassing a radius of **one hundred (100) feet from** the sales or distribution area. Mobile food units shall be equipped with, or operate in an area with, a suitable trash container readily accessible to the public, in which the mobile food vendor's customers may deposit any litter, trash or waste related to the vendor's sales or distributions.

**(5) *Food Truck Courts***

(A) Persons seeking to develop a permanent site on non-residential private property for the location of multiple mobile food operations simultaneously shall apply to construct a "Food Truck Court." Food Truck Courts shall, at a minimum, provide restroom facilities, drinking fountains, trash and recycling receptacles, shade and seating. A Preliminary Site Plan (PSP) must be submitted to the city for its review.

(B) Food Truck Courts are required to provide on-site parking. Parking calculations are based on seating for patrons.

\* \* \* \* \*

# Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss  
COUNTY OF PASCO 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 Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter ORDINANCE 2026-04 was published in said newspaper by print in the issues of 04/15/26 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 04/15/2026

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 2026-04

**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.**

On May 06, 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 May 26, 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 June 09, 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:** Mobile Food Vending Regulations for the City of Dade City

**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.**  
April 15, 2026 85076

# **ORDINANCE BUSINESS IMPACT ESTIMATE**

*Florida Statutes, Section 166.041(4)*

**ORDINANCE NUMBER:** ORDINANCE NO: 2026-04  
**ORDINANCE TITLE:** Land Development Code Amendments  
**DEPARTMENT:** Community and Economic Development  
**MEETING DATE:** May 26, 2026 (First Reading)  
June 09, 2026 (Second Reading)

Proposed ordinance's title/reference:

## **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.**

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law<sup>1</sup> 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.

<sup>1</sup> 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 City of Dade City has been receiving inquiries about operating mobile food vending operations within municipal limits. Currently, Dade City does not have any regulations for mobile food vending, and this ordinance will ensure mobile food vendors act in good faith in respect for the surrounding community.

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 mobile food vending operations in the city. Approval of this ordinance ensures orderly and safe mobile food vending operations in Dade City.



## AGENDA MEMO – PLANNING BOARD

**TO:** Honorable Chair and Members of the Planning Board  
**FROM:** Isaiah Hollinshead, Planner II  
**RE:** Ordinance Revising Fence Regulations for the City of Dade City  
**DATE:** May 6, 2026

### **RECOMMENDED ACTION**

Provide a recommendation of approval to the City Commission for Ordinance 2026-06 amending the Land Development Regulations to remove chain link fences from the prohibited fence types.

### **BACKGROUND SUMMARY/ANALYSIS**

The City of Dade City was directed by the City Commission on April 14, 2026 to review prohibited fencing materials within the City. The City has received multiple inquiries regarding fencing materials within the city limits, and despite being a prohibited fencing material, chain link fences exist throughout the city. The prohibition of chain link fences has been determined to be an undue burden on property owners, as they are more cost effective and better suited for the weather in Florida. This revision will remove chain link fences from being prohibited fence material and eliminate any confusion regarding whether they are an allowable fence type in city limits. Furthermore, the approval of this ordinance will bring all existing properties with chain-link fences into compliance with the current Land Development Regulations.

Additionally, this ordinance amended section 6.2.3(K)(6) by removing chain link fences from the list of fences not permitted, and amended a scrivener's error in section 6.3.3(1)(c) as demonstrated in Exhibit A of the Ordinance.

### **ATTACHMENTS**

Attachment A – Ordinance 2026-06  
Attachment B – Affidavit of Publishing  
Attachment C – Business Impact Statement

### **FUNDING**

Funding is not required for this item.

**BY THE CITY COMMISSION  
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.**

**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 acknowledges the need to revise the portion of the land development regulations amending materials prohibited for fences

**WHEREAS**, the City of Dade City recognizes the need to provide consistency amongst the land development code and existing development.

**WHEREAS**, the City of Dade City desires to remove the prohibition for chain-link fences as it is a cheaper and longer lasting alternative to other fencing materials.

**WHEREAS**, the Dade City Planning Board held a public hearing with all required public notice on May 6 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.** Article 6, Sections 6.3, “Fencing Materials” of the City of Dade City Land Development Regulations, is hereby created 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

\* \* \* \* \*

## 6.2.3 Landscape Standards

### (K) Screening Standards.

\* \* \* \* \*

- (6) **Wooden Fence.** When wood fences are used, a solid wood fence of treated wood or rot-resistant wood, such as cypress or redwood, shall be used. ~~Chain-link~~, barbed wire, stock wire, hog wire, chicken wire, and similar type fences are not permitted.
- (7) **Masonry Walls.** When masonry walls are used, they shall be constructed of brick, textured concrete masonry units, or stucco block.

## 6.3.3 Fence Locations and Height Limits

All fences and walls shall conform to the following standards.

### (A) Residential Districts.

- 1) Front Yard (Figure 6.3.3-1, Zone A) – a fence having height no greater than 4 feet in height may be constructed in the front yard, running parallel with the property line.
  - a) Fence must be located 2 feet from the property line.
  - b) Fence must have a 50% opacity such as a picket fence. No solid fences are permitted in this area.
  - c) A fence having a height of not more than six (6) feet high and with less than 50% opacity may be constructed running parallel to the property line on one of the street frontage yards of a corner lot or a lot with a double or triple street frontage, provided:
    - i. The fence is set back half the distance from the property line to the nearest ~~structure~~ setback on the property. Structures does not include accessory structures.
  - d) All fences adjacent to streets, driveways and alleys must conform to Section 7.2.6 – Visibility Clearance.
- 2) Rear Yard and Side Yard – a fence having a height no greater than 6 (six) feet in height may be constructed along the rear and side yard property line.
  - a) The side yard fencing may not extend past the required front yard setback line.

## 6.3.4 Perimeter Fences Abutting Public Rights-of-Way

For purposes of this subsection, "perimeter fences and walls" shall mean any fence or wall that is 42 inches (3.5 feet) or more in height and within 50 feet of the edge of the right-of-way of an arterial or collector road. Development that abuts arterial or collector roads is not generally required to have perimeter fences and walls between the primary structures and the abutting arterial or collector road,

except where such fences or walls are required to meet the screening requirements of Section 6.3.3. Where a landowner/developer chooses to install perimeter fences and walls, they shall comply with the following standards.

**General Standards.**

- (1) **Uniform Style.** The perimeter fences and walls for a single development shall be of a uniform style that meets the standards of this subsection in order to provide visual interest in an orderly manner.
- (2) **Not located Between Utility Easement and Arterial or Collector Road.** Perimeter fences and walls shall not be located between the utility easement and an arterial or collector road.
- (3) **Maintained in Safe and Attractive Condition.** Perimeter fences and walls shall be maintained in a safe and attractive condition, including but not limited to replacement of missing, decayed, or broken structural and decorative elements, structural maintenance to prevent and address sagging, and repainting.
- (4) **Materials.** Perimeter fences and walls visible from the public right-of-way shall consist of the following materials: wood, stone, brick, wrought iron, or products designed to resemble these materials; ~~chain link is prohibited.~~
- (5) **Maximum Length of Unbroken Wall Plane.**

\* \* \* \* \*

# Tampa Bay Times

Published Daily

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COUNTY OF PASCO County

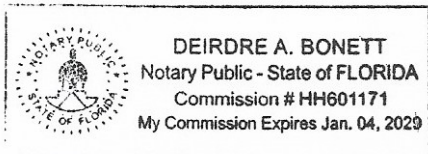

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter ORDINANCE 2026-06 was published in said newspaper by print in the issues of 04/22/26 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 **04/22/2026**

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 2026-06**

**AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AMENDING ARTICLE 6 OF THE LAND DEVELOPMENT REGULATIONS BY REVISIONING 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.**

On May 06, 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 May 26, 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 June 09, 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:** Revision of Fence Regulations for the City of Dade City

**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.**  
April 22, 2026 85817

# **ORDINANCE BUSINESS IMPACT ESTIMATE**

*Florida Statutes, Section 166.041(4)*

**ORDINANCE NUMBER:** ORDINANCE NO: 2026-06  
**ORDINANCE TITLE:** Land Development Code Amendments  
**DEPARTMENT:** Community and Economic Development  
**MEETING DATE:** May 26, 2026 (First Reading)  
June 09, 2026 (Second Reading)

Proposed ordinance's title/reference:

## **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.**

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law<sup>1</sup> 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.

<sup>1</sup> 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 City of Dade City was directed by the City Commission to review prohibited fencing materials and made the determination to remove chain link fences from prohibited fencing materials. The city has multiple properties with chain-link fences which are considered non-conforming. By approving the ordinance, this will make all properties in the city compliant with the Land Development Regulations.

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 city, and will make all existing properties with chain-link fences compliant with the Land Development Regulations within the city,