

Meeting of the Redevelopment Advisory Committee **Agenda - Regular Session**

Commission Chambers

Thursday, June 18, 2026, 5:30 PM



PROUD Heritage | PROMISING Future

<u>Redevelopment Advisory Committee Board Members</u>	<u>City Officials</u>
Margaret Angell, Chair Bermice Thomas, Vice Chair Sonia Butler, Board Member Nikki Couture, Board Member Larry Guilford, Board Member Julie Hale, Board Member Ava Larkin, Board Member Patrick Simon, Board Member Michael Slicker, Board Member Steven Van Gorden, Board Member Terry Trekas, Board Member	Catherine Ralston, CRA Director Dean Reilly Williams, CRA Specialist

Page

MEETING PROCEDURES

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

To join Teams Meeting by computer or smart device:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_MzdkNDA10GMtMWU5ZI00Y2MxLTk1MmEtOTVzMzM2OTljNWQ0%40threa d.v2/0?context=%7b%22Tid%22%3a%2293e30c94-d7e7-4a24-a77e-f78f00386b17%22%2c%22Oid%22%3a%22438824bf-6490-46bb-af7d-55024a0d2d05%22%7d

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Meeting ID: 245 066 715 896 966

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[1 872-242-8975](tel:18722428975), [600713827#](tel:600713827) United States, Chicago

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Phone conference ID: 600 713 827#

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

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

A. CALL TO ORDER

A.1. Pledge of Allegiance

A.2. Roll Call

B. APPROVAL OF MINUTES

B.1. [RAC - 21 May 2026 - Minutes](#)

4 - 6

C. PUBLIC COMMENTS

D. NEW BUSINESS

D.1. CRA 101 Presentation

D.2. 2026-2028 Downtown Visioning - Budget and Project discussion
Review the CRA District Project Priority List for 2026-2028 and provide direction to staff.

7 - 9

[Agenda Memo - 2026-2028 Downtown Visioning - Budget and Project discussion - Html](#)

[Redevelopment Area Committee priorities 2026-2028](#)

E. OLD BUSINESS

F. CITY ADMINISTRATION ITEMS (IF ANY)

G. MEMBER COMMENTS

H. PUBLIC COMMENTS (FOR ITEMS NOT ALREADY DISCUSSED)

I. ADJOURNMENT

Next Meeting - July 16, 2026

J. FOOTER TEXT

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

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

MANNER OF ADDRESSING THE BOARD: TIME LIMIT: Each person addressing the Board shall step up to the podium, shall give their name and address in an audible

tone of voice for the records, and unless further time is requested and granted by the Board shall limit the address to **three minutes**. All remarks shall be made to the Board as a body and not to any member thereof. No person other than the person having the floor and the Board shall be allowed to enter into any discussion either directly or through a Board Member without the permission of the Presiding Officer. No question shall be asked a Board Member except through the Presiding Officer.

APPEALS: Any person desiring to appeal any decision made by the Redevelopment Advisory Committee 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.

Meeting of the Redevelopment Advisory Committee

Minutes - RAC

Commission Chambers

Thursday, May 21, 2026, 5:00 PM



PROUD Heritage | PROMISING Future

Members Present

Margaret Angell, Chair
Sonia Butler, Board Member
Bermice Thomas, Board Member
Nikki Couture, RAC Member
Michael Slicker, RAC Member
Terry Trekas,
Larry Guilford, Board Member
Juliann Hale, Board Member
Ava Larkin, Board Member
Patrick Simon, Board Member
Steven Van Gorden, RAC Member

Staff Present

Catherine Ralston, Community & Economic
Development Director
Deana Williams, CRA Specialist

Members Absent/Regrets

MEETING PROCEDURES

1. CALL TO ORDER

Meeting called to order at 5:30PM

1.1 Pledge of Allegiance

1.2 Roll Call

2. APPROVAL OF MINUTES

2.1 Approval of Minutes

FOR: Angell, Butler, Thomas, Couture, Slicker, Trekas, Guilford, Hale,
Larkin, Simon, and Van Gorden

AGAINST: None

CARRIED.

3. PUBLIC COMMENTS

4. NEW BUSINESS

4.1 2026 CRA Plan Update

CRA Director Catherine Ralston presented the 2026 CRA Plan Update, where she talked about how the 2026 plan is similar to the 2020 plan due to lack of staff to meet the goals. The plan is dated from 2026 to 2030. But explains that it has more contemporary language and states that by Florida Statute that activities that the CRA implements must tie back to a goal that is in the plan. Director Ralston shares that this needs to go to the CRA Board in June in order to continue with the next step, which is extending the timeline of CRA 1 which sunsets in September of 2026. There were questions amongst members on how the projects rankings list that was approved by CRA Board in November 2025 fit into the goals to which Director Ralston provided clarity that the rankings list set a general vision for CRA Projects but that the CRA Goals in the plan were broader to cover potential pivots in planning.

Moved by RAC Member Slicker, seconded by Board Member Thomas Recommend approval to the CRA Board for the adoption of the updated 2026-2030 CRA Plan

FOR: Angell, Butler, Thomas, Couture, Slicker, Trekas, Hale, Simon, and Van Gorden

AGAINST: Guilford and Larkin

CARRIED.

Meeting paused for community meeting at 5:50PM

Meeting reconvened at 6:45PM

Chair Angell had new member Trekas introduce themselves

4.2 Downtown Rezoning Overlay District and Design Guidelines

Director Ralston presented the Downtown Rezone Overlay District. The Overlay district provides consistent and cohesive development standards that will allow the development of a CBD 1 be traditional downtown where buildings are set on the sidewalks to enhance the pedestrian experience where uses will lean heavily on retail, restaurant, hospitality, and attraction type businesses. CBD 2 will be mixed use and residential types of developments while CBD 3 maintains residential development with compatible neighborhood uses to preserve the historical neighborhoods within downtown.

Design Guidelines have also been updated to maintain consistency with the historic charm and unique character that Downtown Dade City prides itself in.

5. OLD BUSINESS

6. CITY ADMINISTRATION ITEMS (IF ANY)

7. MEMBER COMMENTS

Vice Chair Thomas shared they will be absent for the June Meeting and most likely the July Meeting as well.

Vice Chair Thomas inquired about an update for Alleyway 2 to which Director Ralston stated that the next meeting they will see Alleyway Phase 2 designs on the agenda and the delay has simply been working on finalizing project parameters and cost.

8. PUBLIC COMMENTS (FOR ITEMS NOT ALREADY DISCUSSED)

9. ADJOURNMENT

Meeting adjourned at 7:40PM

10. FOOTER TEXT



AGENDA MEMO RAC

To: Honorable Chair and Members of the RAC
From: Catherine Ralston, Community and Economic Development Director
Through: Deana Williams, CRA Specialist
Re: 2026-2028 Downtown Visioning - Budget and Project discussion
Date: June 18, 2026

RECOMMENDED ACTION

Review the CRA District Project Priority List for 2026-2028 and provide direction to staff.

BACKGROUND SUMMARY/ANALYSIS

At the July 17, 2025 meeting of the Redevelopment Advisory Committee (RAC), the Committee held a visioning session to develop a prioritized project list for the Community Redevelopment Agency (CRA) district. The purpose of this list is to guide both the Committee and staff in identifying and focusing efforts on key projects within the downtown area. CRA Board approved the project priority list August 2025. The Committee is revisiting the list annually to assess progress, make any necessary adjustments, and consider the addition of new projects based on community need and availability of resources.

The list serves as a two-year roadmap, with projects categorized by implementation timeline: short term (6-9 months), mid term (9-18 months), and long term (18 months and beyond).

ATTACHMENTS

[Redevelopment Area Committee priorities 2026-2028](#)

FUNDING

No funding is needed for this item at this time. Project specific funding will be included in annual budget documents.

**Redevelopment Advisory Committee
Prioritized Project Rankings – June 2026**

The following table is a recommendation to the Community Redevelopment Area Board for projects to be focused on by staff and the committee for the coming two-year period (July 2026 – June 2028). Each Summer the Committee will review the list to update any additional projects that need to be moved up on the list. Some projects listed extend beyond the initial two-year period or are on-going items that are to be updated annually.

	Project/Activity	Time Frame	Update
Project Focus List – first 6 – 9-month project list			
1	Redevelopment Grant Application Programs – Review application process, marketing of programs, funding amounts, etc.	Approved by City Commission on 11/10/2025, Last Grant program added 05/2026	4 Commercial Grants, 1 Residential Grant – Providing Grant Documents in Spanish for additional accessibility
2	Pedestrian amenities, Flower Pots and Benches for North end of 7 th Street	3 rd quarter 2025	Ongoing, coincides with street scaping, pocket park, and Alleyway 2 projects
3	Small Park acquisition on 7 th Street – begin process	RAC – Nov 20, 2025	Under Review from City Attorney
4	Wayfinding and Directional sign design	RAC – Nov 20, 2025	Under contract, merchants being notified
5	Parklets Program for outdoor dining	4 th quarter 2026	Tabled until after Streetscaping project?
6	Public Art Program for district	4th quarter 2025	Mural Grant approved 04/2026
7	Design Guidelines for district – coherent, cohesive vision for the district. Include paint, awnings, signage, building design, etc.	1 st quarter 2026	Goes to City Commission 06/23/2026
8	Expansion of the CRA District – explore options, reports, etc.	4 th quarter 2026	Paused until Property Tax voting results
9	Alley way Phase II Completion	2 nd quarter 2026	Ongoing, gathering quotes form contractors and working with PHSC on art deco car fence
10	CRA Plan Review	2 nd quarter 2026	CRA 2026-2030 Plan Approved by CRA Board 06/09/2026 Goes to City Commission for final approval 06/23/2026
Land Use and Urban Form			

	Revise Zoning to add overlays where appropriate as part of the City wide LDR overlay process	2026	Goes to City Commission 06/23/2026
	Amend zoning to accommodate development within the CRA	2026	Goes to City Commission 06/23/2026
Business Development and Grant Programs			
	<i>Develop Business Recruitment Guide</i>	2026	
	<i>Recruit Businesses and Developers to CRA</i>	On-going	
	<i>Seek potential outside funding sources for programs and projects</i>	On-going	
	<i>Explore commercial incentives to attract new businesses</i>	2026	
	Designating the downtown district as a wet zone for easier alcohol business operations	2027	
Infrastructure Improvements and Projects			
	Gateway Signage	2027	Tabled until after streetscaping project
	<i>Downtown Trolley – explore options for county to purchase and how the program would operate</i>	1 st Quarter 2026	<i>Not a CRA project. Agreement between FSC, the City, and the Heritage Museum.</i>
	Parking Study	2027	
	Parking signage and maps	2026	Maps updated quarterly on CRA website – Kiosks biannually. Need additional signage identifying public lots
	<i>Underground utilities throughout the downtown</i>	<i>2027 and beyond</i>	<i>TECO/City project</i>