

Meeting of the Redevelopment Advisory Committee

Agenda - Regular Session

Commission Chambers

Thursday, May 21, 2026, 5:00 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 Deana Reilly Williams, CRA Specialist

Page

MEETING PROCEDURES

REPUBLISHED TO ADD DIAL-IN INFORMATION

The RAC will be meeting in person and will begin at 5:30 PM. At 6:00 PM the meeting will temporarily adjourn to a Main Street Community meeting. If needed the RAC meeting will re-commence after the community meeting to finish the scheduled agenda items.

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

To join the Teams Meeting by computer or smart device:

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Meeting ID: 228 120 894 167 709

Passcode: Gs7mi99v

Dial in by phone

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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. [Minutes - April 16, 2026](#)

4 - 6

C. PUBLIC COMMENTS

D. NEW BUSINESS

D.1. 2026 CRA Plan Update
Recommend approval to the CRA Board for the adoption of the updated
2026-2030 CRA Plan
[2026 update](#)

7 - 123

D.2. Downtown Rezoning Overlay District and Design Guidelines
Receive the update from staff and provide direction to staff.
[DRAFT Overlay district](#)
[DRAFT Downtown Design Guidelines](#)

124 -
232

E. OLD BUSINESS

F. CITY ADMINISTRATION ITEMS (IF ANY)

G. MEMBER COMMENTS

H. PUBLIC COMMENTS (FOR ITEMS NOT ALREADY DISCUSSED)

I. ADJOURNMENT

Next Meeting - June 18, 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, April 16, 2026, 5:30 PM



PROUD Heritage | PROMISING Future

Members Present

Margaret Angell, Chair
Larry Guilford, Board Member
Juliann Hale, Board Member
Ava Larkin, Board Member
Steven Van Gorden, RAC Member
Sonia Butler, Board Member
Michael Slicker, RAC Member

Staff Present

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

Members Absent/Regrets

Patrick Simon, Board Member
Bermice Thomas, Board Member
Nikki Couture, RAC Member

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 March 19, 2026, RAC Meeting Minutes

FOR: Angell, Guilford, Hale, Larkin, Van Gorden, and Slicker

AGAINST: None

ABSENT: Simon, Thomas, Butler, and Couture

CARRIED.

3. PUBLIC COMMENTS

4. NEW BUSINESS

4.1 Alleyway Phase 1 Southwest Fence

Director Ralston presented an addition to Alleyway 1 to add a white vinyl fence that connects from the back corner of Olio's Restaurant that L shapes to the public restroom next to the Chamber that would block the view of the service alley for the pedestrians. Director Ralston shared that the cost for the fence would be approximately \$2900. Member Larkin asked where the funds would come from for this addition being that previously there was a statement made that there were no additional funds available for the alleyway project. Director Ralston responded that there is a miscellaneous funds line item that is typically for bench replacements and other unexpected expenses that has not been utilized this fiscal year so funds could come from that. Member Larkin wanted to verify to condition of the current vinyl fence for alleyway 1 and Director Ralston confirms that the fence is clean and in good condition.

FOR: Angell, Guilford, Hale, Larkin, Van Gorden, and Slicker

AGAINST: None

ABSENT: Simon, Thomas, Butler, and Couture

CARRIED.

4.2 Member Butler enters meeting at 5:36PM

4.3 Sign Grant Proposal

Director Ralston proposed reimplementation of the Sign Grant. There was discussion amongst the committee regarding a claw-back clause, grant reapplication timeframe, and eligibility on who should apply. Director Ralston explained that CRA staff would like to keep the guidelines similar with the rest of the CRA grants for consistency, but staff would verify that the claw-back clause is included.

FOR: Angell, Guilford, Hale, Larkin, Van Gorden, Butler, and Slicker

AGAINST: None

ABSENT: Simon, Thomas, and Couture

CARRIED.

5. OLD BUSINESS

6. CITY ADMINISTRATION ITEMS (IF ANY)

6.1 Public Mural Grant Update

Director Ralston announced the approval of the Public Mural Grant program and that applications are being accepted immediately.

6.2 Mainstreet Update

Director Ralston announced the CRA board approval to pursue reorganization of the Main Stret Program and that we have scheduled a community meeting for May 21 at 6:00pm in the commission chambers where a representative from Tallahassee will be coming down to speak about the benefits of the program and how to get involved. Director Ralston also asked the RAC to move their May 21 meeting to 5:00pm so staff had plenty of time to bring forth the agenda items before the community meeting, which was agreed upon by present members. There was a question regarding a portion CRA funds being transferred

to Main Street and Director Ralston explained that those funds would be used for startup costs, staffing, marketing, and small initial projects to get the program off the ground.

7. MEMBER COMMENTS

Member Larkin asked if public restrooms would be installed on the north end of 7th street and Director Ralston confirmed that restrooms would be present at the pocket park that the city is acquiring from the Weizenkorn family. Member Hale inquired about flowerpot maintenance and Director Ralston stated that the adopted pots are maintained by the adoptees, but she confirms that there is a dedicated public works team member dedicated to the downtown again that will be responsible for that.

8. PUBLIC COMMENTS (FOR ITEMS NOT ALREADY DISCUSSED)

9. ADJOURNMENT

Meeting Adjourned at 6:07PM

10. FOOTER TEXT

DOWNTOWN DADE CITY COMMUNITY REDEVELOPMENT AREA PLAN

June 2026



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PLAN CONTRIBUTORS

Resident Advisory Committee

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Larry Guildford

Julie Hale

Ava Larkin

Patrick Simon

Michael Slicker

Steven Van Gorden

Terri Trakas

Downtown Merchant Association

East Pasco Chamber of Commerce

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

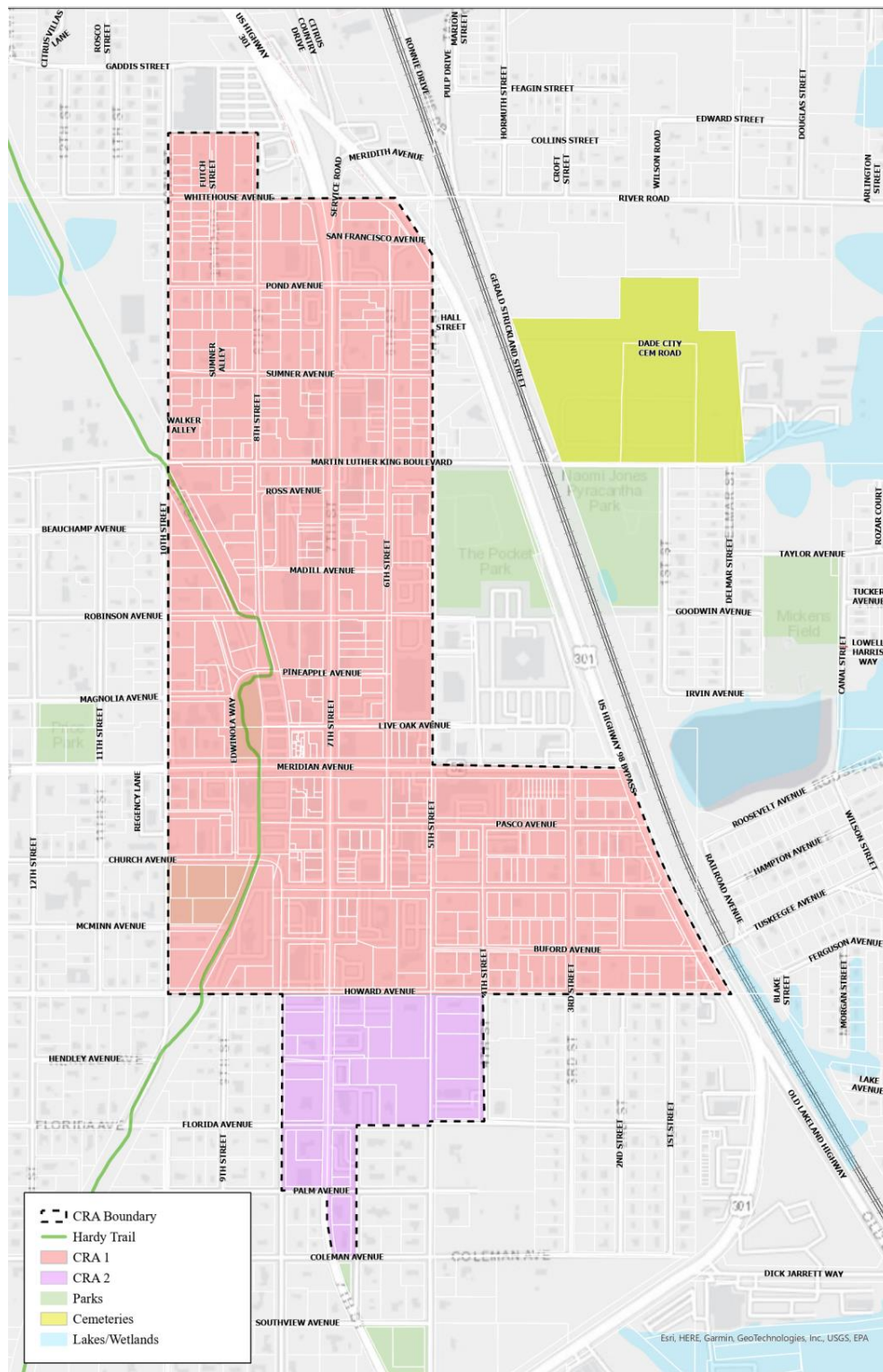
Dade City is a small city located in Pasco County in west-central Florida, approximately 40 miles northeast of Tampa and part of the broader Tampa Bay metropolitan area. It serves as the county seat and has historically functioned as a regional hub for government and commerce. The city's population has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

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

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

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

Dade City's Community Redevelopment Areas



EXECUTIVE SUMMARY (Continued)

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

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

- A. Increase awareness of Dade City and its amenities;
- B. Promote Dade City as a tourism hub;
- C. Improve the quality of life for current and future residents and visitors; and
- D. Support Dade City as an entrepreneurial destination.

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

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

EXISTING CONDITIONS

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

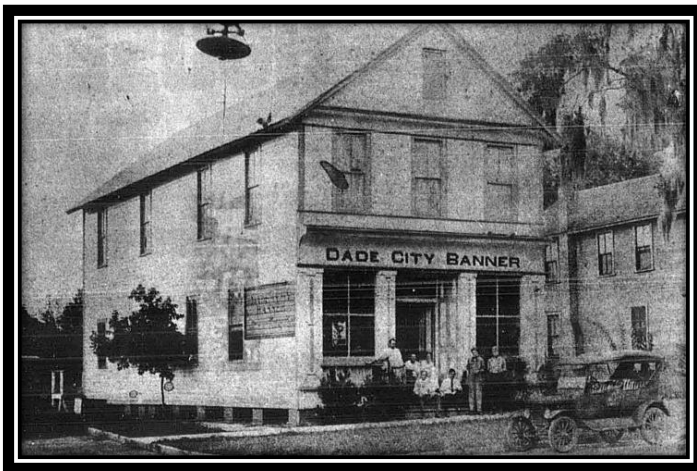


BACKGROUND

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

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

In response to these changes, the City has taken proactive steps to leverage its unique assets and guide reinvestment. The establishment of the Community Redevelopment Area (CRA)



in 1999 created a framework to focus resources within targeted areas, particularly the downtown core. Since that time, the City and CRA have supported redevelopment through public infrastructure improvements, business assistance programs, marketing initiatives, and the expansion of special event programming designed to attract residents and visitors alike.

These efforts have resulted in measurable progress. The downtown has seen new

business activity, enhanced connectivity through trail and pedestrian improvements, removal of unsafe or underutilized structures, and increased visibility as a destination within the region.

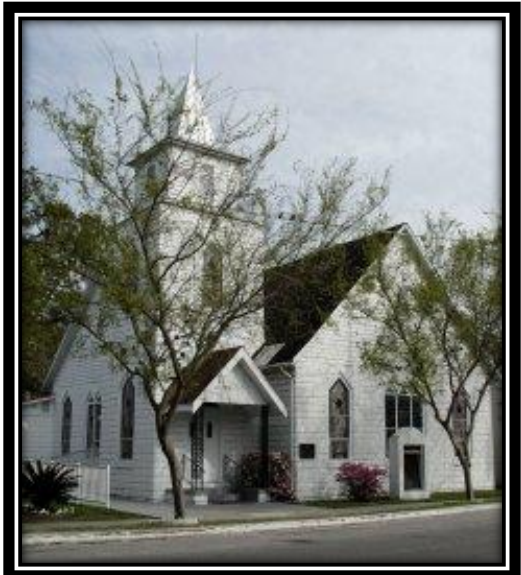
Strategic partnerships and continued investment have helped reinforce Dade City's identity as a place that values its historic character while embracing thoughtful growth.



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

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

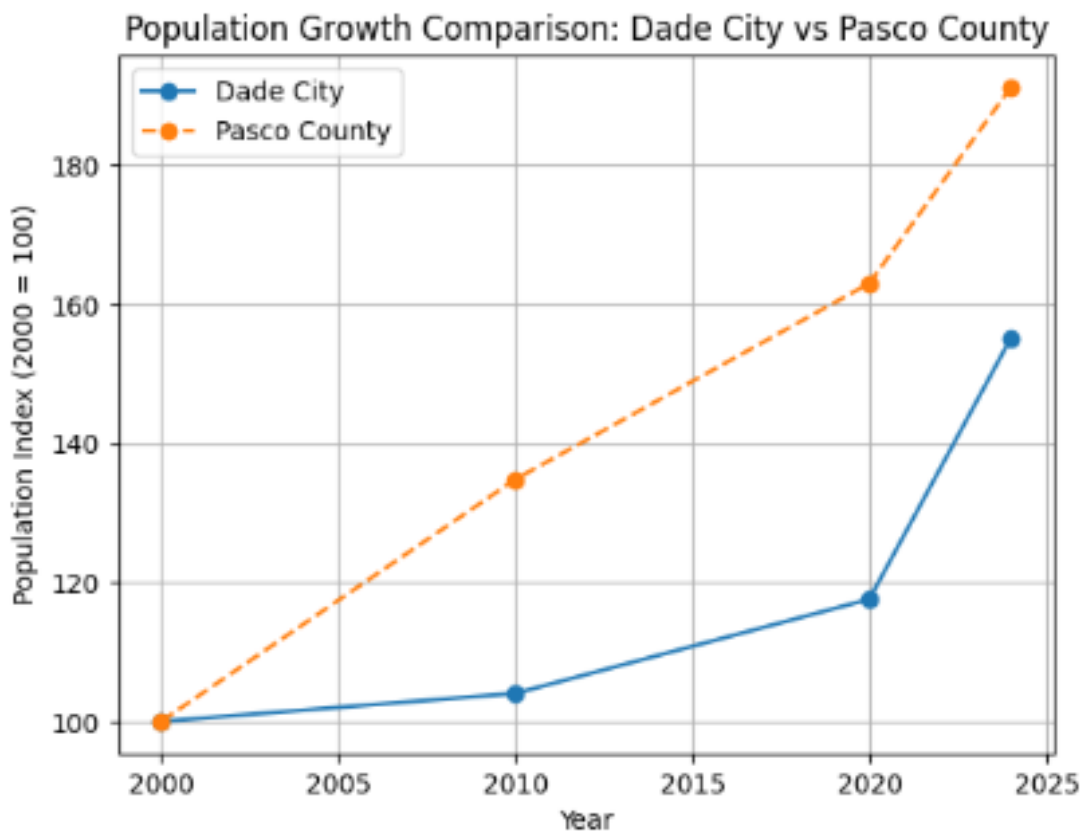




DEMOGRAPHICS & MARKET CONDITIONS

Population Growth and Trends

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

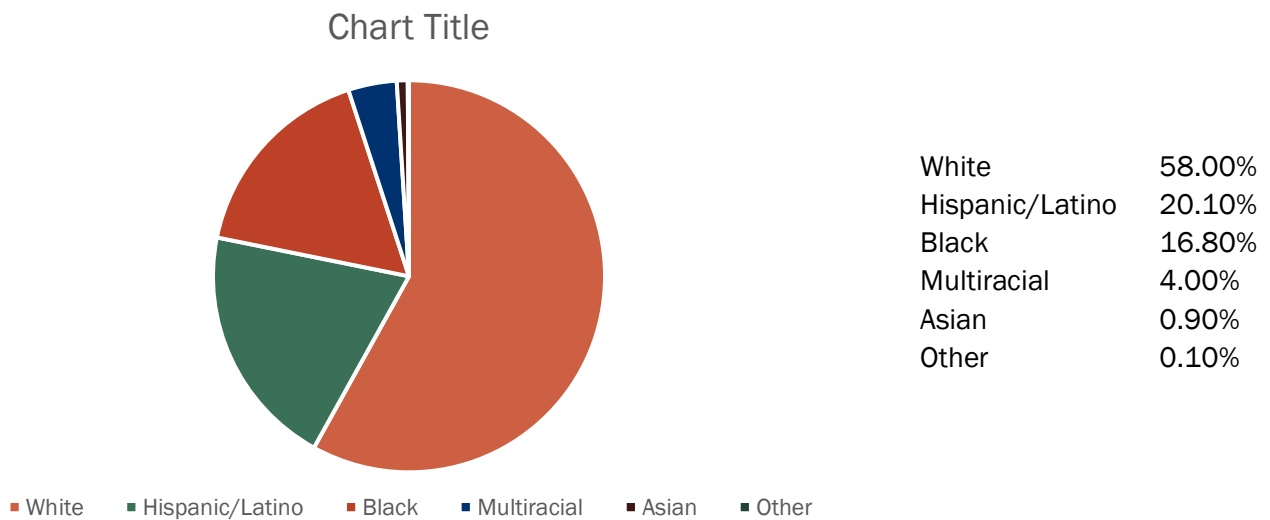


Since 2020, however, Dade City has entered a period of accelerated growth. The population increased from approximately 7,275 in 2020 to an estimated 9,600+ residents by 2024, representing growth of more than 30% in just a few years. Notably, this rate now exceeds that of Pasco County, signaling a shift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

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

Demographic Composition

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

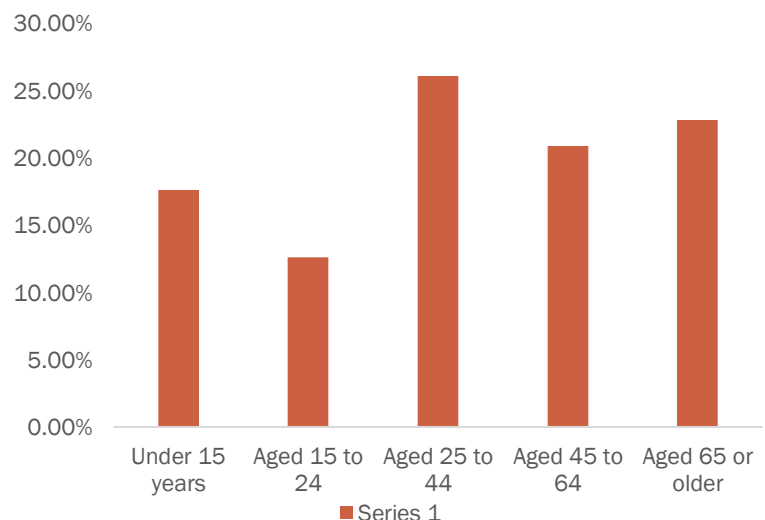


The City also reflects a broad mix of age groups, distinguishing it from many Florida communities that skew heavily toward retirees. Median age estimates remain in the late 30s, with a balanced distribution that includes:

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

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

Age Demographics



Households and Income Characteristics

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

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

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

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

Lifestyle and Market Segmentation

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

- Traditional Living – Households are a mix of married-couple families and singles. Many families encompass two generations who have lived and worked in the community; their children are likely to follow suit. This is a younger market – beginning householders who are juggling the responsibilities of living on their own or a new marriage, while retaining their youthful interests in style and fun.
- Hardscrabble Road – Households are primarily a family market, married couples (with or without children) and single parents living in urbanized areas, with older housing. This younger, highly diverse and less educated population work mainly in service and manufacturing and retail trade industries.
- Social Security – Households are aged 65 or older and dependent on low, fixed incomes, primarily Social Security. Early retirement is not an option and wages and salary income in



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

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



Overall Market Profile

These segments collectively depict a community that is:

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

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

Consumer Behavior and Spending Patterns

Across segments, several consistent trends define local consumer behavior:

Retail and Spending Habits

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



Financial Characteristics

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



Lifestyle Preferences

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



Market Evolution and Emerging Trends

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

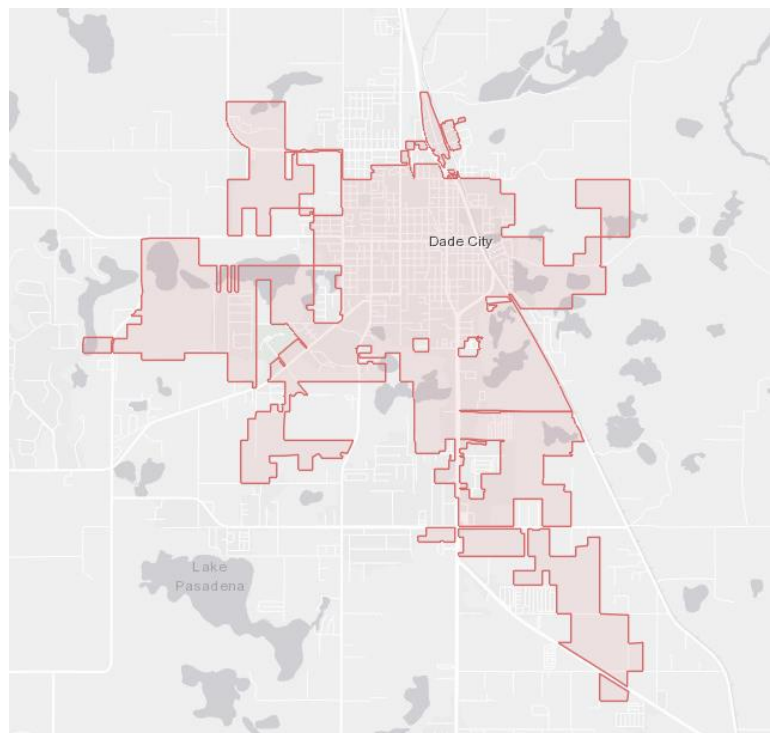
1. Accelerated Population Growth - The City is now growing at a rate that meets the surrounding County, indicating increased development pressure and regional relevance.
2. Increasing Income Diversity - While historically lower-income, the City is experiencing an influx of higher-income households, contributing to a more mixed economic profile.
3. Changing Regional Role - Dade City is evolving from a small, rural-oriented community into an emerging growth center within Pasco County, influenced by:
 - Housing affordability challenges in nearby urban areas
 - Expansion of the Tampa Bay metropolitan region
 - Increased demand for smaller-city living environments

Planning Implications

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

Growth Management

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



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

Housing Strategy

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



Downtown and CRA Positioning

The City's downtown and Community Redevelopment Area (CRA) are well-positioned to capitalize on population growth and increased consumer spending. As new residents move into the area, there will be greater demand for goods, services, and experiences, creating an opportunity to expand and strengthen the local business environment. In particular, the City can support the growth of dining, retail, and entertainment uses that enhance downtown vibrancy and attract both residents and visitors. At the same time, reinforcing the City's

historic character will be critical. The unique architectural and cultural identity of downtown serves as a key economic asset that differentiates the City from surrounding communities and should be preserved and leveraged in redevelopment efforts.

Economic Development

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

Conclusion

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

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

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

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

LAND USE

Existing Land Use

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

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

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

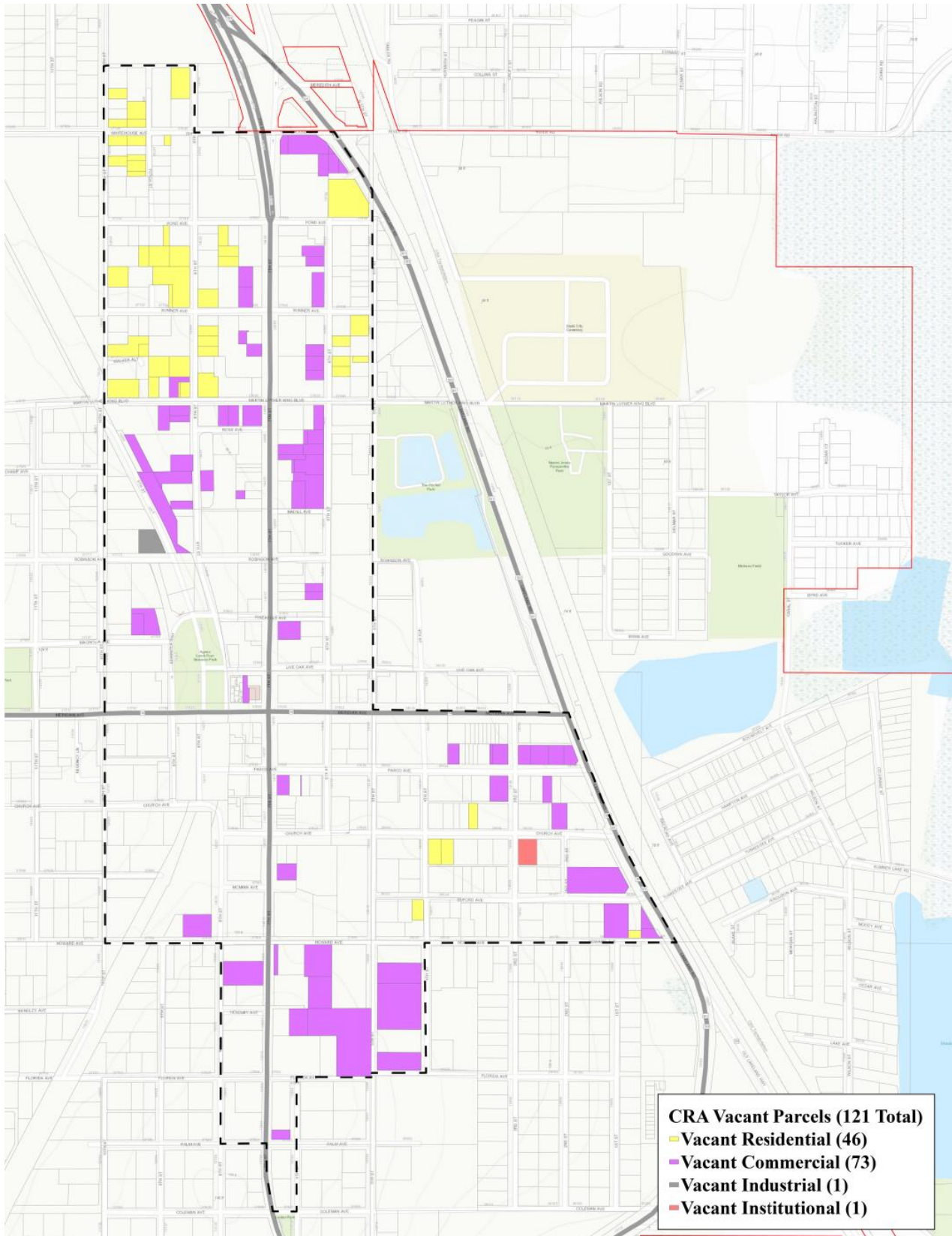
Figure 3 illustrates the distribution of existing land uses within the CRA, while Figure 4 highlights vacant land patterns. A detailed inventory of vacant parcels, including parcel identification numbers, size, and ownership, is provided in the Appendix.

Existing Land Use Summary (2018)

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

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

Figure 4 – Vacant Land Patterns



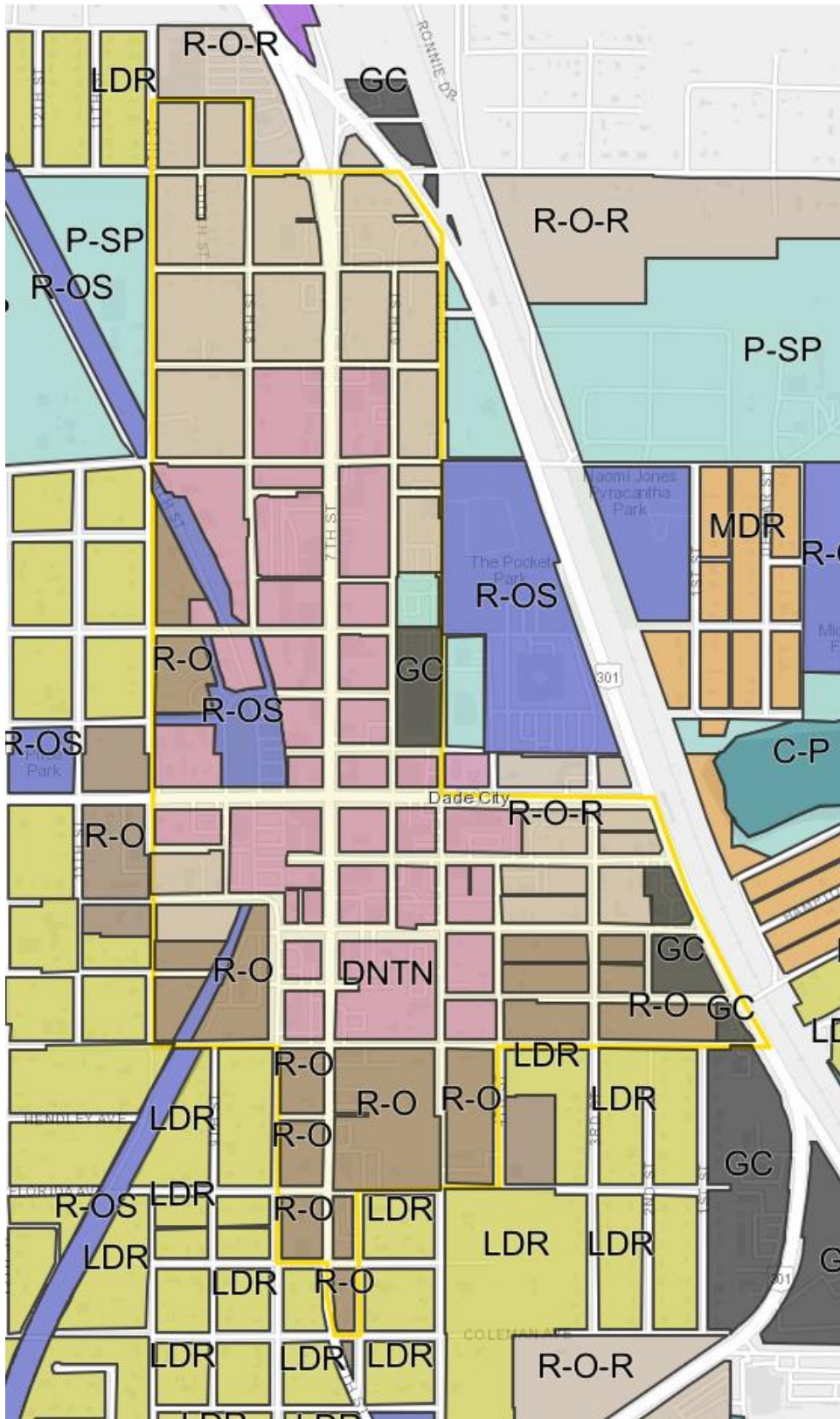
Future Land Use

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

Figure 5. Future Land Use Summary (CRA)

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

Figure 6 – Future Land Use Designations Map



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

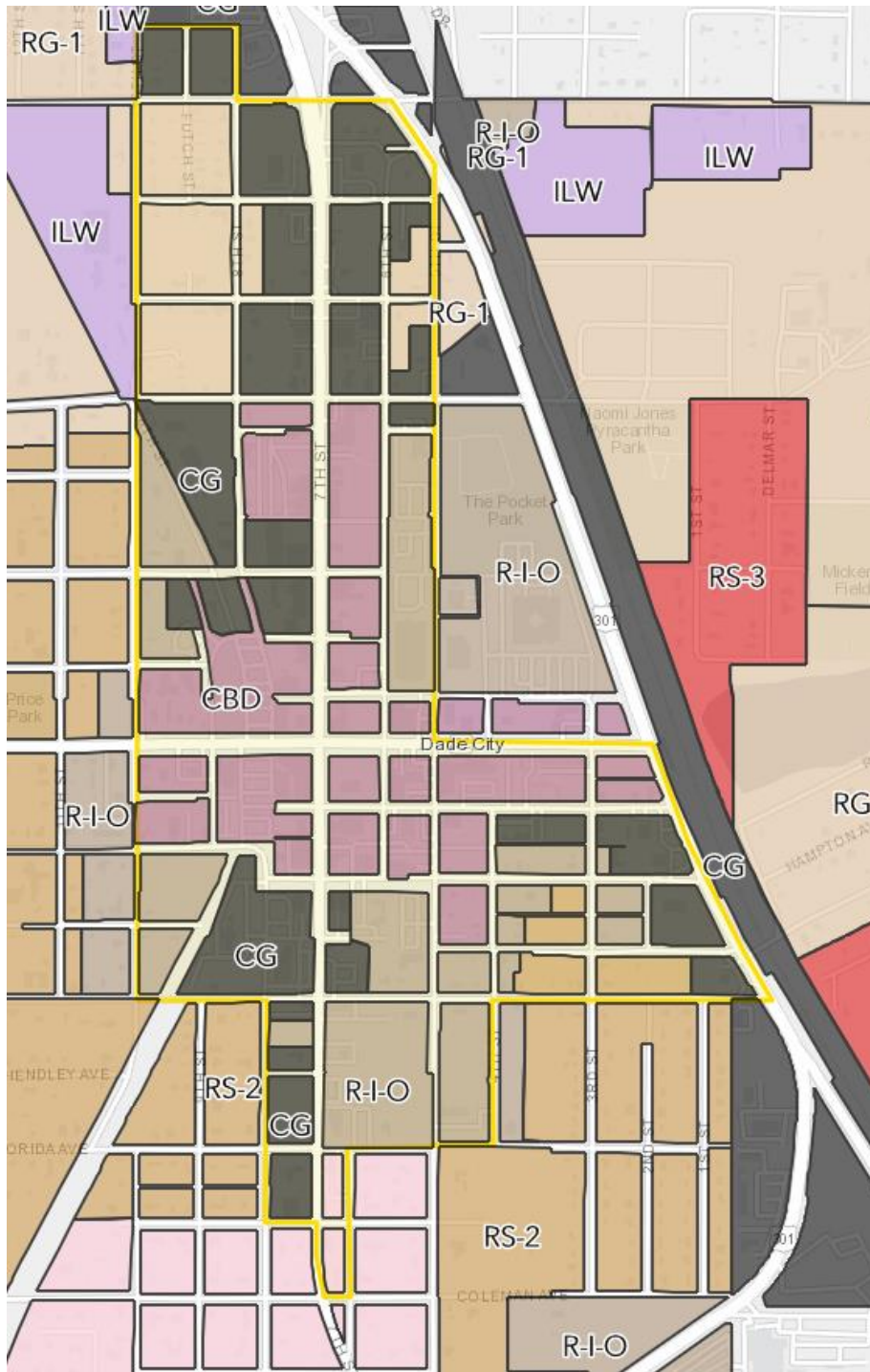
Zoning

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

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

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

Figure 8 – Existing Zoning Designations



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

The City is actively in the process of amending the future land use of the CRA to be all Downtown (DT) with a corresponding rezoning to Central Business District (CBD). In addition, a special overlay district is being created to promote the revitalization, preservation, and economic development of the historic center of the City of Dade City as the community's primary civic, cultural, and commercial focal point. The district is intended to function as a pedestrian-

oriented, mixed-use district that serves residents, businesses, and visitors while maintaining the historic character and small-town identity that define Downtown Dade City.

Historic Structures

Dade City's Community Redevelopment Area (CRA) is anchored by a strong foundation of historic assets that contribute significantly to the community's identity and sense of place. Three individually listed properties on the National Register of Historic Places—the Dade City Atlantic



Coast Line Railroad Depot (listed in 1994), the Dade City Woman's Club (listed in 2003), and the Pasco County Courthouse (listed in 2006)—serve as prominent landmarks that reflect the City's historical evolution. These structures represent key periods of growth tied to transportation, civic life, and community organization, and continue to function as visual and cultural anchors within the downtown area.

In addition to these individually recognized sites, the Church Street Historic District provides a cohesive collection of historic resources within the CRA. Extending along

Church Street between 9th and 17th Streets, the district includes 35 contributing structures that showcase a diverse range of architectural styles. This concentration of historic buildings offers a tangible connection to the City's past and reinforces the traditional development pattern that defines Dade City's historic core.

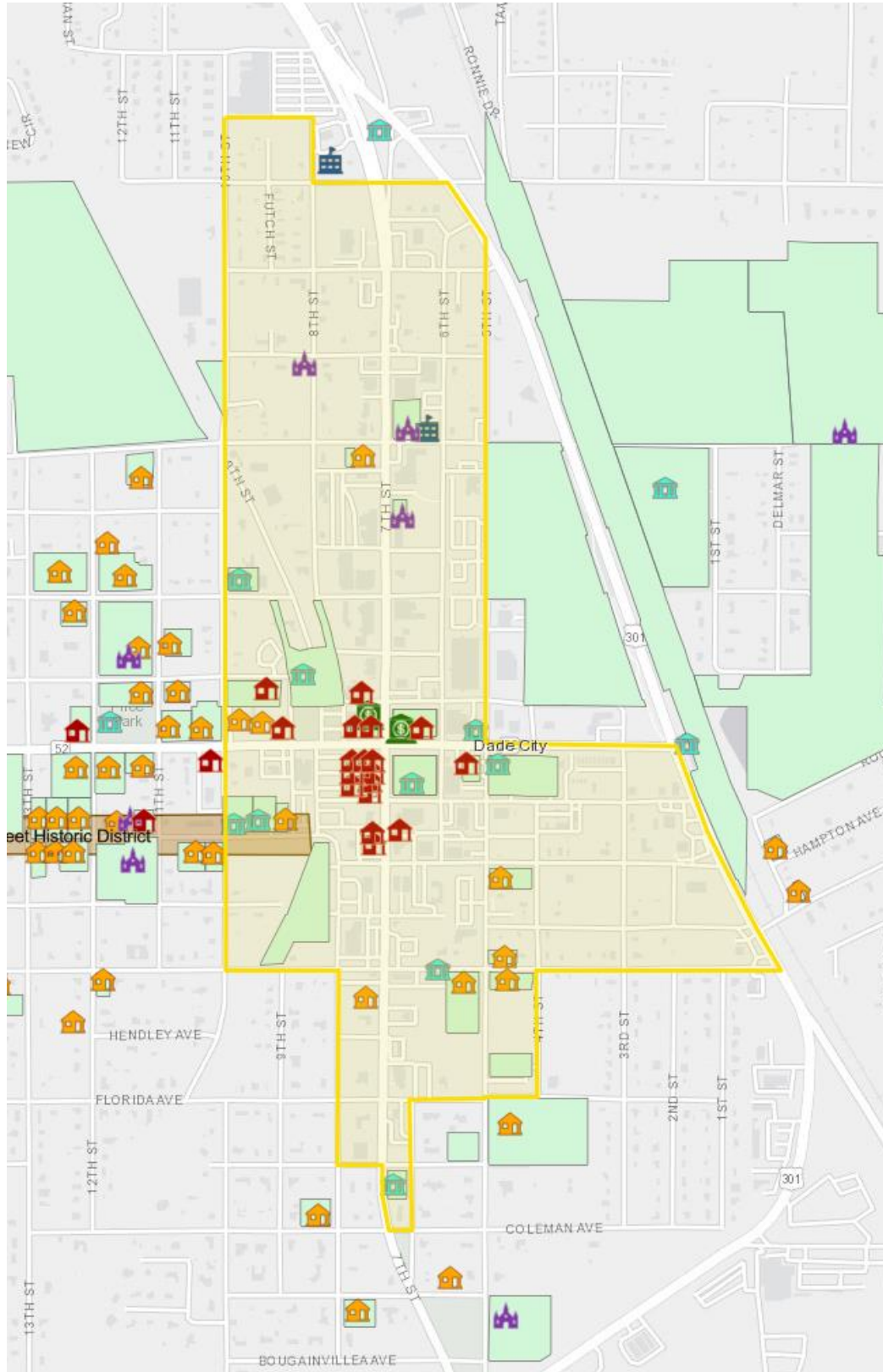
Beyond national designations, the City has taken a proactive role in identifying and preserving its historic resources at the local level. The Historic Preservation Advisory Board maintains an inventory of more than 100 historically significant structures, many of which are located within the CRA. These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





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

Map of Historic Resources in the CRA



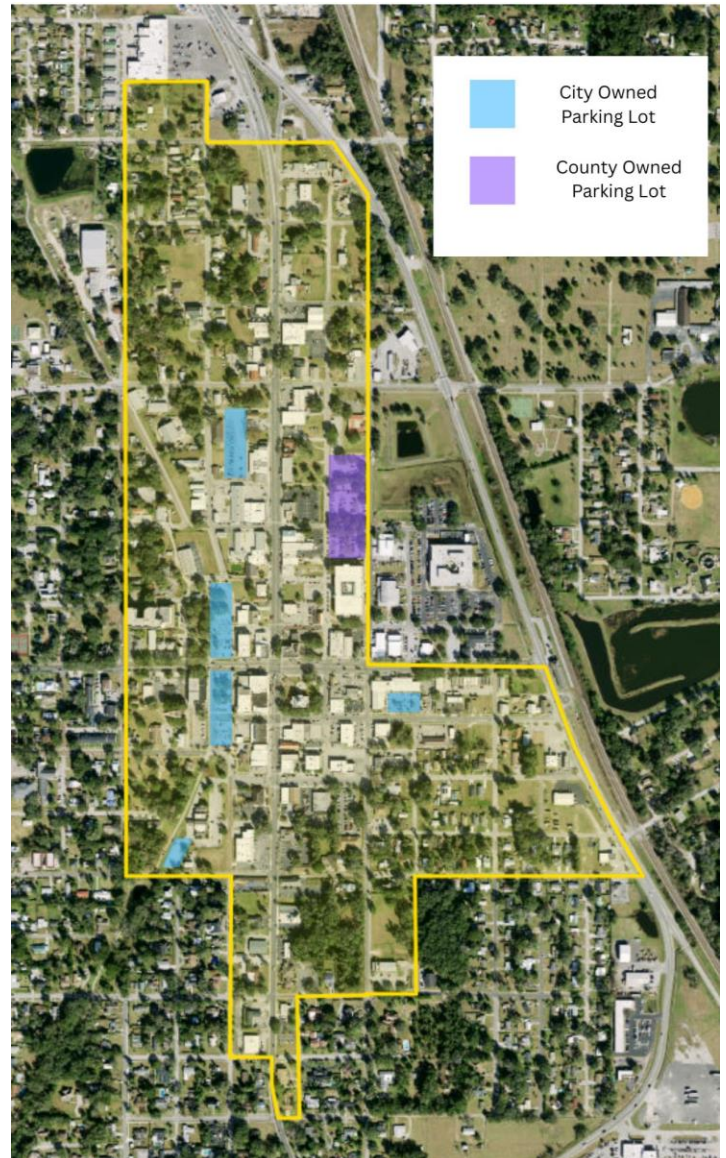
Automobiles and Parking

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

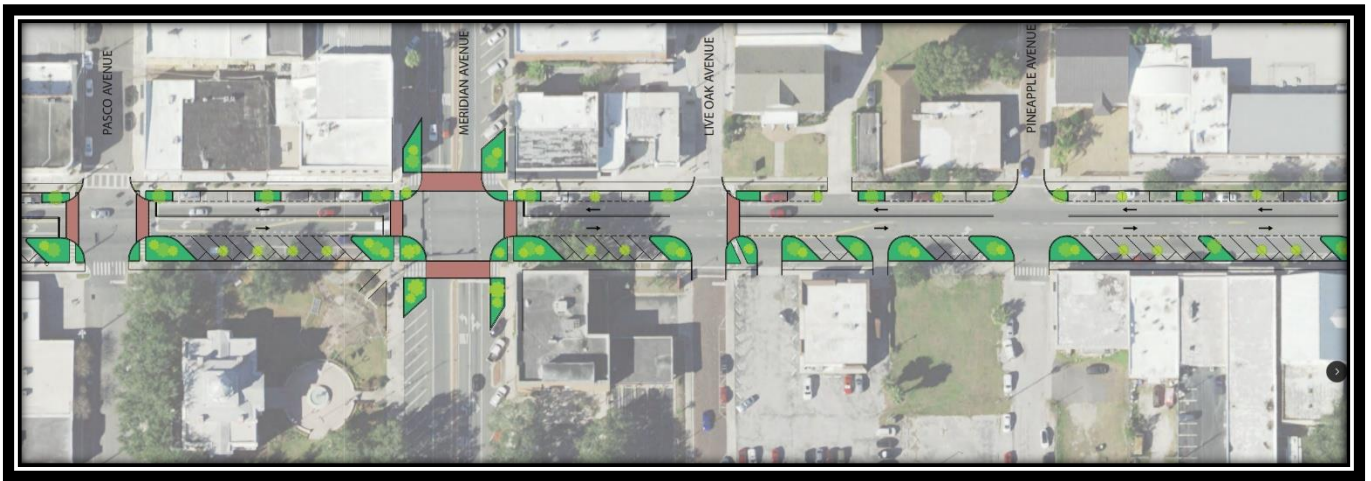
Parking conditions within the CRA continue to be adequate under typical daily conditions. The area is served by a combination of public on-street parking, private parking lots, and City-owned facilities, which collectively meet routine demand. However, during major festivals and community events—such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

From a long-term planning perspective, regional transportation improvements are anticipated to influence future traffic patterns. The Florida Department of Transportation has identified U.S. Route 301 as a critical regional

corridor, with the soon to be completion of the widening of the 301 bypass taking the roadway to a four lane thoroughfare. This improvement includes the creation of two new traffic circles located at the north and south entrance of the 7th Street corridor and a new signalized intersection at the Meridian Avenue/301 easter entrance into Downtown. Downtown expects to see some shifts in traffic with major truck and vehicle traffic utilizing the by-pass to circumvent the slower speeds of



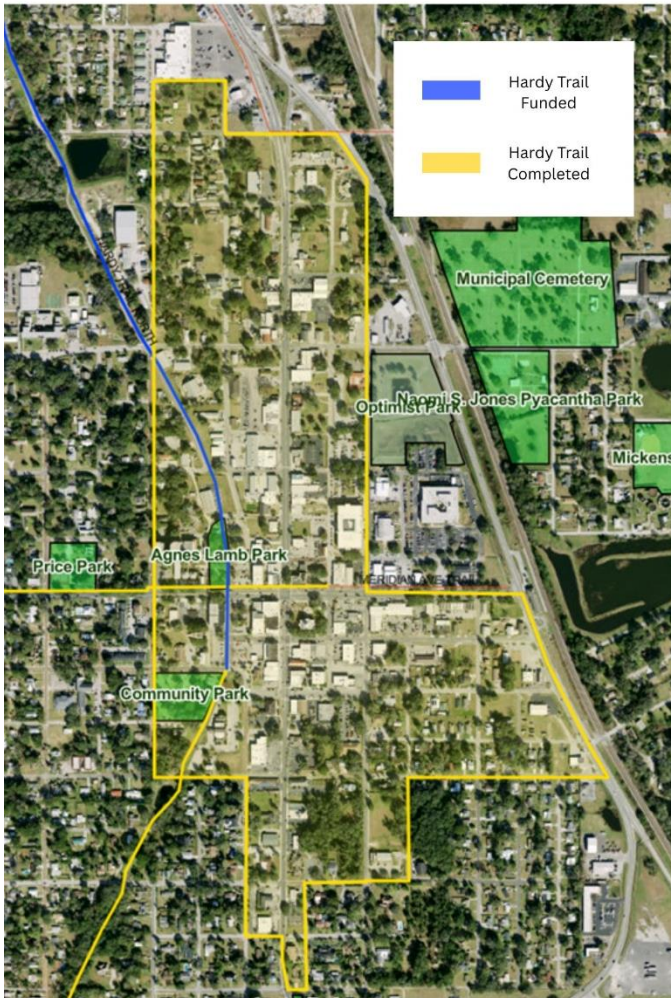
7th Street. This change will allow the city to proceed with the update streetscape project along 7th street to provide angled parking thus narrowing the roadway and slowing vehicular traffic. This project will also include new pedestrian crosswalks making the downtown more pedestrian friendly.



Bicycle & Pedestrian

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

A key asset supporting multimodal connectivity is the Hardy Trail, a paved multi-use trail



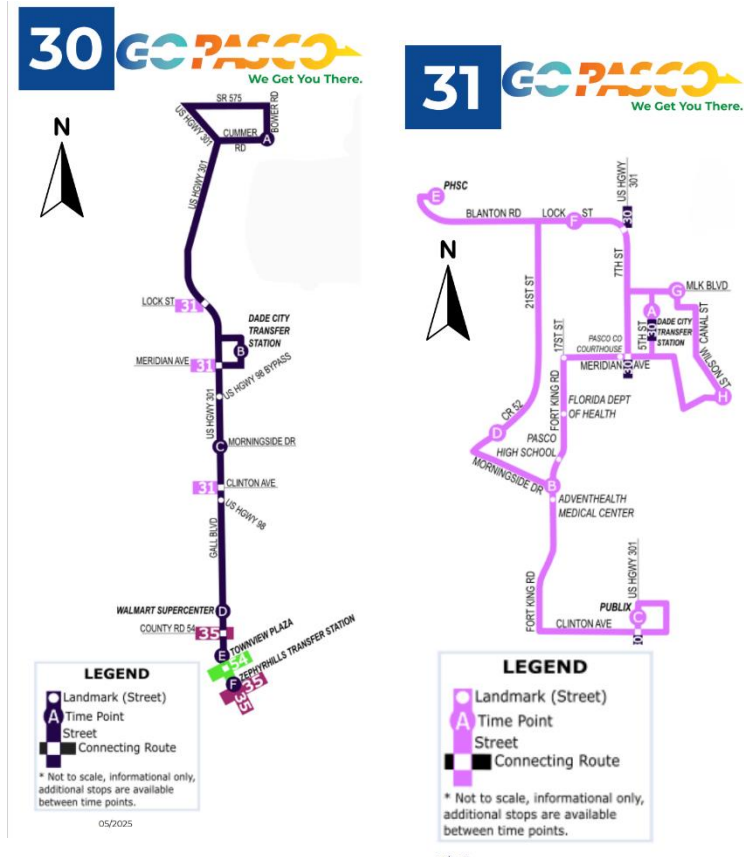
developed along a former railroad corridor. The trail is approximately one mile in length and provides a dedicated, off-road connection into the downtown area for cyclists and pedestrians. In addition, broader regional efforts have expanded bicycle infrastructure along U.S. 301, including a multi-use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

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

Public Transportation

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

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



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

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

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

Water and Sanitary Sewer

Water

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

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

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

Sanitary Sewer

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

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

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

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

Stormwater

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

Listed Downtown stormwater improvements within the CRA include:

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

Existing Conditions Analysis Summary Table

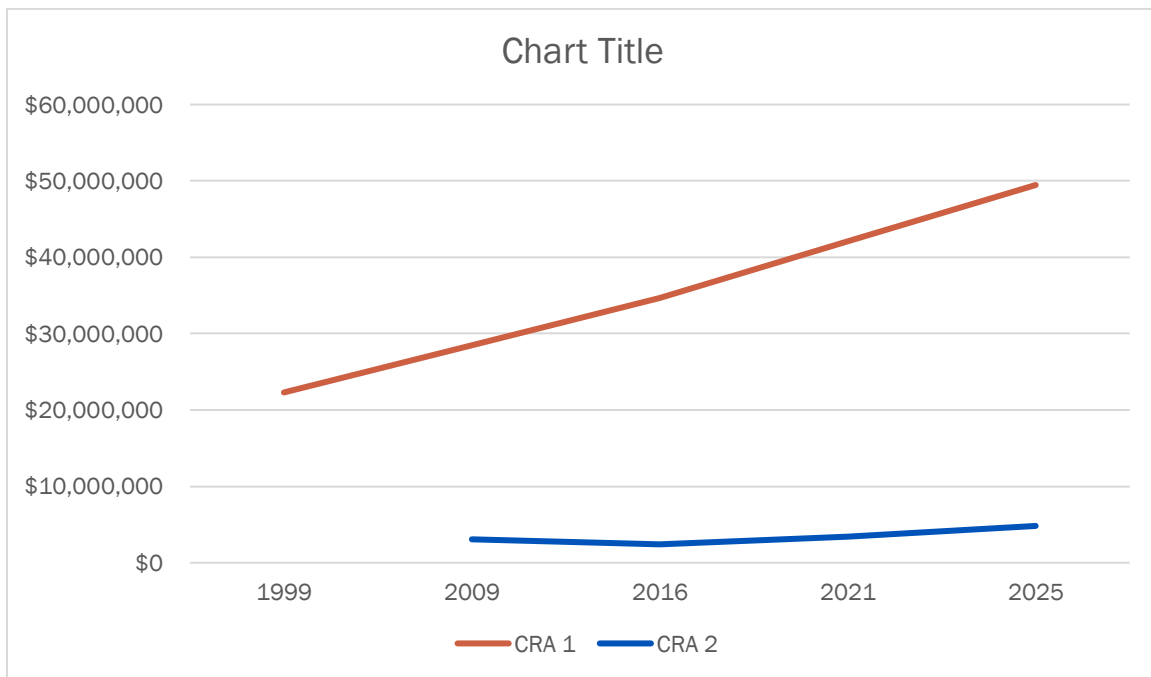
Category	Strengths	Weaknesses	Opportunities
Existing Land Use	Downtown contains a significant share of commercial uses (approximately 40%). Pasco County government buildings within the CRA generate consistent visitor activity.	Nearly 25% of land is institutional, limiting taxable property and private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

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

TIF Revenue Estimates

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

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



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

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

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

Updated Goals and Projects

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

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

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

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

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

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

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

**Redevelopment Area Committee
Prioritized Project Rankings - July 2025**

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

REDEVELOPMENT ACTION PLAN

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



20



MICROBREWERY
CRAFT BEER
WATER
CIDER
WINE
COFFEE & MORE

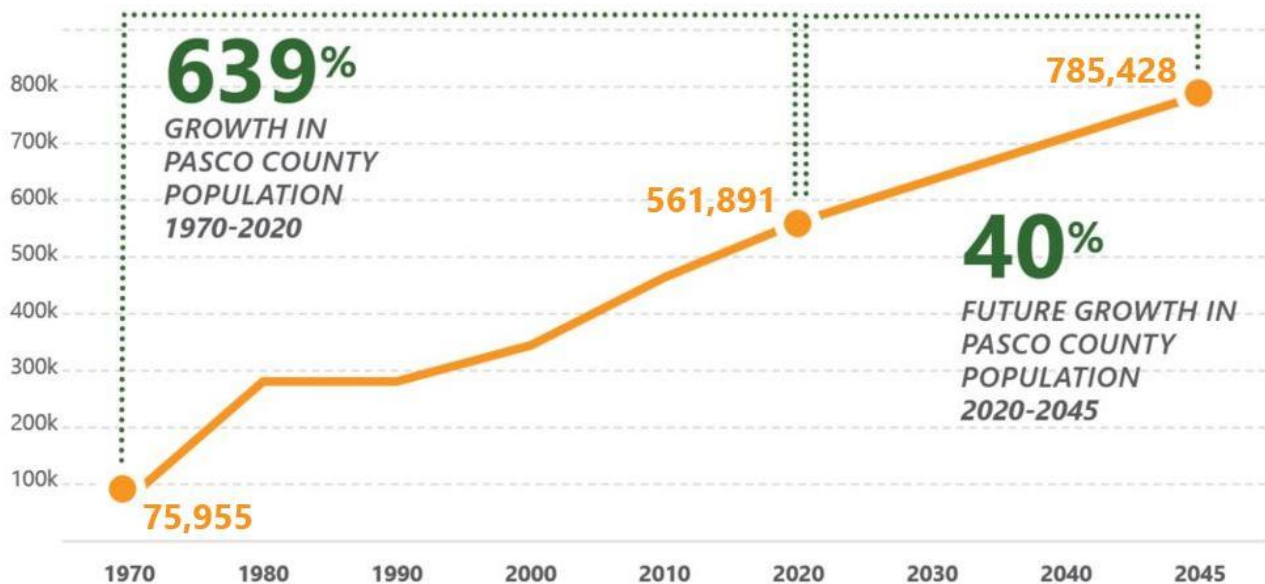
HISTORY, CHALLENGES, OPPORTUNITIES

Mission Statement

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

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

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



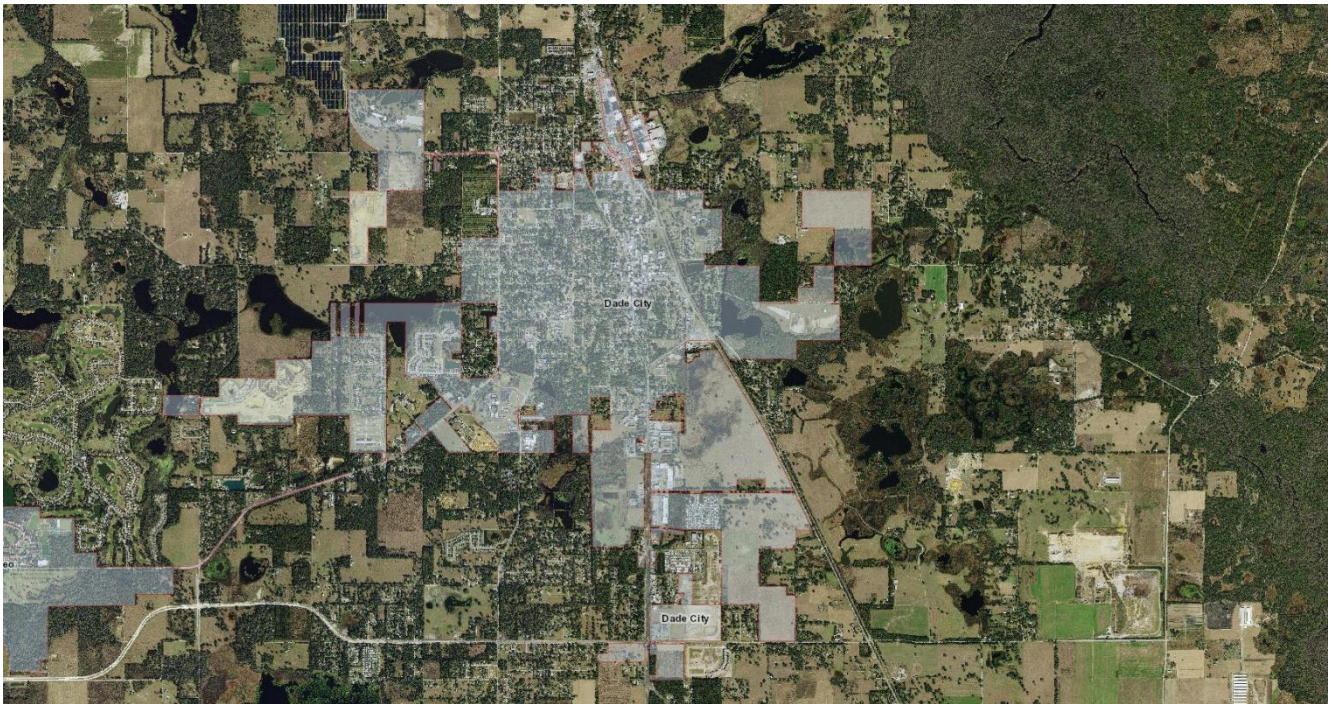
Source: 2020 US Census, TBRPM 9

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

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

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

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



Creative Placemaking: A Community Redevelopment Strategy

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

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



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

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

heritage, reflected in its thriving calendar of events and festivals that draw both residents and

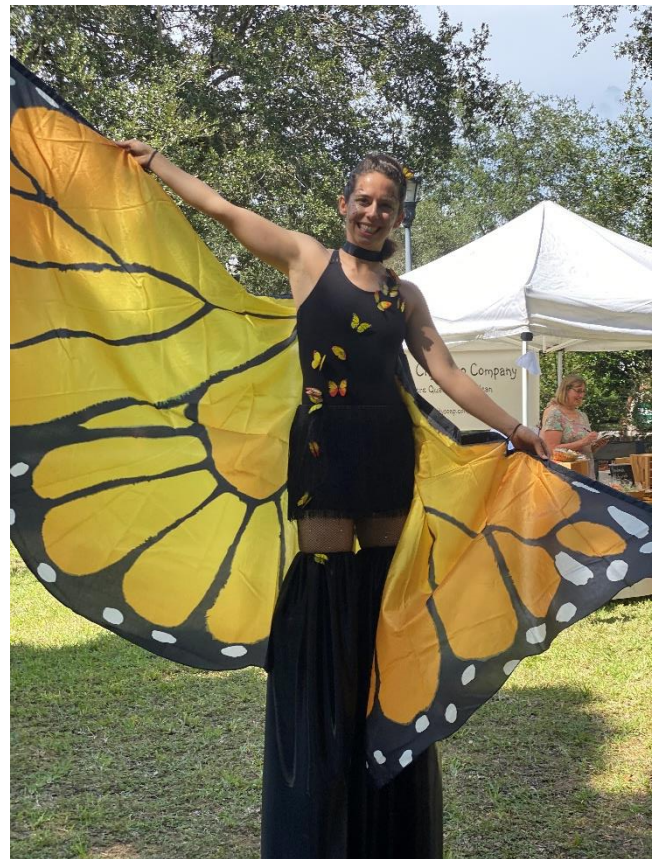


visitors. Signature events such as the Kumquat Festival celebrate the City's agricultural roots, while newer and recurring events—including the 41st Annual Christmas Stroll each December, the Monarch Butterfly Festival hosted by the Dade City Garden Club in the spring, the Grand Fondo Bike Race, and the popular Monthly Street Bash events held on the second Friday evening—activate downtown spaces and contribute to a vibrant sense of

place. In addition, the City's proximity to exceptional natural resources—including nearby trails, rivers, and conservation lands—supports outdoor recreation activities that attract visitors, promote environmental stewardship, and enhance quality of life.

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

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



REDEVELOPMENT OPPORTUNITIES

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

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

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

The map series includes the following:

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

Pedestrian and Bicycle Improvements

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

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

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

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

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

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

Figure 12 – Pedestrian and Bicycle Improvements



REDEVELOPMENT VISION MAPS

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

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

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

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

Figure 13 – Redevelopment Opportunity Map



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

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

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



Figure 14

Figure 14a – Existing Conditions



Figure 14b – After private investment



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

The City is actively evaluating development interest within this area, including proposals for additional retail space and a boutique hotel. Ongoing coordination with property owners and prospective developers is focused

Figure 15



on aligning these proposals with the City's future land use and zoning framework. This includes encouraging a more traditional downtown development pattern characterized by buildings oriented to the street, increased building heights, reduced parking requirements, and a cohesive urban form that enhances walkability and economic vitality.

GOALS AND OBJECTIVES

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



REDEVELOPMENT ACTION PLAN

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

IMPLEMENTING THE VISION

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

Vision Statement

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

Comprehensive Redevelopment Objectives

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

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

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

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

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

Cost Estimating Ranges

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

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

Administration Objectives

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

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

Regulatory Objectives

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

Public Spaces Objectives

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

Objective	2026	2027	2028	2029	2030
Public Space					
Support public art, murals, and placemaking initiatives throughout the CRA.	Staff/Board	Staff/Board	Staff/Board	Staff/Board	Staff/Board

Public Safety Objectives

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

Community and Cultural Objectives

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

Redevelopment Programming Objectives

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

Housing Objectives

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

Objective	2026	2027	2028	2029	2030
Housing					
Utilize HUD income thresholds for program eligibility.	Staff	Staff	Staff	Staff	Staff

Contract Services Objectives

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

Marketing, Historic Preservation and Arts

Objective	2026	2027	2028	2029	2030
Marketing, Historic Preservations and Arts					
Support the re-activation process for a Mainstreet District to assist with marketing, historic preservation and arts and events.	Staff	Staff	Staff	Staff	Staff
Evaluate effectiveness of downtown grant programs for historic structures.	Staff	Staff	Staff	Staff	Staff
Identify historic structures for grant and rehabilitation opportunities.	Staff	Staff	Staff	Staff	Staff

Objective	2026	2027	2028	2029	2030
Marketing, Historic Preservations and Arts					
Pursue Certified Local Government designation to allow the Agency to pursue Historic Preservation grants through the State and Federal government.	Staff				
Facilitate partnerships for arts, events, and cultural programming.	Staff	Staff	Staff	Staff	Staff
Evaluate incentives for arts-related businesses and creative spaces.	\$-\$\$	\$-\$\$	\$-\$\$	\$-\$\$	\$-\$\$

Public-Private Partnerships

Objective	2026	2027	2028	2029	2030
Public-Private Partnetships					
Identify opportunities for public-private redevelopment partnerships.	Staff	Staff	Staff	Staff	Staff
Issue RFQs/RFPs for redevelopment sites.	TBD	TBD			
Explore and Implement activation opportunities for vacant properties with interim uses.	Staff	Staff	Staff	Staff	Staff

Infrastructure Objectives

Objective	2026	2027	2028	2029	2030
Mobility					
Conduct sidewalk inventory and prioritize improvements.	\$				

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

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

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

Five – Year Agency Budget

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

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

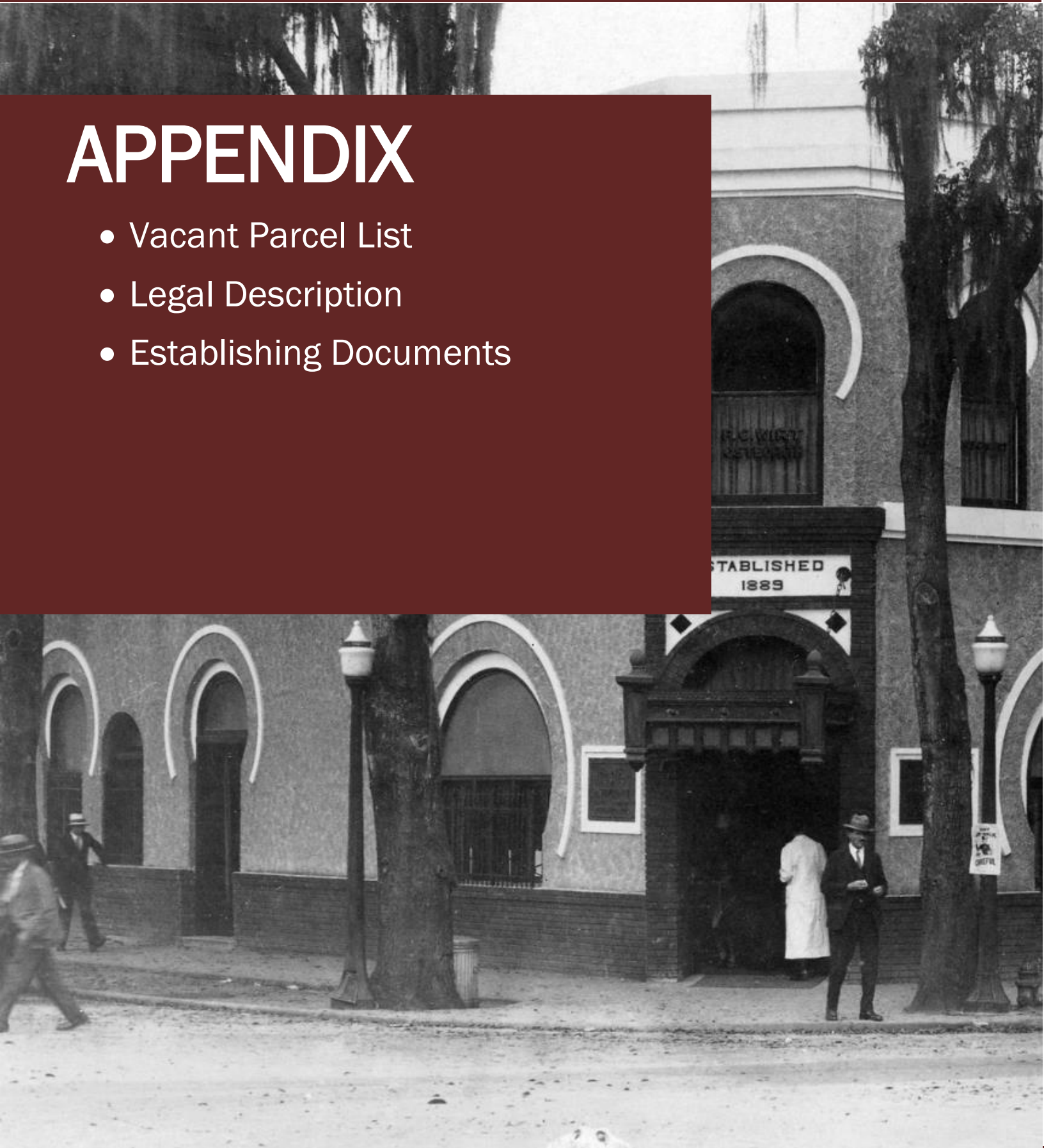
Dade City CRA – Projected Budget (2026–2030)

Expenditures					
Category	2026	2027	2028	2029	2030
OPERATIONS	\$376,520	\$387,816	\$399,451	\$411,435	\$423,778
Staffing/Professional/Contractual Services	\$100,249	\$103,256	\$106,354	\$109,544	\$112,831
Memberships/Registrations/Travel	\$3,746	\$3,858	\$3,974	\$4,093	\$4,216
Utility Services	\$70,098	\$72,201	\$74,367	\$76,598	\$78,896
Rentals and Leases	\$3,131	\$3,225	\$3,322	\$3,422	\$3,525
Repair and Maintenance Services (CRA 1)	\$34,581	\$35,618	\$36,687	\$37,788	\$38,922
Repair and Maintenance Services (CRA 2)	\$9,238	\$9,515	\$9,800	\$10,094	\$10,397
Operating Supplies	\$12,473	\$12,847	\$13,233	\$13,630	\$14,039
Contributions Private Organizations	\$25,750	\$26,523	\$27,319	\$28,139	\$28,983
Transfer to CRA II	\$20,979	\$21,608	\$22,256	\$22,924	\$23,612
PROPOSED PROGRAMMING	\$53,045	\$54,636	\$56,275	\$57,963	\$59,702
Commercial Improvement Grant	\$26,523	\$27,319	\$28,139	\$28,983	\$29,852
Residential Improvement Grant	\$26,523	\$27,319	\$28,139	\$28,983	\$29,852
CAPITAL OUTLAY & DEBT SERVICE	\$11,567	\$11,914	\$12,271	\$12,639	\$13,018

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

APPENDIX

- Vacant Parcel List
- Legal Description
- Establishing Documents



VACANT PARCEL INVENTORY

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

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

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

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

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

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

CRA LEGAL DESCRIPTIONS

CRA 1

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

CRA 2

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

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

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

ESTABLISHING DOCUMENTS

Prepared at the Direction of the Entire City Commission.

RESOLUTION NO. 526

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

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

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

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

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

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

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

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

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

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

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

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

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

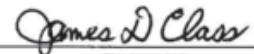
SECTION 5. That this resolution shall become effective as provided in the City Charter.

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

DADE CITY, FLORIDA


MAYOR

ATTESTED:


CLERK

Approved As To Form:

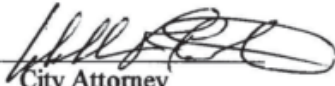

City Attorney

EXHIBIT B

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

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

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

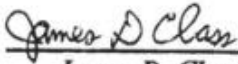
Pursuant to Chapter 163, Part III, Florida Statutes, redevelopment activities are proposed within a certain geographic boundary which is as follows:

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

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

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

City of Dade City


James D. Class
City Clerk

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

MEMO TO: Mayor and Commissioners

FROM: Richard Diamond, City Manager 

DATE: February 2, 1996

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

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

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

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

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

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

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

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

Should you have any questions, please advise.

RD/ma

attachment

f:\memos96\finding.rac

A FINDING OF NECESSITY
FOR A PROPOSED REDEVELOPMENT DISTRICT



DADE CITY REDEVELOPMENT ADVISORY COMMITTEE
OCTOBER, 1995

INTRODUCTION

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

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

The CRA has the following powers under Florida law:

- (1) The power to determine an area to be a slum or blighted area, or combination thereof; to designate such area as appropriate for community redevelopment; and to hold any public hearings required with respect thereto.**
- (2) The power to grant final approval to community redevelopment plans and modifications thereof.**
- (3) The power to authorize the issuance of revenue bonds as set forth in s. 163.385.**
- (4) The power to approve the acquisition, demolition, removal, or disposal of property as provided in s. 163.370(3) and the power to assume the responsibility to bear loss as provided in s. 163.370(3).**

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

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

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

Community Redevelopment Trust Fund

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

Tax Increment Financing (T.I.F.)

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

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

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

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

Revenue Bonds

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

Private and Corporate Donations

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

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

Grants

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

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

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

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

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

Special Assessments

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

Loans

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

PROJECTED TIF REVENUES 1995-2018

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

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

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

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

EXHIBIT 1

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

AD VALOREM

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

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

DEFINITIONS OF SLUM AND BLIGHT

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

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

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

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

BOUNDARIES OF THE PROPOSED REDEVELOPMENT DISTRICT

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

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

EXISTING CONDITIONS OF THE REDEVELOPMENT DISTRICT

1. PROPERTY VALUATION

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

2. CONDITIONS OF STRUCTURES

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

- A. **"S" - Standard Condition** - This means the building is generally in good condition, but the structure may need some cosmetic improvements, routine maintenance (painting, cleaning, etc.), and/or minor repairs (fix windows, doors, hand railings, steps, fencing, roof shingles, etc.) that are not considered to be a major investment in the building.
- B. **"SS" - Substandard Condition** - This means the structure is in need of major repairs to bring it to "Standard" condition. These repairs include major structural repairs to the roof structure, or other supporting part of the building, it lacks an indoor toilet, etc. This corresponds to the "deteriorating" criteria in Section 163.340(7) and (8)a, Florida Statutes.
- C. **"D" - Dilapidated Condition** - This means the structure is in such poor condition that it should be removed; that it appears to be structurally unsound, or that improvements required to bring the structure to "standard" condition would include substantial renovations and that the cost of these renovations may be a large percentage of its current value. This corresponds to the "deteriorated" and "dilapidation" criteria in Section 163.340(7) and (8)(a), Florida Statutes.

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

EXHIBIT 2

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

Source: 1995 RAC Field Survey Report

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

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

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

3. TRANSPORTATION

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

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

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

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

4. PARKING

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

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

5. LAND USE

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

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

7. UNSANITARY OR UNSAFE CONDITIONS

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

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

8. CRIME

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

9. WATER AND SEWER

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

HISTORY OF THE PROPOSED REDEVELOPMENT DISTRICT

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

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

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

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

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

CONCLUSIONS

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

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

The RAC therefore, recommends that the City Commission adopt Resolution No. 526 making a Finding of Necessity under Section 163.355, Florida Statutes; that a CRA be established for the redevelopment of the proposed district.

Rep.rac

Prepared at the Direction of the Entire City Commission.

RESOLUTION NO. 538

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

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

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

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

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

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

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

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

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

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

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

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

The initial members of the committee shall be as follows:

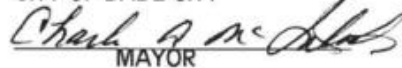
<u>NAME</u>	<u>TERM</u>
Leonard Johnson, Chairman	Two Years
Edward Blommel, Vice Chairman	Three Years
Jean Ward	Three Years
Pete Brock	One Year
Otto Weitzenkorn	One Year
Faye Sanders	Three Years
Grace Bryant	Two Years

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

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

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

CITY OF DADE CITY


MAYOR

ATTEST:


CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

MEMO TO: Mayor and City Commissioners

FROM: Richard Diamond, City Manager



DATE: May 6, 1996

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

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

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

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

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

Should you have any questions, please advise.

RD/ma

attachments

f:\mms096\Res538

MEMO TO: Dade City Redevelopment Advisory Committee (RAC)

FROM: Richard Diamond, City Manager 

DATE: April 11, 1996

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

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

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

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

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

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

RD/ma

attachments

Prepared at The Direction of The Entire City Commission

ORDINANCE NO. 99-0735

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- a. Upon the adoption of this Ordinance providing for funding of the redevelopment trust fund as herein provided, each taxing authority shall, by January 1st of each year, appropriate to such trust fund so long as any indebtedness pledging increment revenues to the payment thereof is outstanding (but not to exceed 30 years) a sum which is no less than the increment as defined and determined in Section 7 of this Ordinance accruing to such taxing authority.
- b. Any taxing authority which does not pay the increment to such trust fund by January 1st shall pay to such trust fund an amount equal to five percent (5%) of the amount of the increment and shall pay interest on the amount of the increment equal to one percent (1%) for each month the increment is outstanding.

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

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

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

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

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

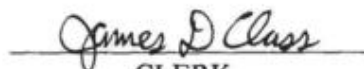
Section 14. This ordinance shall take effect in accordance with the City Charter.

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

DADE CITY, FLORIDA


MAYOR

ATTEST:

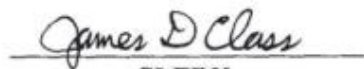

CLERK

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

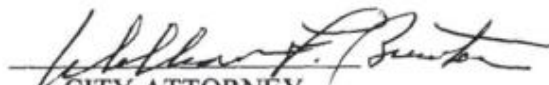
DADE CITY, FLORIDA


MAYOR

ATTEST:


CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

THE TAMPA TRIBUNE
Published Daily
Tampa, Hillsborough County, Florida

State of Florida)
County of Hillsborough) ss.

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

LEGAL NOTICE PASCO EDITION

in the matter of

CITY OF DADE CITY

was published in said newspaper in the issues of

MAY 1, 1999



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

J. Rosenthal

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

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

(SEAL)

Susie Lee Slaton

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

The Dade City City Commission will be holding a meeting on Tuesday, May 11, 1999, at 5:30pm, in the City Commission Chambers at 3809 Meridian Avenue in Dade City. The Board, pursuant to Chapter 183.340 (1) F.S., will be considering the conformity of the proposed Community Redevelopment Plan with the City's Comprehensive Plan.

Immediately following the Planning Board meeting, the City Commission will convene as the Community Redevelopment Agency to hold a public meeting to consider the proposed Community Redevelopment Plan, pursuant to Chapter 183.340 (2) F.S.

Immediately following the Community Redevelopment Agency meeting, the City Commission will convene. During the City Commission meeting, the Commission, pursuant to Chapters 183.340 (4), 183.387 and 184.041, F.S., will hold public hearings for first reading of Ordinance 99-0734 adopting the Community Redevelopment Plan and will hold a first reading of Ordinance 99-0735 adopting the Redevelopment Trust Fund. Second and final readings for both of these ordinances will take place at the City Commission meeting at Tuesday, May 25, 1999, at the City Commission chambers at 3809 Meridian Avenue in Dade City. Interested parties may appear at the public hearings and be heard with respect to the proposed ordinances.

ORDINANCE NO. 99-0734

AN ORDINANCE OF THE CITY COMMISSION OF DADE CITY, FLORIDA, PURSUANT TO FLORIDA STATUTE 181.10, APPROVING AND ADOPTING THE DADE CITY REDEVELOPMENT PLAN (IMPLEMENTING ACTIONS TAKEN BY THE CITY COMMISSION OF DADE CITY IN RESOLUTIONS 122 AND 132) FURTHER IMPLEMENTING THE PROVISIONS OF FLORIDA STATUTE 181.10, PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR DEFINITIONS; PROVIDING FOR CAPITAL PROJECTS AND PROGRAMS TO BE IMPLEMENTED AS PART OF THE SAID REDEVELOPMENT PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 99-0735

AN ORDINANCE OF THE CITY COMMISSION OF DADE CITY, FLORIDA, PURSUANT TO FLORIDA STATUTE 181.10, PROVIDING FOR THE CREATION AND ADMINISTRATION OF A COMMUNITY REDEVELOPMENT TRUST FUND FOR THE DADE CITY REDEVELOPMENT AREA AS SET FORTH IN ORDINANCE NO. 99-0734 OF THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA; PROVIDING FOR THE DURATION OF THE COMMUNITY REDEVELOPMENT PLAN; DESIGNATING THE COMMUNITY REDEVELOPMENT TRUST FUND AS THE REVENUE FUND PURSUANT TO FLORIDA STATUTE 181.10(1); PROVIDING FOR THE ADMINISTRATION BY THE DADE CITY COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR EXPENDITURE OF FUNDS ON GENERAL PURPOSE GOVERNMENT BUILDINGS; PROVIDING FOR DEFINITIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

The Community Redevelopment Area, subject to these ordinances, is that area of downtown Dade City generally bounded on the south by New and Avenue, bounded on the west by 1st Street, bounded on the north by Whitehouse Avenue and on the east by the U.S. 98 Bypass.

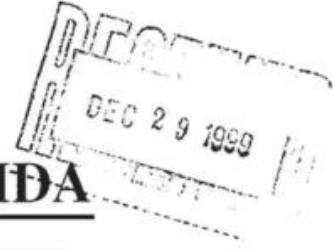
The general scope of the Redevelopment Plan is to set a framework and develop a list of projects intended to strengthen and revitalize the business, residential areas and public fabric of the redevelopment area. An analysis of existing conditions has been performed; redevelopment goals, and economic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

The proposed plan was adopted by the City Commission on May 11, 1999.



PASCO COUNTY, FLORIDA

OFFICE OF THE COUNTY ATTORNEY



Robert D. Sumner
County Attorney

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

December 27, 1999

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

Re: Pasco County Ordinance No. 99-29

Dear Doug:

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

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

Sincerely yours,

Robert D. Sumner
County Attorney

RDS:lp
Enclosure

BY COMMISSIONER _____

ORDINANCE NO. 99-29**AN ACT TO BE ENTITLED**

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



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

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

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

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

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

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

SECTION 1 SCOPE

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

SECTION 2 RECITAL

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

SECTION 3 AUTHORIZATION AND CRITERIA FOR ANNUAL FUNDING

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

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

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

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

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

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

SECTION 4 INCLUSION IN THE CODE.

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

SECTION 5 SEVERABILITY.

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

SECTION 6 EFFECTIVE DATE.

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

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

BY: Jed Pittman

JED PITTMAN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDABY: Pat Mulieri

PAT MULIERI, Ed. D. Chairman

APPROVED**DEC 21 1999**

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

BY: Rich 3rd

Attorney

DADE CITY'S REDEVELOPMENT ORD DRAFT 1/DE/bw

3

STATE OF FLORIDA
COUNTY OF PASCO

THIS IS TO CERTIFY THAT THE FOREGOING IS A
TRUE AND CORRECT COPY OF THE ORIGINAL OF REC-
ORD IN MY OFFICE. WITNESS MY HAND THE COUN-
TY'S OFFICIAL SEAL THIS 21th December 1999

JED PITTMAN, CLERK TO THE BOARD

BY: Pat Mulieri

D.C.



CITY OF DADE CITY

"Proud Heritage, Promising Future"

2026 Plan

Central Business District - Downtown Overlay

Central Business District Overlay

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Central Business District Overlay

1. Purpose

The purpose of the Central Business District Overlay is to promote the revitalization, preservation, and economic development of the historic center of the City of Dade City as the community's primary civic, cultural, and commercial focal point. The district is intended to function as a pedestrian-oriented, mixed-use district that serves residents, businesses, and visitors while maintaining the historic character and small-town identity that define Downtown Dade City. The area supports a compatible mix of retail, restaurant, office, residential, civic, and cultural uses that contribute to an active and economically sustainable downtown environment, with an emphasis on locally oriented businesses, specialty retail, dining, and professional services that complement the historic setting. Big box retail and auto oriented uses are discouraged in order to preserve the pedestrian scale and character of the district. Development and redevelopment within the Central Business District should reinforce traditional development patterns, encourage active ground floor uses, support walkability through context sensitive design and streetscape improvements, and promote the preservation and adaptive reuse of historic structures. Consistent with community redevelopment objectives, the City supports efforts to address blighting conditions, encourage reinvestment, and enhance the appearance and functionality of the district through façade improvement programs, building rehabilitation, strategic infill development, and the use of economic incentives and public private partnerships, collectively strengthening Downtown Dade City as the City's historic and economic heart and a vibrant destination for residents, businesses, and visitors.

Central Business District 1 (CBD 1) – Downtown Core District

The Downtown Core is the economic and civic heart of Dade City. This zone is designated to support the highest concentration of commercial, professional, and live-work activity while maintaining the historic character of the district. It emphasizes walkability, active ground floor uses, and a dense, mixed use environment.

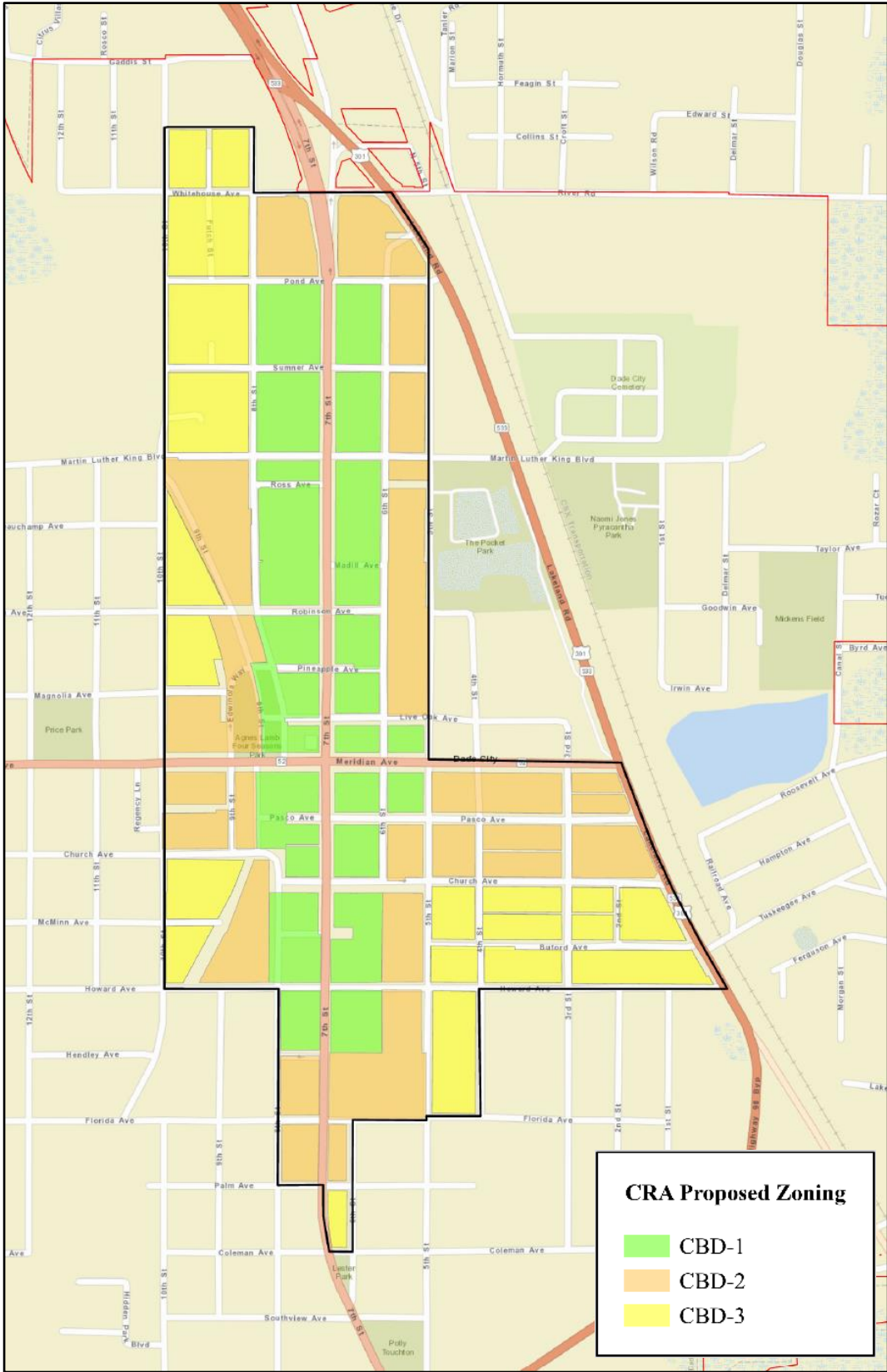
Central Business District 2 (CBD 2) – Downtown Gateway District

The Downtown Gateway serves as a transitional area connecting surrounding neighborhoods to the Core. This zone emphasizes smaller scale retail and service businesses, mixed with residential uses, creating a welcoming, pedestrian friendly entry into the historic downtown.

Central Business District 3 (CBD 3) – Downtown Neighborhood District

The Downtown Neighborhood is primarily residential and supports the continuation of a livable, small town atmosphere. This zone preserves historic homes, encourages compatible infill housing, and provides a quiet, walkable environment while maintaining proximity to downtown amenities.

DADE CITY DOWNTOWN OVERLAY DISTRICTS



Use Standards



- 2. Use Standards** – The following section provides information regarding the Permitted and Conditionally Permitted uses for each of the Central Business District Sub-zones.

2.1 - Central Business District 1 (CBD-1) – Downtown Core

All uses permitted in the Central Business District shall contribute to the vibrancy of the Plan Area. Restaurants, services and retail uses shall help promote the Core as a “specialty” retail and activity center, providing high-end, unique yet quality goods and services. As a “specialty” retail and activity center, the Core is not appropriate for discount retail uses.

In order to ensure that Downtown is the most densely developed part of the City, and in order to sustain a high level of pedestrian and retail activity, mixed-use buildings are required for all parcels fronting Seventh Street, and encouraged throughout the Downtown Core. All uses permitted in the Downtown Core shall be required to comply with the City’s Central Business District Overlay district. In addition, all noise generating uses shall be required to comply with the noise level standards, and all new residential uses shall be required to utilize construction methods necessary to comply with the interior noise thresholds, established in the Dade City Code of Ordinances more specifically Chapter 42, Article II.

New single-story buildings shall not be allowed, except within CBD-3 Downtown

Neighborhood District, where new buildings may be one story to maintain the scale of the adjacent residential areas.

2.1.1 Central Business District 1 (CBD 1) – Downtown Core District - Permitted Ground Floor Uses

Mixed Use Buildings are required on Seventh Street: All buildings fronting Seventh Street in Downtown Core are required to be “mixed-use” (except as provided for in sections 2.1.D, 2.2 and 2.3 below), defined for this Plan Area as the vertical combining of ground-floor retail sales and service uses or eating and drinking establishments, with permitted upper floor uses such as residential or office in the same building.

A. Retail Sales and Services including the following:

1. Specialty Food Retail, including the following and similar specialty foods: Groceries/Specialty Market/Market Hall (separate retail food uses (e.g. meat, fish, bakery, deli, produce, etc.) that combine to create a market)/Drug Stores; Chocolate/candy; General gourmet; Ice cream; Pastry/desserts; Yogurt/dairy; Doughnuts/bakery; Wine Shops and wine tasting; and similar specialty foods.
2. Specialty Goods Retail, including the following and similar specialty goods uses: Cooking supplies/culinary; General house wares; Decorator/arts and

design centers (including tile, floor and wall coverings); Specialty hardware; Antique stores selling high-quality used goods (this category excludes thrift and second-hand stores); Party supplies; Lamps/lighting; Household accessories; Books/magazines/stationery; Music/instruments.

3. Quality Goods Retail, including the following, and similar uses: Small crafts; Specialty furniture; Clothing (including consignment stores that sell both gently used and new clothing and accessories)/shoe stores; Stereo/video or computers; Cameras/photography; Sporting goods; Bicycle shops; Outdoor/sports clothing and supplies; Toys/games; Cards/gifts; Jewelry; Watches/clocks; Beauty/cosmetics; Plants/flowers. Thrift stores, donation centers, and similar retail uses are not permitted.
4. Business Services, excluding sales and storage of heavy equipment – businesses that generate a significant amount of foot traffic, such as Computer and Office Supply, Photocopy Shops, Photo Finishers, and Print Shops.
5. State Licensed Banks and Financial Institutions, excluding check cashing stores.
6. Permitted and fully-conforming retail uses that occupy a ground-floor retail storefront may have an outdoor display area within the public right-of-way (sidewalk area only) and upon outdoor private property between a storefront and the public right-of-way consistent with Outdoor Display Permit application procedures specific to outdoor merchant display uses.
7. Smoke Shops and Medical Marijuana Dispensaries are prohibited.

B. Eating and Drinking Establishments including the following uses:

1. Restaurants, including those serving alcoholic beverages or providing entertainment, provided this activity is clearly ancillary to food service.
2. Establishments serving wine and/or beer and providing ancillary food service is permitted. Ancillary entertainment is also permitted with this type of use.
3. Drive-up or drive-in restaurants are not permitted.
4. Outdoor dining uses may be permitted within the public right-of-way (sidewalk and/or flexible zone areas) consistent with the Outdoor Dining Permit application procedures specific to outdoor dining uses. The number of parking spaces converted to outdoor dining use shall be limited to 25 percent of all parking spaces on Seventh Street between Church Avenue and Martin Luther King Boulevard. The City reserves the right to limit the number of parking spaces that may be converted to outdoor dining use based on the cumulative effect of the loss of parking spaces on a block by block basis.

C. Publicly Owned Parking Facilities.

- D. Performing Arts, Civic & Cultural Facilities, including libraries, public recreation facilities, museums, art galleries, movie theaters and auditoriums (these uses are exempt from the mixed-use requirement for newly constructed buildings on First Street).

- E. Accessory Uses and Structures: Including signage, parking facilities, trash and utility enclosures, and enclosed storage.
- F. Public and quasi-public uses and public utilities.
- G. Additional Uses Permitted: Other similar and compatible uses deemed by the Community Development Director to meet the purpose and intent of the Downtown Specific Plan.

2.1.2 Central Business District 1 (CBD 1) – Downtown Core District - Permitted Upper Floor Uses

Upper floor uses are encouraged to provide more residential and small office uses.

- A. Multi-Family and Attached Single Family Residential.
- B. Retail Sales and Service uses (as defined in Section 2.1.A above) are permitted on upper-floors if internally connected to and operated in conjunction with the ground-floor use.
- C. Eating and Drinking Establishments, including those serving alcoholic beverages or providing entertainment, provided this activity is clearly ancillary to food service.
- D. Business, Professional, and Government Offices.
- E. Medical and Dental Offices.
- F. Health and Exercise Clubs.
- G. Lodging or other establishments engaged in the provision of temporary or travel accommodation on a less than monthly basis, including bed and breakfasts, hostels, hotel, motel and inns, single unit rentals, and temporary housing facilities.
- H. Other business services that do not generate significant foot traffic, such as travel agencies, & small appliance repair.
- I. Publicly Owned Parking Facilities.
- J. Personal Services, including the following uses: Photographer, Hair and Nail Salons, Shoe Repair, Day Spa, Full Service Salon.
- K. Instructional facilities, tutoring, learning centers and schools for music, art, cosmetology, dance, and martial arts.
- L. Additional Uses Permitted: Other similar and compatible uses deemed by the Community Development Director to meet the purpose and intent of the Downtown Specific Plan.

M. Smoke Shops and Medical Marijuana Dispensaries are prohibited.

2.1.3 Central Business District 1 (CBD 1) – Downtown Core District – Conditionally Permitted Uses

Findings for Conditional Uses along First Street must document the potential for the use to contribute to pedestrian activity and to provide interesting displays or views into the business. Conditional Uses must also be appropriate to the area and compatible with nearby uses.

A. The following uses are permitted on the ground level, upon granting of a Conditional Use Permit:

1. Bars and Nightclubs, including establishments providing entertainment or permitting dancing, and establishments serving alcoholic beverages (other than beer and wine) not clearly ancillary to food service.
2. Public Halls, Clubs, Lodges, Community Recreational Centers, and Meeting Facilities.
3. Commercial Amusement and Entertainment Establishments, including Movie Theaters.
4. Additional Uses Permitted with a Conditional Use Permit: Other similar and compatible uses deemed by the Planning Commission to meet the purpose and intent of the Downtown Specific Plan.

B. The following uses are permitted on upper stories, upon granting of a Conditional Use Permit:

1. Stand-alone Retail Sales and Service Uses (as defined in 2.1.A above), that are not associated with and connected to a ground floor use.
2. Bars and Nightclubs, including establishments providing entertainment or permitting dancing, and establishments serving alcoholic beverages not clearly ancillary to food service.
3. Public Halls, Clubs, Lodges, Community Recreational Centers, and Meeting Facilities.
4. Additional Uses Permitted with a Conditional Use Permit: Other and similar compatible uses deemed by the Planning Commission to meet purpose and intent of the Downtown Specific Plan.

2.2 Central Business District 2 – Downtown Gateway

All uses permitted in the Gateway Plan Areas shall support the revitalization of the Downtown Core, by providing uses that are compatible with, but do not compete with, the goods and services provided in the Downtown Core. All uses permitted in the Downtown Gateway Districts shall be required to comply with the noise level standards , and all new residential uses shall be required to utilize construction methods necessary to comply with the interior noise thresholds, established for the Downtown in Section 7 of this Chapter.

2.2.1 Central Business District 2 – Downtown Gateway - Permitted Ground Floor and Upper Floor Uses

The following uses are permitted on all floors:

- A. Multi-Family and Attached Single Family Residential, Supportive Housing Options that may or may not have on-site medical services provided to residents.
- B. Live-Work – residential living spaces may include an integrated work space, provided the work space has a ground-floor storefront expression and upper-floor workspaces are internally connected to and operated in conjunction with the ground-floor, principally used by one or more of the residents. Work activity is limited to business (primarily office), the making of arts and crafts, including painting, graphic production, photography, print, ceramics, and sculpture, and other activities compatible with residential use. Activities that require hazardous assembly, including fabrication, manufacturing, repair or processing operations such as welding and woodworking (with more than three fixed pieces of equipment) shall not be permitted. The maximum number of employees not including the owner/occupant is limited to two. Permitted work activities shall be classified as a business and shall be subject to all applicable City, County, and State Regulations.
- C. Business, Professional, and Government Offices, provided that ground floor offices have a storefront expression; i.e. with large street-fronting windows permitting visibility into the establishment.
- D. Medical and Dental Offices, provided that ground floor offices have a storefront expression; i.e. with large street-fronting windows permitting visibility into the establishment.
- E. Health and Exercise Clubs.
- F. Lodging or other establishments engaged in the provision of temporary or travel accommodation on a less than monthly basis, including bed and breakfasts, hostels, hotel, motel and inns, single unit rentals, and temporary housing facilities.
- G. Other business services that do not generate significant foot traffic, such as travel agencies, & small appliance repair.
- H. Publicly Owned Parking Facilities.
- I. Public Utilities, Performing Arts, Civic and Cultural Facilities.

- J. Groceries, Specialty Market, Market Halls (separate retail food uses (e.g. meat, fish, bakery, deli, produce, etc.) that combine to create a market) and Drug Stores are permitted on the ground-floor, and are permitted on upper- floors if internally connected to and operated in conjunction with the ground-floor use.
- K. Neighborhood Serving Uses – small shops that serve the convenience needs of nearby residential, limited to full service deli, dry cleaner, laundromat, tailoring, watch repair and postal annex are permitted on the ground- floor only (Liquor stores, Smoke Shops, Medical Marijuana Dispensaries and similar uses are prohibited).
- L. Personal Services, including the following uses: Photographer, Hair and Nail Salons, Shoe Repair, Day Spa and Full Service Salon.
- M. Instructional facilities, tutoring, learning centers and schools for music, art, cosmetology, dance, and martial arts.
- N. Single-family homes in existence at the time of adoption of the over-lay district. These structures are considered conforming and are allowed to be modified, expanded and improved.
- O. Additional Uses Permitted: Other similar and compatible uses deemed by the Community Development Director to meet the purpose and intent of the Downtown Specific Plan.

2.2.2 Central Business District 2 - Gateway – Conditionally Permitted Ground Floor and Upper Floor Uses

Findings for Conditional Uses must document the potential for the use to contribute to pedestrian activity and to provide interesting displays or views into the business. Conditional Uses must also be appropriate to the area and compatible with nearby uses.

A. The following uses are permitted upon granting of a Conditional Use Permit:

- 1. Public and quasi-public buildings, including uses of an educational, religious, or public service nature (i.e. schools, adult training facilities, churches, public and non-profit organizations).
- 2. Day and Child Care Centers, Day Care Homes, and Residential Care Homes.
- 3. Detached Single Family Residential
- 4. Commercial Amusement and Entertainment Establishments, including Movie Theaters.
- 5. Additional Uses Permitted with a Conditional Use Permit: Other similar and compatible uses deemed by the Community Development Director to meet the purpose and intent of the Downtown Specific Plan.

2.3 Central Business District 3 – Downtown Neighborhood

All uses permitted in the Downtown Neighborhood Plan Areas shall be supportive of the existing residential neighborhoods and compatible with the historic character of these areas. All new buildings shall maintain compatibility with the historic character of the neighborhoods existing, historic residential buildings.

All uses permitted in the Downtown Neighborhood Plan Areas shall be required to comply with the City's noise level standards, and all new residential uses shall be required to utilize construction methods necessary to comply with the interior noise thresholds.

2.3.1 Central Business District 3 – Downtown Neighborhood - Permitted Ground Floor and Upper Floor Uses

- A. Multi-Family Residential
- B. Attached Single Family Residential
- C. Detached Single Family Residential.
- D. Lodging or other establishments engaged in the provision of temporary or travel accommodation on a less than monthly basis, including bed and breakfasts, hostels, hotel, motel and inns, single unit rentals, and temporary housing facilities.
- E. Home Occupations
- F. Neighborhood Serving Uses limited to small grocery stores, deli, dry cleaners -drop off only, laundromats, and coffee shop (up to 1,800 square feet per use). Liquor, smoke shops and medical marijuana dispensaries are prohibited. Neighborhood Serving uses are limited to the ground-floor only.
- G. Day Cares serving up to 6 children
- H. Additional Uses Permitted: Other similar and compatible uses deemed by the Community Development Director to meet the purpose and intent of the Downtown Specific Plan.

2.3.2 Central Business District 3 – Neighborhood – Conditionally Permitted Ground Floor and Upper Floor Uses

- A. Public and Quasit-public uses – Public and quasi-public buildings, including uses of an educational, religious, or public service nature (i.e. schools, adult training facilities, churches, public and non-profit organizations)..
- B. Day cares serving more than 6 children
- C. Public halls, clubs, lodges and community recreational centers
- D. Business, Professional, Government, Medical and Dental Offices
- E. Additional Uses Permitted with a Conditional Use Permit: Other similar and compatible uses deemed by the Community Development Director to meet the purpose and intent of the Downtown Specific Plan.

Development Standards



3. DEVELOPMENT STANDARDS

3.1 Central Business District 1 - Downtown Core Area

In order to ensure that Downtown is the most urban, densely developed part of the City, development shall be allowed to the highest intensities.

3.1.1 Residential Density.

A. Minimum density of 15 dwelling units per acre and a maximum density of 20 dwelling units per acre. Density shall be calculated on a project-wide basis.

B. Mixed-use developments shall have no minimum density required for residential uses located above the first floor where non-residential uses are located on the ground floor.

C. Where unique site constraints prevent this density, and in locations where the Planning Commission finds that providing residential at a higher density would be incompatible with the scale and character of existing historic buildings or residential uses, residential development may occur at a minimum density of 10 dwelling units per acre, subject to the granting of a Conditional Use Permit.

3.1.2 Height

A. Height requirements are intended to ensure that the heights of new buildings are compatible with the character of the Plan Area.

B. New buildings must maintain a height of two (2) floors and twenty (20) feet.

C. Height, as measured from the average contact ground level at the front wall of the building to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the mean height level between eaves and ridge of gable, hip, or gambrel roofs.

D. Maximum height for all uses shall be four (4) floors and sixty feet (60').

E. Accessory buildings, including non-dwelling units such as freestanding garages for individual residential units, service structures and tool sheds, may be a maximum of fifteen (15) feet.

F. Exceptions

1. Podium or partially submerged parking levels may project beyond the sidewalk or average finished grade for an average of four (4) feet. On lots that slope, the tallest part of the podium level may not exceed five (5) feet. Podium and partially submerged parking levels shall not count as a floor.

2. Special Architectural Features, such as uninhabited towers (clock, bell, observation) or entry volumes may exceed the maximum height by no more than ten (10) feet, where

proportionate and consistent with building design, if approved by the City. Towers or other volumes should not extend for more than twenty (20) feet in any horizontal direction.

3. Rooftop Structures, such as elevator and mechanical equipment enclosures or roof deck trellises and gazebos, may exceed the height limit by ten (10) feet, provided they are set back a minimum of ten (10) feet from building walls and are screened on all sides by a parapet or sloping roof that is architecturally integrated with the building design.

3.1.3 Setbacks

In order to bring storefront activity and window displays up to the public right-of-way, the majority of all building frontages (except residential) are required to be built to the property line.

3.1.4 Street Frontage Setbacks (excluding alleys)

A. For all uses except residential, a minimum of seventy (70) percent of the building frontage must be built to the property line. A maximum of thirty (30) percent of the building frontage may be recessed to provide for entryways, street-facing courtyards, and similar features.

B. For residential uses, there is no minimum setback (i.e. uses may be built to the property line); maximum setback is twenty (20) feet.

C. At corner parcels, setback/built-to requirements apply to both street frontages.

D. Special Condition: Building Overhangs - Trellises, canopies and awnings may extend horizontally into the public right-of-way, up to six (6) feet. These overhangs must provide a minimum of eight feet (8') clear height above sidewalk grade.

E. Exemptions:

1. Performing Arts and Civic and Cultural facilities are exempt from the street frontage setback requirements if a public pedestrian plaza is constructed along the street area.

3.1.5 Side Setbacks

A. For all uses, minimum side setback is zero, and maximum setback is ten (10) feet (except for driveways and pedestrian pathways).

B. Exemptions:

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

3.1.6 Rear setbacks

A. There are no rear setback requirements in the Downtown Core District

3.1.7 Setbacks for Parking Lots and Structures

A. At grade parking lots shall be set back a minimum of five (5) feet from all property lines, and landscaped as described in Landscaping & Screening, below.

B. Freestanding parking structures may be built to the property line.

3.1.8 Site Development – Block Pattern

All new development must relate to the existing City structure of streets and blocks. New streets shall conform to the direction and orientation of existing streets.

A. New streets shall conform to a pattern of generally rectilinear blocks, with new streets and access drives linking orthogonally to surrounding City streets.

B. For sites having more than 200 feet of street frontage, all new development shall match the typical block increment of three hundred (300) feet in length by two hundred (200) feet in depth, and shall not exceed a block size of four hundred (400) feet in length by three hundred (300) feet in depth, where feasible. Where achievement of this block size is not feasible, blocks should be subdivided with alley streets or pedestrian pathways.

3.1.9 Driveway Access

A. Driveway access must be from alleys, rear parking areas and streets other than Seventh Street. New curb cuts are not allowed on Seventh Street between Howard Avenue and Robinson Avenue.

B. The maximum number of curb cuts associated with a single building is one (1) two-way curb cut or two (2) one-way curb cuts. Otherwise, the maximum number of curb cuts is one (1) two-way curb cut or two (2) one-way curb cuts per one hundred fifty (150) feet of street frontage.

C. The minimum width of driveways/ curb cuts is ten (10) feet; the maximum width of driveways/curb cuts is twelve (12) feet for one-way and twenty-four (24) feet for two-way driveways.

D. Driveway setbacks must be a minimum of five (5) feet from adjoining private properties, and a minimum of three (3) feet from adjacent buildings.

E. Service access must be from alleys and rear parking areas wherever possible. Where only curbside service is possible, such service must be located along streets other than Seventh Street.

F. Adequate access for garbage, recycling, food waste collection vehicles, and emergency vehicles must be provided.

3.1.10 Open Space

Commercial and office developments are required to provide publicly accessible open space in the form of parks, greens, squares, plazas or widened sidewalks for public use. Residential uses are required to provide accessible common outdoor space for the development, as well as private open space (e.g. balconies or patios accessible only to the dwelling/dwellings served) for all residential units.

A. Commercial and Office Development: Developments of greater than 10,000 square feet shall provide a minimum of one hundred (100) square feet of usable publicly accessible open space for every 2,000 square feet of ground floor commercial space constructed, and a minimum of one hundred (100) square feet of usable open space for every 1,000 square feet of office space constructed. Open space may be constructed on-site, or off-site if located within the Downtown Core Plan Area, or through payment of an in-lieu fee. 1. Special Condition: Ground-floor retail establishments located on Seventh Street shall be exempt from this open space requirement.

B. Residential and Mixed Use Developments: Outdoor space shall be provided at a minimum of one hundred fifty (150) square feet of accessible open space and sixty (60) square feet of private open space per residential unit. Private open space shall be provided on-site. Development accessible open space shall be provided as described below: 1. Residential Project Site 0.5 Acre or Less: Shall provide required open space on-site, off-site, through payment of an in-lieu fee, or any combination of the above.

1. Residential Project Site Greater Than 0.5 Acre: Shall provide 10 percent of required public open space on-site for every 4,500 square feet of site area (or portion thereof) over 0.5 acre. Remaining required public open space shall be provided on-site, off site, through the payment of an in-lieu fee, or any combination of the above.

2. Mixed-Use Project Site 1 Acre or Less: Shall provide required public open space on-site, off-site, through the payment of an in-lieu fee, or any combination of the above.

3. Mixed-Use Project Site Greater Than 1 Acre: Shall provide 10 percent of required public open space on-site for every 4,500 square feet of site area (or portion thereof) over 1 acre. Remaining required public open space shall be provided on-site, off-site, through the payment of an in-lieu fee, or any combination of the above.

C. For Mixed-Use Developments, commercial/office and residential open space requirements shall be calculated separately (based on the requirements of sections 6.3.A and 6.3.B above) and then added together to reach the total square footage of public open space required.

D. Hardy Trail: All new developments located on parcels backing onto the Hardy Trail right-of-way may meet up to 25% of the publicly accessible open space requirement through amenity upgrades to the trail including the installation of water stations, benches, trash receptacles, foot path lighting, bike racks or repair stations, etc. Final approval of proposed amenities must be equal in value to the in-lieu fee and approved by City staff.

E. For all open spaces, usable open space is defined as an area that is not encumbered with any substantial structure, and is not devoted to use as a street, parking area, sidewalk or waste disposal field. Open space provision shall not include required setback areas. (Please refer to the Design Standards and Guidelines for Site Improvements, Furnishings, Landscape and Lighting for design of open space).

1. Minimum dimension for usable publicly accessible open space in any single direction is twelve (12) feet.

2. For private open space within multi-family structures, open space may be provided through porches, balconies, decks, yard, terraces, and patios. Minimum dimension for private open space in any single direction is six (6) feet if provided as part of a porch or balcony; and eight (8) feet if provided as a deck, yard, terrace or patio.

3. Unless otherwise noted, any open space provided off-site shall be located within the same plan area as the project site (Downtown Core, Downtown Boulevard Gateway, etc.) or within 500 feet of the project site.

4. Any open space provided off-site must be a minimum of 1,000 square feet in size.

5. For projects opting to pay an in-lieu fee to meet all or a portion of their open space requirements, the fees shall be subject to the provisions of the Downtown District Plan Open Space Program.

F. All public open spaces provided as part of the minimum requirement shall be publicly accessible during daylight hours, and shall be designed to connect with public rights-of-way and adjacent public open spaces in the vicinity.

G. For any public open space provided on- or off-site, the site plan layout shall provide appropriate paths, landscaping, and other amenities (i.e. benches, tables, fountains, shade structures, etc.) for the recreation and enjoyment of on-site users and the public.

H. For all developments, the developer shall prepare binding agreements ("CC&R's") addressing issues of common interest in terms of maintenance of public accessibility to open space, tree planter areas, planting strips, and walks.

3.1.11 Landscaping & Screening

A. At Service and Parking Areas, where commercial development is sited adjacent to residential buildings, attractive screen fencing or walls must be provided along the property line(s). A five (5) foot planting area must be established adjacent to the screening fence or wall with trees at a maximum spacing of twenty (20) feet on center.

B. Utility, Trash, Recycling, Food Waste and Service Equipment, including satellite receiving dishes, must be located away from streets and enclosed or screened by landscaping, fencing or other architectural means.

C. Rooftop equipment must be screened on all sides and must be integrated architecturally in the building design. Trash facilities and recycling containers must always be within structural enclosures.

3.1.12 Utility Easement

A. All public utility easements must be provided under or immediately adjacent to new public rights-of-way or within other public easement areas acceptable to the City Engineer.

3.1.13. Exterior Noise Levels

A. For those permitted land uses in the Downtown generating noise, Exterior Noise Levels may not exceed a maximum exterior decibel rating of 75 dBA from 7:00a.m. to 12:00a.m.

B. For those permitted land uses in the Downtown generating noise, Exterior Noise Levels may not exceed a maximum exterior decibel rating of 65 dBA from 12:00a.m. to 7:00 a.m.

C. Exception: Emergency equipment and emergency generators used for public uses and public utilities may exceed this requirement during testing and emergency operation.

3.1.14 Interior Noise Levels

A. All new residential building spaces must be improved or constructed in such a manner that noise levels do not exceed a maximum decibel rating of 45 dBA with windows closed, assuming 85 dBA on the first floor and an exterior noise level of 75 dBA. If noise analysis assumes closed windows 100% of the time, a fresh air ventilation system must be utilized.

3.1.15. Historic Structures - Conversions of Existing Historic Structures

To encourage appropriate rehabilitation of historical resources, all historical resources within the Downtown area may utilize the Historic Preservation Guidelines identified in Chapter 5 of the Downtown Design Guidelines.

3.2 Central Business District 2 - Downtown Gateway Area

New development shall occur at densities that transition from high intensities in the Downtown Core to lower intensities in the surrounding neighborhoods.

3.2.1 Residential Density / Lot Size.

- A. Minimum density of 10 dwelling units per acre and a maximum of 15 units per acre.
- B. Along Seventh Street, and on properties east and west of Seventh Street with a Conditional Use Permit, residential development may occur up to a maximum density of 20 dwelling units per acre.
- E. Where unique site constraints prevent this density, and in locations where the Planning Board finds that providing residential uses at a higher density would be incompatible with the scale and character of existing historic buildings or residential uses, residential development may occur at a minimum density of 8 dwelling units per acre, subject to the granting of a Conditional Use Permit.
- F. In mixed-use residential developments, the area dedicated to a child care component is exempted from and shall not be calculated as part of the minimum density requirement.

3.2.2 Height

Height as measured from the average contact ground level at the front wall of the building to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the mean height level between eaves and ridge or gable, hip, or gambrel roofs.

- A. Buildings may not exceed a maximum height of four (4) floors and sixty (60) feet.
- B. New building shall maintain a minimum height of two (2) floors and twenty (20) feet.
- C. Partially submerged parking levels projecting not more than four (4) feet above average finished grade do not count as a floor and may increase the maximum building height to Sixty-four (64) feet.
- D. Accessory buildings, including non-dwelling units such as freestanding garages for residential units, service structures and tool sheds, may not exceed a maximum of fifteen (15) feet.
- E. Exceptions:
 - 1. Special Architectural Features, such as uninhabited towers (clock, bell, observation) or entry volumes, may exceed the maximum height by no more than ten (10) feet, where proportionate and consistent with building design, if approved by the City. Towers or other volumes should not extend for more than twenty (20) feet in any horizontal direction.
 - 3. Rooftop Structures, such as elevator and mechanical equipment enclosures or roof deck trellises and gazebos, may exceed the height limit by ten (10) feet, provided they are set back a minimum of ten (10) feet from building walls and are screened on all sides by a parapet or sloping roof that is architecturally integrated within the building design.

3.2.3 Setbacks

Nonresidential buildings must be built within twenty (20) feet of the property line in order to draw activity up to the public right-of-way. In order to ensure residences fronting Seventh Street are protected from the high-traffic nature of Downtown's main street, residential buildings are required to have a greater setback.

3.2.4 Street Frontage Setbacks

- A. For all non-residential uses there is no minimum setback ; (i.e. uses may be built to the property line); the maximum setback is twenty (20') feet.
- B. In mixed-use buildings, residential uses above ground-floor commercial/office uses may be built to the property line on street frontages.
- C. For residential uses along Seventh Street, the minimum setback is twenty (20') feet, and may be reduced to fifteen (15) feet with a vertical rise of at least two (2) feet between the building entry level and the adjacent sidewalk .
- D. For residential uses on all other streets, the minimum setback is fifteen (15) feet.
- E. At corner parcels, setback/build-to requirements apply to both street frontages.
- F. Exceptions: Front entrances, entrance porticos, porches, stairs, canopies and special architectural features may extend a maximum of six (6) feet into the setback area. The total linear building frontage encroaching into the setback area may not exceed one- half (1/2) of the total length of the building mass.

3.2.5 Side Setbacks

- A. For detached single-family residential uses, the minimum side setback is five (5) feet. The minimum side setback shall be increased five (5) feet for every story above the first.
- B. On Seventh Street there is no minimum setback (except for detached single-family residential uses).
- C. On all other streets, for all uses except detached single-family residential the minimum side setback at the project boundary is five (5) feet. The minimum side setback shall be increased five (5) feet for every story above the first.

Buildings may be built in a stair-step pattern to meet this requirement. A reduction in the side yard setback may be considered under a Conditional Use Permit (Planning Board review and approval) based on compatibility with adjoining uses.

3.2.6 Rear Setbacks

A. For all uses, minimum rear setback is fifteen (15) feet. Minimum rear setback shall be increased five (5) feet for every story above the first. Buildings may be built in a stair-step pattern to meet this requirement.

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

3.2.7 Setbacks for Parking Lots and Structures

A. At-grade parking lots shall be set back a minimum of five (5) feet from all side property lines and five (5) feet from rear property lines, and landscaped as described in Landscaping & Screening, below.

B. Freestanding parking structures shall be set back a minimum of ten (10) feet from side property lines and fifteen (15) feet from rear property lines, and landscaped as described in Landscaping & Screening, below.

3.2.8 Site Development – Block Pattern

A. All new development must relate to the existing City structure of streets and blocks. New streets shall conform to the direction and orientation of existing City streets.

B. New streets shall conform to a pattern of generally rectilinear blocks, with new streets and access drives linking orthogonally to surrounding City streets .

C. For sites having more than 200 feet of street frontage, all new development shall match the typical block increment of three hundred (300) feet in length by two hundred (200) feet in depth, and shall not exceed a maximum block size of four hundred (400) feet in length by three hundred (300) feet in depth. Where achievement of this block size is not feasible, blocks should be subdivided by separating continuous buildings with alley streets or pedestrian spaces.

3.2.9 Driveway Access

A. Alley access, leading to residential garages located to the rear of buildings, is required of residential buildings where possible.

B. The maximum number of curb cuts associated with a single building must be one (1) two-way curb cut or two (2) one-way curb cuts. Otherwise , the maximum number of curb cuts is one (1) two-way curb cut or two (2) one-way curb cuts per one hundred fifty (150) feet of street frontage.

C. The minimum width of driveways/ curb cuts is ten (10) feet; the maximum width of driveways/curb cuts is twelve (12) feet for a one-way driveway and twenty-four (24) feet for a two-way driveway.

D. Driveway setbacks must be a minimum of five (5) feet from adjoining properties, and a minimum of three (3) feet from adjacent buildings.

E. Service access must be from alleys and rear parking areas wherever possible. Where only curbside service is possible, such service must be located along streets other than Seventh Street.

F. Plan for adequate access for garbage, recycling, food waste collection vehicles, and emergency vehicles.

3.2.10 Open Space

Retail and office developments are required to provide publicly accessible open space in the form of parks, greens, squares, plazas or widened sidewalks for public use. Residential uses are required to provide publicly accessible common outdoor space for multifamily developments, as well as private open space (e.g. balconies or patios accessible only from the dwelling served) for all residential units.

A. Commercial Development: Developments of greater than 50,000 square feet shall provide a minimum of one hundred (100) square feet of usable public open space for every 2000 square feet of ground floor retail space constructed , and a minimum of one hundred (100) square feet of usable open space for every 1000 square feet of office space constructed. Open space may be constructed on-site, or off-site if located within 500 feet of the project, or through payment of an in-lieu fee.

B. Office Development: Developments of greater than 20,000 square feet shall provide a minimum of one hundred (100) square feet of usable public open space for every 1000 square feet of office space constructed. Open space may be constructed on-site, or off-site if located within 500 feet of the project, or through payment of an in lieu fee.

C. Attached Single-Family and Multi-Family Residential and Mixed Use Developments: Outdoor space shall be provided at a minimum of two hundred (200) square feet of usable publicly accessible open space and one hundred (100) square feet of private open space per unit. Private open space shall be provided on-site. Publicly accessible open space shall be provided as described below:

1. Project Sites 1 Acre or Less: Shall provide required open space on-site, off-site, through the payment of an in-lieu fee, or any combination of the above.

2. Project Sites Greater Than 1 Acre: Shall provide 10 percent of required public open space on-site for every 4,500 square feet (or portion thereof) over 1 acre. Remaining required public open space shall be provided on-site, off-site, through the payment of an in-lieu fee, or any combination of the above.

3. Projects with an approved Conditional Use Permit to develop more than 20 units per acre shall provide a minimum of one hundred fifty (150) square feet of usable publicly accessible open space and one hundred (100) square feet of private open space per unit, and may construct required publicly accessible open space through the payment of an in-lieu fee, or off-site if located within 500 feet of the project.

D. For Mixed-Use Developments, commercial, office and residential open space requirements shall be calculated separately (based on the requirements of sections 6.3.A, 6.3.8, and 6.3.C above) and then added together to reach the total square footage of public open space required.

E. Detached Single-Family Residential: A minimum of three hundred (300) square feet of private, usable outdoor space must be provided on-site for all detached single-family residential units.

F. Hardy Trail: All new developments located on parcels backing onto the Hardy Trail right-of-way may meet up to 25% of the publicly accessible open space requirement through amenity upgrades to the trail including the installation of water stations, benches, trash receptacles, foot path lighting, bike racks or repair stations, etc. Final approval of proposed amenities must be equal in value to the in-lieu fee and approved by City staff.

G. For all open spaces, usable open space is defined as an area that is not encumbered with any substantial structure, and is not devoted to use as a street, parking area, sidewalk or waste disposal field. Open space provision shall not include required setback areas. (Please refer to the Design Standards and Guidelines for Site Improvements, Furnishings, Landscape and Lighting for design of open space):

1. Minimum dimension for usable publicly accessible open space in any single direction is twelve (12) feet.

2. For private open space within multi-family structures, open space may be provided through porches, balconies, decks, yard, terraces, and patios. Minimum dimension for private open space in any single direction is six (6) feet if provided as part of a porch or balcony; and eight (8) feet if provided as a deck, yard, terrace or patio.

3. Unless otherwise noted, any open space provided off-site shall be located within the same plan area as the project site (Downtown Core, Downtown Gateway, etc.) or within 500 feet of the project site.

4. Any open space provided off-site must be a minimum of 1,000 square feet in size.

5. For projects opting to pay an in-lieu fee to meet all or a portion of their open space requirements, the fees shall be subject to the provisions of the Downtown Specific Plan Open Space Program.

H. All open spaces provided as part of the minimum requirement shall be publicly accessible during daylight hours, and shall be designed to connect with public rights-of-way and adjacent public open spaces in the vicinity.

I. For any public open space provided on or off-site: The project shall provide paths, landscaping, and other amenities (i.e. benches, tables , fountains, shade structures, etc.) for the recreation and enjoyment of on-site users and the public .

J. For all developments , the developer shall prepare and record binding agreements ("CC&R's") addressing issues of common interest in terms of maintenance of public accessibility to open space, tree planter areas, planting strips, and walks.

3.2.11 Landscaping and Screening

A. At Service and Parking Areas, where commercial development is sited adjacent to residential buildings, attractive screen fencing or walls must be provided along the property line(s). A five (5) foot planting area must be established adjacent to the screening fence or wall with trees at a maximum spacing of twenty (20) feet on center.

B. Utility, Trash, Recycling, Food Waste and Service Equipment, including satellite receiving dishes , must be located away from streets and enclosed or screened by landscaping, fencing or other architectural means. Rooftop equipment must be screened on all sides and must be integrated architecturally in the building design. Trash facilities and recycling containers must always be within structural enclosures.

3.2.12 Utility Easements

A. All public utility easements must be provided under or immediately adjacent to new public rights-of-way, or within other public easements areas acceptable to the City Engineer

3.2.13 Exterior Noise

A. For those permitted land uses in the Downtown generating noise, Exterior Noise Levels may not exceed a maximum exterior decibel rating of 70 dBA from 7:00a.m. to 12:00a.m.

B. For those permitted land uses in the Downtown generating noise, Exterior Noise levels may not exceed a maximum exterior decibel rating of 60 dBA from 12:00a.m. to 7:00a.m.

3.2.14 Interior Noise

A. All new residential building spaces must be improved or constructed in such a manner that noise levels do not exceed a maximum decibel rating of 45 dBA with windows closed, assuming 85 dBA on the first floor and an exterior noise level of 70 dBA. If noise analysis assumes closed windows 100% of the time, a fresh air ventilation system must be utilized

3.2.15 Historic Structures

To encourage appropriate rehabilitation of historical resources, all historical resources within the Downtown area may utilize the Historic Preservation Guidelines identified in Chapter 5 of the Downtown Design Guidelines.

3.3 Central Business District 3 - Downtown Neighborhood Area

In-fill development within the Downtown Neighborhoods will be limited to densities that are compatible with existing scale and intensity of the neighborhood. Where new development does not impact existing neighborhoods, development may be allowed at higher densities.

3.3.1 Residential Density / Lot Size.

A. The maximum lot size for detached single-family development shall be 10,000 square feet, and the minimum shall be 5,000 square feet.

B. No minimum density for single family detached development; minimum density for attached single family and multifamily development is 8 dwelling units per acre.

C. Where unique site constraints prevent this density, and in locations where the Planning Commission finds that providing residential uses at a higher density would be incompatible with the scale and character of existing historic buildings or residential uses, residential development may occur at a minimum density of 5 dwelling units per acre, subject to the granting of a Conditional Use Permit.

D. Maximum density of 20 units per acre.

3.3.2 Height

Building heights shall be appropriate to their context within residential neighborhoods.

A. Height as measured from the average contact ground level at the front wall of the building to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the mean height level between eaves and ridge for gable, hip, or gambrel roofs.

B. Buildings may not exceed a maximum height of three (3) floors and forty-five (45) feet.

C. Partially submerged parking levels projecting not more than four (4) feet above average finished grade do not count as a floor and may increase the maximum building height to forty-nine (49) feet.

D. Accessory buildings, including non-dwelling units such as freestanding garages for residential units, service structures and tool sheds, may not exceed a maximum of fifteen (15) feet.

E. Exceptions:

1. Special Architectural Features, such as uninhabited towers (clock, bell, observation) or entry volumes, may exceed the maximum height by no more than ten (10)

feet, where proportionate and consistent with building design, if approved by the City. Towers or other volumes should not extend for more than twenty (20) feet in any horizontal direction.

2. Rooftop Structures , such as elevator and mechanical equipment enclosures or roof deck trellises and gazebos, may exceed the height limit by ten (10) feet, provided they are set back a minimum of ten (10) feet from building walls and are screened on all sides by a parapet or sloping roof that is architecturally integrated within the building design.

3. Podium or partially submerged parking levels may project beyond the sidewalk or average finished grade for an average of four (4) feet. On lots that slope, the tallest part of the podium level may not exceed five (5) feet. Podium or partially submerged parking levels shall not count as a floor.

5. Projects proposing height exceptions taller than three (3) floors/forty-five (45) feet are subject to Planning Commission and City Council review in addition to the normally required review process as established in Chapter 10 "Implementation" under Design and Site Plan Review.

3.3.3 Setbacks

Setbacks for new development are required to be consistent with the existing fabric of the Downtown Neighborhoods.

3.3.4 Street Frontage Setbacks (excluding alleys)

A. For Neighborhood Serving Retail, there is no minimum setback (i.e. retail uses may be built to the property line); the maximum setback is twenty (20) feet.

B. At corner parcels, setback/build-to requirements apply to both street frontages.

C. For all other uses, the minimum setback is fifteen (15) feet.

D. Front entrances, entrance porticos, porches, stairs, canopies and special architectural features may extend a maximum of six (6) feet into the setback area. The total linear building frontage encroaching into the setback area may not exceed one-half (1/2) of the total length of the building mass.

3.3.5 Side Setbacks

A. For detached single-family residential uses, minimum side setback is five (5) feet

B. For all other uses, minimum setback at the project boundary is five (5) feet

C. For all uses, the minimum side yard setback shall be increased five (5) feet for every story above the first. Buildings may be built in a stair-step pattern to meet this requirement.

3.3.6 Rear Setback

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

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

2. Where any use is located adjacent to detached single-family residential uses, the minimum rear yard setback shall be increased five (5) feet for every story above the first. Buildings may be built in a stair-step pattern to meet this requirement

3.3.7 Setbacks for parking lots and structures

A. At grade parking lots must be set back a minimum of five (5) feet from all property lines, and landscaped as described in Landscaping & Screening, below.

B. Freestanding parking structures must be set back a minimum of ten (10) feet from all property lines, and landscaped as described in Landscaping & Screening, below.

3.3.8 Site Development – Block Pattern

A. All new development must relate to the existing City structure of streets and blocks. New streets shall conform to the direction and orientation of existing City streets.

B. New streets shall conform to a pattern of generally rectilinear blocks, with new streets and access drives linking orthogonally to surrounding City streets whenever possible.

C. For sites having more than 200 feet of street frontage, all new development shall match the typical block increment of three hundred (300) feet in length by two hundred (200) feet in depth, and shall not exceed a maximum block size of four hundred (400) feet in length by three hundred (300) feet in depth. Where achievement of this block size is not feasible, blocks should be subdivided by separating continuous buildings with alley streets or pedestrian spaces.

3.3.9 Driveway Access

A. . Alley access, leading to residential garages located to the rear of buildings, is required at residential buildings where possible.

B. The maximum number of curb cuts associated with a single building must be one (1) two-way curb cut or two (2) one-way curb cuts. Otherwise, the maximum number of curb cuts must be one (1) two-way curb cut or two (2) one-way curb cuts per one hundred fifty (150) feet of street frontage.

C. The minimum width of driveways/ curb cuts is ten (10) feet; the maximum width of driveways/curb cuts must be twelve (12) feet for a one-way driveway and twenty-four (24) feet for a two-way driveway.

D. Driveway setbacks must be a minimum of five (5) feet from adjoining properties, and a minimum of three (3) feet from adjacent buildings.

E. Service access must be from alleys and rear parking areas wherever possible. Where only curbside service is possible, such service must be located along streets other than First Street.

F. Plan for adequate access for garbage, recycling, food waste collection vehicles, and emergency vehicles.

3.3.10 Open Space

Residential uses are required to provide publicly accessible common outdoor space for multifamily developments, as well as private open space (e.g. balconies or patios accessible only to the dwelling served) for all residential units. Office developments are required to provide usable open space in the form of parks, greens, squares, plazas or widened sidewalks for public use.

A. Attached Single-Family and Multi-Family Residential and Mixed Use Developments: Outdoor space shall be provided at a minimum of two-hundred (200) square feet of publicly accessible open space and one-hundred(100) square feet of private open space per unit. Private open space shall be provided on-site. Publicly accessible open space shall be provided as described below:

1. Project Sites 1Acre or Less: Shall provide required open space on-site, off-site, through the payment of an in-lieu fee, or any combination of the above.

2. Project Sites Greater Than 1 Acre: Shall provide 10 percent of required public open space on-site for every 4,500 square feet (or portion thereof) over 1 acre. Remaining required public open space shall be provided on-site, off-site, through the payment of an in-lieu fee, or any combination of the above.

3. Projects with an approved Conditional Use Permit to develop more than 24 units per acre shall provide a minimum of one hundred fifty (150) square feet of usable publicly accessible open space and one hundred (100) square feet of private open space per unit, and may construct required publicly accessible open space in-lieu, or off-site if located within 500 feet of the project site.

B. For Mixed-Use Developments, commercial/office and residential open space requirements shall be calculated separately (based on the requirements of sections 6.3.A and 6.3.B above) and then added together to reach the total square footage of public open space required.

C. Office Development: Developments of greater than 20,000 square feet shall provide a minimum of one hundred (100) square feet of publicly accessible open space for every

1000 square feet of office space constructed. Open space may be constructed on-site, or off site if located within 500 feet of the project.

D. Commercial Development: There are no open space requirements for Commercial Development in the Neighborhood Plan Areas.

E. Detached Single-Family Residential: A minimum of three-hundred (300) square feet of private, usable outdoor space shall be provided on-site for all detached single-family residential units.

F. Hardy Trail: All new developments located on parcels backing onto the Hardy Trail right-of-way may meet up to 25% of the publicly accessible open space requirement through amenity upgrades to the trail including the installation of water stations, benches, trash receptacles, foot path lighting, bike racks or repair stations, etc. Final approval of proposed amenities must be equal in value to the in-lieu fee and approved by City staff.

G. For all open spaces, usable open space is defined as an area that is not encumbered with any substantial structure, and is not devoted to use as a street, parking area, sidewalk or waste disposal field. Open space provision shall not include required setback areas (Please refer to the Design Standards and Guidelines for Site Improvements, Furnishings, Landscape and Lighting for design of open space).

1. Minimum dimension for usable publicly accessible open space in any single direction is twelve (12) feet.

2. For private open space within multi-family structures, open space may be provided through porches, balconies, decks, yard, terraces, and patios. Minimum dimension for private open space in any single direction is six (6) feet if provided as part of a porch or balcony; and eight (8) feet if provided as a deck, yard, terrace or patio.

3. Unless otherwise noted, any open space provided off-site shall be located within the same plan area as the project site (Downtown Core, Downtown Boulevard Gateway, etc.) or within 500 feet of the project site.

4. Any open space provided off-site must be a minimum of 1,000 square feet in size

5. For projects opting to pay an in-lieu fee to meet all or a portion of their open space requirements, the fees shall be subject to the provisions of the Downtown Specific Plan Open Space Program.

H. All public open spaces provided as part of the minimum requirement shall be publicly accessible during daylight hours, and shall be designed to connect with public rights-of-way and adjacent public open spaces in the vicinity.

I. For any public open space provided on or off-site: The project shall provide paths, landscaping, and other amenities (i.e. benches, tables, fountains , shade structures , etc.) for the recreation and enjoyment of onsite users and the public.

J. For all developments, the developer must prepare and record binding agreements ("CC&R's") addressing issues of common interest in terms of maintenance of public accessibility to open space, tree planter areas, planting strips and walks.

3.3.11 Landscaping and Screening

A. At Service and Parking Areas, where commercial development is sited adjacent to residential buildings, attractive screen fencing or walls must be provided along the property line(s), A five (5) foot wide planting area must be established adjacent to the screening fence or wall with trees at a maximum spacing of twenty (20) feet on center.

B. Utility, Trash, Recycling, Food Waste, and Service Equipment, including satellite receiving dishes, must be located away from streets and enclosed or screened by landscaping, fencing or other architectural means. Rooftop equipment must be screened on all sides and must be integrated architecturally in the building design. Trash facilities and recycling containers must always be within structural enclosures.

3.3.12 Utility Easements

A. All public utility easements must be provided under or immediately adjacent to new public rights-of-way or within other public easements areas acceptable to the City Engineer.

3.3.13 Exterior Noise Levels

A. For those permitted land uses in the Downtown generating noise, Exterior Noise Levels may not exceed a maximum exterior decibel rating of 65 dBA from 7:00a.m. to 12:00a.m.

B. For those permitted land uses in the Downtown generating noise, Exterior Noise Levels may not exceed a maximum exterior decibel rating of 60 dBA from 12:00a.m. to 7:00 a.m.

3.3.14 Interior Noise Levels

A. All New Residential -All residential building spaces must be improved or constructed in such a manner that noise levels do not exceed a maximum decibel rating of 45 dBA with windows closed, assuming 85 dBA on the first floor and an exterior noise level of 65 dBA. If noise analysis assumes windows closed 100% of the time, a fresh air ventilation system must be utilized.

3.3.15 Historic Structures

To encourage appropriate rehabilitation of historical resources, all historical resources within the Downtown area may utilize the Historic Preservation Guidelines identified in Chapter 5 of the Downtown Design Guidelines.

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

Parking Standards

4. Parking Standards

4.1 - Parking Requirements for Specific Uses

New development in the Downtown shall provide parking as stated below, according to use. Uses shall meet the following requirements at a minimum. Requirements for renovation, enlargements or use changes apply only to net new floor area and/or the incremental increase in parking demand that accompanies a higher intensity use.

- In-lieu parking is subject to a determination by the City that there is existing or planned parking available within the Downtown Plan area and that the project will not significantly impact the availability of public parking.
- All projects requesting a reduction of more than 15 on-site spaces, either in-lieu, through a reduction in required parking standards, or some combination thereof, shall require City Commission approval.

4.2 - Commercial, Retail, Office and all Non-Residential Uses

4.2.1 - For commercial, Retail and Office uses in the Downtown, Parking shall be required at one (1) space per every 300 feet (or portion thereof) and shall be reduced to one (1) space per every 400 square feet (or portion thereof) if all provided parking remains open for non-exclusive use by the general public at all times.

4.2.2 - For Places of Assembly having fixed seating (e.g. auditoriums, theaters, assembly halls, etc.) parking shall be required at one space for each four fixed seats.

4.2.3 - On-street parking shall not be counted toward the parking requirements.

4.2.4 - Parking that is provided on-site, via a restricted access lot for private use only, may not exceed a maximum of five (5) spaces per every 1,000 square feet (or portion thereof).

4.2.5 - Conversion of existing private lots to shared: Where an existing private lot is converted to a shared lot that is open for non-exclusive use, spaces that are provided in excess of the amount required may be leased to other establishments.

4.2.6 - In the Downtown Core plan area, new surface lots are required to remain open for non-exclusive use; private surface parking lots are not permitted.

4.2.7 - New parking structures in the Downtown Core may be reserved for private use. Required parking shall be provided on-site, by payment of an in-lieu fee, off-site within the Downtown Core, or any combination thereof.

4.2.8 - In the Downtown Gateway Plan Areas, and in the Downtown Neighborhood Plan Areas, required parking shall be provided on-site, off-site in a dedicated parking lot in the Downtown Plan area that is within 1/4 mile of the project site, through payment of in-lieu fees if an identified public parking lot or structure in the Downtown Plan area is located within 1/4 mile of the project site, or through any combination of the above.

4.2.9 - Parking Standard Reduction Requests: A reduction in the number of required parking spaces may be authorized subject to a determination that all of the following findings apply:

- A. The applicant has provided adequate information facts, statistics or other supporting documentation from a parking expert, which allows the City to determine that a reduction can be supported based on the type of use; size, bulk, overall scale, merchandising or employment of the use; the location of the use; or the use or project provides shared parking among a variety of uses where peak parking demands do not coincide.
- B. The use or project design creates an integrated whole wherein the parking reduction will not adversely affect other businesses or uses on the same property or within the boundaries of the project and will not create an adverse impact on surrounding uses.
- C. A Parking Standard Reduction Request may be authorized by the City Engineer for projects requiring only staff level review and approval. When a project requires Planning Commission and/or City Council review and approval, the City Engineer shall make a recommendation on the request to the deciding body for the project.
- D. Discontinuance of the basis (the type of use; size, bulk, overall scale, merchandising or employment of the use; the location of the use; or the shared parking among a variety of uses) that justified a reduction in the number of required parking spaces shall require the provision of such parking spaces on-site, off-site within 1/4 mile of the project, or through the payment of in-lieu fees.

4.3 Residential Uses

All residential parking shall be provided on-site unless otherwise provided below.

4.3.1 - Single-Family Detached and Attached (townhome/condominium)

- A. Residential Uses in the Downtown Specific Plan, parking for units with two or more bedrooms shall be required at two (2) spaces per dwelling unit. Parking for units with one bedroom shall be required at one (1) space per dwelling unit.
- B. For Single-Family Detached and Attached (townhome/condominium) Residential Uses, a minimum of one (1) space per unit shall be covered.

4.3.2 - Multi-Family (apartments, flats, lofts) residential Uses in the Downtown Specific Plan, parking for units with two or more bedrooms shall be required at 1.75 spaces per dwelling unit.

Parking for units with one bedroom shall be required at 1.5 spaces per dwelling unit. Parking for studio units shall be required at one (1) space per dwelling unit.

- A. For Multi-Family (apartments, flats, lofts) Residential Uses, a minimum of one (1) space per unit shall be covered.
- B. Guest parking shall be required for all multi-family complexes of ten dwelling units or more at a rate of one (1) parking space per every ten dwelling units or portion thereof.

4.3.3 - For Senior Citizen Housing Uses, parking shall be required at 1.25 spaces per dwelling unit. For Senior Citizen Housing Uses, a minimum of one (1) space per unit shall be covered. Parking shall be provided on-site or offsite through the payment of an in-lieu fee.

4.3.4 - Special Circumstances- In the Downtown Core District, residential dwelling units located above first-floor retail/commercial on First Street, and live/work spaces within the Downtown Core, shall provide required parking spaces on-site, or off-site through the payment of an in-lieu fee, or through the construction of parking facilities in the Downtown Core.

4.3.5 - Throughout the Downtown Plan area, no additional parking spaces shall be required for the conversion of existing commercial/office/retail space to mixed-use where residential units are provided above (second-floor and up) retail sales and service, or eating and drinking establishment uses.

4.4 Parking Structures

4.4.1 - Privately owned parking structures and surface parking lots shall not front First Street, and should not front other downtown streets in general. Privately owned parking lots and structures must be located at the rear or at the sides of buildings, and must not be located on corner parcels or be adjacent to parks, courtyards, or plazas. These provisions do not apply to City owned or controlled parking facilities.

4.4.2 - Parking structures: Parking stalls in parking structures shall have a width of not less than eight and one-half (8 1/2) feet and depth of not less than eighteen (18) feet. One additional foot in width shall be provided on each side abutting any wall, fence, property line, or other fixed obstruction that restricts vehicle access.

4.4.3 - For public and private parking structures in the Downtown Core area only, up to 50% of the total compact and standard parking spaces provided may be no less than eight (8) feet. The remaining standard and compact spaces shall be no less than eight and one-half (8 1/2) feet wide. Otherwise, these spaces shall meet all other DSP and Development Code dimension standards.

4.5 - Surface Parking Lots

4.5.1 - Parking stalls in surface lots shall have a width of not less than eight and one-half (8 1/2) feet and depth of not less than eighteen (18) feet. One additional foot in width shall be provided on each side abutting any wall, fence, property line, or other fixed obstruction that restricts vehicle access.

Sign Standards



5. Sign Standards

5.1 Permitted signs for the Downtown Core and Downtown Gateway Districts

5.1.1 Building Mounted Wall Signs - provided the sign is designed specifically to enhance the architecture of the building and to provide a unique character to the storefront. This includes Building Tenant Identification signs where the name of the building and its tenants are displayed on a single wall sign or plaque at a primary entrance.

5.1.2 Building-Mounted Projecting Signs.

5.1.3 Awning, Under-Awning, and Canopy-Mounted Signs (provided they do not extend above any part of a roof or parapet of a building).

5.1.4 Window Signs.

5.1.5 Monument Signs and A-Frame Signs such as menu and sandwich boards for restaurants.

5.2 Permitted signs for commercial uses in the Downtown Neighborhood District

5.2.1 Building Mounted Wall Signs provided the sign is designed specifically to enhance the architecture of the building and to provide a unique character to the storefront. This includes Building Tenant Identification signs where the name of the building and its tenants are displayed on a single wall sign or plaque at a primary entrance.

5.2.2 Building-Mounted Projecting Signs.

5.2.3 Awning, Under-Awning, and Canopy-Mounted Signs (provided they do not extend above any part of a roof or parapet of a building).

5.2.4 Window Signs.

5.2.5 Monument Signs and A-Frame Signs such as menu and sandwich boards for restaurants.

5.3 Permitted signs for residential uses in the Downtown Neighborhood Districts

5.3.1 Building Mounted Wall Signs, not including internally illuminated signage.

5.3.2 Awning Signs.

5.3.3 Monument Signs.

5.4 Prohibited Signs Throughout the Downtown Area

5.4.1 Can Signs (except internally illuminated individual letters) (e.g. the typical rectangular sheet metal sign can with a plastic or sheet metal sign panel with applied or painted lettering

is not consistent with the quality level envisioned for Downtown). When a tenant space with an existing can sign is occupied by a new tenant, the existing can sign may not be refaced and must be removed and replaced with signage consistent with the requirements of the Downtown Design Guidelines.

5.4.2 Flat signs, including flat plastic/acrylic signs; all signs shall have significant depth and relief.

5.4.3 Roof Signs (erected upon or extending above any part of a roof or parapet of a building).

5.4.4 Pole signs.

5.4.5 Signs that flash, blink, scroll, or move or simulate movement.

5.4.6 No Placards, flags, or pennants of any type are allowed.

5.4.7 No exposed raceways, crossovers, conduits, neon tube connectors or transformers are allowed.

5.5 Temporary Signs

5.5.1 A-frame signs.

5.5.2 Window Signs (not to exceed 35 percent of the window or block primary views into the business).

5.5.3 Banner Signs (Banners over ten (10) square feet in size are subject to Minor Design Review).

5.5.4 Beacons.

5.6 Temporary Tenant Improvement Signs

5.6.1 During interior tenant improvement activities, customary window masking that obscures public view of the interior improvements may include signage informing the public of the impending arrival of the business. Temporary Tenant Improvement Signs shall be removed within 10 working days of the cessation of tenant improvements.

5.7 Exempt Signs

5.7.1 City Owned Signs.

5.7.2 Other signs exempted pursuant to the Livermore Development Code.

5.8 Sign Area and Amount

5.8.1 The amount of signage should be carefully reviewed to ensure that the establishment contributes to an active, vibrant streetscape, without creating a chaotic and unattractive appearance.

5.8.2 General Standards: The area of a sign shall be measured by enclosing the shape in the simplest regularly shaped geometric figure, such as a circle, triangle, square, rectangle, or other figure having not more than six sides.

5.8.3 Logos and corporate identifiers shall be required to fit in the permitted sign area.

5.8.4 Standards for Signage in the Downtown Core:

- **Primary Street Frontage:** The maximum aggregate sign area allowed per tenant for any combination of sign types is one (1) square foot per one (1) linear foot of ground-floor tenant primary street frontage to a maximum of seventy-five (75) square feet. To encourage pedestrian orientated signage, an additional five square-feet of sign area may be granted per tenant provided that it is used the pedestrian level.
- **Secondary Street Frontage** and tenants with no street frontage that have their primary entrance fronting upon a parking lot or outdoor courtyard, plaza or walkway: The maximum aggregate sign area allowed per tenant for any combination of sign types is one (1) square foot per two (2) linear feet of ground-floor tenant secondary street frontage to a maximum of thirty-two (32) square feet.
- **Corner Buildings:** Primary street frontage sign area may be transferred to the secondary street frontage to allow a maximum of one (1) square foot per one (1) lineal foot of signage on the secondary street frontage. However, in no case shall the secondary street frontage sign area exceed the primary street frontage sign area.
- **Upper Floor Uses:** For each upper-floor use that is unrelated to a ground floor use, a maximum of fifteen (15) square feet of sign area shall be permitted for each street frontage, and for each building frontage facing an improved parking lot serving the use, and shall be placed on the upper floor building frontage occupied by the use, or may be transferred to a monument sign or a wall mounted building tenant identification sign at a primary ground floor entrance.
- **Rear Building Façade Delivery and Public Entrances:** Small identification signs may be located at the rear of commercial use's building façade for delivery or public entrance identification. Such signs shall not exceed ten (10) square feet of sign area for a publicly accessible entrance that faces a parking lot, and four (4) square feet for delivery/employee entrances.

- Existing residential structures that are converted to non-residential uses shall be limited to a maximum of twenty-five (25) square feet of sign area per street frontage. If there is more than one tenant, the maximum sign area per street frontage shall be divided equally among the tenants.
- Pedestrian oriented projecting signs of no more than four (4) square feet in size and mounted at a height of no more than 12 feet, “Open” signs of no more than one (1) square foot, and Historic Building Plaques of no more than four (4) square feet shall not be counted towards a tenants maximum aggregate sign area.

5.8.5 Standards for Signage in the Downtown Transit Gateway and Downtown Boulevard Gateway:

- **Primary Street Frontage:** The maximum aggregate sign area allowed per tenant for any combination of sign types is one (1) square foot per one (1) linear foot of ground-floor tenant primary street frontage to a maximum of fifty (50) square feet. (Primary Frontage) For buildings having a gross floor area of 10,000 square feet or more, the maximum aggregate sign area allowed per tenant for any combination of sign types is 10 square feet for each parcel, plus one square foot for each lineal foot of the first 50 feet of building frontage, plus one square foot for each two lineal feet of building frontage in excess of 50 feet, to a maximum of 150 square feet. Where multiple buildings are developed as a single commercial development, a master sign program may authorize up to one half of the allowable sign area for one building to be transferred to another building, if the review authority finds the signs consistent with the Specific Plan Design Standards and Guidelines for signs.
- **Secondary Street Frontage and tenants with no street frontage that have their primary entrance fronting upon a parking lot or outdoor courtyard, plaza or walkway:** The maximum aggregate sign area allowed per tenant for any combination of sign types is one (1) square foot per two (2) linear feet of ground-floor tenant secondary street frontage to a maximum of twenty-five (25) square feet. (Secondary Frontage) For buildings having a gross floor area of 10,000 or more, the allowable sign area is 10 square feet for each parcel, plus one square foot for each two lineal feet of building frontage, to a maximum of 32 square feet. Where multiple buildings are developed as a single commercial development, a master sign program may authorize up to one half of the allowable sign area for one building to be transferred to another building, if the review authority finds the signs consistent with the Specific Plan Design Standards and Guidelines for signs.

- **Upper Floor Uses:** For each upper-floor use that is unrelated to a ground floor use, a maximum of fifteen (15) square feet of sign area shall be permitted for each street frontage, and for each building frontage facing an improved parking lot serving the use, and shall be placed on the upper floor building frontage occupied by the use, or may be transferred to a monument sign or a wall mounted building tenant identification sign at a primary ground floor entrance.
- **Rear Building Façade Delivery and Public Entrances:** Small identification signs may be located at the rear of commercial use's building façade for delivery or public entrance identification. Such signs shall not exceed ten (10) square feet of sign area for a publicly accessible entrance that faces a parking lot, and four (4) square feet for delivery/employee entrances.
- **Existing residential structures that are converted to non-residential uses** shall be limited to a maximum of twenty five (25) square feet of sign area per street frontage. If there is more than one tenant, the maximum sign area per street frontage shall be divided equally among the tenants.
- **Open” signs** of no more than one (1) square foot and **Historic Building Plaques** of no more than four (4) square feet shall not be counted towards a tenants maximum aggregate sign area.

5.8.6 Standards for Signage in the Downtown Neighborhoods:

- **Primary Street Frontage:** The maximum aggregate sign area allowed per tenant for any combination of sign types is one (1) square foot per one (1) linear foot of ground-floor tenant primary street frontage to a maximum of twentyfive (25) square feet.
- **Secondary Street Frontage and tenants with no street frontage that have their primary entrance fronting upon a parking lot or outdoor courtyard, plaza or walkway:** The maximum aggregate sign area allowed per tenant for any combination of sign types is one (1) square foot per two (2) linear feet of ground-floor tenant secondary street frontage to a maximum of twenty-five (25) square feet.
- **Upper Floor Uses:** For each upper-floor use that is unrelated to a ground floor use, a maximum of fifteen (15) square feet of sign area shall be permitted for each street frontage, and for each building frontage facing an improved parking lot serving the use, and shall be placed on the upper floor building frontage occupied by the use, or may be transferred to a monument sign or a wall mounted building tenant identification sign at a primary ground floor entrance.

- **Rear Building Façade Delivery and Public Entrances:** Small identification signs may be located at the rear of commercial use's building façade for delivery or public entrance identification. Such signs shall not exceed ten (10) square feet of sign area for a publicly accessible entrance that faces a parking lot, and four (4) square feet for delivery/employee entrances.
- **Existing residential structures that are converted to non-residential uses** shall be limited to a maximum of twenty five (25) square feet of sign area per street frontage. If there is more than one tenant, the maximum sign area per street frontage shall be divided equally among the tenants.
- **Open” signs** of no more than one (1) square foot and **Historic Building Plaques** of no more than four (4) square feet shall not be counted towards a tenants maximum aggregate sign area.

5.8.7 Standards for Temporary Signs (All Districts):

- **Temporary Signs and Temporary Tenant Improvement Signs** are limited to one-half of the sign area permitted for each tenant's maximum permanent sign area.
- **Temporary Tenant Improvement Signs** may include the name of the business and its logo, “coming soon”, and the projected date of opening, along with other design elements and images consistent with the character of the Downtown, and may remain in-place during the duration of the interior tenant improvements. No additional temporary signs shall be permitted until the window masking and Temporary Tenant Improvement Signs have been removed.

5.9 Sign Dimensions

5.9.1 Wall Signs: Wall signs shall not project more than four (4) inches from the face of the building to the front of the sign unless located ten (10) feet or more above the sidewalk, but in no case shall project more than one (1) foot.

5.9.2 Projecting Signs: Projecting signs must provide a minimum eight (8) foot clearance above the sidewalk. Projecting signs mounted between eight (8) and twelve (12) feet above the sidewalk may not exceed four (4) square feet in size. Multi-floor commercial tenants may install larger projecting signs above twelve (12) feet from sidewalk provided the design and scale of the projecting sign is compatible with the building architecture. Projecting signs shall not project more than four (4) feet from the building face to the front of the sign.

5.9.3 Under Awning Signs: Under awning signs must provide a minimum eight (8) foot clearance above the sidewalk and may not exceed four (4) square feet in size.

5.9.4 Awning Signs: Sign copy (letters and graphics) on awnings shall be limited to the front slope or vertical fascia of the awning, and shall consist of no more than one line of lettering and a logo not to exceed twelve (12) inches in height on the vertical fascia; or shall consist of a single graphic or letter image that may not exceed twenty-four (24) inches in height on the front slope. If a projecting sign is not proposed or previously approved, lettering and/or graphics not to exceed twelve (12) inches in height may occur on the side vertical fascia of the awning.

5.9.5 Canopy Signs: Sign copy (letters and graphics) on canopies may be placed on either the vertical fascia or attached to the top of the canopy and shall be limited to no more than one line of lettering (including a logo) not to exceed twelve (12) inches in height.

5.9.6 Window Signs shall be limited to a maximum of thirty-five (35) percent of the window area.

5.9.7 A-Frame Signs shall not exceed thirty inches (30”) by forty-eight inches (48”) in size, including support structures.

5.9.8 Monument Signs shall be limited to no more than eight (8) feet in height and shall not exceed twenty (20) square feet in sign area.

5.9.10 “Open” signs shall not exceed one (1) square foot in area. “Open” signs may be neon.

5.9.11 Historic Building Plaques shall be integrated within the building architecture and shall be limited to a maximum of four (4) square feet.

5.10 Sign Location and Placement

5.10.1 Interior Signs: Signage that is mounted within the interior tenant space of a building and is directed toward customers within such tenant space, and not to outside pedestrians and vehicular passengers. Interior signage that is mounted in a location visible through a window or doorway facing the street, sidewalk, or other pedestrian/vehicular pathway shall be separated from such window or doorway by an accessible path of no less than four (4) feet in width or depth. Interior signage may also be located on walls perpendicular to the street, sidewalk or other pedestrian/vehicular pathway if setback a minimum of four (4) feet from the window or doorway.

5.10.2 Interior signs shall not block primary views into the business.

5.10.3 The location of all permanent signs, excluding permitted monument or A-frame signs, must be incorporated into the architectural design of the building. Placement of signs should be considered part of overall façade design – locations should be carefully considered, and align with major architectural features.

5.10.4 Building-Mounted Signs shall be located within the sign band (the façade area designed to include signage above the storefront) , or on other usable wall area of the tenant storefront where ornamental elements, such as moldings, pilasters, arches, clerestory windows, roof eaves, or cornice lines shall be used as “frames” for the signs. Signage shall not overlap, obscure, or hide architectural features such as pilasters, cornices or other trim.

5.10.5 Window signs shall not be placed in a manner which obscures primary views into and out from the storefront.

5.10.6 Portable signs shall be well designed and made of high quality materials. Portable signs with stapled or taped menus or other copy shall not be permitted. Sign copy shall be framed, board-mounted or plastic laminated for a finished appearance. Black-board style A-Frame signs and menu boards are permitted.

5.11 District Orientation

Signs should respect the immediate context of the building’s location and the overall character of the Downtown. Sign design should be complementary to the character of the Specific Plan District in which it is located.

5.11.1 The Downtown Core: Signage in the Downtown Core should contribute to the Core’s designation as the most vibrant, dense and pedestrian-oriented district in the City. Signs should be designed with the purpose of promoting retail and street activity, and contribute to a lively street aesthetic. In keeping with the art and cultural orientation of the Core, the highest level of craftsmanship and creativity is encouraged for this district. Personalized and handcrafted signs should make use of artists, designers and craftsmen where possible. In general, signage should support and respect the historic character of existing buildings. However, all downtown signs need not replicate existing styles. A combination of old and new can create an active, dynamic streetscape.

5.11.2 The Downtown Transit Gateway and Downtown Boulevard Gateway: These areas are intended to provide high quality mixed-use entries to the Downtown Core. Signage in these areas should be respectful of the district’s mixed-use character, and compatible with residential buildings. As these Plan Areas may include larger scale commercial uses, signage should be visible from both the pedestrian and motorist perspective. However, signage should not be excessively auto-oriented; prominent architectural features such as towers should be used to create interest and draw attention, and signage may be a well-composed part of their design.

5.11.3 The Downtown Neighborhoods: The North and South Neighborhoods are primarily residential, and signage should reinforce the “neighborhood” feel of these districts. Signage within the neighborhoods should be smaller in scale than those in the other Plan Areas. At

retail clusters, signage should be oriented to the neighborhoods, designed with high quality materials and at a scale appropriate to the neighborhood area they serve.

5.12 Architectural Compatibility

Signs should be compatible with their buildings and sites. Complementary and consistent forms, shapes, materials, colors and lighting should be used.

5.12.1 The size and shape of a sign shall be proportionate with the scale of the structure; e.g. signage should be substantial in scale for larger buildings, with smaller, more intimately detailed signage for smaller buildings.

5.12.2 Brackets and other mounting devices shall be decorative and compatible with the overall building design.

5.12.3 The design of awnings and canopies shall be coordinated with the overall design and color scheme of the storefront.

5.12.4 Where internally illuminated lighting is desired, only individual letter “can” signs shall be permitted. For other acceptable illumination types, see “Lighting”, below.

5.13 Materials

5.13.1 Paper and light-weight cloth are not permitted materials for permanent signs.

5.13.2 Fabric awning signs shall be made of lettering applied or silk-screened to canvas or nylon awning materials by a professional fabricator. Simple color schemes are recommended for legibility, e.g. white letters on dark awning material. Materials should be selected for their resistance to fading, either from sun exposure or cleaning. A program of regular cleaning for awnings is recommended.

5.13.3 The use of vinyl graphics is permitted provided that the sign is of high quality design and has substantial depth and relief.

5.13.4 The use of painted on lettering and graphics is prohibited, except for where applied to routed or raised exterior signage letters, or interior window surfaces and other interior signage. Adhesive lettering and graphics are prohibited, except for where applied to interior window surfaces, other interior signage, or professionally applied to an awning.

5.14 Lighting

5.14.1 Illuminated signs and other lighting must be shut off after midnight or upon the close of business, whichever is later,

either manually or on timers.

5.14.2 Permitted light sources include incandescent, halogen, compact fluorescent and metal halide.

5.14.3 Signs that use blinking or flashing lights are not permitted.

5.14.4 Light sources that are not permitted include high pressure sodium, low pressure sodium, and billboard-style long tube fluorescent uplighting or downlighting of signs.

5.14.5 Light sources shall be shielded to block glare from pedestrians, and residential areas and public rights-of-way.

CITY OF DADE CITY

"Proud Heritage, Promising Future"

2026 Plan

Downtown Design Standards and Guidelines

Design Guidelines	
1. Introduction	
2. Commercial and Mixed Use	
3. Multi-family	
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DESIGN STANDARDS AND GUIDELINES

1. Introduction

The Design Standards and Guidelines establish clear design principles and best practices for architecture, site planning, and landscaping. They are intended to guide developers and designers in both new construction and renovation projects.

These standards promote development that reflects the character and heritage of Dade City while contributing to a cohesive, high-quality downtown environment. The goal is to ensure that new projects are context-sensitive, reinforce the urban fabric, and are recognizable as part of Downtown Dade City.

The Standards define highly encouraged elements of building and site design, while the Guidelines provide flexible recommendations that allow for creativity and innovation. Together, they balance predictability with design freedom, encouraging thoughtful, high-quality outcomes.

The document is organized by building type, allowing users to easily locate relevant criteria. It should be used in conjunction with the Design Guidelines for Historic Structures included in this section. All guidance is grounded in Downtown's existing context, development patterns, and architectural legacy.

These Standards and Guidelines will be applied during the review of proposed downtown projects. Applications that clearly meet the outlined criteria may be eligible for an expedited review process.

1.1 Basis for the Standards and Guidelines

Dade City's history is evident in the buildings that make up the fabric of its Downtown Core, particularly along Seventh Street and Meridian Avenue. Founded in the late 19th century and named after Francis L. Dade, the city emerged as a strategic hub for agriculture and trade in central Florida. Its original purpose was closely tied to serving as a commercial and civic center for the surrounding rural communities, providing a place where farmers could bring citrus, cattle, and timber products to market. The arrival of the railroad further accelerated growth, positioning Dade City as a key stop along regional transportation routes and fostering the development of hotels, mercantile establishments, and public institutions.

As the county seat of Pasco County, Dade City quickly established itself as the governmental and cultural heart of the region. Historic landmarks such as the Pasco County Courthouse reflect the city's early civic ambitions and architectural character, while nearby churches, schools, and residences illustrate a community rooted in tradition

and continuity. Throughout the 20th century, Dade City maintained its small-town charm even as modernization occurred, with its downtown streets continuing to serve as gathering places for commerce, events, and daily life.

Today, the historic core stands as a testament to the city's founding purpose, supporting local enterprise, fostering community connection, and anchoring regional identity. Preservation efforts and reinvestment in downtown ensure that Dade City's legacy remains visible and relevant, blending its agricultural heritage and civic pride with new opportunities for economic development and cultural vitality.

2. Downtown Mixed-Use Buildings Standards and Guidelines

Dade City's Downtown has historically been the center of the community, its most public and active place. New commercial and mixed-use buildings should contribute to this existing "Main Street" character of the Downtown. They should enhance the pedestrian oriented nature of Downtown, defining the street as a public place, with active storefronts, windows and doors at the ground level, Architecture should include the kind of well-crafted architectural details that are common in Dade City, and convey that architectural heritage in terms of material, color, proportion, window type and overall composition.

All new commercial buildings and building additions should follow the guidelines below to ensure their design fits into the commercial context of Downtown, and adds interest and variety to its mix. The Design Standards and Guidelines for commercial buildings are divided into multiple components related to building design, with objectives identified in the left hand column and standards identified in the central column and guidelines identified in the right column. The pictures are provided to illustrate the concepts being presented. All projects are required to comply with identified objectives and standards and are strongly encouraged to follow the established guidelines.

2.1 Building Mass and Increment	
Siting and Orientation – Buildings shall be sited to reinforce the public Street network of Downtown, aligning with primary street frontages and public pathway spaces.	<u>Standards:</u> Main facades with entrance doors and windows shall front upon the primary street. Buildings shall not orient to parking lots at the expense of street and pathway frontages. Downtown buildings shall be "four-sides" buildings, and maintain quality architectural articulation and finishes around all visible sides of the buildings, not just the front. All building walls that face streets shall incorporate active facades, with windows, doors and other architectural elements giving interest to the building. <u>Guidelines:</u> All building walls that face sidewalks or pathways should incorporate active facades, with windows, doors and other architectural elements giving interest to the building wall along the sidewalk.
Overall Building Massing – Building scale shall be compatible with the existing fine-grained, pedestrian friendly, small-	<u>Standards:</u> Commercial buildings shall be simple in form and massing, with a primary building mass accentuated by a few important features, such as a major entrance and a top treatment (i.e. a roof, cornice or parapet).

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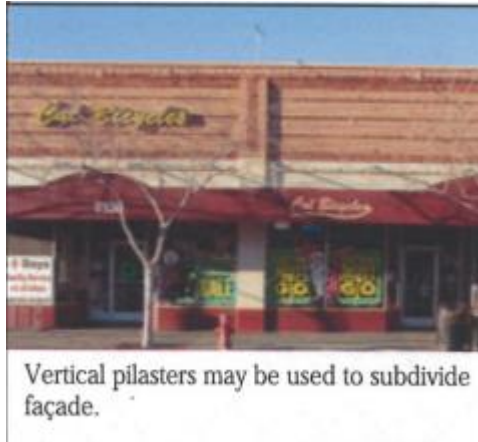
Horizontal Mass – The building mass and/or façade composition shall vary in modules that reinforce the traditional storefront character of Downtown.

Guidelines:

Vertical Architectural Feature:

Apply a column, pier, or pilaster between facades with a three (3) inch minimum protrusion and a fifteen (15) inch minimum width. The maximum horizontal protrusion of pilasters into the public right-of-way should be six (6) inches.

Apply a vertical slot or recess between facades with a six (6) inch minimum recess depth and a fifteen (15) inch minimum width.



Building Wall:

While the majority of the building is required to be built to the property line, portions of the building may recede from the public right-of-way. The building wall may be varied along the front setback line at key locations, i.e. recessing the storefront entrance, or creating a niche for a residential entrance.

From one façade to the next, combine a change in depth or horizontal plane with a change in material and character. Changes in façade material or color should be associated with a change in place or separated by a pilaster.



Set back a portion of the building wall, here at major building entrance.

Towers or Building Volumes

Vertical columns and changes in height are encouraged to break up long facades, and add interest to low building volumes.

Good sense should be exhibited in the design and placement of special architectural features. Larger towers, gables, and turrets should be reserved for use at significant locations, such as major street corners, at a terminus of a pedestrian way, and at major entrances. Smaller elements should be used to denote regular entrances or room volumes.



Change in building height at corner.

Change in Storefront Façade:

Ground-floor facades should be designed to give individual identity to each retail establishment. Each shop should have a distinct façade with a unique character.

At adjacent storefronts, the change in establishments should be clearly evident through a change in storefront façade, i.e. different base material, window type, and/or

door type. This is particularly important for storefronts located in the same building.



Storefronts should have individual facades.

Vertical Mass – In order to continue the varied street wall of the Downtown Core, new buildings shall change in height between buildings along the street frontage.	<u>Standards:</u> Vertical subdivision shall be used to vary the street wall and to reduce the appearance of building height and bulk. Methods of subdivision are listed in the Guidelines. <u>Guidelines:</u> Methods to accomplish vertical subdivision include the following: Design the ground floor of the building to read as a base for the rest of the structure; i.e. use arcades, loggias, and colonnades to wrap the building at its base. Use secondary cornices at the top of storefronts, to differentiate the ground floor level from upper stories of the building. Use individual roofs at storefronts to differentiate from upper stores of the building. Smaller roofs should match the principal building in terms of style, detailing and materials, and be an integral part of the building's compositions. Use upper story stepbacks or partial indentations for upper story features such as balconies, outdoor decks, and/or aesthetic setbacks. Use a change in material or treatment combined with a change in depth or plane. Apply moldings or cornices to accentuate the horizontal layers of a building.
Corner Buildings – Buildings located on corners shall anchor street intersections.	<u>Standards:</u> A modest articulation of the building mass shall be provided at corner sites. Methods of articulation are listed in the Guidelines. <u>Guidelines:</u> Corner treatments should include at least one of the following: A rounded or angled facet on the corner, maximum eight feet wide on the diagonal. A pilaster on the corner Location of the building entrance at the corner

	An embedded corner tower (formed with architectural trim and ornament, not with volume protrusion.)  A rounded window bay at the corner.  Location of a corner entrance.
Special Sites and Prominent intersections – Special architectural treatment shall denote corner buildings at important sites and intersections.	Standards: Where buildings are located at major or “gateway” intersections, front important community spaces or anchor unique corners where sites create acute or obtuse angles, a prominent architectural corner treatment of the building mass is required. Treatment methods are listed in the Guidelines. Guidelines: Corner treatments at important sites or intersections may include the following: - Creation of a prominent entry at the corner. - A special architectural “Turning” of the corner with a major façade change. - Creation of a corner tower with a landmark roof form. - Special attention at building facades, including fenestration over at least 25% of the façade’s surface.

	 Creation of a prominent entry feature at a corner.	
Main Entrances - To contribute to the public and pedestrian realm, building entrances shall be prominent and easy to identify.	<u>Standards:</u> The main entrance of a building shall be located at the primary street façade of the building, and shall be architecturally treated in a manner consistent with the building style. At mixed-use buildings, entrances to residential, office or other upper story uses shall be clearly distinguishable in form and location from retail entrances. <u>Guidelines</u> Entrances should incorporate one or more of the following treatments: Marked by a taller mass above, such as a modest tower, or within a volume that protrudes from the rest of the building surface. Accented by special architectural elements, such as columns, overhanging roofs, awnings, and ornamental light fixtures. Indicated by a recessed entry bay in the façade. Recommended treatments include special paving materials such as ceramic tile; ornamental ceiling treatments, such as coffereing; decorative light fixtures, and attractive decorative door pulls and other hardware. Sheltered by a projecting awning or canopy, designed as a canvas or fabric awning, or as a permanent architectural canopy utilizing materials from the primary building. Punctuated by a change in roofline or a major break in the surface of the subject wall.	

	Provide shelter from weather and shade through use of awnings or sheltered bays. Entrances to upper-story uses should incorporate one or more of the following treatments: Located in the center of the façade between storefronts, as apt of a symmetrical composition. Accented by architectural elements such as clerestory windows, sidelights, and ornamental light fixtures. Indicated by a recessed entrance, vestibule or lobby. Doorways should be recessed for privacy, but should be clearly expressed through awnings, high quality materials, or other architectural treatments.
Secondary Entrances Side or rear building entries shall be visible and easy to find, but visually secondary to main entrances.	<u>Standards:</u> Secondary entries, such as side or rear building entries, shall not be more architecturally prominent or larger than the front entry. The design of the side or rear building entries, shall not be more architecturally prominent or larger than the front entry. Secondary entries shall be enhanced with detailing, trim, and finish consistent with the character of the building. <u>Guidelines:</u> Roll-up security doors should be detailed to conceal door housings and tracks, and provide an attractive and finished appearance for all exposed components.

2.2 – Architectural Style

The intent of the discussion of style that follows is to provide a design framework for new structures, to ensure that projects draw from the best of Dade City’s building traditions and do their part to contribute to the aesthetic harmony of Downtown.

Building Base – All buildings shall create a base treatment that assists in visually establishing a human scale for pedestrian users and passers-by, and aesthetically “joins”	<u>Standards:</u> Buildings shall incorporate a clearly defined building base, created by one of the treatments noted in the Guidelines. The base treatment shall extend around all visible sides of the building. <u>Guidelines:</u>
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the building to the ground.	Base Treatment may occur at two different scales – At a scale of the pedestrian, a base should be created at some point between nine inches and six feet in height. At the scape of the building, the ground floor should read as a base that “joins” the building to the ground. A base treatment does not need to be the same on all sides of a building. The building base may be created by any of the following treatments: A small projection of the wall surface, which may be accompanied by a change of material and/or color; A thicker or heavier design treatment, such as a darker color and/or stronger material, for the entire ground floor than for the portions of the building above, A horizontal architectural feature at or below the first story mark, such as a series of openings, or a secondary cornice separating the first two floors; A ground level arcade with columns, either recessed into the buildings volume or attached to the exterior, may be used. Column spacing should be regular and related to the structural bay of the building. Lower and upper stories should be separated by horizontal detailing such as an awning or belt course.
Building Materials - New construction shall take cues from regional and local traditions. Authentic materials and methods of construction should be used.	<u>Standards:</u> Simulated finished shall not be used. <u>Guidelines:</u> The combination of materials on a building façade should be appropriate to its style and design. If the building mass and pattern of windows and doors is complex, simple wall surfaces are recommended. If the building volume and the pattern of wall openings are simple, additional wall texture and articulation should be employed. Materials used as primary cladding should be limited in number. <u>Primary materials</u> should be chosen to be consistent with building style and types. Materials to be used as the primary cladding on buildings include: Brick – Red brick is recommended. Fuyll size brick veneer is preferable to thin brick tile. Brick veneers should be mortared to give the appearance of structural brick and use wrap-around corer and bullnose pieces. Wood – Horizontal sidings such as clapboard and tongue-in-groove, vertical siding such as board and batten, and other horizontal sidings such as smaller wood shingles and

	shakes may be suitable. Trim elements should be used. Wood panels may be inlaid as an accent material. Stone – Stone, cast stone or other earthen materials. Stucco should be minimized on commercial buildings. <u>Accent Materials</u> are recommended to add interest and variety at a more intimate scale such as individual storefronts, along architectural elements, on portions of buildings or walls. Materials recommended include brick, wood, stone, ceramic tile, or metal.
Façade Elements Surface features and façade elements shall relate to the building's architectural style. Placement shall be based on the building's overall proportions and bay spacing, in order to create a pattern of elements across the façade.	<u>Standards:</u> Horizontal ornament such as awnings or belt courses, should be carried across adjacent facades to unify various building masses and convey the sense of a consistent building wall. <u>Guidelines:</u> Covered outdoor spaces, awning and arcades are encouraged to protect pedestrians from summer heat and rain. These should be located above the display windows and below the storefront cornice or sign panel. For a sequence of storefronts, a line of discrete awnings for each storefront or building bay should be used, rather than one continuous run-on awning. Ornamental sconce outdoor lighting can be used to accent entries or pilasters. Alcoves, balconies and porches are encouraged at upper stories to provide outdoor spaces for upper story tenants. Window boxes, or other wall-mounted elements below storefront windows can be used to add interest at a pedestrian scale.
Windows – Windows shall be designed to be in keeping with the historic character of Downtown.	<u>Standards:</u> Buildings shall include vertically proportioned façade openings with windows that have a greater height than width. Where glazed horizontal openings are used, they shall be divided with multiple groups of vertical windows. Storefront windows shall encompass a minimum of sixty percent of the storefront façade. For buildings with multiple storefront facades, the review authority may authorize a reduction in storefront windows on the secondary frontage(s) where the design is found to be compatible with the character of Downtown.

	Windows on the upper floors shall be smaller in size than storefront windows on the first floor, and shall encompass a smaller proportion of façade surface area. Aluminum sliding windows should be designed to have substantial framing members at a minimum width of two inches. Bare aluminum trim shall not be used. Deeply tinted glass or applied films are not permitted on the ground floor. Reflective glazing shall not be used. Upper story windows shall be detailed with architectural elements, such as projecting lug sills molded surrounds and/or lintels. <u>Guidelines:</u> Windows should maintain consistency in shape and in location across the façade, and be coordinated with facades of adjacent buildings. Commercial clerestory and transom windows are recommended to provide a continuous horizontal band or row of windows across the upper portion of the storefront. Decorative treatments on windows or balconies are recommended if consistent with building style. Shaped frames and sills, detailed with architectural elements such as projecting sills, molded surrounds should be used to enhance opening and add additional relief. Window frames should not be flush with walls. Large expanses of glass should not be used, except at storefront windows. Clear glass is recommended. Non-reflective films, coatings, low emissivity glass, and external and internal shade devices should be used for heat and glare control.
Doors Doors are the one part of the building façade	<u>Standards:</u> Doors at storefronts shall include windows that permit views into the establishment.

that patrons will inevitably see and touch – they shall be well-detailed to convey the quality of the Downtown.	<u>Guidelines:</u> Doors at storefronts are recommended to have large windows to permit views into the establishment. The should match the materials, design and character of the display window framing. Detailing such as carved woodwork, stonework, or applied ornament should be used to create noticeable detail for pedestrians and drivers. Doorways leading to upper story uses should be distinguishable from those leading to retail establishments.
Roof Types Roofs shall match the principal building in terms of style, detailing and materials. They shall contribute expressive and interesting forms that add to the overall character of the Downtown.	<u>Standards:</u> Flat or shallow pitched roods shall be used at buildings fronting Seventh Street, and shall be designed with one or more of the treatments stated in the Guidelines. New Mansard roofs are prohibited. <u>Guidelines:</u> Deeply sloping roof forms should be limited to prominent or special buildings. Flat or shallow pitched roofs should be ornamented with shaped parapets using one of the methods below: The primary cornice should be decorated with parapets, finials, or molding. A parapet cap should be used to terminate the top of the parapet wall. Surface mounted cornices, shading elements or trellises should be used to strengthen a parapet wall design. Small roods may be used at storefronts.
Roof Equipment and Screening All building equipment located on roofs shall be screened from view, to establish a level of “clean” design throughout the Downtown.	<u>Standards:</u> Roof mounted equipment shall be completely screened by architectural enclosures that are derived from the building’s architectural expression. Screening of on-site mechanical equipment shall be integrated as part of a project’s site and building design and shall incorporate architectural styles, colors and other elements from the roof and façade composition to carefully integrate screening features. <u>Guidelines:</u> Roof-mounted equipment may be located behind parapets or recessed into roof hips or gables, or enclosed within roof volumes.

	Materials, architectural styles, colors, and/or other elements from the façade composition shall be used to integrate the screening into the building's architecture.
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2.3 - Color

Colors throughout the Downtown should be light in color and tone, in keeping with the character of Downtown Dade City. Colors that reflect the City's relationship with the countryside, the tones of the surrounding landscape and the natural hues of the surrounding east Pasco environment are encouraged. Care should be taken that drab earth and overly neutral tones not be used. The paint color for any new building or the modification of the paint color of any existing building shall be reviewed by the City for compliance with the guidelines.	<u>Standards:</u> Colors should be compatible with other buildings in the district. Colors of adjacent buildings should be taken into consideration, especially where new structures are adjacent to historic buildings. <u>Guidelines:</u> Primary building colors should be restrained and neutral in hue. These may include light earth tones that are in keeping with Dade City's agricultural heritage. Secondary color should complement the primary building color, and may be a lighter shade than the body color, or use more saturated hues. Secondary color can be used to give additional emphasis to architectural features such as building bases or wainscots, columns, cornices and bands; or used as trim on doorframes, storefront elements, windows and window frames, railings, shutters, fences and similar features. Accent colors may be more saturated in color or brighter in tone, and used to highlight special features such as doors, shutters, ornament or storefront elements.
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3 – Multifamily Residential – Stacked Flats

Residential development within Downtown should support a more compact, walkable pattern than found elsewhere in the City, offering a lifestyle oriented around proximity to the Downtown Core. New buildings should balance increased density with design that maintains a comfortable residential scale, drawing from the forms and proportions of traditional single-family homes and adapting them to accommodate multiple units.

All residential buildings should contribute to a cohesive and attractive neighborhood character. Designs should incorporate recognizable residential elements such as clearly defined entries, porches, bay windows, and articulated rooflines with overhangs. Balconies and shared or private outdoor spaces should also be integrated to support recreation and enhance livability.

For the purposes of these Design Standards and Guidelines, “multifamily” includes apartments and all other stacked residential unit types.

All residential buildings and additions should adhere to the guidelines below to ensure compatibility with the surrounding residential fabric of Downtown. The Design Standards and Guidelines for multifamily development are organized into components related to building design, with objectives outlined in the left column, standards in the center column, and guidelines in the right column. Illustrative images are provided to support and clarify the concepts presented.

3.1 Building Mass and Increment	
Siting and Orientation – Buildings shall be sited to reinforce the public Street network of Downtown, aligning with primary street frontages and public pathway spaces.	Standards: Buildings shall be sited to align with street frontages to reinforce continuous public streets and public pathway spaces. The backs of buildings shall not face public streets. Backing lot walls shall not face public streets Parking is not permitted between the public street and adjacent residential buildings. Guidelines: Active facades with windows and doors should face all streets, sidewalks and pathways. Frontages should be of a substantial scale and character and include architectural elements giving interest to the building wall along the sidewalk.

	New buildings should maintain a relatively uniform setback with neighboring buildings; however, variation along the front setback should be provided through use of front porches, entrance porticos, stairs and other architectural features that are allowed to encroach upon the required setback.
Overall Building Massing – The massing of larger residential buildings shall be broken down to convey a sense of “home” and give individuality to each unit that lies within it.	Standards: Multifamily buildings shall avoid a monotonous or over scaled massing Building massing shall be subdivided into portions or segments compatible with the adjacent residential scale. Guidelines: Building segments should be legible as individual residences or small groups of units, and called out using the following: Separate Building Volumes or Façade Protrusions, Window Bays or Balconies, Porches and Entrance Vestibules, Individual Roof Volumes and other roof articulations such as dormers.
Horizontal Mass – Horizontal mass shall be broken down to create architectural interest and provide visual separation between units or modules of units.	Standards: Facades of long buildings shall be architecturally subdivided into shorter segments every twenty-five (25) to fifty (50) feet maximum, using the methods noted in the Guidelines. Each vertical module of units shall incorporate architectural features that help individually distinguish them, such as wall breaks, projections, distinct color schemes and individual roof treatments. Guidelines: Building facades should incorporate the following methods to architecturally distinguish modules of housing units: 1. Vertical Architectural features – apply a vertical slot or recess between façade segments with a six (6) inch minimum recess depth and a fifteen (15) inch minimum width. Apply a vertical pilaster between façade with a three (3) inch minimum protrusion and a fifteen (15) inch minimum width. The maximum horizontal protrusion of pilasters into the public right-of-way should be six (6) inches. Project a part of the building above the main building volume as a tower that holds several stacked rooms. 2. Building Wall – Vary the setback of portions of the building wall along the main façade, using elements such as bays or building volumes to create change. Change the color or material of segments across the façade. Material

	changes should always be accompanied by a change in plane, or separated by framing or other means. 3. Individualized Rood Forms – Use individual roof pitches to break up the form. For example, a single building could express individual units through a series of smaller gabled dormers. Subdivide flat roofs into recognizable segments with shifts in height and design along decorative shaped parapets or cornice treatments at street facades.
Vertical Mass – Step backs and other architectural techniques shall be used to reduce the appearance of building height and bulk..	<u>Standards:</u> Vertical subdivision shall be used to vary the street wall and to reduce the appearance of building height and bulk. Methods of subdivision are listed in the Guidelines/ <u>Guidelines:</u> The following methods are recommended to break down the bulk and mass of multi-story buildings. 1. Accentuating the ground floor of the building by making it thicker or visually stronger than upper stories. 2. Use of entry porticos and front porches, or other articulation at the ground level. 3. Use of upper story setbacks or partial indentations for upper story features such as balconies, outdoor decks, and/or aesthetic setbacks. 4. Applications of decorative moldings or cornices to accentuate the horizontal layers of a building.
Corner Buildings – Residential buildings located on corner parcels shall acknowledge both street frontages, with façade articulation on each.	<u>Standards:</u> A modest articulation of the building mass shall be provided at corner sites. Methods of articulation are listed in the Guidelines. <u>Guidelines:</u> A building base that extends beyond the building face toward both street facades.

	An “embedded” corner tower (formed with architectural trim and ornament, not with volume protrusion). A building protrusion or bay that wraps the corner.  A building bay that “wraps” the corner.
Main Entrances - Entrances shall convey a clear residential character, one that is welcoming to the building’s tenants.	<u>Standards:</u> Primary entrances to multi-unit buildings shall front onto the primary street. Individual units adjacent to public streets shall locate their primary entrance to face the street. Main entrances shall be prominent and easy to identify. Design cues shall be used to help create a transition from the public street to the private residence. <u>Guidelines:</u> Where entrances indicate entry to more than one unit, they should be grander and more prominent than individual unit entrances, of a scale appropriate to the number of units that they access. At courtyard buildings, the primary entrance should be oversized and provide a view to the courtyard beyond, indicating that several residences exist beyond it. Each entrance should have a clear and easy-to-find entry sequence leading from the sidewalk to the front door. Design cues should be used to help create a transition from the public street to the private residence, including: Raised stoops, open porches, and/or entrance vestibules that correspond to the vertical modules of attached building units, A change in grade from the public roadway to the

	residence, to protect the privacy of residential units, Low hedges, fences and/or entry gates that separate private front yards from the public sidewalk, Ornamental lighting of porches, walks, yards, and driveways to define and highlight entrances, and special landscape materials to define front yard spaces and/or accent the entry sequence.
Accessory Buildings and Additions Accessory structures including garages, storage facilities and other ancillary buildings, are considered as an integral part of the overall development..	<u>Standards:</u> Accessory structures include any structures subordinate to the primary building. Their design shall be consistent with the prevailing architectural style of the primary structure.. <u>Guidelines:</u> Accessory structures should incorporate the following design components: 1. The existing siding should be carried onto the addition or building. 2. The windows should be of the same style as the main house, including opening mechanisms and trim. 3. The existing roofline and roof type should be carried onto additions. Shed-roof additions should not be used, unless integral to the style of the house. For detached structures, the roof style should be the same as that of the main building. 4. Overall proportion should be maintained, for example if a building is vertically or horizontally oriented.
Parking Podiums Podiums shall be considered part of the building base, with wall textures, colors, and dimensional modules that are coordinated with the residential architecture. Detailing and design elements shall be used to break up a windowless or monotonous façade.	<u>Standards:</u> No building shall have more than one garage or podium entrance per street front. These entrances should not exceed twenty (20) feet in width. Elements such as recessed entries, trellises over garage entries, and vertical design detailing on the doors should be used to minimize the apparent width of the entrance. <u>Guidelines:</u> Whenever possible, garage and podium entrances should be located along the sides of building, rather than along the primary frontage, to minimize visual impact to the street. When located on the primary frontage, garage entrances must be recessed behind the front wall of the building. Wherever partially submerged podium parking is feasible, driveways should slope downwards from the street before entering the garage, making garage entrances less visible to passersby. Vehicle entrances to parking podiums should be treated with architectural articulation and landscape materials, to

	“mark” a frequently used common entrance for residents and guests.
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3.2 – Architectural Style

The intent of the discussion of style that follows is to provide a design framework for new structures, to ensure that projects draw from the best of Dade City’s building traditions and do their part to contribute to the aesthetic harmony of Downtown.

Residential architecture in historic downtown Dade City reflects a blend of late 19th- and early 20th-century styles, shaped by Florida’s climate, available materials, and the city’s development during the railroad and citrus boom eras. While individual homes vary, several common architectural styles define the area’s character: Florida Vernacular, Queen Anne, Craftsman, and Colonial Revival.

Frame Vernacular (Florida Vernacular)

This is the most prevalent residential style in Dade City. These homes are typically wood-framed and designed with simplicity and climate responsiveness in mind. Key features include front porches (often full-width), raised foundations for airflow, metal or shingle roofs with generous overhangs, and a generally modest, functional appearance. Ornamentation is minimal, but the proportions and porch detailing contribute to their charm.

Queen Anne (Simplified)

Some homes reflect elements of the Queen Anne style, though often in a more restrained form than seen in larger cities. These houses may include asymmetrical facades, decorative wood trim, bay windows, varied rooflines, and occasional turret-like forms. In Dade City, these details are typically simplified but still add visual richness and individuality.

Craftsman / Bungalow

Popular in the early 20th century, Craftsman-style homes are common throughout downtown neighborhoods. These one- to one-and-a-half-story houses feature low-pitched gable roofs, wide eaves with exposed rafters, tapered porch columns, and prominent front porches. Materials often include wood siding, brick piers, and natural finishes, emphasizing handcrafted detail and horizontal lines.

Colonial Revival

This style appears in more formal homes and is characterized by symmetry and classical detailing. Features often include centered front doors, evenly spaced windows, shutters, and simple columned porches. Roofs are typically side-gabled or hipped, and the overall appearance is more orderly and refined compared to vernacular forms.

Building Base – All buildings shall create a base treatment that

Standards:

Buildings shall incorporate a clearly defined building base, created by one of the treatments noted in the Guidelines.

assists in visually establishing a human scale for pedestrian users and passers-by, and aesthetically “joins” the building to the ground.	The base treatment shall extend around all visible sides of the building. <u>Guidelines:</u> A building base may be create by ay of the following treatments: 1. A visibly thicker and continuous base portion of the wall along the ground, where the wall above the base sets back, and openings within the base are seen to be more deeply recessed. 2. A material and/or color change of the base wall relative to the building wall above. The base material should generally be heavier with a lighter quality at stories above. 3. A horizontal architectural feature at or below the first story mark, such as a porch roofline, a cornice line, or a protruding horizontal band. 4. A horizontal notch or recess above the first or second story.
Building Materials - New construction shall take cues from regional and local traditions. Authentic materials and methods of construction should be used.	<u>Standards:</u> High-quality stone veneer products may be used at residential buildings. The combination or materials on a building façade shall be appropriate to its style and design. <u>Guidelines:</u> If the building mass and pattern of windows and doors is complex, simple wall surfaces are recommended. If the building volume and the pattern of wall openings are simple, additional wall texture and articulation should be employed. Materials used as primary cladding should be limited in number. <u>Primary materials</u> should be chosen to be consistent with building style and types. Materials to be used as the primary cladding on buildings include: Brick – Red brick is recommended. Full size brick veneer is preferable to thin brick tile. Brick veneers should be mortared to give the appearance of structural brick and use wrap-around corer and bullnose pieces. Wood – Horizontal sidings such as clapboard and tongue-in-groove, vertical siding such as board and batten, and other horizontal sidings such as smaller wood shingles and shakes may be suitable. Trim elements should be used. Wood panels may be inlaid as an accent material.

	Stucco - Stucco, cement plaster are acceptable finishes. Attention should be paid to detail and trim elements for a high quality installation. <u>Accent Materials</u> are recommended to add interest and variety at a more intimate scale such as individual storefronts, along architectural elements, on portions of buildings or walls. Materials recommended include brick, wood, stone, ceramic tile, or metal.
Façade Elements Surface features and façade elements shall relate to the building's architectural style. Placement shall be based on the building's overall proportions and bay spacing, in order to create a pattern of elements across the façade.	<u>Standards:</u> Horizontal ornament such as awnings or belt courses, should be carried across adjacent facades to unify various building masses and convey the sense of a consistent building wall. <u>Guidelines:</u> Both order and variety in window and door opening composition are recommended. Unifying elements should be maintained across facades, such as a common window header line or sill line, and/or aligned vertical centerlines of windows and doors. Special architectural features should be used to create articulated, interesting facades. These include features such as recessed windows with authentic muntins, architectural trim with substantial depth and detail, bay windows, window boxes, dormers, entry porches, etc. Secondary building volumes, including building bays, balconies, porches or other ancillary masses, should be used to give articulation to individual or small groups of units within the larger building mass. Balconies, porches or other indoor-outdoor elements are recommended to provide private space within multi-family structures. Balconies should be adequately separated to ensure the privacy of the units. Partial walls dividing units on a continuous balcony should not be used.
Windows – Windows shall be designed to be in keeping with the historic character of Downtown.	<u>Standards:</u> Buildings shall include vertically proportioned façade openings with windows that have a greater height than width. Where glazed horizontal openings are used, they shall be divided with multiple groups of vertical windows. Reflective glazing shall not be used.

	Upper story windows shall be detailed with architectural elements, such as projecting lug sills molded surrounds and/or lintels. <u>Guidelines:</u> Built-up sills and trim should be use to frame openings. Unifying architectural elements should be used to carry a window pattern across a façade, such as common sill or header lines. Shaped frames and sills should be used to enhance openings and add additional relief. The should be proportional to the glass area framed, as where a larger window should have thicker framing members. Clear glass is recommended. If tinted glazing is used, light tints are recommended. To add privacy and aesthetic variety to glass, fritted glass, spandrel glass and other decorative treatments are recommended.
Doors Doors are the one part of the building façade that patrons will inevitably see and touch – they shall be well-detailed to convey the quality of the Downtown.	<u>Standards:</u> High-quality materials shall be used on doors and doorframes, such as crafted wood, stainless steel, bronze, and other ornamental metals. <u>Guidelines:</u> Doorways should be scaled appropriately to the number of units they serve. At individual entrances, doorways should be scaled to the individual; additional attention to detail is appropriate. At entrances serving more than one unit, doorways and surrounds should be larger and more prominent. At entrances serving a large number of units, such as a courtyard entries, over scaled portals and double-height entrances may be appropriate.
Roof Types Roofs shall match the principal building in terms of style, detailing and materials. They shall contribute expressive and interesting forms that add to the overall character of the Downtown.	<u>Standards:</u> Roof overhangs are required. Clipped or flush eaves are prohibited. <u>Guidelines:</u> All pitched and continuous sloping roof forms are encouraged. These include gable, hip and pyramidal roofs. Overhangs should include detailing such as: Brackets and corbels or other roof supports related to the architectural style of the building.

	Flat roofs with parapet walls should be treated with one or more of the following conditions: An architecturally profiled cornice and/or expressed parapet cap should be used to terminate the top of parapet wall. Surface mounted cornices, continuous shading elements, or trellises should be used to strengthen a parapet wall design.
Roof Equipment and Screening All building equipment located on roofs shall be screened from view, to establish a level of “clean” design throughout the Downtown.	<u>Standards:</u> Roof mounted equipment shall be completely screened by architectural enclosures that are derived from the building’s architectural expression. Screening of on-site mechanical equipment shall be integrated as part of a project’s site and building design and shall incorporate architectural styles, colors and other elements from the roof and façade composition to carefully integrate screening features. <u>Guidelines:</u> Roof-mounted equipment may be located behind parapets or recessed into roof hips or gables, or enclosed within roof volumes. Materials, architectural styles, colors, and/or other elements from the façade composition shall be used to integrate the screening into the building’s architecture.

3.3 - Color	
Colors throughout the Downtown should be light in color and tone, in keeping with the character of Downtown Dade City. Colors that reflect the City’s relationship with the countryside, the tones of the surrounding landscape and the natural hues of the surrounding east Pasco environment are encouraged. Care should be taken that drab earth and overly neutral tones not be	<u>Standards:</u> Colors should be compatible with other buildings in the district. Colors of adjacent buildings should be taken into consideration, especially where new structures are adjacent to historic buildings. <u>Guidelines:</u> Primary building colors should be restrained and neutral in hue. These may include light earth tones that are in keeping with Dade City’s agricultural heritage. Secondary color should complement the primary building color, and may be a lighter shade than the body color, or use more saturated hues. Secondary color can be used to give additional emphasis to architectural features such as building bases or wainscots, columns, cornices and bands; or used as trim on doorframes, storefront elements, windows and window frames, railings, shutters, fences and similar features.

used. The paint color for any new building or the modification of the paint color of any existing building shall be reviewed by the City for compliance with the guidelines.	Accent colors may be more saturated in color or brighter in tone, and used to highlight special features such as doors, shutters, ornament or storefront elements.
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4 Attached and Detached Single-family Residential Buildings.

Homes in Downtown Dade City's residential neighborhoods maintain a strong historic character, each with their own special identity. These Guidelines are intended to continue the strong traditions of Downtown Dade City's residences, and to maintain the unique quality of its neighborhoods by providing guidance for treatment of new homes in an existing neighborhood context. As described in the Guidelines that follow, design of new homes should be in scale with and harmonious with existing neighborhood fabric in terms of scale, massing, consistency of architectural details, exterior colors and materials. For the purposes of these Design Standards and Guidelines Attached and Detached Single-Family buildings shall include all detached unit types and any units sharing a common wall which are not stacked.

All residential buildings and building additions should follow the guidelines below to ensure their design fits into the residential fabric of Downtown. The Design Standards and Guidelines for attached and detached single-family residential buildings are divided into multiple components related to building design, with objectives identifies in the left-hand column and standards in the center column and guidelines in the right column. The pictures are provided to illustrate the concepts being presented.

4.1 Building Mass and Increment	
Siting and Orientation – Buildings shall be sited to reinforce the public Street network of Downtown, aligning with primary street frontages and public pathway spaces.	<u>Standards:</u> Buildings shall be sited to align with street frontages to reinforce continuous public streets and public pathway spaces. The backs of buildings shall not face public streets. Backing lot walls shall not face public streets Parking is not permitted between the public street and adjacent residential buildings. <u>Guidelines:</u> Doors and windows should face upon all streets and pathways. New buildings should maintain a relatively uniform setback with neighboring buildings; however, modest variation along the front setback is encouraged where single-family residences are attached to avoid a monotonous building wall. The following methods should be used to create variation in building setback: A shift in setback from unit to unit at attached developments. Siting a portion of the building at the front setback line, Use of front porches,

	entrance porticos, stairs and other architectural features that are allowed to encroach upon the required setback.
Overall Building Massing – Massing shall reflect the typical scale of the single-family home, a simple mass with protruding volumes and bays to add interest.	Standards: Attached single-family buildings shall avoid a monotonous or over scaled massing Guidelines: Volumes that project from the primary building mass, such as window bays, entrance vestibules, and porches should be used to add variety to a simple façade. Balconies, dormers and other articulation should be incorporated into building design to articulate the structure at upper stories.
Horizontal Mass – Where single-family residences are attached, building masses shall clearly articulate each residence as a module within the façade, each with a main entrance and primary façade.	Standards: Facades of long buildings shall be architecturally subdivided into shorter segments every twenty-five (25) to fifty (50) feet maximum, using the methods noted in the Guidelines. Guidelines: Individual facades should vary from unit to unit, while maintaining a common language, using the methods of variation listed below: 1. Setback – to create variation in building form, front setbacks may be varied up to five feet for each residential unit. 2. Building material – material changes should always be accompanied by a change in plane, and separated by framing or other means. Abrupt changes in the primary façade materials are not recommended. Consistent materials should be used on all four sides of the building. 3. Individualized Roof forms – Attached units should maintain separate, identifiable roof forms for example, units could be emphasized with their own roof forms that vary from unit to unit, or by a series of smaller gabled dormers within a single roof gable.
Vertical Mass – Where single-family residences are attached, a building's vertical mass shall be articulated at points along the buildings length, to give variety to the overall mass.	Standards: Vertical subdivision shall be used to vary the street wall and to reduce the appearance of building height and bulk. Methods of subdivision are listed in the Guidelines/ Guidelines: The following methods are recommended to break down the bulk and mass of multi-story buildings. 1. Varying the roof orientation of individual units, or using a combination of shed, gabled and hipped roofs to create a varied roofline.

	2. Use of upper story setbacks or partial indentations for upper story features such as balconies, outdoor decks, and/or aesthetic setbacks. 3. Use of vertical elements such as towers or building volumes to create emphasis and break up the uniformity of several attached units.
Corner Buildings – Residential units that are part of a larger building mass shall have special treatment at end and corner locations.	<u>Standards:</u> A modest articulation of the building mass shall be provided at corner sites. Methods of articulation are listed in the Guidelines. <u>Guidelines:</u> Treatments to “Complete” a building at end and corner units include: 1. Building base elements that extend beyond the primary building mass, such as an extended base or ground floor unit. 2. Individual building volumes, such as protrusion, porch or bay that “wraps” the corner. 3. An “embedded corner tower. 4. For duet or couplet units on corners, the main entries of each unit should face opposite streets.
Main Entrances - Entrances shall convey a clear residential character, one that is welcoming to the building’s tenants.	<u>Standards:</u> Design cues shall be used to help create a transition from the public street to the private residence. <u>Guidelines:</u> Each unit should have an individual entrance, fronting on the public street. Attached single-family units may have common entrances to shared outdoor spaces, such as front porches or entrance porticos. In shallow lot situations, attached residences may have individual entrances fronting onto a linear outdoor hardscape courtyard or green courtyard space that provides access to the street. In such instances: 1. A courtyard gateway treatment or other common entrance indication for the entry space should create a common architectural gateway for the project. 2. The front street façade of the building should maintain a strong presence that is highly detailed and dominated by window or façade openings. Each entrance should have articulation indicated by a clear entry sequence, leading from the sidewalk to the front door, using entry elements including:

	1. Raised stoops, open porches or entrance vestibules. These should face the street at varied intervals, which correspond to the vertical modules of attached building units. 2. A change in grade from the public roadway to the residence, to protect the privacy of residential units. 3. Low hedges, fences, and/or entry gates to define the edge between the public street and private property. Chain link fences are not permitted. 4. Ornamental lighting of porches, walks, yards, and driveways to define and highlight entrances. 5. Special landscape materials to define front yard spaces and/or accent the entry sequence.
Garages The prominence of garages shall be reduced by locating them as far as is feasible from public streets, preferably along alleys on the rear half of a lot.	<u>Standards:</u> The prominence of garages shall be reduced by locating them as far as feasible from public streets, preferably along alleys on the rear half of a lot. Where garages must face a public street, the garage shall be located as far back from the edge of the public right-of-way as possible, and shall maintain a five (5) foot minimum setback from the rear and side property lines. Where garages must be located on the front façade, they must be recessed a minimum of six (6) feet from the front façade of the building. <u>Guidelines:</u> For residential buildings, single-car garage doors are strongly recommended to avoid a car-dominant appearance to the street or alley. Where double car widths are used, doors should not exceed sixteen feet in width. Elements such as trellises and vertical design detailing on the doors should be used to minimize the apparent width of the entrance. Garage or studio doors at live-work facades should be compatible with a residential character. They should be treated with windows, surface panels, and other forms of architectural detailing to reduce their impact and scale. Large featureless doors should be avoided. Glazed multi-panel doors are recommended to create a residential scale.
Accessory Buildings and Additions Accessory structures including garages, storage facilities and	<u>Standards:</u> Accessory structures include any structures subordinate to the primary building. Their design shall be consistent with the prevailing architectural style of the primary structure.. <u>Guidelines:</u>

other ancillary buildings, are considered as an integral part of the overall development..	Accessory structures should incorporate the following design components: 1. The existing siding should be carried onto the addition or building. 2. The windows should be of the same style as the main house, including opening mechanisms and trim. 3. The existing roofline and roof type should be carried onto additions. Shed-roof additions should not be used, unless integral to the style of the house. For detached structures, the roof style should be the same as that of the main building. 4. Overall proportion should be maintained, for example if a building is vertically or horizontally oriented.
Driveways and Alleys Driveways and alleys shall be considered a part of the overall neighborhood landscape, treated with plantings and special materials where possible.	<u>Standards:</u> Driveways may be shared. Driveways shall provide a planting strip between the wheel ways in the areas between the street and front building setback line. <u>Guidelines:</u> Exterior driveway surfaces should be paved with non-slip attractive surfaces such as interlocking unit pavers, or scored and colored concrete. Shared driveway and alleys should maintain a high level of quality and safety, and incorporate the following recommendations: 1. To maximize open space, garages and carports should face onto the alley and be located no further from the alley than is required for adequate vehicle access. 2. Alleys are required to be well lit. Lighting elements may be freestanding or attached to buildings, and will be required to be lit during evening hours. 3. Alleys should be planted with trees. 4. At alleys, garage aprons and individual entryways should be differentiated from the alley by special paving or other treatments.

4.2 – Architectural Style

The intent of the discussion of style that follows is to provide a design framework for new structures, to ensure that projects draw from the best of Dade City’s building traditions and do their part to contribute to the aesthetic harmony of Downtown.

Residential architecture in historic downtown Dade City reflects a blend of late 19th- and early 20th-century styles, shaped by Florida's climate, available materials, and the city's development during the railroad and citrus boom eras. While individual homes vary, several common architectural styles define the area's character: Florida Vernacular, Queen Anne, Craftsman, and Colonial Revival.

Frame Vernacular (Florida Vernacular)

This is the most prevalent residential style in Dade City. These homes are typically wood-framed and designed with simplicity and climate responsiveness in mind. Key features include front porches (often full-width), raised foundations for airflow, metal or shingle roofs with generous overhangs, and a generally modest, functional appearance. Ornamentation is minimal, but the proportions and porch detailing contribute to their charm.

Queen Anne (Simplified)

Some homes reflect elements of the Queen Anne style, though often in a more restrained form than seen in larger cities. These houses may include asymmetrical facades, decorative wood trim, bay windows, varied rooflines, and occasional turret-like forms. In Dade City, these details are typically simplified but still add visual richness and individuality.

Craftsman / Bungalow

Popular in the early 20th century, Craftsman-style homes are common throughout downtown neighborhoods. These one- to one-and-a-half-story houses feature low-pitched gable roofs, wide eaves with exposed rafters, tapered porch columns, and prominent front porches. Materials often include wood siding, brick piers, and natural finishes, emphasizing handcrafted detail and horizontal lines.

Colonial Revival

This style appears in more formal homes and is characterized by symmetry and classical detailing. Features often include centered front doors, evenly spaced windows, shutters, and simple columned porches. Roofs are typically side-gabled or hipped, and the overall appearance is more orderly and refined compared to vernacular forms.

Building Base – All buildings shall create a base treatment that assists in visually establishing a human scale for pedestrian users and passers-by, and aesthetically “joins” the building to the ground.

Standards:

Buildings shall incorporate a clearly defined building base, created by one of the treatments noted in the Guidelines.

The base treatment shall extend around all visible sides of the building.

Guidelines:

A building base may be created by any of the following treatments:

1. A visibly thicker and continuous base portion of the wall along the ground, where the wall above the base sets

	back, and openings within the base are seen to be more deeply recessed. 2. A material and/or color change of the base wall relative to the building wall above. The base material should generally be heavier with a lighter quality at stories above. 3. A horizontal architectural feature at or below the first story mark, such as a porch roofline, a cornice line, or a protruding horizontal band. 4. A horizontal notch or recess above the first or second story.
Building Materials - New construction shall take cues from regional and local traditions. Authentic materials and methods of construction should be used.	<u>Standards:</u> High-quality stone veneer products may be used at residential buildings. The combination of materials on a building façade shall be appropriate to its style and design. <u>Guidelines:</u> If the building mass and pattern of windows and doors is complex, simple wall surfaces are recommended. If the building volume and the pattern of wall openings are simple, additional wall texture and articulation should be employed. Materials used as primary cladding should be limited in number. <u>Primary materials</u> should be chosen to be consistent with building style and types. Materials to be used as the primary cladding on buildings include: Brick – Red brick is recommended. Full size brick veneer is preferable to thin brick tile. Brick veneers should be mortared to give the appearance of structural brick and use wrap-around corer and bullnose pieces. Wood – Horizontal sidings such as clapboard and tongue-in-groove, vertical siding such as board and batten, and other horizontal sidings such as smaller wood shingles and shakes may be suitable. Trim elements should be used. Wood panels may be inlaid as an accent material. Stucco - Stucco, cement plaster are acceptable finishes. Attention should be paid to detail and trim elements for a high quality installation. <u>Accent Materials</u> are recommended to add interest and variety at a more intimate scale such as individual storefronts, along architectural elements, on portions of

	buildings or walls. Materials recommended include brick, wood, stone, ceramic tile, or metal.
Façade Elements Surface features and façade elements shall relate to the building's architectural style. Placement shall be based on the building's overall proportions and bay spacing, in order to create a pattern of elements across the façade.	<u>Standards:</u> Horizontal ornament such as awnings or belt courses, should be carried across adjacent facades to unify various building masses and convey the sense of a consistent building wall. <u>Guidelines:</u> Both order and variety in window and door opening composition are recommended. Unifying elements should be maintained across facades, such as a common window header line or sill line, and/or aligned vertical centerlines of windows and doors. Special architectural features should be used to create articulated, interesting facades. These include features such as recessed windows with authentic muntins, architectural trim with substantial depth and detail, bay windows, window boxes, dormers, entry porches, etc. Secondary building volumes, including building bays, balconies, porches or other ancillary masses, should be used to give articulation to individual or small groups of units within the larger building mass. Balconies, porches or other indoor-outdoor elements are recommended to provide private space within multi-family structures. Balconies should be adequately separated to ensure the privacy of the units. Partial walls dividing units on a continuous balcony should not be used.
Windows – Windows shall be designed to be in keeping with the historic character of Downtown.	<u>Standards:</u> Buildings shall include vertically proportioned façade openings with windows that have a greater height than width. Where glazed horizontal openings are used, they shall be divided with multiple groups of vertical windows. Reflective glazing shall not be used. Upper story windows shall be detailed with architectural elements, such as projecting lug sills molded surrounds and/or lintels. <u>Guidelines:</u> Built-up sills and trim should be used to frame openings.

	Unifying architectural elements should be used to carry a window pattern across a façade, such as common sill or header lines. Shaped frames and sills should be used to enhance openings and add additional relief. The should be proportional to the glass area framed, as where a larger window should have thicker framing members. Clear glass is recommended. If tinted glazing is used, light tints are recommended. To add privacy and aesthetic variety to glass, fritted glass, spandrel glass and other decorative treatments are recommended.
Doors Doors are the one part of the building façade that patrons will inevitably see and touch – they shall be well-detailed to convey the quality of the Downtown.	<u>Standards:</u> High-quality materials shall be used on doors and doorframes, such as crafted wood, stainless steel, bronze, and other ornamental metals. <u>Guidelines:</u> Doorways should be scaled appropriately to the number of units they serve. At individual entrances, doorways should be scaled to the individual; additional attention to detail is appropriate. At entrances serving more than one unit, doorways and surrounds should be larger and more prominent.
Roof Types Roofs shall match the principal building in terms of style, detailing and materials. They shall contribute expressive and interesting forms that add to the overall character of the Downtown.	<u>Standards:</u> Roof overhangs are required. Clipped or flush eaves are prohibited. <u>Guidelines:</u> All pitched and continuous sloping roof forms are encouraged. These include gable, hip and pyramidal roofs. Overhangs should include detailing such as: Brackets and corbels or other roof supports related to the architectural style of the building. Flat roofs with parapet walls should be treated with one or more of the following conditions: An architecturally profiled cornice and/or expressed parapet cap should be used to terminate the top of parapet wall. Surface mounted cornices, continuous shading elements, or trellises should be used to strengthen a parapet wall design.
Roof Equipment and Screening	<u>Standards:</u>

All building equipment located on roofs shall be screened from view, to establish a level of “clean” design throughout the Downtown.	Roof mounted equipment shall be completely screened by architectural enclosures that are derived from the building’s architectural expression. Screening of on-site mechanical equipment shall be integrated as part of a project’s site and building design and shall incorporate architectural styles, colors and other elements from the roof and façade composition to carefully integrate screening features. <u>Guidelines:</u> Roof-mounted equipment may be located behind parapets or recessed into roof hips or gables, or enclosed within roof volumes. Materials, architectural styles, colors, and/or other elements from the façade composition shall be used to integrate the screening into the building’s architecture.
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4.3 – Color	
Colors throughout the Downtown should be light in color and tone, in keeping with the character of Downtown Dade City. Colors that reflect the City’s relationship with the countryside, the tones of the surrounding landscape and the natural hues of the surrounding east Pasco environment are encouraged. Care should be taken that drab earth and overly neutral tones not be used. The paint color for any new building or the modification of the paint color of any existing building shall be reviewed by the City for	<u>Standards:</u> Colors should be compatible with other buildings in the district. Colors of adjacent buildings should be taken into consideration, especially where new structures are adjacent to historic buildings. <u>Guidelines:</u> Primary building colors should be restrained and neutral in hue. These may include light earth tones that are in keeping with Dade City’s agricultural heritage. Secondary color should complement the primary building color, and may be a lighter shade than the body color, or use more saturated hues. Secondary color can be used to give additional emphasis to architectural features such as building bases or wainscots, columns, cornices and bands; or used as trim on doorframes, storefront elements, windows and window frames, railings, shutters, fences and similar features. Accent colors may be more saturated in color or brighter in toe, and used to highlight special features such as doors, shutters, ornament or storefront elements.

compliance with the guidelines.	
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5. Design Standards and Guidelines – Downtown Historic Structures

Rehabilitation of historic buildings within Downtown Dade City should preserve the architectural character that defines the community while allowing for continued use and investment. All work should be consistent with the **National Park Service** Secretary of the Interior's Standards for Rehabilitation, interpreted through the following locally responsive principles:

1. Maintain Historic Character

Preserve the defining features of historic buildings, including original façades, roof forms, porches, window patterns, and decorative details. Alterations that remove or obscure these elements are discouraged.

2. Respect Original Building Form and Scale

Retain the original massing, proportions, and orientation of structures. Additions should not overwhelm the historic building and should maintain the pedestrian-scaled character typical of Downtown Dade City.

3. Repair Rather Than Replace

Historic materials such as wood siding, masonry, and architectural detailing should be repaired whenever feasible. Where replacement is necessary, new materials should match the original in design, dimension, and appearance.

4. Preserve Authenticity

Avoid introducing conjectural features or design elements that create a false historical appearance. New work should reflect its own time while remaining compatible with the historic structure.

5. Retain Significant Changes Over Time

Later modifications that have acquired historic significance should be preserved, particularly where they contribute to the building's evolution or character.

6. Use Compatible Materials and Techniques

Rehabilitation work should utilize materials and construction methods that are consistent with or visually compatible with the historic building fabric. Highly synthetic or incompatible finishes should be avoided on primary façades.

7. Protect Architectural Details

Distinctive elements such as columns, brackets, railings, and window trim should be retained and carefully restored. Cleaning methods should be gentle and not damage historic materials.

8. Design Compatible Additions

New additions should be clearly subordinate to the historic structure and located to the rear or minimally visible elevations where feasible. Additions should be differentiated yet compatible in scale, materials, and proportions.

9. Ensure Reversibility

New alterations should be designed so they can be removed in the future without permanent damage to the historic structure.

10. Maintain Site and Setting

The historic relationship between buildings and their site—including setbacks, landscaping, walkways, and outbuildings, should be preserved to the greatest extent possible.

5.1 Historic Storefront Elements – Historic storefront elements should remain in their intended location.

Commercial facades in the Downtown area typically share the same fundamental composition of a storefront, which acts as a base with an elements, such as an awning or belt course, above separating the base from the upper stories or the roofline.

By not extending the amount of glazing or moving the location of the door, not only is the initial design intention maintained, but the existing structural system will not be in conflict with the redesign.

5.2 Retention – Utilize as much of the existing historic architectural features, materials, and finished as possible in a renovation.

In the analysis of existing elements, continue to search for evidence of underlying historic material that could be salvaged.

If historic elements remain intact, repair and maintain them as needed.

5.3 Reconstruction – Reconstruct elements that are missing or beyond repair with historically accurate designs.

When a feature or an entire storefront is beyond repair or missing, it is appropriate to reconstruct the element with a historically accurate design.

The reconstruction must be based on the original design or be consistent with the intended style. Research should be undertaken to determine accurately the original design of the building.

Avoid using details or designs from another place, style or time period than that of the building.

5.4 Modern Features – New elements and features should be designed to be contemporary compatible with the historic buildings.

It is important that the new elements in the Downtown blend in with the old.

Modern features should not be period reproduction, but should be simple contemporary design and appropriate scale that work well with the historic fabric.

5.5 Maintenance – The property owner should plan and regularly perform maintenance to all elements of the historic building.

Proper maintenance will help to avoid irreparable damage occurring to historic features and materials.

Essential maintenance includes, but is not limited to, deterring water intrusion, repointing bricks, cleaning gutters and downspouts, and cleaning of surfaces.

The Preservation Briefs, issued by the National Park Service, include recommendations for many types of materials including brick masonry, which is prevalent in Downtown Dade City. For example, a general masonry maintenance recommendation suggests not to apply paint or waterproof sealants to masonry materials. If a sealant is necessary, it should be a breathable material to avoid trapping moisture inside the masonry. When repointing mortar joints, maintain the same type of finished joint as the original and use mortar that is as soft or softer in composition as the original mortar.

5.6 Reference – Research the appropriate reference materials before commencing on any building rehabilitation, repairs or maintenance.

To ensure that rehabilitation, repairs and maintenance are done properly and without damaging historic elements, the building owner should find a qualified professional and consult the State Historic Building Code as well as the Preservation Briefs and Preservation Tech notes, issued by the National Park Service and available on-line, for references to specific issues. This should ensure that planned or proposed actions comply with the

guidelines below as well as the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Technical Preservation Services for Historic Buildings can be found at www.nps.gov

5.7 - Building Mass and Form	
Roof Form Buildings' roof forms help define the unique architectural character of historic structures in the Downtown. Typically, historic commercial buildings were constructed with flat, rather than pitched roofs. The vertical façade extensions above the roofline, known as parapets, tend to be embellished with architectural elements such as cornices, special facing materials, or decorative details.	• Retain existing distinctive roof forms and profiles, as well as their accompanying architectural elements including cornices and decorative details. • Although some roof forms in the Downtown area do not exemplify the typical historic commercial form, the alternate roof forms represent changes in the development of the Downtown and add character to the area. These alternate profiles should be preserved as well as the traditional forms. • Remove alterations which are not consistent with the original building design nor independently significant. • Restore or replicate original cornices, brackets, ornamentation, and false fronts based only on historic documentation. • If historic reference documentation is not available, then new designs should be simple and compatible with the historic character of the building and the pattern of the Downtown.
Story Additions Additional stories should not interfere with the established height and proportions of the historic Downtown.	• Where feasible, the original height and proportions of a building's street façade should be maintained. • Where feasible, locate new additions so they are set back from the street to preserve the integrity of the historical façade. • The addition of stories should not involve the alteration of the existing street façade. • Preserve the historical significance by making a visual distinction between new and old.

5.8 – Storefront Composition	
Storefronts The storefront consists of the transparent, street level area of a commercial building façade that is framed by the building wall to the	• Storefronts typically experience a great deal of change throughout their lifetime with the transfer of tenants and the modernization of businesses. Remodeled storefronts should incorporate features desirable for a pedestrian oriented Downtown such as inviting entrances, continuous display windows, obvious

sides and above. Several elements make up a complete storefront including doors, display windows, bulkheads, transom windows, signage and awnings.	locations for signage, and sensitively scaled proportions. • Building owners need to preserve the original storefront configuration by maintaining the historic openings and retaining significant architectural elements. • Existing damaged components should be repaired rather than replaced when possible. The repair techniques should always use the gentlest means possible. • The historic storefront design should be determined. Alterations that are not consistent with the original design or that block or hide original elements should be removed. Storefront renovations and alterations must respect the historic character of the façade in terms of scale, colors, materials, and details. • Even if separate businesses function within the same building, the overall design of the façade must be consistent. Individual businesses should not break the basic lines, material, and concept of the façade. Storefronts can be demarcated from each other within the same building by subtle variations in the color or pattern of surfaces on doors, tiling, signage or entries.
Display Windows The display window is the primary portion of glazing in the storefront that connects the pedestrian outside with the business inside.	• Retain the original size, division, and shape of the display windows in order to maintain the established rhythm of the streetscape. • The glass used in the display windows should be clear. Tinted or mirrored glazing should not be used, as it disconnects the pedestrian and the street from the interior of the building. If privacy is a necessity, as with a bar, blinds or curtains can be employed without impeding on the streetscape pattern. It is inappropriate to fill in the display window openings with solid, opaque construction. • Maintain the original, historic storefront framing elements and replace the missing components where necessary with the same material and matching the original finish. The profile of the framing elements should be simple and subordinate to the overall design. • Installing new systems with a deep frame profile or with wide profile mullions should be avoided so as to maximize the glazing surface area. • Traditional, this molded metal strips or shaped wood molding with a solid interior stop behind the glass are preferable.

Transom Windows Transom windows make up the upper horizontal portion of glazing above the display window and door. Historically these windows were used to increase the amount of daylighting in the interior of the business and allow heat to escape.	• Existing transom windows should be retained and restored. • It is preferable to reveal transom windows on the interior, as well as on the exterior façade. • In some instances the interior surface of the transom windows have been obscured by dropped ceilings or layers of paint. In the case of a lowered ceiling, the plane of the ceiling could either be raised or the copped two-to-three feet back from the window to allow light to enter the building. • If daylight is an undesirable feature for the building's interior, blinds curtains, or tilted shading devices should be employed. Do not paint the window glazing.
Bulkheads Bulkheads, also known as kickplates, are the solid wall panels located beneath the display windows within the storefront. They function to both protect the glazing and raise the display to a more easily viewed height.	• Historical bulkhead materials in Downtown Livermore include glazed tile, brick and wood cladding. It is preferable to uncover the original bulkhead material and retain the element at its established historic height. • If the historic material is not salvageable, then a compatible, smooth, durable material should be selected to clad the surface. Typically the finish material should be distinctive from the material of the rest of the wall, and the color should be coordinated with other trim elements of the façade.
Entrances Many historic commercial entrances are recessed from the outer edge of the street façade, and feature paved flooring and doors with large glass panes of vertical proportions. This establishes a more definitive sense of entry and affords an alternative view of merchandise in the display windows.	• Existing recessed entries should be retained. Recessed entries that have been altered to be historically incompatible should be restored to their original configuration. If the recessed entrance of a historic building is not compliant with current codes, such as disabled accessibility prescribed by Title 24, then the owner should refer to the State Historical Building Safety Code for alternative options. • Retain and restore original historic doors and their frames where possible. Use commercial-type glazed entrance doors for new installations. Avoid the use of solid or residential-type doors with small areas of glazing, as this does not contribute to the character of the commercial downtown. • Where historic paving is present, it should be preserved and maintained. New materials must be appropriate to the context of the Downtown and should provide a surface that is visually attractive and distinct from the public sidewalk paving. Durable paving materials such as tile, stone, or concrete are preferable for installation at a renovated entrance. Avoid the use of synthetic materials, such as outdoor carpeting.

Awnings and Canopies Awnings and canopies serve to protect pedestrians from natural elements such as rain and sun. A canopy, which is permanently suspended from the building, may be used in place of an awning if it is part of the initial architectural design.	• Awnings are frequently replaced throughout the life of a building, as they endure a great deal of wear. • New awnings should match the width of the storefront, entrance or window it is covering. • The awning shape needs to match the shape of the opening and align with any other awnings on the same building. • Canvas is the most historically appropriate material. • Avoid using awnings made of aluminum, fiber glass, or other rigid materials. • The placement of the awning must not obscure significant building details or ornaments. The most appropriate location for the awning is above the display windows and below the transom windows.
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5.9 – Façade Elements	
Wall Surface Materials A variety of building materials make up the structures within the study area including brick, wood siding, and stucco. This collection of material surfaces provides a diversity of color, texture, and visual interest to Seventh Street and Meridian Avenue.	• Original or significant building materials should be retained and preserved. • Where feasible materials should be repaired rather than replaced. • In the repair of any materials, it is important to use the gentlest means possible. Refer to the National Park Service’s Preservation Briefs for specific material information. • Repair or replace materials with the original or substitute materials which match the original structure in design, material, color, and other visual qualities, and in their physical properties of expansion, contraction, absorption of moistures, and weathering. • Remove historically inappropriate surfaces that have been applied, and restore the historic material beneath where possible.
Architectural Details and Ornament Much of the character and richness of the commercial Downtown comes from the incorporation of details and ornament into the design of the buildings. These elements can include cornices, brackets, or moldings.	• Existing historic details and ornament should be retained and preserved. • Remove any alterations that obscure significant detailing. • Modern details that are not consistent with the original design nor significant in their own right should be removed from the building. • Replace missing elements with reproductions based on historical fact or with simple contemporary detailing that is compatible with the overall design intent.

Window Glazing The placement of windows within the façade provides proportion, rhythm, and scale to the design.	• All historic window openings should remain unblocked. All hidden openings should be uncovered where possible. • Maintain the established upper story window patterns, opening proportions and the number of openings within the façade. • Double hung wood frame windows are the most prominent type found on the second stories of historic commercial buildings. Preserve original windows and restore windows that have been altered. • Modern aluminum frame windows are inappropriate replacements in historic buildings. Replace incompatible windows with quality wood windows that provide depth and thickness. • Storm windows or screens should be located on the window's interior so as not to alter the exterior appearance.
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5.10 – Signage	
Signage Signs not only communicate the type and quality of goods and services a store provides, but they also act as a component of the streetscape that adds to the overall texture. It is important that signage reinforce and respect the historic character of the area.	• Historically appropriate signage may be well mounted, projecting from a wall, painted on a window, or placed on an awning. • The architecture typically identifies appropriate locations for signage within the organization of the façade, such as on the sign band. Position signs to fit within façade features and to emphasize existing architectural elements. • Signs should be designed to be compatible in scale, proportion and design with the façade. • Avoid sign placements that obstruct building details. Design the sign to be subordinate to the overall building. • Neon signage is inappropriate for the Downtown. The limited use of neon signs may be determined appropriate if the sign indicates “open” or “closed”, or if the sign is integral to a structure’s historic design.

5.11 – Lighting	
Lighting Lighting serves to accent architectural elements, highlight entrances, and promote	• Maintain or restore existing historic light fixtures when possible. • Use simple forms of a compatible design for new lighting.

a safe atmosphere at night.	• Avoid damaging or permanently obscuring historic material and ornamentation while mounting new equipment. • Lighting should be integral to the design of the building and complement the architectural style. • Fluorescent lights are inappropriate for use on historic buildings.
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5.12 – Building Color	
Building Color Light and muted colors on the wall surfaces will help maintain the established texture of Downtown Dade City.	• Maintain the historic color if possible. • When the original color has been obscured, the most desirable option is to research the original color scheme. If there is no historic information available, select a building color that respects the traditions already established in the Downtown. • Paint should be applied as a solid color, without texture or mottling. • Antiqued and faux finishes are inappropriate. • Avoid bright and primary colors for backgrounds. Instead use muted paint colors, which blend with the natural surroundings. Bright colors should be used only for accent. • Leave exposed brick surfaces unpainted, revealing the natural texture and color of the brick.

6. Design Standards and Guidelines – Site Improvements, Furnishings, and Lighting

The design of sites is an integral part of any development. Aspects of site design include site improvements such as paving and materials choices; site furnishings such as benches, walls, kiosks and other architectural elements; landscape elements and plant materials, and lighting. All elements of site design should contribute to the overall character of Downtown Dade City.

All elements of site design should follow the guidelines below to ensure their design is a part of the overall fabric of Downtown. The Design Standards and Guidelines are divided into multiple components related to building design, with objectives identified in the left hand column, standards identified in the central column and Guidelines in the right column. The pictures provided are to illustrate the concepts being presented.

6.1 – Site Improvements	
Parking Lots All parking areas should be planted and landscaped to avoid an overall appearance of asphalt. They should be designed with convenient safe and efficient pedestrian connections to buildings entry areas, transit stops, and to other pedestrian routes.	Standards: Trees shall be planted in surface parking lots at a minimum of 1 tree per 4 spaces . Guidelines: No more than ten (10) parking spaces should be located in a row without a landscaped planter strip, with a tree, provided parallel to the parked vehicles. The planter strip should have minimum dimensions equal to one parking space. Trees in parking areas should generally have a high-branching, broad-headed form to create maximum shade. Larger trees are encouraged. Wheel stops should be used adjacent to tree wells and planter areas to protect landscaping from car overhangs Curbed planting areas should be provided at the end of each parking aisle to protect parked vehicles from turning movements of other vehicles. Landscaping in parking lot interiors and at entries should not obstruct driver's clear sight lines to oncoming traffic. Pedestrian systems should provide a clear route to the main building entrance and be designed to include sidewalks and walkways of a minimum 5' width, separated from vehicle areas by curbing and trees.

	The main pedestrian route from parking to building entrance should be easily recognizable and accessible for patrons, designated by special landscaping, such as a shaded promenade. Pedestrian routes should be designed to enhance and connect pedestrian and transit facilities
Paved Surfaces Pedestrian surfaces should convey a sense of detail and care, especially at special locations such as public plazas, pedestrian allées, and entrance walkways. Similarly, driveway surfaces at key points such as entrance drives or other road surfaces that may be traversed by pedestrians, should be ornamented with special paving to contribute to the public realm.	<u>Standards:</u> <u>Guidelines:</u> Pedestrian areas and crossings should be clearly demarcated, and may be emphasized by any of the following: Special paving, a recognizable scoring pattern, “Bands” of pavers along the crosswalk edge, inset decorative elements. Recommended materials for pedestrian surfaces are listed below: Stone, Brick pavers, concrete unit pavers, poured in place concrete with any of the following treatments: integral pigment color, decorative aggregate, closed mold decorative scoring or stamped pattern, or ornamental insets such as tile. An integral color pigment or dust-on hardener pigment is recommended. Any of the pedestrian surface materials mentioned above are recommended for driveway paving. For large areas, plain or pigmented asphalt and concrete are also acceptable.

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6.2 – Walls and Fences

Frontage Fences and Walls Front yard fences and walls serve to mediate between the public	<u>Standards:</u> Overall height of frontage fences and walls (within front or side yard setbacks or separating parking from pedestrian areas) shall not exceed three (3) feet in height.
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street and the private development that lies beyond. They allow views into the yard and minimize the overall visual impact of the fence, while ensuring a sense of safety and privacy for the development.	For residential projects, no fences or walls over three feet in height shall be permitted between the primary structure and primary street frontage. For residential projects on corner lots, fences and walls on the secondary frontage are permitted up to six feet in height, provided they are set back five feet from the pedestrian walkway and do not exceed 50 percent of the lot frontage. The area between the fence and the pedestrian walkway must be improved with landscaping and an irrigation system. Such fences shall be located on the rear 50 percent of the lot and adequate corner sight distance must be provided. <u>Guidelines:</u> Front yard fences are recommended to maintain an open character. For visual interest, a combination of thick and thin structural elements is recommended, with thicker elements for supports and/or panel divisions. Fence posts and/or support columns may be built up with additional trim, caps, finials, and/or moldings for this purpose. Frontage walls may occur as garden walls, planter walls, seat walls or low retaining walls. Wall openings, arterial change, or design elements should be used to break up long expanses of uninterrupted fences and walls. Wall expanses should be broken at a minimum of every 20 feet. Support piers, pilaster or posts can be emphasized at regular intervals. Walls should generally have a cap and base treatment. A distinctive cap of different width, material or texture should occur within the top eight inches. Entrances and pedestrian “gateways” should be announced by pilasters, trellises, special landscaping, public art or other special features.
Screening Fences and Walls Screening devices are intended to enclose private spaces, shielding private activities and objects from public view. At the same time, screening devices must	<u>Standards:</u> Overall height of screening fences and walls shall not exceed six feet in height. Screening fences and walls are prohibited between commercial buildings and the street along primary and secondary street frontages. Screening fences and walls are permitted on internal side and rear property lines. <u>Guidelines:</u>

give attention to the impression they make upon the public realm, and not create “fortress” like design..	The length of screening fences and walls adjacent to public rights-of-way should be minimized to the maximum extent feasible. Screening fences located to the sides and rear of properties may be simple and relatively unornamented. However, they should be visually compatible with adjacent ornamental fence designs and adjacent building architecture. Related colors, a cap or top articulation, and related post spacing should be used at screening fences to enhance compatibility. Adjacent to residential properties, screening fences should maintain a character and scape appropriate to residential neighborhoods; more detailed fencing types and additional ornamentation are recommended. Design elements should be used to break up long expanses of uninterrupted walls, both horizontally and vertically. Walls over three feet in height should include design elements such as textured concrete block, interlocking “diamond” blocks, formed concrete with reveals, or similar materials. Landscape materials should also be used to provide surface relief. Mechanical equipment, trash and recycling bins, and meters should be provided with architectural enclosures or fencing, sized in unobtrusive locations, and screened by landscaping. Colors and finishes of mechanical enclosures and equipment should be coordinated with colors and finishes of streetlights, fencing and other painted metal surfaces to be used on site, or with the associated building’s material and color scheme.
Piers Piers serve as architectural elements that can add interest to and break up long expanses of wall or fence.	<u>Guidelines:</u> Piers are recommended to have a base, shaft and cap composition. Larger piers may be specially designed for gateway or other special locations, and these may incorporate ornamental plaques or signs identifying the building or business; public art such as panels or sculptural elements; and/or light fixtures. Piers may be topped by ornamental finials, light fixtures, or roof caps. Recommended dimensions for masonry piers are approximately eighteen inches per side or diameter, and the maximum spacing between piers should be twenty

	feet. Metal posts should be a minimum of four inches per side or diameter.
Materials and Colors All fences and walls should be built with attractive, curable materials that are compatible with the residential character of Dade City.	<u>Standards:</u> Chain link fencing and corrugated metal fencing shall not be permitted for commercial or mixed use projects. It may be used for single family homes if to does not exceed four (4) feet in height. <u>Guidelines:</u> Appropriate fence materials include wood, concrete formed wood, wrought, cast, or aluminum iron, vinyl fences. Appropriate wall materials include precast concrete, textured concrete block, or formed concrete with reveals, stucco, stone and brick. Piers and posts should be constructed of the same or a compatible material as the principal building. Support post or pier materials may differ from fence materials. Bollards are recommended to be cast iron, cast aluminum and precast concrete. An anti-graffiti protective coating is recommended for precast concrete.

6.3 – Site Furnishings and Equipment	
Site Furnishings and Equipment Public gathering places and other publicly accessible areas should be detailed with site furnishings and equipment to encourage public activity.	<u>Standards:</u> Seating, freestanding planters, ornamental trash and recycling receptacles, drinking fountains, bollards, information kiosks, transit shelters and bicycle racks are required in areas designated by City Standard Details. <u>Guidelines:</u> The design, materials and colrs of manufactured furnishings within private open spaces should be coordinated with the principal building(s) and/or other site and streetscape furnishings. Design and selection of furnishings should attempt to reinforce visual relationships to create a “family of objects” within the immediate project vicinity. Components should be made of durable high quality materials such as painted fabricated steel. Painted cast iron, painted cast aluminum, and integrally colored precast concrete. Recycled materials may be used so long as the

	finish or look of the material is consistent with or similar to the finished prescribed above.
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6.4 – Open Space, Landscape and Plant Materials	
Open Space Open Space areas should be designed to accompany a multitude of public activities, allowing for recreation and play within green spaces while providing alternative gathering areas in the form of plazas or courts. It will also ensure access for people of all abilities to and through open spaces.	<u>Standards:</u> Open space is required to be a part of an overall open space network, accessible and visible to the public. It must connect to adjacent public streets and sidewalks via interior walkways, and must line up with and connect to adjacent open spaces. It should be designed to be visible from the street, using views into the street, tree-lined walkways, or a sequence of design elements to draw people into the space. A minimum of seventy-five percent of the open space must be usable surface area, constructed of any combination of surface materials such as grass, unit pavers, or decomposed granite. Open space areas may not include setback areas, sidewalks, or other required right-of-ways. Required elements for open space areas include shade, night lighting and seating areas. <u>Guidelines:</u> Open Spaces should be defined by buildings, low walls, fences, or linear buffer landscaping on a minimum of two sides. Open space should not be bordered by surface parking areas on more than one side. Recommended elements include focal points such as fountains, interpretive displays, murals, or artwork, ornamental detailing such as ornamental gates, trellises, etc. These should be used in combination with the required elements to create a sequence for pedestrians along this system. For residential areas, open space areas should contain both landscaped areas for hardscape areas as follows: • Common landscaped green and/or garden space should comprise a larger proportion of the common

	outdoor area, and be centrally located to serve all related buildings or units. Common hardscape space should comprise a smaller proportion of the common outdoor areas, and may include common roof deck space. Hardscape space should be connected directly to landscaped areas by stairs, walks, and/or ramps where necessary.
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6.5 – Lighting	
Design Lighting in the public right-of-way and on private development should be compatible, and work together to create a cohesive aesthetic for the Downtown.	<u>Standards:</u> Lighting design within public rights-of-way and public plazas shall be consistent with Specific Plan and City Standard Details. Pedestrian-oriented areas, including walkways and paths, plazas, parking lots, and parking structures shall be illuminated to provide clear views both to and within the site. <u>Guidelines:</u> All on-site and building mounted lighting design should be compatible with building design, and with the character of the Downtown. Unnecessary glare should be avoided. Commercial buildings and landscaping can be illuminated indirectly by concealing light fixtures within buildings and landscaping to highlight attractive features and avoid intrusion into neighboring properties.
Materials and Color The color and finish of lighting materials should be compatible with the character of the Downtown, and with the building architecture.	<u>Guidelines:</u> The color and finish of lighting metalwork should match that of other site furnishings, and/or of the building's metalwork or trim work.
Luminaire Types Luminaires should be selected to provide lighting that is of a quality and intensity appropriate to the Downtown.	<u>Guidelines</u> New fixtures should use a reflector and/or a refractor system for efficient distribution of light and reduction of glare. New fixtures should not cause glare or reflect into upper stories or buildings. House side shields and internal

	reflector caps should be used to block light from illuminating residential windows. Cut-off shields are recommended, to prevent lights from being emitted above the horizontal relative to the light source. Small decorative “glow” elements are permitted to emit light above the horizontal. Alternatively or in addition, fixtures should use a refractive prismatic diffuser globe to direct light downward and focused in a pattern as desired.
Poles and Mounting Height Lighting should be oriented toward the pedestrian, installed at a human scale. They should work to create a pleasant and safe atmosphere in all outdoor areas.	<u>Guidelines</u> For building-mounted lights, mounting height shall be a maximum of eighteen feet, measured from the finished grade. For Pole-mounted lighting at pedestrian plazas, walkways, and entry areas, a pedestrian height fixture of twelve to fifteen feet in height from grade to light source is required. At major intersections or entry points, a mounting height of up to eighteen feet may be acceptable. Bollar mounted lighting and stair lighting is also recommended for low-level illumination of walkways and landscaped areas. Bollard illumination should be shielded or kept at a sufficiently low level to prevent glare impacts for passing motorists.

7. Signage - Design Guidelines

7.1 - Sign Type and Design

Sign design should be appropriate to the establishment, conveying a sense of what “type” of business is being advertised.

7.1.1 Permanent Signs: All permanent signs shall be subject to staff level Design Review, and shall relate to the goods and services sold or provided on-site. Signage shall be limited to lettering, shapes, and corporate logos necessary to convey the business name, and shall not include shapes or depictions of items for sale or services rendered, or other shapes or non-corporate logos that are not necessary to the conveyance of business name.

7.1.2 Interior Signs: Signs that are mounted within the interior tenant space of a building, directed toward customers within such tenant space, and not directed toward outside pedestrian and vehicular traffic, shall not be considered permanent signage provided the following standards are met: Interior signs that are mounted in a location visible through a window or doorway facing the street, sidewalk, or other pedestrian/vehicular pathway shall be separated from such window or doorway by an accessible path of no less than four (4) feet in width or depth. Interior signs may also be located on walls perpendicular to such window or doorway if setback a minimum of four (4) feet. Interior signs shall not block primary views into the storefront.

7.1.3 The combination of signs on any individual tenant frontage should be limited to ensure signs are integrated with each other and with the building architecture.

7.1.4 The number of signs should be limited to avoid a chaotic storefront and streetscape appearance

7.1.5 Signage can help to create architectural variety from storefront to storefront. At multi-tenant buildings, signage should be used in combination with individual storefront design and façade increments to create interest and variety.

7.1.6 Signage designed to be visible from the perspective of the motorist should be incorporated into the buildings architecture, and not be designed as unrelated elements attached to the building. Architectural elements such as building bays or protrusions, corner towers and oversized entrances are appropriate locations for large-scale signage.

7.2 Design

7.2.1 Sign design should be appropriate to the business establishment served, building architecture, and Plan Area in which it is located.

7.2.2 Wall Signs – Where individual letters are used, letters should be three dimensional, created by raised letter forms mounted to the building façade or sign panel, or by incised openings cut-out from the sign panel. Painted letters may be used on exterior signage if the letters are routed or raised. Painted wall signs shall present a neat and aligned appearance. The services of a professional sign painter are strongly recommended.

7.2.3 Projecting Signs – Structural supports for projecting signs should be designed so that their visual appearance is minimized, and/or coordinated with the overall architecture and color scheme of the storefront. They should not appear to be “tacked on” without regard for the alignments, proportions, colors, and forms of their adjacent buildings and signs. Sign fonts should be selected to provide both visual clarity and artistic expression.

7.2.4 Awning and Canopy-Mounted Signs –

- Awnings - Lettering and graphics on awnings may occur on the sloped front or fascia of the awning. If a projecting sign is not proposed or previously approved, lettering and graphics may occur on the side fascia of the awning.
- Canopies - Individual three-dimensional letters are recommended. Individual letters or sign panels may be mounted within the vertical fascia of the canopy or attached to the canopy above the fascia (provided they do not extend above any part of a roof or parapet of a building).
- Under Awning Signs – Signs made of high quality materials may be utilized.

7.2.5 Window Signs –

- Painted or adhesive window signs are only permitted on the interior of the window, and should present a neat and aligned appearance. The services of a sign professional are strongly recommended.
- Window signs should not obscure visibility into the storefront. Opaque signs that limit visibility into the storefront are strongly discouraged.
- For signs identifying hours of operation, menus, newspaper reviews and other customer information, it is recommended that these be framed, board-mounted or plastic laminated for a finished appearance.

7.2.6 Monument and A-Frame Signs –

- All monument and A-frame signs should be designed to relate to the architecture of the building or development they serve.
- Exterior materials, finishes, and colors should be the same or similar to those of the building or structures on site. High quality, durable materials should be used as

these elements will receive a higher degree of contact with the public than most building components.

7.2.7 Traffic Control Signs –

- At traffic control sign panels (e.g. no parking, speed limit, etc.), ornamental frames, trim, bracketing, materials, colors, and/or custom typeface are recommended. Plain galvanized finishes should not be used at sign poles.

7.2.8 Temporary Signs –

- Temporary signs that contribute to the liveliness of the streetscape, such as well-designed menu boards and sidewalk signs are encouraged.
- For temporary signs for sales and/or special events, temporary tenant improvements signs, and temporary construction signs, the services of a professional sign fabricator or painter are strongly recommended for a neat and aligned appearance.

7.3 Materials

7.3.1 Materials should convey a high-quality appearance appropriate to the Downtown, and work with the overall palette building materials.

- Signs should be constructed and installed utilizing the services of a professional sign fabricator.
- Signs should be made of high-quality materials such as metal, stone, wood, ceramic, brass-plate and gold leaf, etc. Synthetic materials may be utilized if they are designed to resemble natural materials and/or enhance the architecture of the building and provide a unique character to the storefront. The use of plastic panels is discouraged as they have a low-quality appearance.
- Silhouette or figurative signs should be constructed of three-dimensional letters, symbols, and/or ornamental figures made of high quality materials.
- Plastic should be used primarily for translucent letters or shapes intended to be internally illuminated. Nonyellowing materials are recommended; polycarbonate materials subject to yellowing within 5 years are not recommended.

7.4 Lighting

7.4.1 The lighting of signs should be considered as an element in a building's overall architectural and lighting design.

- Signs that are backlit with lighting washing onto surfaces behind projecting solid or cut-out lettering are recommended, creating a silhouette or “halo” effect.
- Signs that are front-lit from above or below with single or multiple spotlights are recommended.
- Individual pan channel letter signs may be edge lit.
- Nonelectric signs illuminated by an exterior light source are recommended.
- Direct light sources, such as light fixtures supported in front of the structure should be used to cast light on the sign and/or building façade.
- Neon may only be used in limited circumstances if designed in conjunction with and ancillary to other types of signs. Neon should be used artistically, e.g. to highlight signage and architectural building elements, rather than as a means to attract attention by overwhelming these features.

7.5 Colors

7.5.1 Colors should relate or contribute to the overall building design.

- Contrasting colors should be used between the color of the background and the letters or symbols to make the sign easier to read. Light letters on a dark background or dark letters on a light background are most legible.
- Colors or color combinations that interfere with the legibility of the sign copy should be avoided. Too many colors can confuse the message of a sign.
- Fluorescent colors may be used in limited circumstances if designed in conjunction with and ancillary to other types of signs