



CITY OF DADE CITY

Proud Heritage. Promising Future.

Scott Black, Mayor
Normita L. Woodard, Mayor Pro-Tem
Kristin Church, Commissioner
Ann E. Cosentino, Commissioner
James D. Shive, Commissioner

Marieke VanErwin, Acting City Manager
Angelia Guy, City Clerk
Peter Altman, Finance Officer
Patrick Brackins, City Attorney

June 5, 2025

Florida Commerce, Bureau of Comprehensive
Planning ATTENTION: James D. Stansbury,
Bureau Chief ATTENTION: Donna Harris, Senior
Plan Processor State Land Planning Agency
Caldwell Building
107 East Madison - MSC 160
Tallahassee, Florida 32399-4120
Phone: 850-717-8491
Email: ComprehensivePlans@Commerce.fl.gov

RE: Adopted EAR Amendments
City of Dade City Comprehensive Plan

Dear Mr. Stansbury and Ms. Harris,

Dade City, in accordance with the procedures for State Coordinate review Amendment (Florida Statutes (FS) Chapter 163.3184) is transmitting the City's Comprehensive Plan Amendment based upon an Evaluation and Appraisal report pursuant to Section 163.3191 FS. Essentially, the transmitted plan is a complete rewrite of the Data and Analysis and an underline and strikeout version of the existing Comprehensive Plan.

A total of ten (10) public workshops, stakeholder meetings (steering committee and neighborhood meetings) and public hearings were held as well as public notices in the local paper, postings in local libraries, city hall, city's website and social media postings. Citizen participation was enhanced by seeking input from interested persons to provide comments in person, in writing or through survey's posted on the City's website.

The Planning, Zoning and Adjustment Board, acting as the Local Planning Agency, had a public hearing at its duly noticed November 6, 2024 public hearing to consider the proposed Comprehensive Plan Amendment and unanimously recommended that the City Commission adopt the same with no amendments. The City Commission at its duly noticed November 12, 2024 hearing unanimously voted to transmit the Comprehensive Plan and submitted to the State and relevant agencies on November 19, 2024. The State provided an Objections, Recommendations and Comment (ORC) Report to the City on January 17th, 2025. A Joint Workshop with the Planning and Zoning Board and the City Commission was held on April 7, 2025 to discuss the ORC Report. The City Commission at its duly noticed May 27, 2025 hearing unanimously voted to **adopt the Comprehensive Plan, with changes**, as presented in this packet to address the ORC Report and provides, as an attachment, what was changed as outlined in the Staff report as provided.

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The packet includes:

1. Cover letter
2. Staff Report (May 12th 2025) for the 2nd reading, Adoption of Ordinance 2024-09
3. Minutes from May 27, 2025 City Commission Meeting (Item H1)
4. City Commission adopted Ordinance 2024-09 and Exhibit "A" Comprehensive Plan Amendments with required Map Series. (strike thru underline) Proof of notification for transmittal hearings Exhibit "B" Comprehensive Plan Amendments with required Map Series (clean document) as adopted

The amendments are not related to:

1. An area of critical state concern pursuant to Section 380.05 FS;
2. A rural land stewardship area pursuant to Section 163.3248 FS;
3. A sector plan pursuant to Section 163.3245 FS;
4. Proposed development pursuant to Section 380.06 FS; or
5. A new plan for a newly incorporated municipality pursuant to Section 163.3167 FS.

Any Florida Commerce, Bureau of Comprehensive Planning, comments and requests should be forwarded to:

City of Dade City
38020 Meridian
Avenue Dade
City, FL 33525

Attention:
Catherine
Ralston

cralston@dadecityfl.com
tyfl.com 352-
523-5050 ext.
413

Sincerely,



Catherine Ralston
Community and Economic
Development 352.523.5050 ext.
413
cralston@dadecityfl.com

Cc: VIA Email of the City's Comprehensive Plan in strike thru and underline:

**Department of
Education** Attention:
Morgan Runion, AICP
Email:
CompPlans@fldoe.org

**Department of
Environmental
Protection** Attention:

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Plan Review Email:

Plan.Review@dep.state.fl.us

Department of State

Attention: Alissa S. Lotane, State Historic Preservation

Officer Email:

CompliancePermits@DOS.MyFlorida.com

Department of Transportation, District Seven

Attention: Daniel C. Santos, AICP - Growth Management Supervisor

Email: Daniel.Santos@dot.state.fl.us

Tampa Bay Regional Planning

Council Attention: Cara W. Serra,

Director of Resiliency Email:

cara@tbrpc.org

Attention: Sarah Vitale, AICP, Planning

Director Email: sarah@tbrpc.org

Attention: Wren Krahl, PHR, CP, Executive

Director Email: wren@tbrpc.org

Southwest Florida Water

Management District

Attention: Jim Golden, AICP

Email:

James.Golden@watermatters.org

Pasco County Planning and

Development Attention:

Nectarios Pittos, Support

Director Email:

npittos@pascocountyfl.net

Attention: Amy Hyler, Senior

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STAFF REPORT FOR ORDINANCE 2025-09

SUMMARY OF ORC REPORT AND RESPONSE

To: Honorable Mayor, Commissioners
From: Tara Salmieri, AICP
Re: Responses to the State's ORC Report
Date: May 12, 2025

Summary

The Florida Department of Commerce (Florida Commerce) identified three objections and two comments regarding the City of Dade City's proposed comprehensive plan amendments. The objections and comments are provided below, along with recommended actions the City could take to resolve issues of concern. If the City adopts the plan amendment without adequately addressing the objections, Florida Commerce may find the amendment not in compliance with Chapter 163, Part II, Florida Statutes (F.S.), pursuant to section 163.3184(4)(e)4., F.S. Comments are offered to assist the local government and will not form the basis for a compliance determination. Attachment "B" is the ORC as submitted by the Department of Commerce.

Tara Salmieri, representing the City of Dade City, met with the Department of Commerce to discuss the ORC Report. The following provides the Commission with a description of each category of a response:

- 1- **Objections** from the State can be found not in compliance with Chapter 163, Part II, and specific action to address the objections should be taken. Items 1-3 have a "response" from the consultant on how to resolve the objection.
- 2- **Recommendations**, the State can provide specific language and/or approach to meeting the Objection or Comment. Each objection has a State recommendation, Comments do not include a recommendation.
- 3- **Comments**, the State provides to assist the local government on policy updates, but does not believe the update would not form a basis for a compliance determination. Items 4 & 5 have a response and clarification from the consultant. Item 4, has been discussed with the Department of Commerce and the Department of Environmental Protection and both agencies have agreed that this item is not out of compliance with the Statues. Item 5 will be workshopped at the April 7th Joint Planning Board and City Commission workshop.

1. **Objection 1 (Comprehensive Plan Update):** The proposed Amendment 24-02ER does not update the Comprehensive Plan to expressly state the proposed 10-year and 20-year planning periods in the adopted portion of the Comprehensive Plan to comply with the statutory requirements relating to the City's planning periods. Chapter 2023-31, Laws of Florida, modified section 163.3177(5)(a), F.S., to require local governments to increase the two required planning periods in their comprehensive plans from 5-year and 10-year planning periods to 10-year and 20-year planning periods. The proposed Amendment 24-02ER does not update the adopted portions of the Comprehensive Plan to expressly state the planning periods. The applicable 10-year and 20-year long-term planning periods should be 10 and 20 years from the anticipated adoption of Amendment 24-02ER.

Statutory Authority: Sections 163.3177(1), 163.3177(S)(a), 163.3184(4) and 163.3191, F.S.

Recommendation: The City must revise the Amendment to ensure the Plan contains at least two planning periods in accordance with the requirements set forth by section 163.3177(S)(a), F.S. The Plan must include one planning period to cover at least the first 10-year period occurring after the plan amendment adoption and another planning period must cover at least a 20-year period.

Response: The City's title sheet includes the two-planning period's: 2035 and 2045 and the FLU map will be titled with 2035-2045.

2. **Objection 2 (Solid Waste Level of Service Standard):** The proposed Amendment 24-02ER is inconsistent with the requirements of section 163.3177(3)(a)3., F.S., that the Capital Improvements Element shall set forth "standards to ensure the availability of public facilities and the adequacy of those facilities to meet established acceptable levels of service." Section 163.3164(39), F.S., defines "public facilities" to include solid waste facilities. Section 163.3164(28), F.S., defines "level of service" to mean an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristic of the facility, and level of service shall indicate the capacity per unit of demand for each public facility. The City's Comprehensive Plan Capital Improvements Element Policy 1.3.4 references the adopted level of service standards in the "Infrastructure and Water Resources Element" for the purpose of addressing the statutory requirement for solid waste facilities level of service standards. However, the proposed Amendment 24-02ER to "Infrastructure and Water Resources Element" Objective 1.1 removes the referenced adopted level of service standard for solid waste facilities (4.23 pounds per day per capita) from the adopted portion of the Comprehensive Plan. Therefore, the proposed Amendment 24-02ER does not establish a meaningful and predictable adopted level of service standard for solid waste facilities.

Statutory Authority: Sections 163.3164(28), 163.3164(39), 163.3177(1), 163.3177(3)(a)3., 163.3177(6)(c), 163.3184(4) and 163.3191, F.S.

Recommendation: The City must revise the Amendment to ensure the Plan contains a meaningful and predictable adopted level of service standard for solid waste facilities in accordance with the statutory requirements.

Response: The City's did provide this standard in **Policy IWR 1.1.5**– Dade City maintains a Level of Service standard for residential solid waste of 4.23 pounds per day per capita.

3. **Objection (Water Supply Planning):** The proposed Amendment 24-02ER does not update the Comprehensive Plan to include an updated 10-Year Water Supply Facilities Work Plan consistent with the requirements of section 163.3177(6)(c)4., F.S., that requires a local government to update the 10- Year Water Supply Facilities Work Plan within 18 months of the applicable water management district's approval of the District's Regional Water Supply Plan. Please see the enclosed comments (letter dated December 19, 2024) from the Southwest Florida Water Management District (SWFWMD). The City's Ten-Year Water Supply Facilities Work Plan should have been updated within 18 months of the SWFWMD's November 2020 approval of the District's Regional Water Supply Plan. The proposed amendment to Infrastructure and Water Resources Element Policy 2.2.3 incorporates by reference the City's 2010-2020 10-Year Water Supply Facilities Work Plan but does not appropriately update the Comprehensive Plan to include the required updated 10-Year Water Supply Facilities Work Plan.

Statutory Authority: Sections 163.3177(1), 163.3177(6)(c)4., 163.3184(4) and 163.3191, F.S.

Recommendation: The City must revise the Amendment to ensure the Comprehensive Plan contains the updated 10-Year Water Supply Facilities Work Plan in accordance with the requirements set forth by section 163.3177(6)(c)4., F.S. The City should coordinate with the SWFWMD for technical assistance regarding the 10-Year Water Supply Facilities Work Plan.

Response: The City updated Policy 2.23 with the current water supply plan as adopted **Policy IWR 2.2.3** – Dade City's WSWFP (~~2010-2020~~**2023-2043**) is incorporated into the Comprehensive Plan as Appendix A of the Infrastructure and Water Resources Element.

4. **Comment (Septic System Conversion to Central Sanitary Sewer System Service):** The proposed Amendment 24-02ER is not consistent with the requirements of section 163.3177(6)(c)3., F.S. Chapter No. 2023-169 amended section 163.3177(6)(c)3., Florida Statutes (F.S.), to require the Infrastructure Element to consider the feasibility of providing sanitary sewer services to any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system (OSTDS) per one acre within a 10-year planning horizon, and to identify the wastewater facility (capacity, projected flows for the next 20 years, and timeline for construction of the sanitary sewer system) that could receive the sanitary sewer flows after connection. Section 163.3177(6)(c)3., F.S., requires that each comprehensive plan must be updated to include the required element by July 1, 2024, and as needed thereafter to account for future applicable developments. The proposed Amendment 24-02ER does not include the information required by section 163.3177(6)(c)3., F.S., in the adopted portion of the Infrastructure Element. In addition, please see the enclosed comments (letter dated December 18, 2024) from the Florida Department of Environmental Protection (FDEP). The City should coordinate with FDEP and revise the amendment to include the information required by section 163.3177(6)(c)3., F.S., in the adopted portion of the Infrastructure Element.

Response: The City is not in a BMAP area nor are there developments of 50 residential lots or more with OSTDS. Even though the F.S.S. as referenced, are not applicable to the City, the Comprehensive Plan does have a policy, specifically, ***Policy CON 1.2.7 – Dade City shall support the transition of septic tanks to regional wastewater treatment plants, and promote maintenance, and upgrades as necessary, of existing septic tanks to the standards of the Florida Department of Environmental Protection Health standards.***

5. **Comment (Future Land Use Density and Intensity Standards):** The proposed Amendment 24-01ER is not consistent with the requirements of sections 163.3177(1) and 163.3177(6)(a)l., F.S., that a future land use category must include meaningful and predictable standards for the density of residential land uses and intensity of use for non-residential land uses. The proposed Amendment 24-02ER to the Future Land Use Element (Policy 5.1.2 and Table FLU 1) does not establish meaningful and predictable standards for: (1) the maximum residential density for the Residential/Office future land use category, and (2) the maximum intensity of non-residential uses allowed within the following future land use categories: Suburban Density Residential, Low Density Residential, Medium Density Residential, High Density Residential, Downtown, Residential/Office, Residential/Office/Retail and Industrial. The City should revise the future land use categories to establish meaningful and predictable standards for the maximum residential densities and non-residential intensities of land use.

Response: The city will review, revise the overall table for a consistent measure to be used in all land use districts that address maximum Dwelling Units per acre, maximum Floor Area Ratio's rather than building and/or lot coverage and height as discussed with the reviewer in the Department of Commerce pending Commission direction. The following pages provide the land use tables, specifically in the FLU element.

TABLE FLU 1 FUTURE LAND USE CATEGORIES

TABLE FLU 1 FUTURE LAND USE CATEGORIES DADE CITY COMPREHENSIVE PLANPOLICY FLU 1.1.6 FUTURE LAND USE CATEGORIES 2010 DADE CITY COMPREHENSIVE PLAN					
FLUM CATEGORY	PURPOSE	USES		DENSITY/INTENSITY CRITERIA	COMPATIBLE ZONING DISTRICTS ²
		PRIMARY SECONDARY			
• RESIDENTIAL FUTURELANDUSE CATEGORIES					
Suburban Density Residential (SDR)	To identify areas suitable for the lowest density residential development in Dade City <u>and to designate those areas of the community that have been or could be platted into large, single-family detached lots.</u>	Residential	Residential Equivalent ¹ and Public/Semi-Public	Residential- 0 to <u>Maximum of</u> 3.0 units per gross acre. Residential Equivalent - Not to exceed 2.0 to 3.0 beds per maximum number of dwelling units per acre. Public/Semi-Public - Maximum 2.0 acres otherwise a Future Land Use Map amendment to the Public/Semi-Public category is required. Recreation/Open Space — No limitation as to size. <u>Required.</u>	RS- S-C , <u>RS-E</u> , PD- <u>RCS</u>
Low Density Residential (LDR)	To ensure the maintenance of low density, residential neighborhoods and to designate those areas of the community that have been or could be platted into <u>large, a range of</u> single-family detached lots.	Residential	Accessory Units, Residential Equivalent ¹ and Public/Semi-Public	- Residential - 0 to<u>Maximum of</u> 6.0 units per acre. - Residential Equivalent - Not to exceed 2.0 to 3.0 beds per the maximum number of dwelling units per acre. - Public/Semi-Public - Maximum of 2.0 acres otherwise a Future Land Use Map amendment to the Public/Semi- public category is required. - Recreation/Open Space - <u>Required</u>No limitation as to size.	<u>RS-E</u> , RS-1, RS-2, RS-3, RG-1 (Existing Only) RG-2 (Existing Only), <u>PD-CSD</u> , PD-R

Medium Density Residential (MDR)	• To recognize residential areas that support a mixture of densities and dwelling types, including accessory dwelling units with the following purposes • Create new housing units while respecting the look and scale of single family neighborhoods; • Increase the housing stock of existing neighborhoods in a manner that is less intensive than alternatives; • Allow more efficient use of the existing housing stock and infrastructure; • Provide a mix of housing that responds to changing family needs (life cycle housing) and smaller households; • Provide a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship, and services; and Provide a broader range of accessible and more affordable housing.	Residential	Accessory Dwelling Units, Residential equivalent ¹ , and Public/Semi-Public	• Residential - 4.0 toMaximum of 10.5 units per acre. • Residential Equivalent - Not to exceed 2.0 to 3.0 beds per the maximum number of dwelling units per acre. • Public/Semi-Public - Maximum of 2.0 acres otherwise a Future Land Use Map amendment to the Public/Semi- public category is required. • Recreation/Open Space - Required. No limitation as to size.	RS-1, RS-2, RS-3, RG-1, RG-2, PD-R
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TABLE FLU 1
FUTURE LAND USE CATEGORIES
DADE CITY COMPREHENSIVE PLAN POLICY FLU 1.1.6 FUTURE LAND USE CATEGORIES
2010 DADE CITY COMPREHENSIVE PLAN

FLUM CATEGORY	PURPOSE	USES		DENSITY/INTENSITY CRITERIA	COMPATIBLE ZONING DISTRICTS ²
		PRIMARY	SECONDARY		
High Density Residential (HOR)	To identify areas suitable for an urban character and, as such, support a variety of housing types at higher densities. Such areas are well suited for areas in proximity to commercial and employment centers; transit, bicycle, and pedestrian facilities; and public parks and open spaces.	Residential	Residential equivalent ¹ , Public/Semi - Public, and Nonresidential	- Residential - 40.5 to <u>Maximum of</u> 20 units per acre. - Residential Equivalent - Not to exceed 2.0 to 3.0 beds per the maximum number of dwelling units per acre. - Public/Semi-Public - Maximum of 2.0 acres otherwise a Future Land Use Map amendment to the Public/Semi- public category is required. - Recreation/Open Space - Required. No limitation as to size. - Non-residential Use - Maximum lot coverage of .60 and maximum building height of 35 feet <u>.75 FAR</u>. Non-residential uses shall be of a manner designed to provide local, neighborhood scale, convenience commercial goods, and services, and to recognize such areas as primarily well suited for neighborhood commercial use consistent with the need, scale, and character of adjoining residential areas which they serve.	RS-1,RS-2, RS-3,RG-1, RG-2, CN, CH (RV Parks Only) RIO, PD-R, PD-TND

FLUM CATEGORY	PURPOSE	USES		DENSITY/INTENSITY CRITERIA	COMPATIBLE
		PRIMARY	SECONDARY		ZONING DISTRICTS
• MIXED USE FUTURE LAND USE CATEGORIES					
Downtown (DT)	To encourage and promote redevelopment of the Downtown District as the City's financial, commercial, governmental, cultural, recreational, and professional center and to recognize the importance of the downtown area, both economically and historically to the City of Dade City.	Commercial, Residential office, and residential public/semi-public equivalent ¹ uses.		• Residential - Maximum of 20 units per acre. • Residential Equivalent - Not to exceed 2.0 to 3.0 beds per the maximum number of dwelling units per acre. • Maximum FAR 4.0 • Sites greater than one (1) acre shall be encouraged to incorporate a residential component. • Development or redevelopment activities shall, at a minimum: - recognize of the role of Downtown as the cultural and entertainment focal point of the City; - respect Downtown's pedestrian orientation by maintaining traditional Downtown building setbacks (e.g., build to line, zero lot line, and locating parking areas in the rear of buildings); - enhance of the retail and office component of the Downtown through the attraction of complementary retail activity and uses; - protect and enhance the historic character of the Downtown by encouraging renovation of existing buildings; - contribute to a vibrant, consumer-oriented atmosphere, without sacrificing the area's historic character, and - minimize visual clutter through adherence to Downtown sign regulations which address size, placement, and related aspects of signage. • Development and redevelopment are encouraged to be compatible with voluntary design guidelines established for the Downtown.	RIO, CBD, CG
Residential/ Office (R/O)	Intended for high density residential uses and low to moderate intensity office uses. Such uses are suitable in areas with a full range of urban services and a high degree of accessibility to the service area.	Residential and Residential office equivalent ¹ , public/semi-public, and recreation/ open space		• Residential Use - Maximum of 20 dwelling units per acre. • Maximum FAR 1.5 • Sites greater than 25,000 square feet shall be encouraged to have a residential component. • Residential Equivalent Use - Not to exceed 2.0 to 3.0 beds per the maximum number of dwelling units per acre. • Transient Accommodation - Shall not exceed 25 units per acre. • Public/Semi-Public - Shall not exceed a maximum of 3.0 acres without requiring an amendment to the Future Land Use Map. • Recreation/Open Space - Required. All activities associated with retail and office uses, including storage and display, must be wholly contained within permanent structures.	RS-1, RS-2, RS-3, RG-1, RG-2, RIO, PD-R

TABLE FLU 1
FUTURE LAND USE CATEGORIES
DADE CITY COMPREHENSIVE PLAN

FLUM CATEGORY	PURPOSE	USES		DENSITY/INTENSITY CRITERIA	COMPATIBLE ZONING DISTRICTS
		PRIMARY	SECONDARY		
Residential/ Office/ Retail (R/O/R)	Intended for high intensity residential uses and low to moderate office and community commercial uses. Such uses are suitable for areas with a full range of urban services. and a high degree of accessibility to residents of the service area.	Residential, residential equivalent, office, retail commercial, personal/ business service, and commercial/ business service.	Public/semi-public and recreation/ open space	- Residential Use - Maximum of 20 dwelling units per acre. Office/Retail Use - Maximum lot coverage of 60%. Office/Retail Use - Maximum building height of 60 feet. - Maximum FAR 1.5 - Sites greater than 25,000 square feet shall be encouraged to have a residential component. - Residential Equivalent Use - Not to exceed 2.0 to 3.0 beds per the maximum number of dwelling units per acre. - Transient Accommodation - Shall not exceed 25 units per acre. - Public/Semi-Public - Shall not exceed a maximum of 3.0 acres without requiring an amendment to the Future Land Use Map. - Recreation/Open Space - Required. No limitation as to size. - All activities associated with retail and office uses, including storage and display, must be wholly contained within permanent structures.	RS-1, RS-2, RS-3, RG-1, RG-2, RIO, CN, PD-R
COMMERCIAL FUTURE LAND USE CATEGORY					
General Commercial (GC)	To designate areas appropriate for the development and maintenance of a general commercial environment designed to support a wide variety of retail, consumer-oriented, and general commercial uses and activities and professional and personal services in close proximity to major thoroughfares and residential concentrations.	Office, personal/business service, retail commercial, commercial/ business service, transient accommodation, wholesale/distribution, and storage/ warehouse.	Residential (existing), residential equivalent ¹ , public/semi-public, recreation/ open space, research/ development, and small-scale light manufacturing /assembly.	Maximum lot coverage: 100%. Maximum building height: 60 feet. - Maximum FAR 2.0 - Residential Equivalent Use - Not to exceed 2.0 to 3.0 beds per the maximum number of dwelling units per acre. - Transient Accommodation - Shall not exceed 25 units per acre. - Public/Semi-Public - Maximum of 3.0 acres otherwise a Future Land Use Map amendment to the Public/Semi- public category is required. - Recreation/Open Space - Required. No limitation as to size. - Research/development, small scale light manufacturing/ assembly, storage/ warehouse dependent on the relationship between the proposed use and the following: - Neighboring uses and the character of the commercial area in which it is to be located. - Noise, solid waste, and air quality emission standards. - Hours of operation. - Traffic generation; and - Parking, loading, storage, and service provisions. - In no case shall such use exceed 1.0 acre without requiring an amendment to the Industrial Future Land Use Category. - Multi-family development/apartments – Shall not exceed 20 units per acre	CN, CG, CH, ILW, PD-C, PD-EC

TABLE FLU 1
FUTURE LAND USE CATEGORIES
DADE CITY COMPREHENSIVE PLAN

FLUM CATEGORY	PURPOSE	USES		DENSITY/INTENSITY CRITERIA	COMPATIBLE ZONING DISTRICTS
		PRIMARY	SECONDARY		
INDUSTRIAL FUTURE LAND USE CATEGORY					
Industrial (IN)	To recognize areas suitable for industrial development without objectionable aesthetics, or associated with adverse impacts (e.g., noise smoke, dust, or vibration).	Light and heavy industry, intensive commercial uses, warehouse/ distribution.	Convenience retail uses. No residential uses are permitted, except as required by FSSF.S. 166.04151 for affordable housing	Maximum lot coverage: 60%. Maximum building height: None. Maximum FAR .50 - Retail uses within any planned industrial distribution or office park shall be limited to 15% of the net project acreage.	ILW, IH, CN, CG, PD-C, PD-EC
URBAN SUPPORT FUTURE LAND USE CATEGORIES					
Recreation/ Open Space (R/OS)	To provide for open space and recreational facilities spatially distributed throughout the community that recognize the recreational value of the natural environment; provide relief from the urban environment; and provide adequate active and passive recreational areas for the residents of the City and citizens from surrounding areas.	Open space, parkland, recreation facilities, and buildings.	Ancillary residential use (e.g., caretaker residence).	- Residential - Maximum of 1.0 dwelling unit per acre. Maximum lot coverage: 80% Maximum FAR .25 Maximum building height: 60 feet.	All

FLUM CATEGORY	PURPOSE	USES		DENSITY/INTENSITY CRITERIA	COMPATIBLE ZONING DISTRICTS
		PRIMARY	SECONDARY		
Public/ Semi-Public (P/SP)	It is the purpose of this category to provide suitable locations for public activities and institutional uses necessary to serve an urban population.	Municipal buildings and operations; community facilities (e.g., schools; hospitals; medical clinics; religious institutions; cemetery; adult living facilities/nursing homes; child day care; fraternal organizations; and civic organizations); utilities; rights-of-way; and other similar uses.	Residential equivalent ¹ , recreation/ open space, ancillary non-residential use.	• Residential - Maximum of 10 dwelling unit per acre. • Residential Equivalent - Not to exceed 2.0 to 3.0 beds per the maximum number of dwelling units per acre. • Maximum lot coverage: 80% • Maximum building height: 60 feet. • <u>Maximum FAR 2.0</u> • Due to the broad spectrum of public service levels and accessibility requirements as the intensity of use varies, each use must be evaluated and located on the basis of its individual merits. Generally appropriate to those locations where health, public safety, civic, religious and like institutional uses are required to serve the community and to recognize the special needs of these uses relative to their relationship with surrounding uses and transportation access.	All
Agriculture (AG)	To maintain rural and agricultural character in appropriate areas and minimize infrastructure needed in those areas to accommodate future development.	Agricultural, rural residential, agro-industrial uses.	Small commercial uses and recreation facilities.	• Residential - Maximum of 0.20 units per acre. • Agro-industrial Uses: Maximum lot coverage: 15%. • Agro-industrial Uses: Maximum building height: 60 feet. • <u>Maximum FAR .25</u> • Residential equivalent shall not exceed 2.0 to 3.0 beds per dwelling unit based on a density of 10.5 dwelling units per acre.	LOUA
NOTES: 1. Residential Equivalent-A residential-like accommodation other than a dwelling unit, including group home, congregate care, nursing home, and comparable assisted living facilities. Residential equivalents shall not to exceed 2.0 to 3.0 beds per the maximum number of dwelling units permitted per acre by the applicable future land use category. 2. Only land uses and intensities specified for the underlying future land use category are permitted unless zoning district uses and intensities are more restrictive. In such cases, the zoning regulations shall prevail. 3. Lot coverage refers to building coverage only.					

**BY THE CITY COMMISSION
ORDINANCE NO. 2024-09**

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AMENDING VARIOUS ELEMENTS OF THE COMPREHENSIVE PLAN OF THE CITY OF DADE CITY, FLORIDA, PURSUANT TO SECTION 163.3191, FLORIDA STATUTES, TO REFLECT CHANGES REQUIRED BY THE COMMUNITY PLANNING ACT AS WELL AS OTHER TEXT AMENDMENTS, AND THE CITY'S EVALUATION AND APPRAISAL NOTIFICATION LETTER TO THE FLORIDA DEPARTMENT OF COMMERCE; AMENDING GOALS, OBJECTIVES, AND POLICES CONSISTENT THERETO; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR TRANSMITTAL; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Dade City is committed to planning and managing the future growth and development of the City; and

WHEREAS, pursuant to Section 163.3191, *Florida Statutes*, the City timely prepared and the City Commission approved an evaluation and appraisal notification to the Department of Commerce; and

WHEREAS, the Planning Board, sitting as the Local Planning Agency of the City of Dade City, and the City Commission, conducted multiple, joint public workshops to evaluate and appraise all elements of the City of Dade City's Comprehensive Plan, including all goals, policies and objectives, and received public input as to same; and

WHEREAS, consistent with the Community Planning Act and the City's evaluation and appraisal, the City has prepared text amendments to the elements of its Comprehensive Plan, consistent with changes in state law, as well as other text amendments; and

WHEREAS, the Local Planning Agency of the City of Dade City, held a public hearing on this Ordinance, which was advertised in accordance with all aspects of state law, and recommended approval of this ordinance; and

WHEREAS, all public hearings for the transmittal and adoption of this Ordinance have been advertised in accordance with state law; and

WHEREAS, the City Commission of the City of Dade City hereby finds and determines that the amendments contained herein are internally consistent and consistent with the City's Comprehensive Plan; and

WHEREAS, as required by Section 163.3191, *Florida Statutes*, it is in the best interest of the City of Dade City to amend the Comprehensive Plan for the City of Dade City as set forth in Exhibit “A” hereto.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AS FOLLOWS:

SECTION 1. Legislative Findings and Intent. The recitals set forth above are hereby adopted as the legislative findings of the City Commission of the City of Dade City.

SECTION 2. Comprehensive Plan Amendments. Attached hereto as Exhibit “A” and fully incorporated herein are all amendments to the elements, goals, objectives and policies of the City of Dade City’s Comprehensive Plan.

Note: Underlined words constitute new text of the City of Dade City Comprehensive Plan, asterisks (***) indicate an omission from the original text, which is intended to remain unchanged, and ~~strike throughs~~ constitute deletions from the Comprehensive Plan.

SECTION 3. Data, Inventory and Analysis. The supporting data, inventory and analysis shall be transmitted by the City to the Department of Commerce and the reviewing agencies along with the Comprehensive Plan Amendments, but said data, inventory and analysis is not adopted by this Ordinance.

SECTION 4. Implementation of Administrative Actions. The City Manager is hereby authorized and directed to take such actions as deemed necessary and appropriate in order to implement the provisions of this Ordinance.

SECTION 5. Codification. The provisions of this Ordinance and revisions to the City of Dade City Comprehensive Plan, once fully adopted, shall be codified.

SECTION 6. Scrivener’s Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, in consultation with the City Attorney and City Clerk, may be corrected with the endorsement of the City Manager, or designee, without the need for a public hearing.

SECTION 7. Conflicts. All ordinances or part thereof in conflict with this Ordinance are hereby repealed; provided, however, that any code or ordinance that provides for an alternative process to effectuate the general purpose of this Ordinance shall not be deemed a conflicting code or ordinance.

SECTION 8. Savings Clause. All prior actions of the City pertaining to the City of Dade City Comprehensive Plain are hereby ratified and affirmed consistent with the provisions of this Ordinance.

SECTION 9. Severability. Should any word, phrase, sentence, subsection, or section be

held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then that word, phrase, sentence, subsection, or section so held shall be severed from this Ordinance and all other words, phrases, sentences, subsection, or sections shall remain in full force and effect.

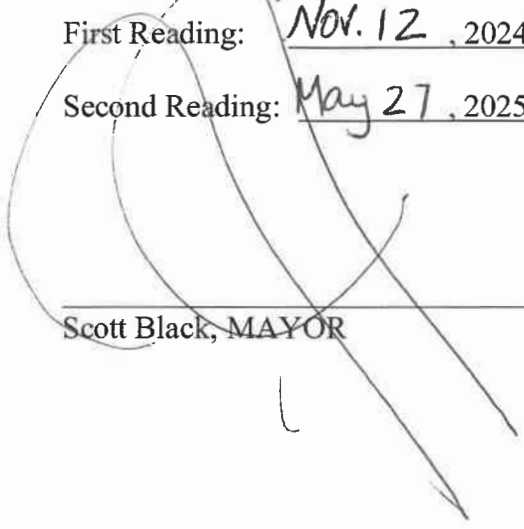
SECTION 10. Transmittal and Directions to the City Clerk. Within ten (10) days after the first public hearing of this Ordinance and passage of same by the City Commission of the City of Dade City, the transmittal hearing, the City Clerk or his or her designee, is hereby directed to transmit a copy of the adopted plan amendments, with the supporting data, inventory and analysis, to the Florida Department of Commerce (Florida Commerce) and all reviewing state, county, regional and local agencies, and any other unit of local government or government agency in the State of Florida that has filed a written request with the Clerk of the City of Dade City.

SECTION 11. Effective Date. The effective date of this plan amendment, if the amendment is not timely changed, shall be 31 days after the state land planning agency notifies the City that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or Division of Administrative Hearings enters a final order determining that this adopted amendment is in compliance. No development orders, development permits, or land development regulations dependent on this amendment may be issued or commence or become effective before this plan amendment has become effective.

PASSED AND ADOPTED this 27 day of May, 2025.

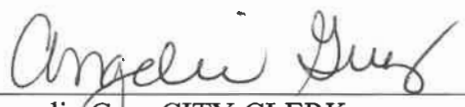
First Reading: Nov. 12, 2024

Second Reading: May 27, 2025



Scott Black, MAYOR

ATTEST:



Angela Guy, CITY CLERK

Approved as to form:



Patrick Brackins, CITY ATTORNEY

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

COUNTY OF PASCO County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter ORDINANCE 2024-09 was published in said newspaper by print in the issues of 05/14/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



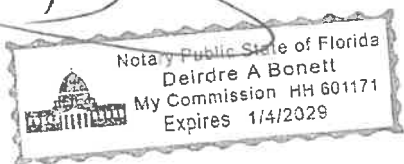
Signature of Affiant _____

Sworn to and subscribed before me this 05/14/2025

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____



NOTICE OF PUBLIC HEARINGS

The City of Dade City proposes to hear and approve the following ordinances on the following dates and times:

ORDINANCE 2024-09

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AMENDING VARIOUS ELEMENTS OF THE COMPREHENSIVE PLAN OF THE CITY OF DADE CITY, FLORIDA, PURSUANT TO SECTION 163.3191, FLORIDA STATUTES, TO REFLECT CHANGES REQUIRED BY THE COMMUNITY PLANNING ACT AS WELL AS OTHER TEXT AMENDMENTS, AND THE CITY'S EVALUATION AND APPRAISAL NOTIFICATION LETTER TO THE FLORIDA DEPARTMENT OF COMMERCE; AMENDING GOALS, OBJECTIVES, AND POLICES CONSISTENT THERETO; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR TRANSMITTAL; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

On May 27, 2025 at 5:30 p.m., the City Commission will hold the second public hearing at City Commission Chambers, 38020 Meridian Avenue, Dade City, Florida, to consider EAR (Evaluation and Appraisal Report) Based Comprehensive Plan Amendment.

Project Name: EAR (Evaluation and Appraisal Report) Based Comprehensive Plan Amendment

Agent of Record: City of Dade City

Information concerning these matters are on file and also available for examination through the Dade City Community and Economic Development office, 38020 Meridian Avenue, Dade City FL 33525, Monday through Friday, during regular business hours, 8 a.m. to 5 p.m. Please contact (352) 523-5052 to request an appointment to view the documents, submit written comments or evidence prior to the public hearing, or to discuss any questions or concerns regarding the proposed EAR (Evaluation and Appraisal Report) Based Comprehensive Plan Amendment. To view meeting agendas and virtual meeting login information, please visit <https://dadecityfl.civicweb.net/Portal/>.

Should any interested party seek to appeal any decision made by the City Commission with respect to any matter considered at such meetings, they will need a record of the proceedings, and may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which an appeal is based pursuant to Section 286.0105, Florida Statutes.

If you are a person with a disability who requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at (352) 523-5052 at least 48 hours prior to the public hearing. 05/14/2025 37827

EXHIBIT A



CITY OF DADE CITY COMPREHENSIVE PLAN UPDATE 2035-2045

City of Dade City
Element 1 Future Land Use
Goals, Objectives, and Policies Future Land Use Element

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INTRODUCTION

Introduction

Pursuant to ~~FSS.S. Section~~ 163.3177(6)(a), ~~FS, and Sections 9J-5.006(3)(b) and (c), FAC,~~ the following represents the Future Land Use Element Goals, Objectives, and Policies (GOPs) of the City of Dade City. In addition to statutory requirements, the GOPs were developed in keeping with the character, conditions, both environmental and social, and desires of the community. GOPs are intended to address the establishment of a long-term end towards which the land use programs and activities of the community are ultimately directed. All goals, objectives, and policies contained herein shall be adopted by ordinance.

IMPLEMENTATION

Unless otherwise stated, the implementation of objectives and associated policies contained in this Section shall be through the development, adoption, and application of regulations set forth in the City's Code of Ordinances and Land Development Regulations.

Goal

~~Goals, Objectives, and Policies~~

~~GOAL~~ FLU 1 PLANNING FOR GROWTH

Goal FLU 1 – Dade City shall preserve the small-town charm and natural resources while ensuring sustainable city services.

OBJECTIVE FLU 1.1 PRESERVE SMALL TOWN

Objective FLU 1.1 – Dade City ~~is, and shall-~~ maintain the city’ s unique small-town character and protect its natural resources while effectively funding essential city services. ~~Future growth and development shall be managed through the preparation, adoption, implementation, and enforcement of land development regulations consistent with this adopted Comprehensive Plan.~~

Policy FLU 1.1.1 – Dade City ~~will continue to:~~ ~~GOAL FLU 1:~~ To promote compatible land uses which will maximize, enhance, and preserve Dade City's unique and attractive characteristics in a manner consistent with the economic, physical, ecological, and social needs, capabilities, and desires of the community.

Policy FLU 1.1.2 – The allowable uses and densities described in the Dade City Future Land Use Element and Land Development Regulations will comply with FSS.S. 166.04151 for affordable housing, as it may be amended from time to time.

Land Development Regulation

OBJECTIVE FLU 1.2 HIGH QUALITY OF LIFE

Objective FLU 1.2 – Dade City seeks to ensure quality forms of development and redevelopment that mirror the City’s unique small-town identity, honor its quality of life, and respect its local history, culture, and natural resources.⁴

Policy FLU 1.2.1 – Dade City will evaluate each development application for compliance with the goals, objectives and policies of the Comprehensive Plan and the Land Development Regulations.

Policy FLU 1.2.2 – Dade City will evaluate the compatibility of adjacent future land use categories during the land use planning and/or amendment process(es) and will contemplate the potential maximum gross densities and intensities.

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

Policy FLU 1.2.4 – Dade City seeks to provide for efficient use of facilities by encouraging the co-location of public facilities, such as parks, libraries, schools and community centers to the maximum extent feasible.

OBJECTIVE FLU 1.3 LAND DEVELOPMENT REGULATIONS

Objective FLU 1.3: Future growth and development shall be managed through the preparation, adoption, implementation, and enforcement of land development regulations consistent with this adopted Comprehensive Plan.

Policy FLU 1.3.1 – ~~Dade City~~ ^{4:} The City will evaluate the Land Development ~~shall continue to recognize in its Code~~ within one year of the Evaluation and Appraisal Review, and as needed, to ensure the Comprehensive Plan continues to support the achievement of its goals, objectives, and policies. ~~Ordinances any natural feature-related limitations on~~

Policy FLU 1.3.2 – The Land Development Regulations for Dade City will support its current development ~~patterns and protect its natural resources (e.g., topography and soil conditions)~~

Policy FLU 1.3.3 – ~~Policy FLU 1.1.1:~~ The City shall continue to recognize in its Code of ~~Ordinances any natural feature-related limitations on development (e.g., topography and soil conditions)~~ In coordination with the Future Land Use Map, Dade City will develop and maintain Land Development Regulations standards that include but not be limited to:

- a. regulate the subdivision of land;
- b. preserve and enhance the City's tree canopy in light of its aesthetic and ecological value to the community, and in accordance with FSSF.S. 163.045, as may be amended from time to time.

e. protect the limited amount of natural resources remaining in the community as described in the [Conservation](#)

d.c. Element.

e.d. ensure the compatibility of adjacent land uses and provide for adequate and appropriate buffering.

f.e. ensure that development orders and permits are issued only when it is documented that such development is consistent with the level of service standards for the affected public facilities adopted by this Comprehensive Plan.

g.f. provide for stormwater drainage and management.

h.g. provide for the provision of open space, and safe and convenient on-site traffic flow and parking requirements.

i.h. include landscaping requirements that encourage the use of native vegetation; and

j.i. provide for the control of erosion and runoff from construction sites.

Policy FLU 1.1.3.4 – 1.1.3 Through continued enforcement and implementation of the Code of Ordinances, the City shall ensure that:

- a. residential subdivisions are designed so that all individual lots have access to the internal street system;
- b. signage is regulated;
- c. all development and/or redevelopment is consistent with federal flood insurance regulations; and
- d. historically significant properties meriting protection are addressed.

Policy FLU 1.3.5 – 1.4 The City shall promote the efficient use of natural resources and public facilities and services by encouraging the use of innovative land development techniques such as planned unit developments, compact development, clustering of land uses, and mixed-use development, where appropriate and compatible within the city.

Policy FLU 1.3.6 – 1.5 Prior to application for subdivision or nonresidential site plan approval, the developer shall participate in a pre-submittal meeting with the City in order that staff may provide input during the conceptual formation of a project and, when appropriate, encourage innovative land development techniques.

Policy FLU 1.3.7 – 1.6 Future development and redevelopment in the City shall be consistent with the requirements of the Future Land Use (FLU) Map future land use categories further described set forth in Goal 5 of the Future Land Use Element and subject to:

- a) Allowable table entitled Policy FLU 1.1.6. Only land uses that may be more restrictive than densities and intensities, specified for the FLU underlying future land use category to comply with the correlating are permitted unless zoning district uses, densities and intensities are more restrictive. In such cases, the zoning regulations shall prevail.
- b) Allowable uses and densities that may be less restrictive than the FLU category if a project provides affordable housing according to the provisions of FSSF.S. 166.04151, as may be amended from time to time. regulations

Policy FLU 1.3.8 – Dade City will maintain and enforce Land Development Regulations that include a buffer and/or transition between residential and non-residential land uses. This will include but not be limited to a Zoning Map that provides a gradual transition between more intense and less intensive uses; a buffer of open spaces, planted areas, fences, walls, berms or any other structure or design mechanism that is used to physically separate or screen one land use from another so as to visually shield and/or mitigate potential negative impact.

OBJECTIVE FLU 1.4 EFFICIENT USE OF FACILITIES

Objective FLU 1.4 – Dade City shall establish land uses which can be served by existing and planned facilities and services.

Policy FLU 1.4.1 – Dade City will maintain the City's small-town character by promoting efficient land use and transportation patterns.

Policy FLU 1.4.2 – Dade City will maintain the Future Land Use Map and Land Development Regulations to support the provision and expansion of public facilities needed to maintain a high quality of life for the residents of Dade City.

Policy FLU 1.4.3 – Dade City will maintain a Capital Improvements Element that provides public facilities and utilities in a way that ~~so as to~~ maximizes the efficiency of services ~~provided~~, minimizes costs, avoids potential ~~and to minimize~~ impacts on the natural environment, and maximizes consistency with the goals, objectives, and policies of this Comprehensive Plan.

Policy FLU 1.4.4 – Dade City will review the Capital Improvement Program on a yearly basis to determine appropriate areas where replacement of public facilities is warranted. ~~Policy FLU 1.11.3:~~ Development activities shall be timed and staged in conjunction with the provision of supporting community facilities.

Policy FLU 1.4.5 ~~– 1.11.2~~ Dade City shall require that sufficient ~~P~~public ~~F~~facilities shall be are available concurrent with the impacts of development, or as otherwise provided for in FSSF.S. 163.3180, F.S..

Policy FLU 1.4.6 – ~~1.11.1 : The City of Dade City shall~~ will, through site plan review and the administration of the Concurrency Management System, ensure that all development and redevelopment taking place within its municipal boundaries does not result in a reduction of the level of service requirements established and adopted by this Comprehensive Plan.

Policy FLU 1.4.7 ~~– 1.11.6~~ The City shall strictly enforce development requirements within the 100-year floodplain in accordance with FEMA , Florida Division of Emergency Management, and Florida Building Code regulations and guidelines.

Policy FLU 1.4.8 ~~– Policy FLU 1.11.7:~~ Through cooperation and coordination with Pasco County, SWFWMD, and other appropriate regulatory agencies and the implementation of this Comprehensive Plan, Dade City, in coordination with Pasco County, SWFWMD and other regulatory agencies, ~~the City~~ shall protect the natural abilities of the floodplain to provide flood carrying and storage capacity and water quality benefits.

Policy FLU 1.4.9 – Dade City will maintain and enforce land development regulations aimed to ensure that all proposed development meets the stormwater management requirements of SWFWMD and other applicable regulatory agencies. ~~Policy FLU 1.11.8:~~ New development or redevelopment site shall be responsible for the management of stormwater runoff in a manner so that post-development runoff rates and volumes meet SWFWMD, City, and other applicable regulatory (e.g., NPDES) standards.

Policy FLU 1.4.10 – Dade City seeks to avoid the risks of erosion and flooding by maintaining and enforcing land development regulations to minimize ground cover vegetation loss during construction. ~~Policy FLU 1.11.9:~~ Ground cover vegetation loss during construction shall be minimized and/or replaced to reduce erosion and flooding.

OBJECTIVE FLU 1.5 PUBLIC UTILITY FACILITIES

Objective FLU 1.5 – ~~Dade City seeks 1.13 Continue~~ to ensure the availability of suitable land for public utility facilities.

Policy FLU 1.5.1 ~~– 1.13.1: As an ongoing policy, the Dade City shall will continue to assure~~ ensure the availability of suitable land for utility facilities necessary to support proposed development.

Policy FLU 1.5.2 – ~~1.13.2 Dade The City will continue shall to~~ cooperate with the appropriate public utilities to protect rights- of-way dedicated for such services.

Policy FLU 1.5.3 – ~~Dade City shall permit utilities according to F.S. 163.3208, as may be amended from time to time. Policy 1.13.3: The City shall permit utilities (including gas and electric suppliers) in all future land use Plan categories subject to the Goals, Objectives, and Policies of this Comprehensive Plan. The City may adopt reasonable land development regulations for new distribution electric substations addressing only setback, landscaping, buffering screening, lighting, and other aesthetic compatibility-based standards. Vegetated buffers or screening beneath aerial access points to the substation equipment shall not be required to have a mature height in excess of 14 feet. A properly completed application for a permit to locate a new distribution electric substation shall be granted or denied within 90 days after the properly completed application is declared complete.~~

Policy FLU 1.5.4 – ~~1.11.5 The Dade~~ City shall require underground placement of electric, communication, and other utility lines, ~~if when~~ feasible.

GOAL FLU 2 ACTIVE, INVOLVED COMMUNITY

Goal FLU 2 – Dade City will continue to be an active, involved, safe community to live, work and play.

OBJECTIVE FLU 2.1 OPPORTUNITIES FOR PUBLIC OPEN SPACE

Objective FLU 2.1 – Dade City will seek opportunities to increase the level of publicly-owned open space and encourage privately-owned open space.

Policy FLU 2.1.1 – Dade City shall continue to provide for attractive open spaces and sustainable natural environments that enhance the quality of life in the City and protect the functions of important environmental resources.

Policy FLU 2.1.2 – Dade City shall seek to acquire additional land to provide more parks and open spaces.

Policy FLU 2.1.3 – Dade City will update land development regulations that include requirements for usable public open space within residential, mixed use, and commercial development.

OBJECTIVE FLU 2.2 ACTIVE LIFESTYLE

Objective FLU 2.2 – Dade City will provide a built environment which facilitates a safe and active lifestyle for people of all ages.

Policy FLU 2.2.2 – Dade City seeks to provide opportunities for safe, human powered transportation and will include policies in the Transportation and Mobility element to provide safe and convenient facilities for pedestrians and bicyclists.

Policy FLU 2.2.3 – 4.1.7 Recognizing elders as an asset to the state, the City will consider participating in the Elder-Ready Communities program administered by the State of Florida Department of Elder Affairs. An Elder-Ready Community is one that enhances an elder's independence through attention to such quality-of-life issues as:

- a. walking or transit accessibility to shopping, medical, and other daily needs;
- b. transportation alternatives to driving (e.g., bus, train, and paratransit);
- c. infrastructure of services;
- d. street design (e.g., sidewalks, pedestrian crossings, road conditions, and signage);
- e. leisure activities (e.g., recreational, cultural, educational, and religious facilities/services);
- f. housing options (e.g., accessory units, public, group, and assisted living) afforded through zoning laws;
- g. housing maintenance assistance; and
- h. public involvement in the governmental processes.

OBJECTIVE FLU 2.3 SAFE COMMUNITY

Objective FLU 2.3 – Dade City will encourage the principles of Crime Prevention Through Environmental Design (CPED) to create a built environment that deters the opportunity for crime.

Policy FLU 2.3.1 – Dade City seeks to provide integrated mixtures of land uses that are located and designed to be consistent with comprehensive crime prevention strategies of natural surveillance, territorial reinforcement and natural access control {(also known as Crime Prevention Through Environmental Design (CPTED))}.

GOAL FLU 3 AVOID URBAN SPRAWL

Goal FLU 3 – Dade City will avoid urban sprawl.

OBJECTIVE FLU 3.1 ENCOURAGE INFILL DEVELOPMENT

Objective FLU 3.1 – Dade City will discourage and/or reduce urban sprawl by encouraging infill and redevelopment that provides neighborhood uses and appropriate destination businesses. ~~3.1: Promote infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize and in order to reduce urban sprawl.~~

Policy FLU 3.1.1 – Dade City will maintain a future land use pattern that promotes orderly, compact development that prioritizes use of existing facilities and results in growth that is fiscally responsible. ~~Urban sprawl shall be discouraged and a compact urban pattern of development shall be provided for in a manner which will promote the conservation of energy resources, the reduction of greenhouse gases, the full utilization of existing public infrastructure, and allow for the orderly extension and expansion of municipal facilities in a fiscally responsible manner within Dade City.~~

Policy FLU 3.1.2 – Dade City prioritize new development which lies contiguous to existing urbanized lands where public facilities are available or can be provided concurrent with the impacts of the development. ~~**Policy FLU 3.1.3:** The City shall permit new development which lies contiguous to existing urbanized lands only if public facilities are available or can be provided concurrent with the impacts of the development. All development shall be consistent with and maintain the adopted levels of service~~

Policy FLU 3.1.3 – Dade City will provide opportunities for consideration of the use of master plans and planned developments to allow flexibility in design that results in reduced energy consumption, protection of natural resources and more efficient land use patterns.

OBJECTIVE FLU 3.2 ANNEXATIONS

Objective FLU 3.2 – Dade City will prevent the risk of urban sprawl by ~~establishing~~ applying standards that serve the purposes of Section 171.021, Florida Statutes for annexations. ~~1.15 Broaden the City's tax base through annexation of contiguous, compact, unincorporated real property in accordance with Chapter 171, FS, and the following policies.~~

Policy FLU 3.2.1 – Annexations shall only occur under Chapter 171, F.S., either through voluntary petitions initiated by and bearing the signatures of all property owners in area proposed to be annexed under the procedures and standards established by Section 171.044, F.S., or otherwise under Section 171.0413, F.S., following the preparation of a feasibility study setting forth the plans to provide urban services to any area to be annexed. In addition, the City shall follow its interlocal agreements with Pasco County regarding annexations and the joint planning area for water and wastewater services, as those interlocal agreements may be amended from time to time. ~~Annexations shall only occur on a voluntary basis, initiated by the property owners as outlined in Florida Statute 171.044 and only when the revenues and costs of such annexation will not burden city residents.~~ **Policy FLU 1.15.2:** The City shall maintain an annexation policy pursuant to Chapter 171, FS, to ensure that growth resulting from future annexations:

- ~~a. does not adversely effect the character of the community;~~
- ~~b. allows the efficient provision of public facilities and services, and~~
- ~~c. furthers sound urban development patterns.~~

~~Annexation applications would be evaluated by the following criteria:~~

- ~~a) The subject parcel(s) is/are contiguous with the City's boundary.~~
- ~~b) The subject parcel(s) is/are reasonably compact.~~
- ~~c) The subject parcel(s) do/does not create enclaves.~~
- ~~d) The subject parcel(s) is/are located in an area with necessary public facilities and services.~~
- ~~e) The subject parcel(s) will be designated with Future Land Use and Zoning consistent with the current development pattern so that it is compatible with the surrounding parcels.~~
- ~~f) The property owner agrees to connect to available water and sewer services, if available.~~

Policy FLU 3.2.3 ~~1.15.3~~ Dade City shall maintain its annexation policy which defines areas of future annexation as identified in a comprehensive annexation study and as may be established through coordination with Pasco County.

OBJECTIVE FLU 3.3 DEVELOPMENT VIA THE CRA

Objective FLU 1.7-3.3 – Dade City will continue to support the Community Redevelopment Agency (CRA) to address conditions of blight.

Policy FLU 3.3.1 – ~~1.7.11: The Redevelopment Advisory Committee~~ The Community Redevelopment Agency and the Main Street Program shall continue to serve as the primary sources of guidance in the City's efforts to revitalize/redevelop the Downtown area.

Policy FLU 3.3.2 – ~~1.7.7~~ Any redevelopment plan for Downtown area of the City of Dade City shall, at a minimum, address the following issues:

- a. The enhancement of the retail and office component of Downtown through the attraction of complementary retail activity and uses.
- b. The protection and enhancement of the historic character of Downtown by encouraging the renovation of existing buildings and providing design guidelines for renovation and new construction.
- c. The recognition of the role of the Downtown as the cultural and entertainment focal point of the City.
- d. The adoption and enforcement of land use regulations which limit uses of downtown land to those activities which will contribute to a vibrant, consumer-oriented atmosphere, without sacrificing the area's historic character.
- e. The reduction of confusion and visual clutter through the control of the size, placement, and related aspects of signage.
- ~~a-f.~~ The assurance of safe and efficient traffic flow to and from the Downtown and surrounding areas; and
- ~~b-g.~~ The assurance of the adequate provision of public parking and the compatibility of public and private parking facilities with surrounding land uses.

Policy FLU 3.3.3 – Dade City will support the updated 2020 CRA Plan's goals, objectives and policies for redevelopment and any updates to the plan during the City's Comprehensive Plan subsequent updates

Policy FLU 3.3.4 – Dade City will develop architectural design standards, for the Downtown area, to preserve its historic character as it redevelops.

Policy FLU 3.3.5 – Dade City seeks to become a tourism hub by promoting its unique history and culture.

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

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

Policy FLU 3.3.8 – Dade City will partner with the CRA to identify vacant or underdeveloped parcels that could be developed to provide neighborhoods with nearby goods and services.

OBJECTIVE FLU 3.4 PRESERVE NEIGHBORHOOD INTEGRITY

Objective FLU ~~1.73.4~~ – Dade City will eEncourage the preservation of existing neighborhoods and protection of real property from devaluation caused by the decline and deterioration of adjoining or nearby property.

Policy FLU 3.4.1 – ~~1.7.4~~ At a minimum, the implementation of a rehabilitation/redevelopment program for neighborhoods shall consider the inclusion of the following corrective techniques:

- a. targeting of community development funds for housing and infrastructure improvements within specific neighborhoods.
- b. establishment of a low interest housing loan fund in cooperation with the local lending institutions.
- c. identification of the neighborhoods as a blighted area for purposes of seeking designation by the State of Florida as an enterprise zone.
- d. use of industrial revenue bonds and/or tax increment financing.
- e. use of joint venture leveraging.
- ~~a-f.~~ enforcement of minimum housing codes; and
- ~~b-g.~~ establishment of an administrative process for code enforcement.

Policy FLU 3.4.2 – Dade City will seek funding 1.7.1: Provided funding is available from CDBG or other federal or state resources, to complete a study of rehabilitation and redevelopment needs of neighborhoods with substandard housing and begin implementation of any recommendations.

Policy 1.7.2 – At a minimum, the study of the rehabilitation and redevelopment needs of neighborhoods shall address the following:

- a. Reduction of substandard housing and infrastructure conditions.
- b. Desirability of maintaining the existing neighborhood character.
- ~~a-c.~~ Increased economic opportunities and expansion of tax base; and
- ~~a-d.~~ Disruption caused by the displacement/relocation of residents.

Policy FLU 3.4.3 – 1.7.3 The criterion upon which any rehabilitation/redevelopment program is based shall be the precept of providing/ensuring an overriding public interest.

Policy FLU 3.4.4 – 1.7.5 During preparation and implementation of the rehabilitation/ redevelopment study, the City shall seek additional community development funds to be used for the elimination of substandard conditions identified in neighborhoods.

Policy FLU 3.4.5 – Dade 1.7.6: By August 2012, the City shall prepare an inventory of brownfield sites in the City and investigate strategies for transitioning of these parcels to viable, compatible land uses.

Policy FLU 3.4.6 – 1.7.8: The code enforcement process shall be the primary tool by which the City will enforce the provisions of the City's Code of Ordinances as they relate to the enforcement of housing conditions and abatement of nuisances.

Policy FLU 3.4.7 – 1.7.10 The City shall continue to pursue alternative financing methods for public facilities

Policy FLU 3.5.1 – 1.9.1: The City shall promote, through the efforts of the Historic Preservation Advisory Board, the preservation of those structures within the Church Avenue Historic District identified as having an historic value and the maintenance of the character of the overall neighborhood. Dade City recognizes the role that historic properties play in the character of local neighborhoods and thus supports the preservation of those structures within the Church Avenue Historic District as well as any future historic districts that may be established through the efforts of the Historic Preservation Advisory Board.

Policy FLU 3.4.8 – 1.7.12 The land development regulations shall provide for reduction of visual clutter and safety issues caused by signage through control of size, placement, and other related aspects.

OBJECTIVE FLU 3.5 CULTURAL RESOURCE PROTECTION

Objective FLU 3.5 – 1.9:~~Continue efforts~~ Dade City will continue to seek public-private partnerships aimed to identify and protect historic and architecturally significant resources.

Policy FLU 3.5.2 – 1.9.3: ~~The Dade~~ City, ~~through efforts such as the purchase of the historic railroad depot,~~ shall ~~facilitate–develop~~ incentives for the adaptive reuse and/or rehabilitation of historic structures.

Policy FLU 3.5.3 – 1.9.2: ~~The Dade~~ City ~~shall~~ seeks to ensure the preservation and protection of historic and architecturally significant resources by encouraging property owners to seek designation as historic sites by the Federal Government (National Register of Historic Places), the State of Florida or Pasco County, and by a locally adopted historic preservation ordinance.

Policy FLU 3.5.5 – 1.9.4: ~~The Dade~~ City, in cooperation with Pasco County, shall continue to recognize the importance of maintaining the historic County Courthouse as a focal point of Downtown Dade City.

OBJECTIVE FLU 3.6 NATURAL RESOURCE PROTECTION

Objective FLU 3.6 – 1.10: ~~Dade City seeks to~~ ensure that natural resources are protected from development activities.

Policy FLU 3.6.1 – ~~Dade City seeks to protect unique and/or irreplaceable natural resources, to the fullest extent possible by enforcing of the provisions of this Comprehensive Plan.~~

Policy FLU 3.6.2 – ~~Dade City shall work with Pasco County, the Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission and other state and federal agencies, to protect natural resources from any adverse effects of development.~~

Policy FLU 3.6.3 – ~~Dade City shall protect all species of flora and fauna identified as endangered, threatened or species of special concern by enforcing all related local, state and federal laws.~~

Policy FLU 3.6.4 – ~~Dade City shall maintain land development regulations that ensure the protection of water, soil, or air from the potential negative impact from development activities. 1.10.3: By June 2013 the land development regulations shall be amended to include provisions which address development activities with the potential to contaminate water, soil, or air.~~

Policy FLU 3.6.5 – 1.10.4 ~~Dade City shall maintain land development regulations that regulate the clearing of trees and wetland vegetation shall be restricted, unless specifically permitted through a permitting process.~~

Policy FLU 3.6.6 – ~~Dade City seeks to protect wetlands and floodplains and thus will continue to require all proposed development within these areas to be subject to site plan review in compliance with all wetland protection policies in the Conservation Element of this Comprehensive Plan. 1.10.5: All applications for development approval within areas identified as wetland or floodplain shall be subject to site plan review.~~

Policy FLU 3.6.7 – ~~1.10.6~~ Dade City will maintain implement a strategy for the protection of strategies aimed to protect environmentally sensitive lands that includes the following techniques from the potential impacts of development. These strategies may include but not be limited to:

- a. Regulations that protect listed species, critical linkages, and wetlands.
- b. Coordination of mitigation opportunities with the appropriate State and Federal agencies.
- c. Development incentives for clustering and for preserving critical linkages and wetlands based on size, type/category, and quality.
- d. Conservation/Preservation Future Land Use Map designations; and
- ~~a-e.~~ Direction of incompatible land uses away from wetlands.

Policy FLU 3.6.8 – Dade City Ordinance 2014-01 requires that Dade City prohibit non-residential land uses to be designated in or adjacent to Category I wetlands as further described in the Dade City Conservation Element.

Policy FLU 3.6.9 – Nonresidential land use designations in or adjacent to Category I wetlands that existed prior to the approval of Ordinance 2014-01 (including annexed lands from Pasco County) which have relied on this designation for development or zoning decisions may remain. However, development proposed in these locations must demonstrate that no significant adverse impact to the wetlands will result or that adequate mitigation/compensation will be provided to protect the function and replace type for type, in compliance with all wetland protection policies contained in the Conservation Element of this Comprehensive Plan. ~~1.10.7 Non-residential land uses shall not be designated in or adjacent to Category I wetlands as defined in the Conservation Element 1.6.2. Where non-residential land use designations have already been shown on the Future Land Use Map or where annexed lands have non-residential designations either by Pasco County or the City of Dade City and have been relied on for development or zoning decisions, the designation may remain. Development which occurs in these locations must demonstrate that no significant adverse impact to the wetlands will result or that adequate mitigation/compensation will be provided to protect the function and replace type for type.~~

Policy FLU 3.6.10 – ~~1.10.8:~~ The Dade City will continue to enforce the comprehensive wellhead protection program that includes a determination of wellhead resource protection areas surrounding potable water supply wells and criteria for restrictions and prohibitions to be applied within the delineated wellhead resource protection area.

Policy FLU 3.6.11 – ~~1.10.9~~ The Dade City shall establish wellhead resource protection areas using available data and analysis provided by SWFWMD and Pasco County showing locations where land uses or activities should be regulated to prevent degradation of public potable water supply wells.

Policy FLU 3.6.12 – ~~1.10.10~~ The Dade City shall protect existing and planned wellheads of public potable water supply wells through the regulation of land uses and activities in wellhead resource protection areas that have been determined to be significant threats to the use of such wells for potable water. Such land uses and activities include:

- a. industrial land use designation,
- b. concentrated animal feeding operations,

- c. dairy farm storage and treatment facilities,
- d. interim wastewater treatment plants,
- e. stormwater discharges to the Floridan aquifer,
- ~~a-f.~~ land applications of sludge and septic,
- ~~b-g.~~ placement of underground storage tanks within 1,000 feet of a public potable water supply well, and
- ~~e-h.~~ Additionally, the City shall identify certain substances as regulated substances with state and federal mandates. Regulated substances with state and federal mandates regulated substances shall be those hazardous substances listed in 40 CFR, Chapter 1, Table 302.4, as may be amended from time to time.

Policy FLU 3.6.13 – 4.10.11 ~~The Dade City shall develop, with the assistance,~~ in coordination with SWFWMD and in cooperation with Pasco County, a permitting, inspection, and enforcement program for the City's policies and regulations to protect wellhead resources for public potable water supplies in wellhead resources protection areas.

GOAL FLU 4 STIMULATE THE LOCAL ECONOMY

Goal FLU 4 – Economic development is a comprehensive goal for Dade City.

OBJECTIVE FLU 4.1 ECONOMIC DEVELOPMENT

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

Policy FLU 4.1.1– Dade City will seek to obtain grant funding designed to assist local economic development initiatives and will seek partnerships with other agencies engaged in similar efforts.

Policy FLU 4.1.2 – Dade City will coordinate with educational partners to ensure there are appropriate job skills programs, and facilities to meet business and industry needs.

Policy FLU 4.1.3– Dade City will coordinate with local and regional educational partners to connect residents with GED and continuing education opportunities to address lower local educational achievement rates and improve the local employment base.

Policy FLU 4.1.4 – Dade City will coordinate with Career Source Pasco/Hernando to offer job training to residents seeking higher wage occupations.

Policy FLU 4.1.5 – Dade City will coordinate with Pasco County government, the Pasco County School Board, ~~the Economic Council of Pasco County~~ Economic Development Council , the Tampa Bay Regional Planning Council, East Pasco ~~the Greater Dade City~~ Chamber of Commerce, Dade City Merchants Association and other organizations to develop strategies designed to meet the economic diversification needs of the community with an emphasis of job creation.

GOAL FLU 5 DESCRIBE AND MAP LAND USE PATTERNS

Goal FLU 5– Dade City's Future Land Use Map will reflect the established land use patterns.

OBJECTIVE FLU 5.1 MAP SERIES

Objective FLU 5.1 – Dade City will develop and maintain a map series that graphically depicts land use categories with their allowable densities and intensities, as well as other pertinent information for best management planning practices.

Policy FLU 5.1.1 – Dade City Comprehensive Plan Map Series will include at least the following map features required by FSSF.S. 163.3177, as may be amended from time to time:

- a) Future Land Use categories
- b) Existing and proposed transportation system features
- c) Historic district boundaries and designated historically significant properties
- e) Existing and planned public potable water wells, cones of influence, and wellhead protection areas
- f) Water features including lakes and floodplains
- g) Wetlands
- h) Minerals and soils

Policy FLU 5.1.2 ~~1.1.6~~ Future development and redevelopment in the City shall be consistent with the requirements of the Future Land Use Map future land use categories set forth in ~~the table entitled Policy FLU 1.1.6.~~ Table FLU 1 Future Land Use Categories. Only land uses, densities, and intensities specified for the underlying future land use category are permitted, unless zoning district uses, densities, and intensities are more restrictive. In such cases, the zoning regulations shall prevail.

TABLE FLU 1 FUTURE LAND USE CATEGORIES

TABLE FLU 1 FUTURE LAND USE CATEGORIES DADE CITY COMPREHENSIVE PLANPOLICY FLU 1.1.6 FUTURE LAND USE CATEGORIES 2010 DADE CITY COMPREHENSIVE PLAN					
FLUM CATEGORY	PURPOSE	USES		DENSITY/INTENSITY CRITERIA	COMPATIBLE ZONING DISTRICTS ²
		PRIMARY SECONDARY			
• RESIDENTIAL FUTURELANDUSE CATEGORIES					
Suburban Density Residential (SDR)	To identify areas suitable for the lowest density residential development in Dade City <u>and to designate those areas of the community that have been or could be platted into large, single-family detached lots.</u>	Residential	Residential Equivalent ¹ and Public/Semi-Public	Residential- 0 to <u>Maximum of</u> 3.0 units per gross acre. Residential Equivalent - Not to exceed 2.0 to 3.0 beds per maximum number of dwelling units per acre. Public/Semi-Public - Maximum 2.0 acres otherwise a Future Land Use Map amendment to the Public/Semi-Public category is required. Recreation/Open Space — No limitation as to size. <u>Required.</u>	RS- S-C , <u>RS-E</u> , PD- <u>RCS</u>
Low Density Residential (LDR)	To ensure the maintenance of low density, residential neighborhoods and to designate those areas of the community that have been or could be platted into <u>large, a range of</u> single-family detached lots.	Residential	Accessory Units, Residential Equivalent ¹ and Public/Semi-Public	- Residential - 0 to<u>Maximum of</u> 6.0 units per acre. - Residential Equivalent - Not to exceed 2.0 to 3.0 beds per the maximum number of dwelling units per acre. - Public/Semi-Public - Maximum of 2.0 acres otherwise a Future Land Use Map amendment to the Public/Semi- public category is required. - Recreation/Open Space - <u>Required</u>No limitation as to size.	<u>RS-E</u> , RS-1, RS-2, RS-3, RG-1 (Existing Only) RG-2 (Existing Only), <u>PD-CSD</u> , PD-R

Medium Density Residential (MDR)	• To recognize residential areas that support a mixture of densities and dwelling types, including accessory dwelling units with the following purposes • Create new housing units while respecting the look and scale of single family neighborhoods; • Increase the housing stock of existing neighborhoods in a manner that is less intensive than alternatives; • Allow more efficient use of the existing housing stock and infrastructure; • Provide a mix of housing that responds to changing family needs (life cycle housing) and smaller households; • Provide a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship, and services; and Provide a broader range of accessible and more affordable housing.	Residential	Accessory Dwelling Units, Residential equivalent ¹ , and Public/Semi-Public	• Residential - 4.0 to <u>Maximum of</u> 10.5 units per acre. • Residential Equivalent - Not to exceed 2.0 to 3.0 beds per the maximum number of dwelling units per acre. • Public/Semi-Public - Maximum of 2.0 acres otherwise a Future Land Use Map amendment to the Public/Semi- public category is required. • Recreation/Open Space - <u>Required</u>. No limitation as to size.	RS-1, RS-2, RS-3, RG-1, RG-2, PD-R
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TABLE FLU 1
FUTURE LAND USE CATEGORIES
DADE CITY COMPREHENSIVE PLAN POLICY FLU 1.1.6 FUTURE LAND USE CATEGORIES
2010 DADE CITY COMPREHENSIVE PLAN

FLUM CATEGORY	PURPOSE	USES PRIMARY SECONDARY		DENSITY/INTENSITY CRITERIA	COMPATIBLE ZONING DISTRICTS ²
High Density Residential (HOR)	To identify areas suitable for an urban character and, as such, support a variety of housing types at higher densities. Such areas are well suited for areas in proximity to commercial and employment centers; transit, bicycle, and pedestrian facilities; and public parks and open spaces.	Residential	Residential equivalent1, Public/Semi - Public, and Nonresidential	- Residential - 40.5 to <u>Maximum of</u> 20 units per acre. - Residential Equivalent - Not to exceed 2.0 to 3.0 beds per the maximum number of dwelling units per acre. - Public/Semi-Public - Maximum of 2.0 acres otherwise a Future Land Use Map amendment to the Public/Semi- public category is required. - Recreation/Open Space - Required. No limitation as to size. - Non-residential Use - Maximum lot coverage of .60 and maximum building height of 35 feet <u>.75 FAR</u>. Non-residential uses shall be of a manner designed to provide local, neighborhood scale, convenience commercial goods, and services, and to recognize such areas as primarily well suited for neighborhood commercial use consistent with the need, scale, and character of adjoining residential areas which they serve.	RS-1,RS-2, RS-3,RG-1, RG-2, CN, CH (RV Parks Only) RIO, PD-R, PD-TND

FLUM CATEGORY	PURPOSE	USES		DENSITY/INTENSITY CRITERIA	COMPATIBLE
		PRIMARY	SECONDARY		ZONING DISTRICTS
• MIXED USE FUTURE LAND USE CATEGORIES					
Downtown (DT)	To encourage and promote redevelopment of the Downtown District as the City's financial, commercial, governmental, cultural, recreational, and professional center and to recognize the importance of the downtown area, both economically and historically to the City of Dade City.	Commercial, Residential office, and residential public/semi-public equivalent ¹ uses.		• Residential - Maximum of 20 units per acre. • Residential Equivalent - Not to exceed 2.0 to 3.0 beds per the maximum number of dwelling units per acre. • Maximum FAR 4.0 • Sites greater than one (1) acre shall be encouraged to incorporate a residential component. • Development or redevelopment activities shall, at a minimum: - recognize of the role of Downtown as the cultural and entertainment focal point of the City; - respect Downtown's pedestrian orientation by maintaining traditional Downtown building setbacks (e.g., build to line, zero lot line, and locating parking areas in the rear of buildings); - enhance of the retail and office component of the Downtown through the attraction of complementary retail activity and uses; - protect and enhance the historic character of the Downtown by encouraging renovation of existing buildings; - contribute to a vibrant, consumer-oriented atmosphere, without sacrificing the area's historic character, and - minimize visual clutter through adherence to Downtown sign regulations which address size, placement, and related aspects of signage. • Development and redevelopment are encouraged to be compatible with voluntary design guidelines established for the Downtown.	RIO, CBD, CG
Residential/ Office (R/O)	Intended for high density residential uses and low to moderate intensity office uses. Such uses are suitable in areas with a full range of urban services and a high degree of accessibility to the service area.	Residential and Residential office equivalent ¹ , public/semi-public, and recreation/ open space		• Residential Use - Maximum of 20 dwelling units per acre. • Maximum FAR 1.5 • Sites greater than 25,000 square feet shall be encouraged to have a residential component. • Residential Equivalent Use - Not to exceed 2.0 to 3.0 beds per the maximum number of dwelling units per acre. • Transient Accommodation - Shall not exceed 25 units per acre. • Public/Semi-Public - Shall not exceed a maximum of 3.0 acres without requiring an amendment to the Future Land Use Map. • Recreation/Open Space - Required. All activities associated with retail and office uses, including storage and display, must be wholly contained within permanent structures.	RS-1, RS-2, RS-3, RG-1, RG-2, RIO, PD-R

TABLE FLU 1
FUTURE LAND USE CATEGORIES
DADE CITY COMPREHENSIVE PLAN

FLUM CATEGORY	PURPOSE	USES		DENSITY/INTENSITY CRITERIA	COMPATIBLE ZONING DISTRICTS
		PRIMARY	SECONDARY		
Residential/ Office/ Retail (R/O/R)	Intended for high intensity residential uses and low to moderate office and community commercial uses. Such uses are suitable for areas with a full range of urban services. and a high degree of accessibility to residents of the service area.	Residential, residential equivalent, office, retail commercial, personal/ business service, and commercial/ business service.	Public/semi-public and recreation/ open space	- Residential Use - Maximum of 20 dwelling units per acre. Office/Retail Use - Maximum lot coverage of 60%. Office/Retail Use - Maximum building height of 60 feet. - Maximum FAR 1.5 - Sites greater than 25,000 square feet shall be encouraged to have a residential component. - Residential Equivalent Use - Not to exceed 2.0 to 3.0 beds per the maximum number of dwelling units per acre. - Transient Accommodation - Shall not exceed 25 units per acre. - Public/Semi-Public - Shall not exceed a maximum of 3.0 acres without requiring an amendment to the Future Land Use Map. - Recreation/Open Space - Required. No limitation as to size. - All activities associated with retail and office uses, including storage and display, must be wholly contained within permanent structures.	RS-1, RS-2, RS-3, RG-1, RG-2, RIO, CN, PD-R
COMMERCIAL FUTURE LAND USE CATEGORY					
General Commercial (GC)	To designate areas appropriate for the development and maintenance of a general commercial environment designed to support a wide variety of retail, consumer-oriented, and general commercial uses and activities and professional and personal services in close proximity to major thoroughfares and residential concentrations.	Office, personal/business service, retail commercial, commercial/ business service, transient accommodation, wholesale/distribution, and storage/ warehouse.	Residential (existing), residential equivalent ¹ , public/semi-public, recreation/ open space, research/ development, and small-scale light manufacturing /assembly.	Maximum lot coverage: 100%. Maximum building height: 60 feet. - Maximum FAR 2.0 - Residential Equivalent Use - Not to exceed 2.0 to 3.0 beds per the maximum number of dwelling units per acre. - Transient Accommodation - Shall not exceed 25 units per acre. - Public/Semi-Public - Maximum of 3.0 acres otherwise a Future Land Use Map amendment to the Public/Semi- public category is required. - Recreation/Open Space - Required. No limitation as to size. - Research/development, small scale light manufacturing/ assembly, storage/ warehouse dependent on the relationship between the proposed use and the following: - Neighboring uses and the character of the commercial area in which it is to be located. - Noise, solid waste, and air quality emission standards. - Hours of operation. - Traffic generation; and - Parking, loading, storage, and service provisions. - In no case shall such use exceed 1.0 acre without requiring an amendment to the Industrial Future Land Use Category. - Multi-family development/apartments – Shall not exceed 20 units per acre	CN, CG, CH, ILW, PD-C, PD-EC

TABLE FLU 1
FUTURE LAND USE CATEGORIES
DADE CITY COMPREHENSIVE PLAN

FLUM CATEGORY	PURPOSE	USES		DENSITY/INTENSITY CRITERIA	COMPATIBLE ZONING DISTRICTS
		PRIMARY	SECONDARY		
INDUSTRIAL FUTURE LAND USE CATEGORY					
Industrial (IN)	To recognize areas suitable for industrial development without objectionable aesthetics, or associated with adverse impacts (e.g., noise smoke, dust, or vibration).	Light and heavy industry, intensive commercial uses, warehouse/ distribution.	Convenience retail uses. No residential uses are permitted, except as required by FSSF.S. 166.04151 for affordable housing	Maximum lot coverage: 60%. Maximum building height: None. Maximum FAR .50 - Retail uses within any planned industrial distribution or office park shall be limited to 15% of the net project acreage.	ILW, IH, CN, CG, PD-C, PD-EC
URBAN SUPPORT FUTURE LAND USE CATEGORIES					
Recreation/ Open Space (R/OS)	To provide for open space and recreational facilities spatially distributed throughout the community that recognize the recreational value of the natural environment; provide relief from the urban environment; and provide adequate active and passive recreational areas for the residents of the City and citizens from surrounding areas.	Open space, parkland, recreation facilities, and buildings.	Ancillary residential use (e.g., caretaker residence).	- Residential - Maximum of 1.0 dwelling unit per acre. Maximum lot coverage: 80% Maximum FAR .25 Maximum building height: 60 feet.	All

FLUM CATEGORY	PURPOSE	USES		DENSITY/INTENSITY CRITERIA	COMPATIBLE ZONING DISTRICTS
		PRIMARY	SECONDARY		
Public/ Semi-Public (P/SP)	It is the purpose of this category to provide suitable locations for public activities and institutional uses necessary to serve an urban population.	Municipal buildings and operations; community facilities (e.g., schools; hospitals; medical clinics; religious institutions; cemetery; adult living facilities/nursing homes; child day care; fraternal organizations; and civic organizations); utilities; rights-of-way; and other similar uses.	Residential equivalent ¹ , recreation/ open space, ancillary non-residential use.	• Residential - Maximum of 10 dwelling unit per acre. • Residential Equivalent - Not to exceed 2.0 to 3.0 beds per the maximum number of dwelling units per acre. • Maximum lot coverage: 80% • Maximum building height: 60 feet. • <u>Maximum FAR 2.0</u> • Due to the broad spectrum of public service levels and accessibility requirements as the intensity of use varies, each use must be evaluated and located on the basis of its individual merits. Generally appropriate to those locations where health, public safety, civic, religious and like institutional uses are required to serve the community and to recognize the special needs of these uses relative to their relationship with surrounding uses and transportation access.	All
Agriculture (AG)	To maintain rural and agricultural character in appropriate areas and minimize infrastructure needed in those areas to accommodate future development.	Agricultural, rural residential, agro-industrial uses.	Small commercial uses and recreation facilities.	• Residential - Maximum of 0.20 units per acre. • Agro-industrial Uses: Maximum lot coverage: 15%. • Agro-industrial Uses: Maximum building height: 60 feet. • <u>Maximum FAR .25</u> • Residential equivalent shall not exceed 2.0 to 3.0 beds per dwelling unit based on a density of 10.5 dwelling units per acre.	LOUA
NOTES: 1. Residential Equivalent-A residential-like accommodation other than a dwelling unit, including group home, congregate care, nursing home, and comparable assisted living facilities. Residential equivalents shall not to exceed 2.0 to 3.0 beds per the maximum number of dwelling units permitted per acre by the applicable future land use category. 2. Only land uses and intensities specified for the underlying future land use category are permitted unless zoning district uses and intensities are more restrictive. In such cases, the zoning regulations shall prevail. 3. Lot coverage refers to building coverage only.					

RESIDENTIAL FUTURE LAND USE CATEGORIES

Objective FLU 54.2 – ~~Dade City seeks to preserve;~~ **Preserve** the integrity and quality of life in residential areas and neighborhoods by continuing the City's small town, family-oriented, residential character.

Policy FLU 54.2.1 – Residential areas shall be located and designed to protect life and property from natural and manmade hazards such as flooding, excessive or high-speed traffic, subsidence, noxious odors, and noise.

Policy FLU 54.2.2 – Residential land uses shall be encouraged in a manner which is compatible with the type and scale of surrounding land uses.

Policy FLU 54.2.3 – ~~Dade City will maintain; By October 2012 the City's~~ land development regulations ~~that shall~~ include requirements for landscaping and buffering ~~to protect. Additionally, provisions for public open space within~~ residential development ~~more intensive adjacent uses. shall be included in the land development regulations.~~

Policy FLU 54.2.4 – In order to ensure compatibility with residential areas, the City shall require commercial uses in residential future land use categories that allow such uses to obtain a rezoning under a site plan-controlled zoning district. Said district would require assessment of criteria relating to residential compatibility including:

- a. intended use;
- b. intensities of adjacent uses;
- c. buffering;
- d. building layout;
- e. building orientation;
- f. architecture;
- g. parking, pedestrian and vehicular circulation;
- h. drainage; and
- i. safety.

Policy FLU 54.2.5 – Bed-and-breakfast inns shall be permitted within the LDR, MDR, HDR, DT, R/O, and R/O/R future land use categories.

Policy FLU 54.2.6: Residential density shall be limited as shown on the FLUM, on the following properties:

- a. Development within the Summit View property shall be limited to a maximum of 406 dwelling units.
- b. Development within the Highland Trails property shall be limited to a maximum of 1,143 dwelling units.
- c. Development within the Skyland property is limited to a maximum of 6 units per acre within the Medium Density Residential (MOR) portion of the property and to a maximum FAR of 0.25 (163,350 square feet of commercial) on the portion of the property designated as General Commercial (GC).

OBJECTIVE FLU 5.3 GENERAL COMMERCIAL FUTURE LAND USE CATEGORY

Objective FLU 5.3 – ~~Dade City shall limit~~~~1.3. Limit~~ large-scale (i.e., buildings 50,000 square feet gross leasable area) commercial development to identified commercial nodes in locations that are compatible with existing development and environmental and transportation resources.

Policy FLU 51.3.1 – ~~Dade City will maintain land development regulations that:~~~~By October 2009, in order to~~ minimize incompatibility when commercial land uses share a common boundary with residential land uses ~~by requiring,~~ buffering and landscaping ~~shall be required by the land development regulations~~ where there is a change of use or increase in intensity. The following will be considered during site plan review in determining the type and extent of buffering:

- a. overall character of the surrounding neighborhoods;
- b. hours of operation;
- c. location of parking, loading, and storage facilities; ~~and~~
- d. other characteristics unique to the particular ~~business.~~

Policy FLU 51.3.2 – ~~Dade City will locate commercial:~~~~Commercial~~ land uses ~~aimed to ensure~~~~shall be located in a manner which ensures~~ the compatibility with the type and scale of surrounding land uses and where existing or programmed public facilities shall not be overburdened.

Policy FLU 51.3.3 – ~~Dade City shall maintain provisions in the:~~~~The~~ land development regulations ~~shall contain provisions~~ which minimize, where appropriate, scattered and highway strip commercial development.

Policy FLU 51.3.4 – ~~Dade City shall avoid development:~~~~Development~~ and/or redevelopment activities which promote strip commercial development (see definition in the Future Land Use Element) particularly along US 301, US 98, or ~~CRSR~~ 52, ~~shall be avoided.~~

Policy FLU 51.3.5 – ~~Dade City shall require that ancillary:~~~~Ancillary~~ commercial uses around shopping centers shall be clustered to assure compatibility with existing commercial centers and minimize traffic problems and land use conflicts.

Policy FLU 51.3.6 – ~~Dade City shall require that commercial:~~~~Commercial~~ development shall provide adequate off-street parking and loading facilities in accordance with appropriate land development regulations.

Policy FLU 51.3.7 – ~~÷~~ The City, in cooperation with the Florida Department of Transportation, shall minimize the amount of direct access onto US ~~301~~, ~~CR-SR~~ 52, and the US ~~98~~ Bypass by controlling the number and location of curb cuts through implementation of provisions contained in the land development regulations.

Policy FLU 51.3.8 – Where feasible, the City shall require that access to new commercial and office development located contiguous to arterial roadways shall be via rear or frontage roads rather than allowing curb cuts and direct arterial access.

Policy FLU 51.3.9 – ~~Dade: By August 2012, the~~ City ~~seeks to~~shall designate General Commercial nodes on the Future Land Use Map and develop regulations to guide development and redevelopment within such nodes.

OBJECTIVE FLU 5.4

MIXED USE FUTURE LAND USE CATEGORIES

Objective FLU 51.4 – ~~Dade City seeks to maintain its: Use mixed-use land use categories as a means of maintaining the City's small-town character by encouraging mixed-use development which promotes and promoting~~ efficient land ~~development~~use and transportation patterns.

Policy FLU 51.4.1 – The City shall encourage opportunities for mixed-use development through the use of the Downtown, Residential-/Office, ~~/Retail~~ and Residential/Office/~~Retail~~ Land Use Categories.

Policy FLU 51.4.2 – Within any mixed-use development, separation and buffering of residential and nonresidential land uses shall ~~not~~impede pedestrian, bicycle, or vehicular movement between adjacent developments.

Policy FLU 51.4.3 – ~~The City shall require that mixed: Mixed~~ use development and redevelopment ~~within the City shall~~ be based on and consistent with the Downtown, ~~(DT)~~, Residential/Office, ~~(R/O)~~, and Residential/Office/Retail ~~(R/O/R)~~ mixed use future land use categories described in Policy FLU 5.1.2 and Table FLU 1 – Future Land Use Categories~~1.1.~~

OBJECTIVE FLU 5.5 INDUSTRIAL FUTURE LAND USE CATEGORY

Objective FLU 5.5 – ~~1.5 Locate industrial development within suitable areas of the City. Dade City will locate the Industrial land use in areas appropriate to its special needs and constraints including but not limited to: topography; choice and flexibility in site selection; access by truck, air or rail; commuter access for home-to-work trips; availability of utilities; air and water quality considerations; proximity to supportive and related land uses; and compatibility with neighboring uses~~

Policy FLU 5.5.1 – The City shall require that

~~Objective FLU 1.5:~~ ~~Locate~~ industrial development within ~~suitable areas of the City.~~

~~Policy FLU 1.5.1:~~ ~~Industrial development within~~ the Industrial future land use category ~~shall~~ be developed in such a manner ~~as to prohibit industrial traffic through predominantly residential areas. The City shall address in its Land Development Regulations access standards for industrial and mining uses~~

to protect predominantly residential areas from traffic impacts and/or traffic generated by industrial development. set forth in Policy FLU 1.1.6.

OBJECTIVE FLU 5.6

URBAN SUPPORT FUTURE LAND USE CATEGORIES

Objective FLU ~~51.6~~ 5.6 – Dade City recognizes: ~~Recognize~~ the importance of urban support land use categories (i.e., Recreation/Open Space, Public/Semi-public, Conservation/Preservation, and Agricultural categories) not only in terms of their primary use but also in terms of providing opportunities for social, cultural, and recreational activities for the community as a whole.

Policy FLU ~~51.6.1~~ 5.6.1 – Dade City will require recreational: ~~Recreational~~ development ~~to shall~~ be compatible with the surrounding environment ~~by requiring the development to comply with and shall be subject to~~ performance standards adopted in the land development regulations.

Policy FLU ~~51.6.2~~ 5.6.2 – Dade: ~~The~~ City shall guide the planning and development of additional public and semi-public land uses so as to adequately meet the needs of the existing and future populations for community facilities.

Policy FLU ~~51.6.3~~ 5.6.3 – : ~~As the need arises, property annexed into the City of~~ Dade City ~~desires to preserve its agricultural nature and thus will consider assigning shall be assigned the~~ Agricultural Land Use Category ~~as described in Policy FLU 1.1.6.~~

Uses to properties annexed in the City.

5.7 INCOMPATIBLE LAND USES

Objective FLU ~~5.7~~ 5.7 – Dade City seeks to eliminate ~~1.8: Provide for the elimination of all non-conforming~~ land uses that are inconsistent with the community character.

~~Policy FLU 1.1.8.1~~ **Policy FLU 5.7.1 – Dade City will discourage the continuation of nonconforming uses, except for those with historic significance, to the fullest extent possible through the maintenance and enforcement of the Land Development Code.**

Policy FLU ~~5.7.3~~ 5.7.3 – 1.8.5 No development order for any single-family residential unit shall be withheld due to inconsistency with the density provision of this Plan if such residential unit will be constructed upon a legal lot of record existing as of June 13, 1989, and such construction otherwise conforms to the requirements set forth in the land development regulations.

Policy FLU ~~5.7.4~~ 5.7.4 – 1.8.4: ~~Those~~ Commercial and residential uses existing as of June 13, 1989, the effective date of this comprehensive plan, which were conforming as to use or density/intensity prior to

such adoption and have now been rendered nonconforming, shall be considered grandfathered, legally nonconforming uses.

Policy FLU 5.7.5 –

~~**Policy FLU 1.8.2:** Following damage to legally nonconforming uses resulting from natural or man-made disaster, the City shall~~

~~**Policy FLU 1.8.3:** The reconstruction of any legally non-conforming structure shall adhere to development regulations (local, state, or federal) in effect at the time the development order is issued.~~

~~**Policy FLU 5.7.6 –** Following damage~~1.8.4:~~ No policies under Objective 1.8 shall be considered to grant to any legally recognized nonconforming uses ~~use~~ privileges beyond those set forth in this Comprehensive Plan.~~

with ~~**Objective FLU 1.9:** Continue efforts to identify and protect~~ historic and architecturally significant resources.

significance resulting from natural or man-made disaster, the City may consider appropriate and/or innovative provisions for redevelopment such as variances to dimensional requirements (e.g., height, setback, open space).

Objective FLU 5.8

~~b. CONSERVATION/PRESERVATION FUTURE LAND USE MAP AMENDMENTSDESIGNATIONS.~~

Objective FLU 5.8 – Any amendment to the Future Land Use Map will support the current land use pattern, not adversely affect the environment, and only occur when the public infrastructure is in place to support the intensity of the proposed use.

Policy FLU 5.8.1 Future Land Use Map Amendments – Dade City Shall require that any proposed amendment to the Future Land Use Map shall be evaluated based upon the following criteria:

- a) The Land Use does not have an adverse impact on natural resources and ecosystems.
- b) The Land Use promotes the efficient and cost-effective provision or extension of public infrastructure and services.
- c) The Land Use promotes a walkable and connected community, and when possible, includes facilities for pedestrians, bicyclists, and transit.
- d) The Land Use promotes conservation of water and energy.
- e) The Land Use preserves open space and natural lands and provides for public open space and recreation needs.
- f) The Land Use will achieve and maintain the adopted level of service standards.

DEFINITIONS AND ACRONYMS

<u>CRA</u>	<u>Community Redevelopment Agency</u>
<u>FAR</u>	<u>Floor-Area Ratio</u>
<u>FLU</u>	<u>Future Land Use</u>
<u>FLUM</u>	<u>Future Land Use Map</u>
<u>F.S.S</u>	<u>Florida Statutes</u>
<u>GOP</u>	<u>Goals, Objectives, and Policies</u>
<u>SWFWMD</u>	<u>Southwest Florida Water Management District</u>

Future Land Use (FLU) Element – The centerpiece of the Comprehensive Plan because it coordinates the central themes and information found in all the plan’s elements.

Infrastructure – The basic physical structures and facilities (i.e., buildings, roads, power supplies) needed for the operation of the City.

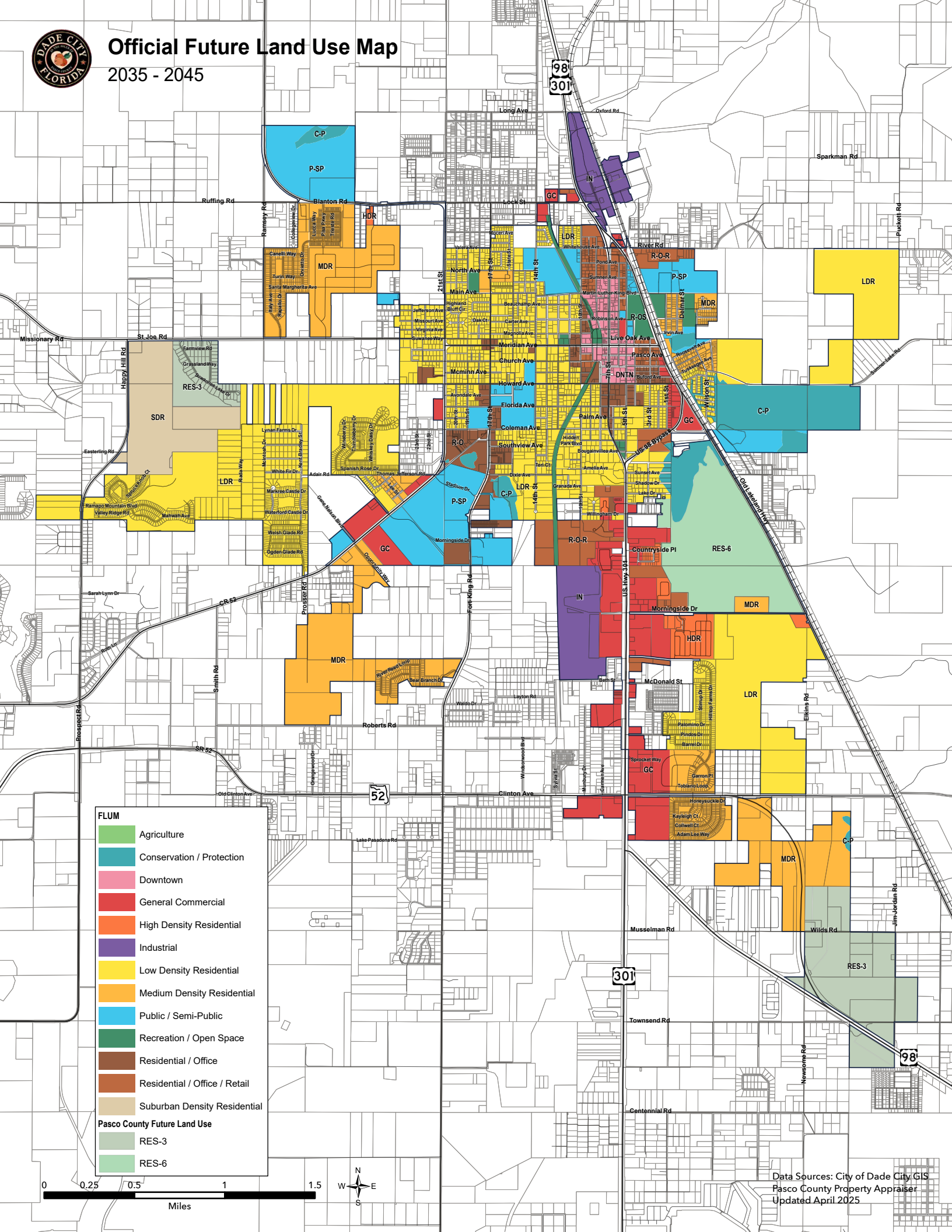
Redevelopment – Renovation of a blighted area.

Urban Sprawl – Low density, automobile-dependent development with either a single use or multiple uses that are not functionally related. Urban sprawl is expensive for municipalities as it requires extending public services inefficiently.



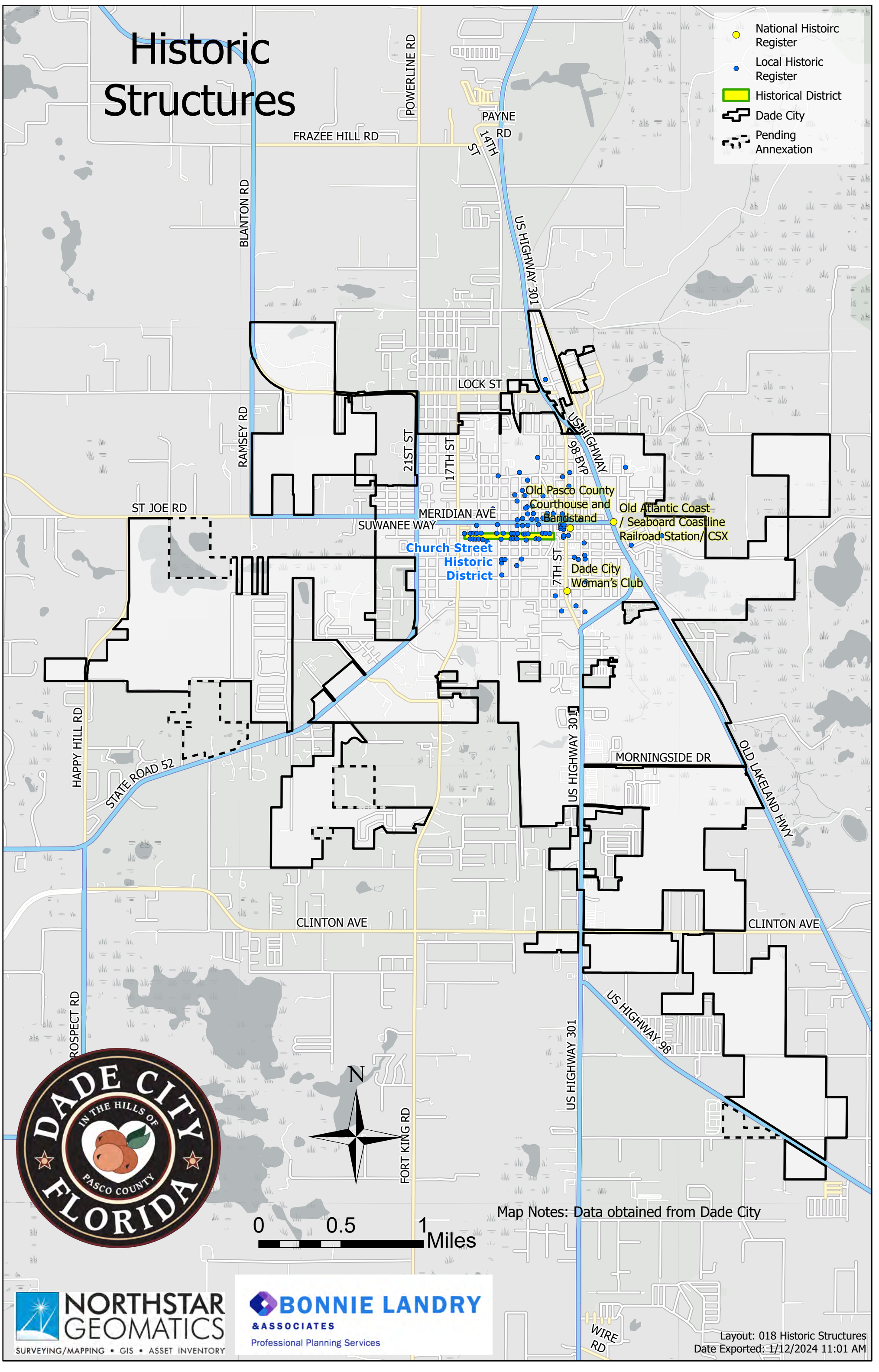
Official Future Land Use Map

2035 - 2045



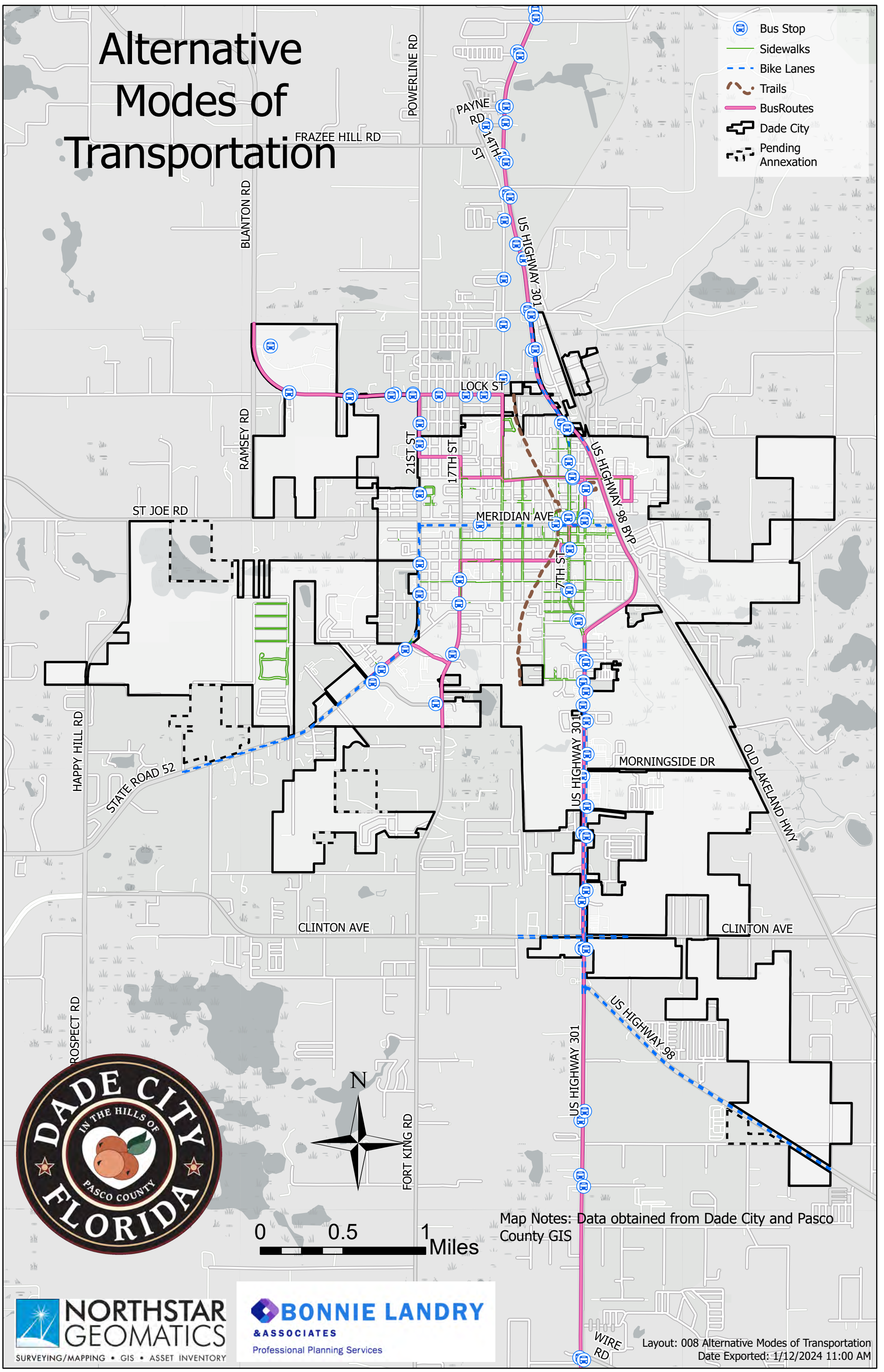
Historic Structures

- National Historic Register
- Local Historic Register
- Historical District
- Dade City
- Pending Annexation



Alternative Modes of Transportation

- Bus Stop
- Sidewalks
- Bike Lanes
- Trails
- BusRoutes
- Dade City
- Pending Annexation



Roadway Functional Class

 Dade City

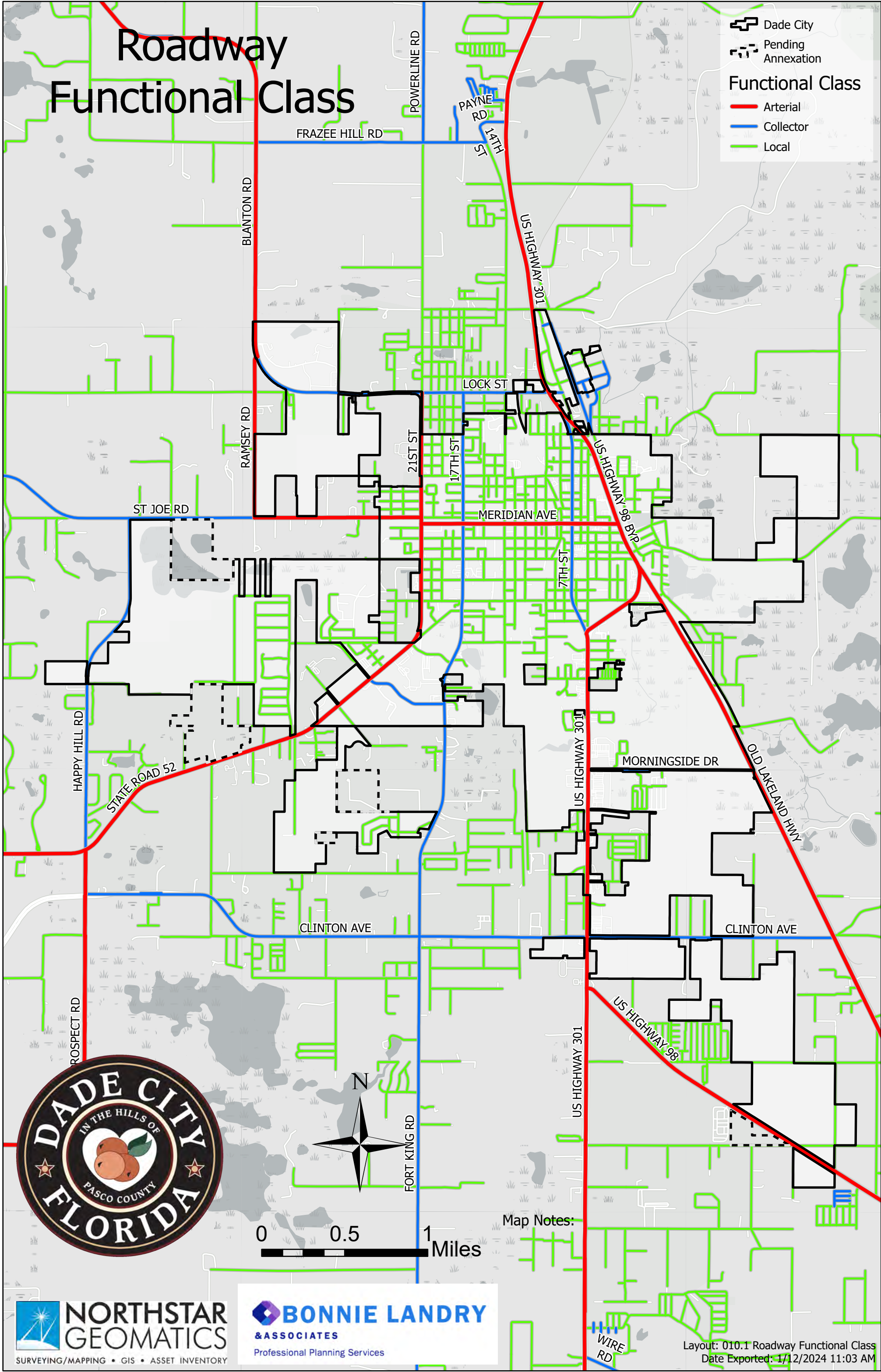
 Pending Annexation

Functional Class

 Arterial

 Collector

 Local



Roadway Maintenance

 Dade City

 Pending Annexation

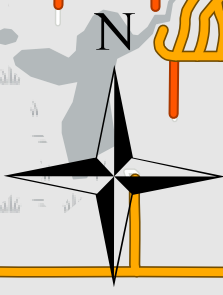
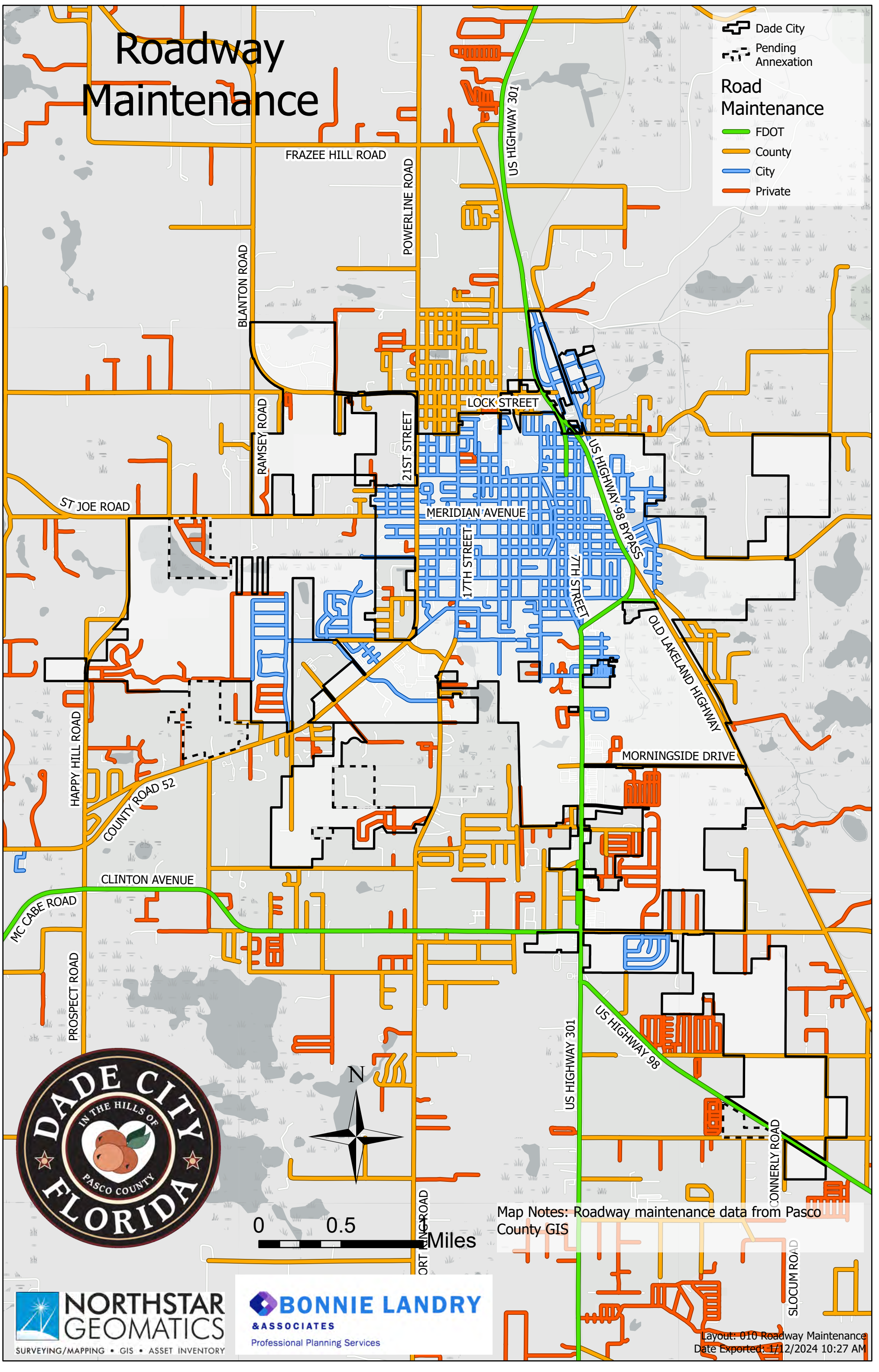
Road Maintenance

 FDOT

 County

 City

 Private



0 0.5 Miles

Map Notes: Roadway maintenance data from Pasco County GIS

**NORTHSTAR**
GEOMATICS

SURVEYING/MAPPING • GIS • ASSET INVENTORY

**BONNIE LANDRY**
& ASSOCIATES

Professional Planning Services

Wastewater Utilities Service Area

 Dade City

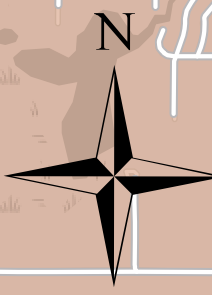
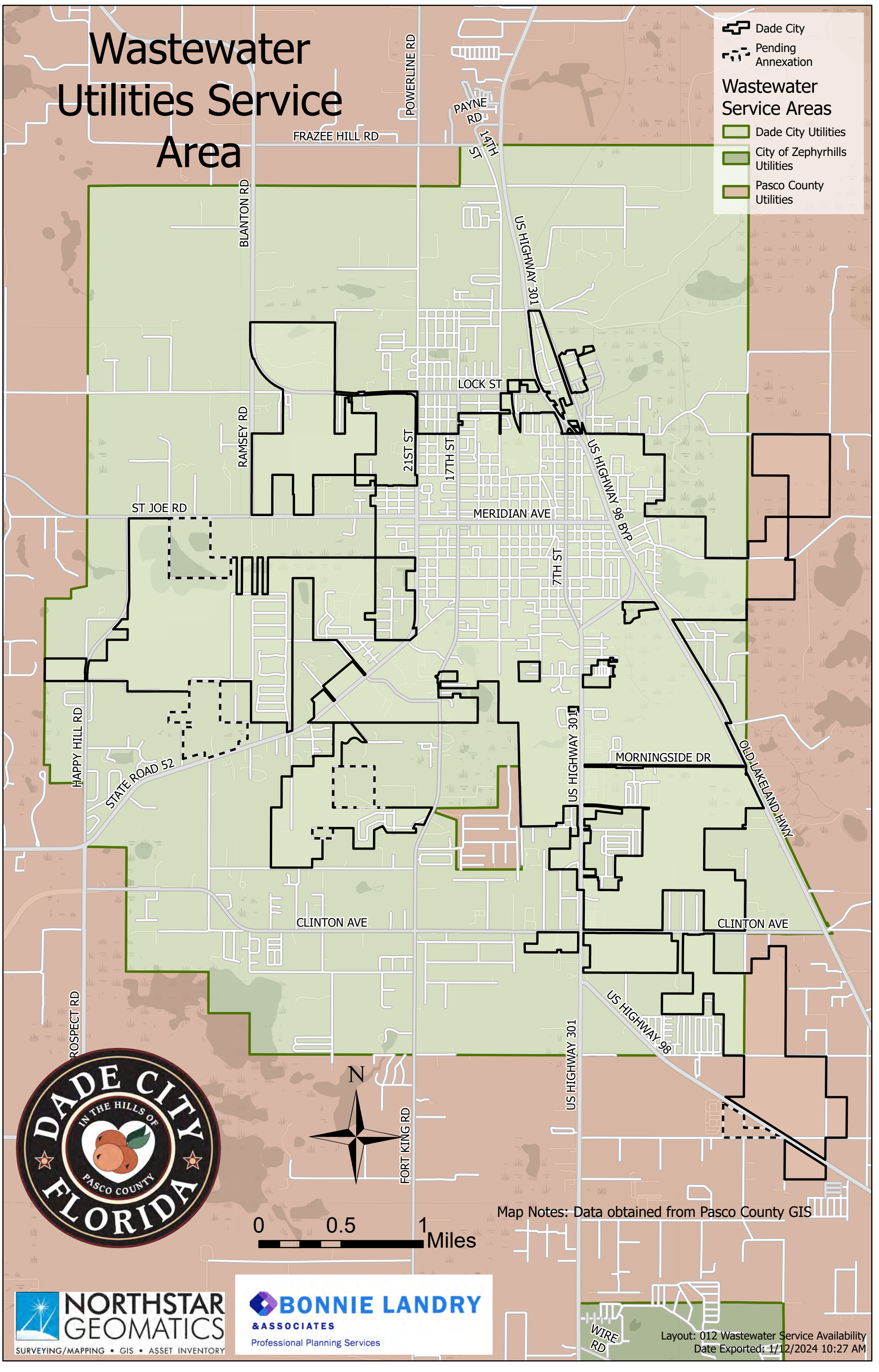
 Pending Annexation

Wastewater Service Areas

 Dade City Utilities

 City of Zephyrhills Utilities

 Pasco County Utilities



0 0.5 1 Miles

Map Notes: Data obtained from Pasco County GIS

**NORTHSTAR**
GEOMATICS

SURVEYING/MAPPING • GIS • ASSET INVENTORY

**BONNIE LANDRY**
& ASSOCIATES

Professional Planning Services

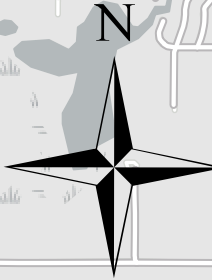
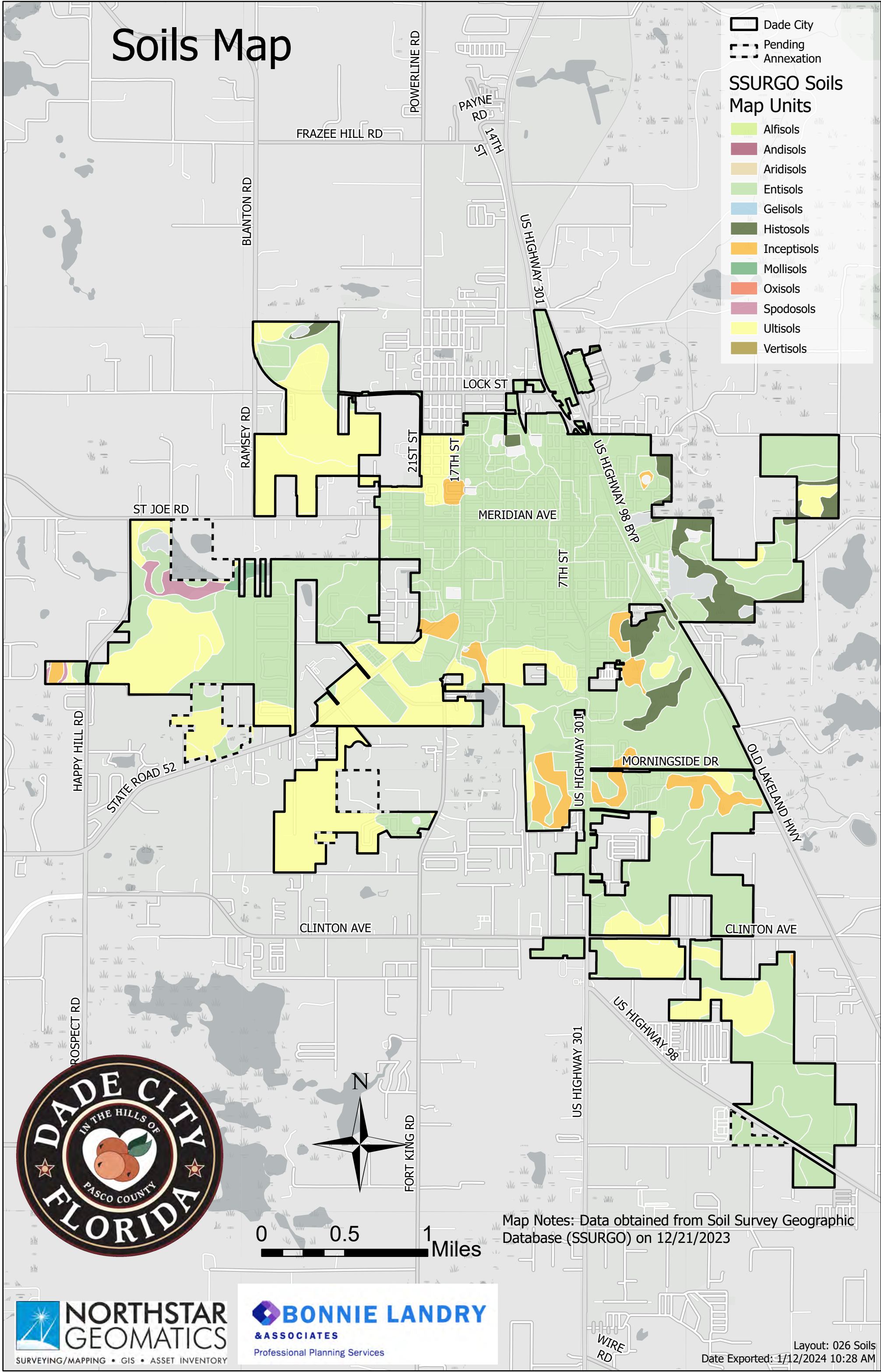
Layout: 012 Wastewater Service Availability
Date Exported: 1/12/2024 10:27 AM

Soils Map

 Dade City
 Pending
Annexation

SSURGO Soils Map Units

-  Alfisols
-  Andisols
-  Aridisols
-  Entisols
-  Gelisols
-  Histosols
-  Inceptisols
-  Mollisols
-  Oxisols
-  Spodosols
-  Ultisols
-  Vertisols

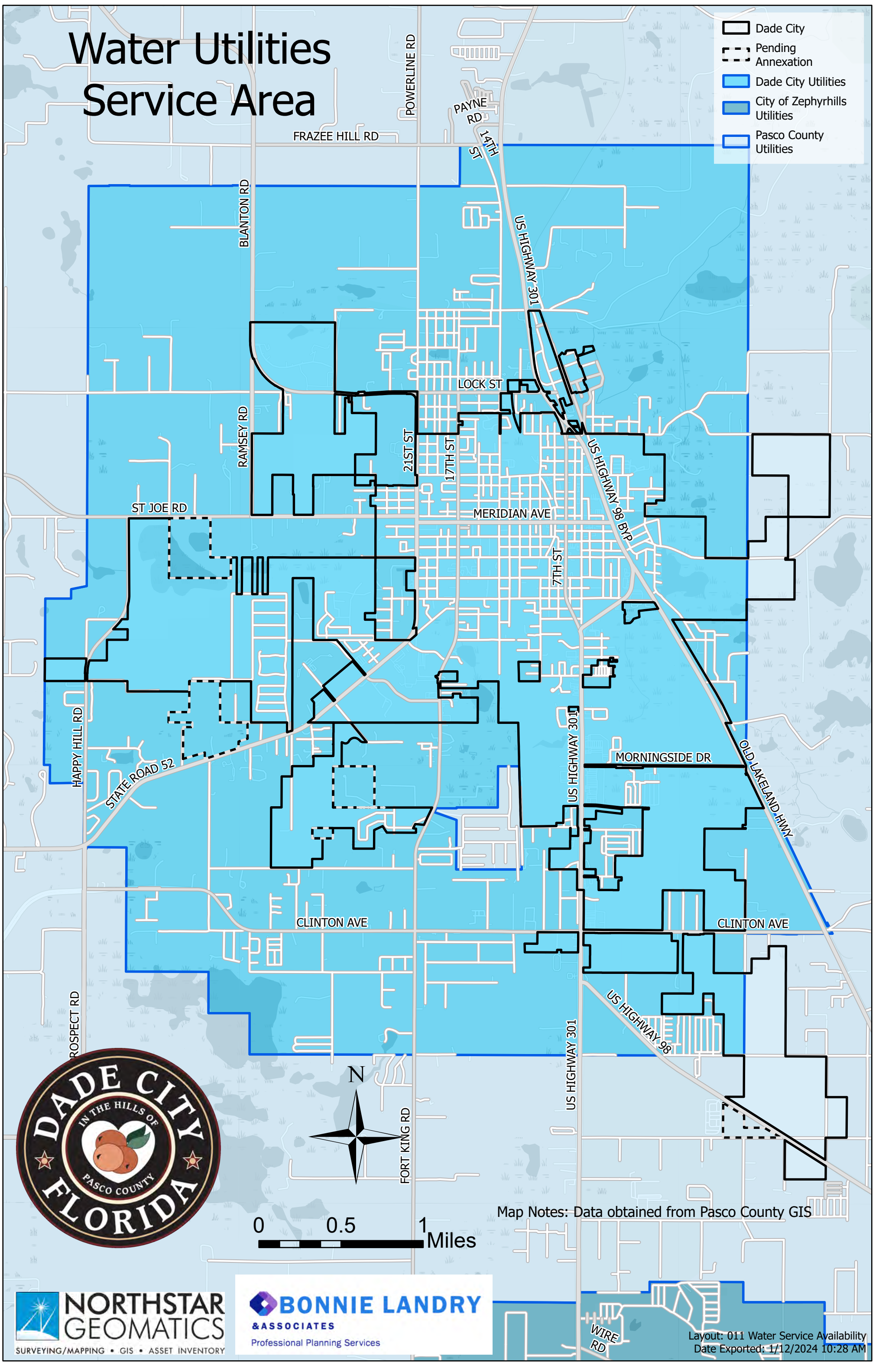


0 0.5 1 Miles

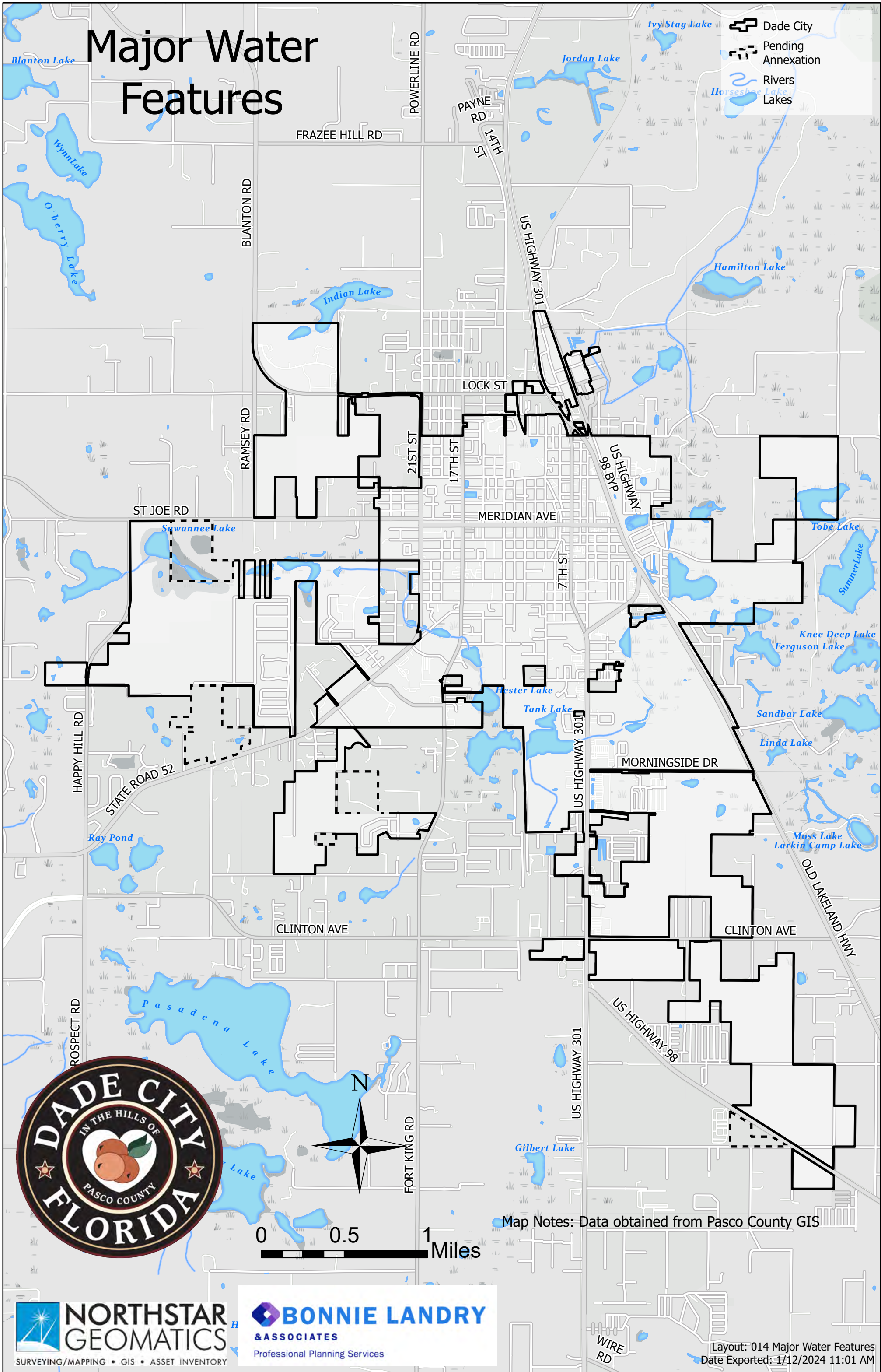
Map Notes: Data obtained from Soil Survey Geographic Database (SSURGO) on 12/21/2023

Water Utilities Service Area

- Dade City
- Pending Annexation
- Dade City Utilities
- City of Zephyrhills Utilities
- Pasco County Utilities

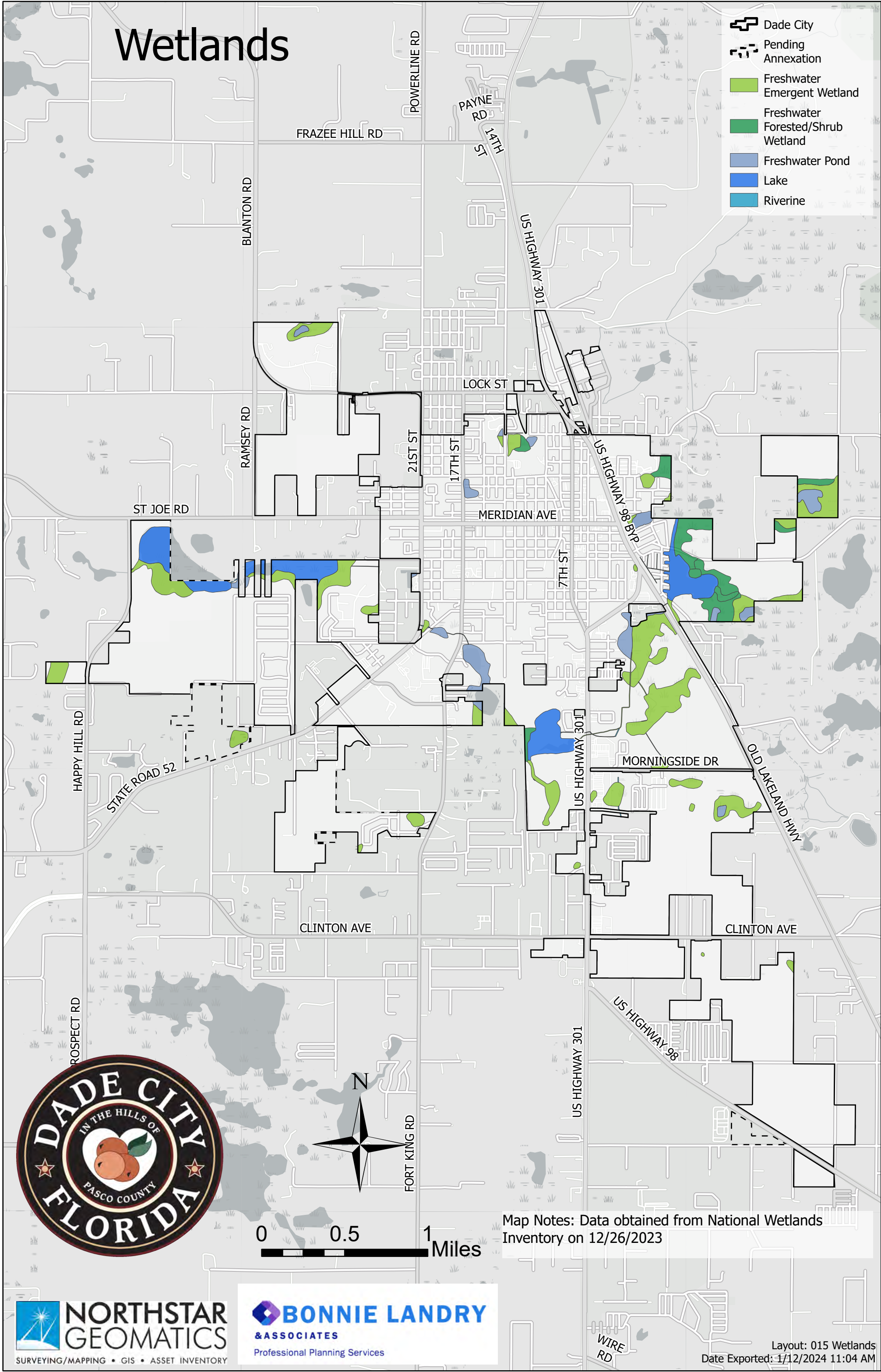


Major Water Features



Wetlands

- Dade City
- Pending Annexation
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine



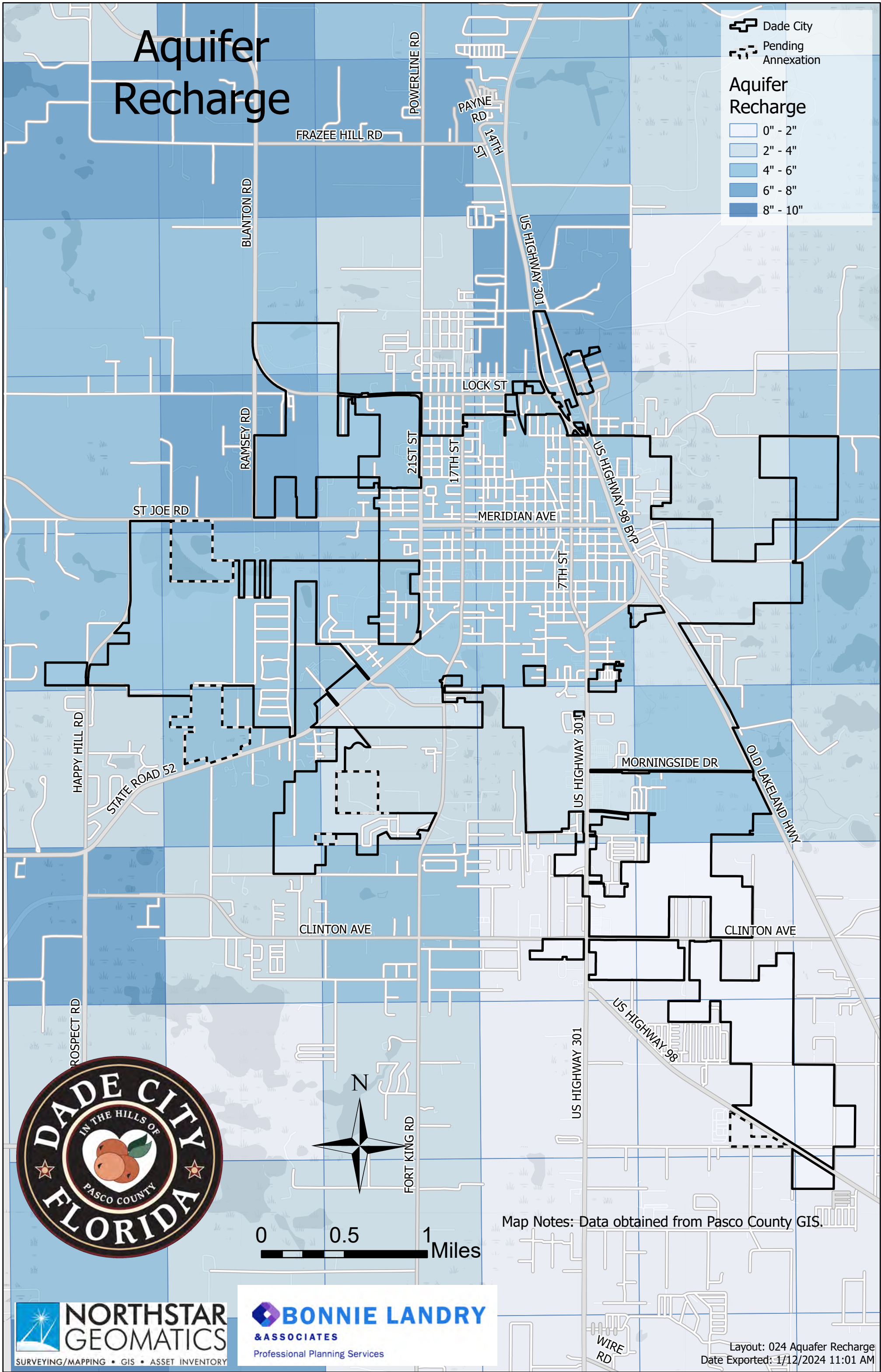
Aquifer Recharge

 Dade City

 Pending Annexation

Aquifer Recharge

	0" - 2"
	2" - 4"
	4" - 6"
	6" - 8"
	8" - 10"



FEMA Flood Zones

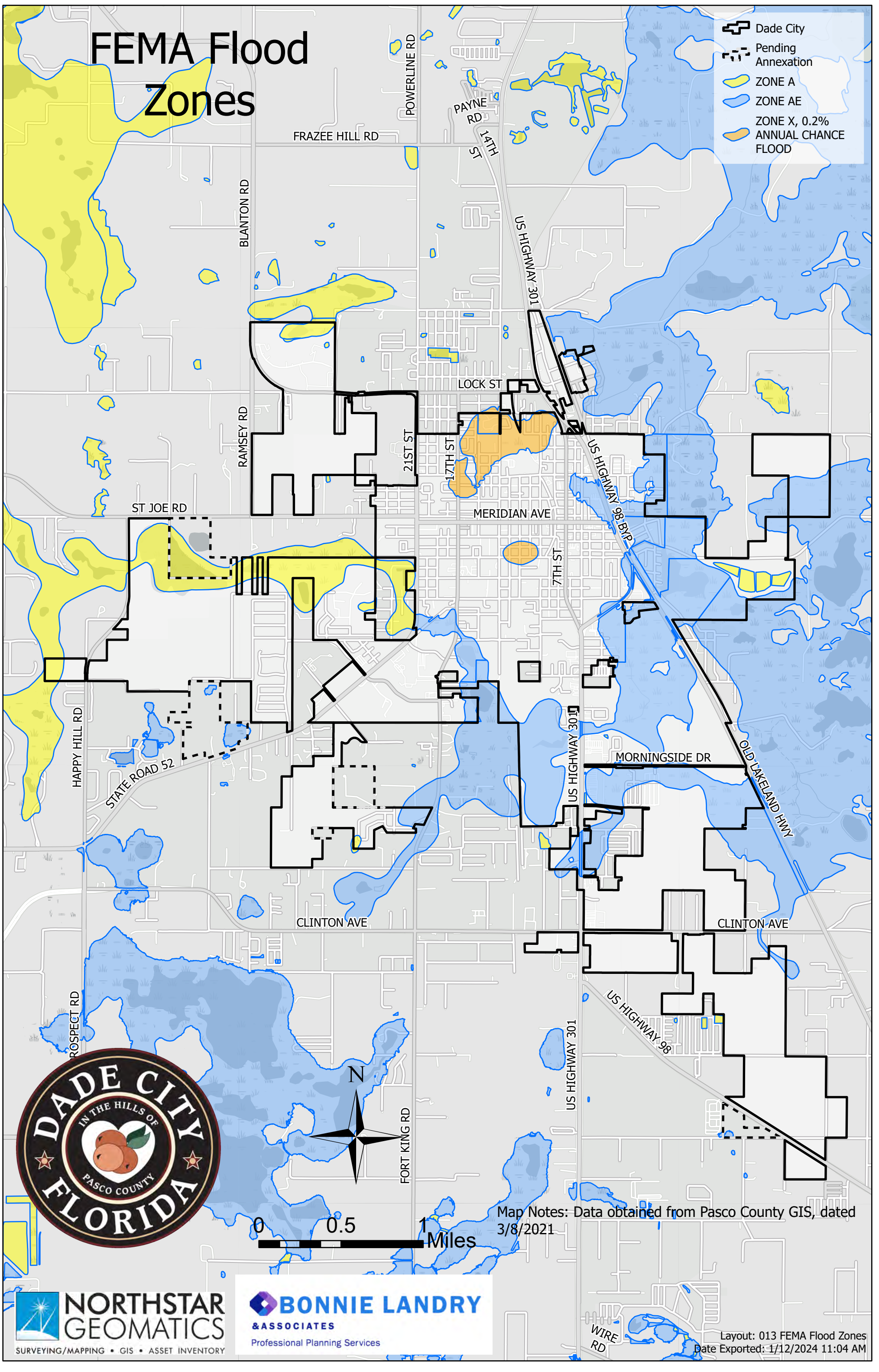
 Dade City

 Pending Annexation

 ZONE A

 ZONE AE

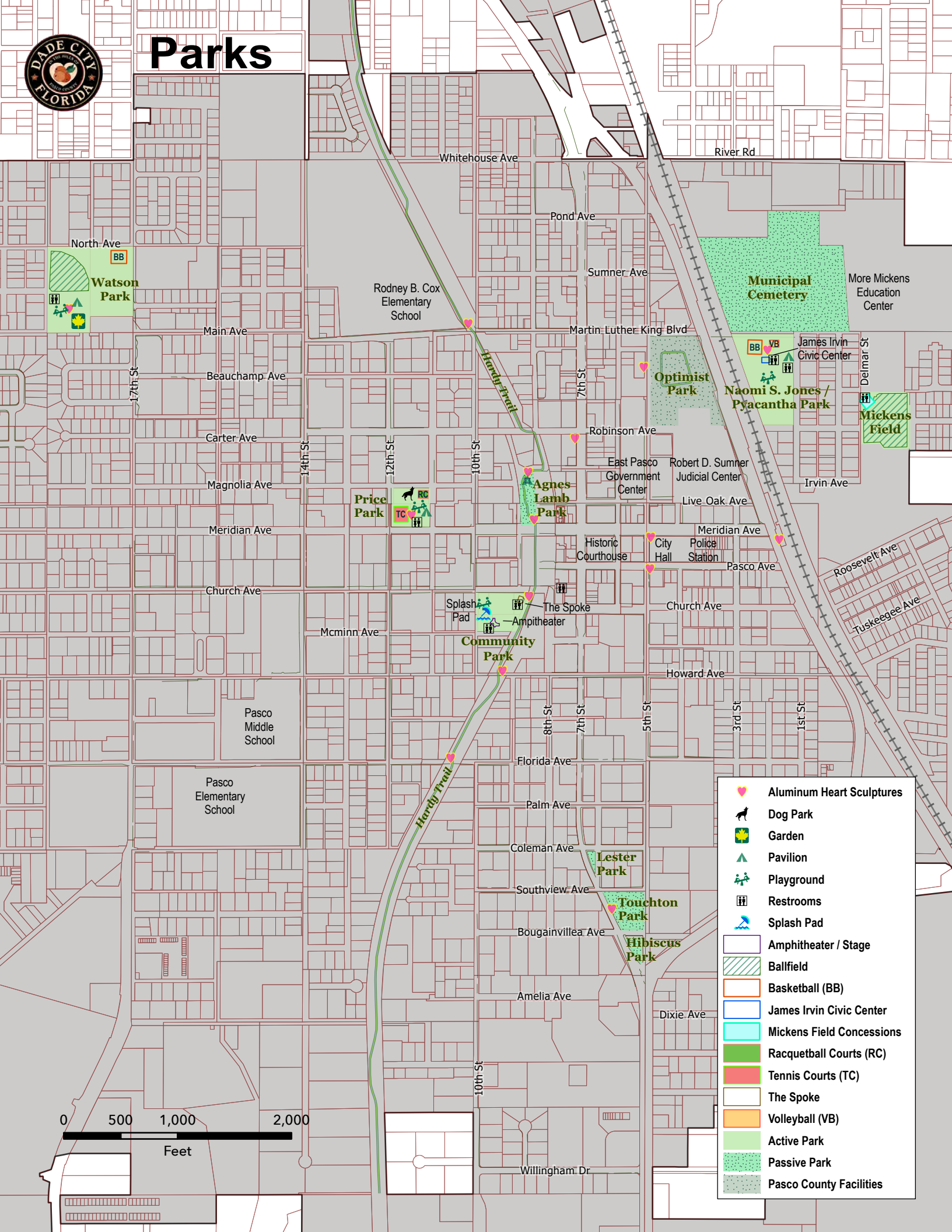
 ZONE X, 0.2% ANNUAL CHANCE FLOOD



Map Notes: Data obtained from Pasco County GIS, dated 3/8/2021



Parks



- Aluminum Heart Sculptures
- Dog Park
- Garden
- Pavilion
- Playground
- Restrooms
- Splash Pad
- Amphitheater / Stage
- Ballfield
- Basketball (BB)
- James Irvin Civic Center
- Mickens Field Concessions
- Racquetball Courts (RC)
- Tennis Courts (TC)
- The Spoke
- Volleyball (VB)
- Active Park
- Passive Park
- Pasco County Facilities

City of Dade City
Element 2 Capital Improvements
Goals, Objectives, and Policies ~~Capital Improvements Element~~

TABLE OF CONTENTS

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INTRODUCTION ~~BACKGROUND~~

Pursuant to Chapter 163.3177(3)(a), F.S., the following represents the goals, objectives, and policies of Capital Improvements Element. In addition to statutory requirements, the goals, objectives~~Goals, Objectives~~, and policies~~Policies~~ were ~~developed~~ in keeping with the character, conditions, both environmental and social, and desires of the community. These goals, objectives, and policies are intended to establish the long-term end for the timely and efficient provision of public facilities through the use of sound fiscal policies.

IMPLEMENTATION

Unless otherwise stated, the implementation of objectives and associated policies contained in this section shall be through the development, adoption, ~~and application of regulations set forth~~ in the City's Code of Ordinances.

GOAL CIE 1

Goal CIE 1 – Dade City shall use sound ~~To undertake~~ fiscal policies~~actions necessary~~ to provide adequate and maintain public facilities concurrent with, or prior to, development in order to achieve and maintain for all residents of Dade City at the adopted standards for levels of service and to promote policies in the Comprehensive Plan. ~~standards.~~

Objective CIE 1.1

CAPITAL IMPROVEMENTS PRIORITIZATIONS~~PRIORITIZATION~~

Objective CIE 1.1 – Dade City will: ~~Use the Capital Improvements Element as a capital facility management tool to~~ correct existing deficiencies, accommodate desired future growth, replace dilapidated worn out or obsolete facilities, and organize capital expenditures by implementing a financially feasible program of capital improvements ~~will be implemented~~.

Policy CIE 1.1.1 – ~~Dade~~ The City shall include all projects of \$~~25,000~~25000 or larger, identified in the other elements of this comprehensive plan as necessary to maintain the adopted Levels~~levels~~ of Service (LOS)~~service~~, implement a City program or initiative, or correct existing~~existing~~ deficiencies in the five-year Capital Improvement~~Improvements~~ Plan (CIP).

Policy CIE 1.1.2: ~~Dade~~ City ~~Commission~~ shall continue to evaluate and rank, in order of priority, projects proposed for inclusion in the City's five-year LOS-related~~Related~~ Schedule of Capital Improvements. Capital Improvements shall be programmed consistent with available revenues in the major areas of Transportation, Water/Sewer, Stormwater, and Parks.

Policy CIE 1.1.3 – 3: As part of its annual budget process, ~~the~~ City shall update ~~the~~ five-year LOS-related~~Related~~ Schedule of Capital Improvements to:

- a. reflect existing and projected capital needs in accordance with adopted level of service standards.
- b. reflect the elimination, deferral, or delay of construction of any facilities or service; and

- c. assess capital project costs against projected revenues and expenditures.

Policy CIE 1.1.4: Proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines:

- a. Project is needed to eliminate a proven or obvious hazard to public health and safety.
- b. Project is needed to fulfill a legal commitment by the City.
- c. Project is needed to preserve, maintain, refurbish, or achieve full use of existing facilities.
- d. Project will provide or bring an existing facility up to an adopted level of service.
- e. Project will increase efficiency or use of existing facilities, prevents or reduces future improvement cost, or provides service to all residents equitably.
- f. Project will increase the economic base or quality of life of the residents.
- g. Budget impact of project, both capital and operating, and financial feasibility of project will be considered to assure financial feasibility.
- h. Project will be reviewed for consistency with plans of other agencies having responsibility for public facilities within the jurisdiction; and
- i. Project involves a public-private partnership.

Policy CIE 1.1.5 – Dade5: The City shall continue to seek to secure grants or private funds to finance needed capital improvements.

Policy CIE 1.1.6 – Dade City may issue municipal bonds to fund large projects when approved by6: Should a public referendum be utilized to provide for funding for any capital project identified in compliance with 100.201, F.S.

Policy CIE 1.1.7 – Dade City this Comprehensive Plan and should such referendum fail, the City shall include only projects with fully committed funding within the first three years of the Schedule of Capital Improvements.

Policy CIE 1.1.8 – Dade City will require utilize other fiscally sound funding alternatives as listed in the City's five year LOS-Related Schedule of Capital Improvements or amend this element accordingly. Should any project funding be dependent on any other outside source, such as a developer's agreement or funding from another government entity, such funding must be guaranteed in the form of a development agreement or interlocal agreement for projects before that project can be included within the first three years in such Schedule as committed funding. Projects that are dependent upon future funding from an outside source.

Policy CIE 1.1.9 – Dade City projects that are dependent upon future funding that are planned but not committed may not be placed in the first three years of the CIP. be placed in years four or five of such Schedule, but funding must be committed to such projects prior to their inclusion in years one through three or such projects must be delayed to year four or five, or removed from the Schedule.

Policy CIE 1.1.10 – The City shall review7: Corrections and update the Capital Improvements Element on an annual basis. Modifications/modifications to the City's five-year LOS-Related Schedule of Capital Improvements concerning costs; revenue sources; or acceptance of facilities pursuant to

~~dedications which are consistent with the plan~~ may be accomplished by ordinance and shall not be deemed to be amendments to the local comprehensive plan. ~~A copy of the ordinance shall be transmitted to the state land planning agency. An amendment to the comprehensive plan is required to update the schedule on an annual basis or to eliminate, defer, or delay the construction for any facility listed in the 5-year schedule. Capital Improvements element amendment require only a single public hearing before the governing board which shall be an adoption hearing as described in s. Section 163.3177(3)(b), F.S.~~

Policy CIE 1.1.11 – Capital Improvements may be prioritized in two circumstances in which LOS standards ~~3184(7), Fla. Stat. and are not~~ the exclusive determinant of needs for a capital improvement:

- a. Repair, remodeling, renovation, and replacement of obsolete or dilapidated facilities.
- b. Capital improvements that provide a LOS in excess of the adopted standards may be constructed or acquired at any time as long as the following conditions are met:
 - (1) the capital improvement does not make financially infeasible any capital improvement of the same type that is needed to achieve or maintain the adopted LOS standards, and
 - (2) the capital improvement does not contradict, limit, or substantially change the goals, objectives, and policies of any element of this Comprehensive Plan, and
 - (3) at least one of subject to the following additional conditions is met: requirements of Section 163.3184(3)-(6), Fla. Stat.
 - (a) the excess capacity is an integral part of a capital improvement that is needed to achieve or maintain adopted LOS standards, or
 - (b) the excess capacity is provided by economies of scale, making it less expensive than a comparable amount of capacity if acquired at a later date, or
 - (c) the asset acquired is land that is environmentally sensitive, or designated by the local government as necessary for conservation or recreation, or
 - (d) the excess capacity is part of a capital project financed by general obligation bonds approved by referendum.

Policy CIE 1.1.12 – Dade City shall include in its five-year CIP all projects identified in its Water Supply Facilities Work Plan (WSFWP) to commence or continue within the five-year horizon.

Policy CIE 1.1.13 – Dade City shall include in its five-year CIP all Water Resource Development, Water Supply Development, and Water Conservation Projects identified in the Southwest Florida Water Management District (SWFWMD) Regional Water Supply plan (RWSP) assigned to the City as an implementing entity within the 5-year horizon.

Policy CIE 1.1.14 –Dade City adopts Capital Improvements Element Appendix A: Capital Improvements Budget.

OBJECTIVE CIE 1.2 SOUND BUDGETARY POLICY

Objective CIE 1.2 – Dade City will ensure that public facilities are provided: ~~Through the budgetary process, manage future debt~~ in a manner that maintains the integrity of the City's City fiscal

resources and are provided within the ability of the local government to fund such facilities from local government revenues, the pro-rata contributions of development, and grants.

Policy CIE 1.2.1 – Dade City shall ensure that the estimated costs of all needed capital improvements do not exceed conservative estimates of revenues from sources that are available to the City pursuant to current statutes.

Policy CIE 1.2.2 – Dade City shall seek to limit long-term borrowing by seeking grant and forgivable loan funding during capital improvements planning and programming phases.

Policy CIE 1.2.13: ~~The Dade~~ City shall confine long-term borrowing to capital improvements too large to be financed from current revenues and available grants.

Policy CIE 1.2.24: ~~The Dade~~ City will ensure that any bonds issued will be structured to be paid back within a period not to exceed the expected useful life of the capital project unless the project is mandated by a regulatory agency.

Policy CIE 1.2.5–3: Where possible, special assessment, revenue, or other self-supporting bonds will be used instead of general obligation bonds.

Policy CIE 1.2.6–4: Prior to the adoption of any impact fees or special assessments, ~~the~~ City Commission shall assess whether the associated capital improvement benefits the entire community or only one area or sector of the community. If found to be of benefit to only one area or sector of the community, the impact fee or special assessment shall be applied to that one area or sector only.

Policy CIE 1.2.7–5: Total debt service for general obligation debt will not exceed 10 percent of net operating revenues.

OBJECTIVE CIE 1.3 LEVELS OF SERVICE

Objective -CIE 1.3– ~~Dade City will manage; Manage~~ the land development process ~~so that the~~ public facility needs created ~~by existing demand, previously issued development orders, and reasonably anticipated or~~ future development do not exceed ~~the~~ funding abilities of the City.

Policy CIE 1.3.1 – Dade; The City shall ~~maintain~~implement a ~~concurrency management system requiring to ensure~~ that adequate facility capacity, and permitted water supply as applicable, will be available to serve new development or redevelopment by the time at the time a development order is issued by the City. adequate facility capacity is available or will be available when needed to serve the development, or as otherwise provided for in Rule 9J-5.0055, FAC..

Policy CIE 1.3.2 – All development orders issued by the City which require public facilities that will be financed by sources of revenue which have not yet been approved, secured, or implemented shall ~~will~~ be conditioned upon approval, securing, or implementation of the indicated revenue source, or the substitution of a comparable amount of revenue from existing sources.

Policy CIE 1.3.3 – Dade City shall coordinate the provision of potable water and sanitary sewer with Pasco County and the Town of St. Leo by reviewing development applications located within the City’s utility service area and providing written verification that facility capacity and adequate water supply are currently available or will be available at the time of development. Dade City shall recommend that no building or construction permit be issued unless the City has provided a written statement of committed capacity and water supply availability for the proposed development.

Policy CIE 1.3.4 –2: The adopted Levellevels of Service (LOS)service standards for public facilities within the jurisdiction of the City of Dade City and the City’s utility service area shall be those adopted in the Transportation, Infrastructure, and Recreation/Open Space elements of this Plan.

Policy CIE 1.3.5 –3: Development orders issued prior to adoption of the EAP-based amendments on May 8, 2001, shall be presumed to have adequate public facility services consistent with the LOS level of service standards contained herein.

OBJECTIVE 1.4 FACILITY COSTS AND DEVELOPMENT

Objective CIE 1.4 –: Future development shall bear a proportionate cost of facility improvements necessitated by the development to maintain adopted Levellevel of Service (LOS)service standards.

Policy CIE 1.4.1 – Dade: The City shall assess new developments on a pro-rata share of the costs to provide public facility improvements to maintain adopted LOSlevel of service standards.

Policy CIE 1.4.2 –: Through the building permit process, the City shall coordinate with Pasco County, the Pasco County Metropolitan Planning OrganizationMPO, and the Florida Department of Transportation to ensure that public facility improvement projects located within the City are funded in a fiscally equitable manner apportioning the costs among those who are responsible for it.

Policy CIE 1.4.3 – Dade City shall require that existing and future development equitably bear the costs of required public facilities, as follows:

Future Development:

- a.** Future Development shall pay for its proportional share of the capital improvements needed to address the impact of such development. Enterprise fund user charges, connection fees, and other user fees paid by new development shall be reviewed every- four years to ensure that provision of capital improvements needed to address the impact of future development will not increase ad valorem tax rates or rates of potable water, wastewater, or stormwater utilities. Upon completion of construction, Future Development becomes Existing Development as described in subsection 2, below.
- b.** At the discretion of the City Commission, Future Development’s payments may take the form of, but are not limited to, voluntary contributions for the benefit of any public facility, impact fees, capacity fees, dedications of land, and/or provision of public facilities.

Existing Development:

- a. Existing Development shall pay for capital improvements that reduce or eliminate existing deficiencies and that constitute replacement of obsolete or dilapidated facilities as necessary.
- b. Existing development's payments may take the form of user fees, special assessments, and taxes.
 - 1) Both Existing Development and Future Development may have part of their costs paid by grants, entitlements, or the provision of public facilities from other levels of government and independent districts. Such cost offsets shall be prioritized for Existing Development over Future Development.

OBJECTIVE CIE 1.5 CONSISTENCY

Objective CIE 1.5 – Dade City will maintain: ~~Maintain~~ adopted ~~Level~~ level of ~~Service (LOS)~~ service standards as specified in the individual elements of this Comprehensive Plan and meet existing and future ~~facility~~ ~~needs~~ by coordinating land use decisions and available or projected fiscal resources with ~~the -LOS-related-~~ Related Schedule of Capital Improvements.

Policy CIE 1.5.1 – Dade: ~~The~~ City shall use fiscal policies to direct expenditures for capital improvements that recognize and are consistent with the policies of the other comprehensive plan elements.

Policy CIE 1.5.2 – Dade City shall coordinate with the Pasco County Metropolitan Organization (MPO) to ensure consistency with the Long-Range Transportation Plan.

Policy CIE 1.5.3 – Dade City shall ensure that all proposed capital projects in the City are consistent with projects in the Pasco County MPO Transportation Improvement Program.

Policy CIE 1.5.4 – Dade City shall ensure that all proposed capital projects in the City are consistent with future land use map and redevelopment caused by previously issued and new development orders.

Policy CIE 1.5.5 – Dade City shall ensure that all proposed capital projects in the City are consistent with the Dade City Stormwater Master Plan.

Policy CIE 1.5.6 – Dade City shall ensure that all proposed capital projects in the City are consistent Southwest Florida Water Management District (SWFWMD) Regional Water Supply plan (RWSP).

Policy CIE 1.5.7 – Dade City shall include in its capital improvements program, where applicable, a list of projects necessary to achieve the pollutant load reductions attributable to the City, as established in the Tampa Bay Estuary Reasonable Assurance Plan area pursuant to 403.067(7) FFS as may be amended from time to time.

DEFINITIONS AND ACRONYMS

CIE	Capital Improvements Element
CIP	Capital Improvement Plan
F.S.	Florida Statutes
LOS	Level of Service
RWSP	Regional Water Supply Plan
SWFWMD	Southwest Florida Water Management District
WSFWP	Water Supply Facilities Work Plan

Capital Improvement – Any long-term investment of public funds for the acquisition, construction, or improvement of public lands or facilities that, by reason of its size and cost, is nonrecurring in the local budget.

Capital Improvement Plan (CIP) – The multi-year schedule of capital improvement projects, including priorities and cost estimates, budgeted to fit the financial resources of the community. The CIP is part of the City's comprehensive plan and is updated annually.

Concurrency – The reasonable assurance that facilities necessary to support development will be in place and operational with sufficient capacity at the same time that the development will use those facilities, or “concurrent” with the impacts of the development.

General Obligation Debt – Any debt which is secured by the pledge of the full faith and credit and taxing power of the City and for the payment of which recourse may be had against the City's general fund. General obligation bonds are required by the Florida Constitution to be approved by referendum.

Level of Service (LOS) – An indicator of the extent or degree of service expected to be provided by a facility based on and related to the operational characteristics of the facility. LOS standards are adopted by the City and indicate the capacity per unit of demand for each public facility subject to concurrency.

Redevelopment – Renovation of a blighted or underutilized property characterized by a change in use and/or structure.

Urban Sprawl – A development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses, as defined in s. 163.3164 and s. 163.3177, F.S.

Appendix A: CIE 1 – 5-Year Schedule of Capital Improvements FY25 – FY29

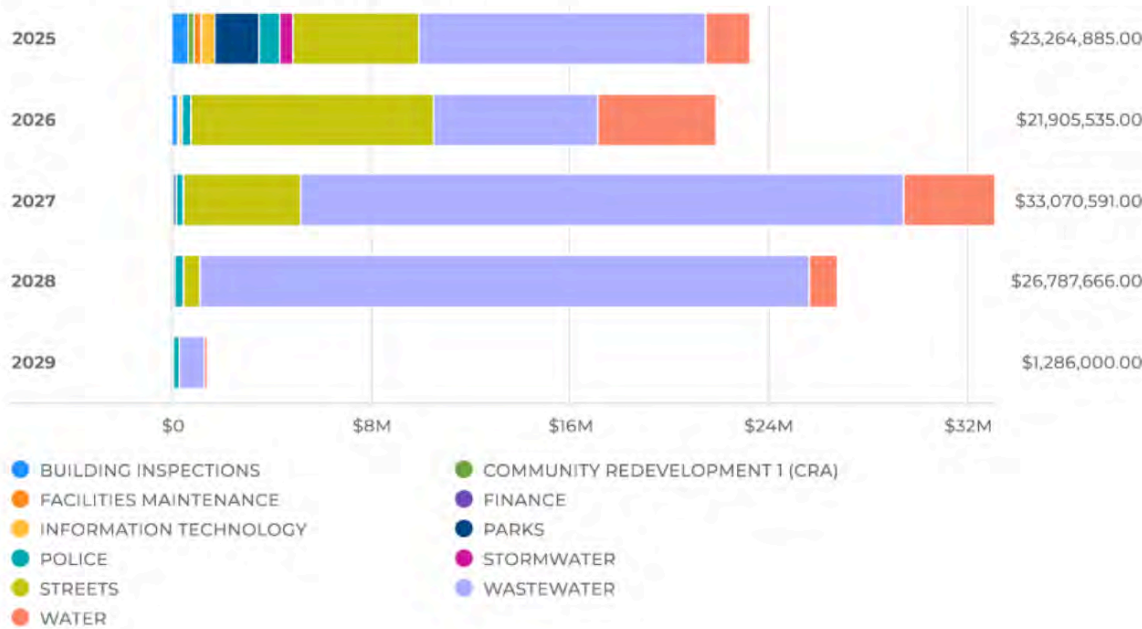
Capital Improvements: Multi-year Plan

Total Capital Requested

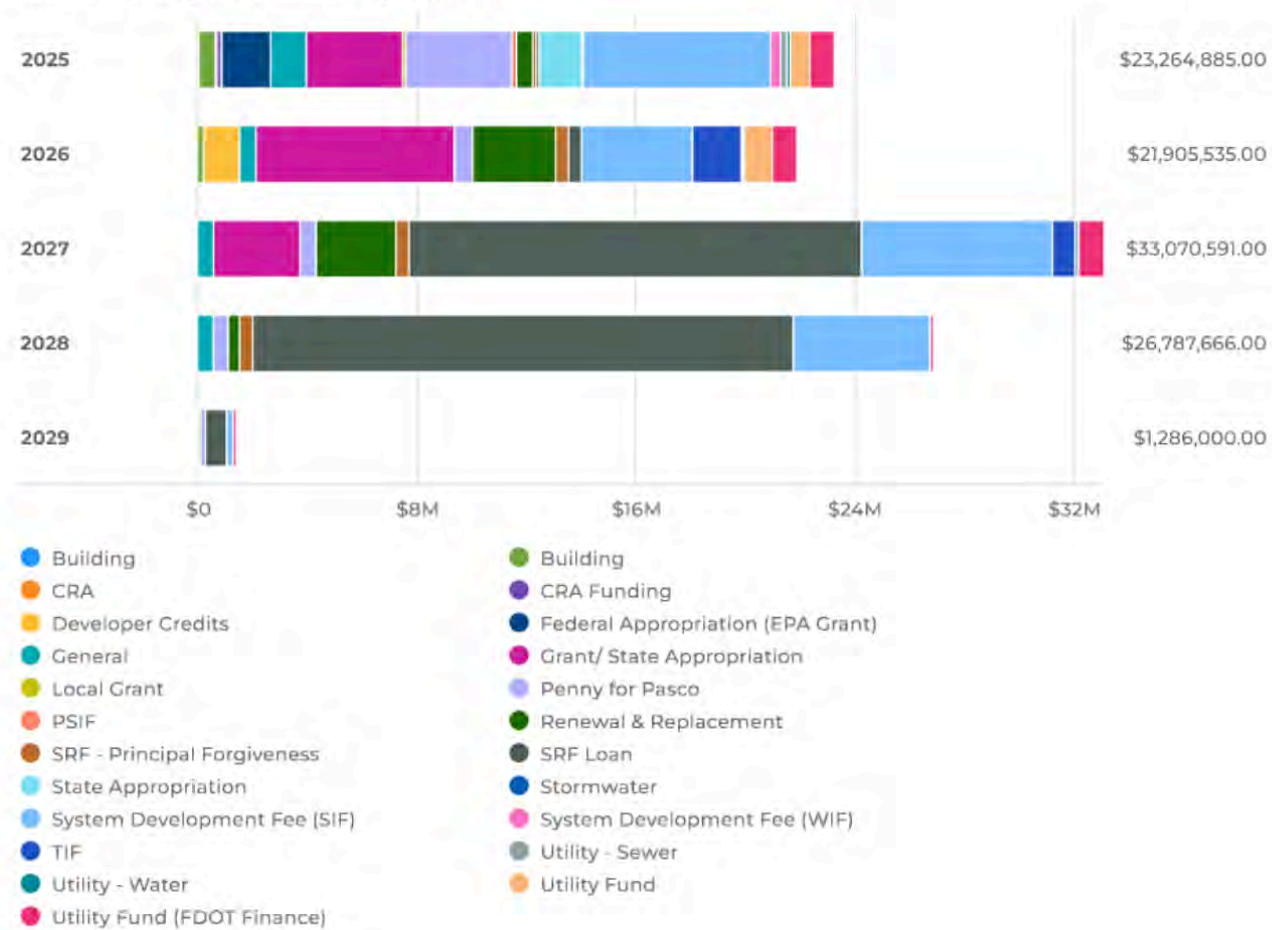
\$106,314,677

66 Capital Improvement Projects

Total Funding Requested by Department



Total Funding Requested by Source



City of Dade City

Element 3

Goals, Objectives, and Policies

Intergovernmental Coordination

Element

Goals, Objectives, and Policies

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INTRODUCTION

Pursuant to Section 163.3177(6)(h), F.S., 1), FS and Sections 9J-5.015 (3)(b) and (c) FAC, the following represents the Intergovernmental Coordination goals, objectives, Goals, Objectives and policiesPolicies of the City of Dade City. In addition to statutory requirements, the goals, objectivesGoals, Objectives, and policiesPolicies were developed in keeping with the character, conditions, both environmental and social, and desires of the community. These goals, objectives and policies are intended to address the establishment of a long-term directive for promoting coordination between jurisdictions of plans and policies that have been identified as having impacts other than a local nature.

IMPLEMENTATION

Unless otherwise stated, the implementation of objectives and associated policies contained in this Section shall be through the development, adoption, and application of regulations set forth in the City's Code of Ordinances and Land Development Regulations.

GOAL ICE 1 COMPREHENSIVE PLANNING

Goal ICE 1 – Dade City will improve:~~Improve~~ the existing system of interlocal coordination to successfully implement local government comprehensive plans and to resolve conflicts resulting from the plans and directives.

OBJECTIVE ICE 1.1 COORDINATING PLANS

Objective ICE 1.1 – As an ongoing objective, the City shall maintain close coordination and cooperation with Pasco County, the City of Zephyrhills, the Town of St. Leo, and the City of San Antonio in the evaluation and integration of local comprehensive plans and development proposals.

Policy ICE 1.1.1 – Dade:~~The~~ City shall maintain open communications with Pasco County, the City of Zephyrhills, the Town of St. Leo, and the City of San Antonio through continued participation on various committees or organizations which serve to identify and discuss issues related to plan implementation, development, and funding which affect either the City or adjacent unincorporated county in such areas as land use, transportation, drainage, conservation, open space planning, sanitary sewer, potable water, solid waste disposal, and natural and man-made resources.

Policy ICE 1.1.2 – In instances where the resolution of issues requiring intergovernmental concurrence has not been achieved, the City of Dade City shall seek relief through the Dispute Resolution Process of the Tampa Bay Regional Planning Council (TBRPC) as a mediator or arbitratorand conciliator as outlined in Rule 29H-13, FAC.

Policy ICE 1.1.3 – ~~Dade:~~The City, via the City Commission or appointees, shall continue to communicate and coordinate with the Pasco County School Board, the Pasco County Metropolitan Planning Organization (~~MPO~~), the Municipal Association of Pasco, the Tampa Bay Regional Planning Council (~~TBRPC~~) Tampa Bay Water, Southwest Florida Water Management District (~~SWFWMD~~), and other state, and federal agencies on projects that either fall within the City or have consequences that will impact the City.

Policy ICE 1.1.4 – ~~Consistency between development proposals of~~ Dade City shall review and amend, as necessary, coordination mechanisms with Pasco County, the Pasco County MPO, TBRPC, SWFWMD, and other state and regional regulatory agencies to ensure a comprehensive assessment of the impact of development proposals plans of Pasco County and, as applicable, the City of Zephyrhills, the Town of St Leo, and the City of San Antonio, shall be assured through implementation of Objective 1.14 and annexations supporting policies of the Future Lane Use Element

Policy ICE 1.1.5 – The City recognizes that full implementation of this Comprehensive Plan is dependent upon the intergovernmental coordination mechanisms identified in ~~all of all~~ the comprehensive plan elements.

Policy ICE 1.1.6 – Dade City shall strive, through regular coordination with the Florida Department of Transportation (FDOT) and Pasco County, to ensure that development and redevelopment does not contribute to the proliferation of urban sprawl or strip commercial land uses, particularly within the US-301 and SR-52 corridors.——

Policy ICE 1.1.7 – Dade City shall maintain an interlocal agreement with Pasco County for the operation of assisted housing programs in the City.

Policy ICE 1.1.8 – As a method of protecting and continuing the City's residential character, the City shall review land use amendment and zoning requests in proximity to the municipal boundaries as to their potential to proliferate urban sprawl as defined and outlined in s. 163.3177(6)(a)(9), F.S.

OBJECTIVE ICE 1.2 COORDINATING LEVELS OF SERVICE

Objective ICE 1.2 – As an ongoing objective, ~~Dade~~the City shall ensure that the ~~adopted~~approved levels of service standards contained in this Comprehensive Plan are coordinated and consistent with those of the applicable service provider.

Policy ICE 1.2.1 –~~Dade:~~The City shall work with FDOT and the Pasco County MPO as necessary to attain and assure acceptable continued operational level of service, as identified in the Transportation Element, on non-City owned or managed roadways.

Policy ICE 1.2.2 – ~~Dade:~~The City shall, through cooperation and coordination with Pasco County and neighboring municipalities, ensure that each jurisdiction's applicable~~jurisdiction's~~ future needs are

considered in the acquisition, expansion, and design of the City's public service facilities which would serve portions of those jurisdictions.

GOAL ICE 2 MUTUAL INTEREST

Goal ICE 2 –GOAL 2: Establish a regular means of communication among officials of two or more political or other governmental agencies for the purpose of addressing and attempting to resolve issues of mutual interest that arise from Dade City's City's Comprehensive Plan and the plans of others.

OBJECTIVE ICE 2.1 WATER SUPPLY

Objective ICE 2.1 – Dade City will : ~~To identify and coordinate~~ with SWFWMD and adjacent local governments for the efficient, safe, and sustainable provision ~~effects of~~ potable water to the public within special districts in Pasco County upon the City's jurisdiction and utility service area ~~City's comprehensive plan.~~

Policy ICE 2.1.1 – Dade City shall maintain active coordination and cooperation with all water service providers to : ~~The City will review the public within its jurisdiction plans and independent special district facility reports of SWFWMD and other applicable governmental agency(ies) and identify and utility service area and shall continue to attempt to resolve conflicts with the City's comprehensive plan, including concurrency related items. The City shall coordinate the provision of potable water with~~ with the Southwest Florida Water Management District (SWFWMD).

Policy ICE 2.1.2 – Dade ~~to ensure~~ City shall coordinate with SWFWMD in the development and implementation, as necessary, of ~~coordination and consistency with~~ the Regional Water Supply Plan (RWSP) created and maintained by the SWFWMD, ~~pursuant to s. 373.0361, Fla. Stat.,~~ such coordination to occur along with coordination with Pasco County and other incorporated areas as needed to address mutual water supply planning and implementation issues.

~~**2.1.2:** The City will coordinate with SWFWMD and applicable governmental agency(ies) staff(s) and governing board(s) in order to attempt to resolve issues identified by Policy ICE 2.1.1.~~

~~**2.1.3:** The City will consider amending its comprehensive plan based upon the review of plans and discussions at subsequent meetings identified in Policy ICE 2.1.2.~~

OBJECTIVE ICE 2.2 ANNEXATION AND SERVICE AREAS

Objective ICE 2.2 – Dade City seeks to identify and : ~~Identify and~~ coordinate joint planning areas for annexations and service provisions.

~~**Policy ICE 2.2.1:** The City will continue its efforts to annex areas adjacent to the City while adhering to all existing state and local requirements for such annexations.~~

~~**Policy ICE 2.2.2**~~**Policy ICE 2.2.1 – Dade:** The City shall maintain its , to manage annexation agreement activity and joint infrastructure service areas, coordinate with Pasco County, entered into in 2005, which defines areas of future annexation and processes for coordinated review during land use and zoning applications on annexed properties. and / or the City of St. Leo to identify and implement joint planning areas

Policy ICE 2.2.2 – Dade City shall maintain its interlocal agreement with Pasco County, entered into in 2010, establishing the service area for the provision of potable water and sanitary sewer services in the unincorporated area purposes of addressing annexations, and to provide for joint infrastructure service areas as needed.

Objective ICE 2.3 Concurrency and Land Use

Objective ICE 2.3 – Dade City seeks to identify: ~~Identify~~ and describe joint processes ~~for~~ collaborative planning on population projections, school siting, facilities subject to concurrency, countywide facilities, land use and zoning policies effecting sites adjacent to other municipalities and problematic land uses.

GENERAL/GROWTH

Policy ICE 2.3.1 – Dade City shall rely on population estimates and projections from the Florida Office of Economic and Demographic Research to determine the City's proportional share of the total county population and growth. ~~The City will coordinate with the Pasco County Growth Management Department in order to develop countywide population projections that include expected growth shown in the comprehensive plan for the City.~~

Policy ICE 2.3.2 – Dade City shall coordinate with ~~the~~ Pasco County and neighboring municipalities ~~Growth Management Department in order to~~ maintain general ~~develop~~ countywide population growth projections ~~that include expected growth shown in the comprehensive plan for the~~ westEast Pasco County region City.

~~**Policy ICE 2.3.3 – Dade** City shall seek to review and provide input on all land use, zoning, and development applications for sites adjacent to the City's jurisdictional boundaries within unincorporated Pasco County or nearby municipalities.~~

SCHOOLS

Policy ICE 2.3.4 – Dade City shall maintain and comply with the terms of its ~~3~~ interlocal agreement, entered into in 2003, with the Pasco County School Board, Pasco County, and will include the joint utilization of consistent and coordinated projections.

~~**Policy ICE 2.3.4** – The City will utilize the Cities or Towns of New Port Richey, Port Richey, San Antonio, St. Leo, and Zephyrhills, for appropriate process in the coordination of concurrency, review and recommendation of any necessary modifications to the agreed upon school siting, school facilities development, and co-location and shared use of facilities. processes due to intergovernmental conflicts or to address any needed refinements to reflect current statutory requirements.~~

Policy ICE 2.3.5 – ~~Dade~~ The City will review the Pasco County School Board's annually updated 5-year District Facilities Work Program and long-term 10-School Plan Survey (5-year District Facilities Work Program) and 10 and 20 year facility work programs for consistency with provisions of the City's comprehensive plan and make recommendations that address inconsistencies to both the City and the School Board.

Policy ICE 2.3.6 – ~~Dade~~ The City seeks to may enter into an interlocal agreement with the Pasco County School Board if it is determined that the co-location or joint use collection of public facilities for recreation, civic, or other purposes is advantageous and mutually agreeable.

Policy FLU 2.3.7 – Dade City will continue to collaborate with the Pasco County School District to ensure it has the most accurate population projections, so that there is proper planning for the infrastructure and school sites needed to support future growth.

Policy ICE 2.3.7: Until such time as alternative coordination procedures for review may be agreed upon and formalized between the City and the Pasco County School Board, the procedures as outlined in Section 235.193, FS (Educational Facilities - Coordination of Planning with Local Governing Bodies), shall be utilized.

TRAFFIC

Policy ICE 2.3.8 – ~~Dade~~ The City seeks input on will forward requests for access to county or state-maintained roadways and will forward these requests to to each respective agency for comment concerning their respective plans and policies.

Policy ICE 2.3.9 – ~~Dade~~ The City will continue to coordinate with service providers that have no regulatory authority over the use of land in the City to develop recommendations that address ways to improve coordination of the City's concurrency management methodologies and systems, and levels of service. **Policy ICE 2.3.10:** The City will continue to coordinate with the Pasco County MPO

and ~~FDOT~~~~FOOT~~ ~~staffs~~ for the provision of county and state roadway facilities to serve the needs of the City's residents, businesses, and visitors.

Policy ICE 2.3.10 – Dade City shall coordinate with FDOT, Pasco County, and neighboring municipalities, as applicable, regarding potential traffic impacts to non-City-owned roadways during review of all land use, zoning, and development applications. Similarly, the City shall coordinate with Pasco County and neighboring municipalities, as applicable, regarding potential traffic impacts to City-owned roadways during review of all land use, zoning, and development applications on sites adjacent to the City's jurisdictional boundaries.

Policy ICE 2.3.11 – Dade City shall coordinate with Pasco County for the continued and improved provision of public transportation facilities and services for the City's residents, visitors, and workers.

WATER AND SEWER

Policy ICE 2.3.12 – Dade City shall coordinate with Pasco County and neighboring municipalities, as applicable, for the provision of potable water and sanitary sewer service to areas within the City's utility service area. Dade City shall review all land use, zoning, and development applications on sites within its utility service area to determine whether adequate water supplies and facilities, as well adequate sanitary sewer facilities, ~~:- The City~~ will be available to serve the development no later than the anticipated date of issuance of certificate of occupancy or its functional equivalent by the applicable local government.

UNWANTED LAND USES AND CODE ENFORCEMENT

Policy ICE 2.3.11-13 — Dade City will coordinate with Pasco County and/or appropriate area municipalities regarding the location of problematic or locally unwanted land uses.

Policy ICE 2.3.14-12: As a means of enhancing Dade City's~~the City's~~ code enforcement efforts, Dade~~the~~ City shall coordinate with Pasco County to encourage code enforcement in adjacent~~the~~ unincorporated area~~area~~.

OBJECTIVE ICE 2.4 EMERGENCY MANAGEMENT

Objective ICE 2.4 – Consider appropriate actions relative to future land uses found to be inconsistent with the recommendations contained in any interagency hazard mitigation report and provide for efficient and effective coordinated emergency management .

Policy ICE 2.4.1 – Dade City will cooperate with the Pasco County Department of Emergency Management relative to recommendations contained in any interagency hazard mitigation report that are applicable to the City and that would not adversely impact locally designated historic structures.

Policy ICE 2.4. 2 – Dade City shall continue to participate in the implementation and refinement of the Pasco County Local Mitigation Strategy.

Policy ICE 2.4.3 – Dade City shall coordinate with Pasco County, the Pasco County School Board, the City of New Port Richey, the City of Port Richey, the City of San Antonio, the Town of St. Leo, and the City of Zephyrhills and other local municipalities in the development and implementation of the countywide All-Hazards Comprehensive Emergency Management Plans ~~siting of facilities with county-wide significance, including locally unwanted land uses, such as solid waste disposal facilities.~~

DEFINITIONS AND ACRONYMS

FDOT	Florida Department of Transportation
FLU	Future Land Use
FLUM	Future Land Use Map
F.S.	Florida Statutes
ICE	Intergovernmental Coordination Element
ILA	Interlocal Agreement
MOU	Memorandum of Understanding
MPO	Metropolitan Planning Organization
RWSP	Regional Water Supply Plan
SWFWMD	Southwest Florida Water Management District
TBRPC	Tampa Bay Regional Planning Council
WSFWP	Water Supply Facilities Work Plan

Future Land Use (FLU) – One of several categories applied to all parcels within the City's jurisdiction which governs allowable land uses, residential densities, and intensities, as established and regulated in the Future Land Use Element of the City's Comprehensive Plan.

Redevelopment – Renovation of a blighted area.

Urban Sprawl – A development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses, as defined in s. 163.3164 and s. 163.3177, F.S.

City of Dade City
Element 4 Housing
Goals, Objectives, and Policies ~~Housing Element~~

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INTRODUCTION

Introduction

Pursuant to Section 163.3177(6)(f), F.S., ~~and Sections 9J-5.0010(3)(b) and (c), FAC,~~ the following represents the Housing Goals, Objectives, and Policies of the City of Dade City. In addition to statutory requirements, the Goals, Objectives, and ~~policies~~ Policies were developed in keeping with the character, conditions, both environmental and social, and desires of the community. These Goals, Objectives, and Policies are intended to address the establishment of a long-term end towards which the housing programs and activities of the community are ultimately directed.

IMPLEMENTATION

Unless otherwise stated, the implementation of objectives and policies contained in this section shall be through the development, adoption, and application of regulations set forth in the City's Code of Ordinances.

GOAL HOU 1 HOUSING SUPPLY

Goal HOU 1 –Dade City seeks to ensure quality

~~Goals, Objectives, and Policies~~

~~GOAL:~~ Availability, production, and rehabilitation of decent, safe, and sanitary housing is available in suitable neighborhoods at affordable costs to meet the needs of the ~~current~~ present and future residents ~~of the City~~.

~~Projected Housing Need~~

OBJECTIVE HOU 1.1 HOUSING SUPPLY; ~~CONTINUED COOPERATION WITH~~

Objective HOU 1.1 – Dade City will adopt policies to ensure the City facilitates quality private sector, developers and social service agencies to provide affordable housing for units of all types to meet the current and future residents in a manner that protects Dade City's small-town character anticipated housing needs of the City.

Policy HOU 1.1.1 ~~–Dade: On a bi-annual basis, the City shall~~ monitor and evaluate population and housing trends annually to understand local housing supply and needs. review codes,

Policy HOU 1.1.2 ~~–Dade City will shallreview codes,evaluate and streamline regulations, and the permitting processes that may result in undue for the purpose of updating and amending in order to minimize cost and/or delays incurred by the private sector's in their efforts to meet the local housing needs of the Citydemands.~~

~~POLICY HOU 1.1.2~~ OBJECTIVE HOU 1.2 PROMOTE ENERGY EFFICIENCY, ALTERNATIVE ENERGY, AND CONSERVATION

Objective HOU 1.2 ~~– Dade City shall promote energy efficiency, use of alternative energy, and conservation alternatives in the construction of new buildings and rehabilitation of existing buildings.~~

Policy HOU 1.2.1 ~~– Dade City may introduce green design concepts through amendments to the Land Development Regulations that may include:~~

- a) Incorporation of renewable energy sources such as photovoltaic panels, solar water heaters, etc.
- b) Improved weatherization of residential buildings.
- c) Incorporation of Florida-Friendly landscape design standards.
- d) The use of green and recycled building materials

Policy HOU 1.2.2 ~~– Dade City shall participate in green residential programs which may include:~~

- a) Retrofit for Energy and Environmental Performance program (REEP)
- b) State Energy and Environment Development program (SEED)
- c) Federal Weatherization Assistance Program
- d) Multifamily Housing Energy Efficiency Grant Program
- e) Leadership in Energy Efficient Design (LEED)
- f) Florida Green Building Coalition (FGBC)

~~ELIMINATION OF~~ SUBSTANDARD HOUSING

Goal

Objective HOU 2 1-6: ~~Dade city seeks Continue efforts to reduce eliminate substandard housing conditions and improve the structural and aesthetic conditions of existing housing.~~

OBJECTIVE HOU 2.1 IMPROVE STRUCTURAL INTEGRITY

Objective HOU 2.1 – Dade City will continue to monitor conditions and improve the condition structural and aesthetic conditions of existing housing and support policies aimed to eliminate the number of substandard dwelling conditions either by prevention, restoration, or demolition.

~~**Policy HOU 1.6.1:**~~ The useful life of the existing housing stock shall be through the application of conservation and rehabilitation techniques.

~~**Policy HOU 1.6.2:**~~ On a bi-annual basis, the City shall review and amend where necessary the City housing and health codes and standards and nuisance regulations relating to the care and maintenance of residential and neighborhood environments and facilities.

Policy HOU 2.1.1 – ~~Dade 1.6.3:~~ In order to ensure the continued quality of housing and neighborhood stabilization, the City shall continue encourage individual homeowners to administer housing and land development regulations to promote improved housing stock, ensure ongoing maintenance and eliminate substandard housing. increase

Policy HOU 2.1.2 – Dade City will continue to enforce the Florida Building Code for new construction and renovation projects. The Florida Building Code governs the design, construction, repair and demolition of public and private buildings, structures and facilities reinvestment in the State and includes building standards specifically to protect structures from the Florida environment housing by providing information and technical assistance.

Policy HOU 2.1.3 – Dade City shall make available informational services to all residents, including low and moderate-income persons, regarding local, State and Federal housing programs, financial assistance and general neighborhood improvement aids.

Policy HOU 2.1.4 – ~~1.6.4~~ The rehabilitation and redevelopment needs of neighborhoods with substandard housing shall be guided by the following:

- ~~a.a)~~ _____ reduction of substandard housing and infrastructure conditions;
- ~~b.b)~~ _____ desirability of maintaining the existing neighborhood character;
- ~~c.c)~~ increased economic opportunities and expansion of tax base; and
- ~~d.d)~~ _____ disruption caused by the possible displacement/relocation of residents.

Policy HOU 2.1.5 – ~~1.1.6~~ By August 2001, the City shall develop land development regulations that address the exterior appearance of single family homes and manufactured buildings in specified zoning districts. Appearance criteria to be addressed in the regulation may include. Dade City will adopt and maintain Land Development Regulations to facilitate aesthetic standards for all residential structures. Standards will consider design elements such as

- a) facade materials
- b) footing or slab characteristics;
- c) roof pitch;
- d) roof materials;
- e) living area;
- f) location of garage;
- g) _____ ground effect (i.e., height of the residence and height of entryway from ground level)

Policy HOU 1.9.5: ~~The City shall consider adopting architectural standards for single family dwellings for design elements such as facade materials, roof pitch, porches, and garages.~~

Policy HOU 2.1.6-1.6.5- Dade City shall administer an active code enforcement .5: ~~The implementation of a rehabilitation and redevelopment program to identify and require repair or demolition of all dilapidated for a neighborhood with substandard housing units (determined to be unsafe, unfit for human occupancy). Structures not repaired or demolished within a reasonable time may be removed by Dade City at the owner's expense. The cost of demolition shall be the property owner's responsibility.~~ ~~should consider the use of one of the following techniques:~~

- ~~targeting of community development funds for housing and infrastructure improvements within specific neighborhoods;~~
- ~~establishment of a low interest housing loan fund in cooperation with local lending institutions;~~
- ~~identification of the neighborhood as a blighted area for purposes of seeking designation by the State of Florida as an enterprise zone;~~
- ~~use of industrial revenue bonds and/or tax increment financing; or~~
- ~~use of joint venture leveraging.~~

Policy HOU 1.6.6: ~~Continue the recent trend of aggressive code enforcement to preserve and protect the health, safety, and welfare of City residents, their property and the aesthetic value of the City as a whole.~~

Policy HOU 2.1.6-7 – Dade: ~~The City~~ shall continue to seek CDBG funds for use in road paving, removal of dilapidated structures, neighborhood clean-up programs, and park improvements in eligible neighborhoods.

Policy HOU 2.1.6-8 ~~—~~: Consistent with the provisions of the underlying Future Land Use category, the City shall encourage ~~mixed-use and other~~ innovative reuses of the existing housing stock which would result in the removal of substandard housing status.

Objective HOU 2.2 ~~Residential Relocations~~

Objective HOU 1.7: ~~The City shall assure uniform and equitable treatment for persons and businesses displaced by state and local government programs consistent with Sec. 421.55 FS.~~

Policy HOU 1.7.1: ~~The City shall follow state and federal guidelines to ensure that any persons displaced by public action shall have access to reasonably located, standard housing at affordable costs prior to their displacement.~~

Farmworker Housing

NEIGHBORHOOD PRESERVATION

Objective HOU 2.2 – Dade City values and desires to preserve established neighborhoods and small-town character.

Policy HOU 2.2.1– Dade City will seek funding to complete a rehabilitation and redevelopment needs study of established neighborhoods.

Policy HOU 1.9.12.2.2 – At a minimum, the study of the rehabilitation and redevelopment needs of the substandard established neighborhoods shall ~~address~~ consider the following:

- ~~a) reduction of substandard housing and infrastructure conditions;~~
- ~~b)a) maintain desirability of maintaining~~ the existing neighborhood character;
- ~~e)b) seek~~ increased economic opportunities and expansion of tax base;
- ~~c) seek funding with revenue bonds and/or tax increment financing;~~
- ~~d) seek funding with industrial~~ revenue bonds and/or tax increment financing;
- ~~e) seek opportunities for~~ of joint venture leveraging;
- ~~f) avoid the~~ disruption caused by the displacement/relocation of residents.

Policy HOU 1.9.3: ~~At a minimum, the implementation of a rehabilitation/redevelopment program for the substandard~~

~~neighborhoods shall consider the inclusion of the following corrective techniques:~~

- ~~■ targeting of community development funds for housing and infrastructure improvements within specific neighborhoods;~~
- ~~■ establishment of a low interest housing loan fund in cooperation with the local lending institutions;~~
- ~~■ identification of the neighborhoods as a blighted area for purposes of seeking designation by the State of Florida as an enterprise zone;~~
- ~~■ use of industrial revenue bonds and/or tax increment financing;~~
- ~~■ use of joint venture leveraging~~
- ~~■ enforcement of minimum housing codes; and~~
- ~~■ establishment of an administrative process for code enforcement.~~
- ~~■ **Policy HOU 1.9.4:** During the preparation and implementation of the rehabilitation/ redevelopment study, the City shall seek additional community development funds to be used for the elimination of those substandard conditions found in these neighborhoods.~~

GOAL HOU 3 DIVERSE AND EQUITABLE HOUSING

Goal HOU 3 – Dade City seeks a diverse housing stock to serve current and future residents of all ages, races, genders, natural origins, abilities, and household composition.

OBJECTIVE HOU 3.1. PROVIDE VARIETY OF HOUSING TYPES

Objective HOU 3.1 – Dade City will adopt policies to ensure a variety of housing types is available for current and future residents.

Policy HOU 3.1.1 – Dade City shall encourage the private sector to provide a variety of housing types.

Policy HOU 3.1.2 – Dade1.8.1: Consistent with the manpower needs of the agricultural industry, the City shall continue to cooperate with Pasco County, Pasco County Housing Authority, private agricultural businesses, and private service agencies, as appropriate, to develop and manage housing for farmworkers located within the municipal boundaries of DadeCity the City.

~~Neighborhood Preservation~~**Policy HOU 3.1.3** – Dade City, seeks to facilitate adult congregate living facilities (ACLFs) that result in self-sufficiency for residents who are 60 years and older. Therefore, ACLFs will be a permitted use in appropriate zoning categories in the Land Development Regulations.

Policy HOU 3.1.4 – The Dade City Land Development Regulations shall continue to recognize group homes, foster care facilities and other special needs housing as permitted uses in appropriate residential neighborhoods where the class of group homes is necessary to meet the needs of Dade City residents, and in accordance with Chapter 419, F.S.

Policy HOU 3.1.5 – Dade City will make informational services available in the city, website or other designated locations, for the elderly by coordinating with existing and future elderly service groups.

OBJECTIVE HOU 3.2. NON-DISCRIMINATION

Objective HOU 3.2 – Dade City will ensure that residents have equitable access to housing. ~~1.9:~~
Provided that

Policy HOU 3.2.1 – Dade City supports and enforces the Fair Housing Act which protects people from discrimination when they are renting or buying a home.

Policy HOU 3.2.2 – Dade City will support the investigation of any alleged violation of the Fair Housing Act.

Policy HOU 3.2.3 – Dade City shall ensure that zoning criteria is non-discriminatory for the provision of group homes and foster care facilities.

GOAL HOU 4 PROVIDE FOR AFFORDABLE HOUSING

Goal HOU 4 – Dade City shall seek to ensure that affordable housing is available.

OBJECTIVE HOU 4.1 AFFORDABLE HOUSING

Objective HOU 4.1 – Dade City shall develop programs and strategies to facilitate affordable housing.

Policy HOU 4.1.1 – ~~1.2.3~~ Dade City shall maintain an ~~The City shall continue to adhere to its~~ interlocal agreement with Pasco County for the operation of assisted housing programs in the City.

Policy HOU 4.1.2 – Dade City will continue to identify adequate sites for housing for very low-, low-, and moderate-income households.

Policy HOU 4.1.3 – The Dade City Community & Economic Development Department shall provide data relating to the supply, demand and need for affordable housing. ~~Policy HOU 1.2.2: The City shall strive to reduce the local affordable housing need, as quantified in the Affordable Housing Needs Assessment in the Housing Element, by five units per year through activities set forth in this comprehensive plan.~~

Policy HOU 4.1.4 – The Dade City Commission and related City Departments shall coordinate with other agencies, such as the Pasco County Housing Authority, for input on the City's affordable housing program.

Policy HOU 4.1.5 – Dade City, in collaboration with the Pasco County Housing Authority and private developers, shall pursue ~~federal and/or state sources~~ of funding earmarked for very low-, low-, and moderate-income housing.

Policy HOU 4.1.6 – Dade City, seeks to remove barriers to access and facilitate a streamlined permitting process for developments incorporating construction or ~~, the City shall complete a study of rehabilitation of affordable housing. and redevelopment needs of neighborhoods with~~

Policy HOU 4.1.7 – Dade City, shall pursue public/private partnerships to encourage the private sector to provide reduced cost home repair and improvement loans and first mortgage home financing pursuant to the provisions of the Community Reinvestment Act. ~~substandard housing and begin~~

Policy HOU 4.1.8 – Dade City will identify potential sites for very low-, low-, and moderate-income housing through continued cooperation with the Rural Economic Community Development Initiative agencies, programs administered by Pasco County, and private agencies such as Habitat for Humanity. Such sites shall be consistent with the densities and intensities of use identified on the Future Land Use and Zoning maps. ~~**Policy HOU 1.2.4:** Consistent with the densities and intensities of use identified on the Future Land Use Map, sites for very low-, low-, and moderate-income housing shall be identified through continued cooperation with Rural Economic Community Development agencies, programs administered by Pasco County, and private agencies such as Habitat for Humanity.~~

Policy HOU 4.1.9– The allowable uses and densities described in the Dade City Future Land Use Element and Land Development Regulations will comply with 166.04151 F.S. for affordable housing, as it may be amended from time to time.

Policy HOU 4.1.10 – Dade City will develop and maintain information on the City’s website that provides the procedures and expectations for projects that qualify as affordable housing according to 166.04151 F.S., as may be amended from time to time.

Policy HOU 4.1.11 – Dade City will update the Land Development Regulations to provide the affordable housing provisions comply in 166.04151 F.S.S.F.S., as may be amended from time to time.

GOAL HOU 5 PROTECT HISTORIC RESOURCES

Goal HOU 5 – Dade City seeks to preserve and enhance local heritage and character through the protection of historically significant structures.

OBJECTIVE HOU 5.1. IDENTIFY LOCAL HISTORIC RESOURCES

Objective HOU 5.1 – Dade City will adopt policies to ensure the City preserves its historic structures.

Policy HOU 5.1.1 – Dade City shall explore programs and assistance that identify and preserve all historically significant properties not already protected by State and Federal programs.

OBJECTIVE HOU 5.2 HISTORICALLY SIGNIFICANT HOUSING

Objective HOU 5.2 – 1.5.1: The Dade City will continue to encourage the preservation of historically and architecturally significant housing.

Policy HOU 5.2.1 – 1.5.1: The Dade City shall encourage property owners of historically significant housing to apply for applicable state and federal assistance programs by providing referral to the appropriate governmental agency(ies).

Policy HOU 5.2.2 – 1.5.2: The Dade City shall encourage, through the implementation of its tax incentive regulations, the rehabilitation and adaptive reuse of historically significant housing.

Policy HOU 5.2.3 – 1.5.3: The Dade City Historic Preservation Advisory Board shall continue to review building permit requests for alterations to all historic structures for adherence to rehabilitation guidelines.

Historically Significant Housing

OBJECTIVE HOU 5.3 RESIDENTIAL RELOCATIONS

Objective HOU 5.3 – Dade City shall assure uniform and equitable treatment for persons and businesses displaced by state and local government programs consistent with Sec. 421.55 FS., as may be amended from time to time.

Policy HOU 5.3.1 – Dade City shall follow state and federal guidelines to ensure that any persons displaced by public action shall have access to reasonably located standard housing at affordable costs prior to their displacement.

DEFINITIONS AND ACRONYMS

Community Residential Home - a dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration which provides a living environment for 7 to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents.

Displaced Person - any individual, partnership, corporation, or association that is required to move from any real property on or after March 20, 1972, as a result of the acquisition of such real property for public purposes, or who, as the result of the acquisition for public purposes of real property on which such person is conducting a business or farm operation as defined in Pub. L. No. 100-17, is required to move said business or farm operation.

F.S.- Florida Statutes

Substandard Housing – (FSSF.S. 420.0004 as may be amended from time to time)

- (a) Any unit lacking complete plumbing or sanitary facilities for the exclusive use of the occupants;
- (b) A unit which is in violation of one or more major sections of an applicable housing code and where such violation poses a serious threat to the health of the occupant; or
- (c) A unit that has been declared unfit for human habitation but that could be rehabilitated for less than 50 percent of the property value.

Substantial Rehabilitation - repair or restoration of a dwelling unit where the value of such repair or restoration exceeds 40 percent of the value of the dwelling.

Very-low-Income Persons - one or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed 50 percent of the median annual adjusted gross income for households within the state, or 50 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

City of Dade City
Element 5 Transportation and Mobility
Goals, Objectives, and Policies Transportation Element

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INTRODUCTION

Introduction

Pursuant to Sections F.S. 163.3177 (6)(b) and (j), U., F.S. ~~and Sections 9J-5.007 and 9J-5.019(4)(b) and (c) F.A.C.~~, the following represents the Transportation Element goals, objectives~~Goals, Objectives~~, and policies~~Policies~~ of the City of Dade City. In addition ~~to statutory requirements, the~~ goals, objectives~~Goals, Objectives~~, and policies~~Policies~~ were developed in keeping with the character, conditions, both environmental and social, and desires of the community. These goals, objectives, and policies are ~~intended~~ to address the establishment of the long-term end toward which traffic circulation programs and activities are ultimately directed in the community.

The performance and capacity needs of the Dade City transportation network have been evaluated and projected with two planning horizons: 2035 for the short-term and 2045 for the long-term. The Long-Range Transportation Plan (LRTP) is updated every five years by the Pasco County Metropolitan Planning Organization (MPO). This ensures that existing and proposed population densities, housing and employment patterns, and land uses are consistent with the transportation modes and services proposed to serve the areas.

IMPLEMENTATION

Unless otherwise stated, the implementation of objectives and policies contained in this section shall be through the development, adoption, and application of regulations set forth in the City's Land Development Regulations~~land development regulations~~.

GOAL TM 1 EFFICIENT MOBILITY

Goal TM 1 – Dade City shall develop

Goals, Objectives, and Policies

GOAL TRA 1: Establish and maintain a ~~safe, convenient, and efficient~~ multimodal transportation system that providesserves to increase mobility and reduce reliance upon the automobile.

Objective TRA 1.1: The City shall continue to provide safe, efficient travel for all users and reflects the community's small-town character, and quality roadways in the City of Dade City that maintain transportation efficiency.

~~**POLICY**~~ **OBJECTIVE TM 1.1 FOSTER A VIBRANT COMMUNITY**

Objective TM 1.1 – Dade City shall coordinate transportation and land use systems that foster a vibrant small-town community.

Policy TM 1.1.1 – Dade City shall develop and maintain Land Development Regulations that seek the efficient mobility of all users, including pedestrians, bicyclists, and motorists.

Policy TM 1.1.2 –Recognizing the growing need for regional connectivity, Dade City shall coordinate with appropriate agencies, including Pasco County, Pasco County Public Transportation and FDOT, to support policies and programs that accomplish efficient traffic flow on County and FDOT roadways within the City.

Policy TM 1.1.3 – Dade City shall continue to support regional multimodal transportation systems through coordinating routes and schedules, with Pasco County’s Public Transit Service (GoPasco), participation in the Pasco County MPO, and by directly supporting FDOT in developing, identifying and protecting the State roadway facilities. ~~**Policy TRA 1.5.2:** The City will coordinate with Pasco County Public Transit (PCPT) to provide additional bus stops.~~

Policy TM 1.1.4 – Through participation in the Pasco County MPO, the City shall coordinate land use plans, rights of way reservations, transit schedules, public information materials and other programs with appropriate state and regional agencies in order to develop and implement area wide transportation, land use and parking initiatives which have the effect of increasing mobility, meeting individual travel desires, conserving energy, reducing traffic congestion and promoting compact development.

Policy TM 1.1.5 – ~~**TRA 1.1.4:** As the highest priority for local transportation, the Dade~~ City shall continue to pursue opportunities to improve traffic flow on US 301 through coordination with local, regional, and state plans. ~~The City shall require service roads (e.g., reverse frontage or frontage roads), as appropriate, for any new development along major roads, including US 301, US 98 Bypass, or SR 52 in order to alleviate traffic flows and increase safety along major City arterial roads.~~

Policy TM 1.1.6 – Dade City shall update and maintain Land Development Regulations that require all roadway projects to be constructed in a manner that protects waterbodies, wetlands, and flood plains.

Policy TM 1.1.7 – Dade City shall require corridor alignments to be designed in a manner that avoids impacting environmentally sensitive areas.

Policy ~~TRA 1.3.9~~ TM 1.1.8 – As an on-going policy, ~~Dade the~~ City's traffic circulation system shall emphasize pedestrian safety and transit-friendly design.

Policy ~~TRA 1.5.4~~ TM 1.1.9 – ~~The Dade~~ City shall develop parking strategies that promote transportation objectives. Strategies could include:

- a) maximum, in lieu of minimum, parking requirements;
- b) elimination of parking requirements in Downtown or for proposed traditionally designed developments;
- c) park and ride lots;
- d) on-street parking as a traffic calming technique;
- e) location of parking lots behind buildings.

Policy ~~TM~~ TRA 1.8.1 1.1.10 – Roadway modifications that include medians or parkways shall be landscaped by the entity responsible for such modifications to mitigate aesthetic impacts of the roadway on adjacent property owners, as well as the community at-large.

Policy ~~TRA 1.8.2~~ TM 1.1.11 – ~~The Dade City~~ Land Development Code shall have provisions that require parking lots to be functionally landscaped to provide maximum shading, beauty, safety, and stormwater drainage.

OBJECTIVE TM 1.2 LEVEL OF SERVICE

Objective TM 1.2 – Dade City shall adopt and maintain appropriate level of service (LOS) standards for streets within the City.

Policy TM 1.2.1 – Dade City shall adopt, as part of this Comprehensive Plan, the following Level of Service Standards (LOS):~~rules shall apply:~~

- a) FDOT State Highways Level of Service “D,” peak hour
- a)b) Local roadways Level of Service “D,” peak hour
- b)c) Collector roadways Level of Service LOS “D,” peak hour
- d) Arterial roadways Level of Service LOS “D,” peak hour

Policy TM 1.2.2 – New development and redevelopment must demonstrate that the adopted roadway level of service can be maintained in the buildout year of the development. Dade City will require that applications include a traffic study, prepared by a registered Professional Engineer, identifying existing and future traffic volumes at buildout of the development, as well as recommendations for roadway improvements, if any.

Policy TM 1.2.3 – If a proposed project in Dade City cannot meet the concurrency requirement for transportation, Dade City’s Land Development Regulations shall include provisions for the use of “proportionate fair-share mitigation for transportation facilities” consistent with F.S. 163.3180, as may be amended from time to time.

Policy TM 1.2.4 – Proportionate fair-share mitigation ~~as permitted and calculated pursuant to Policy TRA 1.1.3~~ shall be applied as a credit against such impact fees to the extent that all or an apportion of the fair share mitigation is used to address the same capital infrastructure improvements contemplated by the City's impact fee ordinance.

Policy TM 1.2.5 – Dade City may enter into a development agreement, as provided by F.S. 163.3221, with the developer to provide construction of the facilities necessary to support said development if they are not available, consistent with concurrency requirements of F.S. 163.3180.

Policy TM 1.2.6 – Dade City recognizes that the impact of one (1) single family residence on any lot already recorded as platted or which can otherwise be demonstrated to the satisfaction of the City to have been in existence on December 1, 2006 shall always be considered "de minimis", and no application for an approval for development in this manner of any one such lot shall be subject to any transportation concurrency analysis under any circumstance.

Proportionate f

~~air-share mitigation as permitted and calculated pursuant to~~ **Policy TM TRA**

~~1.2.7 – Dade City~~ **1.3** shall ~~require be applied as a credit against such impact fees to the extent that all new or apportion of the fair share mitigation is used to address the same capital infrastructure improvements contemplated by the City' impact fee ordinance.~~

Right of Way Protection

~~Objective TRA 1.2: Continue to identify, reserve, and/or acquire~~ transportation facilities required to support new development are in place, under construction, or that proportionate fair share payments have been made within 3 years from issuance of building permit. ~~rights-of-way.~~

~~Policy~~ **Policy TM 1.2.8** – Dade City shall establish a time frame for construction of the projects identified in the Capital Improvements Element. This time frame is intended to be flexible to address impact from development as it occurs. Should development activity increase, then the identified projects may be constructed earlier in the time period; conversely, should development activity be below normal rates, then the construction start dates may be pushed back to a later period.

~~TRA 1.2.1: The City shall identify future rights-of-way on the Future Traffic Circulation Map.~~

Policy TM 1.2.9 – Dade City shall implement access management by obtaining letters of compliance with FDOT and Pasco County for driveways on FDOT and Pasco County facilities.

~~**Policy TRA 1.4.4:** The City in cooperation with the county and FDOT shall control connections/ access points of driveways to the roadway system.~~

~~**Policy TM 1.2.10** – Access to the Dade City **TRA 1.2.2.**The minimum setback requirements identified for new roadways shall be approved by the City traffic engineer after review of a traffic study. This review shall be applicable to all new development, re-zonings, and change of use of existing structures. enforced~~

~~**Policy**~~**Policy TM 1.2.11** – Access management for residential development (for development of more than one single-family home) shall be conducted through site plan and subdivision review and shall comply with all provisions contained in the City's Land Development Regulations.

~~Objective TM 1.3 **TRA 1.2.3:** The City shall enforce the minimum setback requirements along existing roadways.~~

MULTIMODAL TRANSPORTATION NETWORK

Objective ~~TM~~TRA 1.3** – ~~Dade:~~** The City, through revisions to the Land Development Code, shall establish criteria and procedures to ensure the maintenance of a safe, convenient, and energy efficient multimodal transportation system.

Policy ~~TM~~ 1.3.1 – ~~Dade :~~ The City shall ~~implement~~**maintain** development regulations and design standards for on-site motorized and ~~non-motorized~~**nonmotorized** parking; safe and convenient on-site vehicle circulation systems; and access points through the development review ~~process to~~ ensure adequate vehicular, transit, bicycle, and pedestrian site ~~access and to~~ discourage use of single-occupant vehicles ~~and reduce vehicle miles traveled (VMT).~~

~~**Policy ~~TM~~**TRA 1.3.2** – ~~Dade:~~ Through the City's annual operating budget and the land development regulations, the City shall provide bicycle and pedestrian ways for connecting residential areas to recreation areas, school, shopping areas, and transit terminal areas as appropriate.**~~

~~**Policy TRA 1.3.3:** Bicycle storage areas at shopping and recreational areas shall be established.~~

~~**Policy TRA 1.3.4:** Through the City's annual operating budget and the land development regulations, the City shall provide crosswalks and sidewalks on roadways of high pedestrian usage.~~

~~Policy TRA 1.3.5:~~ The City shall require all development/redevelopment to maximize the reasonable accommodation of bicycle and pedestrian needs.

~~Policy TRA 1.3.6:~~ The City shall incorporate bikeways in the design of new arterial and collector roadway improvements and mark designated bicycle routes which will provide citizens access to shopping, employment, education, and recreational centers.

~~Policy TRA 1.3.7:~~ The City shall implement development regulations and design standards that require pedestrian and bicycle facilities within residential and nonresidential developments

~~Policy TRA 1.3.8:~~ The City shall support and encourage through site plan review alternative modes of transportation/transit friendly design features along roadways to accommodate the needs of pedestrians, cyclists, and handicapped persons, and promote ridesharing by public and private sector employees.

~~Policy TRA 1.3.9:~~ As an on-going policy, the City's traffic circulation system shall emphasize pedestrian safety and transit friendly design.

~~Policy TRA 1.3.10:~~ In conjunction with the Pasco County MPO and FOOT, the City shall participate in transportation demand management (TOM) measures such as alternate transportation modes (i.e., bicycle, pedestrian, transit), telecommuting, and ridesharing, etc. to reduce peak hour travel demand on arterial roadways.

~~Policy and TRA 1.3.11:~~ The City shall incorporate more bikeways, multi-use paths/trails, when feasible, in the design of roadway improvements and mark designated bicycle routes, which will provide citizens access to shopping, employment, education, and recreational centers.

~~Policy TM/TRA 1.3.3 – Dade12:~~ The City shall implement development regulations and maintain Land Development Regulations that require design standards for on-site motorized and non-motorized parking; safe and convenient on-site vehicle circulation systems; and access points through the site plan development review process to ensure adequate vehicular, transit, bicycle and pedestrian site access and to discourage use of single-occupant vehicles.

~~**Policy TRA 1.3.13:**~~ The City shall implement development regulations and design standards that require pedestrian and bicycle facilities for alternative modes of transportation along roadways. Alternative modes will accommodate the needs of pedestrians, cyclists, and persons with a disability. The regulations will include design standards for each facility type within residential and nonresidential developments.

Policy ~~TMTRA~~ 1.3.4 – Dade14: The City shall extend and improve multi-modal opportunities, sidewalks, and trails within the City to facilitate circulation of recreational traffic to the City parks and other recreational and destinations.

Policy ~~TMTRA~~ 1.3.5 – Dade15: The City adopts MAP TRA 2, RECREATIONAL TRAFFIC MAP as part of the Transportation Element supporting map series.

Safety

Objective TRA 1.4: As of the adoption of this Comprehensive Plan, the City's traffic circulation system shall emphasize safety.

~~Policy TRA 1.4.1:~~ The City shall encourage the maintenance and landscaping of the existing roadway system.

~~Policy TRA 1.4.2:~~ The City shall enforce the signage requirements along roadways.

~~Policy TRA 1.4.3:~~ The City shall prepare annual accident frequency reports for all collector and arterial roads.

~~Policy will continue TRA 1.4.4:~~ The City in cooperation with the county and FDOT shall control connections/ access points of driveways to the roadway system.

~~Policy construct, when feasible, bicycle/ TRA 1.4.5:~~ The City shall coordinate with responsible entities to maintain adequate pedestrian paths that provide connections to transit routes in the City crossing times along arterial and collector roadways for the safety of pedestrians and bicyclists.

Objective TM 1.4

TRANSIT

Objective TM 1.4 – Dade City will continue TRA 1.5: Continue to collaborate with/participate on the Pasco County MPO to ensure that County operated public transportation efficiently serves existing and proposed major trip generators and attractors, land uses, and the transportation disadvantaged in Dade City.

Policy TM TRA 1.45.1 – Dade: The City will continue to facilitate the efforts of the Pasco County MPO and FDOT/FOOT to provide convenient and efficient public transportation options.

Policy ~~TMTRA 1.45.2~~ – Dade: The City will continue to coordinate with Pasco County Public Transportation Transit (PCPT) to provide additional bus stops, as needed.

Policy ~~TMTRA 1.45.3~~: ~~The City will attempt to continue construction of bicycle/pedestrian paths that provide connections to transit routes in the City.~~

Policy ~~TRA 1.5.4~~: ~~The City shall develop parking strategies that promote transportation objectives. Strategies could include:~~

- ~~a) maximum, in lieu of minimum, parking requirements;~~
- ~~b) elimination of parking requirements in Downtown or for proposed traditionally designed developments;~~
- ~~c) park and ride lots;~~
- ~~d) on-street parking as a traffic calming technique;~~
- ~~e) location of parking lots behind buildings.~~

~~**Policy – Dade**~~ **TRA 1.5.5:** The City shall encourage compact, mixed use, multimodal development in designated public transportation corridors to promote convenient and efficient use of public transportation.

Policy ~~TMTRA 1.4.4~~ – Dade~~5.6~~: The City shall coordinate with the Pasco County MPO and PCPT to provide bus service to areas of the City which demonstrate a need for service, especially assisted living facilities (ALFs) and low-income neighborhoods, with focus on providing basic transportation needs to those who have no private means of transportation.

GOAL TM 2 SAFE TRANSPORTATION FACILITIES

Goal TM 2 – Dade City shall develop and maintain a multimodal transportation system that provides safety for all users.

~~**Policy TRA 1.5.7:** The City shall attempt to increase public awareness regarding PCPT transit schedules, services, and route information.~~

~~**Land Use Coordination**~~

OBJECTIVE TM 2.1 SAFETY

Objective TM 2.1 – Dade City's traffic circulation system shall emphasize safety.

Policy TM 2.1.1 – Dade City will review City policies and regulations to identify updates that support a statewide and federal traffic safety initiatives which aim to reduce transportation-related serious injuries and deaths across Florida to zero.

Policy TM 2.1.2 – Dade City seeks to provide complete streets design of roadways which ensures that roads safely accommodate all users (pedestrians, cyclists and motorists) where appropriate.

Policy TM 2.1.3 – Dade City will evaluate the best available data to identify roadways of high pedestrian usage, will seek funding for crosswalks and sidewalks to these areas.

Policy TM 2.1.4 – Dade City shall coordinate with responsible entities to maintain adequate pedestrian crossing times along arterial and collector roadways for the safety of pedestrians and bicyclists.

GOAL TM 3 COST FEASIBLE

Goal TM 3 – Dade City's Transportation Program shall be cost feasible.

OBJECTIVE TM 3.1 ADEQUATE FUNDING FOR INFRASTRUCTURE

Objective TM 3.1 – Dade City will leverage local funds with State and Federal funding opportunities to offset transportation infrastructure costs.

Policy TM 3.1.1 – Dade City shall ensure that the planned transportation improvements have adequate funds to be completed in the year according to the Capital Improvements Plan/Program. Proper funding of these projects will result in an efficient transportation system for all modes of transportation.

Policy TM 3.1.2 – Dade City shall seek to have regular meetings with the Pasco County MPO throughout their funding cycle to encourage the MPO to prioritize funding of transportation projects that are needed in Dade City.

Policy TM 3.1.3 – Dade City may adopt and amend from time-to-time provisions for impact fees and/or mobility fees that will be utilized for the construction of necessary infrastructure, designed to maintain adopted minimum levels of service.

Policy TM 3.1.4 – Dade City shall require an analysis that measures environmental and neighborhood impact prior to funding any new roadway alignments, construction, or changes to the traffic circulation system. This process shall include community involvement.

Policy TM 3.1.5 – ~~TRA 1.1.8~~ With assistance of Pasco County and FDOT, Dade City will address the following issues: improve intersection capacities, optimize traffic signalization, and improve signage to increase transportation efficiency and safety.

Policy TM 3.1.6 – ~~Dade TRA 1.1.9~~ The City shall establish, through its capital improvement budget, an annual roadway maintenance and improvement program, sidewalk construction program, and a plan to improve existing unpaved City streets.

Policy TM 3.1.7 – ~~Dade TRA 1.1.10~~ The City's site plan review process shall address driveway connection/access points for new development or redevelopment activities to ensure minimal adverse impact to traffic flow or safety on adjacent roadways.

Policy TM 3.1.8 – Dade City shall notify applicants for development fronting a state facility that they are required to schedule a pre-application meeting to address future access and apply for a driveway permit with FDOT, District VII.

Policy TM 3.1.9 – ~~TRA 1.1.11~~ TheDade City shall maintain a tiered transportation impact fee ordinance with the objectives of:

- a) providing incentive for infill development and redevelopment in established areas
- ~~a-b)~~ _____ providing incentive for development/redevelopment in designated nodes; and
- ~~b-c)~~ _____ discouraging costly urban sprawl

OBJECTIVE TM 3.2 RIGHT-OF-WAY PROTECTION

Objective TM 3.2 – Dade City shall provide for the preservation and protection of needed transportation rights-of-way for all modes. ~~Coordinate~~

Policy TM 3.2.1 – Dade City shall require developments to dedicate the necessary right-of-way proportionate to the impacts of development along property boundaries of external roadways to accommodate standard lane widths, turn lanes, bike lanes, clear recovery zones, stormwater, utilities, sidewalks and multi-use paths, and landscaping features. Sidewalks and multi-use paths may be provided within an easement along major roadways to preserve and take advantage of proposed buffers, existing vegetation, environmentally sensitive areas, and natural features.

Policy TM 3.2.2 – Dade City shall establish right-of-way dedication requirements and typical cross-sections for arterial and collector streets. Right-of-way requirements along State or County roads will be established by the operating jurisdiction.

Policy TM 3.2.3 – Dade City shall require the inclusion of sidewalks and sidewalk connections as part of all roadway construction projects as appropriate and applicable.

OBJECTIVE TM 3.3 CONSISTENCY WITH OTHER PLANS

Objective TM 3.3 – Dade City shall coordinate transportation planning within the City and with its transportation partners.

Policy TM 3.3.1 – Dade City shall ensure that the City's– Future –Land –Use Plan– and Capital Improvements Plan elements are coordinated and consistent with the Transportation Element.

Policy TM 3.3.2 – Dade City shall continue to collaborate with the Pasco County MPO to ensure that the Transportation Element is consistent with the FDOT, the FOOT 5-Year, Work Program, the MPO Long Range Transportation Plan (LRTP) and Transportation Improvement Program (TIP), Transit Development Plan (TDP) and appropriate plans of the neighboring jurisdictions.

Policy TM 3.3.3 – Dade

~~**Policy TRA 1.6.1:** The City shall review subsequent versions of the FDOT 5-Year Work Program in order to update or modify this element, if as necessary.~~

~~**Policy TRA 1.6.2:** The~~ City shall review for compatibility with this element, the traffic circulation plans and programs of the neighboring municipalities and Pasco County as they may be amended in the future.

~~**Policy TM TRA 1.6.3.3.4**~~ – All amendments to the Transportation Element shall be supported by appropriate transportation data and analysis.

DEFINITIONS AND ACRONYMS

Alternative Modes of Transportation – Alternative transportation is all modes of travel other than the private motor vehicle. Alternative transportation systems connect communities to parks, help manage congestion and ease parking shortages for areas at or nearing capacity.

Development – New development, redevelopment or expansion of existing development.

Five-Year Work Program – Each year, FDOT develops the Five-Year Work Program (WP) which is an ongoing process that is used to allocate funds for priority transportation projects for the next five years.

F.S. – Florida Statutes.

Level of Service – A quantitative representation of the quality of service of vehicular movement on roadways.

Long Range Transportation Plan (LRTP) – The Long-Range Transportation Plan sets the vision for transportation for all modes of travel throughout the County and influences projects included in the 5-year Transportation Improvement Program (TIP) and the annual List of Project Priorities (LOPP).

Metropolitan Planning Organization(MPO) – A Metropolitan Planning Organization (MPO) is the policy board of an organization created and designated to carry out the metropolitan transportation planning process. MPOs are required to represent localities in all urbanized areas (UZAs) with populations over 50,000, as determined by the U.S. Census.

Pasco County Public Transportation (PCPT) – Pasco County Public Transportation (or GOPASCO) provides public transportation in Pasco County, Florida. The agency operates both fixed bus and paratransit services.

Transportation Improvement Program (TIP) – The Long-Range Transportation Plan sets the vision for transportation for all modes of travel throughout the County and influences projects included in the 5-year Transportation Improvement Program (TIP) and the annual List of Project Priorities (LOPP).

Transit Development Plan (TDP) – A Transit Development Plan is a Florida Department of Transportation (FDOT) required; 10-year horizon plan intended to support the development of an effective multi-modal transportation system for the State of Florida.

Vehicle Miles Traveled (VMT) – The total number of miles traveled by vehicles within a particular area, region, or country during a specified period, such as a day, month, or year.

City of Dade City
Element 6 Infrastructure and Water Resources
Goals, Objectives, and Policies Infrastructure Element

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INTRODUCTION

Pursuant to Section 163.3177-(6)(c), F.S., and Sections 9J-5.011 (2)(b) and (c), FAC, the following represents the Potable Water, Sanitary Sewer, Drainage, Solid Waste, and Natural Groundwater Aquifer Recharge Goals, Objectives, and Policies of the City of Dade City, Florida. In addition to statutory requirements, the Goals, Objectives, and Policies were developed in keeping with the character, conditions – both environmental and social – and desires of the community.

IMPLEMENTATION

Unless otherwise stated, the implementation of objectives and associated policies contained in this section shall be through the development, adoption, and application of regulations set forth in the City's Code of Ordinances.

GOAL IWR 1 ADEQUATE INFRASTRUCTURE

Goal INF 1-IWR 1 – Dade: The City shall ensure that needed potable water and, sanitary sewer, and solid waste services will be provided by a safe and efficient system which maintains adequate facilities and provides for orderly growth and expansion.

OBJECTIVE ~~IWR INF~~ 1.1 ENSURE ADEQUATE CAPACITY

Objective ~~INF~~IWR 1.1 – Development orders shall only be issued upon assurance that adequate facility capacity is available based upon the adopted level of service standards established within this element.

Sanitary Sewer	2000	110 gal. per day, per capita
Solid Waste	2000	4.23lbs. per day, per capita
Potable Water	2013	130 gal. per day, per capita
Stormwater Development	2000	Satisfactory
Existing Development		Periodic minor flooding for a few hours and no property damage during a 25 year, 24 hour storm or a 10 year, one hour storm event.
New Development	2000	Stormwater management facilities designed to accommodate the 24 hour, 25 year frequency storm.

~~Water Quality~~

2000

~~Water quality shall meet or exceed~~

~~the standards established by~~

~~SWFWMD, the Florida Department of~~

~~Environmental Protection, and~~

~~Chapter 17-25, FAC.~~

Facility

Year

Level of Service (LOS)

Policy IWR 1.1.1~~Policy INF 1.1.5~~: The development, expansion, replacement, or modification of infrastructure facilities shall be compatible with the City's level of service standards and with the Regional Water Supply Plan (RWSP) created and maintained by the Southwest Florida Water Management District ([SWFWMD](#)).

Policy IWR 1.1.2 – The Level of Service standard for potable water systems is ~~430~~116 gallons per capita per day.

Policy IWR 1.1.3 – The Level of Service standard for sanitary sewer systems is 110 gallons per capita per day.

Policy IWR 1.1.4 – The Level of Service standard for stormwater shall accommodate a 25-year, 24-hour design storm event as defined by the Southwest Florida Water Management District.

Policy IWR 1.1.5 – Dade City maintains a Level of Service standard for residential solid waste of 4.23 pounds per day per capita.

Policy IWR 1.1.46 – Potable water facilities shall be in place and available to serve new development no later than the issuance by the City of a Certificate of Occupancy (CO). The City Utilities Department shall be consulted to verify that an adequate water supply is available prior to issuance of a Certificate of Occupancy.

Policy INF IWR 1.1.37 – ~~The Engineering Department~~Dade City shall develop a data base, updated each year, showing the amount of demand and service capacity of the wastewater and water treatment facilities owned and operated by the City. The database shall include the following:

- ~~current demand by the Dade City and Pasco County water service area;~~
- ~~current capacity of the City's treatment facilities to meet the demand; and~~
- projected use and demand based on anticipated population increase in one ~~year~~ and five ~~year~~ increments ~~through the year 2010~~.

Policy INF IWR 1.1.4.8 – Potable water facilities shall be in place and available to serve new development no later than the issuance by the City of a Certificate of Occupancy (CO). The City Utilities Department shall be consulted to verify that an adequate water supply is available prior to issuance of a Certificate of Occupancy.

OBJECTIVE IWR 1.2 FACILITIES MAINTENANCE

Objective ~~INF-IWR 1.2~~ – Dade City shall seek to identify any problems and/or associated needs with existing water and water treatment resources. ~~Continue to replace and/or repair defective water and sewer facilities.~~

Policy ~~INF-IWR 1.2.1~~: Replacement and/or repair of defective water and sewer facilities will be performed in order of critical need as determined by the City Engineer in agreement with the City Commission.

Policy ~~INF 1.2.2~~: ~~The City shall install an auxiliary power source to serve the Elba Heights water supply well.~~

Policy ~~INF 2.1.6-IWR 1.2.1~~ – Dade City shall continue its inspection and correction of existing sewer facility deficiencies and ensure that adequate facility capacity exists prior to issuing development permits.

Policy ~~IWR 1.2.3~~ – Dade City will prioritize water and sewer facilities projects in the Capital Improvements Plan as needed to ensure ongoing efficient operation.

OBJECTIVE ~~IWR 1.2~~ – EFFICIENCY OF ~~EXISTING~~ WATER AND ~~SEWER FACILITIES~~ WATER TREATMENT RESOURCES.

Objective ~~IWR 1.2~~ – Dade City shall seek to identify any problems and/or associated needs with existing water and water treatment resources.

Policy ~~INF 2.1.6-IWR 1.2.1~~ – Dade City shall continue its inspection and correction of existing sewer facility deficiencies and ensure that adequate facility capacity exists prior to issuing development permits.

Policy ~~IWR 1.2.3~~ – Dade City will prioritize water and sewer facilities projects in the Capital Improvements Plan as needed to ensure ongoing efficient operation.

OBJECTIVE ~~IWR 1.3~~ COORDINATION OF EXTENSION & INCREASE OF FACILITIES TO MEET FUTURE NEEDS

Objective ~~IWR 1.3~~ – Dade City shall facilitate the extension and retrofitting of existing water facilities infrastructure to accommodate new development and redevelopment. ~~of the~~

Policy ~~IWR 1.3.1~~ – Dade City shall maintain the interlocal agreement with Pasco County establishing an exclusive service area for the provision of potable water and sanitary sewer services in the unincorporated area. ~~systems.~~

Policy ~~INF 1.1.5-IWR 1.3.2~~ – The development, expansion, replacement, or modification of infrastructure facilities shall be compatible with the City's level of service standards, ~~and with the~~ Regional Water Supply Plan (RWSP) ~~and shall be prohibited outside the designated urban service area established by the Interlocal Agreement with Pasco County.~~ ~~created and maintained by the Southwest Florida Water Management District~~

GOAL ~~IWR 2~~ POTABLE WATER MANAGEMENT

Goal ~~IWR 2~~ – Dade City seeks to achieve and sustain adequate and equitable access to safe and affordable drinking water for its residents and visitors.

OBJECTIVE ~~IWR 2.1~~ REDUCE POTABLE WATER DEMAND ~~WATER CONSERVATION~~

Objective IWR INF 2.1 — Continue efforts to reduce potable water demand and wastewater generated in the City and the Pasco County service area. Dade City will continue to explore strategies aimed at reducing potable water demand in the City and the Pasco County service area.

Policy IWR 2.1.1 – Dade City shall strive to conserve the potable water supply by:

- a. Encouraging the reduction in water demand
- b. Seeking to prevent and reduce wasteful, uneconomical, impractical, or unreasonable use of water
- c. Seeking to preserve the natural groundwater aquifer supplies for existing and future population
- d. Promoting the use of reclaimed water as a source for non-potable water
- e. Coordinating with SWFWMD to promote public water conservation education

Policy INF 2.1.1: The City shall continue to require the exclusive use of the City's potable water system by prohibiting private water wells within its municipal boundaries except as part of energy conservation measures associated with air conditioners.

Policy INF 2.1.2: City permits issued for new or altered plumbing shall require installation of water conservation devices pursuant to Section 553.14, FS. **Policy INF 2.1.3 IWR 2.1.2** – The Dade City shall continue to enforce its water conservation ordinance that restricts the unnecessary consumption of potable water.

Policy INF 2.2.2 IWR 2.1.3 – The Dade City shall continue to reduce its consumption of potable water consumption by continuing to implement a water conservation rate structure for potable water. The City shall periodically review its conservation rate structure in accordance with Water Management District research and guidance regarding rate structure design and effectiveness.

Policy IWR 2.1.4 – Dade City shall continue to require connection to the City's potable water system for new development or redevelopment within the City's utility service area.

Policy IWR INF 2.2.1 2.1.5 – Dade City will continue to implement Continue implementation of the leak detection program as a means of identifying those repairs necessary to insure the efficient operation of the potable water system.

Policy IWR 2.1.6 – Dade INF 2.2.3: The City will utilize the local news media as a means of disseminating information to the general public on its water conservation programs and efforts.

Policy IWR INF 2.1.7 – Dade 2.4: The City will seek to identify grant funding to be used for the purchase and dissemination of water savings devices to the general public.

Policy IWR 2.1.8 – Dade City will continue to explore the financial feasibility of expanding its reclaimed water system to offset potable water use for irrigation and non-potable commercial or industrial uses, in order to meet the SWFWMD goal of 75% use of reclaimed water by 2040.

Policy IWR 2.1.9 – Dade City will develop landscaping irrigation efficiency requirements in its Land Development Regulations by 2026.

Policy IWR 2.1.10 – Dade City will support and enforce the SWFWMD lawn and landscaping irrigation regulations.

Policy IWR 2.1.11 – Dade City will develop and maintain Florida Water Star program requirements in its Land Development Regulations for new residential construction pending program adoption in 2024.

Policy IWR 2.1.12 – Dade City shall develop a program to investigate and ultimately eliminate unaccounted water loss.

Policy IWR 2.1.13 – Dade City shall continue to implement its Water Conservation Plan submitted to SWFWMD as part of the water use permitting process.

Policy IWR 2.1.14 – Dade City shall cooperate with SWFWMD during declared water shortage emergencies by conserving water resources and assisting SWFWMD with enforcement of water shortage emergency declaration, orders, and plans.

Policy INF 2.2.6: By 2012, the City shall investigate and, if found to be economically feasible, prepare engineering plans for extending sanitary sewer service to those residences in Heather Place, Tara Woods, and Druid Hills, neighborhoods that are currently served by septic systems.

Policy INF 2.2.7: In order to ensure future adequate treatment capacity, the City will initiate the development of plans and identification of funding sources for expanding the wastewater treatment facility. Such plans shall take into consideration both structural and non-structural methods for achieving the stated aim of this policy.

Policy INF 2.2.8: As long as all other requirements of the City's wastewater policies and regulations are met, at the discretion of the City new development may meet the concurrency requirement for sanitary sewer through the use of onsite sewage treatment and disposal systems approved by the Department of Health.

OBJECTIVE IWR 2.2 WATER SUPPLY

Objective IWR 2.2 – Dade City, in collaboration with Southwest Florida Water Management District, will ensure that it has the facilities necessary to meet the current and projected needs of the City-operated public water supply system for at least the next ten years by implementing the Dade City Water Supply Facilities Work Plan (WSFWP).

Policy IWR 2.2.1 – Dade City shall continue to participate in the development of updates to the SWFWMD Regional Water Supply Plan (RWSP) and any other water supply related initiatives facilitated by SWFWMD that would affect the City.

Policy IWR 2.2.2 – Dade City shall maintain a WSFWP that is coordinated with the SWFWMD RWSP. The City shall update the WSFWP and related comprehensive plan policies as necessary within 18 months of an update to the RWSP.

Policy IWR 2.2.3 – Dade City's WSFWP (2023-2043) is incorporated into the Comprehensive Plan as Appendix A of the Infrastructure and Water Resources Element.

Policy IWR 2.2.4 – The City shall identify in its WSFWP the traditional and alternative water supply projects and programs, along with the water conservation and reuse practices, necessary to meet existing and projected water demands.

Policy IWR 2.2.5 – The City shall identify in its WSFWP any water supply development project options listed in the RWSP assigned to the City as an implementing or coordinating entity.

Policy INF 1.1.6: The City shall update its Comprehensive Plan within 18 months after SWFWMD approves an updated Regional Water Supply Plan to incorporate any alternative water supply projects identified in the RWSP as the responsibility of the City, including selecting from optional projects identified in such RWSP. The City may identify alternative projects not included in the SWFWMD RWSP, provided such alternative projects are selected in compliance with Section 373.0361, FL Stat. The City shall create, maintain, and update a work plan to include provisions in the Infrastructure and Capital Improvements Elements of this Comprehensive Plan, such work plan provisions covering at least 10 year planning period, for building public, private, and regional water supply facilities, including development of alternative water supplies, which are required to serve existing and new development. The work plan shall be updated, at a minimum, every 5 years within 18 months after the governing board of the water management district approves an updated regional water supply plan. The City shall also coordinate with SWFWMD, when applicable, on adding projects to the regional water supply facilities work plan and fulfilling projects in the work plan that relate to the City.

OBJECTIVE IWR 2.3 WATER POLLUTION, AND CONTAMINATION

Objective IWR 2.3 – Dade City will avoid water pollution and water contamination. ~~Continue~~

Policy IWR 2.3.1 – Dade City seeks to avoid water pollution by providing public education programs that promote the importance of clean drinking water and the detrimental effects of water contamination to the water ecosystem.

Policy IWR 2.3.2 – Dade City seeks to improve water quality by promoting the reduction of pollution and prohibiting the release of hazardous chemicals and materials into the water ecosystem.

GOAL IWR 3 SANITARY SEWER MANAGEMENT

Goal IWR 3 – Dade City will continue to provide cost-effective wastewater treatment and environmentally appropriate effluent disposal through Dade City Public Utilities' central wastewater treatment systems.

OBJECTIVE IWR 3.1 FUTURE SANITARY SEWER NEEDS

Objective IWR 3.1 – Dade City will continue to ensure the efficient operation of the sanitary sewer systems to serve its current and future needs.

Policy IWR 3.1.1 – Dade City shall continue its inspection and correction of existing sewer facility deficiencies and ensure that adequate facility capacity exists prior to issuing development permits.

Policy IWR 3.1.2 – Dade City shall continue to provide wastewater collection and disposal to ensure the integrity of the system and provide for the safe and efficient treatment of wastewater, in accordance with the Florida Department of Environmental Protection standards and regulations.

Policy IWR 3.1.3 – Dade City will continue to require the connection to the central sewer system when such service is available.

Policy IWR 3.1.4 – ~~INF 2.2.8~~ As long as all other requirements of the City's wastewater policies and regulations are met, at the discretion of the City, new development may meet the concurrency requirement for sanitary sewer through the use of onsite sewage treatment and disposal systems (OSTDS) approved by the Department of Health.

Policy IWR 3.1.5 – The City shall consider the feasibility of providing sanitary sewer services within a 10-year planning horizon to any development within the City's jurisdiction of more than 50 residential lots, whether built or unbuilt, with more than 1 OSTDS per 1 acre, as required by s. 163.3177(6)(c)3, F.S., as may be amended from time to time. Such developments are included in IWR Appendix B.

OBJECTIVE IWR 3.2 REASONABLE ASSURANCE PLAN REQUIREMENTS

Objective IWR 3.2 – Dade City will comply with the environmental protection requirements for wastewater management as outlined in s. 163.3177 and s. 403.067, F.S., as may be amended from time to time.

Policy IWR 3.2.1 – Dade City acknowledges that the installation of new onsite sewage treatment and disposal systems constructed within the Tampa Bay Estuary Reasonable Assurance Plan area is prohibited where connection to a publicly owned or investor-owned sewerage system is available as defined in s. 381.0065(2)(a), F.S. On lots of 1 acre or less within the Tampa Bay Estuary Reasonable Assurance Plan area where a publicly owned or investor-owned sewerage system is not available, the installation of enhanced nutrient-reducing onsite sewage treatment and disposal systems or other wastewater treatment systems that achieve at least 65 percent nitrogen reduction is required.

Policy IWR 3.2.2 – Dade City shall annually provide to the Florida Department of Environmental Protection (DEP) an update on the status of construction of sanitary sewers to serve the areas of the Tampa Bay Estuary Reasonable Assurance Plan within the City's jurisdiction, in a manner prescribed by DEP.

Policy IWR 3.2.3 – Dade City shall prioritize advanced wastewater treatment while maximizing the use of existing facilities as it coordinates the extension, increase, and/or upgrade of facilities to meet future needs.

GOAL IWR 4 GROUNDWATER AND STORMWATER

Goal IWR 4 – Dade City will continue to provide ~~Provide~~ an efficient stormwater drainage system which protects human life, minimizes property damage, and improves stormwater quality and on-site retention.

OBJECTIVE IWR 4.1 ~~INF~~EFFICIENT USE OF STORMWATER FACILITIES

Objective ~~INF~~IWR 4.4 1: The City will continue to ~~implement~~ation of procedures which serve to maximize the use of existing drainage facilities by promoting compact development.

Policy IWR 4.1.1 – Dade City will encourage the use of existing drainage facilities over the construction of new facilities in its Capital improvement Plan and development regulations. ~~**Policy INF 4.4.1:** Capital improvement funding and development guidelines shall encourage the use of existing drainage facilities over the construction of new facilities.~~

Policy ~~INF 4.4.2~~IWR 4.1.2: In order to minimize the cost of drainage improvements, Dade City will encourage new development and redevelopment to occur at the maximum density/intensity identified on the Future Land Use Map, while ensuring that such development/ redevelopment is compatible with the character of the adjacent properties.

OBJECTIVE IWR 4.2 MASTER STORMWATER MANAGEMENT PLAN

Objective IWR 4.2 –Dade City ~~shall begin~~ will ~~implementation and maintain its citywide of the Master master Stormwater stormwater management plan aimed at reducing the potential for property damage created by insufficient stormwater drainage~~Drainage Master Plan and Capital Improvements.

Policy IWR~~INF~~ 4.2.1 –The City shall actively seek grants and other funding sources, in~~;~~in addition to its Stormwater Utility fund, in order to finance the implementation of the master stormwater drainage plan.

Policy IWR 4.2.2 – As part of the annual preparation of its operating budget, the City shall include routine stormwater infrastructure maintenance.

Policy ~~INF~~IWR 4.2.3 – Dade City shall continue to implement its stormwater master plan through the five-year capital improvement plan.

Policy ~~INF 4.4.2~~IWR 4.2.4 – Dade City will continue to encourage the maintenance and use of existing drainage facilities where practicable over the construction of new facilities.

Policy ~~INF 4.2.1~~IWR 4.2.5 – In addition to those ~~guidelines established by~~ SWFWMD ~~and~~ contained in the City's land development regulations, the ~~City interim drainage plan~~ shall ~~consider~~include the following stormwater management techniques, as appropriate:

- a. maximum lot coverages as set forth in policies in the Future Land Use Element;
- b. use of front, rear, and side lot line swales in new development for drainage when possible;
- c. use of erosion and runoff control devices during development construction;
- d. where necessary to prevent excessive overflow of stormwater runoff into sensitive areas, the City shall consider the use of eminent domain retention purposes; and

- e. preservation of existing and establishment of new tree canopy.

Policy ~~INF 4.2.2~~ IWR 4.2.6 – Dade City shall continue to cooperate with Pasco County and the Southwest Florida Water Management District (SWFWMD) in the implementation of the requirements of the National Pollution Discharge Elimination System permit regulating Stormwater and will: The master stormwater drainage plan shall, at a minimum, address the following:

- a. Maintain an inventory and evaluation of those areas which currently have flooding problems.
- b. Maintain a hydrological survey of Dade City identifying the natural and man-made drainage systems.
- c. Maintain an analysis of existing stormwater outfalls for filtering suitability.
- d. Maintain a water quality analysis of stormwater runoff and its impact on receiving water bodies and groundwater.
- e. Maintain a list of recommended corrective measures and the projected implemented cost.
- f. Maintain a master plan that meets shall address meeting the drainage requirements of the 25-year frequency, 24-hour duration storm event as required by SWFWMD.
- g. Ensure that post-Post development runoff shall not exceed pre-development drainage rates during the 25-year frequency, 24-hour duration storm event as required by SWFWMD.

OBJECTIVE IWR 4.3 FLOOD PROTECTION

Objective ~~INF 4.3~~ IWR 4.3 – By April 1, 2012, Dade City shall manage stormwater to provide flood protection for residents and businesses and to preserve, protect, and enhance the water quality of receiving water bodies begin implementation of the Master Stormwater Drainage Master Plan and Capital Improvements.

Policy ~~INF 4.3.1~~ IWR 4.3.1 – Dade City shall continue to cooperate with Pasco County in the implementation of the requirements of the National Pollution Discharge Elimination System permit.

Policy ~~IWR 4.3.2~~ INF 4.4.3: The Dade City shall continue to cooperate with SWFWMD and Pasco County to identify financially responsible measures which can be installed to control tailwater flooding from the Withlacoochee River.

Policy ~~IWR 4.3.3~~ IWR 4.3.3 – Dade City shall require that the finished floor elevation of all structures be above the 100-year flood elevation for the site.

OBJECTIVE IWR 4.4 PROTECT RECHARGE AREAS

Objective ~~INF 5. IWR 4.4 1~~ IWR 4.4 1: Dade City will Continue-continue to implementation and maintain of regulations which provide protection to-for groundwater recharge areas located within the City.

Policy ~~IWR 4.4~~ INF 5.1 – Dade.1: The City shall cooperate with SWFWMD to identify those areas of recharge to the groundwater aquifer located within the city and maintain shall incorporate the appropriate protection measures into its land development regulations. (revised 2013)

Policy ~~IWR 4.4~~IWR 5.1.2 – Dade: ~~The~~ City shall continue to finance groundwater monitoring and other conditions of closure of the City's Parrish Grove Road Class III landfill.

Policy ~~IWR 4.4~~IWR 5.1.3 – Dade: ~~The~~ City shall cooperate with SWFWMD to closely monitor groundwater withdrawals to ensure that the groundwater and natural resources of the City are protected from over-pumping for use elsewhere in the Tampa Bay area.

OBJECTIVE ~~IWR 4.5~~ NATURAL DRAINAGE FEATURES

Objective ~~INF~~IWR 4.5 – Dade ~~City will~~ Continued continue to protection ~~of~~ the functions of the City's natural drainage features in the Duck Lake watershed.

Policy ~~INF~~IWR 4.5.1: ~~The Dade~~ City shall continue to cooperate with Pasco County and SWFWMD and, as appropriate, to adopt and implement regulations which ensure the protection of the natural drainage features of the Duck Lake watershed.

GOAL ~~IWR 5~~ ENVIRONMENTALLY ACCEPTABLE SOLID WASTE DISPOSAL

Goal ~~INF 3~~IWR 5 – Dade ~~City will provide for the clean, Efficient-efficient, economical and environmentally acceptable disposal of~~ sound management of solid, non-hazardous and hazardous waste.

OBJECTIVE ~~IWR 5.1~~ REDUCTION IN SOLID WASTE MANAGEMENT

Objective IWR 5.1 – Dade City, in cooperation with the solid waste provider, shall ensure the safe operation and maintenance of solid waste management facilities that comply with all stipulations and conditions of Florida Department of Environmental Protection (DEP), as well as with other applicable local, state and federal regulations that protect water, soil, and air quality.

Policy IWR 5.1.1 – Dade City shall promote the reduction of solid waste by providing educational information on topics of source reduction such as:

- a. Reusing products
- b. Using repairable, refillable, and durable products with the capacity for a long useful lifespan
- c. Reducing the use of single use plastics

Policy IWR 5.1.2 – Dade City shall coordinate with agencies such as the Department of Environmental Protection (DEP) and the Environmental Protection Agency (EPA) to provide educational opportunities on the negative, multi-level effects that littering, pollution, and yard waste have on the streets, and the community as a whole.

Policy IWR 5.1.3 – Dade City, together with Pasco County, shall provide education on the proper management and disposal of hazardous household wastes by encouraging residents to drop off such items at the county's Household Hazardous Waste Collection Center locations.

Policy IWR 5.1.4 – Dade City will continue to coordinate with Pasco County Solid Waste during land use, zoning, and plan review for concurrency to ensure sufficient solid waste facilities are available for all proposed development.

OBJECTIVE IWR 5.2 STATEWIDE RECYCLING GOAL

Objective IWR 5.2 – Dade City shall support Florida's goal to recycle at least 75% of waste, as referenced in Florida State Statute 403.7032 "Recycling", which may be amended from time to time.

Policy IWR 5.2.1 – Dade City will coordinate with the Pasco County Recycling and Education Division to encourage proper recycling to help to reduce the waste stream.

~~**GOAL INF 3:** Efficient and environmentally acceptable disposal of solid, non-hazardous and hazardous waste.~~

~~**Reduction in Solid Waste**~~

~~**Objective INF 3.1:** The City shall continue to strive to reduce the solid waste generation rate through increased recycling participation while ensuring that solid waste is being collected in an efficient and environmentally sound manner.~~

~~**Policy INF 3.1.1:** The City will continue to cooperate with Pasco County to reduce the amount of solid waste generated within the community and its proper disposal at the Pasco County Resource Recovery Facility or county-operated landfills.~~

~~**Hazardous Waste**~~

~~**Objective INF 3.2:** Ensure proper handling, storage, and disposal of hazardous waste.~~

~~**Policy INF 3.2.1:** The City shall continue to cooperate with Pasco County to ensure the proper handling, collection, transportation, storage, disposal, and recycling of hazardous waste generated within its municipal boundaries in order to protect human health, safety, and the environment.~~

~~**Policy INF 3.2.2:** The City, in conjunction with Pasco County and appropriate agencies, shall continue to inform residents of effective methods to safely store and dispose of household and commercial hazardous material and of procedures to follow in emergencies.~~

~~**Policy INF 3.2.3:** The City shall direct generators and users of hazardous material to Pasco County staff for technical assistance regarding proper disposal methods~~

DEFINITIONS AND ACRONYMS

Aquifer - An underground layer of water-bearing permeable rock, rock fractures or unconsolidated materials. Groundwater can be extracted using a water well.

Aquifer Recharge – The replenishment of groundwater in the aquifer through natural or active processes.

Florida Department of Environmental Protection (DEP) – State agency which regulates environmental issues, including surface and groundwater quality, RAPs, and wastewater management including OSTDS.

Groundwater Quality - The condition including mineral and/or contaminant content of water sourced from aquifers.

Onsite Sewage Treatment and Disposal Systems (OSTDS) – Commonly referred to as septic systems or septic tanks, these systems typically provide wastewater management for individual properties. Wastewater flows to a centralized tank where solids settle out and are anaerobically digested, and the liquid portion flows into a specially designed drain field to leach into the soil.

Enhanced OSTDS – Specially-designed Onsite Sewage Treatment and Disposal Systems which achieve a measurable reduction in nitrogen. As currently defined in Section 381.0065, F.S., enhanced OSTDS must achieve at least a 50% reduction in nitrogen before disposal of wastewater into the drain field, or at least a 65% total nitrogen reduction combined from the sewage tank(s) and drain field.

F.S.—Florida Statutes

Potable Water - Water that passes minimum legal standards to be suitable for drinking.

Reasonable Assurance Plan (RAP) – A control program to reduce pollutant loadings of certain waterbodies or basins which do not require a Basin Management Action Plan. These types of waterbodies are considered impaired, but with control programs already being implemented to reduce pollutant loadings.

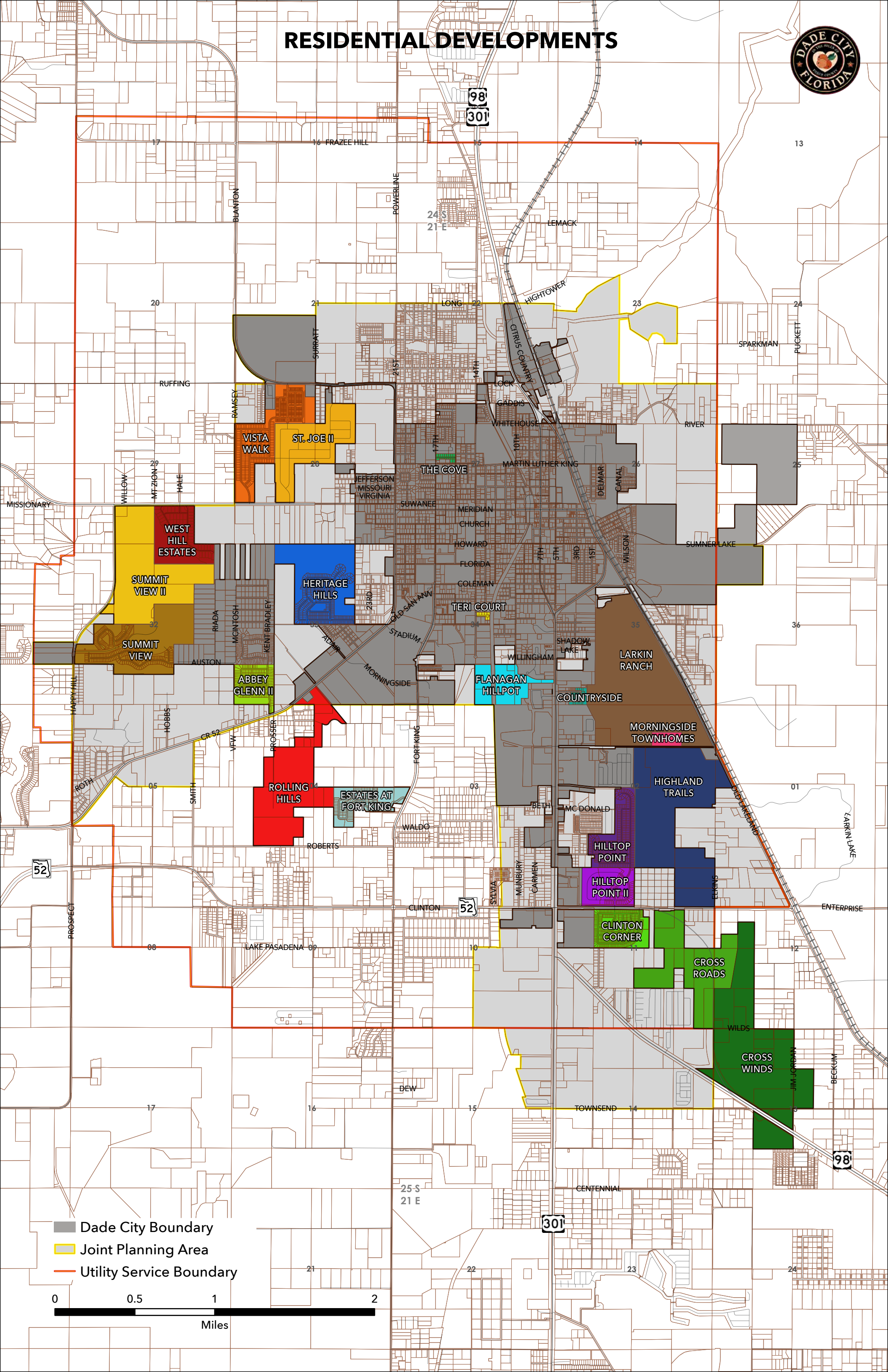
Reclaimed Water – Wastewater that has been treated to minimum biological standards to be able to be reused. Depending on the level of treatment, reclaimed water may be used as a potable water source or for non-potable uses such as irrigation, industrial or commercial use, or aquifer recharge.

Southwest Florida Water Management District (SWFMD) - Regional governmental agency that manages the water resources for west-central Florida as directed by state law.

Surface Water - Water that collects on the surface of the ground, creating waterbodies. Examples include artificial stormwater ponds and lakes as well as natural waterbodies such as rivers and streams.

Wastewater Treatment Facility - Facility which receives wastewater and processes, filters, and treats it to certain regulatory standards before it is disposed of via reuse, aquifer recharge, or direct discharge.

RESIDENTIAL DEVELOPMENTS



City of Dade City
Element 7 Recreation and Open Space
Goals, Objectives, and Policies ~~Recreation and Open Space~~

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INTRODUCTION

~~Introduction~~

Pursuant to Section 163.3177(e), ~~F.S., FS, and Sections 9J-5.014 (3)(b) and (c), FAC,~~ the following represents the Recreation and Open Space Goals, Objectives, and Policies of the City of Dade City. In addition to statutory requirements, the Goals, Objectives, and Policies were developed in keeping with the character, conditions, both environmental and social, and desires of the community. These Goals, Objectives, and Policies are intended to address the establishment of a long-term end towards which the Recreation and Open Space programs and activities of the community are ultimately directed.

IMPLEMENTATION

Unless otherwise stated, the implementation of objectives and associated policies contained in this section shall be through the development, adoption, and application of regulations set forth in the City's Code of Ordinances.

~~GOAL ROS 1 CONVENIENT PARK FACILITIES~~

Goal ROS 1 – Dade City shall provide an exemplary system of parks that are appropriately sized and designed to be convenient to citizens of all age, social and economic groups.

~~Goals, Objectives, and Policies~~

~~**GOAL ROS 1:** To ensure the provision, protection, and maintenance of a coordinated, efficient, and accessible system of public and private parkland, recreational facilities, and open space.~~

~~Level of Service~~

OBJECTIVE ROS 1.1 LEVEL OF SERVICE

Objective ROS 1.1 – Dade City shall ~~continue~~ provide and maintain a system of parks and recreational facilities that ~~meet~~meets the needs of current and future residents and visitors.

Policy ROS 1.1.1 – ~~Dade City adopts a:~~ ~~The City's adopted~~ level of service standards for parks, recreational facilities, and open space of 2.0 acres of community parksshall be as follows:

- ~~a. Neighborhood park~~ ————— 1 park per 5,000 population
- ~~b. Community park~~ ————— 1 park per 10,000 population
- ~~c. Open space~~ — 1 acre per 1,000 permanent residents.population
- ~~d. Tennis courts~~ ————— 1 court per 2,000 population
- ~~e. Basketball courts~~ ————— 1 court per 5,000 population
- ~~f. Baseball/softball~~ ————— 1 field per 3,000 population
- ~~g. Football/soccer field~~ ————— 1 field per 6,000 population
- ~~h. Boat ramp~~ ————— 1 ramp per 5,000 population
- ~~i. Shuffleboard courts~~ ————— 1 court per 5,000 population
- ~~j. Picnicking~~ ————— 1 acre per 6,000 population
- ~~k. Hiking/nature trails~~ ————— 1 mile per 6,000 population
- ~~l. Bicycle path~~ ————— 1 mile per 5,000 population
- ~~m. Racquetball/handball~~ ————— 1 court per 5,000 population
- ~~n. Swimming Pool~~ ————— 1 pool per 25,000 population.

Policy ROS 1.1.2 – ~~Dade~~ : ~~By 2005, the City shall~~ continually seek public inputaddress recreation level of service deficiencies by adding the following facilities to evaluate the provisionsCity's inventory of existing recreational sites and programs to identify unmet needs.facilities:

- ~~a. Boat ramp~~
- ~~b. Hiking/nature trail~~
- ~~c. Bicycle path~~

Policy ROS 1.1.3 – ~~Dade City:~~ ~~Park and recreation lands will~~ develop a long-range plan be planned for parks by 2030 which will recommend future programs and locations for facilitiesmultiple uses and located in areas most suitable to satisfy the needs of permanent and seasonal populations.

Policy ROS 1.1.4 –

~~Policy ROS 1.1.5:~~ The designation and acquisition of park sites shall be in accordance with long range comprehensive plans for city development and redevelopment.

~~Policy ROS 1.1.5 –6:~~ In order to meet future recreational needs, the City will consider regulations whereby residential developers may be required to contribute toward the cost of new recreational land and facilities, according to the need that will be generated by new development.

~~Policy ROS 1.1.76 –:~~ Dade City will continue to support the Orange Belt Trail, a 37-mile regional multiuse trail providing recreation opportunities for both visitors and residents.

~~Policy ROS 1.1.7-~~ Dade City will continue to support the City's Hardy Trail providing opportunities for connections and expansion of the trail.

~~**Policy ROS 1.2.2:** To the maximum extent possible, identify recreational opportunities and needs through a public/private partnering between the general public, public and private civic and fraternal organizations, and religious institutions.~~

~~**Policy ROS 1.2.3:** The City shall maintain its agreement with Pasco County to operate recreational programs at the Naomi Jones/Pyracantha Park.~~

~~**Policy ROS 1.2.4:** The City shall work with the Pasco County School Board to identify opportunities for the collocation of appropriate recreational facilities and making school recreational facilities more accessible to the surrounding neighborhood.~~

Policy ROS

~~Goal ROS 2.1.2.5: The City shall pursue connection of the City's multi-use trail identified in Policy ROS 1.1.7. with the Withlacoochee State Trail.~~

OPEN SPACE

Goal ROS 2 – Dade City seeks to increase the availability of public open space for citizens of all age, social and economic groups while preserving sensitive lands .

OBJECTIVE ROS 2.1 PROVIDE PUBLIC OPEN SPACE

Objective ROS 2.1 – Dade City shall maintain or increase the acreage of publicly accessed open space and take special care to preserve environmentally sensitive land.~~1.3: To~~

Policy ROS 2.1.1 – Dade City shall continue to protect lands defined as open space~~Open Space~~ from incompatible uses and to maintain their valuable functions.~~, the~~

Policy ROS 2.1.2 – Dade City shall develop strategies for utilizing open spaces~~such~~ lands, held publicly or privately, as a resource for public recreation, as appropriate.

Policy ROS 2.1.3 – Dade~~1: By December 2001, the~~ City shall maintain~~adopt~~ land development regulations which include specific open space definitions and standards.

Policy ROS 2.1.4 – Dade~~3.2: By December 2001, the~~ City shall identify and adopt incentives, as appropriate, which encourage the provision of open space areas.

Policy ROS 2.1.5 – ~~3.3:~~ Areas set aside as open space within parks shall be maintained to protect and preserve native habitat while providing opportunities for passive recreation. Further, such areas shall be buffered from incompatible recreational activities and/or land uses.

Policy ROS 2.1.6 – ~~1.1.4~~ Recreational development shall be compatible with the surrounding environment and shall be subject to performance standards contained in the adopted land development regulations.

Recreational Facilities Demand and Planning

~~**Objective ROS 1.4:** Continue to be responsive to the recreational needs of the year-round, seasonal, and special-needs populations.~~

~~**Policy ROS 1.4.1:** The City shall actively pursue efforts to expand recreational programs to appeal to the youth of the City through diversified options of both structural and non-structural programs.~~

Policy ROS 2.1.7 – Land set aside by new residential development for recreational purposes shall be determined suitable for that purpose during the site plan review process. Such areas shall not be land which is remaining after development nor include land set aside in fulfillment of the requirements of the land development regulations (e.g., setbacks, parking lots, etc.).
~~1.4.2: Through cooperative efforts with the Pasco County School Board, Pasco County Parks and Recreation Department, local public and private social service agencies, and other interested parties, the City shall increase opportunities for additional structured recreational programs for youth, especially for youth who do not participate in youth sports activities and for the economically disadvantaged.~~

Poli

GOAL ROS 3 HEALTHY LIVING

Goal ROS 3 – Dade City seeks to provide opportunities for its residents to experience active and healthy lifestyles.

OBJECTIVE ROS 3.1 PROGRAMS FOR HEALTHY COMMUNITY

Objective ROS 3.1 – Dade City shall develop and maintain ongoing programs and infrastructure designed to support sustainable community health.

Policy ROS 3.1.1 – Dade City shall promote a healthy community by encouraging and supporting access to recreation and physical activity through a network of activity-based parks and access to resource-based facilities.

Policy ROS 3.1.2–1.4.3: Dade City will ensure that Access to park and recreation facilities and services shall be provided are accessible for people with disabilities, the elderly populations, handicapped, and economically disadvantaged.

Policy ROS 3.1.3 –4.4: Bicycle racks for cyclists shall be provided at parks and other recreation facilities.

GOAL ROS 1.4 ADEQUATE FUNDING

Goal ROS 4 – Dade-5: ~~Through its annual budget process, the~~ City shall ~~seek to establish a program to ensure that programs and improve accessibility to park facilities for parks and open spaces are adequately funded~~ the elderly and physically disabled.

FUNDING

OBJECTIVE ROS 4.1 FUNDING

Objective ROS 4.1 – Dade-5: The City shall leverage local tax dollars by pursuing other funding mechanisms that can be used to expand and/or improve its parks and open space programs ~~continue to provide park and recreation facilities in an economically efficient manner.~~

Policy ROS 4.1.5.1 – Dade: ~~The~~ City shall continue to actively pursue county, state, federal, and private funding for park and recreation facilities.

Policy ROS 4.1.5.2 – Dade City: ~~New residential development or redevelopment~~ shall maintain existing recreation land and facilities through ~~provide for the use of proper management and budgeting~~ recreational needs generated by said development.

Policy ROS 4.1.5.3 – Dade: ~~The~~ City shall preserve, maintain, and enhance existing parks and recreation facilities, including access, through the use of adequate operating budgets, user fees, and best management practices.

Policy ROS 4.1.4 – Dade City seeks to develop a policy for joint use or license agreements with the private sector and non-profit organizations to expand programming at private amenity locations.

Policy ROS 1.5.4: ~~By 2001, the~~

Policy ROS 4.1.5 – Dade City shall encourage programs such as “adopt-a-park” to facilitate maintenance and beautification of city parks through litter and debris removal by various persons and groups.

Policy ROS 4.1.6 – The Dade City Land Development Regulations shall include a requirement for developers to include recreational spaces within their projects to promote community well-being, physical activity and social interaction.

Policy ROS 4.1.7 – Dade City shall investigate and determine the suitability of utilizing methods such as tax incentives, impact fees, and density transfers for the acquisition, development, and maintenance of City recreation sites.

Policy ROS ~~4.1.8–5.5:~~ When acquiring land for recreation and open space facilities, ~~Dade~~^{Dade} the City shall give high priority to lands designated as Conservation/Preservation on the adopted Future Land Use Map or identified as environmentally sensitive by Florida Fish and Wildlife Conservation Commission.

Policy ROS ~~4.1.9 –~~ ~~Dade City shall explore~~^{5.6: Investigate the possibility of securing} grant funding ~~opportunities offered by state and federal agencies,~~ such as the Florida ~~Boating Improvement Fund,~~ for the ~~expansion of recreational opportunities and development of water-based recreation on the City-owned land adjacent to the City's closed landfill.~~

~~**Policy ROS 1.5.7:** By December 2001, the Dade City Recreation Board shall develop evaluation criteria to assess City parks and recreational facilities.~~

~~**Policy ROS 1.5.8:** The City shall investigate the feasibility of constructing a boat ramp at East Lake Park.~~

~~**Policy ROS 1.5.9:** During FY 2016-2017, the City shall develop conceptual designs for anew water/splash park and improvements to the James Irvin Center at Naomi Jones Park.~~

~~**Policy ROS 1.5.10:** During FY 2016-2018, the City shall seek funding through the Florida Recreational Development Assistance Grant Program (FRDAP), and other grant funding sources to expand its park system for improvements to Price Park and Watson Park.~~

OBJECTIVE ROS 4.2 COORDINATION OF RECREATIONAL RESOURCES

Objective ROS 4.2 – Dade City will continue to provide opportunities for the coordination of public and private recreational resources.

Policy ROS ~~4.2.1 –~~ ~~Dade~~^{5.11:} During FY 2017-18, the City shall establish a Parks and Recreation Advisory Board to advise ~~begin construction on~~ the City Commission on issues related to the recreational needs and desires of City residents and opportunities for the fulfillment of the same.

Policy ROS 4.2.2 –~~1.2.3~~ ~~The Dade~~ City shall maintain ~~its-an~~ agreement with Pasco County to operate recreational programs at the Naomi Jones/Pyracantha Park.

Policy ROS 4.2.3 – ~~1.2.4 The Dade~~ City shall work with the Pasco County School Board to identify opportunities for the collocation of appropriate recreational facilities and making school recreational facilities more accessible to the surrounding neighborhood.

Policy ROS 4.2.4 – Dade City shall monitor its recreation programs and facilities to assure diversity of programs addressing the recreational interests of different age and ethnic groups, particularly children, teenagers, people with disabilities, and the elderly.

Policy ROS 4.2.5 – ~~1.4.1 Dade The~~ City shall actively pursue efforts to expand recreational programs to appeal to the youth of the City through diversified options of both structural and nonstructural programs.

Policy ROS 4.2.6 – ~~1.4.2~~ Through cooperative efforts with the Pasco County School Board, Pasco County Parks and Recreation Department, local public and private social service agencies, and other interested parties, the City shall increase opportunities for additional structured recreational programs for youth, especially for youth who do not participate in youth sports activities and for the economically disadvantaged.

~~**Policy ROS 1.2.5:** The City shall pursue connection of the City's multi-use trail identified in Policy ROS 1.1.7. with the Withlacoochee State Trail~~

~~**Policy ROS 1.5.6:** Investigate the possibility of securing grant funding, such as the Florida Boating Improvement Fund, for the expansion of recreational opportunities and development of water-based recreation on the City-owned land adjacent to the City's closed landfill.~~

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~~**Policy ROS 1.5.10:** During FY 2016-2018, the City shall seek funding through the Florida Recreational Development Assistance Grant Program (FRDAP), for improvements to Price Park and Watson Park.~~

~~**Policy ROS 1.5.11:** During FY 2017-18, the City shall begin construction on the Hardy Trail extension.~~

DEFINITIONS AND ACRONYMS

ADA Accessible – Refers to a site, facility, work environment, service, or program that is easy to approach, enter, operate, participate in, and/or use safely and with dignity by a person with a disability.

Economically Disadvantaged – Socially disadvantaged individuals whose ability to compete in the free enterprise system has been impaired due to diminished capital and credit opportunities as compared to others in the same or similar line of business who are not socially disadvantaged.

Florida Recreation Development Assistance Program (FRDAP) – The Land and Recreation Grants staff administers grants to local governments through the Florida Recreation Development Assistance Program (FRDAP). This competitive, reimbursement grant program provides financial assistance for acquisition or development of land for public outdoor recreation. Eligible participants include all county governments, municipalities in Florida and other legally constituted local governmental entities with the responsibility for providing outdoor recreational sites and facilities for the general public.

F.S. – Florida Statutes

Hardy Trail – The Hardy Trail is a paved multi-use recreation trail in Dade City. It is one mile long and 12 feet wide. It follows the path of a segment of the Seaboard Airline Railroad line where it ran through Dade City. It was named after former residents Roy and Martha Hardy, and is used primarily by local residents seeking exercise and recreation.

Orange Belt Hardy Trail (OBT) – The OBT is a proposed regional multiuse trail spanning approximately 37 miles through Pasco County. The OBT will provide regional connectivity and enhance the existing and planned regional trail network by providing key connections to the Coast-to-Coast Trail, Starkey Trail, Suncoast Trail, and Withlacoochee Trail.

Open Space – Urban or suburban land that is mostly undeveloped and set aside for agricultural, recreational, or conservational purposes. This land may be owned by the public or private entities and can have restricted or unrestricted access.^{extension.}

City of Dade City
Element 8 Conservation
Goals, Objectives, and Policies Conservation Element

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INTRODUCTION

Pursuant to Section 163.3177(6)(e), ~~F.S., and Sections 9J-5.013(2)(b) and (c), FAC~~, the following represents the Conservation Goals, Objectives and Policies of the City of Dade City. In addition to statutory requirements, the Goals, Objectives, and Policies were developed in keeping with the character, conditions, both environmental and social, and desires of the community. These goals, objectives and policies are intended to address the establishment of a long-term directive for protecting and enhancing the natural resources found in the community.

IMPLEMENTATION

Unless otherwise stated, the implementation of objectives and associated policies contained in this section shall be through the development, adoption, and application of regulations set forth in the City's Code of Ordinances. CON 1 Protect Natural Resources

~~GOAL CON 1 PROTECT NATURAL RESOURCESUNLESS OTHERWISE STATED, THE IMPLEMENTATION OF OBJECTIVES AND ASSOCIATED POLICIES CONTAINED IN THIS SECTION SHALL BE THROUGH THE DEVELOPMENT, ADOPTION, AND APPLICATION OF REGULATIONS SET FORTH IN THE CITY'S CODE OF ORDINANCES.~~

GOAL CON 1 PROTECT NATURAL RESOURCES

Goal CON 1 – Dade City will provide for the preservation, conservation, and appropriate management of its: ~~Conserve, protect, and appropriately manage~~ natural resources so that current and future generations can continue to enjoy them and ensure the highest environmental quality possible.

OBJECTIVE CON 1.1 AIR QUALITY

Objective CON 1.1 – Dade City seeks to maintain or improve air quality in the Tampa Bay Airshed through compliance with state and federal air quality standards established by the Florida Department of Environmental Protection Guideline for the Implementation of the Ambient Air Monitoring Regulations in 40 CFR, Part 58, ~~and adopted in Section 62, FAC.~~

Policy CON 1.1.1 ~~—~~ The City shall reduce the pollution ~~-potential -from -~~automobile emissions by:

- a) Requiring vegetative buffer strips between roadways and new residential development;
- b) landscaping public areas and rights-of-ways;
- c) enforcing the City's tree protection standards in the Land Development Regulations~~Tree Preservation Ordinance~~;
- d) improving traffic flow with proper signal timing;

- e) promoting public transit and car/van pooling;
- f) providing a sidewalk and bikeway system in the City to facilitate nonmotorized, vehicular movement with the least amount of adverse impact on the environment; and
- g) promoting mixed-use development.

Policy CON 1.1.2 ~~–~~ Open burning in Dade City shall be regulated and coordinated with Pasco County and the Florida Division of Forestry to avoid burning during periods of elevated pollutant levels and adverse meteorological conditions.

OBJECTIVE 1.2 PROTECTION OF WATER RESOURCES

Objective CON 1.2 – Dade City shall continue to protect~~3: Continued protection of~~ the quality and quantity of surface and groundwater resources.

Policy CON 1.2.1 ~~– Dade: The~~ City shall continue to use~~of~~ rapid infiltration basins at the City's wastewater treatment plant to eliminate discharge of treated effluent to ~~the~~ Withlacoochee River.

Policy CON 1.2.2 ~~– Dade City shall continue: Continue~~ to enforce regulations on irrigation, leak detection, and applicable water conservation measures and restrict activities and land uses known to adversely affect the quality and quantity of identified water resources.

Policy CON 1.2.3 ~~– Dade: The~~ City shall continue to implement the comprehensive water shortage plan measures as set forth in the Southwest Florida Water Management District's (SWFWMD) SWFWMD's Water Shortage Plan, Chapter 40D-21, FAC.

Policy CON 1.2.4 ~~–~~ In order to reduce non-point source pollutant loads and improve the function of the City's drainage system, dumping of debris of any kind (e.g., yard clippings and trimmings) into drainage areas and lakes shall be prohibited.

Policy CON 1.2.5 ~~–~~ Activities in the City which could conceivably ~~breach~~ the confining layer to the Floridan aquifer shall be strictly regulated through development review or cooperation with the appropriate permitting agency.

Policy CON 1.2.6 ~~– Dade: The~~ City shall prohibit septic tanks for all new development ~~that~~ can be accommodated~~handled~~ by the City's central sanitary sewer system.

Policy CON 1.2.7 ~~– Dade City shall~~ support the transition of septic tanks to regional wastewater treatment plants, and promote maintenance, and upgrades as necessary, of ~~existing~~ septic tanks to the standards of the Florida Department of Environmental Protection~~Health standards~~.

Policy CON 1.2.8 ~~– 3.7:~~ In accordance with the City's participation in the National Pollution Elimination Discharge System (NPDES) program, stormwater runoff ~~shall~~ ~~be~~ managed~~handled~~ with Best Management Practices to minimize its impact upon receiving waters.

Policy CON 1.23.9 – Undeveloped areas annexed into the City which are identified as having high aquifer recharge potential shall be considered as candidates for designation as Conservation/Preservation on the City's Future Land Use Map.

Policy CON 1.23.10 – ~~Dade~~ The City shall adopt and maintain land development regulations as required by enforce the requirements of Section 373.62, F.S., regarding ~~FS~~, that requires any person who purchases and installs an automatic landscape lawn sprinkler system after May 1, 1991, to install a rain sensor device that overrides the irrigation systems. cycle of the sprinkler system when adequate rainfall has occurred.

~~**Policy CON 1.3.11** – The City shall periodically assess its current and project water needs and sources over a 10-year period, considering the appropriate regional water supply plan approved pursuant to s. 373.0361 and submit this information to the Southwest Florida Water Management District.~~

OBJECTIVE 1.3 WELLHEAD PROTECTION

Objective CON 1.43 – Dade City shall continue to identify ~~4: Identification of~~ wellhead protection areas and prohibit~~prohibition of~~ adverse land use impacts.

Policy CON 1.34.1 – ~~Dade~~ The City will cooperate with SWFWMD in developing site-specific testing and modeling for the mapping of wellfield cones of influences. ~~This information will be used in refining the City's Wellfield Protection Ordinance for the purposes of directing incompatible activities and land uses away from these resources.~~ (revised 2013)

Policy CON 1.34.2 – ~~Dade~~ The City shall continue to cooperate with SWFWMD to ensure that future wellfield development in northeast Pasco County does not adversely impact the City's potable water wells. (revised 2013)

OBJECTIVE CON 1.4 NATIVE VEGETATION AND SOILS

Objective CON 1.4 7 – ~~Dade~~ The City shall conserve, appropriately use, and protect native vegetation and soils.

Policy CON 1.4.1 – Dade City shall encourage the preservation of environmentally sensitive land.

Policy CON 1.4.21.7.1 – ~~Dade City shall Continue~~ continue to enforce implement the City's Tree Preservation Ordinance tree protection standards in its Land Development Regulations, except as limited by s. 163.045, F.S.

Policy CON 1.4.3– 1.7.2 Dade City shall continue to cooperate with Pasco County and, SWFWMD to protect unique vegetative communities found within the vicinity of Dade City by preventing activities which would alter the character and natural function of these areas.

Policy CON 1.4.4 –1.7.3 Dade City shall consider soil conditions and vegetation classifications prior to the issuance of any development order.

Policy CON 1.4.5– Dade City shall seek to protect native upland and wetland habitats that enable the long-term survival of plant species that are rare, endangered, threatened or of special concern.

Policy CON 1.4.6– Dade City shall prohibit the planting or seeding of invasive exotic plants as categorized by the Florida Fish and Wildlife Conservation Commission (FWC) and the University of Florida Institute of Food and Agricultural Services.

Policy CON 1.4.7 – Dade City’s Land Development Regulations will require all development applications include a landscape plan that prioritizes the use of native plant species and maintains the site to be free of invasive exotic vegetation.

Policy CON 1.4.8 – Dade City shall continue to remove invasive exotic vegetation from City-owned property.

Policy CON 1.4.9 – Dade City shall require that all development complies with state and federal regulations regarding environmentally sensitive land through land use planning, site plan review, and the establishment and enforcement of corresponding Land Development Regulations.

Policy CON 1.4.10 –Dade City’s Land Development Regulations will require the protection of hillsides and areas of varying topography to ensure that development will not destroy or severely alter the existing topography, induce soil erosion, result in excessive grading, create stormwater runoff problems, unduly disturb natural vegetation and wildlife, or lead to loss of aesthetic value.

OBJECTIVE CON 1.5 FLOODPLAINS

Objective CON 1.9–1.5 – Dade City shall maintain and strictly enforce Rregulations for development within the 100-year flood plain.

Policy CON 1.95.1–Dade City shall maintain and enforce land development regulations that require post-development stormwater runoff rates, volumes, and pollutant loads do not exceed predevelopment conditions on applications for new development or redevelopment approvals within the 100-year flood plain.

Policy CON 1.59.2–Dade TheCity shall protect the natural functions of the 100-year flood plain so that the flood-carrying and flood storage capacity and water quality benefits are maintained.

Policy CON 1.59.3 –~~Dade The~~ City shall continue its participation in the National Flood Insurance Program and ensure that all development is consistent with the provisions thereof.

OBJECTIVE CON 1.6 WETLAND PROTECTION

Objective CON 1.6 –~~Dade City shall u~~Use the local planning process to protect identified wetlands ~~on Map 1-4 in the Future Land Use Map series~~ from physical and hydrologic alteration.

~~**Policy CON 1.6.1.** The City shall require the submittal of a wetland survey at appropriate phases in the land development review process. This requirement must be met prior to issuance of any development order.~~

Policy CON 1.6.1 – Dade City shall require that presence of wetlands and their type; i.e., Categories I, II, or III, be identified within the review processes of development applications, Land Use Amendments, and rezoning applications and all site and construction plans. The precise categorization of these areas shall be determined through site specific studies and field determinations.

Policy CON 1.6.2 – Category I wetlands shall mean those wetlands which meet at least one of the following criteria:

- a) Any wetland of any size that has a hydrological connection (not man-made or by floodplains) to natural surface water bodies, such as natural lakes, rivers, and springs.
- b) Any wetland of any size that has a direct connection to the Floridan aquifer by way of an open sinkhole or spring.
- c) Any wetland of any size that is within a lake littoral zone.
- d) Any isolated uninterrupted wetlands 100 acres or larger.
- e) Any wetland of any size that provides critical habitat for Federal and/or State-Listed threatened or endangered species.

Policy CON 1.6.3 – Category II wetlands shall mean those wetlands which meet any of the following criteria:

- a) Consist of isolated wetlands or formerly isolated wetlands which by way of man's activities have been directly connected to other surface water drainage and are greater to five acres.
- b) Are less than 100 acres and do not otherwise qualify as a Category I conservation area.

Policy CON 1.6.4 – Category III wetlands shall mean those wetlands which meet both of the following criteria:

- a) Isolated wetlands less than five acres.

b) Do not otherwise qualify as Category I or Category II wetlands.

Policy CON 1.6.5 – Dade City shall limit the removal, alteration, encroachment, dredging, filling, or changes to the natural hydro period or water quality (hereinafter collectively referred to as impacts) within Category I wetlands to cases where no other feasible and practicable alternative exists that will permit a reasonable use of the land. The protection, preservation, and continuing viability of Category I wetlands shall be the prime objective of the basis for review of all proposed impacts within these areas. Impacts within Category II wetlands should be presumed to be allowed unless removal, encroachment, or alteration is contrary to the public interest. Impacts may be allowed in Category III wetlands.

Policy CON 1.6.6 – Where the requirements of Policy CON 1.6.5 are met, Category I wetlands may be impacted with an approved mitigation plan. Mitigation will consist of the preservation, enhancement, and/or restoration of uplands and wetlands located within or immediately adjacent to critical linkages, immediately adjacent to existing public conservation lands, immediately adjacent to rivers and named tributaries, occur within the seasonal high waterline of natural lake systems in which the open water portions of the lakes are greater than ten acres in size, or are contiguous with coastal marsh systems. Where the requirements of Policy 1.6.5 are met, Category II wetlands may be impacted if mitigated, where possible, within or immediately adjacent to critical linkages or parcels immediately adjacent to existing public conservation lands or within ecological planning units in areas that are adjacent to conservation lands.

Policy CON 1.6.7 – Dade City shall periodically review the adequacy of the Florida Department of Environmental Protection, the Southwest Florida Water Management District, and Army Corps of Engineers permitting, monitoring, and compliance procedures and, if necessary, formulate an appropriate alternative wetland protection strategy.

Policy CON 1.6.8 – Dade City shall require that all wetland encroachments be permitted and mitigated according to Florida law, and monitored by the Florida Department of Environmental Protection, Southwest Florida Water Management District, and the Army Corps of Engineers.

~~**Policy CON 1.6.3:** The City shall coordinate with the Army Corp of Engineers, the Florida Department of Environmental Protection, and the Southwest Florida Water Management District to identify and regulate wetland areas under the respective agency's jurisdiction.~~

~~**Policy CON 1.6.4:** The City shall require identification of Category I, II, and III wetlands prior to staff review of Future Land Use Map amendment or development site plan proposals.~~

~~**Policy CON 1.6.6:** The City shall not permit development in Category I or II wetlands or wetland buffers except as follows:~~

- ~~a. clearing and/or construction of bicycle and walking trails;~~
- ~~b. construction of timber boardwalks/catwalks for direct access to water bodies; construction of wildlife management shelters, footbridges, observation decks and similar structures not requiring a dredging and/or filling for their replacement.~~
- ~~c. clearing and or construction of electric utility, storm water management, water, or waste water infrastructure as needed to provide public service (excluding roadways) that does not impair the long term viability of the wetland system;~~
- ~~d. Dredging and filling is permissible within Category I and II wetlands as necessary for these activities if:~~
 - ~~1) no other reasonable alternative exists and avoidance cannot be achieved;~~
 - ~~2) such activity is consistent with other policies of the Comprehensive Plan;~~
 - ~~3) such activity complies with the requirements of all federal, state, and regional agencies claiming jurisdiction over wetland alteration;~~
 - ~~4) appropriate justification for alterations is provided to the City;~~
 - ~~5) adequate mitigation of any adverse hydrological and physical alterations is provided. The basis for mitigation shall be categorized by type of wetland area. Mitigation shall be required to replace the habitat and functions performed by the wetland areas destroyed. Reasonable assurance shall be provided for type for type mitigation at the ratios set by agency regulations; and~~
 - ~~6) no more than one percent of any Category I wetland is impacted (may be increased in cases of overriding public benefit); and~~
 - ~~7) no more than 15 percent of any Category II wetland is impacted (may be increased in cases of overriding public benefit).~~

~~Overriding public benefit are those actions required by local, state, or federal government necessary for the promotion of public safety, health, or general welfare such as storm water management activities, or the provision of water and waste water facilities, but not including roadways.~~

~~Policy CON 1.6.7:~~ ~~Removal, encroachment, or alteration for Class III wetlands may be allowed with the extent of such activities being determined on a case-by-case basis in conjunction with applicable regulatory agencies and in the interest of public benefit.~~

~~**Policy CON 1.6.8:** When encroachment, alteration, or removal of Category III wetlands is permitted, habitat compensation or mitigation as a condition of development approval shall be required. The basis for mitigation shall be categorized by type of wetland area. Mitigation shall be required to replace the habitat and functions performed by the wetland areas destroyed. Reasonable assurance shall be provided for type for type mitigation at the ratios set by agency regulations.~~

~~**Policy CON 1.6.9:** Only Low Density Residential, Recreation/Open Space, and Conservation/Preservation Future Land Use designations shall be designated adjacent to Category I and II wetlands.~~

~~Where more intense land use designations have already been shown adjacent to Category I and II wetlands on the Future Land Use Map and have been relied upon for development or zoning decisions, the designation may remain. However, any development parcel containing wetlands must demonstrate that no significant adverse impact to the wetland will result from activities to be conducted on the site, and that adequate mitigation/compensation will be provided to protect wetland function and ensure type for type replacement.~~

~~It shall be noted, however, that mitigation shall be the final option when no reasonable alternative exists and avoidance and minimization of impact cannot be achieved.~~

~~Onsite one for one transfer of development (density or intensity of use) out of and away from wetlands and wetland buffers to uplands shall be required in all land uses other than those listed in this policy.~~

~~Category I and II wetlands encompassed by Future Land Use Map amendments shall be designated as Conservation/Preservation on the Future Land Use Map.~~

~~**Policy CON 1.6.10:** The City shall require all wetland encroachments to be mitigated according to chapters 62-25 and 40D-4, FAC, and Section 404, Clean Water Act, and mitigation compliance to be monitored by FDEP, SWFWMD, and ACOE.~~

~~**Policy CON 1.6.11:** In combination with other goals, objectives, and policies of the Comprehensive Plan, the City shall protect and conserve wetlands by redirecting incompatible uses away from wetlands.~~

~~**Policy CON 1.6.10:** The City shall require all wetland encroachments to be mitigated according to chapters 62-25 and 40D-4, FAC, and Section 404, Clean Water Act, and mitigation compliance to be monitored by FDEP, SWFWMD, and ACOE.~~

Policy CON 1.6.9 – Industrial land uses shall not be designated adjacent to or within Category I wetlands. Where industrial land use designations have already been shown adjacent to or within Category I wetlands, either by the City or Pasco County on the Future Land Use Map and have been relied on for development or zoning decisions, the designation may remain. However, any development which occurs in these locations must demonstrate that no significant adverse impact to the wetlands will result or that adequate mitigation/compensation will be provided to protect function and replace type for type.

Policy CON 1.6.11-10 – In combination with other goals, objectives, and policies of the Comprehensive Plan, the City shall protect and conserve wetlands by redirecting incompatible uses away from wetlands.

Policy CON 1.6.12-11 – For lots of record (parcels recorded prior to adoption of the 2010 Comprehensive Plan) which do not contain sufficient uplands to permit development, fill and clearing of natural vegetation shall be allowed only in conjunction with the minimal access way and a minimum amount beneath one residential structure, provided the direction and rate of historical flow are not altered. Structures within wetland areas must be elevated on pilings. Subsequent to plan adoption, the City shall prohibit the creation of lots or parcels with inadequate uplands.

Policy CON 1.6.512 – ~~Dade~~ The City shall require a minimum 30-foot average upland buffer around all post-development Category I wetlands. However, a variance from the minimum requirement may be applied to establish the width of Category I wetland buffers necessary to protect the natural wetland ecosystem from significant adverse impacts on a case-by-case basis. Upland buffers around post-development Category II and Category III wetlands shall be as required by the Southwest Florida Water Management District or other regulatory agency. Upland buffers shall not be required at the location where an impact to a wetland is permitted.

GOAL CON 2 PROTECT WILDLIFE

Goal CON 2 – Dade City shall protect the natural diversity and abundance of wildlife and the structure, function, and integrity of its various ecosystems that benefit state- and federally listed species.

OBJECTIVE CON 2.1 WILDLIFE HABITAT

Objective CON 2.1 – As appropriate to existing conditions, Dade City shall conserve wildlife habitat for its ecological, environmental, and minimal-impact recreational value.

Policy CON 2.1.1 – Dade City shall cooperate with Pasco County, SWFWMD, and the Florida Fish and Wildlife Conservation Commission to identify, protect, and conserve the natural character and function of lakes, wetlands, floodplains, wildlife habitat, and upland areas found in the City. As municipal resources permit, the City will establish procedures necessary to implement this policy beyond those of the appropriate regulatory agencies.

~~**Objective CON 1.8:** As an ongoing objective, the City shall protect species with special status from adverse impacts due to the loss of habitat.~~

~~**Policy CON 1.8.1:** The City shall cooperate with the Florida Department of Environmental Protection and Florida Fish and Wildlife Conservation Commission in the application of and compliance with all state and federal regulations pertaining to species of special status (e.g., endangered, rare, species of special concern, and threatened).~~

~~**Policy CON 1.5.2:** Upon identification by the Florida Fish and Wildlife Conservation Commission and as consistent with private property rights, the City shall amend the Future Land Use Map to designate sensitive environmental areas such as hardwood hammocks and wetlands as Conservation/Preservation.~~

~~**Policy CON 1.5.3:** Conservation areas shall be protected, to the extent possible in recognition of private property rights, from development that would significantly alter their function and character as defined by the regulatory permitting agencies.~~

~~**Policy CON 2.1.3 – 5.4:** Although limited natural resources exist in the City, every effort shall be taken to protect these resources as follows:~~

- ~~a.a)~~ recreational development shall be compatible with the surrounding environment and shall be subject to performance standards adopted in the land development regulations;
- ~~b.b)~~ clearing of trees and wetland vegetation shall be prohibited, unless specifically permitted; and
- ~~c.c)~~ applications for development approval shall be subject to site plan review.

~~**Policy CON 2.1.4 – Dade 5.5:** The City shall cooperate with Pasco County, SWFWMD, and the Florida Fish and Wildlife Conservation Commission to protect environmentally sensitive natural~~

systems located outside of the municipal boundaries but potentially impacted by activities within the City on a systemwide basis regardless of political boundaries.

Policy CON 2.1.5 – Dade City shall maintain protection standards in the Land Development Regulations that aid the public and developers to identify sensitive habitats and provide methods to protect biodiversity where endangered species or their habitats have been identified.

Policy CON 2.1.6 – When one or more of a threatened or endangered species are found on a development site, development activities which may cause the species direct or indirect harm, shall not be allowed until a management plan is developed. The management plan prepared by the developer and approved by the City shall demonstrate how to minimize the project's adverse effects on the species.

Policy CON 2.1.7 – ~~Dade~~ The City shall ~~7.2: The City shall continue to~~ cooperate with ~~Pasco County and SWFWMD to protect unique vegetative communities found within the vicinity of Dade City by preventing activities which would alter the character and natural function of these areas.~~

~~7.3: Soil conditions and vegetation classifications shall be taken into consideration prior to the issuance of any development order.~~

~~Protected Flora and Fauna~~

~~Objective CON 1.8:~~ As an ongoing objective, the City shall protect species with special status from adverse impacts due to the loss of habitat.

~~Policy CON 1.8.1:~~ The City shall cooperate with the Florida Department of Environmental Protection and Florida Fish and Wildlife Conservation Commission in the application of and compliance with all state and federal regulations ~~pertaining to species of special status, including state-designated Imperiled Species and Species of Greatest Conservation Need (e.g., endangered, rare, species of special concern, and threatened).~~

Policy CON 2.1.8 – Dade City will evaluate all local plans and programs for conservation and natural resource protection to ensure that they are consistent and compatible with one another and that they are unified in their efforts to conserve wildlife and their habitats.

Floodplains

OBJECTIVE CON 2.2 NON-NATIVE WILDLIFE

Objective CON 2.2 – Dade City recognizes that non-native wildlife species can become invasive and negatively impact native wildlife.

Policy CON 2.2.1 – Dade City shall cooperate with Florida Fish and Wildlife Commission (FWC) to minimize the adverse impacts of non-native species in Florida by reporting any siting of non-native wildlife so that FWC can prevent, detect, respond, and control these species.

Policy CON 2.2.2 – Dade City shall collaborate with Florida Fish and Wildlife Commission to provide education to residents about the threat of non-native wildlife to the environment through educational handouts, public workshops, and other City special events.

GOAL CON 3 CREATE A SUSTAINABLE COMMUNITY

Goal CON 3 – ~~Objective 1.11 The City of~~ Dade City will encourage sustainable development and green building practices to reduce green-house gas emissions through incorporation of these practices and principles in the City's land development regulations.

OBJECTIVE CON 3.1 REDUCE MATERIAL CONSUMPTION

Objective CON 3.1 – Dade City shall encourage recycling, waste reduction and reuse to reduce solid waste and pollution.

Policy CON 3.1.1 – Dade City shall seek partnerships and coordination opportunities with local, state, and federal departmental agencies to provide funding and educational resources regarding waste source reduction, recycling options and alternative methods to keep the streets and waters in Dade City clean.

Policy CON 3.1.2 – Dade City shall provide educational material on proper recycling techniques, ways to reduce contamination of recyclables, and the importance of recycling for the future generations.

Policy CON 3.1.3 – Dade City shall continue to collaborate with the solid waste provider to facilitate a successful recycling program for the community.

Policy CON 3.1.4 – Dade City shall promote the reduction of solid waste by providing educational information on topics of source reduction such as:

- a) Reusing products
- b) Using repairable, refillable, and durable products with the capacity for a long useful lifespan.
- c) Reducing the use of single use plastics.

OBJECTIVE CON 3.2 SUSTAINABLE DADE CITY

Objective CON 3.2 – Dade City shall encourage sustainable development.

Policy CON 3.2.1 - The Land Development Regulations will include a provision to encourage the following Smart Growth Principles:

- a) Preserve and enhance Dade City's sense of place; and;
- b) Preserve open space, agricultural land, natural beauty and critical environmental areas; and
- c) Strengthen and direct development towards existing communities; and
- d) Provide a variety of transportation choices; and

e) Encourage community and stakeholder collaboration in development decisions; and;

f) Encourage mixed land uses; and

g) Encourage compact building design, where appropriate; and;

h) Provide a range of housing types; and;

i) Create walkable neighborhoods.

~~a) Preserve and enhance Dade City's sense of place.~~

~~a) Preserve open space, agricultural land, natural beauty and critical environmental areas.~~

~~a) Strengthen and direct development towards existing communities.~~

~~a) Provide a variety of transportation choices.~~

~~a) Encourage community and stakeholder collaboration in development decisions.~~

Policy CON 3.2.2 – ~~Policy 1.11.1 Dade City~~ The City will encourage builders and developers to exceed the minimum requirements for energy efficiency of the Florida Building Code by sharing information on available training, tools, or literature on resource efficient development (e.g., the National Association of Home Builders' "Guide to Developing Green Builder Programs," the Florida Green Building Coalition's "Green Trends" annual conference; achieving LEED accreditation through the Florida Gulf Coast Chapter of the U.S. Green Building Council).

Policy CON 3.2.3 – ~~Policy 1.11.2 The Dade~~ City shall promote a systematic approach to the development of pedestrian and bicycle path networks by the public and private sectors in order to improve energy efficient transportation links between major activity areas such as residential neighborhoods, employment centers, shopping areas, parks, and schools.

Policy CON 3.2.4 – ~~Policy 1.11.3 The Dade~~ City will encourage and explore creating incentives for new homes, developments, and commercial buildings that incorporate the U.S. Green Building Council's "Leadership in Energy and Environmental Design" (LEED) principles, or that meet similar standards of development.

Policy CON 3.2.5 – ~~Policy 1.11.4 The Dade~~ City shall evaluate the use of increased residential densities, increased floor area ratios (FAR), and increased height dimensions as incentives to encourage development of green buildings and sustainably designed projects.

OBJECTIVE CON 3.3 HAZARDOUS MATERIALS

Objective CON 3.3 – ~~Objective CON 1.2: Dade City aims to protect human health and the environment from the risks of hazardous waste by requiring~~ required the proper management, handling, treatment, and disposal of all hazardous wastes produced or used in the City. ~~to protect natural resources and the health, safety, and welfare of the citizens of Dade City.~~

Policy CON 3.3.1 – ~~Policy 1.2.1 The Dade~~ City shall ~~encourage~~ continue its participation in the County's Hazardous Waste Management Plan to facilitate the safe and convenient collection,

disposal, and recycling of hazardous materials generated by household and small quantity generators.

Policy CON 3.3.2 — ~~CON 1.2.2 The Dade~~ City shall coordinate with Pasco County in distributing informational brochures to residents and businesses regarding the identification, storage, and disposal of hazardous waste materials in accordance with the Pasco County Hazardous Waste Management Plan.

Policy CON 3.3.3 — ~~Policy 1.2.3~~ "Amnesty Days" or other such collection/disposal methods will be encouraged by the City to facilitate the collection and disposal of household and small quantity generators of hazardous waste.

DEFINITIONS AND ACRONYMS

Environmentally Sensitive Lands – Land which has unique ecological characteristics and functions, rare or limited combinations of geological formations, or features of rare or limited nature constituting habitat suitable for fish, plants, or wildlife.

F.S. – Florida Statutes.

Hazardous Materials – Materials which are identified by the federal and state agencies as posing a substantial health or safety threat

Invasive Species – Species that are not native to the ecosystem under consideration and whose presence causes or is likely to cause harm to the environment, ecosystem, or human health. Invasive species are identified by the Florida Fish and Wildlife Conservation Commission and the University of Florida Institute of Food and Agricultural Sciences.

Species of Greatest Conservation Need – In Florida this includes animals that are at risk or are declining as identified in Florida's State Wildlife Action Plan. It includes federally listed and state-listed species as well as many other species whose populations are of concern.

Species of Special Concern – A temporary category of protection for species determined to be data deficient during the Biological Status Review, and afforded the protection that no person shall take, possess, transport, or sell any species of special concern or parts, their nests or eggs except as authorized by permit.

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May 2025

BACKGROUND AND PURPOSE

The purpose of the Property Rights Element is to implement the requirements of House Bill 59, signed by the Governor on June 28, 2021. The bill modified Chapter 163.3177, Florida Statutes (F.S.), to require local government comprehensive plans to contain a Property Rights Element. Section F.S. 163.3177(6)(i) requires each local government to include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decision making.

GOAL PRE 1

Goal PRE 1 – The City of Dade City will ensure that private property rights are considered in local decision making. ~~make planning and development decisions with respect for property rights and with respect for people's rights to participate in decisions that affect their lives and property.~~

OBJECTIVE PRE 1.1 RESPECT PROPERTY RIGHTS

Objective PRE 1.1 – Dade City will ensure that private property rights are considered in local decision making. ~~Objective PRE 1 Dade City will respect judicially acknowledged and constitutionally protected private property rights.~~

Policy PRE 1.1.1 – Dade City will consider the following in local decision making:

- a) ~~The~~ The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- b) ~~Policy PRE 1.2: Dade City will consider in its decision-making the~~ The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law, the City of Dade City Comprehensive Plan and the City of Dade City Land Development Regulations and local ordinances.
- c) ~~Policy PRE 1.3: Dade City will consider in its decision-making the~~ The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
- d) ~~Policy PRE 1.4: Dade City will consider in its decision-making the~~ The right of a property owner to dispose of his or her property through sale, or gift.

EXHIBIT B



CITY OF DADE CITY COMPREHENSIVE PLAN UPDATE 2035-2045

City of Dade City

Element 1 Future Land Use

Goals, Objectives and Policies

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INTRODUCTION

Pursuant to F.S. 163.3177(6)(a), the following represents the Future Land Use Element Goals, Objectives, and Policies (GOPs) of the City of Dade City. In addition to statutory requirements, the GOPs were developed in keeping with the character, conditions, both environmental and social, and desires of the community. GOPs are intended to address the establishment of a long-term end towards which the land use programs and activities of the community are ultimately directed. All goals, objectives, and policies contained herein shall be adopted by ordinance.

IMPLEMENTATION

Unless otherwise stated, the implementation of objectives and associated policies contained in this Section shall be through the development, adoption, and application of regulations set forth in the City's Code of Ordinances and Land Development Regulations.

GOAL FLU 1 PLANNING FOR GROWTH

Goal FLU 1 – Dade City shall preserve the small-town charm and natural resources while ensuring sustainable city services.

OBJECTIVE FLU 1.1 PRESERVE SMALL TOWN

Objective FLU 1.1 – Dade City shall maintain the city's unique small-town character and protect its natural resources while effectively funding essential city services.

Policy FLU 1.1.1 – Dade City will continue to promote compatible land uses which will maximize, enhance, and preserve Dade City's unique and attractive characteristics in a manner consistent with the economic, physical, ecological, and social needs, capabilities, and desires of the community.

Policy FLU 1.1.2 – The allowable uses and densities described in the Dade City Future Land Use Element and Land Development Regulations will comply with F.S. 166.04151 for affordable housing, as it may be amended from time to time.

OBJECTIVE FLU 1.2 HIGH QUALITY OF LIFE

Objective FLU 1.2 – Dade City seeks to ensure quality forms of development and redevelopment that mirror the City's unique small-town identity, honor its quality of life, and respect its local history, culture, and natural resources.

Policy FLU 1.2.1 – Dade City will evaluate each development application for compliance with the goals, objectives and policies of the Comprehensive Plan and the Land Development Regulations.

Policy FLU 1.2.2 – Dade City will evaluate the compatibility of adjacent future land use categories during the land use planning and/or amendment process(es) and will contemplate the potential maximum gross densities and intensities.

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

Policy FLU 1.2.4 – Dade City seeks to provide for efficient use of facilities by encouraging the co-location of public facilities, such as parks, libraries, schools and community centers to the maximum extent feasible.

OBJECTIVE FLU 1.3 LAND DEVELOPMENT REGULATIONS

Objective FLU 1.3: Future growth and development shall be managed through the preparation, adoption, implementation, and enforcement of land development regulations consistent with this adopted Comprehensive Plan.

Policy FLU 1.3.1 – Dade City will evaluate the Land Development Code within one year of the Evaluation and Appraisal Review, and as needed, to ensure the Comprehensive Plan continues to support the achievement of its goals, objectives, and policies.

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

Policy FLU 1.3.3 – In coordination with the Future Land Use Map, Dade City will develop and maintain Land Development Regulations standards that include but not be limited to:

- a. regulate the subdivision of land.
- b. preserve and enhance the City's tree canopy in light of its aesthetic and ecological value to the community, and in accordance with F.S. 163.045, as may be amended from time to time.
- c. protect the limited amount of natural resources remaining in the community as described in the Conservation Element.
- d. ensure the compatibility of adjacent land uses and provide for adequate and appropriate buffering.
- e. ensure that development orders and permits are issued only when it is documented that such development is consistent with the level of service standards for the affected public facilities adopted by this Comprehensive Plan.
- f. provide for stormwater drainage and management.
- g. provide for the provision of open space, and safe and convenient on-site traffic flow and parking requirements.
- h. include landscaping requirements that encourage the use of native vegetation; and
- i. provide for the control of erosion and runoff from construction sites.

Policy FLU 1.3.4 –Through continued enforcement and implementation of the Code of Ordinances, the City shall ensure that:

- a. residential subdivisions are designed so that all individual lots have access to the internal street system.
- b. signage is regulated.
- c. all development and/or redevelopment is consistent with federal flood insurance regulations; and
- d. historically significant properties meriting protection are addressed.

Policy FLU 1.3.5 – The City shall promote the efficient use of natural resources and public facilities and services by encouraging the use of innovative land development techniques such as planned developments, compact development, and mixed-use development, where appropriate and compatible within the city.

Policy FLU 1.3.6 – Prior to application for subdivision or nonresidential site plan approval, the developer shall participate in a pre-submittal meeting with the City in order that staff may provide input during the conceptual formation of a project and, when appropriate, encourage innovative land development techniques.

Policy FLU 1.3.7 – Future development and redevelopment in the City shall be consistent with the requirements of the Future Land Use (FLU) categories further described in Goal 5 of the Future Land Use Element and subject to:

- a) Allowable uses that may be more restrictive than the FLU category to comply with the correlating zoning district.
- b) Allowable uses and densities that may be less restrictive than the FLU category if a project provides affordable housing according to the provisions of F.S. 166.04151, as may be amended from time to time.

Policy FLU 1.3.8 – Dade City will maintain and enforce Land Development Regulations that include a buffer and/or transition between residential and non-residential land uses. This will include but not be limited to a Zoning Map that provides a gradual transition between more intense and less intensive uses; a buffer of open spaces, planted areas, fences, walls, berms or any other structure or design mechanism that is used to physically separate or screen one land use from another so as to visually shield and/or mitigate potential negative impact.

OBJECTIVE FLU 1.4 EFFICIENT USE OF FACILITIES

Objective FLU 1.4 – Dade City shall establish land uses which can be served by existing and planned facilities and services.

Policy FLU 1.4.1 – Dade City will maintain the City's small-town character by promoting efficient land use and transportation patterns.

Policy FLU 1.4.2 – Dade City will maintain the Future Land Use Map and Land Development Regulations to support the provision and expansion of public facilities needed to maintain a high quality of life for the residents of Dade City.

Policy FLU 1.4.3 – Dade City will maintain a Capital Improvements Element that provides public facilities and utilities in a way that maximizes the efficiency of services, minimizes costs, avoids potential impacts on the natural environment, and maximizes consistency with the goals, objectives, and policies of this Comprehensive Plan.

Policy FLU 1.4.4 – Dade City will review the Capital Improvement Program on a yearly basis to determine appropriate areas where replacement of public facilities is warranted..

Policy FLU 1.4.5 –Dade City shall require that sufficient public facilities shall be are available concurrent with the impacts of development, or as otherwise provided for in F.S. 163.3180, F.S..

Policy FLU 1.4.6 – Dade City will, through site plan review and the administration of the Concurrency Management System, ensure that all development and redevelopment taking place within its municipal boundaries does not result in a reduction of the level of service requirements established and adopted by this Comprehensive Plan.

Policy FLU 1.4.7 –The City shall strictly enforce development requirements within the 100-year floodplain in accordance with FEMA , Florida Division of Emergency Management, and Florida Building Code regulations and guidelines.

Policy FLU 1.4.8 –Dade City, in coordination with Pasco County, SWFWMD and other regulatory agencies, shall protect the natural abilities of the floodplain to provide flood carrying and storage capacity and water quality benefits.

Policy FLU 1.4.9 – Dade City will maintain and enforce land development regulations aimed to ensure that all proposed development meets the stormwater management requirements of SWFWMD and other applicable regulatory agencies.

Policy FLU 1.4.10 – Dade City seeks to avoid the risks of erosion and flooding by maintaining and enforcing land development regulations to minimize ground cover vegetation loss during construction.

OBJECTIVE FLU 1.5 PUBLIC UTILITY FACILITIES

Objective FLU 1.5 – Dade City seeks to ensure the availability of suitable land for public utility facilities.

Policy FLU 1.5.1 –Dade City will continue to ensure the availability of suitable land for utility facilities necessary to support proposed development.

Policy FLU 1.5.2 – Dade City will continue to cooperate with the appropriate public utilities to protect rights- of-way dedicated for such services.

Policy FLU 1.5.3 – Dade City shall permit utilities according to F.S. 163.3208, as may be amended from time to time.

Policy FLU 1.5.4 – Dade City shall require underground placement of electric, communication, and other utility lines, when feasible.

GOAL FLU 2 ACTIVE, INVOLVED COMMUNITY

Goal FLU 2 – Dade City will continue to be an active, involved, safe community to live, work and play.

OBJECTIVE FLU 2.1 OPPORTUNITIES FOR PUBLIC OPEN SPACE

Objective FLU 2.1 – Dade City will seek opportunities to increase the level of publicly-owned open space and encourage privately-owned open space.

Policy FLU 2.1.1 – Dade City shall continue to provide for attractive open spaces and sustainable natural environments that enhance the quality of life in the City and protect the functions of important environmental resources.

Policy FLU 2.1.2 – Dade City shall seek to acquire additional land to provide more parks and open spaces.

Policy FLU 2.1.3 – Dade City will update land development regulations that include requirements for usable public open space within residential, mixed use, and commercial development.

OBJECTIVE FLU 2.2 ACTIVE LIFESTYLE

Objective FLU 2.2 – Dade City will provide a built environment which facilitates a safe and active lifestyle for people of all ages.

Policy FLU 2.2.2 – Dade City seeks to provide opportunities for safe, human powered transportation and will include policies in the Transportation and Mobility element to provide safe and convenient facilities for pedestrians and bicyclists.

Policy FLU 2.2.3 – Recognizing elders as an asset to the state, the City will consider participating in the Elder-Ready Communities program administered by the State of Florida Department of Elder Affairs. An Elder-Ready Community is one that enhances an elder's independence through attention to such quality-of-life issues as:

- a. walking or transit accessibility to shopping, medical, and other daily needs.
- b. transportation alternatives to driving (e.g., bus, train, and paratransit).
- c. infrastructure of services.
- d. street design (e.g., sidewalks, pedestrian crossings, road conditions, and signage).
- e. leisure activities (e.g., recreational, cultural, educational, and religious facilities/services).
- f. housing options (e.g., accessory units, public, group, and assisted living) afforded through zoning laws.
- g. housing maintenance assistance; and
- h. public involvement in the governmental processes.

OBJECTIVE FLU 2.3 SAFE COMMUNITY

Objective FLU 2.3 – Dade City will encourage the principles of Crime Prevention Through Environmental Design (CPED) to create a built environment that deters the opportunity for crime.

Policy FLU 2.3.1 – Dade City seeks to provide integrated mixtures of land uses that are located and designed to be consistent with comprehensive crime prevention strategies of natural surveillance, territorial reinforcement and natural access control {(also known as Crime Prevention Through Environmental Design (CPTED))}.

GOAL FLU 3 AVOID URBAN SPRAWL

Goal FLU 3 – Dade City will avoid urban sprawl.

OBJECTIVE FLU 3.1 ENCOURAGE INFILL DEVELOPMENT

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

Policy FLU 3.1.1 – Dade City will maintain a future land use pattern that promotes orderly, compact development that prioritizes use of existing facilities and results in growth that is fiscally responsible.

Policy FLU 3.1.2 – Dade City prioritize new development which lies contiguous to existing urbanized lands where public facilities are available or can be provided concurrent with the impacts of the development.

Policy FLU 3.1.3 – Dade City will provide opportunities for consideration of the use of master plans and planned developments to allow flexibility in design that results in reduced energy consumption, protection of natural resources and more efficient land use patterns.

OBJECTIVE FLU 3.2 ANNEXATIONS

Objective FLU 3.2 – Dade City will prevent the risk of urban sprawl by applying standards that serve the purposes of Section 171.021, Florida Statutes

Policy FLU 3.2.1 – Annexations shall only occur under Chapter 171, F.S., either through voluntary petitions initiated by and bearing the signatures of all property owners in area proposed to be annexed under the procedures and standards established by Section 171.044, F.S., or otherwise under Section 171.0413, F.S., following the preparation of a feasibility study setting forth the plans to provide urban services to any area to be annexed. In addition, the City shall follow its interlocal agreements with Pasco County regarding annexations and the joint planning area for water and wastewater services, as those interlocal agreements may be amended from time to time.

OBJECTIVE FLU 3.3 DEVELOPMENT VIA THE CRA

Objective FLU 3.3 – Dade City will continue to support the Community Redevelopment Agency (CRA) to address conditions of blight.

Policy FLU 3.3.1 – The Community Redevelopment Agency shall continue to serve as the primary sources of guidance in the City's efforts to revitalize/redevelop the Downtown area.

Policy FLU 3.3.2 – Any redevelopment plan for Downtown area of the City of Dade City shall, at a minimum, address the following issues:

- a. The enhancement of the retail and office component of Downtown through the attraction of complementary retail activity and uses.
- b. The protection and enhancement of the historic character of Downtown by encouraging the renovation of existing buildings and providing design guidelines for renovation and new construction.
- c. The recognition of the role of the Downtown as the cultural and entertainment focal point of the City.

- d. The adoption and enforcement of land use regulations which limit uses of downtown land to those activities which will contribute to a vibrant, consumer-oriented atmosphere, without sacrificing the area's historic character.
- e. The reduction of confusion and visual clutter through the control of the size, placement, and related aspects of signage.
- f. The assurance of safe and efficient traffic flow to and from the Downtown and surrounding areas; and
- g. The assurance of the adequate provision of public parking and the compatibility of public and private parking facilities with surrounding land uses.

Policy FLU 3.3.3 – Dade City will support the updated 2020 CRA Plan’s goals, objectives and policies for redevelopment and any updates to the plan during the City’s Comprehensive Plan subsequent updates

Policy FLU 3.3.4 – Dade City will develop architectural design standards, for the Downtown area, to preserve its historic character as it redevelops.

Policy FLU 3.3.5 – Dade City seeks to become a tourism hub by promoting its unique history and culture.

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

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

Policy FLU 3.3.8 – Dade City will partner with the CRA to identify vacant or underdeveloped parcels that could be developed to provide neighborhoods with nearby goods and services.

OBJECTIVE FLU 3.4 PRESERVE NEIGHBORHOOD INTEGRITY

Objective FLU 3.4 – Dade City will encourage the preservation of existing neighborhoods and protection of real property from devaluation caused by the decline and deterioration of adjoining or nearby property.

Policy FLU 3.4.1 –At a minimum, the implementation of a rehabilitation/redevelopment program for neighborhoods shall consider the inclusion of the following corrective techniques:

- a. targeting of community development funds for housing and infrastructure improvements within specific neighborhoods.
- b. establishment of a low interest housing loan fund in cooperation with the local lending institutions.
- c. identification of the neighborhoods as a blighted area for purposes of seeking designation by the State of Florida as an enterprise zone.
- d. use of industrial revenue bonds and/or tax increment financing.
- e. use of joint venture leveraging.
- f. enforcement of minimum housing codes; and
- g. establishment of an administrative process for code enforcement.

Policy FLU 3.4.2 – Dade City will seek funding from CDBG or other federal or state resources, to complete a study of rehabilitation and redevelopment needs of neighborhoods with substandard

housing and begin implementation of any recommendations. At a minimum, the study of the rehabilitation and redevelopment needs of neighborhoods shall address the following:

- a. Reduction of substandard housing and infrastructure conditions.
- b. Desirability of maintaining the existing neighborhood character.
- c. Increased economic opportunities and expansion of tax base; and
- d. Disruption caused by the displacement/relocation of residents.

Policy FLU 3.4.3 – The criterion upon which any rehabilitation/redevelopment program is based shall be the precept of providing/ensuring an overriding public interest.

Policy FLU 3.4.4 – During preparation and implementation of the rehabilitation/ redevelopment study, the City shall seek additional community development funds to be used for the elimination of substandard conditions identified in neighborhoods.

Policy FLU 3.4.5 – Dade City shall prepare an inventory of brownfield sites in the City and investigate strategies for transitioning of these parcels to viable, compatible land uses.

Policy FLU 3.4.6 – The code enforcement process shall be the primary tool by which the City will enforce the provisions of the City's Code of Ordinances as they relate to the enforcement of housing conditions and abatement of nuisances.

Policy FLU 3.4.7 –The City shall continue to pursue alternative financing methods for public facilities

Policy FLU 3.5.1 – Dade City recognizes the role that historic properties play in the character of local neighborhoods and thus supports the preservation of those structures within the Church Avenue Historic District as well as any future historic districts that may be established through the efforts of the Historic Preservation Advisory Board.

Policy FLU 3.4.8 – The land development regulations shall provide for reduction of visual clutter and safety issues caused by signage through control of size, placement, and other related aspects.

OBJECTIVE FLU 3.5 CULTURAL RESOURCE PROTECTION

Objective FLU 3.5 – Dade City will continue to seek public-private partnerships aimed to identify and protect historic and architecturally significant resources.

Policy FLU 3.5.2 – Dade City, shall develop incentives for the adaptive reuse and/or rehabilitation of historic structures.

Policy FLU 3.5.3 –Dade City seeks to ensure the preservation and protection of historic and architecturally significant resources by encouraging property owners to seek designation as historic sites by the Federal Government (National Register of Historic Places), the State of Florida or Pasco County, and by a locally adopted historic preservation ordinance.

Policy FLU 3.5.5 –Dade City, in cooperation with Pasco County, shall continue to recognize the importance of maintaining the historic County Courthouse as a focal point of Downtown Dade City.

OBJECTIVE FLU 3.6 NATURAL RESOURCE PROTECTION

Objective FLU 3.6 –Dade City seeks to ensure that natural resources are protected from development activities.

Policy FLU 3.6.1 – Dade City seeks to protect unique and/or irreplaceable natural resources, to the fullest extent possible by enforcing of the provisions of this Comprehensive Plan.

Policy FLU 3.6.2 – Dade City shall work with Pasco County, the Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission and other state and federal agencies, to protect natural resources from any adverse effects of development.

Policy FLU 3.6.3 – Dade City shall protect all species of flora and fauna identified as endangered, threatened or species of special concern by enforcing all related local, state and federal laws.

Policy FLU 3.6.4 – Dade City shall maintain land development regulations that ensure the protection of water, soil, or air from the potential negative impact from development activities.

Policy FLU 3.6.5 – 1.10.4 Dade City shall maintain land development regulations that regulate the clearing of trees and wetland vegetation shall be restricted, unless specifically permitted through a permitting process.

Policy FLU 3.6.6 – Dade City seeks to protect wetlands and floodplains and thus will continue to require all proposed development within these areas to be subject to site plan review in compliance with all wetland protection policies in the Conservation Element of this Comprehensive Plan.

Policy FLU 3.6.7 – Dade City will maintain strategies aimed to protect environmentally sensitive lands from the potential impacts of development. These strategies may include but not be limited to:

- a. Regulations that protect listed species, critical linkages, and wetlands.
- b. Coordination of mitigation opportunities with the appropriate State and Federal agencies.
- c. Development incentives for clustering and for preserving critical linkages and wetlands based on size, type/category, and quality.
- d. Conservation/Preservation Future Land Use Map designations; and
- e. Direction of incompatible land uses away from wetlands.

Policy FLU 3.6.8 – Dade City Ordinance 2014-01 requires that Dade City prohibit non-residential land uses to be designated in or adjacent to Category I wetlands as further described in the Dade City Conservation Element.

Policy FLU 3.6.9 – Nonresidential land use designations in or adjacent to Category I wetlands that existed prior to the approval of Ordinance 2014-01 (including annexed lands from Pasco County) which have relied on this designation for development or zoning decisions may remain. However, development proposed in these locations must demonstrate that no significant adverse impact to the wetlands will result or that adequate mitigation/compensation will be provided to protect the function and replace type for type, in compliance with all wetland protection policies contained in the Conservation Element of this Comprehensive Plan.

Policy FLU 3.6.10 –Dade City will continue to enforce the comprehensive wellhead protection program that includes a determination of wellhead resource protection areas surrounding potable water supply wells and criteria for restrictions and prohibitions to be applied within the delineated wellhead resource protection area.

Policy FLU 3.6.11 –Dade City shall establish wellhead resource protection areas using available data and analysis provided by SWFWMD and Pasco County showing locations where land uses or activities should be regulated to prevent degradation of public potable water supply wells.

Policy FLU 3.6.12 – Dade City shall protect existing and planned wellheads of public potable water supply wells through the regulation of land uses and activities in wellhead resource protection areas that have been determined to be significant threats to the use of such wells for potable water. Such land uses and activities include:

- a. industrial land use designation,
- b. concentrated animal feeding operations,
- c. dairy farm storage and treatment facilities,
- d. interim wastewater treatment plants,
- e. stormwater discharges to the Floridan aquifer,
- f. land applications of sludge and septic,
- g. placement of underground storage tanks within 1,000 feet of a public potable water supply well, and
- h. hazardous substances listed in 40 CFR, Chapter 1, Table 302.4, as may be amended from time to time.

Policy FLU 3.6.13 – Dade City shall develop, in coordination with SWFWMD and in cooperation with Pasco County, a permitting, inspection, and enforcement program to protect wellhead resources for public potable water supplies in wellhead resources protection areas.

GOAL FLU 4 STIMULATE THE LOCAL ECONOMY

Goal FLU 4 – Economic development is a comprehensive goal for Dade City.

OBJECTIVE FLU 4.1 ECONOMIC DEVELOPMENT

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

Policy FLU 4.1.1– Dade City will seek to obtain grant funding designed to assist local economic development initiatives and will seek partnerships with other agencies engaged in similar efforts.

Policy FLU 4.1.2 – Dade City will coordinate with educational partners to ensure there are appropriate job skills programs, and facilities to meet business and industry needs.

Policy FLU 4.1.3– Dade City will coordinate with local and regional educational partners to connect residents with GED and continuing education opportunities to address lower local educational achievement rates and improve the local employment base.

Policy FLU 4.1.4 – Dade City will coordinate with Career Source Pasco/Hernando to offer job training to residents seeking higher wage occupations.

Policy FLU 4.1.5 – Dade City will coordinate with Pasco County government, the Pasco County School Board, Pasco County Economic Development Council, the Tampa Bay Regional Planning Council, East Pasco Chamber of Commerce, Dade City Merchants Association and other organizations to develop strategies designed to meet the economic diversification needs of the community with an emphasis of job creation.

GOAL FLU 5 DESCRIBE AND MAP LAND USE PATTERNS

Goal FLU 5 – Dade City’s Future Land Use Map will reflect the established land use patterns.

OBJECTIVE FLU 5.1 MAP SERIES

Objective FLU 5.1 – Dade City will develop and maintain a map series that graphically depicts land use categories with their allowable densities and intensities, as well as other pertinent information for best management planning practices.

Policy FLU 5.1.1 – Dade City Comprehensive Plan Map Series will include at least the following map features required by F.S. 163.3177, as may be amended from time to time:

- a) Future Land Use categories
- b) Existing and proposed transportation system features
- c) Historic district boundaries and designated historically significant properties
- e) Existing and planned public potable water wells, cones of influence, and wellhead protection areas
- f) Water features including lakes and floodplains
- g) Wetlands
- h) Minerals and soils

Policy FLU 5.1.2 – Future development and redevelopment in the City shall be consistent with the requirements of the Future Land Use Map future land use categories set forth in . Table FLU 1 Future Land Use Categories. Only land uses, densities, and intensities specified for the underlying future land use category are permitted, unless zoning district uses, densities, and intensities are more restrictive. In such cases, the zoning regulations shall prevail.

TABLE FLU 1 FUTURE LAND USE CATEGORIES

TABLE FLU 1 FUTURE LAND USE CATEGORIES DADE CITY COMPREHENSIVE PLAN					
FLUM CATEGORY	PURPOSE	USES		DENSITY/INTENSITY CRITERIA	COMPATIBLE ZONING DISTRICTS ²
		PRIMARY SECONDARY			
• RESIDENTIAL FUTURELANDUSE CATEGORIES					
Suburban Density Residential (SDR)	To identify areas suitable for the lowest density residential development in Dade City and to designate those areas of the community that have been or could be platted into large, single-family detached lots.	Residential	Residential Equivalent ¹ and Public/Semi- Public	Residential- Maximum of 3.0 units per gross acre. Residential Equivalent - Not to exceed 2.0 to 3.0 beds per maximum number of dwelling units per acre. Public/Semi-Public - Maximum 2.0 acres otherwise a Future Land Use Map amendment to the Public/Semi-Public category is required. Recreation/Open Space – Required.	RS-CE , RS-E, PD-CS
Low Density Residential (LDR)	To ensure the maintenance of low density, residential neighborhoods and to designate those areas of the community that have been or could be platted into a range of single-family lots.	Residential	Accessory Units, Residential Equivalent ¹ and Public/Semi- Public	• Residential - Maximum of 6.0 units per acre. • Residential Equivalent - Not to exceed 2.0 to 3.0 beds per the maximum number of dwelling units per acre. • Public/Semi-Public - Maximum of 2.0 acres otherwise a Future Land Use Map amendment to the Public/Semi- public category is required. • Recreation/Open Space - Required.	RS-E,RS-1, RS-2, RS-3, RG-1 (Existing Only) RG-2 (Existing Only),PD- CSD, PD-R

Medium Density Residential (MDR)	• To recognize residential areas that support a mixture of densities and dwelling types, including accessory dwelling units with the following purposes • Create new housing units while respecting the look and scale of single family neighborhoods; • Increase the housing stock of existing neighborhoods in a manner that is less intensive than alternatives; • Allow more efficient use of the existing housing stock and infrastructure; • Provide a mix of housing that responds to changing family needs (life cycle housing) and smaller households; • Provide a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship, and services; and Provide a broader range of accessible and more affordable housing.	Residential	Accessory Dwelling Units, Residential equivalent ¹ , and Public/Semi-Public	• Residential - Maximum of 10.5 units per acre. • Residential Equivalent - Not to exceed 2.0 to 3.0 beds per the maximum number of dwelling units per acre. • Public/Semi-Public - Maximum of 2.0 acres otherwise a Future Land Use Map amendment to the Public/Semi- public category is required. • Recreation/Open Space - Required.	RS-1, RS-2, RS-3, RG-1, RG-2, PD-R
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TABLE FLU 1
FUTURE LAND USE CATEGORIES
DADE CITY COMPREHENSIVE PLAN

FLUM CATEGORY	PURPOSE	USES		DENSITY/INTENSITY CRITERIA	COMPATIBLE ZONING DISTRICTS
		PRIMARY	SECONDARY		
High Density Residential (HOR)	To identify areas suitable for an urban character and, as such, support a variety of housing types at higher densities. Such areas are well suited for areas in proximity to commercial and employment centers; transit, bicycle, and pedestrian facilities; and public parks and open spaces.	Residential	Residential equivalent1, Public/Semi - Public, and Nonresidential	- Residential - Maximum of 20 units per acre. - Residential Equivalent - Not to exceed 2.0 to 3.0 beds per the maximum number of dwelling units per acre. - Public/Semi-Public - Maximum of 2.0 acres otherwise a Future Land Use Map amendment to the Public/Semi- public category is required. - Recreation/Open Space - Required. - Non-residential Use - Maximum .75 FAR. Non-residential uses shall be of a manner designed to provide local, neighborhood scale, convenience commercial goods, and services, and to recognize such areas as primarily well suited for neighborhood commercial use consistent with the need, scale, and character of adjoining residential areas which they serve.	RS-1,RS-2, RS-3,RG-1, RG-2, CN, CH (RV Parks Only) RIO, PD-R, PD-TND

FLUM CATEGORY	PURPOSE	USES	DENSITY/INTENSITY CRITERIA	COMPATIBLE
		PRIMARY SECONDARY		ZONING DISTRICTS
• MIXED USE FUTURE LAND USE CATEGORIES				
Downtown (DT)	To encourage and promote redevelopment of the Downtown District as the City's financial, commercial, governmental, cultural, recreational, and professional center and to recognize the importance of the downtown area, both economically and historically to the City of Dade City.	Commercial, Residential office, and residential public/semi-public equivalent ¹ . uses.	• Residential - Maximum of 20 units per acre. • Residential Equivalent - Not to exceed 2.0 to 3.0 beds per the maximum number of dwelling units per acre. • Maximum FAR 4.0 • Sites greater than one (1) acre shall be encouraged to incorporate a residential component. • Development or redevelopment activities shall, at a minimum: - recognize of the role of Downtown as the cultural and entertainment focal point of the City; - respect Downtown's pedestrian orientation by maintaining traditional Downtown building setbacks (e.g., build to line, zero lot line, and locating parking areas in the rear of buildings); - enhance of the retail and office component of the Downtown through the attraction of complementary retail activity and uses; - protect and enhance the historic character of the Downtown by encouraging renovation of existing buildings; - contribute to a vibrant, consumer-oriented atmosphere, without sacrificing the area's historic character, and - minimize visual clutter through adherence to Downtown sign regulations which address size, placement, and related aspects of signage. • Development and redevelopment are encouraged to be compatible with voluntary design guidelines established for the Downtown.	RIO, CBD, CG
Residential/ Office (R/O)	Intended for high density residential uses and low to moderate intensity office uses. Such uses are suitable in areas with a full range of urban services and a high degree of accessibility to the service area.	Residential and Residential office equivalent ¹ , public/semi- public, and recreation/ open space	• Residential Use - Maximum of 20 dwelling units per acre. • Maximum FAR 1.5 • Sites greater than 25,000 square feet shall be encouraged to have a residential component. • Residential Equivalent Use - Not to exceed 2.0 to 3.0 beds per the maximum number of dwelling units per acre. • Transient Accommodation - Shall not exceed 25 units per acre. • Public/Semi-Public - Shall not exceed a maximum of 3.0 acres without requiring an amendment to the Future Land Use Map. • Recreation/Open Space - Required. All activities associated with retail and office uses, including storage and display, must be wholly contained within permanent structures.	RG-1, RG-2, RIO, PD-R

TABLE FLU 1
FUTURE LAND USE CATEGORIES
DADE CITY COMPREHENSIVE PLAN

FLUM CATEGORY	PURPOSE	USES		DENSITY/INTENSITY CRITERIA	COMPATIBLE ZONING DISTRICTS
		PRIMARY	SECONDARY		
Residential/ Office/ Retail (R/O/R)	Intended for high intensity residential uses and low to moderate office and community commercial uses. Such uses are suitable for areas with a full range of urban services. and a high degree of accessibility to residents of the service area.	Residential, residential equivalent, office, retail commercial, personal/ business service, and commercial/ business service.	Public/semi-public and recreation/ open space	• Residential Use - Maximum of 20 dwelling units per acre. • • Maximum FAR 1.5 • Sites greater than 25,000 square feet shall be encouraged to have a residential component. • Residential Equivalent Use - Not to exceed 2.0 to 3.0 beds per the maximum number of dwelling units per acre. • Transient Accommodation - Shall not exceed 25 units per acre. • Public/Semi-Public - Shall not exceed a maximum of 3.0 acres without requiring an amendment to the Future Land Use Map. • Recreation/Open Space - Required. • All activities associated with retail and office uses, including storage and display, must be wholly contained within permanent structures.	RG-1, RG-2, RIO, CN, PD-R
COMMERCIAL FUTURE LAND USE CATEGORY					
General Commercial (GC)	To designate areas appropriate for the development and maintenance of a general commercial environment designed to support a wide variety of retail, consumer-oriented, and general commercial uses and activities and professional and personal services in close proximity to major thoroughfares and residential concentrations.	Office, personal/business service, retail commercial, commercial/ business service, transient accommodation, wholesale/distribution, and storage/ warehouse.	Residential (existing), residential equivalent ¹ , public/semi-public, recreation/ open space, research/ development, and small-scale light manufacturing /assembly.	• Maximum FAR 2.0 • Residential Equivalent Use - Not to exceed 2.0 to 3.0 beds per the maximum number of dwelling units per acre. • Transient Accommodation - Shall not exceed 25 units per acre. • Public/Semi-Public - Maximum of 3.0 acres otherwise a Future Land Use Map amendment to the Public/Semi- public category is required. • Recreation/Open Space - Required. • Research/development, small scale light manufacturing/ assembly, storage/ warehouse dependent on the relationship between the proposed use and the following: - Neighboring uses and the character of the commercial area in which it is to be located. - Noise, solid waste, and air quality emission standards. - Hours of operation. - Traffic generation; and - Parking, loading, storage, and service provisions. • In no case shall such use exceed 1.0 acre without requiring an amendment to the Industrial Future Land Use Category. • Multi-family development/apartments – Shall not exceed 20 units per acre	CN, CG, CH, ILW, PD-C, PD-EC

TABLE FLU 1
FUTURE LAND USE CATEGORIES
DADE CITY COMPREHENSIVE PLAN

FLUM CATEGORY	PURPOSE	USES		DENSITY/INTENSITY CRITERIA	COMPATIBLE ZONING DISTRICTS
		PRIMARY	SECONDARY		
INDUSTRIAL FUTURE LAND USE CATEGORY					
Industrial (IN)	To recognize areas suitable for industrial development without objectionable aesthetics, or associated with adverse distribution. (e.g., noise smoke, dust, or vibration).	Light and heavy industry, intensive commercial uses, warehouse/ impacts	Convenience retail uses. No residential uses are permitted, except as required by F.S. 166.04151 for affordable housing	• Maximum FAR .50 • Retail uses within any planned industrial distribution or office park shall be limited to 15% of the net project acreage.	ILW, IH, CN, CG, PD-C, PD-EC
URBAN SUPPORT FUTURE LAND USE CATEGORIES					
Recreation/ Open Space (R/OS)	To provide for open space and recreational facilities spatially distributed throughout the community that recognize the recreational value of the natural environment; provide relief from the urban environment; and provide adequate active and passive recreational areas for the residents of the City and citizens from surrounding areas.	Open space, parkland, recreation facilities, and buildings.	Ancillary residential use (e.g., caretaker residence).	• Residential - Maximum of 1.0 dwelling unit per acre. • • Maximum FAR .25	All

FLUM CATEGORY	PURPOSE	USES		DENSITY/INTENSITY CRITERIA	COMPATIBLE ZONING DISTRICTS
		PRIMARY	SECONDARY		
Public/ Semi-Public (P/SP)	It is the purpose of this category to provide suitable locations for public activities and institutional uses necessary to serve an urban population.	Municipal buildings and operations; community facilities (e.g., schools; hospitals; medical clinics; religious institutions; cemetery; adult living facilities/nursing homes; child day care; fraternal organizations; and civic organizations); utilities; rights-of-way; and other similar uses.	Residential equivalent ¹ , recreation/ open space, ancillary non-residential use.	• Residential - Maximum of 10 dwelling unit per acre. • Residential Equivalent - Not to exceed 2.0 to 3.0 beds per the maximum number of dwelling units per acre. • Maximum FAR 2.0 • Due to the broad spectrum of public service levels and accessibility requirements as the intensity of use varies, each use must be evaluated and located on the basis of its individual merits. Generally appropriate to those locations where health, public safety, civic, religious and like institutional uses are required to serve the community and to recognize the special needs of these uses relative to their relationship with surrounding uses and transportation access.	All
Agriculture (AG)	To maintain rural and agricultural character in appropriate areas and minimize infrastructure needed in those areas to accommodate future development.	Agricultural, rural residential, agro-industrial uses.	Small commercial uses and recreation facilities.	• Residential - Maximum of 0.20 units per acre. • Maximum FAR .25 • Residential equivalent shall not exceed 2.0 to 3.0 beds per dwelling unit based on a density of 10.5 dwelling units per acre.	OUA

NOTES:

1. Residential Equivalent-A residential-like accommodation other than a dwelling unit, including group home, congregate care, nursing home, and comparable assisted living facilities. Residential equivalents shall not to exceed 2.0 to 3.0 beds per the maximum number of dwelling units permitted per acre by the applicable future land use category.

RESIDENTIAL FUTURE LAND USE CATEGORIES

Objective FLU 5.2 – Dade City seeks to preserve the integrity and quality of life in residential areas and neighborhoods by continuing the City's small town, family-oriented, residential character.

Policy FLU 5.2.1 – Residential areas shall be located and designed to protect life and property from natural and manmade hazards such as flooding, excessive or high-speed traffic, subsidence, noxious odors, and noise.

Policy FLU 5.2.2 – Residential land uses shall be encouraged in a manner which is compatible with the type and scale of surrounding land uses.

Policy FLU 5.2.3 – Dade City will maintain land development regulations that include requirements for landscaping and buffering to protect residential development more intensive adjacent uses.

Policy FLU 5.2.4 – In order to ensure compatibility with residential areas, the City shall require commercial uses in residential future land use categories that allow such uses to obtain a rezoning under a site plan-controlled zoning district. Said district would require assessment of criteria relating to residential compatibility including:

- a. intended use.
- b. intensities of adjacent uses.
- c. buffering.
- d. building layout.
- e. building orientation.
- f. architecture.
- g. parking, pedestrian and vehicular circulation.
- h. drainage; and
- i. safety.

Policy FLU 5.2.5 – Bed-and-breakfast inns shall be permitted within the LDR, MDR, HDR, DT, R/O, and R/O/R future land use categories.

Policy FLU 5.2.6: Residential density shall be limited as shown on the FLUM, on the following properties:

- a. Development within the Summit View property shall be limited to a maximum of 406 dwelling units.
- b. Development within the Highland Trails property shall be limited to a maximum of 1,143 dwelling units.
- c. Development within the Skyland property is limited to a maximum of 6 units per acre within the Medium Density Residential (MOR) portion of the property and to a maximum FAR of 0.25 (163,350 square feet of commercial) on the portion of the property designated as General Commercial (GC).

OBJECTIVE FLU 5.3 GENERAL COMMERCIAL FUTURE LAND USE CATEGORY

Objective FLU 5.3 – Dade City shall limit large-scale (i.e., buildings 50,000 square feet gross leasable area) commercial development to identified commercial nodes in locations that are compatible with existing development and environmental and transportation resources.

Policy FLU 5.3.1 – Dade City will maintain land development regulations that minimize incompatibility when commercial land uses share a common boundary with residential land uses by requiring buffering and landscaping where there is a change of use or increase in intensity. The following will be considered during site plan review in determining the type and extent of buffering:

- a. overall character of the surrounding neighborhoods.
- b. hours of operation.
- c. location of parking, loading, and storage facilities; and
- d. other characteristics unique to the particular business.

Policy FLU 5.3.2 – Dade City will locate commercial land uses aimed to ensure the compatibility with the type and scale of surrounding land uses and where existing or programmed public facilities shall not be overburdened.

Policy FLU 5.3.3 – Dade City shall maintain provisions in the land development regulations which minimize, where appropriate, scattered and highway strip commercial development.

Policy FLU 5.3.4 – Dade City shall avoid development and/or redevelopment activities which promote strip commercial development (see definition in the Future Land Use Element) particularly along US 301, US 98, or CR 52.

Policy FLU 5.3.5 – Dade City shall require that ancillary commercial uses around shopping centers shall be clustered to assure compatibility with existing commercial centers and minimize traffic problems and land use conflicts.

Policy FLU 5.3.6 – Dade City shall require that commercial development shall provide adequate off-street parking and loading facilities in accordance with appropriate land development regulations.

Policy FLU 5.3.7 – The City, in cooperation with the Florida Department of Transportation, shall minimize the amount of direct access onto US-301, CR-52, and the US-98 Bypass by controlling the number and location of curb cuts through implementation of provisions contained in the land development regulations.

Policy FLU 5.3.8 – Where feasible, the City shall require that access to new commercial and office development located contiguous to arterial roadways shall be via rear or frontage roads rather than allowing curb cuts and direct arterial access.

Policy FLU 5.3.9 – Dade City seeks to designate General Commercial nodes on the Future Land Use Map and develop regulations to guide development and redevelopment within such nodes.

OBJECTIVE FLU 5.4 MIXED USE FUTURE LAND USE CATEGORIES

Objective FLU 5.4 – Dade City seeks to maintain its small-town character by encouraging mixed-use development which promotes efficient land development and transportation patterns.

Policy FLU 5.4.1 – The City shall encourage opportunities for mixed-use development through the use of the Downtown, Residential/Office, and Residential/Office/Retail Land Use Categories.

Policy FLU 5.4.2 – Within any mixed-use development, separation and buffering of residential and nonresidential land uses shall not impede pedestrian, bicycle, or vehicular movement between adjacent developments.

Policy FLU 5.4.3 – The City shall require that mixed use development and redevelopment be based on and consistent with the Downtown, Residential/Office, and Residential/Office/Retail mixed use future land use categories described in Policy FLU 5.1.2 and Table FLU 1 – Future Land Use Categories

OBJECTIVE FLU 5.5 INDUSTRIAL FUTURE LAND USE CATEGORY

Objective FLU 5.5 – Dade City will locate the Industrial land use in areas appropriate to its special needs and constraints including but not limited to: topography; choice and flexibility in site selection; access by truck, air or rail; commuter access for home-to-work trips; availability of utilities; air and water quality considerations; proximity to supportive and related land uses; and compatibility with neighboring uses

Policy FLU 5.5.1 – The City shall require that industrial development within the Industrial future land use category be developed in such a manner as to prohibit industrial traffic through predominantly residential areas. The City shall address in its Land Development Regulations access standards for industrial and mining uses to protect predominantly residential areas from traffic impacts and/or traffic generated by industrial development.

OBJECTIVE FLU 5.6 URBAN SUPPORT FUTURE LAND USE CATEGORIES

Objective FLU 5.6 – Dade City recognizes the importance of urban support land use categories (i.e., Recreation/Open Space, Public/Semi-public, Conservation/Preservation, and Agricultural categories) not only in terms of their primary use but also in terms of providing opportunities for social, cultural, and recreational activities for the community as a whole.

Policy FLU 5.6.1 – Dade City will require recreational development to be compatible with the surrounding environment by requiring the development to comply with performance standards adopted in the land development regulations.

Policy FLU 5.6.2 – Dade City shall guide the planning and development of additional public and semi-public land uses so as to adequately meet the needs of the existing and future populations for community facilities.

Policy FLU 5.6.3 – Dade City desires to preserve its agricultural nature and thus will consider assigning Agricultural Land Uses to properties annexed in the City.

5.7 INCOMPATIBLE LAND USES

Objective FLU 5.7 – Dade City seeks to eliminate all non-conforming land uses that are inconsistent with the community character.

Policy FLU 5.7.1 – Dade City will discourage the continuation of nonconforming uses, except for those with historic significance, to the fullest extent possible through the maintenance and enforcement of the Land Development Code.

Policy FLU 5.7.3 – **1.8.5** No development order for any single-family residential unit shall be withheld due to inconsistency with the density provision of this Plan if such residential unit will be constructed

upon a legal lot of record existing as of June 13, 1989, and such construction otherwise conforms to the requirements set forth in the land development regulations.

Policy FLU 5.7.4 – Commercial and residential uses existing as of June 13, 1989, the effective date of this comprehensive plan, which were conforming as to use or density/intensity prior to such adoption and have now been rendered nonconforming, shall be considered grandfathered, legally nonconforming uses.

Policy FLU 5.7.5 – The reconstruction of any legally non-conforming structure shall adhere to development regulations (local, state, or federal) in effect at the time the development order is issued.

Policy FLU 5.7.6 – Following damage to legally nonconforming uses with historic significance resulting from natural or man-made disaster, the City may consider appropriate and/or innovative provisions for redevelopment such as variances to dimensional requirements (e.g., height, setback, open space).

OBJECTIVE FLU 5.8 FUTURE LAND USE MAP AMENDMENTS

Objective FLU 5.8 – Any amendment to the Future Land Use Map will support the current land use pattern, not adversely affect the environment, and only occur when the public infrastructure is in place to support the intensity of the proposed use.

Policy FLU 5.8.1 Future Land Use Map Amendments – Dade City Shall require that any proposed amendment to the Future Land Use Map shall be evaluated based upon the following criteria:

- a) The Land Use does not have an adverse impact on natural resources and ecosystems.
- b) The Land Use promotes the efficient and cost-effective provision or extension of public infrastructure and services.
- c) The Land Use promotes a walkable and connected community, and when possible, includes facilities for pedestrians, bicyclists, and transit.
- d) The Land Use promotes conservation of water and energy.
- e) The Land Use preserves open space and natural lands and provides for public open space and recreation needs.
- f) The Land Use will achieve and maintain the adopted level of service standards.

DEFINITIONS AND ACRONYMS

CRA	Community Redevelopment Agency
FAR	Floor-Area Ratio
FLU	Future Land Use
FLUM	Future Land Use Map
F.S.	Florida Statutes
GOP	Goals, Objectives, and Policies
SWFWMD	Southwest Florida Water Management District

Future Land Use (FLU) Element – The centerpiece of the Comprehensive Plan because it coordinates the central themes and information found in all the plan’s elements.

Infrastructure – The basic physical structures and facilities (i.e., buildings, roads, power supplies) needed for the operation of the City.

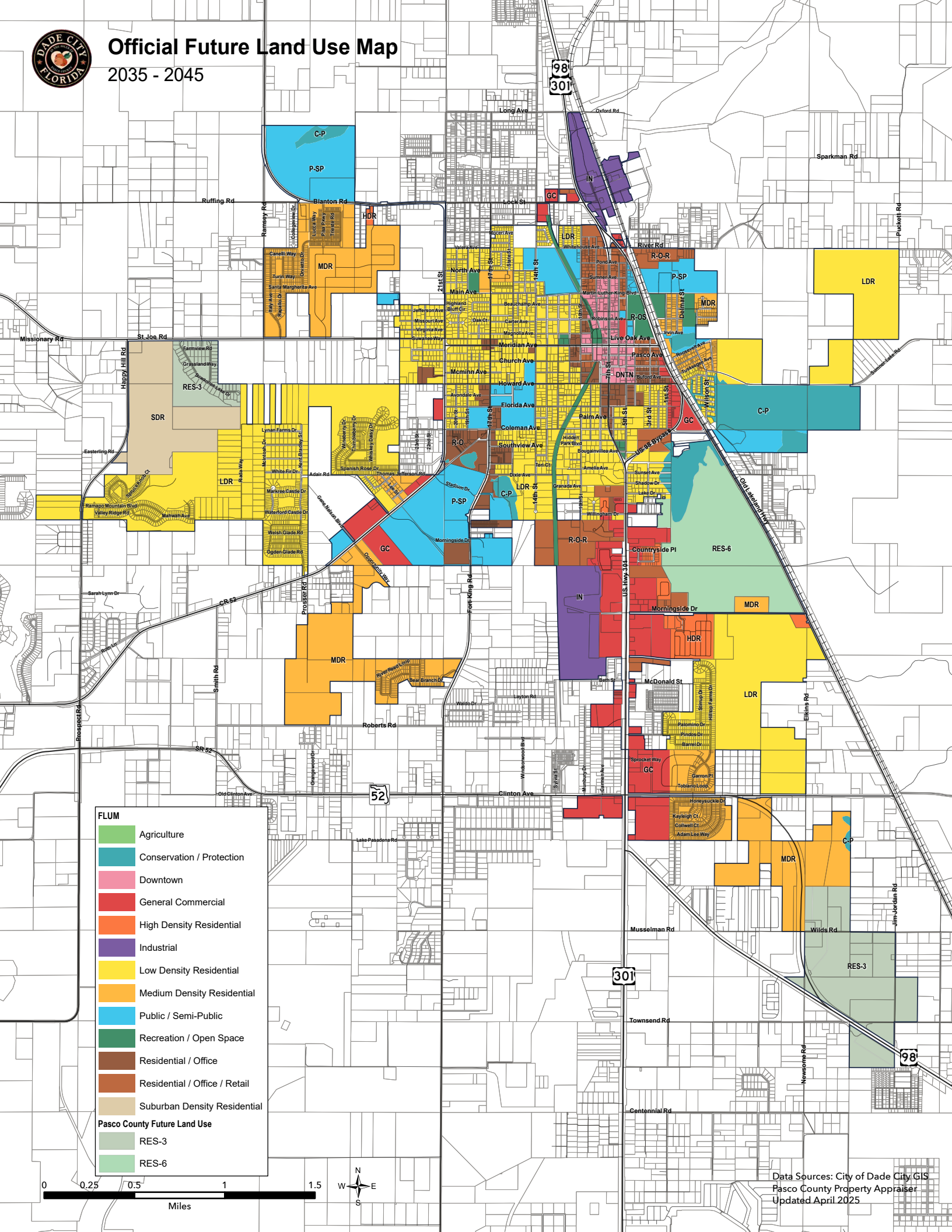
Redevelopment – Renovation of a blighted area.

Urban Sprawl – Low density, automobile-dependent development with either a single use or multiple uses that are not functionally related. Urban sprawl is expensive for municipalities as it requires extending public services inefficiently.



Official Future Land Use Map

2035 - 2045



FLUM

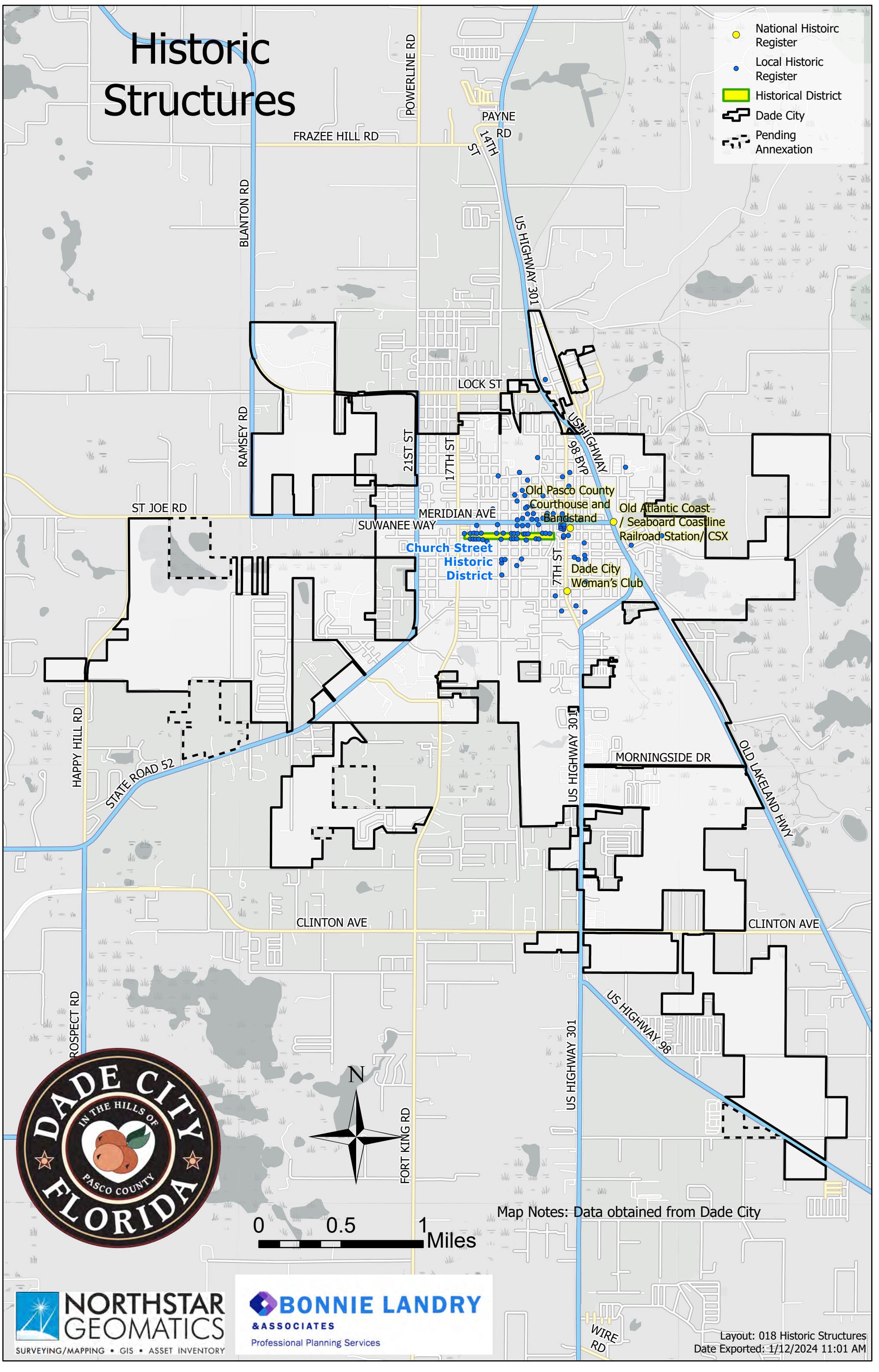
- Agriculture
- Conservation / Protection
- Downtown
- General Commercial
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Public / Semi-Public
- Recreation / Open Space
- Residential / Office
- Residential / Office / Retail
- Suburban Density Residential

Pasco County Future Land Use

- RES-3
- RES-6

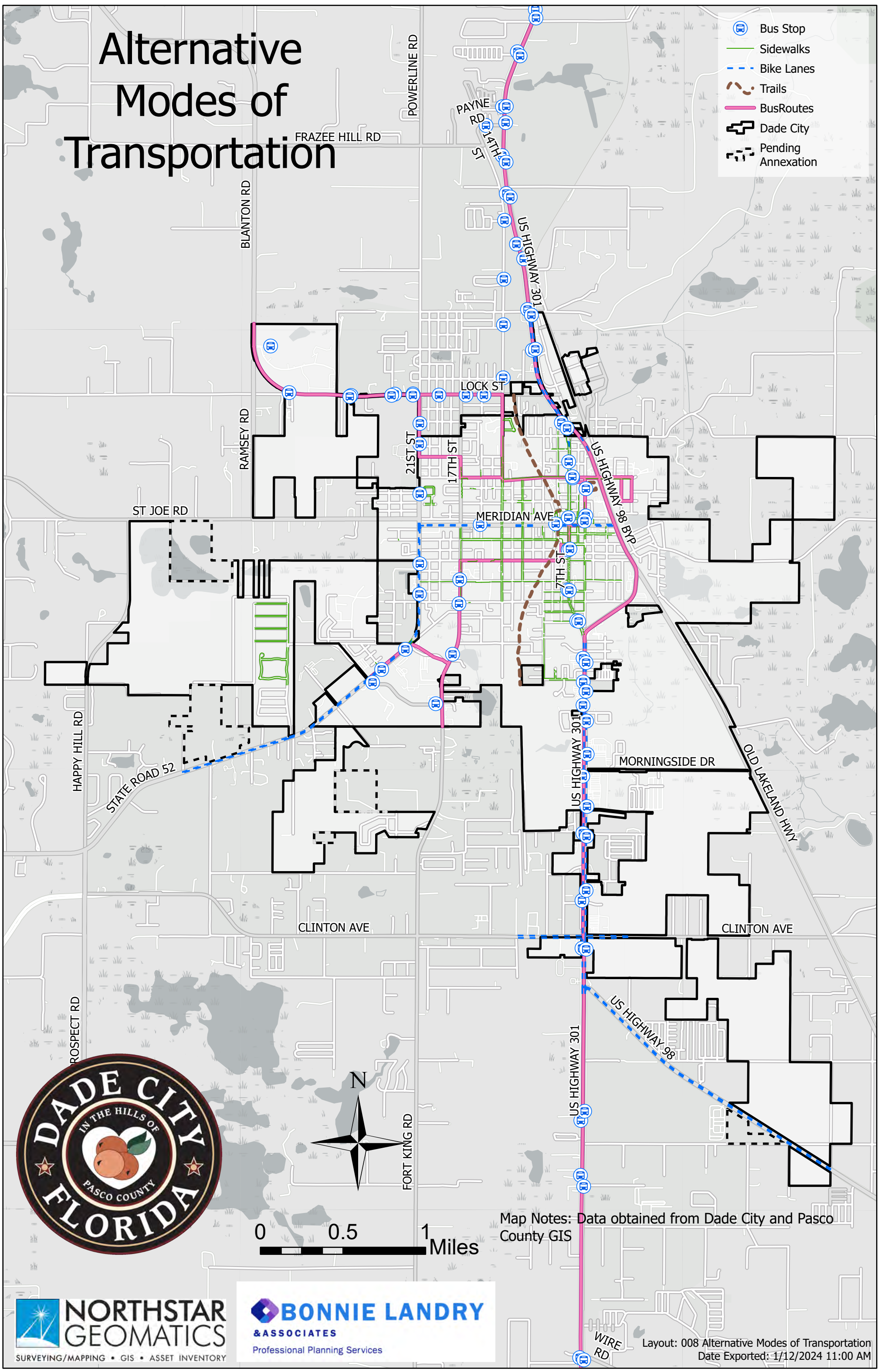
Historic Structures

- National Historic Register
- Local Historic Register
- Historical District
- Dade City
- Pending Annexation



Alternative Modes of Transportation

- Bus Stop
- Sidewalks
- Bike Lanes
- Trails
- BusRoutes
- Dade City
- Pending Annexation



Map Notes: Data obtained from Dade City and Pasco County GIS

Layout: 008 Alternative Modes of Transportation
Date Exported: 1/12/2024 11:00 AM

Roadway Functional Class

 Dade City

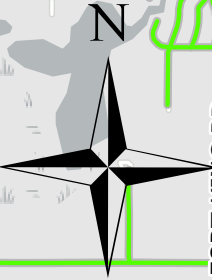
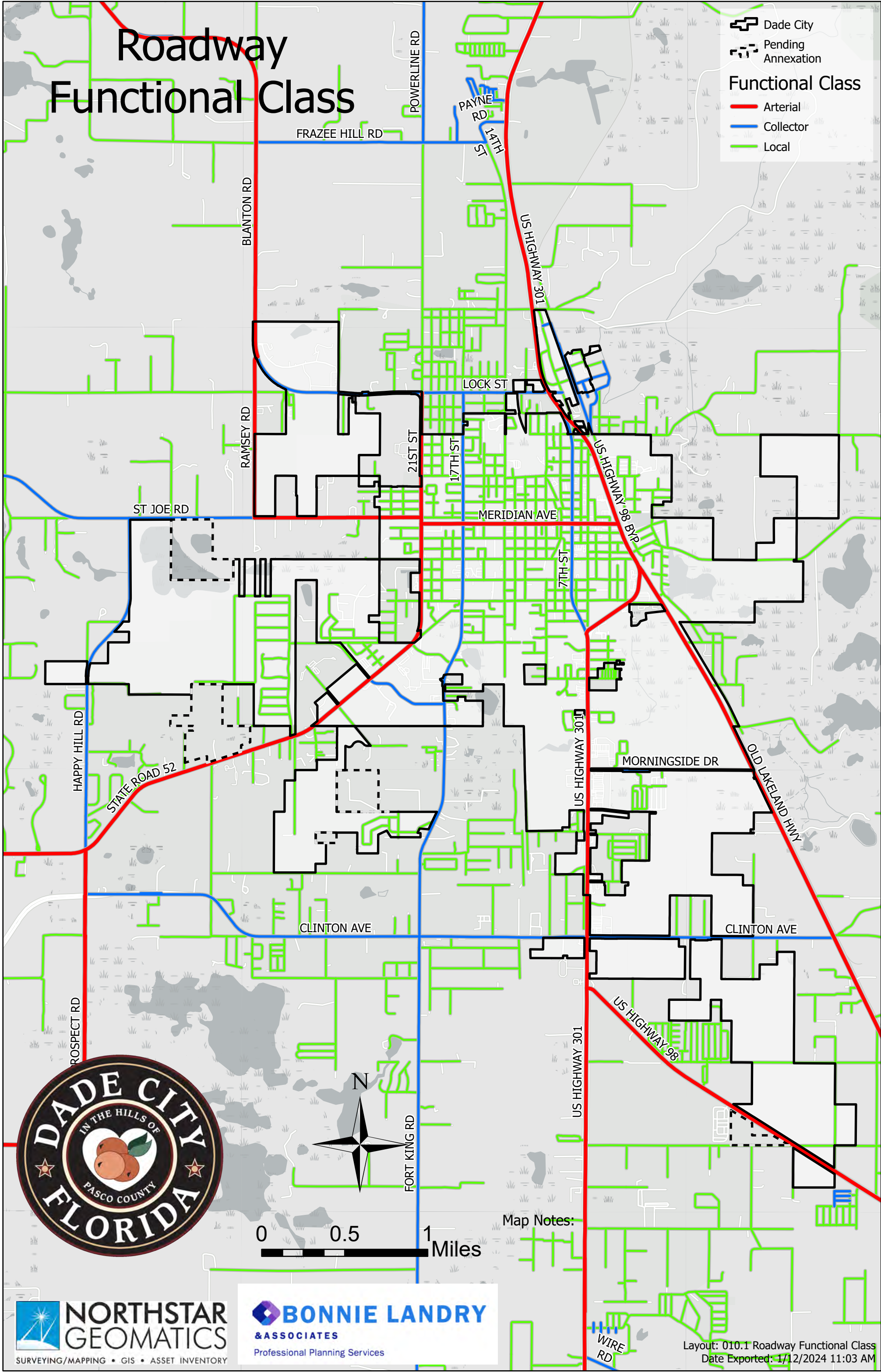
 Pending Annexation

Functional Class

 Arterial

 Collector

 Local



0 0.5 1 Miles

Map Notes:

**NORTHSTAR**
GEOMATICS

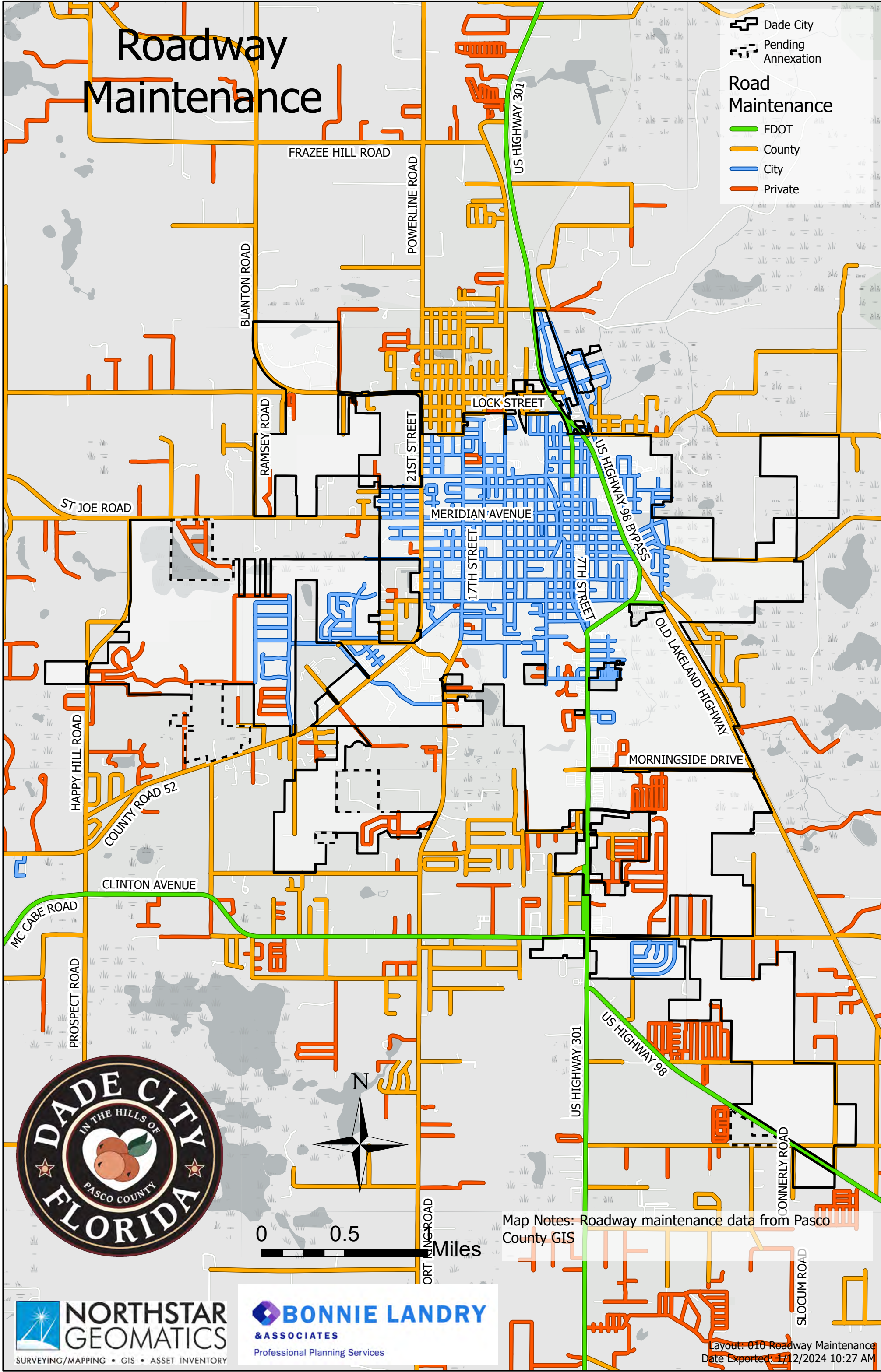
SURVEYING/MAPPING • GIS • ASSET INVENTORY

**BONNIE LANDRY**
& ASSOCIATES

Professional Planning Services

Roadway Maintenance

-  Dade City
-  Pending Annexation
- Road Maintenance**
-  FDOT
-  County
-  City
-  Private



Wastewater Utilities Service Area

 Dade City

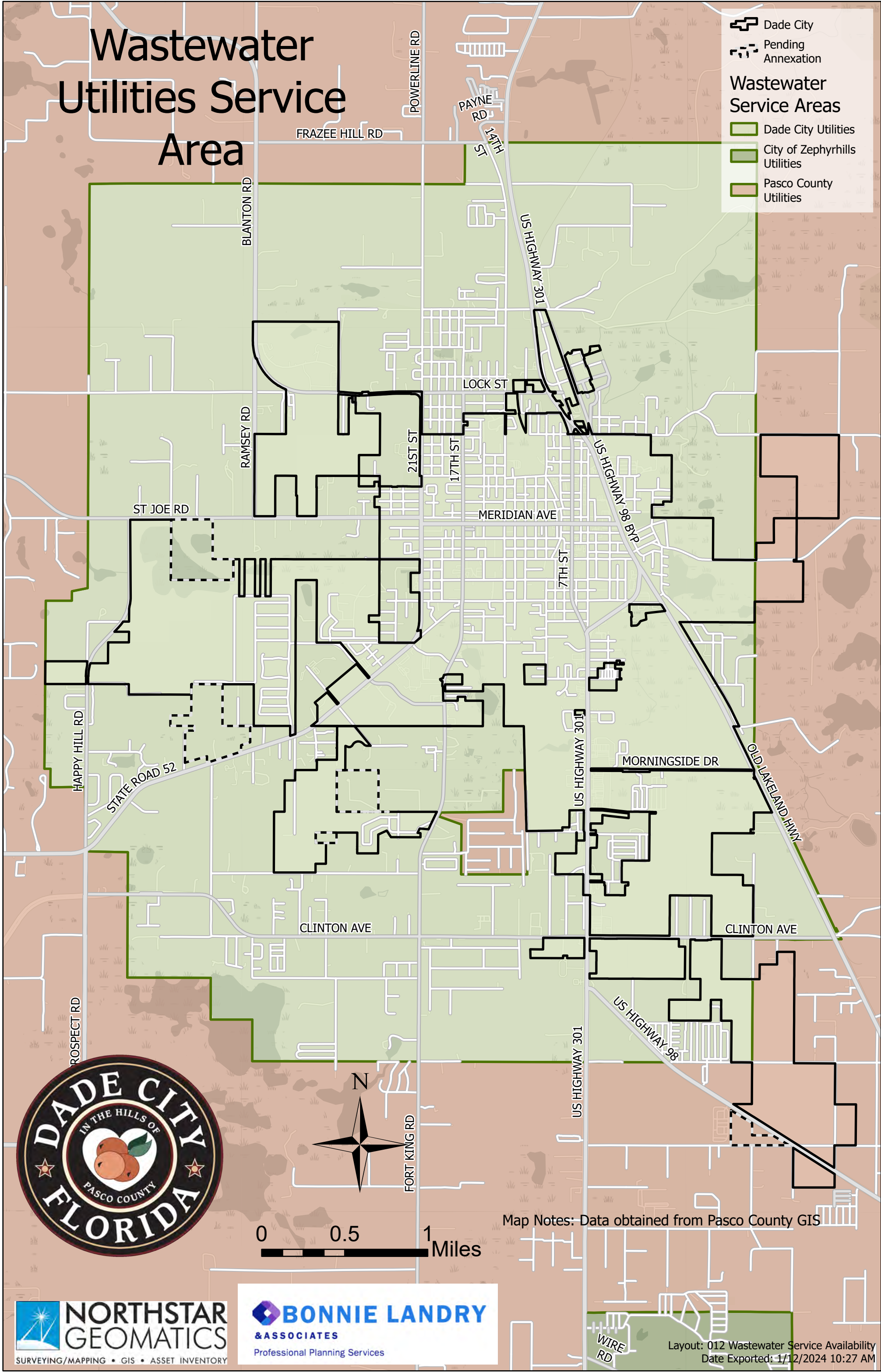
 Pending Annexation

Wastewater Service Areas

 Dade City Utilities

 City of Zephyrhills Utilities

 Pasco County Utilities

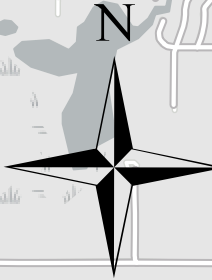
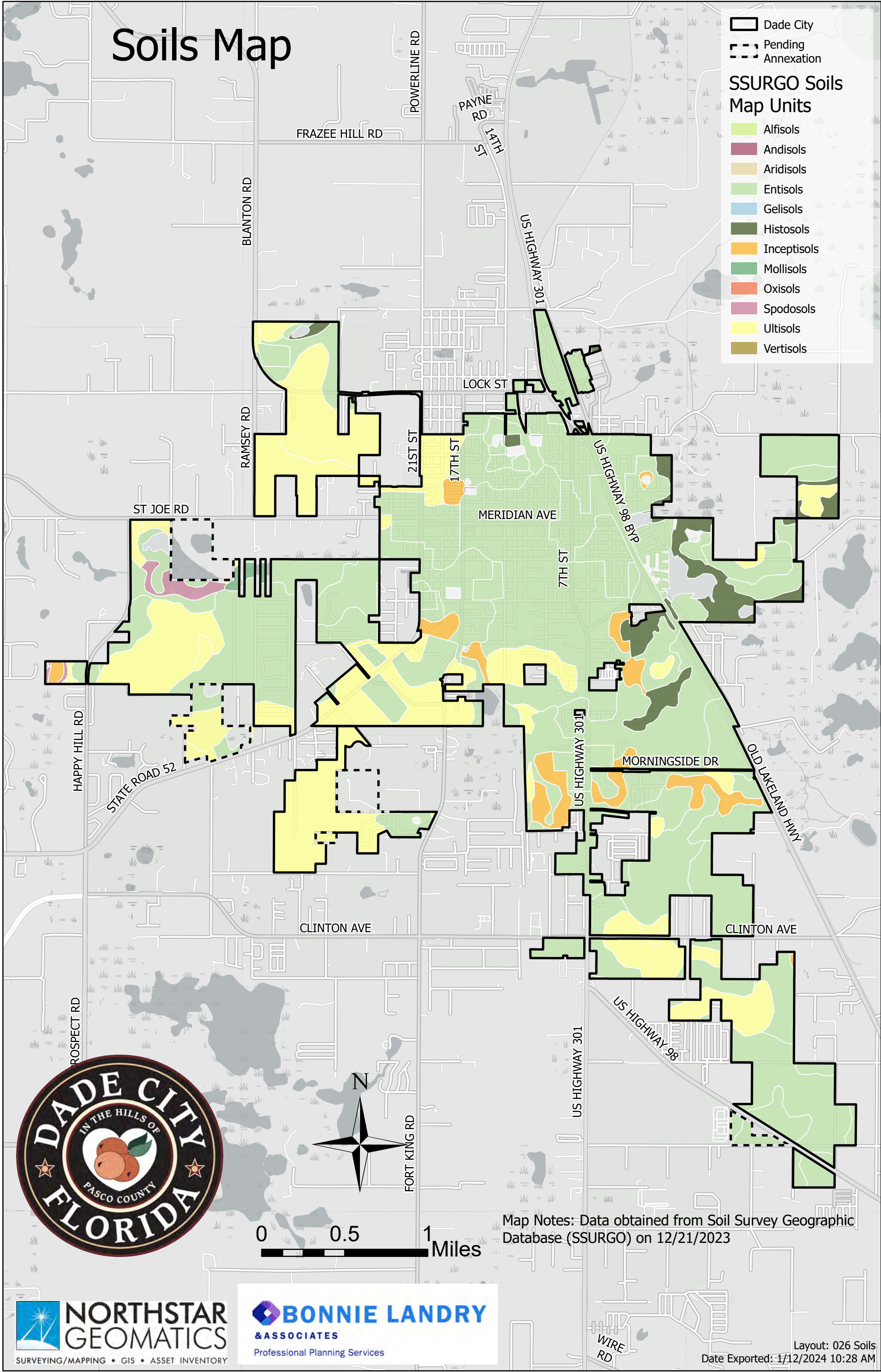


Soils Map

 Dade City
 Pending
Annexation

SSURGO Soils Map Units

-  Alfisols
-  Andisols
-  Aridisols
-  Entisols
-  Gelisols
-  Histosols
-  Inceptisols
-  Mollisols
-  Oxisols
-  Spodosols
-  Ultisols
-  Vertisols

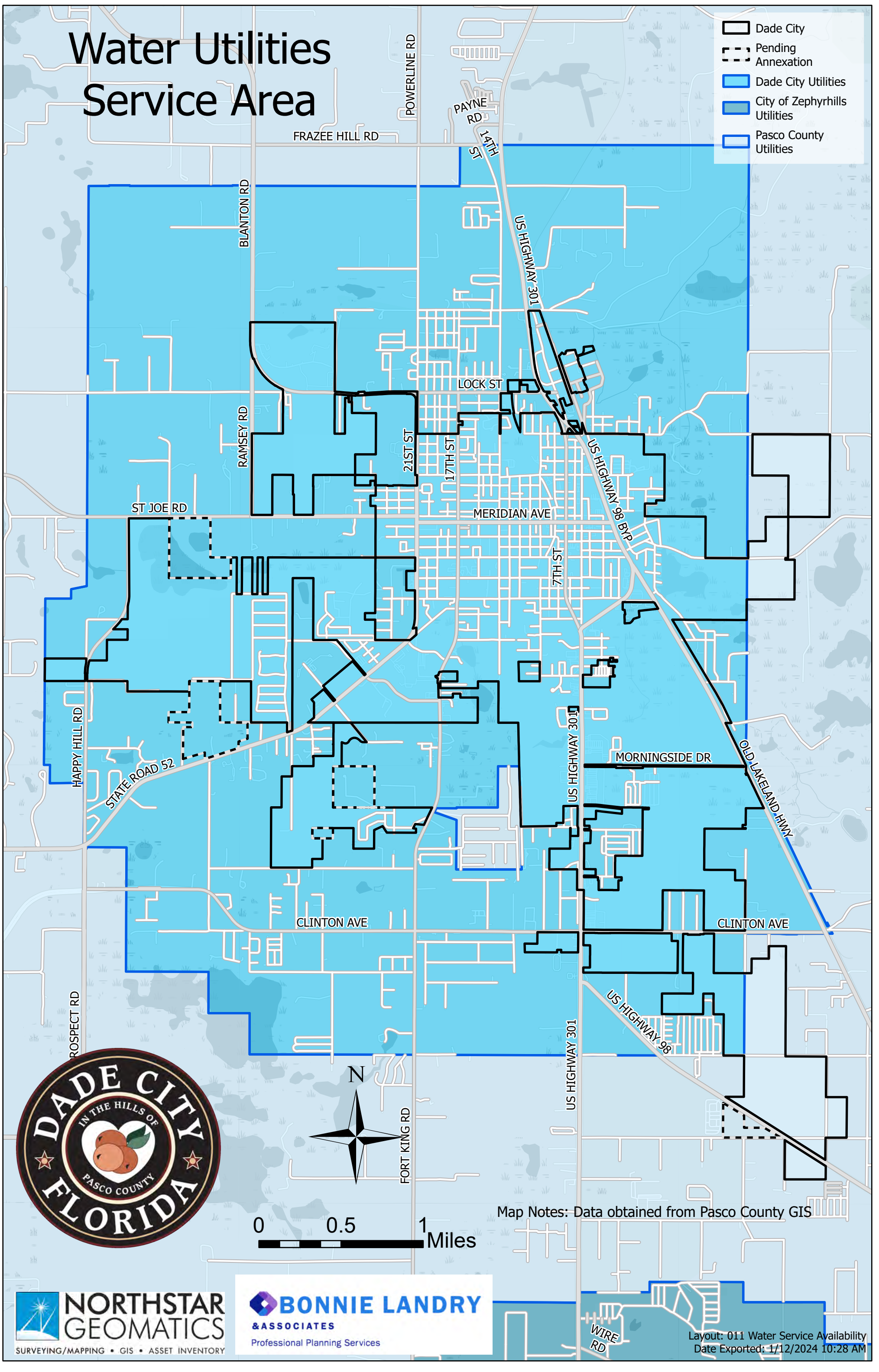


0 0.5 1 Miles

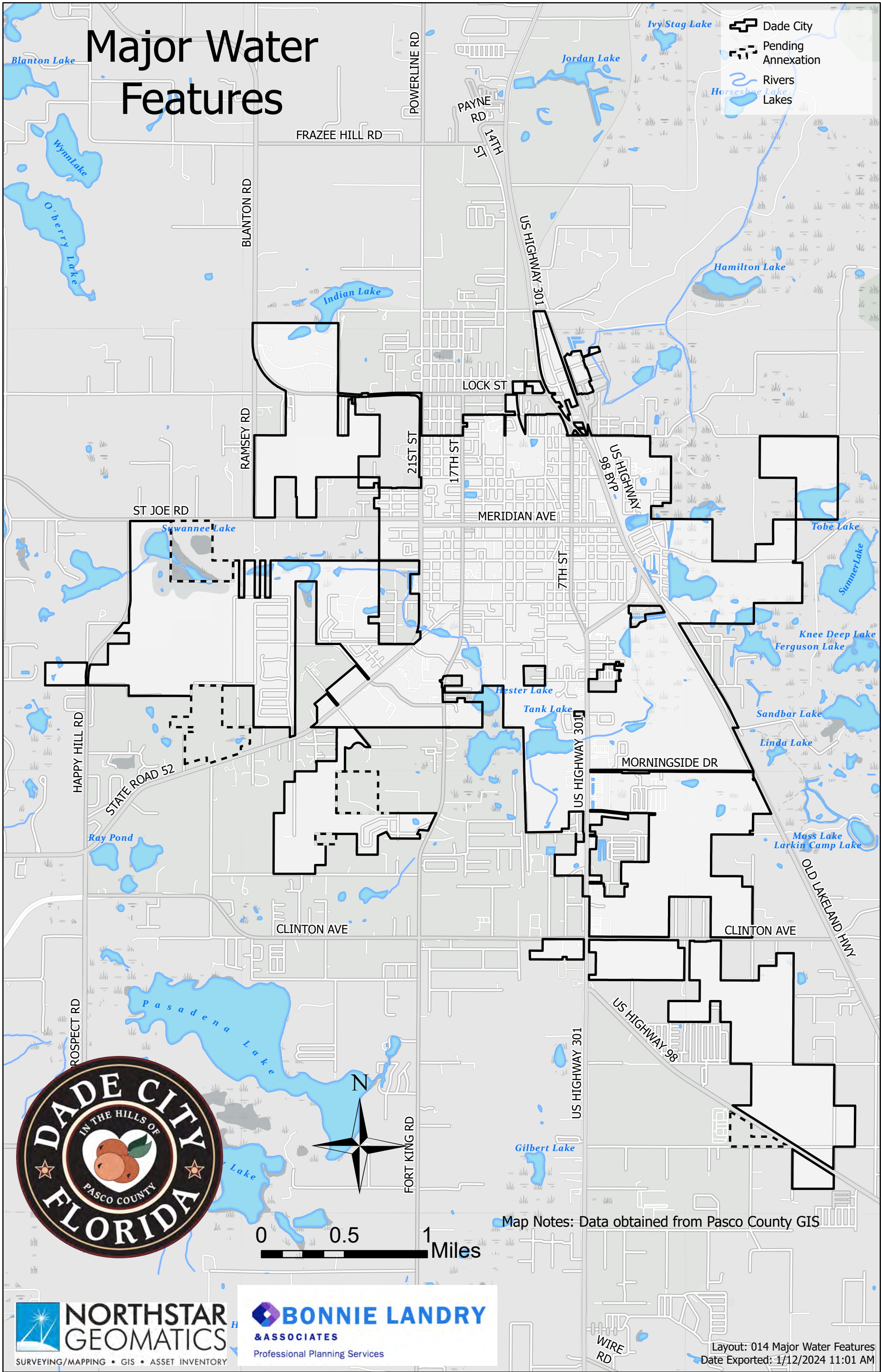
Map Notes: Data obtained from Soil Survey Geographic Database (SSURGO) on 12/21/2023

Water Utilities Service Area

- Dade City
- Pending Annexation
- Dade City Utilities
- City of Zephyrhills Utilities
- Pasco County Utilities

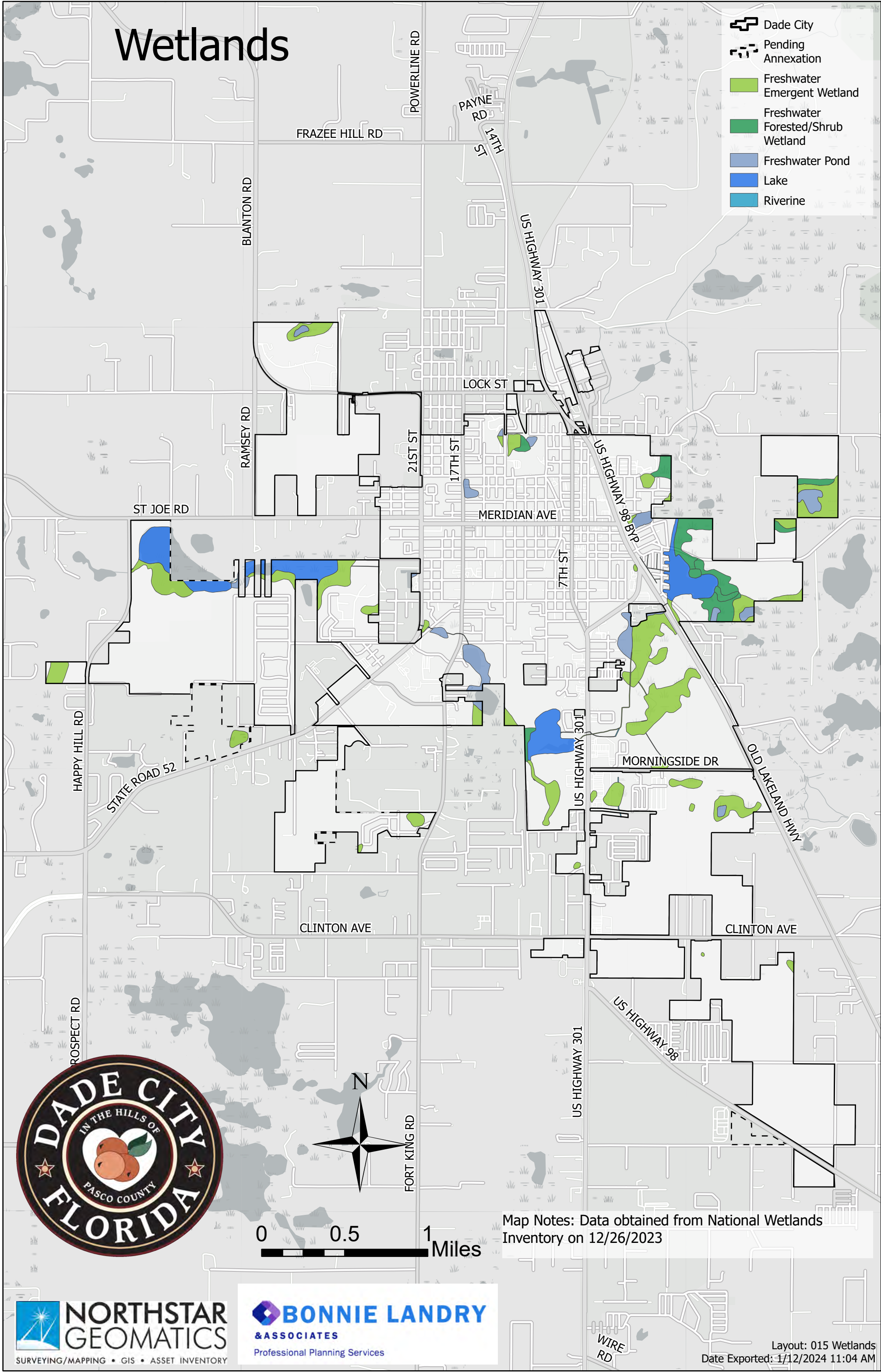


Major Water Features



Wetlands

- Dade City
- Pending Annexation
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine



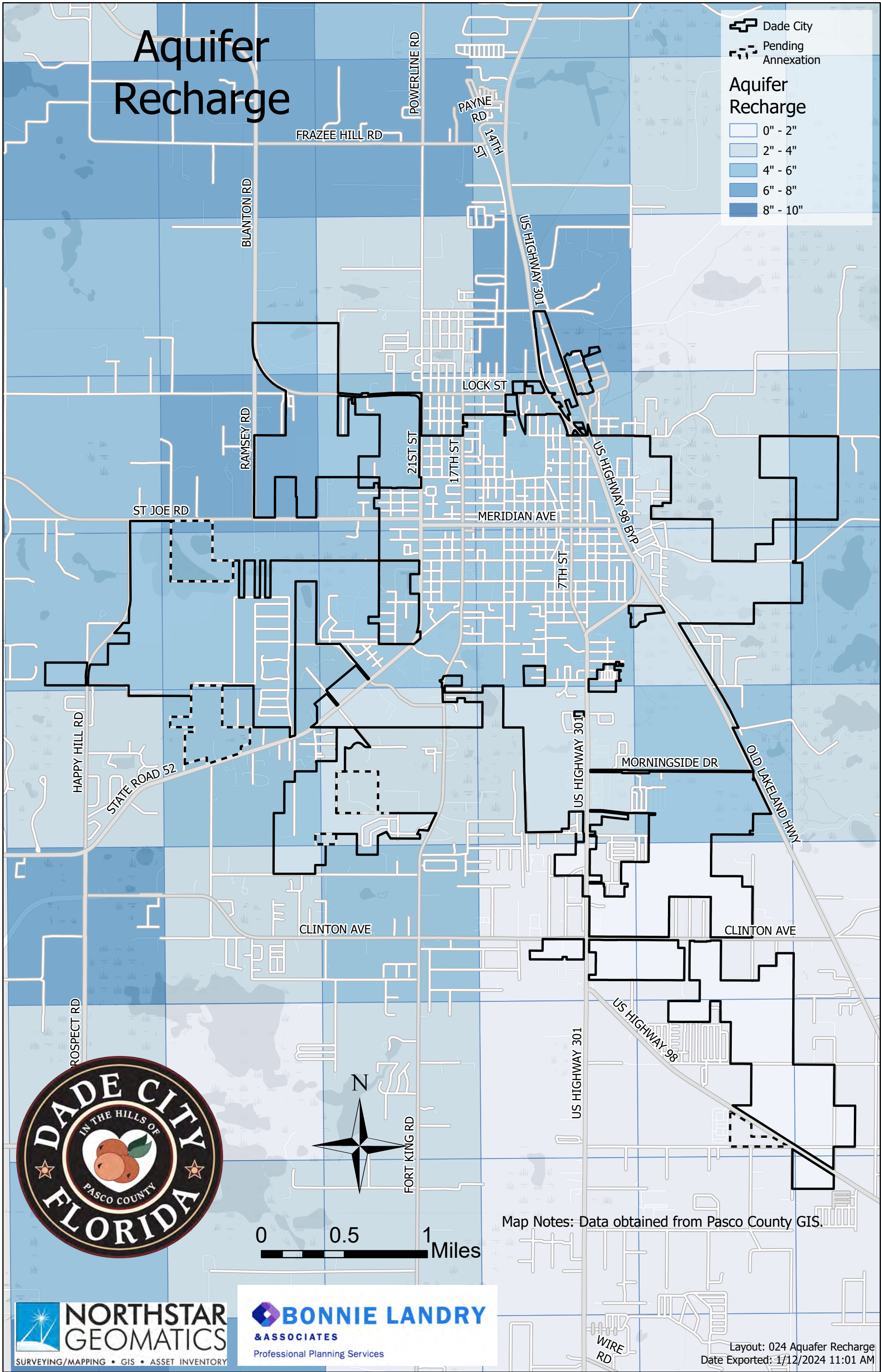
Aquifer Recharge

 Dade City

 Pending Annexation

Aquifer Recharge

	0" - 2"
	2" - 4"
	4" - 6"
	6" - 8"
	8" - 10"



FEMA Flood Zones

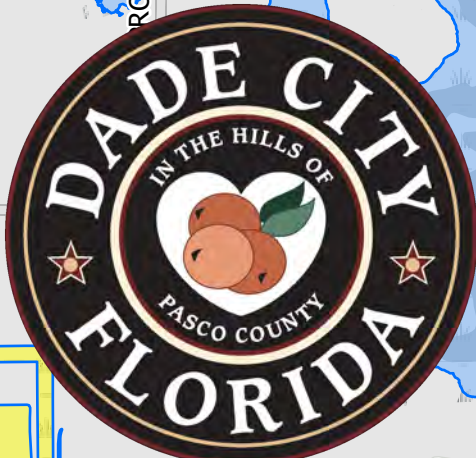
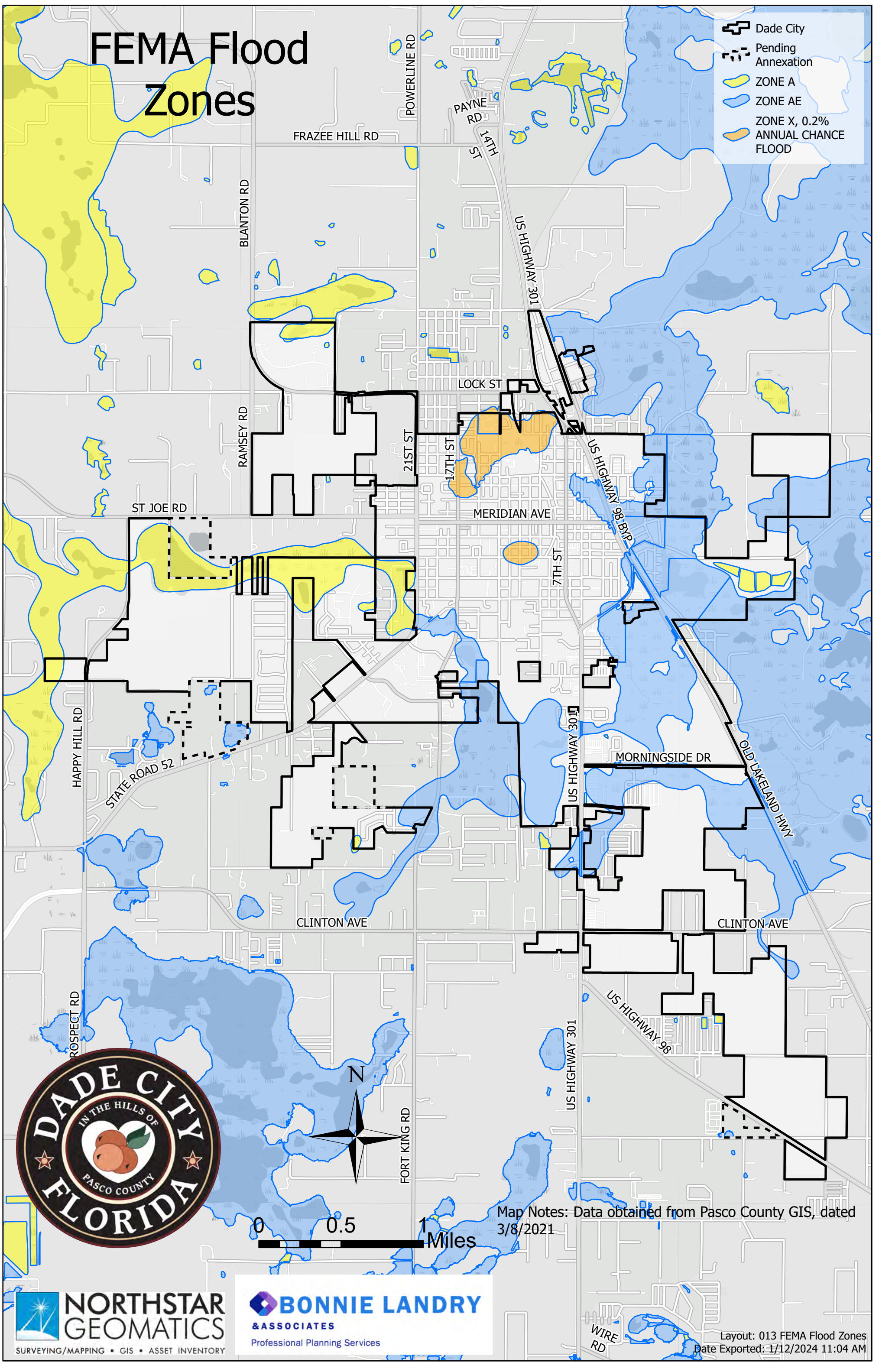
 Dade City

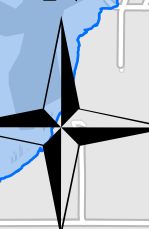
 Pending Annexation

 ZONE A

 ZONE AE

 ZONE X, 0.2% ANNUAL CHANCE FLOOD





N

0 0.5 1 Miles



Map Notes: Data obtained from Pasco County GIS, dated 3/8/2021



NORTHSTAR
GEOMATICS

SURVEYING/MAPPING • GIS • ASSET INVENTORY

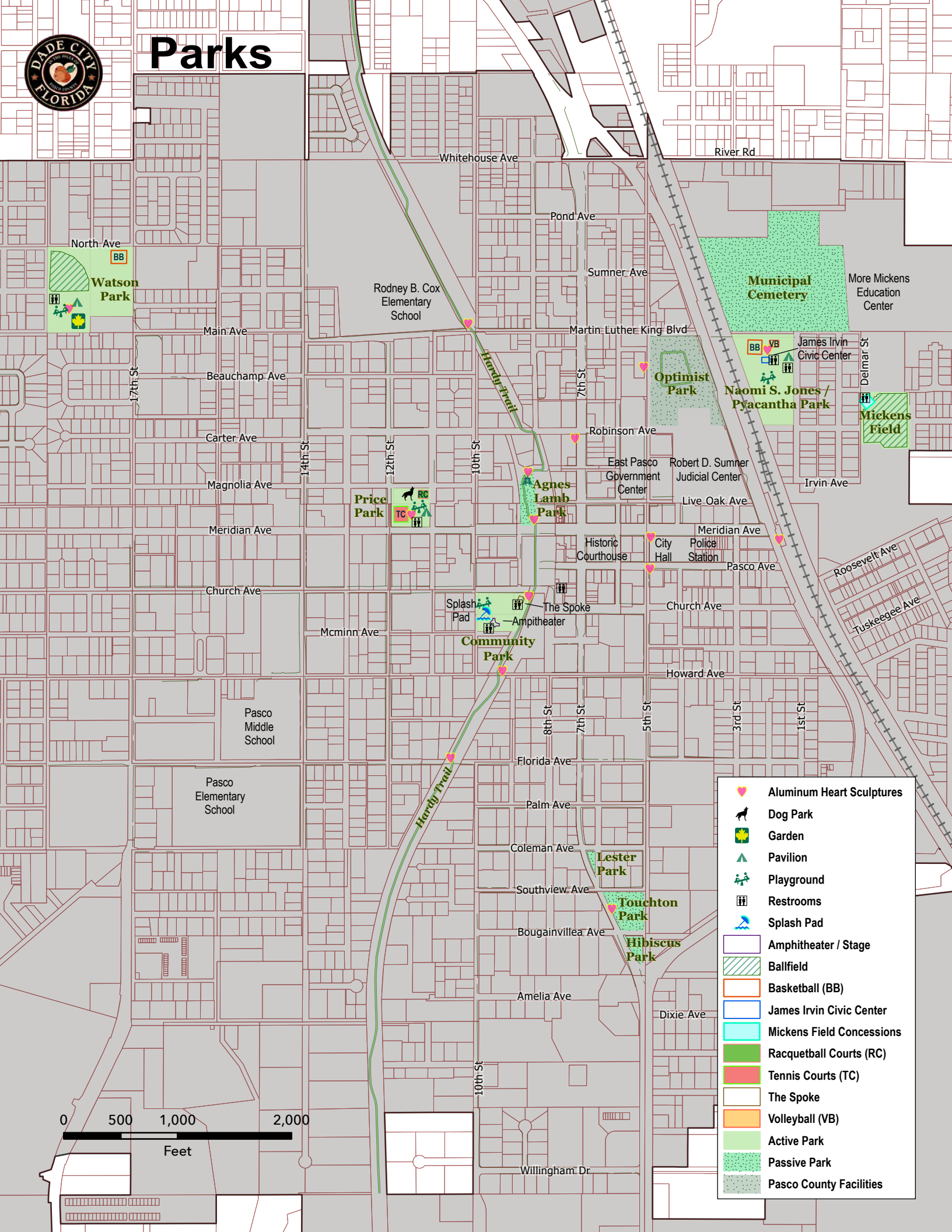


BONNIE LANDRY
& ASSOCIATES

Professional Planning Services



Parks



- Aluminum Heart Sculptures
- Dog Park
- Garden
- Pavilion
- Playground
- Restrooms
- Splash Pad
- Amphitheater / Stage
- Ballfield
- Basketball (BB)
- James Irvin Civic Center
- Mickens Field Concessions
- Racquetball Courts (RC)
- Tennis Courts (TC)
- The Spoke
- Volleyball (VB)
- Active Park
- Passive Park
- Pasco County Facilities

City of Dade City
Element 2 Capital Improvements
Goals, Objectives and Policies

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INTRODUCTION

Pursuant to Chapter 163.3177(3), F.S., the following represents the goals, objectives, and policies of Capital Improvements Element. In addition to statutory requirements, the goals, objectives, and policies were developed in keeping with the character, conditions, both environmental and social, and desires of the community. These goals, objectives, and policies are intended to establish the long-term end for the timely and efficient provision of public facilities through the use of sound fiscal policies.

IMPLEMENTATION

Unless otherwise stated, the implementation of objectives and associated policies contained in this section shall be through the development, adoption, and application of regulations set forth in the City's Code of Ordinances.

GOAL CIE 1

Goal CIE 1 – Dade City shall use sound fiscal policies to provide adequate public facilities concurrent with, or prior to, development in order to achieve and maintain adopted standards for levels of service and to promote policies in the Comprehensive Plan.

OBJECTIVE CIE 1.1 CAPITAL IMPROVEMENTS PRIORITIZATIONS

Objective CIE 1.1 – Dade City will correct existing deficiencies, accommodate desired future growth, replace dilapidated or obsolete facilities, and organize capital expenditures by implementing a financially feasible program of capital improvements.

Policy CIE 1.1.1 – Dade City shall include all projects of \$25,000 or larger, identified in the other elements of this comprehensive plan as necessary to maintain the adopted Levels of Service (LOS), implement a City program or initiative, or correct existing deficiencies in the five-year Capital Improvement Plan (CIP).

Policy CIE 1.1.2: Dade City shall continue to evaluate and rank, in order of priority, projects proposed for inclusion in the City's five-year LOS-related Schedule of Capital Improvements. Capital Improvements shall be programmed consistent with available revenues in the major areas of Transportation, Water/Sewer, Stormwater, and Parks.

Policy CIE 1.1.3 – As part of its annual budget process, the City shall update the five-year LOS-related Schedule of Capital Improvements to:

- a. reflect existing and projected capital needs in accordance with adopted level of service standards.
- b. reflect the elimination, deferral, or delay of construction of any facilities or service; and
- c. assess capital project costs against projected revenues and expenditures.

Policy CIE 1.1.4: Proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines:

- a. Project is needed to eliminate a proven or obvious hazard to public health and safety.
- b. Project is needed to fulfill a legal commitment by the City.
- c. Project is needed to preserve, maintain, refurbish, or achieve full use of existing facilities.
- d. Project will provide or bring an existing facility up to an adopted level of service.
- e. Project will increase efficiency or use of existing facilities, prevents or reduces future improvement cost, or provides service to all residents equitably.
- f. Project will increase the economic base or quality of life of the residents.
- g. Budget impact of project, both capital and operating, and financial feasibility of project will be considered to assure financial feasibility.
- h. Project will be reviewed for consistency with plans of other agencies having responsibility for public facilities within the jurisdiction; and
- i. Project involves a public-private partnership.

Policy CIE 1.1.5 – Dade City shall continue to seek to secure grants or private funds to finance needed capital improvements.

Policy CIE 1.1.6 – Dade City may issue municipal bonds to fund large projects when approved by a referendum in compliance with 100.201, F.S.

Policy CIE 1.1.7 – Dade City shall include only projects with fully committed funding within the first three years of the Schedule of Capital Improvements.

Policy CIE 1.1.8 – Dade City will require a development agreement or interlocal agreement for projects that are dependent upon future funding from an outside source.

Policy CIE 1.1.9 – Dade City projects that are dependent upon future funding that are planned but not committed may not be placed in the first three years of the CIP.

Policy CIE 1.1.10 – The City shall review and update the Capital Improvements Element on an annual basis. Modifications to the City's five-year LOS-Related Schedule of Capital Improvements may be accomplished by ordinance and shall not be deemed to be amendments to the local comprehensive plan, as described in s. 163.3177(3)(b), F.S.

Policy CIE 1.1.11 – Capital Improvements may be prioritized in two circumstances in which LOS standards are not the exclusive determinant of needs for a capital improvement:

- a. Repair, remodeling, renovation, and replacement of obsolete or dilapidated facilities.
- b. Capital improvements that provide a LOS in excess of the adopted standards may be constructed or acquired at any time as long as the following conditions are met:
 - (1) the capital improvement does not make financially infeasible any capital improvement of the same type that is needed to achieve or maintain the adopted LOS standards, and
 - (2) the capital improvement does not contradict, limit, or substantially change the goals, objectives, and policies of any element of this Comprehensive Plan, and
 - (3) at least one of the following additional conditions is met:

- (a) the excess capacity is an integral part of a capital improvement that is needed to achieve or maintain adopted LOS standards, or
- (b) the excess capacity is provided by economies of scale, making it less expensive than a comparable amount of capacity if acquired at a later date, or
- (c) the asset acquired is land that is environmentally sensitive, or designated by the local government as necessary for conservation or recreation, or
- (d) the excess capacity is part of a capital project financed by general obligation bonds approved by referendum.

Policy CIE 1.1.12 – Dade City shall include in its five-year CIP all projects identified in its Water Supply Facilities Work Plan (WSFWP) to commence or continue within the five-year horizon.

Policy CIE 1.1.13 – Dade City shall include in its five-year CIP all Water Resource Development, Water Supply Development, and Water Conservation Projects identified in the Southwest Florida Water Management District (SWFWMD) Regional Water Supply plan (RWSP) assigned to the City as an implementing entity within the 5-year horizon.

Policy CIE 1.1.14 –Dade City adopts Capital Improvements Element Appendix A: Capital Improvements Budget.

OBJECTIVE CIE 1.2 SOUND BUDGETARY POLICY

Objective CIE 1.2 – Dade City will ensure that public facilities are provided in a manner that maintains the integrity of the City’s fiscal resources and are provided within the ability of the local government to fund such facilities from local government revenues, the pro-rata contributions of development, and grants.

Policy CIE 1.2.1 – Dade City shall ensure that the estimated costs of all needed capital improvements do not exceed conservative estimates of revenues from sources that are available to the City pursuant to current statutes.

Policy CIE 1.2.2 – Dade City shall seek to limit long-term borrowing by seeking grant and forgivable loan funding during capital improvements planning and programming phases.

Policy CIE 1.2.3: Dade City shall confine long-term borrowing to capital improvements too large to be financed from current revenues and available grants.

Policy CIE 1.2.4: Dade City will ensure that any bonds issued will be structured to be paid back within a period not to exceed the expected useful life of the capital project unless the project is mandated by a regulatory agency.

Policy CIE 1.2.5 – Where possible, special assessment, revenue, or other self-supporting bonds will be used instead of general obligation bonds.

Policy CIE 1.2.6 – Prior to the adoption of any impact fees or special assessments, the City Commission shall assess whether the associated capital improvement benefits the entire community or only one area or sector of the community. If found to be of benefit to only one area or sector of the community, the impact fee or special assessment shall be applied to that one area or sector only.

Policy CIE 1.2.7 – Total debt service for general obligation debt will not exceed 10 percent of net operating revenues.

OBJECTIVE CIE 1.3 LEVELS OF SERVICE

Objective CIE 1.3 – Dade City will manage the land development process so that the public facility needs created by existing demand, previously issued development orders, and reasonably anticipated future development do not exceed the funding abilities of the City.

Policy CIE 1.3.1 – Dade City shall maintain a concurrency management system requiring that adequate facility capacity, and permitted water supply as applicable, will be available to serve new development or redevelopment by the time a development order is issued by the City.

Policy CIE 1.3.2 – All development orders issued by the City which require public facilities that will be financed by sources of revenue which have not yet been approved, secured, or implemented shall be conditioned upon approval, securing, or implementation of the indicated revenue source, or the substitution of a comparable amount of revenue from existing sources.

Policy CIE 1.3.3 – Dade City shall coordinate the provision of potable water and sanitary sewer with Pasco County and the Town of St. Leo by reviewing development applications located within the City's utility service area and providing written verification that facility capacity and adequate water supply are currently available or will be available at the time of development. Dade City shall recommend that no building or construction permit be issued unless the City has provided a written statement of committed capacity and water supply availability for the proposed development.

Policy CIE 1.3.4 – The adopted Level of Service (LOS) standards for public facilities within the jurisdiction of the City of Dade City and the City's utility service area shall be those adopted in the Transportation, Infrastructure, and Recreation/Open Space elements of this Plan.

Policy CIE 1.3.5 – Development orders issued prior to May 8, 2001, shall be presumed to have adequate public facility services consistent with the LOS standards contained herein.

OBJECTIVE 1.4 FACILITY COSTS AND DEVELOPMENT

Objective CIE 1.4 – Future development shall bear a proportionate cost of facility improvements necessitated by the development to maintain adopted Level of Service (LOS) standards.

Policy CIE 1.4.1 – Dade City shall assess new developments on a pro-rata share of the costs to provide public facility improvements to maintain adopted LOS standards.

Policy CIE 1.4.2 – Through the building permit process, the City shall coordinate with Pasco County, the Pasco County Metropolitan Planning Organization, and the Florida Department of Transportation to ensure that public facility improvement projects located within the City are funded in a fiscally equitable manner apportioning the costs among those who are responsible for it.

Policy CIE 1.4.3 – Dade City shall require that existing and future development equitably bear the costs of required public facilities, as follows:

Future Development:

- a. Future Development shall pay for its proportional share of the capital improvements needed to address the impact of such development. Enterprise fund user charges, connection fees, and other user fees paid by new development shall be reviewed every four years to ensure that provision of capital improvements needed to address the impact of future development will not increase ad valorem tax rates or rates of potable water, wastewater, or stormwater utilities. Upon completion of construction, Future Development becomes Existing Development as described in subsection 2, below.
- b. At the discretion of the City Commission, Future Development's payments may take the form of, but are not limited to, voluntary contributions for the benefit of any public facility, impact fees, capacity fees, dedications of land, and/or provision of public facilities.

Existing Development:

- a. Existing Development shall pay for capital improvements that reduce or eliminate existing deficiencies and that constitute replacement of obsolete or dilapidated facilities as necessary.
- b. Existing development's payments may take the form of user fees, special assessments, and taxes.
 - 1) Both Existing Development and Future Development may have part of their costs paid by grants, entitlements, or the provision of public facilities from other levels of government and independent districts. Such cost offsets shall be prioritized for Existing Development over Future Development.

OBJECTIVE CIE 1.5 CONSISTENCY

Objective CIE 1.5 – Dade City will maintain adopted Level of Service (LOS) standards as specified in the individual elements of this Comprehensive Plan and meet existing and future facility needs by coordinating land use decisions and available or projected fiscal resources with the LOS-related Schedule of Capital Improvements.

Policy CIE 1.5.1 – Dade City shall use fiscal policies to direct expenditures for capital improvements that recognize and are consistent with the policies of the other comprehensive plan elements.

Policy CIE 1.5.2 – Dade City shall coordinate with the Pasco County Metropolitan Organization (MPO) to ensure consistency with the Long-Range Transportation Plan.

Policy CIE 1.5.3 – Dade City shall ensure that all proposed capital projects in the City are consistent with projects in the Pasco County MPO Transportation Improvement Program.

Policy CIE 1.5.4 – Dade City shall ensure that all proposed capital projects in the City are consistent with future land use map and redevelopment caused by previously issued and new development orders.

Policy CIE 1.5.5 – Dade City shall ensure that all proposed capital projects in the City are consistent with the Dade City Stormwater Master Plan.

Policy CIE 1.5.6 – Dade City shall ensure that all proposed capital projects in the City are consistent Southwest Florida Water Management District (SWFWMD) Regional Water Supply plan (RWSP).

Policy CIE 1.5.7 – Dade City shall include in its capital improvements program, where applicable, a list of projects necessary to achieve the pollutant load reductions attributable to the City, as established in the Tampa Bay Estuary Reasonable Assurance Plan area pursuant to 403.067(7) FFS as may be amended from time to time.

DEFINITIONS AND ACRONYMS

CIE	Capital Improvements Element
CIP	Capital Improvement Plan
F.S.	Florida Statutes
LOS	Level of Service
RWSP	Regional Water Supply Plan
SWFWMD	Southwest Florida Water Management District
WSFWP	Water Supply Facilities Work Plan

Capital Improvement – Any long-term investment of public funds for the acquisition, construction, or improvement of public lands or facilities that, by reason of its size and cost, is nonrecurring in the local budget.

Capital Improvement Plan (CIP) – The multi-year schedule of capital improvement projects, including priorities and cost estimates, budgeted to fit the financial resources of the community. The CIP is part of the City’s comprehensive plan and is updated annually.

Concurrency – The reasonable assurance that facilities necessary to support development will be in place and operational with sufficient capacity at the same time that the development will use those facilities, or “concurrent” with the impacts of the development.

General Obligation Debt – Any debt which is secured by the pledge of the full faith and credit and taxing power of the City and for the payment of which recourse may be had against the City’s general fund. General obligation bonds are required by the Florida Constitution to be approved by referendum.

Level of Service (LOS) – An indicator of the extent or degree of service expected to be provided by a facility based on and related to the operational characteristics of the facility. LOS standards are adopted by the City and indicate the capacity per unit of demand for each public facility subject to concurrency.

Redevelopment – Renovation of a blighted or underutilized property characterized by a change in use and/or structure.

Urban Sprawl – A development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses, as defined in s. 163.3164 and s. 163.3177, F.S.

Appendix A: CIE 1 – 5-Year Schedule of Capital Improvements FY25 – FY29

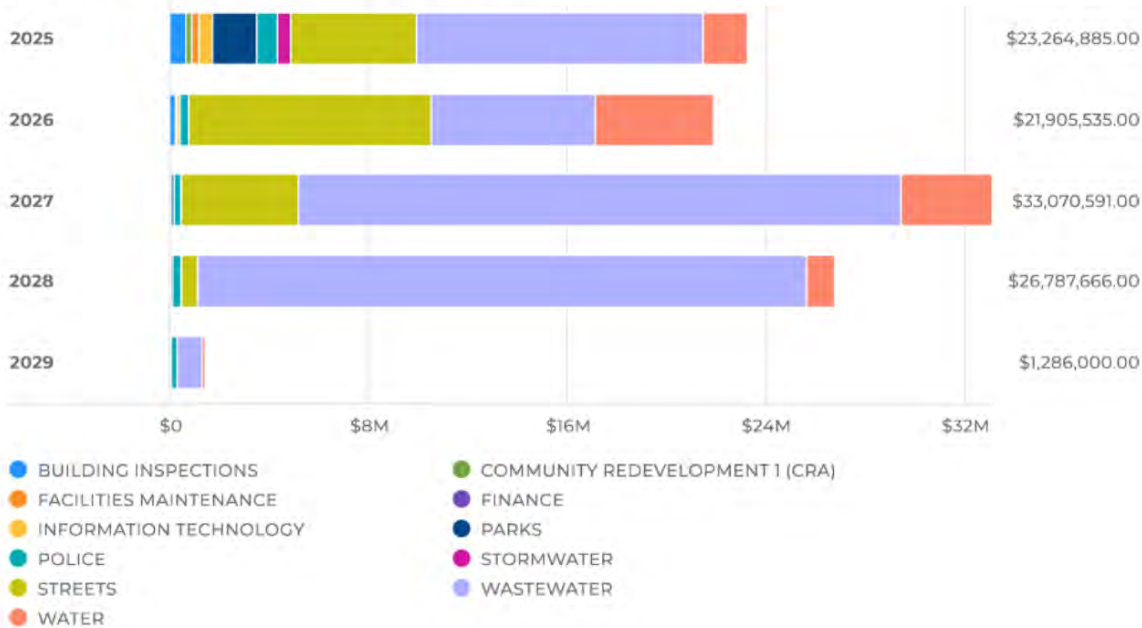
Capital Improvements: Multi-year Plan

Total Capital Requested

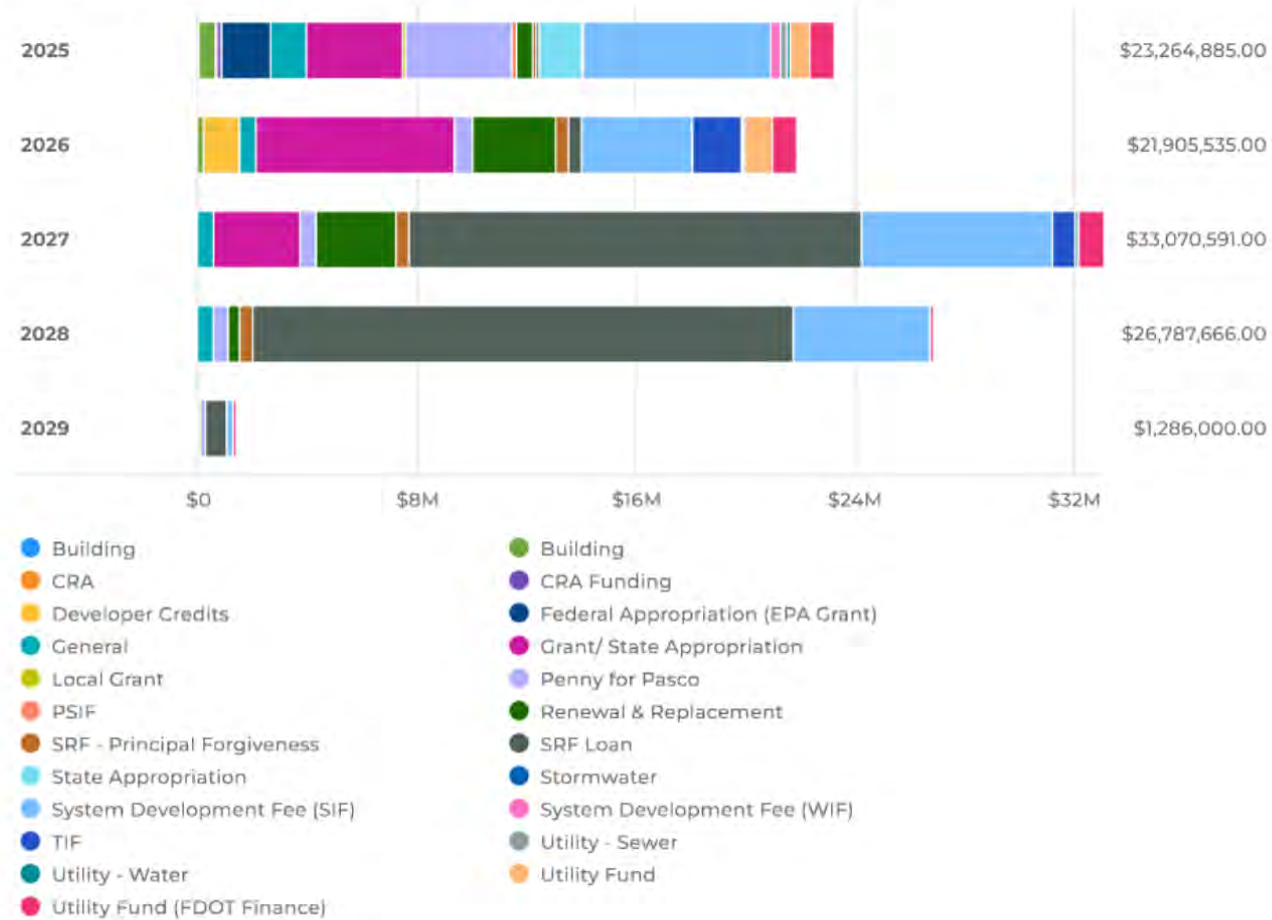
\$106,314,677

66 Capital Improvement Projects

Total Funding Requested by Department



Total Funding Requested by Source



City of Dade City
Element 3 Intergovernmental Coordination
Goals, Objectives, and Policies

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INTRODUCTION

Pursuant to Section 163.3177(6)(h), F.S., the following represents the Intergovernmental Coordination goals, objectives, and policies of the City of Dade City. In addition to statutory requirements, the goals, objectives, and policies were developed in keeping with the character, conditions, both environmental and social, and desires of the community. These goals, objectives and policies are intended to address the establishment of a long-term directive for promoting coordination between jurisdictions of plans and policies that have been identified as having impacts other than a local nature.

IMPLEMENTATION

Unless otherwise stated, the implementation of objectives and associated policies contained in this Section shall be through the development, adoption, and application of regulations set forth in the City's Code of Ordinances and Land Development Regulations.

GOAL ICE 1 COMPREHENSIVE PLANNING

Goal ICE 1 – Dade City will improve the existing system of interlocal coordination to successfully implement local government comprehensive plans and to resolve conflicts resulting from the plans and directives.

OBJECTIVE ICE 1.1 COORDINATING PLANS

Objective ICE 1.1 – As an ongoing objective, the City shall maintain close coordination and cooperation with Pasco County, the City of Zephyrhills, the Town of St. Leo, and the City of San Antonio in the evaluation and integration of local comprehensive plans and development proposals.

Policy ICE 1.1.1 – Dade City shall maintain open communications with Pasco County, the City of Zephyrhills, the Town of St. Leo, and the City of San Antonio through continued participation on various committees or organizations which serve to identify and discuss issues related to plan implementation, development, and funding which affect either the City or adjacent unincorporated county in such areas as land use, transportation, drainage, conservation, open space planning, sanitary sewer, potable water, solid waste disposal, and natural and man-made resources.

Policy ICE 1.1.2 – In instances where the resolution of issues requiring intergovernmental concurrence has not been achieved, the City of Dade City shall seek relief through the Dispute Resolution Process of the Tampa Bay Regional Planning Council (TBRPC) as a mediator or arbitrator as outlined in Rule 29H-13, FAC.

Policy ICE 1.1.3 – Dade City, via the City Commission or appointees, shall continue to communicate and coordinate with the Pasco County School Board, the Pasco County Metropolitan Planning Organization (MPO), the Municipal Association of Pasco, the Tampa Bay Regional Planning Council (TBRPC) Tampa Bay Water, Southwest Florida Water Management District (SWFWMD), and other

state and federal agencies on projects that either fall within the City or have consequences that will impact the City.

Policy ICE 1.1.4 – Dade City shall review and amend, as necessary, coordination mechanisms with Pasco County, the Pasco County MPO, TBRPC, SWFWMD, and other state and regional regulatory agencies to ensure a comprehensive assessment of the impact of development proposals and annexations.

Policy ICE 1.1.5 – The City recognizes that full implementation of this Comprehensive Plan is dependent upon the intergovernmental coordination mechanisms identified in all the comprehensive plan elements.

Policy ICE 1.1.6 – Dade City shall strive, through regular coordination with the Florida Department of Transportation (FDOT) and Pasco County, to ensure that development and redevelopment does not contribute to the proliferation of urban sprawl or strip commercial land uses, particularly within the US-301 and SR-52 corridors.

Policy ICE 1.1.7 – Dade City shall maintain an interlocal agreement with Pasco County for the operation of assisted housing programs in the City.

Policy ICE 1.1.8 – As a method of protecting and continuing the City's residential character, the City shall review land use amendment and zoning requests in proximity to the municipal boundaries as to their potential to proliferate urban sprawl as defined and outlined in s. 163.3177(6)(a)(9), F.S.

OBJECTIVE ICE 1.2 COORDINATING LEVELS OF SERVICE

Objective ICE 1.2 – As an ongoing objective, Dade City shall ensure that the adopted levels of service standards contained in this Comprehensive Plan are coordinated and consistent with those of the applicable service provider.

Policy ICE 1.2.1 – Dade City shall work with FDOT and the Pasco County MPO as necessary to attain and assure acceptable continued operational level of service, as identified in the Transportation Element, on non-City owned or managed roadways.

Policy ICE 1.2.2 – Dade City shall, through cooperation and coordination with Pasco County and neighboring municipalities, ensure that each jurisdiction's applicable future needs are considered in the acquisition, expansion, and design of the City's facilities which would serve portions of those jurisdictions.

GOAL ICE 2 MUTUAL INTEREST

Goal ICE 2 – Establish a regular means of communication among officials of two or more political or other governmental agencies for the purpose of addressing and attempting to resolve issues of mutual interest that arise from Dade City’s Comprehensive Plan and the plans of others.

OBJECTIVE ICE 2.1 WATER SUPPLY

Objective ICE 2.1 – Dade City will coordinate with SWFWMD and adjacent local governments for the efficient, safe, and sustainable provision of potable water to the public within the City’s jurisdiction and utility service area.

Policy ICE 2.1.1 – Dade City shall maintain active coordination and cooperation with all water service providers to the public within its jurisdiction and utility service area and shall continue to coordinate the provision of potable water with SWFWMD.

Policy ICE 2.1.2 – Dade City shall coordinate with SWFWMD in the development and implementation, as necessary, of the Regional Water Supply Plan (RWSP) created and maintained by the SWFWMD, such coordination to occur along with coordination with Pasco County and other incorporated areas as needed to address mutual water supply planning and implementation issues.

OBJECTIVE ICE 2.2 ANNEXATION AND SERVICE AREAS

Objective ICE 2.2 – Dade City seeks to identify and coordinate joint planning areas for annexations and service provisions.

Policy ICE 2.2.1 – Dade City shall maintain its annexation agreement with Pasco County, entered into in 2005, which defines areas of future annexation and processes for coordinated review during land use and zoning applications on annexed properties.

Policy ICE 2.2.2 – Dade City shall maintain its interlocal agreement with Pasco County, entered into in 2010, establishing the service area for the provision of potable water and sanitary sewer services in the unincorporated area.

OBJECTIVE ICE 2.3 CONCURRENCY AND LAND USE

Objective ICE 2.3 – Dade City seeks to identify and describe joint processes for collaborative planning on population projections, school siting, facilities subject to concurrency, countywide facilities, land use and zoning policies effecting sites adjacent to other municipalities and problematic land uses.

GENERAL/GROWTH

Policy ICE 2.3.1 – Dade City shall rely on population estimates and projections from the Florida Office of Economic and Demographic Research to determine the City’s proportional share of the total county population and growth.

Policy ICE 2.3.2 – Dade City shall coordinate with Pasco County and neighboring municipalities to maintain general population growth projections for the East Pasco County region.

SCHOOLS

Policy ICE 2.3.4 – Dade City shall maintain and comply with the terms of its interlocal agreement, entered into in 2003, with the Pasco County School Board, Pasco County, and the Cities or Towns of New Port Richey, Port Richey, San Antonio, St. Leo, and Zephyrhills, for the coordination of concurrency, school siting, school facilities development, and co-location and shared use of facilities.

Policy ICE 2.3.5 – Dade City will review the Pasco County School Board’s annually updated 5-year District Facilities Work Program and long-term 10-year District Facilities Work Program for consistency with provisions of the City’s comprehensive plan and make recommendations that address inconsistencies to both the City and the School Board.

Policy ICE 2.3.6 – Dade City seeks to enter into an interlocal agreement with the Pasco County School Board if it is determined that the co-location or joint use of public facilities for recreation, civic, or other purposes is advantageous and mutually agreeable.

Policy FLU 2.3.7 – Dade City will continue to collaborate with the Pasco County School District to ensure it has the most accurate population projections, so that there is proper planning for the infrastructure and school sites needed to support future growth.

Policy ICE 2.3.7: Until such time as alternative coordination procedures for review may be agreed upon and formalized between the City and the Pasco County School Board, the procedures as outlined in Section 235.193, FS (Educational Facilities - Coordination of Planning with Local Governing Bodies), shall be utilized.

Policy ICE 2.3.8 – Dade City seeks input on requests for access to county or state-maintained roadways and will forward these requests to each respective agency.

Policy ICE 2.3.9 – Dade City will continue to coordinate with the Pasco County MPO and FDOT for the provision of county and state roadway facilities to serve the needs of the City’s residents, businesses, and visitors.

Policy ICE 2.3.10 – Dade City shall coordinate with FDOT, Pasco County, and neighboring municipalities, as applicable, regarding potential traffic impacts to non-City-owned roadways during review of all land use, zoning, and development applications. Similarly, the City shall coordinate with Pasco County and neighboring municipalities, as applicable, regarding potential traffic impacts to City-owned roadways during review of all land use, zoning, and development applications on sites adjacent to the City’s jurisdictional boundaries.

Policy ICE 2.3.11 – Dade City shall coordinate with Pasco County for the continued and improved provision of public transportation facilities and services for the City’s residents, visitors, and workers.

WATER AND SEWER

Policy ICE 2.3.12 – Dade City shall coordinate with Pasco County and neighboring municipalities, as applicable, for the provision of potable water and sanitary sewer service to areas within the City’s utility service area. Dade City shall review all land use, zoning, and development applications on sites within its utility service area to determine whether adequate water supplies and facilities, as well adequate sanitary sewer facilities, will be available to serve the development no later than the anticipated date of issuance of certificate of occupancy or its functional equivalent by the applicable local government.

UNWANTED LAND USES AND CODE ENFORCEMENT

Policy ICE 2.3.13 — Dade City will coordinate with Pasco County and/or appropriate area municipalities regarding the location of problematic or locally unwanted land uses.

Policy ICE 2.3.14 – As a means of enhancing Dade City’s code enforcement efforts, Dade City shall coordinate with Pasco County to encourage code enforcement in adjacent unincorporated areas.

OBJECTIVE ICE 2.4 EMERGENCY MANAGEMENT

Objective ICE 2.4 – Consider appropriate actions relative to future land uses found to be inconsistent with the recommendations contained in any interagency hazard mitigation report and provide for efficient and effective coordinated emergency management .

Policy ICE 2.4.1 – Dade City will cooperate with the Pasco County Department of Emergency Management relative to recommendations contained in any interagency hazard mitigation report that are applicable to the City and that would not adversely impact locally designated historic structures.

Policy ICE 2.4. 2 – Dade City shall continue to participate in the implementation and refinement of the Pasco County Local Mitigation Strategy.

Policy ICE 2.4.3 – Dade City shall coordinate with Pasco County, the Pasco County School Board, the City of New Port Richey, the City of Port Richey, the City of San Antonio, the Town of St. Leo, and the City of Zephyrhills in the development and implementation of the countywide All-Hazards Comprehensive Emergency Management Plan.

DEFINITIONS AND ACRONYMS

FDOT	Florida Department of Transportation
FLU	Future Land Use
FLUM	Future Land Use Map
F.S.	Florida Statutes
ICE	Intergovernmental Coordination Element
ILA	Interlocal Agreement
MOU	Memorandum of Understanding
MPO	Metropolitan Planning Organization
RWSP	Regional Water Supply Plan
SWFWMD	Southwest Florida Water Management District
TBRPC	Tampa Bay Regional Planning Council
WSFWP	Water Supply Facilities Work Plan

Future Land Use (FLU) – One of several categories applied to all parcels within the City’s jurisdiction which governs allowable land uses, residential densities, and intensities, as established and regulated in the Future Land Use Element of the City’s Comprehensive Plan.

Redevelopment – Renovation of a blighted area.

Urban Sprawl – A development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses, as defined in s. 163.3164 and s. 163.3177, F.S.

City of Dade City
Element 4 Housing
Goals, Objectives and Policies

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INTRODUCTION

Pursuant to Section 163.3177(6)(f), F.S., the following represents the Housing Goals, Objectives, and Policies of the City of Dade City. In addition to statutory requirements, the Goals, Objectives, and policies were developed in keeping with the character, conditions, both environmental and social, and desires of the community. These Goals, Objectives, and Policies are intended to address the establishment of a long-term end towards which the housing programs and activities of the community are ultimately directed.

IMPLEMENTATION

Unless otherwise stated, the implementation of objectives and policies contained in this section shall be through the development, adoption, and application of regulations set forth in the City's Code of Ordinances.

GOAL HOU 1 HOUSING SUPPLY

Goal HOU 1 –Dade City seeks to ensure quality housing is available to meet the needs of the current and future residents.

OBJECTIVE HOU 1.1 HOUSING SUPPLY

Objective HOU 1.1 – Dade City will adopt policies to ensure the City facilitates quality housing for current and future residents in a manner that protects Dade City's small-town character.

Policy HOU 1.1.1 –Dade City shall monitor and evaluate population and housing trends annually to understand local housing supply and needs.

Policy HOU 1.1.2 –Dade City will evaluate and streamline regulations, and processes that may result in undue cost and/or delays incurred by the private sector in their efforts to meet local housing demands.

OBJECTIVE HOU 1.2 PROMOTE ENERGY EFFICIENCY, ALTERNATIVE ENERGY, AND CONSERVATION

Objective HOU 1.2 – Dade City shall promote energy efficiency, use of alternative energy, and conservation alternatives in the construction of new buildings and rehabilitation of existing buildings.

Policy HOU 1.2.1 – Dade City may introduce green design concepts through amendments to the Land Development Regulations that may include:

- a) Incorporation of renewable energy sources such as photovoltaic panels, solar water heaters, etc.
- b) Improved weatherization of residential buildings.
- c) Incorporation of Florida-Friendly landscape design standards.
- d) The use of green and recycled building materials

Policy HOU 1.2.2 – Dade City shall participate in green residential programs which may include:

- a) Retrofit for Energy and Environmental Performance program (REEP)

- b) State Energy and Environment Development program (SEED)
- c) Federal Weatherization Assistance Program
- d) Multifamily Housing Energy Efficiency Grant Program
- e) Leadership in Energy Efficient Design (LEED)
- f) Florida Green Building Coalition (FGBC)

SUBSTANDARD HOUSING

Goal HOU 2 Dade city seeks to eliminate substandard housing.

OBJECTIVE HOU 2.1 IMPROVE STRUCTURAL INTEGRITY

Objective HOU 2.1 – Dade City will continue to monitor the condition of existing housing and support policies aimed to eliminate the number of substandard dwelling conditions either by prevention, restoration, or demolition.

Policy HOU 2.1.1 – Dade City shall continue to administer housing and land development regulations to promote improved housing stock, ensure ongoing maintenance and eliminate substandard housing.

Policy HOU 2.1.2 – Dade City will continue to enforce the Florida Building Code for new construction and renovation projects. The Florida Building Code governs the design, construction, repair and demolition of public and private buildings, structures and facilities in the State and includes building standards specifically to protect structures from the Florida environment.

Policy HOU 2.1.3 – Dade City shall make available informational services to all residents, including low and moderate-income persons, regarding local, State and Federal housing programs, financial assistance and general neighborhood improvement aids.

Policy HOU 2.1.4 – The rehabilitation and redevelopment needs of neighborhoods with substandard housing shall be guided by the following:

- a) reduction of substandard housing and infrastructure conditions;
- b) desirability of maintaining the existing neighborhood character;
- c) increased economic opportunities and expansion of tax base; and
- d) disruption caused by the possible displacement/relocation of residents.

Policy HOU 2.1.5 – Dade City will adopt and maintain Land Development Regulations to facilitate aesthetic standards for all residential structures. Standards will consider design elements such as

- a) facade materials
- b) footing or slab characteristics;
- c) roof pitch;
- d) roof materials;
- e) living area;
- f) location of garage;
- g) ground effect (i.e., height of the residence and height of entryway from ground level)

Policy HOU 2.1.6– Dade City shall administer an active code enforcement program to identify and require repair or demolition of all dilapidated housing units (determined to be unsafe, unfit for human occupancy). Structures not repaired or demolished within a reasonable time may be removed by Dade City at the owner's expense. The cost of demolition shall be the property owner's responsibility.

Policy HOU 2.1.7 – Dade shall continue to seek CDBG funds for use in road paving, removal of dilapidated structures, neighborhood clean-up programs, and park improvements in eligible neighborhoods.

Policy HOU 2.1.8 – Consistent with the provisions of the underlying Future Land Use category, the City shall encourage innovative reuses of the existing housing stock which would result in the removal of substandard housing status.

OBJECTIVE HOU 2.2 NEIGHBORHOOD PRESERVATION

Objective HOU 2.2 – Dade City values and desires to preserve established neighborhoods and small-town character.

Policy HOU 2.2.1– Dade City will seek funding to complete a rehabilitation and redevelopment needs study of established neighborhoods.

Policy HOU 2.2.2 – At a minimum, the study of the rehabilitation and redevelopment needs of the substandard established neighborhoods shall consider the following:

- a) maintain the existing neighborhood character;
- b) seek increased economic opportunities and expansion of tax base;
- c) seek funding with revenue bonds and/or tax increment financing;
- d) seek funding with revenue bonds and/or tax increment financing;
- e) seek opportunities for joint venture leveraging;
- f) avoid the disruption caused by the displacement/relocation of residents.

GOAL HOU 3 DIVERSE AND EQUITABLE HOUSING

Goal HOU 3 – Dade City seeks a diverse housing stock to serve current and future residents of all ages, races, genders, natural origins, abilities, and household composition.

OBJECTIVE HOU 3.1. PROVIDE VARIETY OF HOUSING TYPES

Objective HOU 3.1 – Dade City will adopt policies to ensure a variety of housing types is available for current and future residents.

Policy HOU 3.1.1 – Dade City shall encourage the private sector to provide a variety of housing types.

Policy HOU 3.1.2 – Dade City shall continue to cooperate with Pasco County, Pasco County Housing Authority, private agricultural businesses, and private service agencies, as appropriate, to develop and manage housing for farmworkers located within the municipal boundaries of Dade City.

Policy HOU 3.1.3 – Dade City, seeks to facilitate adult congregate living facilities (ACLFs) that result in self-sufficiency for residents who are 60 years and older. Therefore, ACLFs will be a permitted use in appropriate zoning categories in the Land Development Regulations.

Policy HOU 3.1.4 – The Dade City Land Development Regulations shall continue to recognize group homes ,foster care facilities and other special needs housing as permitted uses in appropriate residential neighborhoods where the class of group homes is necessary to meet the needs of Dade City residents, and in accordance with Chapter 419, F.S.

Policy HOU 3.1.5 – Dade City will make informational services available in the city, website or other designated locations, for the elderly by coordinating with existing and future elderly service groups.

OBJECTIVE HOU 3.2. NON-DISCRIMINATION

Objective HOU 3.2 – Dade City will ensure that residents have equitable access to housing.

Policy HOU 3.2.1 – Dade City supports and enforces the Fair Housing Act which protects people from discrimination when they are renting or buying a home.

Policy HOU 3.2.2 – Dade City will support the investigation of any alleged violation of the Fair Housing Act.

Policy HOU 3.2.3 – Dade City shall ensure that zoning criteria is non-discriminatory for the provision of group homes and foster care facilities.

GOAL HOU 4 PROVIDE FOR AFFORDABLE HOUSING

Goal HOU 4 –Dade City shall seek to ensure that affordable housing is available.

OBJECTIVE HOU 4.1 AFFORDABLE HOUSING

Objective HOU 4.1 – Dade City shall develop programs and strategies to facilitate affordable housing.

Policy HOU 4.1.1 –Dade City shall maintain an interlocal agreement with Pasco County for the operation of assisted housing programs in the City.

Policy HOU 4.1.2 – Dade City will continue to identify adequate sites for housing for very low-, low-, and moderate-income households.

Policy HOU 4.1.3 – The Dade City Community & Economic Development Department shall provide data relating to the supply, demand and need for affordable housing.

Policy HOU 4.1.4 – The Dade City Commission and related City Departments shall coordinate with other agencies, such as the Pasco County Housing Authority, for input on the City’s affordable housing program.

Policy HOU 4.1.5 – Dade City, in collaboration with the Pasco County Housing Authority and private developers, shall pursue federal and state sources of funding earmarked for very low-, low-, and moderate-income housing.

Policy HOU 4.1.6 – Dade City, seeks to remove barriers to access and facilitate a streamlined permitting process for developments incorporating construction or rehabilitation of affordable housing.

Policy HOU 4.1.7 – Dade City, shall pursue public/private partnerships to encourage the private sector to provide reduced cost home repair and improvement loans and first mortgage home financing pursuant to the provisions of the Community Reinvestment Act.

Policy HOU 4.1.8 – Dade City will identify potential sites for very low-, low-, and moderate-income housing through continued cooperation with the Rural Economic Community Development Initiative agencies, programs administered by Pasco County, and private agencies such as Habitat for Humanity. Such sites shall be consistent with the densities and intensities of use identified on the Future Land Use and Zoning maps.

Policy HOU 4.1.9– The allowable uses and densities described in the Dade City Future Land Use Element and Land Development Regulations will comply with 166.04151 F.S. for affordable housing, as it may be amended from time to time.

Policy HOU 4.1.10 – Dade City will develop and maintain information on the City’s website that provides the procedures and expectations for projects that qualify as affordable housing according to 166.04151 F.S., as may be amended from time to time.

Policy HOU 4.1.11 – Dade City will update the Land Development Regulations to provide the affordable housing provisions comply in 166.04151 F.S., as may be amended from time to time.

GOAL HOU 5 PROTECT HISTORIC RESOURCES

Goal HOU 5 – Dade City seeks to preserve and enhance local heritage and character through the protection of historically significant structures.

OBJECTIVE HOU 5.1. IDENTIFY LOCAL HISTORIC RESOURCES

Objective HOU 5.1 – Dade City will adopt policies to ensure the City preserves its historic structures.

Policy HOU 5.1.1 – Dade City shall explore programs and assistance that identify and preserve all historically significant properties not already protected by State and Federal programs.

OBJECTIVE HOU 5.2 HISTORICALLY SIGNIFICANT HOUSING

Objective HOU 5.2 –Dade City will continue to encourage the preservation of historically and architecturally significant housing.

Policy HOU 5.2.1 – Dade City shall encourage property owners of historically significant housing to apply for applicable state and federal assistance programs by providing referral to the appropriate governmental agency(ies).

Policy HOU 5.2.2 – Dade City shall encourage, through the implementation of its tax incentive regulations, the rehabilitation and adaptive reuse of historically significant housing.

Policy HOU 5.2.3 –The Dade City Historic Preservation Advisory Board shall continue to review building permit requests for alterations to all historic structures for adherence to rehabilitation guidelines.

OBJECTIVE HOU 5.3 RESIDENTIAL RELOCATIONS

Objective HOU 5.3 – Dade City shall assure uniform and equitable treatment for persons and businesses displaced by state and local government programs consistent with Sec. 421.55 FS., as may be amended from time to time.

Policy HOU 5.3.1 – Dade City shall follow state and federal guidelines to ensure that any persons displaced by public action shall have access to reasonably located standard housing at affordable costs prior to their displacement.

DEFINITIONS AND ACRONYMS

Community Residential Home - a dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration which provides a living environment for 7 to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents.

Displaced Person - any individual, partnership, corporation, or association that is required to move from any real property on or after March 20, 1972, as a result of the acquisition of such real property for public purposes, or who, as the result of the acquisition for public purposes of real property on which such person is conducting a business or farm operation as defined in Pub. L. No. 100-17, is required to move said business or farm operation.

F.S.- Florida Statutes

Substandard Housing – (F.S. 420.0004 as may be amended from time to time)

- (a) Any unit lacking complete plumbing or sanitary facilities for the exclusive use of the occupants;
- (b) A unit which is in violation of one or more major sections of an applicable housing code and where such violation poses a serious threat to the health of the occupant; or
- (c) A unit that has been declared unfit for human habitation but that could be rehabilitated for less than 50 percent of the property value.

Substantial Rehabilitation - repair or restoration of a dwelling unit where the value of such repair or restoration exceeds 40 percent of the value of the dwelling.

Very-low-Income Persons - one or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed 50 percent of the median annual adjusted gross income for households within the state, or 50 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

City of Dade City
Element 5 Transportation and Mobility
Goals, Objectives, and Policies

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INTRODUCTION

Pursuant to Sections F.S. 163.3177 (6)(b) and (j), F.S. and Sections 9J-5.007 and 9J-5.019(4)(b) and (c) F.A.C., the following represents the Transportation Element goals, objectives, and policies of the City of Dade City. In addition to statutory requirements, the goals, objectives, and policies were developed in keeping with the character, conditions, both environmental and social, and desires of the community. These goals, objectives, and policies are intended to address the establishment of the long-term end toward which traffic circulation programs and activities are ultimately directed in the community.

The performance and capacity needs of the Dade City transportation network have been evaluated and projected with two planning horizons: 2035 for the short-term and 2045 for the long-term. The Long-Range Transportation Plan (LRTP) is updated every five years by the Pasco County Metropolitan Planning Organization (MPO). This ensures that existing and proposed population densities, housing and employment patterns, and land uses are consistent with the transportation modes and services proposed to serve the areas.

IMPLEMENTATION

Unless otherwise stated, the implementation of objectives and policies contained in this section shall be through the development, adoption, and application of regulations set forth in the City's Land Development Regulations.

GOAL TM 1 EFFICIENT MOBILITY

Goal TM 1 – Dade City shall develop and maintain a multimodal transportation system that provides efficient travel for all users and reflects the community's small-town character.

OBJECTIVE TM 1.1 FOSTER A VIBRANT COMMUNITY

Objective TM 1.1 – Dade City shall coordinate transportation and land use systems that foster a vibrant small-town community.

Policy TM 1.1.1 – Dade City shall develop and maintain Land Development Regulations that seek the efficient mobility of all users, including pedestrians, bicyclists, and motorists.

Policy TM 1.1.2 –Recognizing the growing need for regional connectivity, Dade City shall coordinate with appropriate agencies, including Pasco County, Pasco County Public Transportation and FDOT, to support policies and programs that accomplish efficient traffic flow on County and FDOT roadways within the City.

Policy TM 1.1.3 – Dade City shall continue to support regional multimodal transportation systems through coordinating routes and schedules, with Pasco County's Public Transit Service (GoPasco), participation in the Pasco County MPO, and by directly supporting FDOT in developing, identifying and protecting the State roadway facilities. .

Policy TM 1.1.4 – Through participation in the Pasco County MPO, the City shall coordinate land use plans, rights of way reservations, transit schedules, public information materials and other programs with appropriate state and regional agencies in order to develop and implement area wide transportation, land use and parking initiatives which have the effect of increasing mobility, meeting individual travel desires, conserving energy, reducing traffic congestion and promoting compact development.

Policy TM 1.1.5 – Dade City shall continue to pursue opportunities to improve traffic flow on US 301 through coordination with local, regional, and state plans.

Policy TM 1.1.6 – Dade City shall update and maintain Land Development Regulations that require all roadway projects to be constructed in a manner that protects waterbodies, wetlands, and flood plains.

Policy TM 1.1.7 – Dade City shall require corridor alignments to be designed in a manner that avoids impacting environmentally sensitive areas.

Policy TM 1.1.8 – As an on-going policy, Dade City's traffic circulation system shall emphasize pedestrian safety and transit-friendly design.

Policy TM 1.1.9 – Dade City shall develop parking strategies that promote transportation objectives. Strategies could include:

- a) maximum, in lieu of minimum, parking requirements;
- b) elimination of parking requirements in Downtown or for proposed traditionally designed developments;
- c) park and ride lots;
- d) on-street parking as a traffic calming technique;
- e) location of parking lots behind buildings.

Policy TM 1.1.10 – Roadway modifications that include medians or parkways shall be landscaped by the entity responsible for such modifications to mitigate aesthetic impacts of the roadway on adjacent property owners, as well as the community at-large.

Policy TM 1.1.11 – The Dade City Land Development Code shall have provisions that require parking lots to be functionally landscaped to provide maximum shading, beauty, safety, and stormwater drainage.

OBJECTIVE TM 1.2 LEVEL OF SERVICE

Objective TM 1.2 – Dade City shall adopt and maintain appropriate level of service (LOS) standards for streets within the City.

Policy TM 1.2.1 – Dade City shall adopt, as part of this Comprehensive Plan, the following Level of Service Standards (LOS):

- a) FDOT State Highways Level of Service “D,” peak hour
- b) Local roadways Level of Service “D,” peak hour
- c) Collector roadways Level of Service LOS “D,” peak hour
- d) Arterial roadways Level of Service LOS “D,” peak hour

Policy TM 1.2.2 – New development and redevelopment must demonstrate that the adopted roadway level of service can be maintained in the buildout year of the development. Dade City will require that applications include a traffic study, prepared by a registered Professional Engineer, identifying existing and future traffic volumes at buildout of the development, as well as recommendations for roadway improvements, if any.

Policy TM 1.2.3 – If a proposed project in Dade City cannot meet the concurrency requirement for transportation, Dade City’s Land Development Regulations shall include provisions for the use of “proportionate fair-share mitigation for transportation facilities” consistent with F.S. 163.3180, as may be amended from time to time.

Policy TM 1.2.4 – Proportionate fair-share mitigation shall be applied as a credit against such impact fees to the extent that all or an apportion of the fair share mitigation is used to address the same capital infrastructure improvements contemplated by the City's impact fee ordinance.

Policy TM 1.2.5 – Dade City may enter into a development agreement, as provided by F.S. 163.3221, with the developer to provide construction of the facilities necessary to support said development if they are not available, consistent with concurrency requirements of F.S. 163.3180.

Policy TM 1.2.6 – Dade City recognizes that the impact of one (1) single family residence on any lot already recorded as platted or which can otherwise be demonstrated to the satisfaction of the City to have been in existence on December 1, 2006 shall always be considered "de minimis", and no application for an approval for development in this manner of any one such lot shall be subject to any transportation concurrency analysis under any circumstance.

Policy TM 1.2.7 – Dade City shall require that all new transportation facilities required to support new development are in place, under construction, or that proportionate fair share payments have been made within 3 years from issuance of building permit.

Policy TM 1.2.8 – Dade City shall establish a time frame for construction of the projects identified in the Capital Improvements Element. This time frame is intended to be flexible to address impact from development as it occurs. Should development activity increase, then the identified projects may be constructed earlier in the time period; conversely, should development activity be below normal rates, then the construction start dates may be pushed back to a later period.

Policy TM 1.2.9 – Dade City shall implement access management by obtaining letters of compliance with FDOT and Pasco County for driveways on FDOT and Pasco County facilities.

Policy TM 1.2.10 – Access to the Dade City roadways shall be approved by the City traffic engineer after review of a traffic study. This review shall be applicable to all new development, re-zonings, and change of use of existing structures.

Policy TM 1.2.11 – Access management for residential development (for development of more than one single-family home) shall be conducted through site plan and subdivision review and shall comply with all provisions contained in the City’s Land Development Regulations.

OBJECTIVE TM 1.3 MULTIMODAL TRANSPORTATION NETWORK

Objective TM 1.3 – Dade City, through revisions to the Land Development Code, shall establish criteria and procedures to ensure the maintenance of a safe, convenient, and energy efficient multimodal transportation system.

Policy TM 1.3.1 – Dade City shall implement development regulations and design standards for on-site motorized and non-motorized parking; safe and convenient on-site vehicle circulation systems; and access points through the development review process to ensure adequate vehicular, transit, bicycle, and pedestrian site access and to discourage use of single-occupant vehicles and reduce vehicle miles traveled (VMT).

Policy TM 1.3.2 – Dade City shall incorporate bikeways and multi-use paths/trails, when feasible, in the design of roadway improvements and mark designated bicycle routes, which will provide citizens access to shopping, employment, education, and recreational centers.

Policy TM 1.3.3 – Dade City shall implement and maintain Land Development Regulations that require, through the site plan review process, facilities for alternative modes of transportation along roadways. Alternative modes will accommodate the needs of pedestrians, cyclists, and persons with a disability. The regulations will include design standards for each facility type.

Policy TM 1.3.4 – Dade City shall extend and improve multi-modal opportunities, sidewalks, and trails within the City to facilitate circulation of recreational traffic to the City parks and other recreational and destinations.

Policy TM 1.3.5 – Dade City will continue to construct, when feasible, bicycle/pedestrian paths that provide connections to transit routes in the City.

OBJECTIVE TM 1.4 TRANSIT

Objective TM 1.4 – Dade City will continue to collaborate with the Pasco County MPO to ensure that County operated public transportation efficiently serves existing and proposed major trip generators and attractors, land uses, and the transportation disadvantaged in Dade City.

Policy TM 1.4.1 – Dade City will continue to facilitate the efforts of the Pasco County MPO and FDOT to provide convenient and efficient public transportation options.

Policy TM 1.4.2 – Dade City will continue to coordinate with Pasco County Public Transportation (PCPT) to provide additional bus stops, as needed.

Policy TM 1.4.3 – Dade City shall encourage compact, mixed use, multimodal development in designated public transportation corridors to promote convenient and efficient use of public transportation.

Policy TM 1.4.4 – Dade City shall coordinate with the Pasco County MPO and PCPT to provide bus service to areas of the City which demonstrate a need for service, especially assisted living facilities (ALFs) and low-income neighborhoods, with focus on providing basic transportation needs to those who have no private means of transportation.

GOAL TM 2 SAFE TRANSPORTATION FACILITIES

Goal TM 2 – Dade City shall develop and maintain a multimodal transportation system that provides safety for all users.

OBJECTIVE TM 2.1 SAFETY

Objective TM 2.1 – Dade City's traffic circulation system shall emphasize safety.

Policy TM 2.1.1 – Dade City will review City policies and regulations to identify updates that support a statewide and federal traffic safety initiatives which aim to reduce transportation-related serious injuries and deaths across Florida to zero.

Policy TM 2.1.2 – Dade City seeks to provide complete streets design of roadways which ensures that roads safely accommodate all users (pedestrians, cyclists and motorists) where appropriate.

Policy TM 2.1.3 – Dade City will evaluate the best available data to identify roadways of high pedestrian usage, will seek funding for crosswalks and sidewalks to these areas.

Policy TM 2.1.4 – Dade City shall coordinate with responsible entities to maintain adequate pedestrian crossing times along arterial and collector roadways for the safety of pedestrians and bicyclists.

GOAL TM 3 COST FEASIBLE

Goal TM 3 – Dade City's Transportation Program shall be cost feasible.

OBJECTIVE TM 3.1 ADEQUATE FUNDING FOR INFRASTRUCTURE

Objective TM 3.1 – Dade City will leverage local funds with State and Federal funding opportunities to offset transportation infrastructure costs.

Policy TM 3.1.1 – Dade City shall ensure that the planned transportation improvements have adequate funds to be completed in the year according to the Capital Improvements Plan/Program. Proper funding of these projects will result in an efficient transportation system for all modes of transportation.

Policy TM 3.1.2 – Dade City shall seek to have regular meetings with the Pasco County MPO throughout their funding cycle to encourage the MPO to prioritize funding of transportation projects that are needed in Dade City.

Policy TM 3.1.3 – Dade City may adopt and amend from time-to-time provisions for impact fees and/or mobility fees that will be utilized for the construction of necessary infrastructure, designed to maintain adopted minimum levels of service.

Policy TM 3.1.4 – Dade City shall require an analysis that measures environmental and neighborhood impact prior to funding any new roadway alignments, construction, or changes to the traffic circulation system. This process shall include community involvement.

Policy TM 3.1.5 –With assistance of Pasco County and FDOT, Dade City will address the following issues: improve intersection capacities, optimize traffic signalization, and improve signage to increase transportation efficiency and safety.

Policy TM 3.1.6 – Dade City shall establish, through its capital improvement budget, an annual roadway maintenance and improvement program, sidewalk construction program, and a plan to improve existing unpaved City streets.

Policy TM 3.1.7 – Dade City's site plan review process shall address driveway connection/access points for new development or redevelopment activities to ensure minimal adverse impact to traffic flow or safety on adjacent roadways.

Policy TM 3.1.8 – Dade City shall notify applicants for development fronting a state facility that they are required to schedule a pre-application meeting to address future access and apply for a driveway permit with FDOT, District VII.

Policy TM 3.1.9 –Dade City shall maintain a tiered transportation impact fee ordinance with the objectives of:

- a) providing incentive for infill development and redevelopment in established areas
- b) providing incentive for development/redevelopment in designated nodes; and
- c) discouraging costly urban sprawl

OBJECTIVE TM 3.2 RIGHT-OF-WAY PROTECTION

Objective TM 3.2 – Dade City shall provide for the preservation and protection of needed transportation rights-of-way for all modes.

Policy TM 3.2.1 – Dade City shall require developments to dedicate the necessary right-of-way proportionate to the impacts of development along property boundaries of external roadways to accommodate standard lane widths, turn lanes, bike lanes, clear recovery zones, stormwater, utilities, sidewalks and multi-use paths, and landscaping features. Sidewalks and multi-use paths may be provided within an easement along major roadways to preserve and take advantage of proposed buffers, existing vegetation, environmentally sensitive areas, and natural features.

Policy TM 3.2.2 – Dade City shall establish right-of-way dedication requirements and typical cross-sections for arterial and collector streets. Right-of-way requirements along State or County roads will be established by the operating jurisdiction.

Policy TM 3.2.3 – Dade City shall require the inclusion of sidewalks and sidewalk connections as part of all roadway construction projects as appropriate and applicable.

OBJECTIVE TM 3.3 CONSISTENCY WITH OTHER PLANS

Objective TM 3.3 – Dade City shall coordinate transportation planning within the City and with its transportation partners.

Policy TM 3.3.1 – Dade City shall ensure that the City's Future Land Use and Capital Improvements Plan elements are coordinated and consistent with the Transportation Element.

Policy TM 3.3.2 – Dade City shall continue to collaborate with the Pasco County MPO to ensure that the Transportation Element is consistent with the FDOT 5-Year Work Program, the MPO Long Range Transportation Plan (LRTP) and Transportation Improvement Program (TIP), Transit Development Plan (TDP) and appropriate plans of the neighboring jurisdictions.

Policy TM 3.3.3 – Dade City shall review for compatibility with this element, the traffic circulation plans and programs of the neighboring municipalities and Pasco County as they may be amended in the future.

Policy TM 3.3.4 – All amendments to the Transportation Element shall be supported by appropriate transportation data and analysis.

DEFINITIONS AND ACRONYMS

Alternative Modes of Transportation – Alternative transportation is all modes of travel other than the private motor vehicle. Alternative transportation systems connect communities to parks, help manage congestion and ease parking shortages for areas at or nearing capacity.

Development – New development, redevelopment or expansion of existing development.

Five-Year Work Program – Each year, FDOT develops the Five-Year Work Program (WP) which is an ongoing process that is used to allocate funds for priority transportation projects for the next five years.

F.S. – Florida Statutes.

Level of Service – A quantitative representation of the quality of service of vehicular movement on roadways.

Long Range Transportation Plan (LRTP) – The Long-Range Transportation Plan sets the vision for transportation for all modes of travel throughout the County and influences projects included in the 5-year Transportation Improvement Program (TIP) and the annual List of Project Priorities (LOPP).

Metropolitan Planning Organization(MPO) – A Metropolitan Planning Organization (MPO) is the policy board of an organization created and designated to carry out the metropolitan transportation planning process. MPOs are required to represent localities in all urbanized areas (UZAs) with populations over 50,000, as determined by the U.S. Census.

Pasco County Public Transportation (PCPT) – Pasco County Public Transportation (or GOPASCO) provides public transportation in Pasco County, Florida. The agency operates both fixed bus and paratransit services.

Transportation Improvement Program (TIP) – The Long-Range Transportation Plan sets the vision for transportation for all modes of travel throughout the County and influences projects included in the 5-year Transportation Improvement Program (TIP) and the annual List of Project Priorities (LOPP).

Transit Development Plan (TDP) – A Transit Development Plan is a Florida Department of Transportation (FDOT) required; 10-year horizon plan intended to support the development of an effective multi-modal transportation system for the State of Florida.

Vehicle Miles Traveled (VMT) – The total number of miles traveled by vehicles within a particular area, region, or country during a specified period, such as a day, month, or year.

City of Dade City
Element 6 Infrastructure and Water Resources
Goals, Objectives and Policies

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INTRODUCTION

Pursuant to Section 163.3177(6)(c), F.S., the following represents the Potable Water, Sanitary Sewer, Drainage, Solid Waste, and Natural Groundwater Aquifer Recharge Goals, Objectives, and Policies of the City of Dade City, Florida. In addition to statutory requirements, the Goals, Objectives, and Policies were developed in keeping with the character, conditions – both environmental and social – and desires of the community.

IMPLEMENTATION

Unless otherwise stated, the implementation of objectives and associated policies contained in this section shall be through the development, adoption, and application of regulations set forth in the City's Code of Ordinances.

GOAL IWR 1 ADEQUATE INFRASTRUCTURE

Goal IWR 1 – Dade City shall ensure that needed potable water and sanitary sewer services will be provided by a safe and efficient system which maintains adequate facilities and provides for orderly growth and expansion.

OBJECTIVE IWR 1.1 ENSURE ADEQUATE CAPACITY

Objective IWR 1.1 – Development orders shall only be issued upon assurance that adequate facility capacity is available based upon the adopted level of service standards established within this element.

Policy IWR 1.1.1 – The development, expansion, replacement, or modification of infrastructure facilities shall be compatible with the City's level of service standards and with the Regional Water Supply Plan (RWSP) created and maintained by the Southwest Florida Water Management District (SWFWMD).

Policy IWR 1.1.2 – The Level of Service standard for potable water systems is 116 gallons per capita per day.

Policy IWR 1.1.3 – The Level of Service standard for sanitary sewer systems is 110 gallons per capita per day.

Policy IWR 1.1.4 – The Level of Service standard for stormwater shall accommodate a 25-year, 24-hour design storm event as defined by the Southwest Florida Water Management District.

Policy IWR 1.1.5 – Dade City maintains a Level of Service standard for residential solid waste of 4.23 pounds per day per capita.

Policy IWR 1.1.6 – Potable water facilities shall be in place and available to serve new development no later than the issuance by the City of a Certificate of Occupancy (CO). The City Utilities Department shall be consulted to verify that an adequate water supply is available prior to issuance of a Certificate of Occupancy.

Policy IWR 1.1.7 – Dade City shall develop a data base, updated each year, showing the amount of demand and service capacity of the wastewater and water treatment facilities owned and operated by the City. The database shall include the following:

- current demand by the Dade City and Pasco County water service area;
- current capacity of the City's treatment facilities to meet the demand; and
- projected use and demand based on anticipated population increase in one -year and five - year increments.

Policy IWR 1.1.8 – Potable water facilities shall be in place and available to serve new development no later than the issuance by the City of a Certificate of Occupancy (CO). The City Utilities Department shall be consulted to verify that an adequate water supply is available prior to issuance of a Certificate of Occupancy.

OBJECTIVE IWR 1.2 FACILITIES MAINTENANCE

Objective IWR 1.2 – Dade City shall seek to identify any problems and/or associated needs with existing water and water treatment resources.

Policy IWR 1.2.1: Replacement and/or repair of defective water and sewer facilities will be performed in order of critical need as determined by the City Engineer in agreement with the City Commission.

Policy IWR 1.2.1 – Dade City shall continue its inspection and correction of existing sewer facility deficiencies and ensure that adequate facility capacity exists prior to issuing development permits.

Policy IWR 1.2.3 – Dade City will prioritize water and sewer facilities projects in the Capital Improvements Plan as needed to ensure ongoing efficient operation.

OBJECTIVE IWR 1.2 –EFFICIENCY OF EXISTING WATER AND WATER TREATMENT RESOURCES.

Objective IWR 1.2 – Dade City shall seek to identify any problems and/or associated needs with existing water and water treatment resources.

Policy IWR 1.2.1 – Dade City shall continue its inspection and correction of existing sewer facility deficiencies and ensure that adequate facility capacity exists prior to issuing development permits.

Policy IWR 1.2.3 – Dade City will prioritize water and sewer facilities projects in the Capital Improvements Plan as needed to ensure ongoing efficient operation.

OBJECTIVE IWR 1.3 COORDINATION OF EXTENSION & INCREASE OF FACILITIES TO MEET FUTURE NEEDS

Objective IWR 1.3. – Dade City shall facilitate the extension and retrofitting of existing water facilities infrastructure to accommodate new development and redevelopment.

Policy IWR 1.3.1 – Dade City shall maintain the interlocal agreement with Pasco County establishing an exclusive service area for the provision of potable water and sanitary sewer services in the unincorporated area.

Policy IWR 1.3.2 – The development, expansion, replacement, or modification of infrastructure facilities shall be compatible with the City's level of service standards, the Regional Water Supply Plan (RWSP) and shall be prohibited outside the designated urban service area established by the Interlocal Agreement with Pasco County.

GOAL IWR 2 POTABLE WATER MANAGEMENT

Goal IWR 2 – Dade City seeks to achieve and sustain adequate and equitable access to safe and affordable drinking water for its residents and visitors.

OBJECTIVE IWR 2.1 REDUCE POTABLE WATER DEMAND

Objective IWR 2.1 –Dade City will continue to explore strategies aimed at reducing potable water demand in the City and the Pasco County service area.

Policy IWR 2.1.1 – Dade City shall strive to conserve the potable water supply by:

- a. Encouraging the reduction in water demand
- b. Seeking to prevent and reduce wasteful, uneconomical, impractical, or unreasonable use of water
- c. Seeking to preserve the natural groundwater aquifer supplies for existing and future population
- d. Promoting the use of reclaimed water as a source for non-potable water
- e. Coordinating with SWFWMD to promote public water conservation education

Policy IWR 2.1.2 –Dade City shall continue to enforce its water conservation ordinance that restricts the unnecessary consumption of potable water.

Policy IWR 2.1.3 – Dade City shall continue to reduce potable water consumption by continuing to implement a water conservation rate structure for potable water. The City shall periodically review its conservation rate structure in accordance with Water Management District research and guidance regarding rate structure design and effectiveness.

Policy IWR 2.1.4 – Dade City shall continue to require connection to the City's potable water system for new development or redevelopment within the City's utility service area.

Policy IWR 2.1.5 – Dade City will continue to implement the leak detection program as a means of identifying those repairs necessary to insure the efficient operation of the potable water system.

Policy IWR 2.1.6 – Dade City will utilize the local news media as a means of disseminating information to the general public on its water conservation programs and efforts.

Policy IWR 2.1.7 – Dade City will seek grant funding to be used for the purchase and dissemination of water savings devices to the general public.

Policy IWR 2.1.8 – Dade City will continue to explore the financial feasibility of expanding its reclaimed water system to offset potable water use for irrigation and non-potable commercial or industrial uses, in order to meet the SWFWMD goal of 75% use of reclaimed water by 2040.

Policy IWR 2.1.9 – Dade City will develop landscaping irrigation efficiency requirements in its Land Development Regulations by 2026.

Policy IWR 2.1.10 – Dade City will support and enforce the SWFWMD lawn and landscaping irrigation regulations.

Policy IWR 2.1.11 – Dade City will develop and maintain Florida Water Star program requirements in its Land Development Regulations for new residential construction pending program adoption in 2024.

Policy IWR 2.1.12 – Dade City shall develop a program to investigate and ultimately eliminate unaccounted water loss.

Policy IWR 2.1.13 – Dade City shall continue to implement its Water Conservation Plan submitted to SWFWMD as part of the water use permitting process.

Policy IWR 2.1.14 – Dade City shall cooperate with SWFWMD during declared water shortage emergencies by conserving water resources and assisting SWFWMD with enforcement of water shortage emergency declaration, orders, and plans.

OBJECTIVE IWR 2.2 WATER SUPPLY

Objective IWR 2.2 – Dade City, in collaboration with Southwest Florida Water Management District, will ensure that it has the facilities necessary to meet the current and projected needs of the City-operated public water supply system for at least the next ten years by implementing the Dade City Water Supply Facilities Work Plan (WSFWP).

Policy IWR 2.2.1 – Dade City shall continue to participate in the development of updates to the SWFWMD Regional Water Supply Plan (RWSP) and any other water supply related initiatives facilitated by SWFWMD that would affect the City.

Policy IWR 2.2.2 – Dade City shall maintain a WSFWP that is coordinated with the SWFWMD RWSP. The City shall update the WSFWP and related comprehensive plan policies as necessary within 18 months of an update to the RWSP.

Policy IWR 2.2.3 – Dade City’s WSFWP (2023-2043) is incorporated into the Comprehensive Plan as Appendix A of the Infrastructure and Water Resources Element.

Policy IWR 2.2.4 – The City shall identify in its WSFWP the traditional and alternative water supply projects and programs, along with the water conservation and reuse practices, necessary to meet existing and projected water demands.

Policy IWR 2.2.5 – The City shall identify in its WSFWP any water supply development project options listed in the RWSP assigned to the City as an implementing or coordinating entity.

OBJECTIVE IWR 2.3 WATER POLLUTION, AND CONTAMINATION

Objective IWR 2.3 – Dade City will avoid water pollution and water contamination.

Policy IWR 2.3.1 – Dade City seeks to avoid water pollution by providing public education programs that promote the importance of clean drinking water and the detrimental effects of water contamination to the water ecosystem.

Policy IWR 2.3.2 – Dade City seeks to improve water quality by promoting the reduction of pollution and prohibiting the release of hazardous chemicals and materials into the water ecosystem.

GOAL IWR 3 SANITARY SEWER MANAGEMENT

Goal IWR 3 – Dade City will continue to provide cost-effective wastewater treatment and environmentally appropriate effluent disposal through Dade City Public Utilities' central wastewater treatment systems.

OBJECTIVE IWR 3.1 FUTURE SANITARY SEWER NEEDS

Objective IWR 3.1 – Dade City will continue to ensure the efficient operation of the sanitary sewer systems to serve its current and future needs.

Policy IWR 3.1.1 – Dade City shall continue its inspection and correction of existing sewer facility deficiencies and ensure that adequate facility capacity exists prior to issuing development permits.

Policy IWR 3.1.2 – Dade City shall continue to provide wastewater collection and disposal to ensure the integrity of the system and provide for the safe and efficient treatment of wastewater, in accordance with the Florida Department of Environmental Protection standards and regulations.

Policy IWR 3.1.3 – Dade City will continue to require the connection to the central sewer system when such service is available.

Policy IWR 3.1.4 – As long as all other requirements of the City's wastewater policies and regulations are met, at the discretion of the City, new development may meet the concurrency requirement for sanitary sewer through the use of onsite sewage treatment and disposal systems (OSTDS) approved by the Department of Health.

Policy IWR 3.1.5 – The City shall consider the feasibility of providing sanitary sewer services within a 10-year planning horizon to any development within the City's jurisdiction of more than 50 residential lots, whether built or unbuilt, with more than 1 OSTDS per 1 acre, as required by s. 163.3177(6)(c)3, F.S., as may be amended from time to time. Such developments are included in IWR Appendix B.

OBJECTIVE IWR 3.2 REASONABLE ASSURANCE PLAN REQUIREMENTS

Objective IWR 3.2 – Dade City will comply with the environmental protection requirements for wastewater management as outlined in s. 163.3177 and s. 403.067, F.S., as may be amended from time to time.

Policy IWR 3.2.1 – Dade City acknowledges that the installation of new onsite sewage treatment and disposal systems constructed within the Tampa Bay Estuary Reasonable Assurance Plan area is prohibited where connection to a publicly owned or investor-owned sewerage system is available as defined in s. 381.0065(2)(a), F.S. On lots of 1 acre or less within the Tampa Bay Estuary Reasonable Assurance Plan area where a publicly owned or investor-owned sewerage system is not available, the installation of enhanced nutrient-reducing onsite sewage treatment and disposal systems or other wastewater treatment systems that achieve at least 65 percent nitrogen reduction is required.

Policy IWR 3.2.2 – Dade City shall annually provide to the Florida Department of Environmental Protection (DEP) an update on the status of construction of sanitary sewers to serve the areas of the Tampa Bay Estuary Reasonable Assurance Plan within the City’s jurisdiction, in a manner prescribed by DEP.

Policy IWR 3.2.3 – Dade City shall prioritize advanced wastewater treatment while maximizing the use of existing facilities as it coordinates the extension, increase, and/or upgrade of facilities to meet future needs.

GOAL IWR 4 GROUNDWATER AND STORMWATER

Goal IWR 4 – Dade City will continue to provide an efficient stormwater drainage system which protects human life, minimizes property damage, and improves stormwater quality and on-site retention.

OBJECTIVE IWR 4.1 EFFICIENT USE OF STORMWATER FACILITIES

Objective IWR 4. 1: The City will continue to implement t procedures which serve to maximize the use of existing drainage facilities by promoting compact development.

Policy IWR 4.1.1 – Dade City will encourage the use of existing drainage facilities over the construction of new facilities in its Capital improvement Plan and development regulations..

Policy IWR 4.1.2– In order to minimize the cost of drainage improvements, Dade City will encourage new development and redevelopment to occur at the maximum density/intensity identified on the Future Land Use Map, while ensuring that such development/ redevelopment is compatible with the character of the adjacent properties.

OBJECTIVE IWR 4.2 MASTER STORMWATER MANAGEMENT PLAN

Objective IWR 4.2 –Dade City will implement and maintain its citywide master stormwater management plan aimed at reducing the potential for property damage created by insufficient stormwater drainage

Policy IWR 4.2.1 –The City shall actively seek grants and other funding sources, in addition to its Stormwater Utility fund, in order to finance the implementation of the master stormwater drainage plan.

Policy IWR 4.2.2 – As part of the annual preparation of its operating budget, the City shall include routine stormwater infrastructure maintenance.

Policy IWR 4.2.3 – Dade City shall continue to implement its stormwater master plan through the five-year capital improvement plan.

Policy IWR 4.2.4 – Dade City will continue to encourage the maintenance and use of existing drainage facilities where practicable over the construction of new facilities.

Policy IWR 4.2.5 – In addition to those guidelines established by SWFWMD and contained in the City's land development regulations, the City shall consider the following stormwater management techniques, as appropriate:

- a. maximum lot coverages as set forth in policies in the Future Land Use Element.
- b. use of front, rear, and side lot line swales in new development for drainage when possible.
- c. use of erosion and runoff control devices during development construction.
- d. where necessary to prevent excessive overflow of stormwater runoff into sensitive areas, the City shall consider the use of eminent domain retention purposes; and
- e. preservation of existing and establishment of new tree canopy.

Policy IWR 4.2.6 – Dade City shall continue to cooperate with Pasco County and the Southwest Florida Water Management District (SWFWMD) in the implementation of the requirements of the National Pollution Discharge Elimination System permit regulating Stormwater and will:

- a. Maintain an inventory and evaluation of those areas which currently have flooding problems.
- b. Maintain a hydrological survey of Dade City identifying the natural and man-made drainage systems.
- c. Maintain an analysis of existing stormwater outfalls for filtering suitability.
- d. Maintain a water quality analysis of stormwater runoff and its impact on receiving water bodies and groundwater.
- e. Maintain a list of recommended corrective measures and the projected implemented cost.
- f. Maintain a master plan that meets the drainage requirements of the 25-year frequency, 24-hour duration storm event as required by SWFWMD.
- g. Ensure that post development runoff shall not exceed pre-development drainage rates during the 25-year frequency, 24-hour duration storm event as required by SWFWMD.

OBJECTIVE IWR 4.3 FLOOD PROTECTION

Objective IWR 4.3 – Dade City shall manage stormwater to provide flood protection for residents and businesses and to preserve, protect, and enhance the water quality of receiving water bodies.

Policy IWR 4.3.1 – Dade City shall continue to cooperate with Pasco County in the implementation of the requirements of the National Pollution Discharge Elimination System permit.

Policy IWR 4.3.2 : Dade City shall continue to cooperate with SWFWMD and Pasco County to identify financially responsible measures which can be installed to control tailwater flooding from the Withlacoochee River.

Policy IWR 4.3.3 – Dade City shall require that the finished floor elevation of all structures be above the 100-year flood elevation for the site.

OBJECTIVE IWR 4.4 PROTECT RECHARGE AREAS

Objective IWR 4.4 : Dade City will continue to implement and maintain regulations which provide protection for groundwater recharge areas located within the City.

Policy IWR 4.4.1 – Dade City shall cooperate with SWFWMD to identify those areas of recharge to the groundwater aquifer located within the city and maintain the appropriate protection measures into its land development regulations.

Policy IWR 4.4.2 – Dade City shall continue to finance groundwater monitoring and other conditions of closure of the City's Parrish Grove Road Class III landfill.

Policy IWR 4.4.3 – Dade City shall cooperate with SWFWMD to closely monitor groundwater withdrawals to ensure that the groundwater and natural resources of the City are protected from over-pumping for use elsewhere in the Tampa Bay area.

OBJECTIVE IWR 4.5 NATURAL DRAINAGE FEATURES

Objective IWR 4.5 – Dade City will continue to protect the functions of the City's natural drainage features in the Duck Lake watershed.

Policy IWR 4.5.1: Dade City shall continue to cooperate with Pasco County and SWFWMD and, as appropriate, to adopt and implement regulations which ensure the protection of the natural drainage features of the Duck Lake watershed.

GOAL IWR 5 ENVIRONMENTALLY ACCEPTABLE SOLID WASTE DISPOSAL

Goal IWR 5 –Dade City will provide for the clean, efficient , economical and environmentally sound management of solid, non-hazardous and hazardous waste.

OBJECTIVE IWR 5.1 REDUCTION IN SOLID WASTE MANAGEMENT

Objective IWR 5.1 – Dade City, in cooperation with the solid waste provider, shall ensure the safe operation and maintenance of solid waste management facilities that comply with all stipulations and conditions of Florida Department of Environmental Protection (DEP), as well as with other applicable local, state and federal regulations that protect water, soil, and air quality.

Policy IWR 5.1.1 – Dade City shall promote the reduction of solid waste by providing educational information on topics of source reduction such as:

- a. Reusing products
- b. Using repairable, refillable, and durable products with the capacity for a long useful lifespan
- c. Reducing the use of single use plastics

Policy IWR 5.1.2 – Dade City shall coordinate with agencies such as the Department of Environmental Protection (DEP) and the Environmental Protection Agency (EPA) to provide educational opportunities on the negative, multi-level effects that littering, pollution, and yard waste have on the streets, and the community as a whole.

Policy IWR 5.1.3 – Dade City, together with Pasco County, shall provide education on the proper management and disposal of hazardous household wastes by encouraging residents to drop off such items at the county’s Household Hazardous Waste Collection Center locations.

Policy IWR 5.1.4 – Dade City will continue to coordinate with Pasco County Solid Waste during land use, zoning, and plan review for concurrency to ensure sufficient solid waste facilities are available for all proposed development.

OBJECTIVE IWR 5.2 STATEWIDE RECYCLING GOAL

Objective IWR 5.2 – Dade City shall support Florida’s goal to recycle at least 75% of waste, as referenced in Florida State Statute 403.7032 “Recycling”, which may be amended from time to time.

Policy IWR 5.2.1 – Dade City will coordinate with the Pasco County Recycling and Education Division to encourage proper recycling to help to reduce the waste stream.

DEFINITIONS AND ACRONYMS

Aquifer - An underground layer of water-bearing permeable rock, rock fractures or unconsolidated materials. Groundwater can be extracted using a water well.

Aquifer Recharge – The replenishment of groundwater in the aquifer through natural or active processes.

Florida Department of Environmental Protection (DEP) – State agency which regulates environmental issues, including surface and groundwater quality, RAPs, and wastewater management including OSTDS.

Groundwater Quality - The condition including mineral and/or contaminant content of water sourced from aquifers.

Onsite Sewage Treatment and Disposal Systems (OSTDS) – Commonly referred to as septic systems or septic tanks, these systems typically provide wastewater management for individual properties. Wastewater flows to a centralized tank where solids settle out and are anaerobically digested, and the liquid portion flows into a specially designed drain field to leach into the soil.

Enhanced OSTDS – Specially-designed Onsite Sewage Treatment and Disposal Systems which achieve a measurable reduction in nitrogen. As currently defined in Section 381.0065, F.S., enhanced OSTDS must achieve at least a 50% reduction in nitrogen before disposal of wastewater into the drain field, or at least a 65% total nitrogen reduction combined from the sewage tank(s) and drain field.

F.S.—Florida Statutes

Potable Water - Water that passes minimum legal standards to be suitable for drinking.

Reasonable Assurance Plan (RAP) – A control program to reduce pollutant loadings of certain waterbodies or basins which do not require a Basin Management Action Plan. These types of waterbodies are considered impaired, but with control programs already being implemented to reduce pollutant loadings.

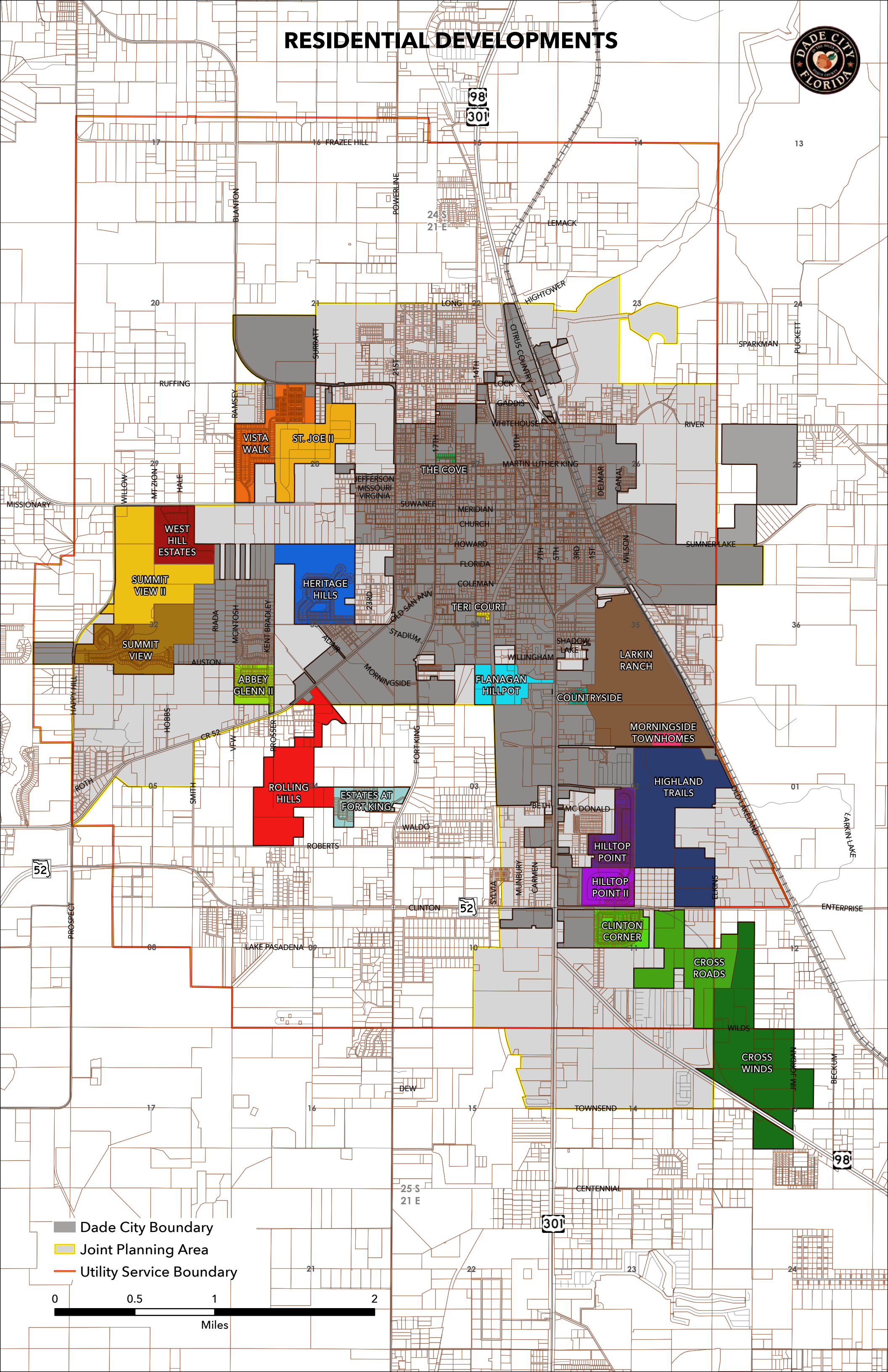
Reclaimed Water – Wastewater that has been treated to minimum biological standards to be able to be reused. Depending on the level of treatment, reclaimed water may be used as a potable water source or for non-potable uses such as irrigation, industrial or commercial use, or aquifer recharge.

Southwest Florida Water Management District (SWFMD) - Regional governmental agency that manages the water resources for west-central Florida as directed by state law.

Surface Water - Water that collects on the surface of the ground, creating waterbodies. Examples include artificial stormwater ponds and lakes as well as natural waterbodies such as rivers and streams.

Wastewater Treatment Facility - Facility which receives wastewater and processes, filters, and treats it to certain regulatory standards before it is disposed of via reuse, aquifer recharge, or direct discharge.

RESIDENTIAL DEVELOPMENTS



Dade City Boundary

Joint Planning Area

Utility Service Boundary

00.512

Miles

City of Dade City
Element 7 Recreation and Open Space
Goals, Objectives, and Policies

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INTRODUCTION

Pursuant to Section 163.3177(e), F.S., the following represents the Recreation and Open Space Goals, Objectives, and Policies of the City of Dade City. In addition to statutory requirements, the Goals, Objectives, and Policies were developed in keeping with the character, conditions, both environmental and social, and desires of the community. These Goals, Objectives, and Policies are intended to address the establishment of a long-term end towards which the Recreation and Open Space programs and activities of the community are ultimately directed.

IMPLEMENTATION

Unless otherwise stated, the implementation of objectives and associated policies contained in this section shall be through the development, adoption, and application of regulations set forth in the City's Code of Ordinances.

GOAL ROS 1 CONVENIENT PARK FACILITIES

Goal ROS 1 – Dade City shall provide an exemplary system of parks that are appropriately sized and designed to be convenient to citizens of all age, social and economic groups.

OBJECTIVE ROS 1.1 LEVEL OF SERVICE

Objective ROS 1.1 – Dade City shall continue to provide and maintain a system of parks and recreational facilities that meet the needs of current and future residents and visitors.

Policy ROS 1.1.1 – Dade City adopts a level of service standards for parks, recreational facilities, and open space of 2.0 acres of community parks per 1,000 permanent residents.

Policy ROS 1.1.2 – Dade City shall continually seek public input to evaluate the provisions of recreational sites and programs to identify unmet needs.

Policy ROS 1.1.3 – Dade City will develop a long-range plan for parks by 2030 which will recommend future programs and locations for facilities.

Policy ROS 1.1.4 – The designation and acquisition of park sites shall be in accordance with long range comprehensive plans for city development and redevelopment.

Policy ROS 1.1.5 – In order to meet future recreational needs, the City will consider regulations whereby residential developers may be required to contribute toward the cost of new recreational land and facilities, according to the need that will be generated by new development.

Policy ROS 1.1.6 – Dade City will continue to support the Orange Belt Trail, a 37-mile regional multiuse trail providing recreation opportunities for both visitors and residents.

Policy ROS 1.1.7 – Dade City will continue to support the City's Hardy Trail providing opportunities for connections and expansion of the trail.

GOAL ROS 2 OPEN SPACE

Goal ROS 2 – Dade City seeks to increase the availability of public open space for citizens of all age, social and economic groups while preserving sensitive lands.

OBJECTIVE ROS 2.1 PROVIDE PUBLIC OPEN SPACE

Objective ROS 2.1 – Dade City shall maintain or increase the acreage of publicly accessed open space and take special care to preserve environmentally sensitive land.

Policy ROS 2.1.1 – Dade City shall continue to protect lands defined as open space from incompatible uses and to maintain their valuable functions.

Policy ROS 2.1.2 – Dade City shall develop strategies for utilizing open space lands, held publicly or privately, as a resource for public recreation, as appropriate.

Policy ROS 2.1.3 – Dade City shall maintain land development regulations which include specific open space definitions and standards.

Policy ROS 2.1.4 – Dade City shall identify and adopt incentives, as appropriate, which encourage the provision of open space areas.

Policy ROS 2.1.5 – Areas set aside as open space within parks shall be maintained to protect and preserve native habitat while providing opportunities for passive recreation. Further, such areas shall be buffered from incompatible recreational activities and/or land uses.

Policy ROS 2.1.6 – Recreational development shall be compatible with the surrounding environment and shall be subject to performance standards contained in the adopted land development regulations.

Policy ROS 2.1.7 – Land set aside by new residential development for recreational purposes shall be determined suitable for that purpose during the site plan review process. Such areas shall not be land which is remaining after development nor include land set aside in fulfillment of the requirements of the land development regulations (e.g., setbacks, parking lots, etc.).

GOAL ROS 3 HEALTHY LIVING

Goal ROS 3 – Dade City seeks to provide opportunities for its residents to experience active and healthy lifestyles.

OBJECTIVE ROS 3.1 PROGRAMS FOR HEALTHY COMMUNITY

Objective ROS 3.1 – Dade City shall develop and maintain ongoing programs and infrastructure designed to support sustainable community health.

Policy ROS 3.1.1 – Dade City shall promote a healthy community by encouraging and supporting access to recreation and physical activity through a network of activity-based parks and access to resource-based recreation facilities.

Policy ROS 3.1.2—Dade City will ensure that park and recreation facilities are accessible for people with disabilities, elderly populations, and economically disadvantaged.

Policy ROS 3.1.3 – Bicycle racks for cyclists shall be provided at parks and other recreation facilities.

GOAL ROS 4 ADEQUATE FUNDING

Goal ROS 4 – Dade City shall seek to ensure that programs and facilities for parks and open spaces are adequately funded.

OBJECTIVE ROS 4.1 FUNDING

Objective ROS 4.1 – Dade City shall leverage local tax dollars by pursuing other funding mechanisms that can be used to expand and/or improve its parks and open space programs.

Policy ROS 4.1.1 – Dade City shall continue to actively pursue county, state, federal, and private funding for park and recreation facilities.

Policy ROS 4.1.2 – Dade City shall maintain existing recreation land and facilities through the use of proper management and budgeting.

Policy ROS 4.1.3 – Dade City shall preserve, maintain, and enhance existing parks and recreation facilities, including access, through the use of adequate operating budgets, user fees, and best management practices.

Policy ROS 4.1.4 – Dade City seeks to develop a policy for joint use or license agreements with the private sector and non-profit organizations to expand programming at private amenity locations.

Policy ROS 4.1.5 – Dade City shall encourage programs such as “adopt-a-park” to facilitate maintenance and beautification of city parks through litter and debris removal by various persons and groups.

Policy ROS 4.1.6 – The Dade City Land Development Regulations shall include a requirement for developers to include recreational spaces within their projects to promote community well-being, physical activity and social interaction.

Policy ROS 4.1.7 – Dade City shall investigate and determine the suitability of utilizing methods such as tax incentives, impact fees, and density transfers for the acquisition, development, and maintenance of City recreation sites.

Policy ROS 4.1.8 – When acquiring land for recreation and open space facilities, Dade City shall give high priority to lands designated as Conservation/Preservation on the adopted Future Land Use Map or identified as environmentally sensitive by Florida Fish and Wildlife Conservation Commission.

Policy ROS 4.1.9 – Dade City shall explore grant funding opportunities offered by state and federal agencies such as the Florida Recreation Development Assistance Program (FRDAP), and other grant funding sources to expand its park system.

OBJECTIVE ROS 4.2 COORDINATION OF RECREATIONAL RESOURCES

Objective ROS 4.2 – Dade City will continue to provide opportunities for the coordination of public and private recreational resources.

Policy ROS 4.2.1 – Dade City shall establish a Parks and Recreation Advisory Board to advise the City Commission on issues related to the recreational needs and desires of City residents and opportunities for the fulfillment of the same.

Policy ROS 4.2.2 – Dade City shall maintain an agreement with Pasco County to operate recreational programs at the Naomi Jones/Pyracantha Park.

Policy ROS 4.2.3 – Dade City shall work with the Pasco County School Board to identify opportunities for the collocation of appropriate recreational facilities and making school recreational facilities more accessible to the surrounding neighborhood.

Policy ROS 4.2.4 – Dade City shall monitor its recreation programs and facilities to assure diversity of programs addressing the recreational interests of different age and ethnic groups, particularly children, teenagers, people with disabilities, and the elderly.

Policy ROS 4.2.5 –Dade City shall actively pursue efforts to expand recreational programs to appeal to the youth of the City through diversified options of both structural and nonstructural programs.

Policy ROS 4.2.6 –Through cooperative efforts with the Pasco County School Board, Pasco County Parks and Recreation Department, local public and private social service agencies, and other interested parties, the City shall increase opportunities for additional structured recreational programs for youth, especially for youth who do not participate in youth sports activities and for the economically disadvantaged.

DEFINITIONS AND ACRONYMS

ADA Accessible – Refers to a site, facility, work environment, service, or program that is easy to approach, enter, operate, participate in, and/or use safely and with dignity by a person with a disability.

Economically Disadvantaged – Socially disadvantaged individuals whose ability to compete in the free enterprise system has been impaired due to diminished capital and credit opportunities as compared to others in the same or similar line of business who are not socially disadvantaged.

Florida Recreation Development Assistance Program (FRDAP) – The Land and Recreation Grants staff administers grants to local governments through the Florida Recreation Development Assistance Program (FRDAP). This competitive, reimbursement grant program provides financial assistance for acquisition or development of land for public outdoor recreation. Eligible participants include all county governments, municipalities in Florida and other legally constituted local governmental entities with the responsibility for providing outdoor recreational sites and facilities for the general public.

F.S. – Florida Statutes

Hardy Trail – The Hardy Trail is a paved multi-use recreation trail in Dade City. It is one mile long and 12 feet wide. It follows the path of a segment of the Seaboard Airline Railroad line where it ran through Dade City. It was named after former residents Roy and Martha Hardy, and is used primarily by local residents seeking exercise and recreation.

Orange Belt Trail (OBT) – The OBT is a proposed regional multiuse trail spanning approximately 37 miles through Pasco County. The OBT will provide regional connectivity and enhance the existing and planned regional trail network by providing key connections to the Coast-to-Coast Trail, Starkey Trail, Suncoast Trail, and Withlacoochee Trail.

Open Space – Urban or suburban land that is mostly undeveloped and set aside for agricultural, recreational, or conservational purposes. This land may be owned by the public or private entities and can have restricted or unrestricted access.

City of Dade City
Element 8 Conservation
Goals, Objectives and Policies

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INTRODUCTION

Pursuant to Section 163.3177(6)(e), F.S., the following represents the Conservation Goals, Objectives and Policies of the City of Dade City. In addition to statutory requirements, the Goals, Objectives, and Policies were developed in keeping with the character, conditions, both environmental and social, and desires of the community. These goals, objectives and policies are intended to address the establishment of a long-term directive for protecting and enhancing the natural resources found in the community.

IMPLEMENTATION

Unless otherwise stated, the implementation of objectives and associated policies contained in this section shall be through the development, adoption, and application of regulations set forth in the City's Code of Ordinances. CON 1 Protect Natural Resources

GOAL CON 1 PROTECT NATURAL RESOURCES

Goal CON 1 – Dade City will provide for the preservation, conservation, and appropriate management of its natural resources so that current and future generations can continue to enjoy them and ensure the highest environmental quality possible.

OBJECTIVE CON 1.1 AIR QUALITY

Objective CON 1.1 – Dade City seeks to maintain or improve air quality in the Tampa Bay Airshed through compliance with state and federal air quality standards established by the Florida Department of Environmental Protection Guideline for the Implementation of the Ambient Air Monitoring Regulations 40 CFR, Part 58.

Policy CON 1.1.1 – The City shall reduce the pollution potential from automobile emissions by:

- a) Requiring vegetative buffer strips between roadways and new residential development;
- b) landscaping public areas and rights-of-way;
- c) enforcing the City's tree protection standards in the Land Development Regulations;
- d) improving traffic flow with proper signal timing;
- e) promoting public transit and car/van pooling;
- f) providing a sidewalk and bikeway system in the City to facilitate nonmotorized, vehicular movement with the least amount of adverse impact on the environment; and
- g) promoting mixed-use development

Policy CON 1.1.2 – Open burning in Dade City shall be regulated and coordinated with Pasco County and the Florida Division of Forestry to avoid burning during periods of elevated pollutant levels and adverse meteorological conditions.

OBJECTIVE 1.2 PROTECTION OF WATER RESOURCES

Objective CON 1.2 – Dade City shall continue to protect the quality and quantity of surface and groundwater resources.

Policy CON 1.2.1 – Dade City shall continue to use rapid infiltration basins at the City's wastewater treatment plant to eliminate discharge of treated effluent to the Withlacoochee River.

Policy CON 1.2.2 – Dade City shall continue to enforce regulations on irrigation, leak detection, and applicable water conservation measures and restrict activities and land uses known to adversely affect the quality and quantity of identified water resources.

Policy CON 1.2.3 – Dade City shall continue to implement the comprehensive water shortage plan measures as set forth in the Southwest Florida Water Management District's (SWFWMD) Water Shortage Plan, Chapter 40D-21, FAC.

Policy CON 1.2.4 – In order to reduce non-point source pollutant loads and improve the function of the City's drainage system, dumping of debris of any kind (e.g., yard clippings and trimmings) into drainage areas and lakes shall be prohibited.

Policy CON 1.2.5 – Activities in the City which could conceivably breach the confining layer to the Floridan aquifer shall be strictly regulated through development review or cooperation with the appropriate permitting agency.

Policy CON 1.2.6 – Dade City shall prohibit septic tanks for all new development that can be accommodated by the City's central sanitary sewer system.

Policy CON 1.2.7 – Dade City shall support the transition of septic tanks to regional wastewater treatment plants and promote maintenance, and upgrades as necessary, of existing septic tanks to the standards of the Florida Department of Environmental Protection.

Policy CON 1.2.8 – In accordance with the City's participation in the National Pollution Elimination Discharge System (NPDES) program, stormwater runoff shall be managed with Best Management Practices to minimize its impact upon receiving waters.

Policy CON 1.2.9 – Undeveloped areas annexed into the City which are identified as having high aquifer recharge potential shall be considered as candidates for designation as Conservation/Preservation on the City's Future Land Use Map.

Policy CON 1.2.10 – Dade City shall adopt and maintain land development regulations as required by Section 373.62, F.S., regarding automatic landscape irrigation systems.

OBJECTIVE 1.3 WELLHEAD PROTECTION

Objective CON 1.3 – Dade City shall continue to identify wellhead protection areas and prohibit adverse land use impacts.

Policy CON 1.3.1 – Dade City will cooperate with SWFWMD in developing site-specific testing and modeling for the mapping of wellfield cones of influences. This information will be used in refining the City's Wellfield Protection Ordinance for the purposes of directing incompatible activities and land uses away from these resources.

Policy CON 1.3.2 – Dade City shall continue to cooperate with SWFWMD to ensure that future wellfield development in northeast Pasco County does not adversely impact the City's potable water wells.

OBJECTIVE CON 1.4 NATIVE VEGETATION AND SOILS

Objective CON 1.4 – Dade City shall conserve, appropriately use, and protect native vegetation and soils.

Policy CON 1.4.1 – Dade City shall encourage the preservation of environmentally sensitive land.

Policy CON 1.4.2 – Dade City shall continue to enforce tree protection standards in its Land Development Regulations, except as limited by s. 163.045, F.S.

Policy CON 1.4.3 – Dade City shall continue to cooperate with Pasco County and SWFWMD to protect unique vegetative communities found within the vicinity of Dade City by preventing activities which would alter the character and natural function of these areas.

Policy CON 1.4.4 – Dade City shall consider soil conditions and vegetation classifications prior to the issuance of any development order.

Policy CON 1.4.5 – Dade City shall seek to protect native upland and wetland habitats that enable the long-term survival of plant species that are rare, endangered, threatened or of special concern.

Policy CON 1.4.6 – Dade City shall prohibit the planting or seeding of invasive exotic plants as categorized by the Florida Fish and Wildlife Conservation Commission (FWC) and the University of Florida Institute of Food and Agricultural Services.

Policy CON 1.4.7 – Dade City's Land Development Regulations will require all development applications include a landscape plan that prioritizes the use of native plant species and maintains the site to be free of invasive exotic vegetation.

Policy CON 1.4.8 – Dade City shall continue to remove invasive exotic vegetation from City-owned property.

Policy CON 1.4.9 – Dade City shall require that all development complies with state and federal regulations regarding environmentally sensitive land through land use planning, site plan review, and the establishment and enforcement of corresponding Land Development Regulations.

Policy CON 1.4.10 –Dade City’s Land Development Regulations will require the protection of hillsides and areas of varying topography to ensure that development will not destroy or severely alter the existing topography, induce soil erosion, result in excessive grading, create stormwater runoff problems, unduly disturb natural vegetation and wildlife, or lead to loss of aesthetic value.

OBJECTIVE CON 1.5 FLOODPLAINS

Objective CON 1.5 – Dade City shall maintain and strictly enforce regulations for development within the 100-year flood plain.

Policy CON 1.5.1 –Dade City shall maintain and enforce land development regulations that require post-development stormwater runoff rates, volumes, and pollutant loads do not exceed predevelopment conditions on applications for new development or redevelopment approvals within the 100-year flood plain.

Policy CON 1.5.2 –Dade City shall protect the natural functions of the 100-year flood plain so that the flood-carrying and flood storage capacity and water quality benefits are maintained.

Policy CON 1.5.3 –Dade City shall continue its participation in the National Flood Insurance Program and ensure that all development is consistent with the provisions thereof.

OBJECTIVE CON 1.6 WETLAND PROTECTION

Objective CON 1.6 –Dade City shall use the local planning process to protect identified wetlands from physical and hydrologic alteration.

Policy CON 1.6.1 – Dade City shall require that presence of wetlands and their type; i.e., Categories I, II, or III, be identified within the review processes of development applications, Land Use Amendments, and rezoning applications and all site and construction plans. The precise categorization of these areas shall be determined through site specific studies and field determinations.

Policy CON 1.6.2 – Category I wetlands shall mean those wetlands which meet at least one of the following criteria:

- a) Any wetland of any size that has a hydrological connection (not man-made or by floodplains) to natural surface water bodies, such as natural lakes, rivers, and springs.

- b) Any wetland of any size that has a direct connection to the Floridan aquifer by way of an open sinkhole or spring.
- c) Any wetland of any size that is within a lake littoral zone.
- d) Any isolated uninterrupted wetlands 100 acres or larger.
- e) Any wetland of any size that provides critical habitat for Federal and/or State-Listed threatened or endangered species.

Policy CON 1.6.3 – Category II wetlands shall mean those wetlands which meet any of the following criteria:

- a) Consist of isolated wetlands or formerly isolated wetlands which by way of man's activities have been directly connected to other surface water drainage and are greater to five acres.
- b) Are less than 100 acres and do not otherwise qualify as a Category I conservation area.

Policy CON 1.6.4 – Category III wetlands shall mean those wetlands which meet both of the following criteria:

- a) Isolated wetlands less than five acres.
- b) Do not otherwise qualify as Category I or Category II wetlands.

Policy CON 1.6.5 – Dade City shall limit the removal, alteration, encroachment, dredging, filling, or changes to the natural hydro period or water quality (hereinafter collectively referred to as impacts) within Category I wetlands to cases where no other feasible and practicable alternative exists that will permit a reasonable use of the land. The protection, preservation, and continuing viability of Category I wetlands shall be the prime objective of the basis for review of all proposed impacts within these areas. Impacts within Category II wetlands should be presumed to be allowed unless removal, encroachment, or alteration is contrary to the public interest. Impacts may be allowed in Category III wetlands.

Policy CON 1.6.6 – Where the requirements of Policy CON 1.6.5 are met, Category I wetlands may be impacted with an approved mitigation plan. Mitigation will consist of the preservation, enhancement, and/or restoration of uplands and wetlands located within or immediately adjacent to critical linkages, immediately adjacent to existing public conservation lands, immediately adjacent to rivers and named tributaries, occur within the seasonal high waterline of natural lake systems in which the open water portions of the lakes are greater than ten acres in size, or are contiguous with coastal marsh systems. Where the requirements of Policy 1.6.5 are met, Category II wetlands may be impacted if mitigated, where possible, within or immediately adjacent to critical linkages or parcels immediately adjacent to existing public conservation lands or within ecological planning units in areas that are adjacent to conservation lands.

Policy CON 1.6.7 – Dade City shall periodically review the adequacy of the Florida Department of Environmental Protection, the Southwest Florida Water Management District, and Army Corps of Engineers permitting, monitoring, and compliance procedures and, if necessary, formulate an appropriate alternative wetland protection strategy.

Policy CON 1.6.8 – Dade City shall require that all wetland encroachments be permitted and mitigated according to Florida law, and monitored by the Florida Department of Environmental Protection, Southwest Florida Water Management District, and the Army Corps of Engineers.

Policy CON 1.6.9 – Industrial land uses shall not be designated adjacent to or within Category I wetlands. Where industrial land use designations have already been shown adjacent to or within Category I wetlands, either by the City or Pasco County on the Future Land Use Map and have been relied on for development or zoning decisions, the designation may remain. However, any development which occurs in these locations must demonstrate that no significant adverse impact to the wetlands will result or that adequate mitigation/compensation will be provided to protect function and replace type for type.

Policy CON 1.6.10 – In combination with other goals, objectives, and policies of the Comprehensive Plan, the City shall protect and conserve wetlands by redirecting incompatible uses away from wetlands.

Policy CON 1.6.11 – For lots of record (parcels recorded prior to adoption of the 2010 Comprehensive Plan) which do not contain sufficient uplands to permit development, fill and clearing of natural vegetation shall be allowed only in conjunction with the minimal access way and a minimum amount beneath one residential structure, provided the direction and rate of historical flow are not altered. Structures within wetland areas must be elevated on pilings. Subsequent to plan adoption, the City shall prohibit the creation of lots or parcels with inadequate uplands.

Policy CON 1.6.12 – The City shall require a minimum 30-foot average upland buffer around all post-development Category I wetlands. However, a variance from the minimum requirement may be applied to establish the width of Category I wetland buffers necessary to protect the natural wetland ecosystem from significant adverse impacts on a case-by-case basis. Upland buffers around post-development Category II and Category III wetlands shall be as required by the Southwest Florida Water Management District or other regulatory agency. Upland buffers shall not be required at the location where an impact to a wetland is permitted.

GOAL CON 2 PROTECT WILDLIFE

Goal CON 2 – Dade City shall protect the natural diversity and abundance of wildlife and the structure, function, and integrity of its various ecosystems that benefit state- and federally listed species.

OBJECTIVE CON 2.1 WILDLIFE HABITAT

Objective CON 2.1 – As appropriate to existing conditions, Dade City shall conserve wildlife habitat for its ecological, environmental, and minimal-impact recreational value.

Policy CON 2.1.1 – Dade City shall cooperate with Pasco County, SWFWMD, and the Florida Fish and Wildlife Conservation Commission to identify, protect, and conserve the natural character and function of lakes, wetlands, floodplains, wildlife habitat, and upland areas found in the City. As municipal resources permit, the City will establish procedures necessary to implement this policy beyond those of the appropriate regulatory agencies.

Policy CON 2.1.2 – Conservation areas shall be protected, to the extent possible in recognition of private property rights, from development that would significantly alter their function and character as defined by the regulatory permitting agencies.

Policy CON 2.1.3 – Although limited natural resources exist in the City, every effort shall be taken to protect these resources as follows:

- a) recreational development shall be compatible with the surrounding environment and shall be subject to performance standards adopted in the land development regulations;
- b) clearing of trees and wetland vegetation shall be prohibited, unless specifically permitted; and
- c) applications for development approval shall be subject to site plan review.

Policy CON 2.1.4 – Dade City shall cooperate with Pasco County, SWFWMD, and the Florida Fish and Wildlife Conservation Commission to protect environmentally sensitive natural systems located outside of the municipal boundaries but potentially impacted by activities within the City on a systemwide basis regardless of political boundaries.

Policy CON 2.1.5 – Dade City shall maintain protection standards in the Land Development Regulations that aid the public and developers to identify sensitive habitats and provide methods to protect biodiversity where endangered species or their habitats have been identified.

Policy CON 2.1.6 – When one or more of a threatened or endangered species are found on a development site, development activities which may cause the species direct or indirect harm, shall not be allowed until a management plan is developed. The management plan prepared by the developer and approved by the City shall demonstrate how to minimize the project's adverse effects on the species.

Policy CON 2.1.7 – Dade City shall cooperate with the Florida Department of Environmental Protection and Florida Fish and Wildlife Conservation Commission in the application of and compliance with all state and federal regulations pertaining to species of special status, including state-designated Imperiled Species and Species of Greatest Conservation Need.

Policy CON 2.1.8 – Dade City will evaluate all local plans and programs for conservation and natural resource protection to ensure that they are consistent and compatible with one another and that they are unified in their efforts to conserve wildlife and their habitats.

OBJECTIVE CON 2.2 NON-NATIVE WILDLIFE

Objective CON 2.2 – Dade City recognizes that non-native wildlife species can become invasive and negatively impact native wildlife.

Policy CON 2.2.1 – Dade City shall cooperate with Florida Fish and Wildlife Commission (FWC) to minimize the adverse impacts of non-native species in Florida by reporting any siting of non-native wildlife so that FWC can prevent, detect, respond, and control these species.

Policy CON 2.2.2 – Dade City shall collaborate with Florida Fish and Wildlife Commission to provide education to residents about the threat of non-native wildlife to the environment through educational handouts, public workshops, and other City special events.

GOAL CON 3 CREATE A SUSTAINABLE COMMUNITY

Goal CON 3 –Dade City will encourage sustainable development and green building practices to reduce green-house gas emissions through incorporation of these practices and principles in the City's land development regulations.

OBJECTIVE CON 3.1 REDUCE MATERIAL CONSUMPTION

Objective CON 3.1 – Dade City shall encourage recycling, waste reduction and reuse to reduce solid waste and pollution.

Policy CON 3.1.1 – Dade City shall seek partnerships and coordination opportunities with local, state, and federal departmental agencies to provide funding and educational resources regarding waste source reduction, recycling options and alternative methods to keep the streets and waters in Dade City clean.

Policy CON 3.1.2 – Dade City shall provide educational material on proper recycling techniques, ways to reduce contamination of recyclables, and the importance of recycling for the future generations.

Policy CON 3.1.3 – Dade City shall continue to collaborate with the solid waste provider to facilitate a successful recycling program for the community.

Policy CON 3.1.4 – Dade City shall promote the reduction of solid waste by providing educational information on topics of source reduction such as:

- a) Reusing products
- b) Using repairable, refillable, and durable products with the capacity for a long useful lifespan.
- c) Reducing the use of single use plastics.

OBJECTIVE CON 3.2 SUSTAINABLE DADE CITY

Objective CON 3.2 – Dade City shall encourage sustainable development.

Policy CON 3.2.1 - The Land Development Regulations will include a provision to encourage the following Smart Growth Principles:

- a) Preserve and enhance Dade City's sense of place; and
- b) Preserve open space, agricultural land, natural beauty and critical environmental areas; and
- c) Strengthen and direct development towards existing communities; and
- d) Provide a variety of transportation choices; and
- e) Encourage community and stakeholder collaboration in development decisions; and
- f) Encourage mixed land uses; and
- g) Encourage compact building design, where appropriate; and
- h) Provide a range of housing types; and
- i) Create walkable neighborhoods.

Policy CON 3.2.2 –Dade City will encourage builders and developers to exceed the minimum requirements for energy efficiency of the Florida Building Code by sharing information on available training, tools, or literature on resource efficient development (e.g., the National Association of Home Builders' "Guide to Developing Green Builder Programs," the Florida Green Building Coalition's "Green Trends" annual conference; achieving LEED accreditation through the Florida Gulf Coast Chapter of the U.S. Green Building Council).

Policy CON 3.2.3– Dade City shall promote a systematic approach to the development of pedestrian and bicycle path networks by the public and private sectors in order to improve energy efficient transportation links between major activity areas such as residential neighborhoods, employment centers, shopping areas, parks, and schools.

Policy CON 3.2.4 –Dade City will encourage and explore creating incentives for new homes, developments, and commercial buildings that incorporate the U.S. Green Building Council's "Leadership in Energy and Environmental Design" (LEED) principles, or that meet similar standards of development.

Policy CON 3.2.5– Dade City shall evaluate the use of increased residential densities, increased floor area ratios (FAR), and increased height dimensions as incentives to encourage development of green buildings and sustainably designed projects.

OBJECTIVE CON 3.3 HAZARDOUS MATERIALS

Objective CON 3.3–Dade City aims to protect human health and the environment from the risks of hazardous waste by requiring the proper management, handling, treatment, and disposal of all hazardous wastes produced or used in the City.

Policy CON 3.3.1 –Dade City shall continue its participation in the County's Hazardous Waste Management Plan to facilitate the safe and convenient collection, disposal, and recycling of hazardous materials generated by household and small quantity generators.

Policy CON 3.3.2 –Dade City shall coordinate with Pasco County in distributing informational brochures to residents and businesses regarding the identification, storage, and disposal of hazardous waste materials in accordance with the Pasco County Hazardous Waste Management Plan.

Policy CON 3.3.3 –"Amnesty Days" or other such collection/disposal methods will be encouraged by the City to facilitate the collection and disposal of household and small quantity generators of hazardous waste.

DEFINITIONS AND ACRONYMS

Environmentally Sensitive Lands – Land which has unique ecological characteristics and functions, rare or limited combinations of geological formations, or features of rare or limited nature constituting habitat suitable for fish, plants, or wildlife.

F.S. – Florida Statutes.

Hazardous Materials – Materials which are identified by the federal and state agencies as posing a substantial health or safety threat

Invasive Species – Species that are not native to the ecosystem under consideration and whose presence causes or is likely to cause harm to the environment, ecosystem, or human health. Invasive species are identified by the Florida Fish and Wildlife Conservation Commission and the University of Florida Institute of Food and Agricultural Sciences.

Species of Greatest Conservation Need – In Florida this includes animals that are at risk or are declining as identified in Florida’s State Wildlife Action Plan. It includes federally listed and state-listed species as well as many other species whose populations are of concern.

Species of Special Concern – A temporary category of protection for species determined to be data deficient during the Biological Status Review, and afforded the protection that no person shall take, possess, transport, or sell any species of special concern or parts, their nests or eggs except as authorized by permit.

City of Dade City
Element 9 Property Rights Element
Goals, Objectives, and Policies

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BACKGROUND AND PURPOSE

The purpose of the Property Rights Element is to implement the requirements of House Bill 59, signed by the Governor on June 28, 2021. The bill modified Chapter 163.3177, Florida Statutes (F.S.), to require local government comprehensive plans to contain a Property Rights Element. Section F.S. 163.3177(6)(i) requires each local government to include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decision making.

GOAL PRE 1

Goal PRE 1 – The City of Dade City will ensure that private property rights are considered in local decision making.

OBJECTIVE PRE 1.1 RESPECT PROPERTY RIGHTS

Objective PRE 1.1 – Dade City will ensure that private property rights are considered in local decision making.

Policy PRE 1.1.1 – Dade City will consider the following in local decision making:

- a) The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- b) The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law, the City of Dade City Comprehensive Plan and the City of Dade City Land Development Regulations.
- c) The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
- d) The right of a property owner to dispose of his or her property through sale, or gift.

Meeting of the City Commission

Minutes - City Commission

City Hall - Commission Chambers
Tuesday, May 27, 2025, 5:30 PM



PROUD Heritage | PROMISING Future

Members Present

Scott Black, Mayor
Normita Woodard, Mayor Pro Tem
Kristin Church, Commissioner
Ann Cosentino, Commissioner
James Shive, Commissioner

Members Absent/Regrets

William Toner, Public Works Director

Staff Present

Marieke vanErven, Acting City Manager &
Executive Assistant
Angelia Guy, City Clerk
Patrick Brackins, City Attorney
Peter Altman, Finance Officer
Kendon Daniels, Utilities Director
Robert Tungate, Captain
Catherine Ralston, Community & Economic
Development Director
Troy Sweat, Interim Public Works Director

A. MEETING PROCEDURES

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

To join the Zoom Meeting by computer or smart device:

<https://us06web.zoom.us/j/87280176542?pwd=XdPqdpYir3j1RaeWapSTyJAvaaxtc.1>

To join by phone, dial: 1 929 205 6099

Meeting ID: 872 8017 6542

Passcode: 101833

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.

Republished to add:

Item E2

Item E3

Item J3

Item J4

Attachment C under Item H1

Updated Attachment F under Item J2

B. CALL TO ORDER

5:30 PM.

B.1. Invocation was given by Commissioner Cosentino and was followed by the Pledge of Allegiance.

Before the invocation, the Commission sung happy birthday to Acting Chief Tungate. During the invocation, Commissioner Cosentino sent her sympathy and prayers to the family of City employee Tieran Burns, who recently passed away.

B.2. Roll Call

All members were seated and present.

B.3. Changes or Modification to the Agenda

None.

B.4. Disclosure of any known conflicts of interest regarding an agenda item.

None.

C. PRESENTATIONS

C.1. Boys and Girls Club Proclamation - 10 years

The proclamation was read by City Clerk Guy and presented by the entire City Commission. Present to accept the proclamation were members from the Lewis Abraham Lacoochee Boys and Girls Club.

D. PUBLIC COMMENTS

D.1. Lilly Hansberry at 14749 12th Street, Dade City, informed the Commission they are still having issues on 12th Street with loud music.

Carolyn Parrish at 14406 12th Street shared a few concerns.

Parrish asked for a status on the City Manager search and when that position is expected to be filled. She would like to know what that would mean for vanErven's position in results of the permanent City Manager.

Parrish also shared something she saw on Facebook regarding a police department FOIA request. There is talk of a retention of an attorney who is going to sue the City for millions of dollars.

Considering Rowe's termination, Parrish thinks it is distasteful that Public Works Director Toner attended the meeting instead of Acting City Manager vanErven. Parrish didn't understand why Toner is second in line to be in charge after vanErven.

Parrish's last concern was that she called Acting Chief Tungate about something, and it took the secretary three hours to get him the message.

E. CONSENT AGENDA

E.1. DRAFT City Commission Minutes 05-13-2025

Moved by Commissioner Shive, seconded by Commissioner Church to approve the consent agenda in its entirety.

FOR: Black, Woodard, Church, Cosentino, and Shive

AGAINST: None

CARRIED.

E.2. Amendment 1 to Agreement 2022-43 Infrastructure Engineering Group

Moved by Commissioner Shive, seconded by Commissioner Church to approve the consent agenda in its entirety.

FOR: Black, Woodard, Church, Cosentino, and Shive

AGAINST: None

CARRIED.

E.3. Agreement 2025-21 PFAS Settlement Payment

Moved by Commissioner Shive, seconded by Commissioner Church to approve the consent agenda in its entirety.

FOR: Black, Woodard, Church, Cosentino, and Shive

AGAINST: None

CARRIED.

F. CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA (IF ANY)

None.

G. PUBLIC HEARING - INTRODUCTION & FIRST READING OF PROPOSED ORDINANCES

G.1. Ordinance 2025-03 Tobacco Free Florida

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AMENDING CHAPTER 66, ARTICLE II, SECTION 66-33 OF THE DADE CITY CODE OF ORDINANCES BY CREATING SECTION 66-34(d), PROHIBITING SMOKING OR VAPING IN OR ON CITY PARKS; PROVIDING DEFINITIONS, ENFORCEMENT, AND PENALTIES; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

The ordinance was read by title only by City Clerk Guy.

Acting City Manager vanErven gave a brief introduction of the item and introduced SWAT (Students Working Against Tobacco) members that were present.

Ms. Jewel, Community Engagement Manager for Pasco County, introduced Miss. Nevaeh, member of the Boys and Girls Club, who presented a PowerPoint for the adoption of the ordinance.

The commission thanked Nevaeh and commended her for the awesome job she did presenting the item.

Moved by Commissioner Cosentino, seconded by Mayor Pro Tem Woodard to approve Ordinance 2025-03 Tobacco Free Florida on the first reading.

FOR: Black, Woodard, Church, Cosentino, and Shive

AGAINST: None

CARRIED.

H. PUBLIC HEARING - ADOPTION & SECOND READING OF PROPOSED ORDINANCES

H.1. Comprehensive Plan Amendments (2nd reading), Ordinance 2024-09

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AMENDING VARIOUS ELEMENTS OF THE COMPREHENSIVE PLAN OF THE CITY OF DADE CITY, FLORIDA, PURSUANT TO SECTION 163.3191, FLORIDA STATUTES, TO REFLECT CHANGES REQUIRED BY THE COMMUNITY PLANNING ACT AS WELL AS OTHER TEXT AMENDMENTS, AND THE CITY'S EVALUATION AND APPRAISAL OTIFICATION LETTER TO THE FLORIDA DEPARTMENT OF COMMERCE; AMENDING GOALS, OBJECTIVES, AND POLICES CONSISTENT THERETO; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR TRANSMITTAL; PROVIDING FOR THE IMPLEMENTATION OF ADMINISTRATIVE ACTIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The ordinance was read by title only by City Clerk Guy.

The item was presented by Tara Salmieri with Plan Active Studio. Salmieri shared a brief overview of the item and reviewed information provided in the agenda packet.

Commissioner Shive asked if they could receive a copy of the presentation next time before the meeting.

Salmieri explained the presentation directly reflects the information provided in the agenda packet.

Commissioner Cosentino thanked Salmieri for her hard work.

Salmieri said it was a team effort.

Mary McKnight at 36210 St. Joe Road, Dade City, stated her concerns with the ordinance.

Sherry Dawkins at 13800 Wilson Street, Dade City, shared her concerns about trees in her neighborhood.

Public Works Superintendent Sweat said TECO is working on cutting the limbs back from the wires.

After public comments, Salmieri reviewed the strikeouts in the ordinance.

Moved by Commissioner Shive, seconded by Commissioner Cosentino to approve the second reading of Ordinance 2024-09.

FOR: Black, Woodard, Church, Cosentino, and Shive

AGAINST: None

CARRIED.

I. UNFINISHED BUSINESS

None.

J. NEW BUSINESS

J.1. Vacancy on Historic Preservation Board

The item was presented by Community and Economic Director Ralston. Staff recommended not to appoint an additional member to the Historic Board and to hold the number at nine members. During the last vacancy of one member, they received two applicants, and both were appointed to fill the vacancy.

The commission shared their thoughts on the number of members they would like to see on the board.

Laurie Elkes at 37234 Church Ave., Dade City, pulled her application after reading staff's recommendation on the agenda. Her application stands as far as what she said. Elkes is still passionate about joining the Historic Board.

Brian Swann at 36900 Center Ave., Dade City, currently serves on the Historic Preservation Advisory Board. He feels that this is a hole that needs to be filled. Swann submitted an application to the Planning Board and Mrs. Elkes has offered to fill his vacancy on the Historic Board.

Staff's recommendation was followed. No action taken.

J.2. St Joe II Final Plat

Attorney Brackins swore in staff members and the applicant involved on this item. The item was presented by Deputy Director Bushi. The applicant was requesting review and approval of St. Joe II Subdivision Final Plat. Staff recommended approval of St. Joe II final plat as presented.

Dawson Ransome at 32216 Garden Alcove Loop, Wesley Chapel, was present on behalf of the applicant and was available to answer questions.

Commissioner Cosentino pointed out that based on the ordinance 2021-17 there were a few items she did not see included in the packet.

Ransom said the commission approved the community development district (CDD) for Vista Walk, which included this property. The CDD supersedes and is responsible for all those common areas.

Ransome explained what the homeowner's association (HOA) handles.

Attorney Brackins said ordinance 2023-38 is the ordinance approving the formation of the CDD.

Commissioner Cosentino asked if the fire hydrants went in.

Ransome said they are in. All the infrastructure on the improvement plan has been installed. The water and sewer had been approved by Florida Department of Environmental Protection (DEP) and has been inspected by the City inspectors. The storm system has been inspected. The streets and drainage inspection has been completed by City staff.

Commissioner Cosentino asked about the transportation analysis that is required prior to approval of the final plat.

Ransome said there was a traffic study that was submitted with the zoning, which he thinks is what governs here. There was also one right-of-way use for this particular project for improvements of St. Joe Road that have been completed.

Ransome didn't believe they are required to do a second traffic study.

Commissioner Cosentino asked if staff or the City attorney could confirm they have the transportation analysis that has been approved by the county for this project.

Commissioner Cosentino also asked if they got a grading plan for the construction plan.

Ransome said there is a grading plan that is part of the approvment plans that were approved. That would show the pre and post development grades. They submitted as-builts as well.

Attorney Brackins pointed out in their packet they have a draft subdivider agreement. There have been two material changes to that, which Attorney Brackins briefly explained.

Commissioner Shive asked if the booster pump station was up and running.

Ransome said they are waiting for a final Department of Environmental Protection (DEP) approval to connect to the system. They are not asking for COs at this point.

It was clarified to the Commission that they are just approving the legal layout of the lots.

Bushi shared she will email the traffic impact study to the board.

Mayor Pro Tem Woodard asked to see the original construction plans that were approved.

Commissioner Church pointed out an error on the PowerPoint listing Summit View 1B. Church was concerned the information they were provided might not be correct.

Attorney Brackins asked staff questions about the errors.

The Commission reviewed the agenda packet with staff.

Public Comments

Mary McKnight at 36210 St. Joe Road, Dade City, shared on May 3rd and May 4th they had rain which resulted in a stormwater runoff from this project. McKnight shared pictures with the commission and applicant of the damage that was caused by the rain. McKnight's neighbor, Mr. Brand, has been before the commission several times stating how this project's runoff disturbed his property. McKnight stated the runoff should have never happened.

McKnight asked the applicant if proper conditions were followed to prevent stormwater runoff.

McKnight asked the following questions below to the applicant:

Does the state require silt fences or barriers during the entire construction process?

Does the construction plans for St. Joe say that Summit View is proposed to be completed in phases.

McKnight addressed the following questions to staff:

When the City performed an onsite inspection to ensure proper sediment control, did they see any evidence of the use of sod adjacent to the street pavements?

When and how did they hear about the runoff event?

McKnight lastly asked staff if they felt like the stormwater runoff event pictures that were shown are at acceptable levels of runoff?

Margaret Woods at 36332 St. Joe Road, Dade City, has been involved with this development phase since 2006, when it was Citrus Ridge. When the county approved this, it had strict engineering requirements, because of the elevation and the type of soil. They brought up the soil along with the elevation issue. One of the requirements from the county is that they not have the entrance road perpendicular to St. Joe Road, which they have done. If stormwater management is not done well, a lot of property owners are going to have flood waters come onto their property. A year ago, Lisa Moretti shared pictures of the flood waters as it was rushing down St. Joe Road and it was around six inches. deep, which is very dangerous. She thinks originally, they were supposed to have retention ponds on the St. Joe Road side, but she has not seen any evidence of that.

Mary McKnight at 36210 St. Joe Road, Dade City, said she was not sworn in, but she is an affected party.

Attorney Brackins swore in McKnight and Woods.

Ransome answered questions. They know there was some runoff. He has talked with the Planning Board about that. He thinks more of the runoff in the pictures was on the Vista Walk/ St. Joe I side. That occurred because the sod was not in. The issue resolved in a couple of days and the sod is now in.

Mayor Pro Tem Woodard said the people who have been living in the area for over 50 years understands the amount of water coming into their neighborhood. She feels like the project started off good, but now errors are not being corrected. She finds it hard to believe that the flooding is coming from normal runoff or a lack of sod.

Commissioner Shive asked about their obligations as commissioners with known flooding issues. Shive was upset that they found themselves in this position.

Attorney Brackins said they need to have competent substantial evidence to deny or postpone the final plat.

Attorney Brackins asked Ransome what they have done to address the issues from the May 4th incident and what were their plans for the future.

Ransome understood that was more on the Vista Walk side with the erosion down between the sidewalk and the curb. He was never made aware of any complaint on the St. Joe II side. Within two days, the contractor fixed the issue on their own, on the Vista Walk side. Ripa was still working on improvements and putting sod in on the St. Joe II side. Ransome sympathized with the residents and shared they have done everything they were required to do. Ransome will meet with his landscaper there to look at areas for extra sod.

Commissioner Cosentino read information regarding land development regulations (LDR) 6.7.2, 6.7.3 and its stormwater management standards. Cosentino asked if it was possible they could cite this and table it to make sure the standards that Ransome is agreeing to are met. Cosentino was concerned about approving the final plat when they know there are specific things in conflict with their LDR currently. Cosentino said they don't have any guarantee that the issues would be fixed.

Attorney Brackins asked Ralston for staff's inspections of the sod.

After the Planning Board Meeting on May 7th, Public Works Director Toner and Ralston went and inspected the project on Friday, May 23rd. They verified all the sod had been installed. The lot had been seeded and hayed. The areas along St. Joe have been sprayed with additional seed and hay adjacent to St. Joe Road.

Attorney Brackins asked the commission what more they needed the applicant to demonstrate that they were in compliance?

To table the item to come back before them, the commission needed to be clear on what they would like the applicant to do.

Commissioner Church was interested in hearing about the recent rain events in the area.

Margaret Woods at 36332 St. Joe Road, Dade City, said she lived in the house since 1978 and has never had water go across the road. She is also concerned about the stormwater management.

Mary McKnight at 36210 St. Joe Road, Dade City, restated questions she asked that didn't get an answer, which are included below:

Does SWPPP require silt fencing throughout the whole phase of construction?

It was answered it does.

Did they had silt fencing where it was needed before the storm?

It was answered that they did.

McKnight asked about the environmental study, staff showed her the study. McKnight thought it would be helpful to add that into the agenda packet. Ralston said that was a part of the construction plans.

Commissioner Cosentino asked staff if they felt the sod that was put in place reliable.

Ralston said she did not have the technical ability to know that.

Cosentino asked if the City had the ability to put a stop work order if this occurs again?

Attorney Brackins said through the Building Official, with a violation of the code, they could issue that.

Commissioner Cosentino wanted it to be noted with staff they have the capability to put a stop work order on a development that is not complying with the LDRs.

Commissioner Church also said they need to inspect the issue when it is fresh. Church hoped someone from the City would be out there following up tomorrow from today's rain.

Moved by Commissioner Shive, seconded by Commissioner Church to approved St. Joe II Final Plat.

FOR: Black, Church, and Shive

AGAINST: Woodard and Cosentino

CARRIED.

J.3. Appointment of Planning Board Member by Commissioner Cosentino

The item was introduced by Acting City Manager vanErven.

Commissioner Cosentino received a few applications by email and has also had a few conversations. Cosentino did not have an appointment at this time.

J.4. Consideration of Parking Lot Acquisition

The item was introduced by acting City Manager vanErven. The property lot was displayed on the screen for everyone to see. Larry Guilford, owner of Highlands 14313, LLC, reviewed the property with the commission.

The Commission gave consensus to move ahead.

K. CITY ADMINISTRATION ITEMS (IF ANY)

K.1. City Manager

Acting City Manager vanErven shared on July 8th, Chief Baumaister will speak at the meeting regarding the schools fencing.

Pasco County School Board reached out to the City about their summer lunch time for students. The feeding program will run from June 9th to July 24th, Monday through Thursday. The Splash Pad location will run from 11:20 am -11:50 am. Naomi Jones James Irvin Civic Center will be from 12:40 pm-1:10 pm.

They are getting close to finalize closing on the Graves property on Morning Side Drive.

Tomorrow at 10 am the Avid students will be present visiting City Hall.

On May 29th, there will be a temporary water shutoff for Ferguson Avenue, Blake Street and Morgan Street. It will last from 2 to 4 hours and will be followed by boil water notices.

vanErven is looking at a workshop Monday June 16th, for a Workshop Visioning Session.

Pasco County is also bringing a Stomp Out Suicide event this Friday night at the Splash Pad.

K.2. City Clerk

City Clerk Guy announced her, and Mayor Black received the Hometown Hero Award from the Florida League of Cities.

The cemetery software company did have drones out over the cemetery taking pictures. They are still waiting on the stamped cemetery map from the survey company, but they are ready to sell spaces. Guy is going to bring back the resolution to the commission to see if there are any changes to the rules.

The Boys and Girls Club presentation will be May 29, at Stanley Park.

Guy shared the Pasco County Clerk does have an option on their website for fraud protection. If any changes are made to their property, they will be notified.

K.3. Finance Officer

Finance Officer Altman gave an update on staffing in the Billing Department. They did interview a candidate, but the candidate did not accept the job at the rates offered. Altman said this is the fourth time that this has happened.

They also have a situation where employees have been working for many years, and they want to be sensitive to what they are paying new employees.

Altman is also preparing a presentation addressing water loss study and Incode 10.

K.4. City Attorney

City Attorney Brackins shared updates about the May 13th denial on the Evans rezoning ordinance. Brackins requested the commission make a motion to reconsider. Brackins explained what a motion for reconsideration is.

Following the hearing, he had concerns he did not raise at the time. Also, on May 21, the applicant's attorney sent a demand letter. Only three commissioners could make the motion to reconsider, Mayor Black and Commissioner Cosentino could not.

Moved by Commissioner Church, seconded by Commissioner Cosentino for reconsideration provided they get reports containing all the information and analysis that would be required to make the decision.

FOR: Black, Church, Cosentino, and Shive

AGAINST: Woodard

CARRIED.

K.5. Police Chief

Acting Chief Tungate shared Friday is the last day of school. He asked citizens to be cautious for the kids playing and riding bikes.

K.6. Community & Economic Development Director

Nothing.

K.7. Public Works Director

Nothing.

K.8. Utilities Director

Utilities Director Daniels announced the Utilities Department is deeply saddened by the passing of City employee Tieran Burns. Burns was a father, son, brother, and uncle. Burns recently completed his water plant trainee program, which included 12 months of comprehensive training with over two thousand hours, and he was about to take his test. The Utilities Department will deeply miss Tieran Burns. Daniels sent his sympathy and prayers to the Burns family.

L. COMMISSIONER ITEMS

- L.1.** Mayor Pro Tem Woodard informed staff that the trash can bins on 12th Street are being left open and birds have been streaming trash out on the street.

On the corner of Sumner and 7th Street, the drainage is so low, and the water can barely get through.

Woodard received video of officers driving past the loud music and nothing on 12th Street. There is a breakdown in communication of what the officers can and can't do. Woodard said she will wake up everyone in charge if she gets another resident complaint call about this issue.

Woodard discussed an issue with trains blocking the road expressed they need to find a solution.

Splash Out the Stigma will be Friday, May 30th, 2025. There will be a free movie starting at 6:30 pm. There will also be activities and giveaways before the movie.

The Commission agreed on June 16th 4 pm, for the Commission Visioning Meeting.

Commissioner Church attend the Pockets of Sunshine on Mental Health Wellness. It was a fantastic event that had representatives from all over the county and several nonprofits. Church said she is going to continue to be involved and will send information to them.

Church also shared while working on the developments, they need to be protecting people. When issues arise, they need to be out there and monitor them. She would like to see a greater emphasis on that going forward.

Mayor Black had the opportunity to attend a Memorial Day event hosted by the American Legion.

M. PUBLIC COMMENTS (FOR ITEMS NOT ALREADY DISCUSSED)

- M.1.** Laurie Elkes at 37234 Church Ave., Dade City, said it is difficult for the audience to follow along when the commission and staff refers to the agenda packet page numbers during the meetings. Attorney Brackins walked her through the steps on how to access the page numbers on the online agenda.

Elkes also did not have any help on the cars landing in her front yard.

Mayor Black asked vanErven about the issue. vanErven said she and Public Works are looking at protection options. Black suggested a 4-way stop. Woodard suggested speed bumps. vanErven said they would look into options; they have also looked into cross walks.

Carolyn Parrish at 14406 12th Street, Dade City, asked the commission to hire a qualified engineer.

Parrish also felt the City was doing a big disservice denying Elkes' application for the Historic Board.

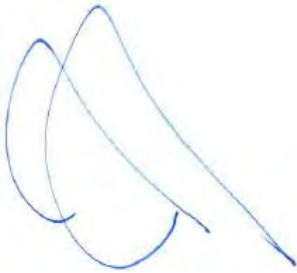
N. NOTED ITEMS

None.

O. ADJOURNMENT

8:59 pm

FOOTER TEXT

A handwritten signature in blue ink, appearing to be 'Scott Black', written over a horizontal line.

Scott Black, Mayor

A handwritten signature in blue ink, appearing to be 'Angelia Guy', written over a horizontal line.

Angelia Guy, City Clerk