

**BY THE CITY COMMISSION
ORDINANCE NO. 2026-04**

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AMENDING ARTICLE 4 OF THE LAND DEVELOPMENT REGULATIONS BY CREATING SECTION 4.3.4 (N), MOBILE FOOD VENDING ; ESTABLISHING A PROCESS FOR THE REVIEW AND STANDARDS OF MOBILE FOOD VENDING OPERATIONS WITHIN THE CITY OF DADE CITY ; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR CODIFICATION; PROVIDING FOR SCRIVENER’S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Florida Law and its home rule powers, the City of Dade City may regulate land use matters within the City’s jurisdictional limits through the adoption of Land Development Regulations; and

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

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

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

WHEREAS, the Dade City Planning Board held a public hearing with all required public notice on May 6 2026, for the purpose of providing recommendations to the City Commission with regard to this Ordinance and recommended that the Commission adopt the amendments to the City’s Land Development Regulations as set forth herein in **Exhibit “A”** attached hereto; and

WHEREAS, the City of Dade City finds that the amendments to its Land Development Regulations, as set forth herein, are consistent with all applicable policies of the City’s Comprehensive Plan; and

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

Section 1. The findings set forth in the recitals above are adopted and fully incorporated herein by reference.

Section 2. Article 4, Section 4.3.4(N), “Mobile Food Vending” of the City of Dade City Land Development Regulations, is hereby created as provided in attached **Exhibit A.**

Note: Underlined words constitute new text of the City of Dade City Land Development Regulations, asterisks (***) indicate an omission from the original text, which is intended to remain unchanged, and ~~strikethroughs~~ constitute deletions from the Land Development Regulations.

Section 3. Conflicts. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. Codification. The provisions of this Ordinance and revisions to the City of Dade City Land Development Regulations, as set forth in Exhibit A, shall be codified. The sections, divisions, and provisions of this Ordinance and the Land Development Regulations may be renumbered or re-lettered as deemed appropriate by the codifier.

Section 5. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, in consultation with the City Attorney and City Clerk, may be corrected with the endorsement of the City Manager, or designee, without the need for a public hearing.

Section 6. Savings Clause. All prior actions of the City pertaining to the City of Dade City Land Development Regulations and relating to technical codes are hereby ratified and affirmed consistent with the provisions of this Ordinance.

Section 7. Severability. Should any word, phrase, sentence, subsection, or section be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then that word, phrase, sentence, subsection, or section so held shall be severed from this Ordinance and all other words, phrases, sentences, subsections, or sections shall remain in full force and effect.

Section 8. Effective Date. This Ordinance shall become effective immediately upon its passage and adoption.

SIGNATURES ON NEXT PAGE

PASSED AND ADOPTED this ____ day of _____, 2026.

FIRST READING: _____

SECOND READING: _____

Scott Black, MAYOR

ATTEST:

Angelia Guy, CITY CLERK

Approved as to form:

Patrick Brackins, CITY ATTORNEY

Exhibit A

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4.3.4 (N) Mobile Food Vending

(1) *Definitions*

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

(2) *Locations.*

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

(3) *Regulations*

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

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

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

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

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

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

(4) *Trash*

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

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

(5) *Food Truck Courts*

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

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

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