

Meeting of the City Commission

Agenda - Regular Session

City Hall - Commission Chambers

Tuesday, June 23, 2026, 5:30 PM



PROUD Heritage | PROMISING Future

<u>CITY COMMISSION</u>	<u>CITY OFFICIALS</u>
Scott Black, Mayor Normita L. Woodard, Mayor Pro-Tem Kristin Church, Commissioner James D. Shive, Commissioner Mike Stout, Commissioner	Marieke vanErven, City Manager Angelia Guy, City Clerk Patrick Brackins, City Attorney Peter Altman, Finance Officer

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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/83837952062?pwd=rTscLbI7mpYztce6sRkoQko7aBxkPR.1>

Meeting ID: 838 3795 2062

Passcode: 306648

To join by phone, dial: 1 929 205 6099

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.

B. CALL TO ORDER

- B.1.** Invocation- Shive, Pledge of Allegiance
- B.2.** Roll Call

- B.3.** Changes or Modification to the Agenda
- B.4.** Disclosure of any known conflicts of interest regarding an agenda item.

C. PRESENTATIONS

- C.1.** Board Recognitions:
 - Historic Board: Jean Ward
 - Historic Board: Laura Beagles
 - Planning Board: Davis Henley

- C.2.** Employee Anniversary Recognitions:
 - Blane McCullough - 30 Years
 - Captain Lorenzo Moreno - 20 Years
 - Griselle Pizarro Morales - 10 Years
 - Captain Robert Tungate - 10 Years
 - Tina Mauriello - 5 Years
 - Evis Bushi - 5 Years
 - Mark Frier - 5 Years

D. PUBLIC COMMENTS

E. CONSENT AGENDA

- E.1.** 06-09-26 City Commission Draft 8 - 21
[06-09-26 City Commission Draft](#)

- E.2.** 2026 CRA Plan Adoption 22 - 138
[Agenda Memo - 2026 CRA Plan Adoption - Html](#)
[CRA 2026 Plan Update](#)

- E.3.** Ratify Appointment to Police Pension Board 139 - 143
[Agenda Memo - Appointment to Police Pension Board - Html](#)
[Police Pension Board Applications Redacted](#)

- E.4.** Agreement 2026-33: Amended and Restated Lease Agreement Dade City Heritage and Cultural Museum, Inc. 144 - 199
[Agenda Memo - Agreement 2026-33: Amended and Restated Lease Agreement Dade City Heritage and Cultural Museum, Inc. - Html](#)
[Agreement 2026-33 Heritage Museum Lease Agreement](#)

- E.5.** James Irvin Civic Center Bid Award 200 - 374
[Agenda Memo - James Irvin Civic Center Bid Award - Html](#)
[Dade City RFP James Irvin Civic Center Building Bid Ranking Sheets](#)
[SEMCO Dade City PowerPoint Final](#)
[SEMCO - Dade City D-B James Irvin Civic Center-SEMCO](#)
[GMC - Dade City Design Build Services James Irvin Center Final \(002\)](#)
[GMC Concept Plan](#)

[GMC Existing Conditions Plan](#)

[GMC Preliminary Layout](#)

- E.6. Agreement 2026-34 ACL Paving 375 -
[Agenda Memo - Agreement 2026-34 ACL Paving - Html](#) 448
[Agreement 2026-34 ACL Paving Agreement](#)

F. CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA (IF ANY)

G. PUBLIC HEARING - INTRODUCTION & FIRST READING OF PROPOSED ORDINANCES

- G.1. Ordinance 2026-14: 449 -
456

AN ORDINANCE BY THE CITY OF DADE CITY, FLORIDA, ADOPTED PURSUANT TO SECTION 125.01(1)(q), FLORIDA STATUTES, CONSENTING TO THE INCLUSION OF THE CITY OF DADE CITY, FLORIDA, WITHIN THE COUNTY-WIDE PARKS, RECREATION, AND NATURAL RESOURCES MUNICIPAL SERVICE TAXING UNIT, AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, AND THEREAFTER AMENDED; PROVIDING FOR THE CITY TO BE INCLUDED WITHIN SAID MUNICIPAL SERVICE TAXING UNIT FOR A SPECIFIED TERM OF YEARS; PROVIDING FOR SEVERABILITY, AND EFFECTIVE DATE.

[Agenda Memo - 125.01\(1\)\(q\), FLORIDA STATUTES, CONSENTING TO THE INCLUSION OF THE CITY OF DADE CITY, FLORIDA, WITHIN THE COUNTY-WIDE PARKS, RECREATION, - Pdf](#)

[Agenda Memo - 125.01\(1\)\(q\), FLORIDA STATUTES, CONSENTING TO THE INCLUSION OF THE CITY OF DADE CITY, FLORIDA, WITHIN THE COUNTY-WIDE PARKS, RECREATION, - Html](#)

[Ordinance 2026-14 County MSTU](#)

- G.2. **ORDINANCE 2026-12 Legislative** 457 -
517

AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA, CREATING A CENTRAL BUSINESS DISTRICT OVERLAY DISTRICT; ESTABLISHING CBD-1, CBD-2, AND CBD-3 SUBDISTRICTS WITHIN THE CENTRAL BUSINESS DISTRICT; PROVIDING FOR PURPOSE AND INTENT; PROVIDING FOR APPLICABILITY, BOUNDARIES, USE REGULATIONS, AND DEVELOPMENT CRITERIA; PROVIDING FOR CONSISTENCY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR CODIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

[Agenda Memo - CBD Overlay District Standards - Html](#)

[Attachment A - Ordinance 2026-12 Dade City CBD Overlay District](#)

[Attachment B - Proposed Overlay District Standards](#)

[Attachment C - Affidavit of Publishing](#)

[Attachment D - Business Impact Estimate Ordinance 2026-12](#)

- G.3. **ORDINANCE 2026-13 Legislative** 518 -

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AMENDING ARTICLES 4 , 5 AND 6 OF THE LAND DEVELOPMENT REGULATIONS BY ESTABLISHING CLEAR DESIGN PRINCIPLES AND BEST PRACTICES TO PROMOTE DEVELOPMENT THAT COMPLIMENTS DADE CITY'S HERITAGE AND CHARACTER ; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR CODIFICATION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

[Agenda Memo - ORDINANCE 2026-13 Legislative AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AMENDING ARTICLES 4 , 5 AND 6 OF TH - Html](#)

[Attachment A - Ordinance 2026-13 LDR Article 4, 5, and 6 Amendment](#)

[Attachment B - Business Impact Estimate 2026-13 LDR Article 4, 5, and 6 Amendment](#)

[Attachment C - Affidavit of Publishing](#)

G.4. Ordinance 2026-10 - Legislative

541 -
575

AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA, AMENDING THE CITY OF DADE CITY COMPREHENSIVE PLAN, PROVIDING FOR A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP, RELATIVE TO CERTAIN REAL PROPERTY, CONTAINING APPROXIMATELY ±81.88 ACRES, GENERALLY LOCATED WITHIN THE CRA 1 AND CRA 2 BOUNDARIES, AND MORE SPECIFICALLY DESCRIBED IN THIS ORDINANCE, FROM DADE CITY'S GENERAL COMMERCIAL (GC), PUBLIC/SEMI-PUBLIC (P-SP), RESIDENTIAL OFFICE (R-O), RESIDENTIAL OFFICE RETAIL (R-O-R), AND RECREATION/OPEN SPACE (R-OS) TO DADE CITY'S DOWNTOWN (DT) DESIGNATION; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

[Agenda Memo - Ordinance 2026-10 - Legislative AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA, AMENDING THE CITY OF DADE CITY COMPREHENSIVE PLAN, PROVI - Html](#)

[Attachment A - Ordinance 2026-10 Large Scale Comp Plan Amendment](#)

[Attachment B - Business Impact Estimate Ordinance 2026-10 Large Scale Comp Plan Amendment](#)

[Attachment C - Affidavit of Publishing](#)

G.5. Ordinance 2026-11 (Quasi-Judicial)

576 -
616

AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA AMENDING THE CITY OF DADE CITY OFFICIAL ZONING MAP TO CHANGE THE ZONING DISTRICT ON CERTAIN REAL PROPERTY, APPROXIMATELY ±93.69 ACRES, GENERALLY LOCATED WITHIN THE CRA 1 AND CRA 2 BOUNDARIES, AND MORE SPECIFICALLY DESCRIBED IN THIS ORDINANCE, FROM CITY OF

DADE CITY'S RESIDENTIAL GENERAL 1 (RG-1), RESIDENTIAL SINGLE FAMILY 1 (RS-1), RESIDENTIAL SINGLE FAMILY 2 (RS-2), COMMERCIAL GENERAL (CG), AND RESIDENTIAL INSTITUTIONAL OFFICE (RIO) DISTRICTS TO DADE CITY'S CENTRAL BUSINESS DISTRICT (CBD), IN ACCORDANCE WITH THE PROVISIONS OF SECTION 166.041 OF THE FLORIDA STATUTES AND THE DADE CITY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

[Agenda Memo - Ordinance 2026-11 Quasi-Judicial AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA AMENDING THE CITY OF DADE CITY OFFICIAL ZONING MAP TO CH - Html](#)

[Attachment A - Ordinance 2026-11](#)

[Attachment B - Business Impact Estimate Ordinance 2026-11 Zoning Amendment](#)

[Attachment C - Affidavit of Publishing](#)

G.6. Ordinance 2026-15

617 -
626

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AMENDING CHAPTER 74-38, COLLECTION FEES - CLASSIFICATION OF THE CODE OF ORDINANCES FOR THE CITY OF DADE CITY; AMENDING THE FEE SCHEDULE FOR THE COLLECTION OF SOLID WASTE, RECYCLABLES, AND LANDSCAPE WASTE (YARD OR GARDEN TRASH); PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; 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.

[Agenda Memo - Proposed Ordinance 2026-15 Amending Solid Waste Fees - Html](#)

[2026 Sanitation Collection Fee Ordinance](#)

[Business Impact Statement for Ordinance 2026-15](#)

[430 Sanitation History](#)

H. PUBLIC HEARING - ADOPTION & SECOND READING OF PROPOSED ORDINANCES

I. UNFINISHED BUSINESS

J. NEW BUSINESS

J.1. Resolution 2026- 07 - Adoption of Design Standards and Guidelines for the Downtown Central Business District

627 -
693

BY THE CITY COMMISSION RESOLUTION NO. 2026-07 A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, ESTABLISHING DOWNTOWN DESIGN GUIDELINES FOR THE CENTRAL BUSINESS DISTRICT; PROVIDING FINDINGS AND INTENT; PROVIDING

FOR IMPLEMENTATION BY CITY STAFF; PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

[Agenda Memo - Resolution 2026- 07 - Adoption of Design Standards and Guidelines for the Downtown Central Business District - Html](#)

[Resolution 2026-07](#)

[Downtown Design Guidelines \(1\)](#)

- J.2.** Agreement 2026-32, the Pre-Annexation agreement for the Maggard Project 694 - 721

[Agenda Memo - Agreement 2026-32, the Pre-Annexation agreement for the Maggard Project - Html](#)

[Agreement 2026-32 Pre-Annexation](#)

K. CITY ADMINISTRATION ITEMS (IF ANY)

- K.1.** City Manager
- K.2.** City Clerk
- K.3.** Finance Officer
- K.4.** City Attorney
- K.5.** Police Chief
- K.6.** Community & Economic Development Director
- K.7.** Public Works Director
- K.8.** Utilities Director

L. COMMISSIONER ITEMS

M. PUBLIC COMMENTS (FOR ITEMS NOT ALREADY DISCUSSED)

N. NOTED ITEMS

- N.1.** Agreement 2026-30 LeadsOnline 722 - 743
[Agreement 2026-30 LeadsOnline](#)

O. ADJOURNMENT

FOOTER TEXT

CHAMBER RULES:The Dade City Commission welcomes comments from the public regarding non-agenda items during the Public Comment portions of the meeting and agenda items as scheduled. Any person desiring to address the Commission shall secure the permission of the Presiding Officer to do so. Each person addressing the city commission shall do so from the podium, shall remain at the podium at all times during their remarks and shall give their name and address in an audible tone of voice for the record prior to beginning their remarks. Any person wishing to approach the dais from the podium to submit materials to the commission must first seek and receive permission from the presiding officer before approaching the dais. Unless further time is requested and granted by the city commission, each person addressing the city commission shall limit their address to three minutes. All remarks shall be addressed to the city commission as a body and not to any individual member of the city commission, city officer or city employee. No person other than the city commission and the person having the floor, shall be permitted to enter into any

discussion, either directly or through a member of the city commission, without permission from the providing officer. No question shall be asked of an individual city commissioner, or city official or city employee except through the presiding officer. Any person making obscene, impertinent, slanderous, vulgar, or abusive remarks or who shall become violent, belligerent, or boisterous while addressing the city commission shall be instructed by the presiding officer to cease making such remarks or engaging in such conduct. If the person fails to comply with the presiding officer's instruction(s), then they may be removed from the Commission Chambers upon the presiding officer's directive, unless permission to continue is granted by a majority of the city commission.

Public Comment shall be governed by Florida law if the matter is quasi-judicial (variances, rezoning, etc.) Please silence your cellphones during all meetings.

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

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