

**BY THE CITY COMMISSION
ORDINANCE NO. 2026-12**

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.

WHEREAS, the City of Dade City, Florida (the “City”), pursuant to Section 166.041, Florida Statutes, has the authority to regulate land use and zoning within its municipal boundaries; and

WHEREAS, the City Commission of the Dade City recognizes the historic, economic, and cultural importance of the downtown and central business district as the civic and commercial heart of the community; and

WHEREAS, the City desires to promote reinvestment, economic vitality, walkability, historic preservation, mixed-use development, and context-sensitive redevelopment within the downtown area; and

WHEREAS, the City Commission finds that creation of a Central Business District Overlay District will encourage coordinated land use patterns, architectural compatibility, pedestrian-oriented design, and appropriate transitions between commercial, residential, civic, and mixed-use areas; and

WHEREAS, the City Commission further finds that distinct subdistricts within the downtown area are necessary to recognize differing development patterns, historic character, intensity of use, and redevelopment opportunities; and

WHEREAS, the City Commission desires to establish three downtown overlay classifications identified as CBD-1, CBD-2, and CBD-3 in order to provide tailored development standards and land use regulations for specific areas of the downtown district; and

WHEREAS, Central Business District 1 (CBD 1) – Downtown Core District is the economic and civic heart of Dade City. This zone is designated to support the highest concentration of commercial, professional, and live-work activity while maintaining the historic character of the district. It emphasizes walkability, active ground floor uses, and a dense, mixed-use environment; and

WHEREAS, Central Business District 2 (CBD 2) – Downtown Gateway District serves as a transitional area connecting surrounding neighborhoods to the Core. This zone emphasizes smaller scale

retail and service businesses, mixed with residential uses, creating a welcoming, pedestrian friendly entry into the historic downtown; and

WHEREAS, Central Business District 3 (CBD 3) – Downtown Neighborhood District is intended primarily for residential uses and supports the continuation of a livable, small town atmosphere. This zone preserves historic homes, encourages compatible infill housing, and provides a quiet, walkable environment while maintaining proximity to downtown amenities; and

WHEREAS, the City Commission finds that the establishment of the Central Business District Overlay District and associated subdistricts promotes the public health, safety, welfare, economic prosperity, and aesthetic character of the City; and

WHEREAS, the proposed ordinance is consistent with the adopted Comprehensive Plan of the Dade City and furthers the goals, objectives, and policies relating to downtown revitalization, economic development, mobility, historic preservation, and land use compatibility; and

WHEREAS, the Dade City Planning Board held a public hearing with all required public notice on June 3, 2026, for the purpose of providing recommendations to the City Commission with regard to this Ordinance and recommended that the Commission adopt the creation of the Central Business District Overlay as set forth herein in **Exhibit “A”** attached hereto; and

WHEREAS, the City of Dade City finds that the creation of the Central Business District Overlay, 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. The City of Dade City hereby establishes the Central Business District Overlay District, hereinafter referred to as the CBD Overlay District, is hereby created as provided in attached **Exhibit A.**

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 the establishment of the CBD Overlay District, as set forth in Exhibit A, shall be codified as Appendix A of the Land Use Development Regulations. The sections, divisions, and provisions of this Ordinance 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

Central Business District – Downtown Overlay file