

Meeting of the City Commission

Agenda - Regular Session

City Hall - Commission Chambers

Thursday, September 10, 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/86264442414?pwd=ECBavHbrtukToyMjOS381GD1focVIJ.1>

Meeting ID: 862 6444 2414

Passcode: 267192

Dial by phone + 1929 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, 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.** National Arts in Education Proclamation 7
[Proclamation 2026](#)
- C.2.** Constitution Week 2026 8
[Proclamation 2026](#)
- C.3.** Redevelopment Week Proclamation 9
[Proclamation-Redevelopment-Week 26](#)

D. PUBLIC COMMENTS

E. CONSENT AGENDA

- E.1.** City Commission DRAFT Minutes 08-25-26 10 - 17
[CITY COMMISSION MEETING MINUTES DRAFT 08-25-26](#)
- E.2.** KB Homes - Morningside/Flanagan-Hillpot Subdivider Agreement 2026-43 18 - 26
[Agenda Memo - Morningside/Flanagan Hillpot Subdivider Agreement - Html](#)
[Subdivider Agreement - Morningside Flanagan \(final update\)](#)
- E.3.** Agreement 2026-42 - Settlement Agreement 27 - 42
[Agenda Memo - Agreement 2026-42 - Settlement Agreement - Html](#)
[Fully Executed Copy of Settlement Agreement w Ex](#)

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

G. PUBLIC HEARINGS

- G.1.** Resolution 2026-20 - Adopting the Tentative Levying of Ad Valorem Taxes for the City of Dade City, Florida, for Fiscal Year 2026-2027; and providing for an effective date 43 - 46
[Agenda Memo - Tentative Levying of Ad Valorem Taxes A RESOLUTION OF THE CITY COMMISSION OF DADE CITY, FLORIDA, ADOPTING THE TENTATIVE LEVYING OF AD VA - Html](#)
[RESOLUTION 2026-20 Tentative Millage](#)
- G.2.** Resolution 2026-19 Adopting the Tentative Budget for Fiscal Year 2026-2027; and providing for an effective date. 47 - 433
[Agenda Memo - Adopting the Tentative Budget for Fiscal Year 2026-2027 - Html](#)
[2026-19 TENTATIVE BUDGET 2026-2027](#)
[FY27 - Proposed Budget Book](#)

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

- H.1.** ORDINANCE 2026-21, AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AMENDING SECTION 2-452 OF CHAPTER 2 (ADMINISTRATION), ARTICLE VII (FINANCE), DIVISION 3 (FEES) OF THE CODE OF ORDINANCES OF THE CITY OF DADE CITY TO INCREASE THE PUBLIC SAFETY IMPACT FEE FOR NEW RESIDENTIAL, COMMERCIAL, INDUSTRIAL PROJECTS; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR CODIFICATION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. 434 - 443

[Agenda Memo - ORDINANCE 2026-21, AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AMENDING SECTION 2-452 OF CHAPTER 2 \(ADMINISTR - Html](#)

[Ordinance 2026-21](#)

[Business Impact Statement](#)

[Affidavit ORDINANCE 2026-21](#)

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

- I.1.** ORDINANCE 2026- 20, AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA, ESTABLISHING THE ROLLING HILLS COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; PROVIDING FOR THE DISTRICT'S EXTERNAL BOUNDARIES; PROVIDING FOR FUNCTIONS AND POWERS OF THE DISTRICT; PROVIDING FOR THE INITIAL BOARD OF SUPERVISORS OF THE DISTRICT; FINDING THAT THE ESTABLISHMENT OF THE DISTRICT IS CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN, THE CITY'S LAND DEVELOPMENT REGULATIONS, AND APPLICABLE STATE LAW; PROVIDING FOR REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE. 444 - 537

[Agenda Memo - AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA, ESTABLISHING THE ROLLING HILLS COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, F - Html](#)

[Ordinance for Rolling Hills of Dade City CDD](#)

[Attachment 2 - Petition to Establish District](#)

[Attachment 3 - Affidavit of Publishing](#)

[Attachment 4 - 5 weeks of Notice to Establish District](#)

[Attachment 5 - 2026-9-1 Affidavit & Testimony of District Engineer](#)

[Attachment 6 - Affidavit of Pre-filed Testimony of District Manager \(Brizendine\) - Rolling Hills of Dade City](#)

[Attachment 7 - Parcels and Ownership Information](#)

[Attachment 8 - Consent to Establish and Authorization of Agent](#)

[Attachment 9 - Proposed Amenity Center Site Plan](#)

[Business Impact Estimate 2026-20](#)

J. UNFINISHED BUSINESS

K. NEW BUSINESS

- K.1.** Approve Resolution No. 2026-16 Highland Bluff Street Lighting assessments. 538 - 543

RESOLUTION NO.: 2026-16 A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, CERTIFYING THE FINAL ASSESSMENT RATE FOR THE HIGHLAND BLUFF SUBDIVISION ENHANCED STREET LIGHTING SERVICE AREA FOR FISCAL YEAR 2026-2027; AUTHORIZING THE MAYOR TO SIGN THE CERTIFICATE TO NON-AD VALOREM ASSESSMENT ROLL; AND PROVIDING AN EFFECTIVE DATE.

[Agenda Memo - RESOLUTION NO.: 2026-16 A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, CERTIFYING THE FINAL ASSESSMENT RATE FOR - Html](#)
[Res 2026-16 Highland bluff final](#)
[Highland Bluff - Non Ad Valorum](#)

- K.2.** Final Non-Ad Valorem Stormwater Parcel Assessment Resolution 2026-13 544 -
RESOLUTION NO. 2026-13 A RESOLUTION BY THE CITY COMMISSION OF 548

THE CITY OF DADE CITY, FLORIDA, APPROVING THE ASSESSMENT ROLL FOR EQUIVALENT RESIDENTIAL UNIT AND EQUIVALENT RESIDENTIAL UNIT UTILITY FEE RATE TO FUND THE CITY OF DADE CITY STORMWATER MANAGEMENT UTILITY SYSTEM; STATING THE METHOD OF COLLECTION; CERTIFYING THE FINAL ASSESSMENTS FOR FISCAL YEAR 2026-2027; AUTHORIZING THE MAYOR TO SIGN THE CERTIFICATION TO NON-AD VALOREM ASSESSMENT ROLL; AND PROVIDING AN EFFECTIVE DATE.

[Agenda Memo - RESOLUTION NO. 2026-13 A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, APPROVING THE ASSESSMENT ROLL FOR EQUIVALE - Html](#)
[Res 2026-13 Stormwater Final Assessment](#)
[Stormwater - non Ad Valorem](#)

- K.3.** Resolution 2026-14 Certifying the Final Assessment Rate for Lynan 549 -
Estates Subdivision Enhanced Street Lighting Service Area for Fiscal Year 554
2026-2027

RESOLUTION NO.: 2026-14 A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, CERTIFYING THE FINAL ASSESSMENT RATE FOR THE LYNAN ESTATES SUBDIVISION ENHANCED STREET LIGHTING SERVICE AREA FOR FISCAL YEAR 2026-2027; AUTHORIZING THE MAYOR TO SIGN THE CERTIFICATE TO NON-AD VALOREM ASSESSMENT ROLL TO PASCO COUNTY; AND PROVIDING AN EFFECTIVE DATE.

[Agenda Memo - RESOLUTION NO.: 2026-14 A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, CERTIFYING THE FINAL ASSESSMENT RATE FOR - Html](#)
[Res 2026-14 Lynan Streetlight final](#)
[Lynan Estates - non Ad Valorum](#)

- K.4.** Resolution 2026-15 Final Streetlighting for the Pines Subdivision 555 -
560

RESOLUTION NO.: 2026-15 A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, CERTIFYING THE FINAL ASSESSMENT

RATE FOR THE PINES SUBDIVISION ENHANCED STREET LIGHTING SERVICE AREA FOR FISCAL YEAR 2026-2027; AUTHORIZING THE MAYOR TO SIGN THE CERTIFICATE TO NON-AD VALOREM ASSESSMENT ROLL; AND PROVIDING AN EFFECTIVE DATE.

[Agenda Memo - RESOLUTION NO.: 2026-15 A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, CERTIFYING THE FINAL ASSESSMENT RATE FOR - Html](#)
[Res 2026-15 Pines Final](#)
[Pines - non Ad Valorem](#)

L. CITY ADMINISTRATION ITEMS (IF ANY)

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

M. COMMISSIONER ITEMS

N. PUBLIC COMMENTS (FOR ITEMS NOT ALREADY DISCUSSED)

O. NOTED ITEMS

P. 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.