



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 equivalent ¹ , 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.

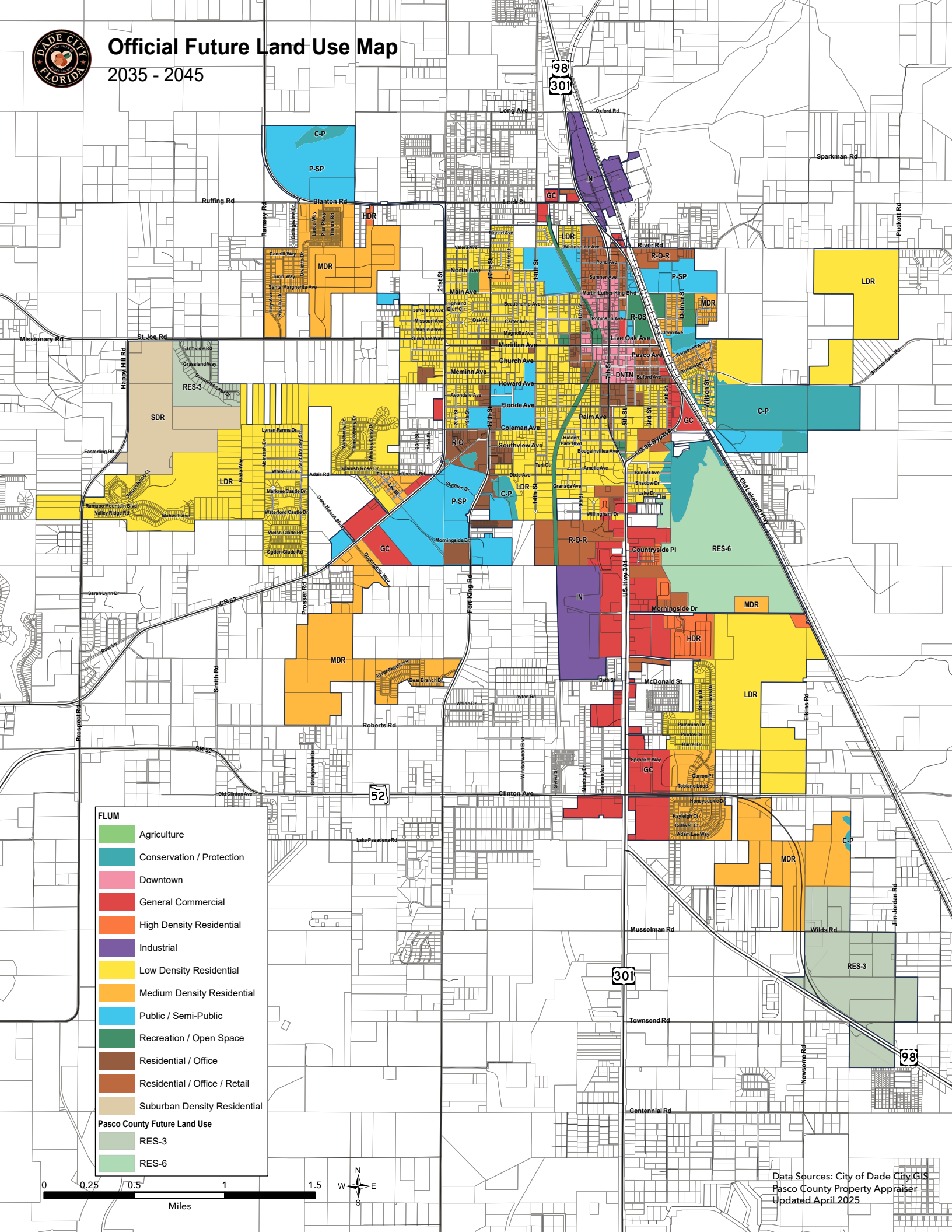
Redevelopment – Renovation of a blighted area.

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.



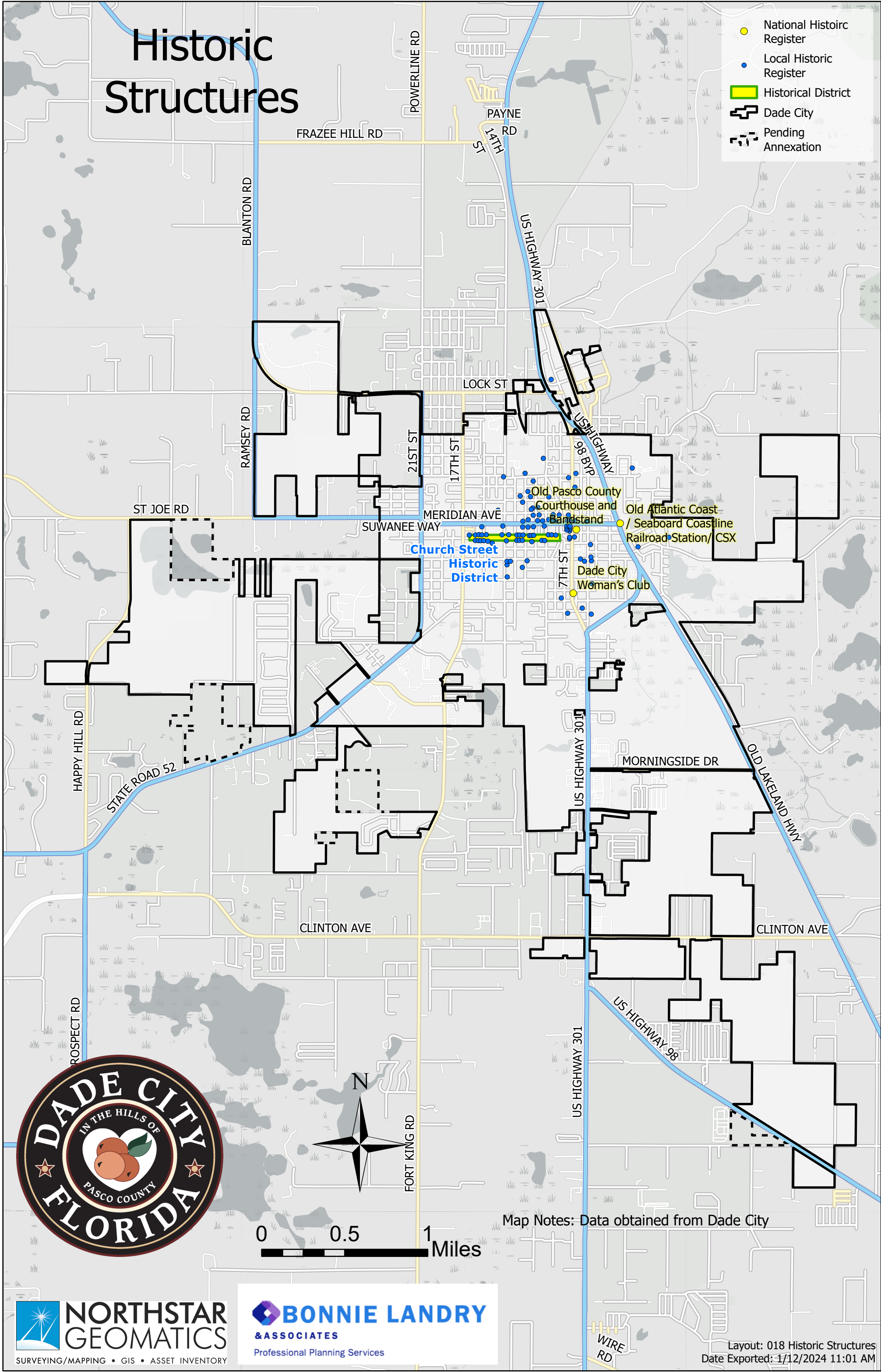
Official Future Land Use Map

2035 - 2045



Historic Structures

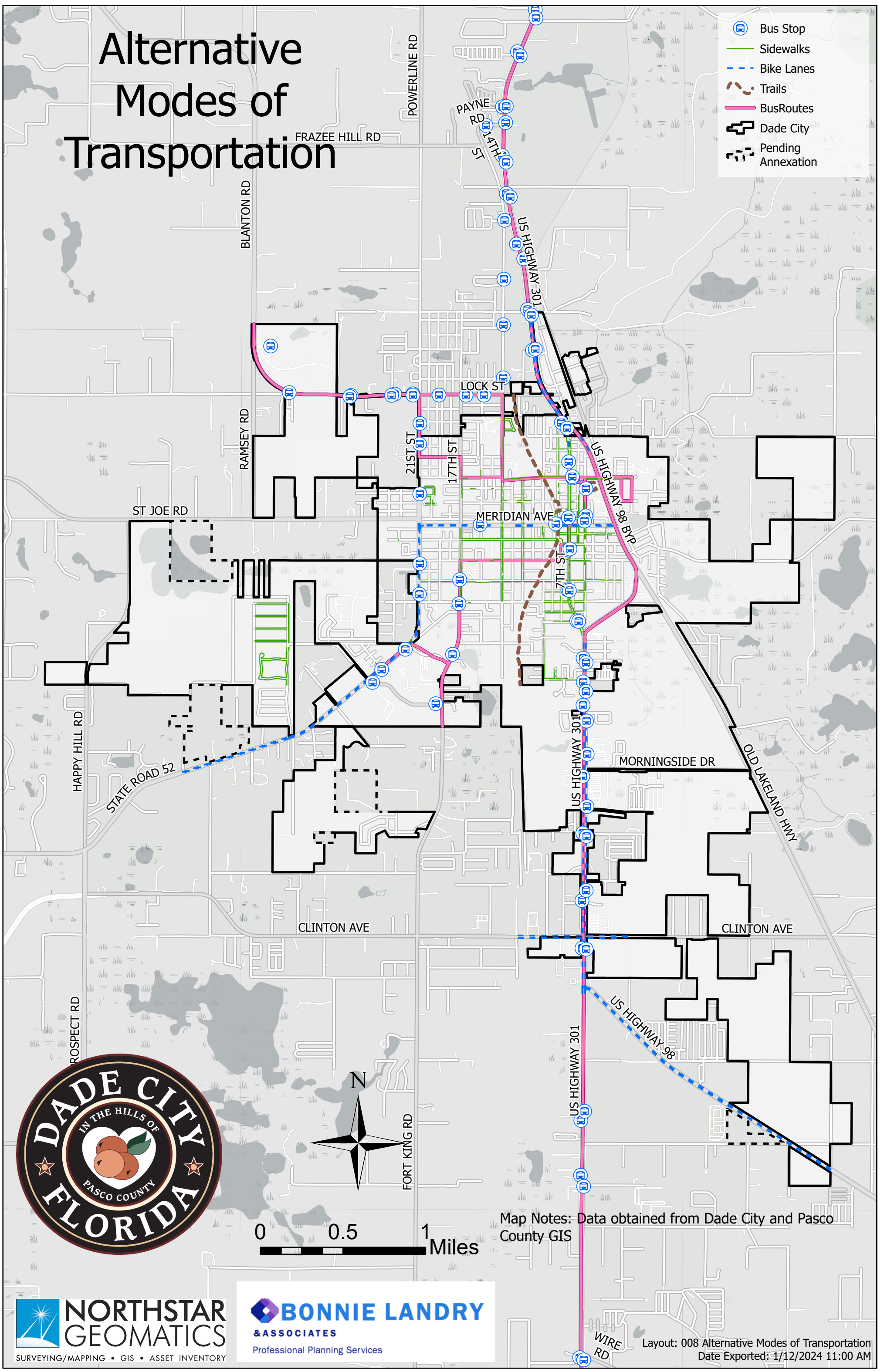
- National Historic Register
- Local Historic Register
- Historical District
- Dade City
- Pending Annexation

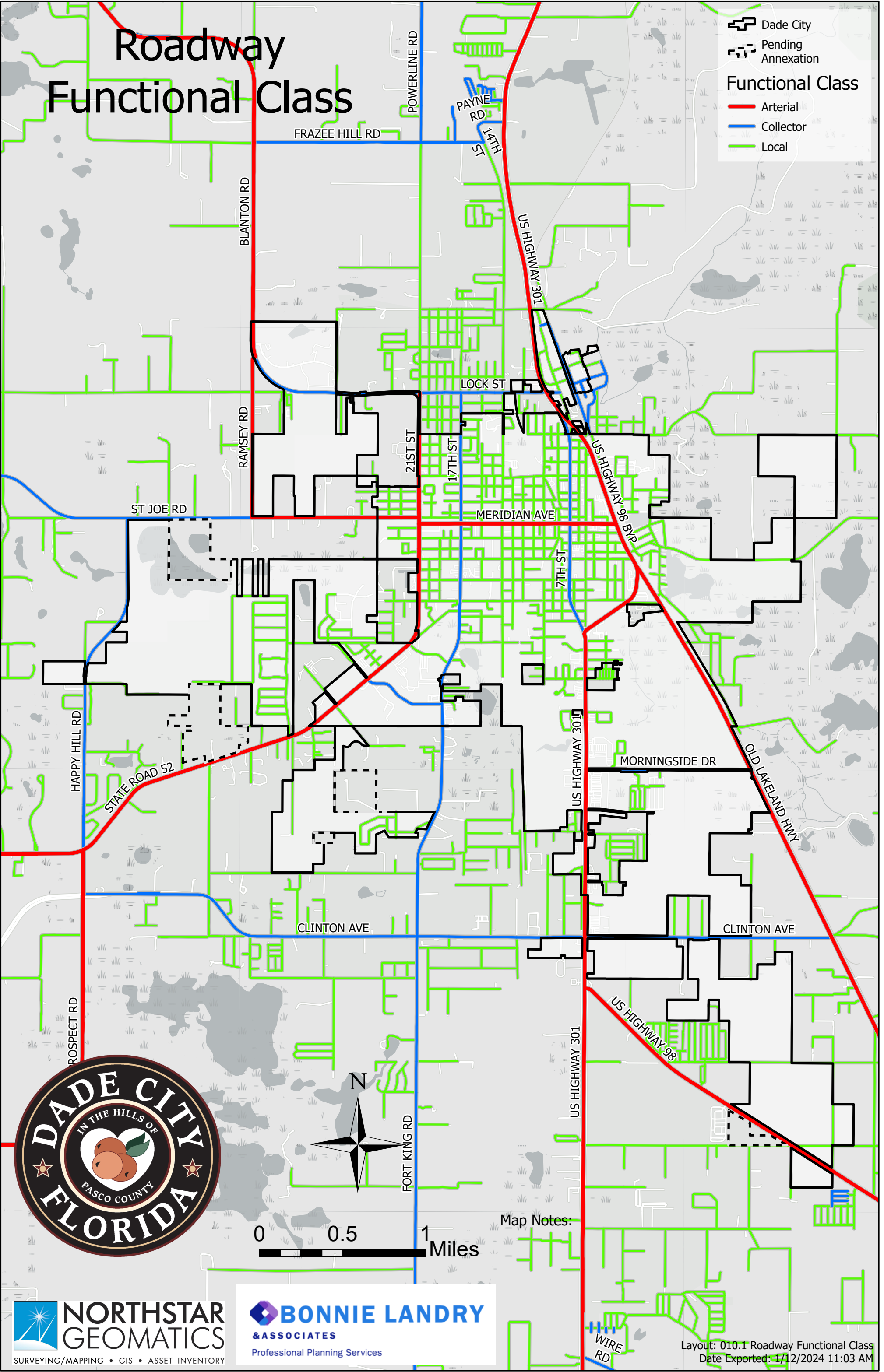


Map Notes: Data obtained from Dade City

Alternative Modes of Transportation

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





Roadway Functional Class

 Dade City

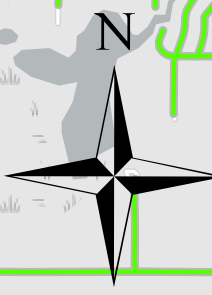
 Pending Annexation

Functional Class

 Arterial

 Collector

 Local



0 0.5 1 Miles

Map Notes:



NORTHSTAR
GEOMATICS

SURVEYING/MAPPING • GIS • ASSET INVENTORY



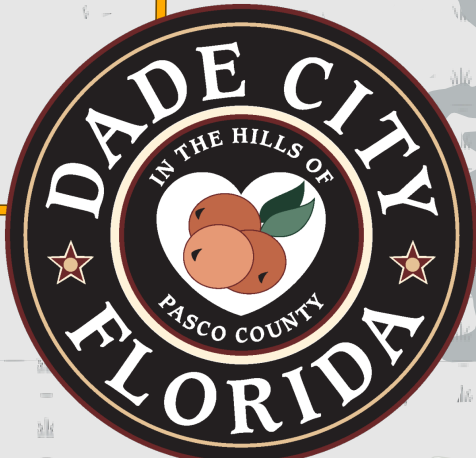
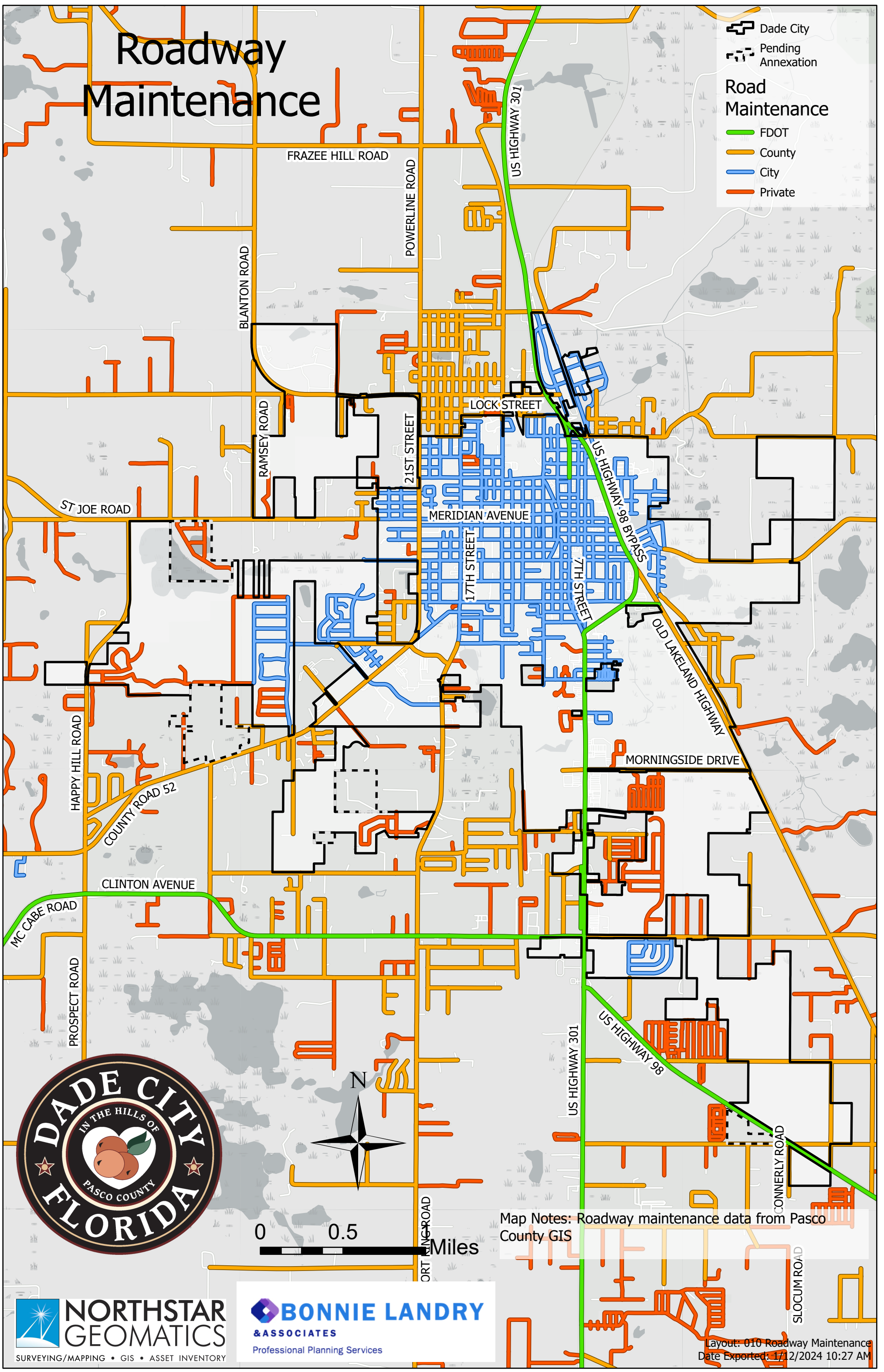
BONNIE LANDRY
& ASSOCIATES

Professional Planning Services

Layout: 010.1 Roadway Functional Class
Date Exported: 1/12/2024 11:03 AM

Roadway Maintenance

- Dade City
- Pending Annexation
- Road Maintenance
 - FDOT
 - County
 - City
 - Private



Map Notes: Roadway maintenance data from Pasco County GIS

Layout: 010 Roadway Maintenance
Date Exported: 1/12/2024 10:27 AM

Wastewater Utilities Service Area

 Dade City

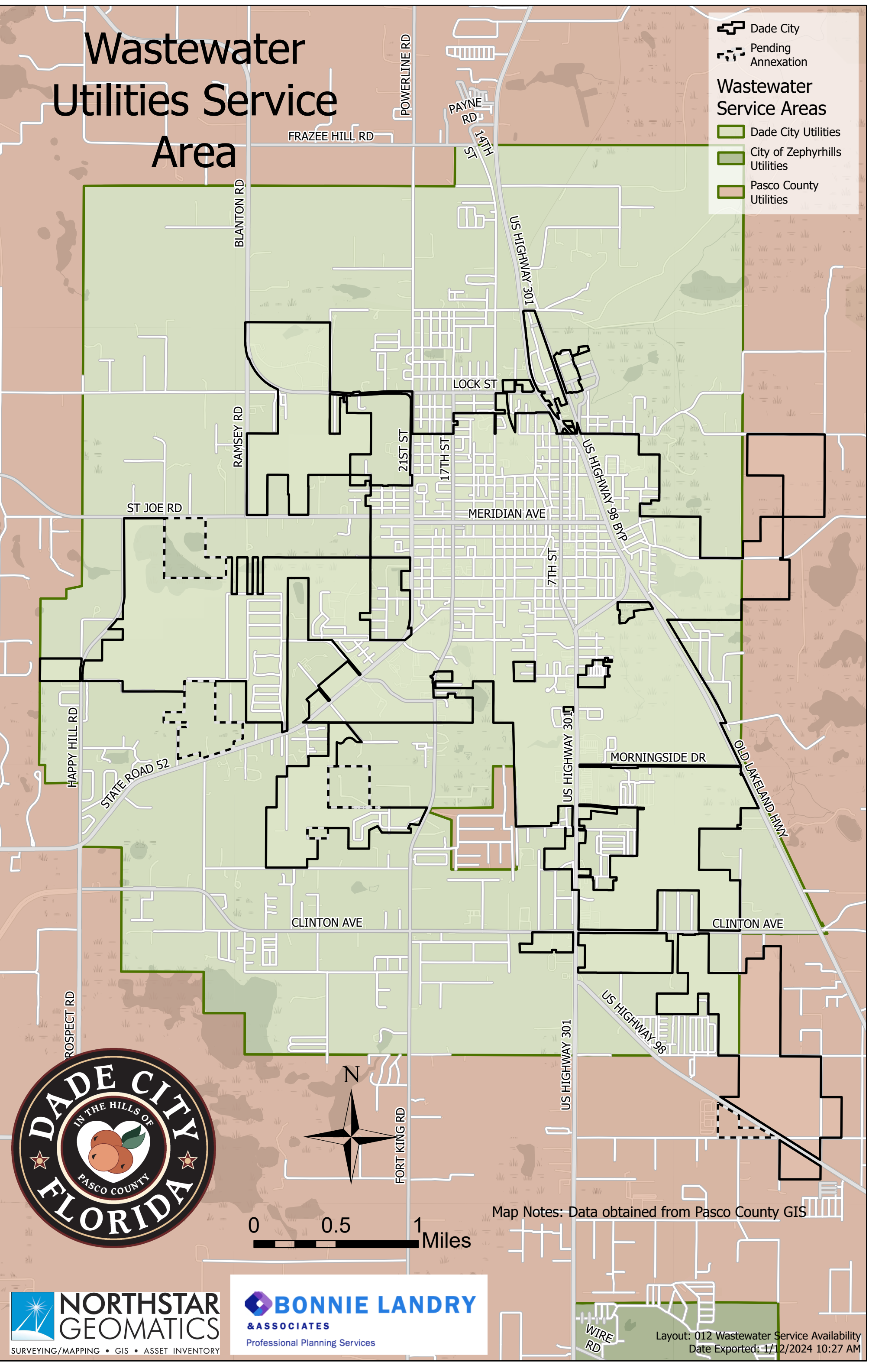
 Pending Annexation

Wastewater Service Areas

 Dade City Utilities

 City of Zephyrhills Utilities

 Pasco County Utilities



Map Notes: Data obtained from Pasco County GIS



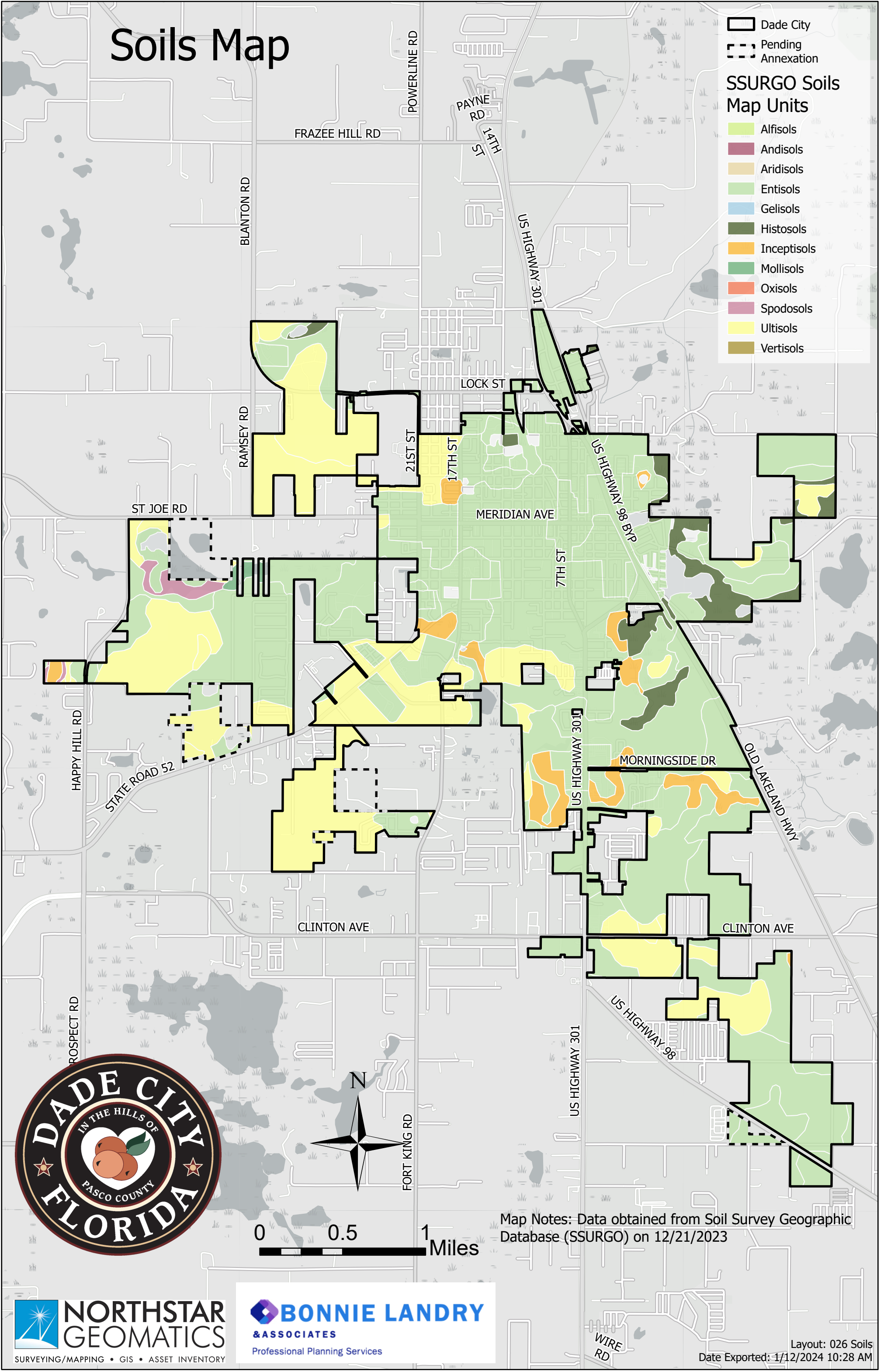
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Soils Map

- Dade City
- Pending Annexation

SSURGO Soils Map Units

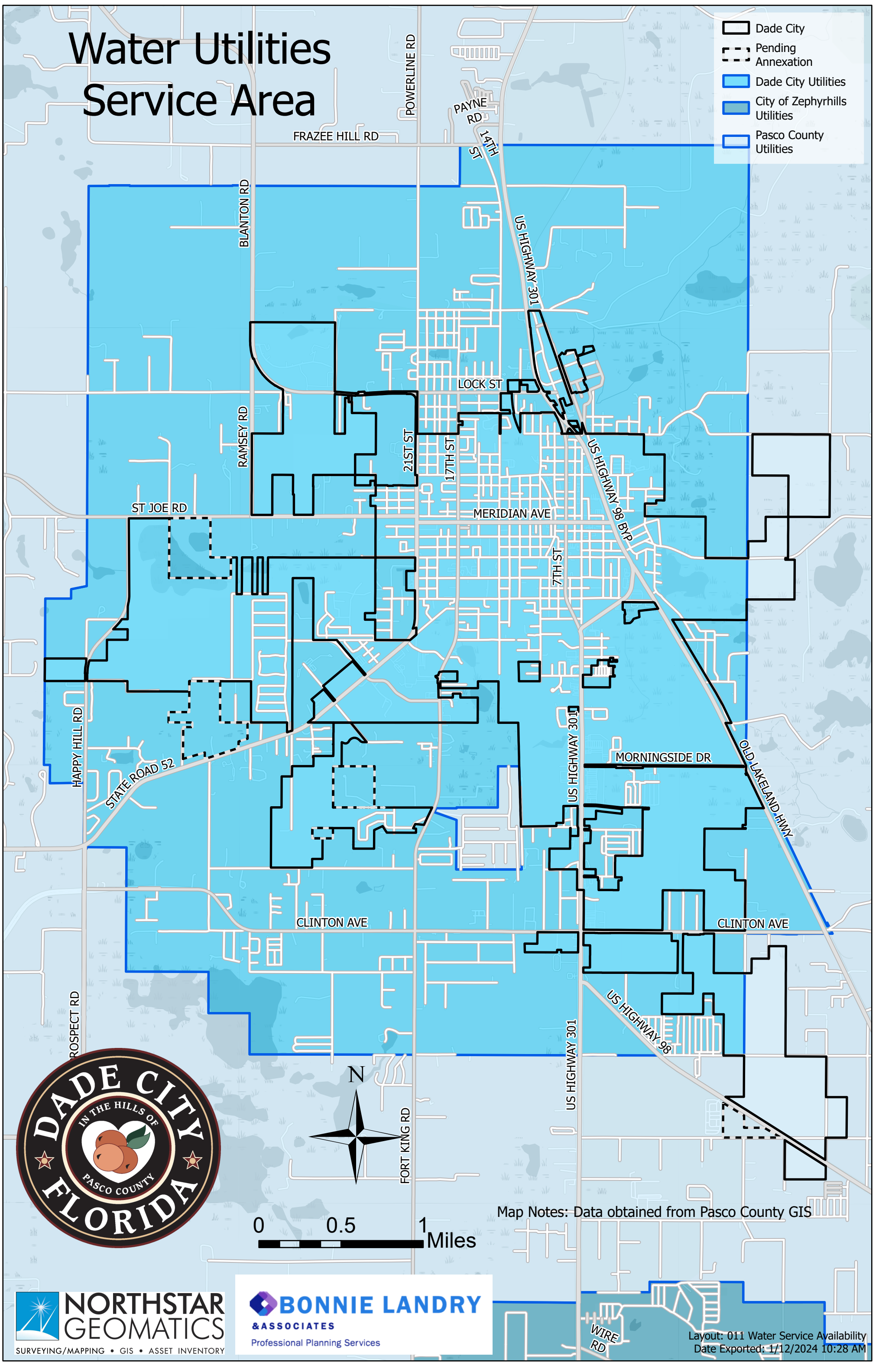
- Alfisols
- Andisols
- Aridisols
- Entisols
- Gelisols
- Histosols
- Inceptisols
- Mollisols
- Oxisols
- Spodosols
- Ultisols
- Vertisols



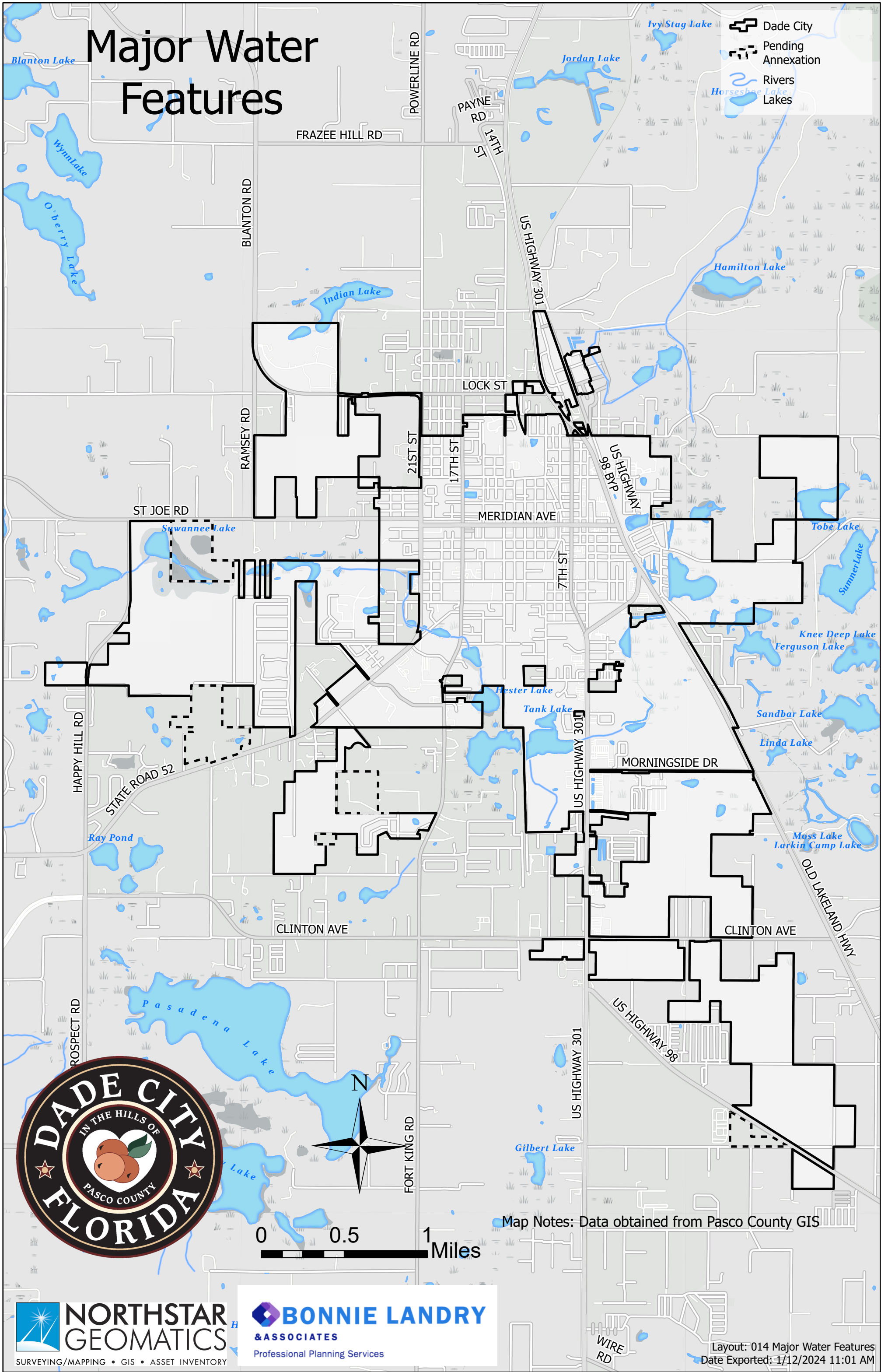
Map Notes: Data obtained from Soil Survey Geographic Database (SSURGO) on 12/21/2023

Water Utilities Service Area

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

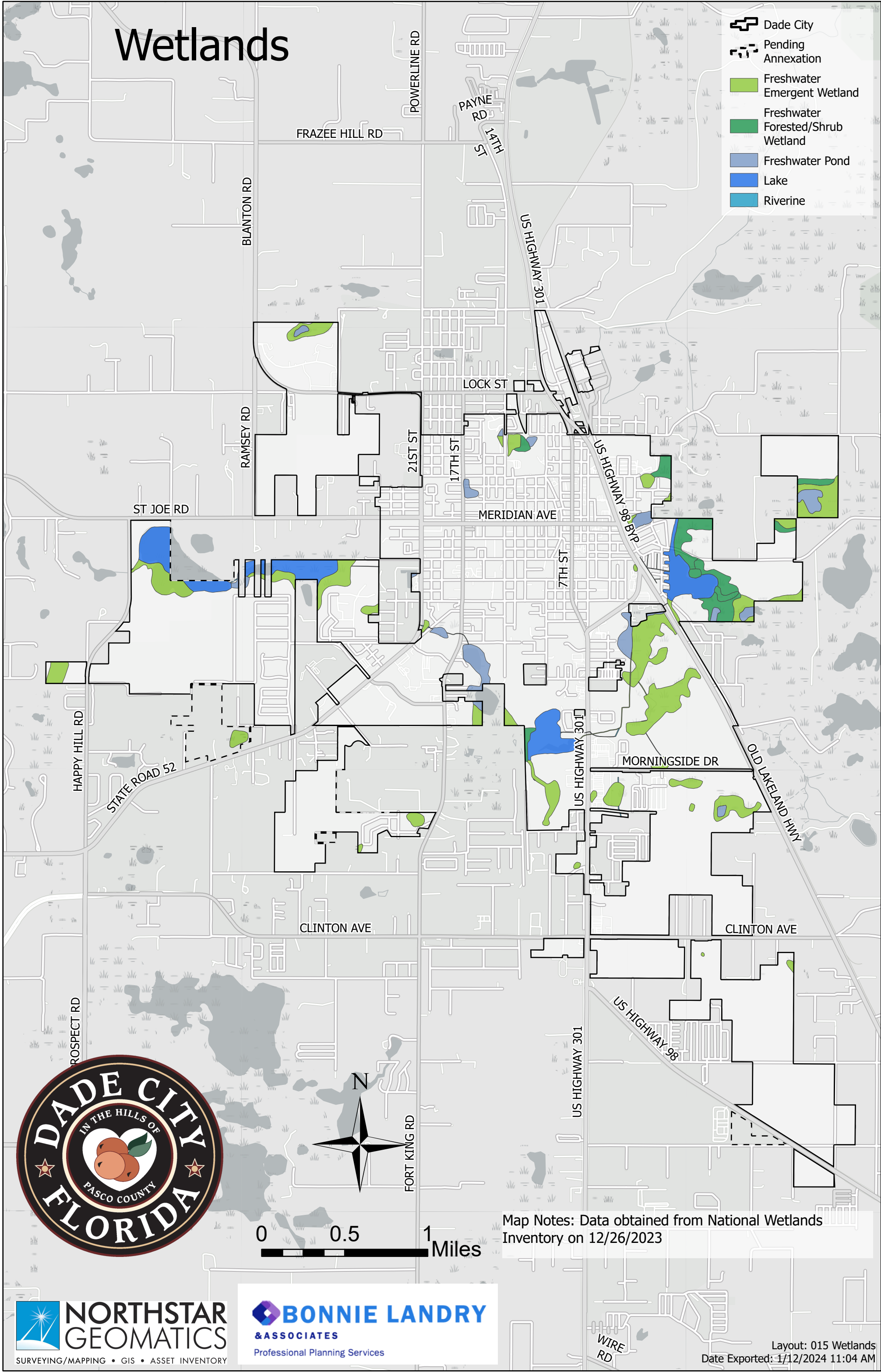


Major Water Features



Wetlands

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



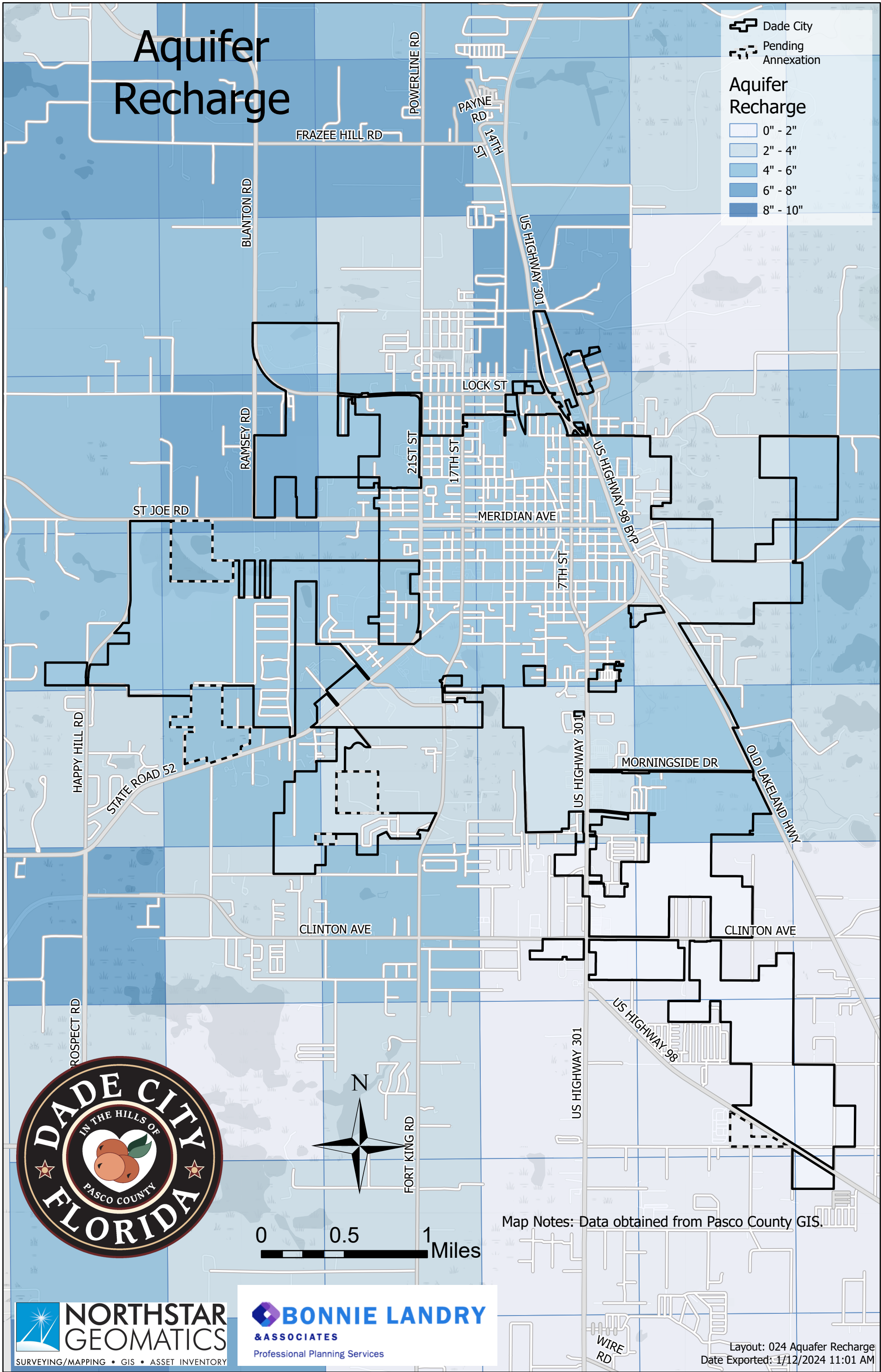
Aquifer Recharge

 Dade City

 Pending Annexation

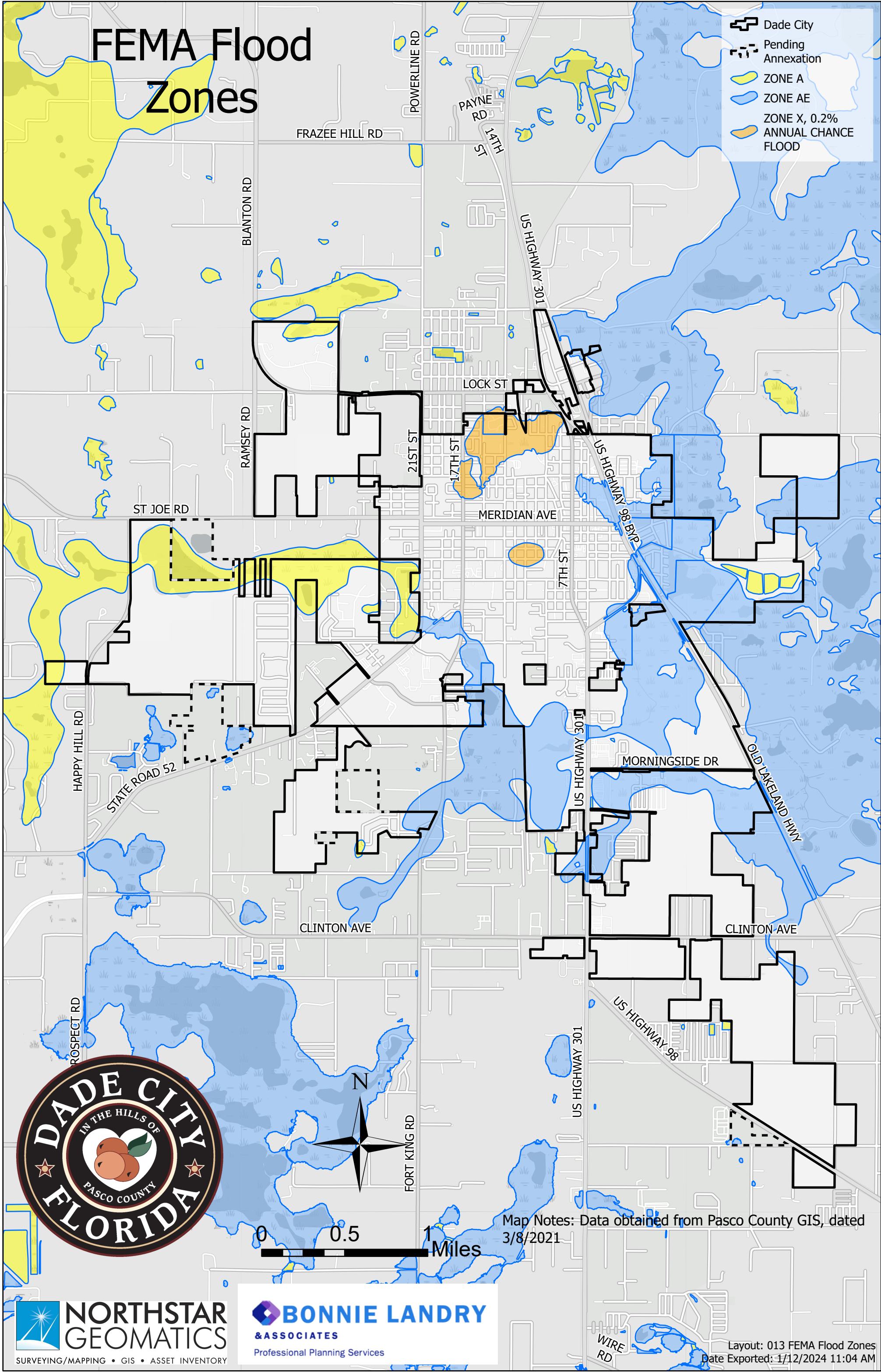
Aquifer Recharge

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



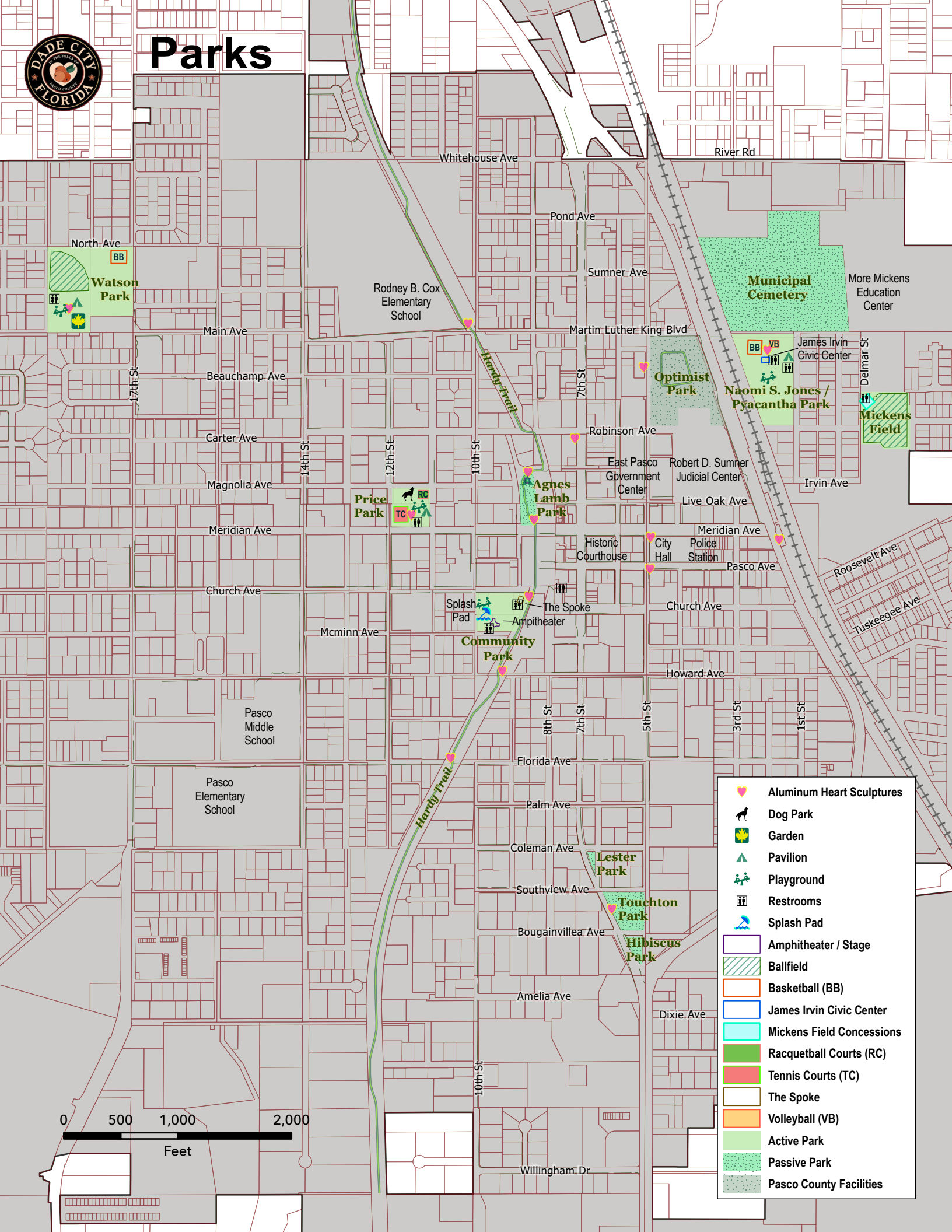
FEMA Flood Zones

- Dade City
- Pending Annexation
- ZONE A
- ZONE AE
- ZONE X, 0.2% ANNUAL CHANCE FLOOD





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

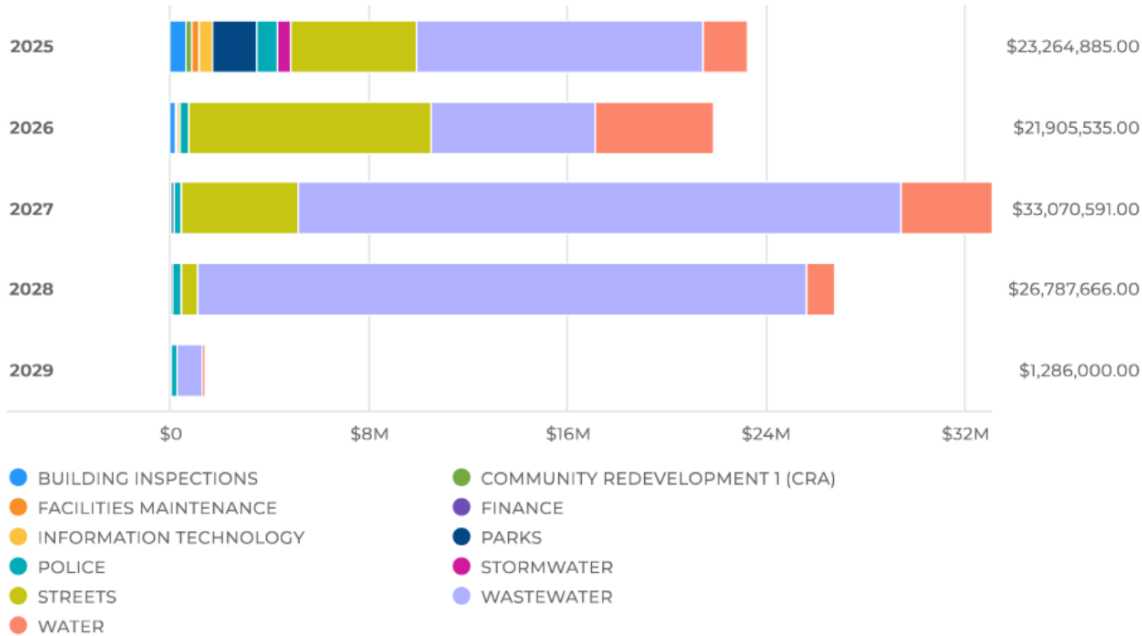
Capital Improvements: Multi-year Plan

Total Capital Requested

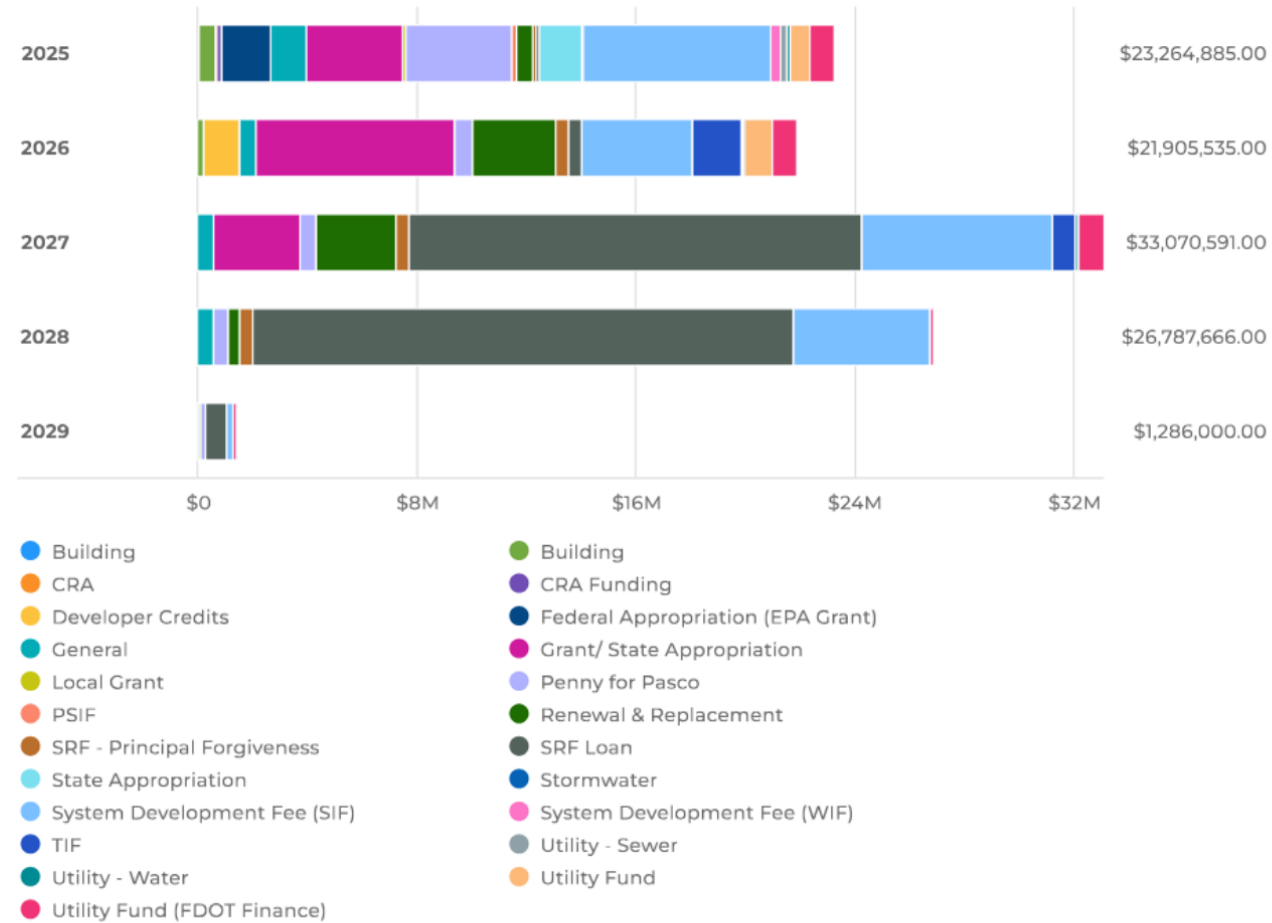
\$106,314,677

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.

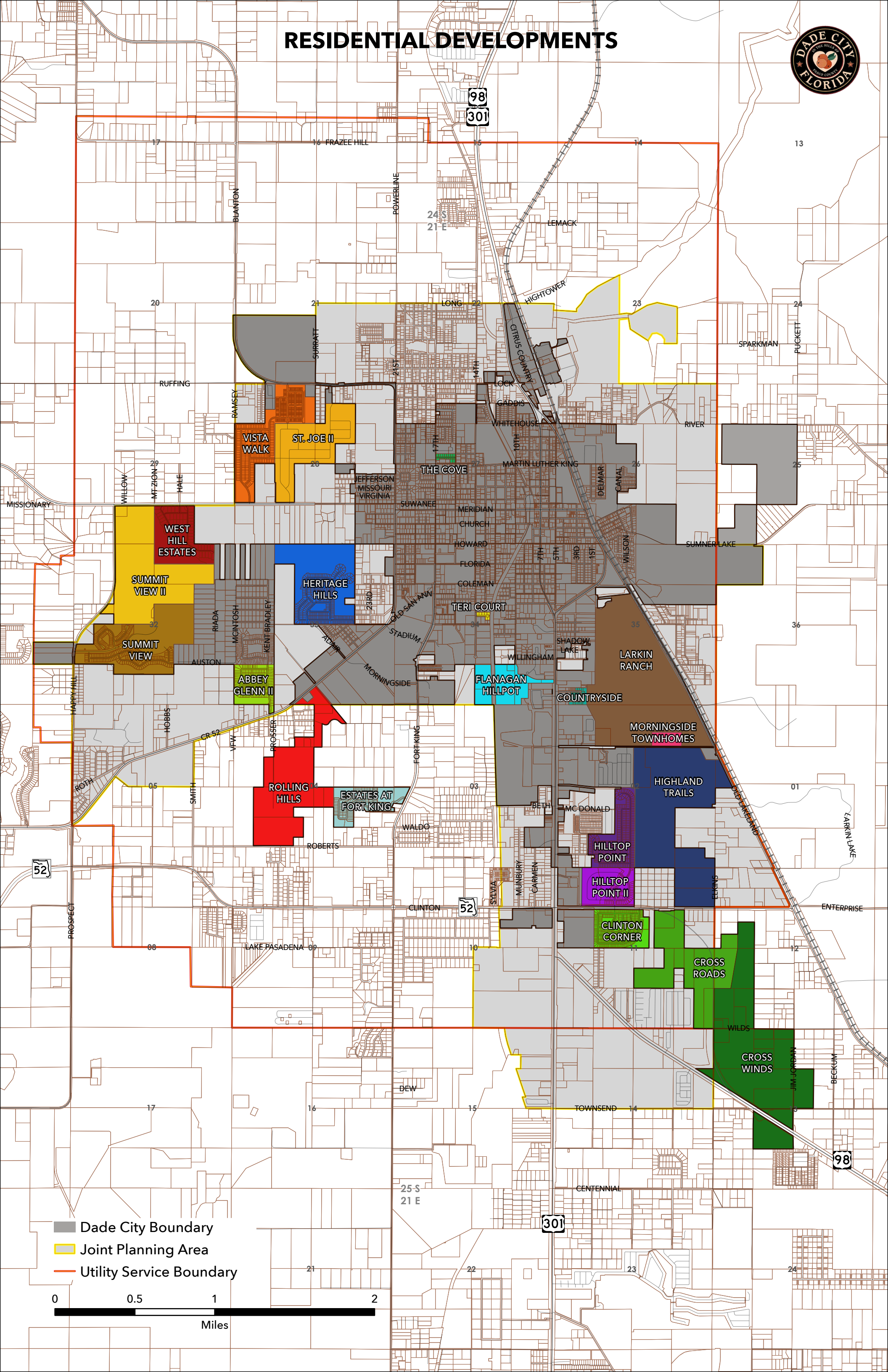
Reclaimed Water – Wastewater that has been treated to minimum biological standards to be able to be reused. Depending on the level of treatment, reclaimed water may be used as a potable water source or for non-potable uses such as irrigation, industrial or commercial use, or aquifer recharge.

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.