

## WELLS FARGO BUILDING

1420 7th Street, Dade City, FL 33523



**Contact**

**JM Padron**  
**CCIM. MRICS**  
THE JM NETWORK  
3059241792  
License: BK3212919  
joems@msn.com



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## **Wells** Fargo Building

1420 7th Street, Dade City, FL 33523



## PROPERTY INFORMATION

*Call for Price*

**Property Address**  
1420 7th Street  
Dade City, FL 33523

**Year Built**  
1998

**Property Size**  
15,858 Sq. Ft.

**Land Size**  
29,621.00 Sq. Ft.

**WELLS  
FARGO BUILDING**

### Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

## **JM Padron, CCIM, MRICS**

JM is the founder and CEO of the JM Padron Team, a training and coaching company in commercial real estate. Mr. Padron has closed important commercial deals for more than \$500 million, as well as leased more than one million Sq Ft of retail and office space. JM Padron brings more than 35 years of experience in management, business development and mergers and acquisitions, both domestic and international. Mr. Padron has held important senior management positions in Motorola, AT&T Network Systems, CCI and Shell Oil, among others. Mr. Padron received a Bachelor of Science in Engineering from Metropolitan University, a Master of Engineering Sciences Degree from Lamar University. Mr. Padron is a Licensed Real Estate Broker in the State of Florida and holds the prestigious CCIM (Certified Commercial Investment Member) and MRICS designations. Mr. Padron held important recognitions in his productive years at RE/MAX: Member of the RE/MAX multimillion-dollar Platinum Club and the prestigious Chairman's Club. Mr. Padron is fluent in both English and Spanish. Mr. Padron is a member of NAR, FAR, CCIM, IREM, RCA, ICSC, FIABCI, Land Institute. Mr. Padron has served in different positions with the CCIM Ft. Lauderdale-Broward District: 2007 Member of the BoD, 2008 VP of the District, 2009 President, 2010-2011 Education Chair, 2011 VP of Education for the CCIM Florida Chapter, 2016 President. Mr. Padron also served in the Advisory Commercial Board of RE/MAX LLC from 2011 to 2013. Mr. Padron is an active member of the Rotary Club of Tijuana en México.

JM is a certified coach in commercial real estate with the Massimo Group.

Padron has developed a certification program in commercial real estate and has trained more than 1,000 brokers in Latin America, is the co-author of the "Guide to Leasing Commercial Property", the author of "Starting Out and Being Successful in Commercial Real Estate, as well as the author of many papers related to the Commercial Real Estate field.



## WELLS FARGO BUILDING

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### PROPERTY OVERVIEW

#### INVESTMENT HIGHLIGHTS

Absolute NNN lease to Wells Fargo Bank (Fitch: A ) with 4 years remaining of first option, remaining five 5 years options. Wells Fargo is an investment grade tenant with an BBB by S&P. The lease is corporate guaranteed. Lease includes 3% annual rent increases, and six 5-year extensions Located in the heart of Dade City Downtown in busy 7th street, close to government office buildings. Wells Fargo occupies 6,612 sqft of office space in the first floor plus a 4 lane drive thru (approx.. 2,428 sqft). The second floor has been updated for office space with independent entry and access by stairs and elevator. At this moment being marketed at US\$14.50 per sqft per year absolutely NNN, which will boost the NOI in US\$91,205

## EXECUTIVE SUMMARY

*Situated at a prime intersection on 7<sup>th</sup> street & Meridian Avr, in Dade City, Florida, this Wells Fargo benefits from a highly desirable location in one of Central Florida's most vibrant markets. Dade City has a long and storied history. From its incorporation in 1885 and 1889, through land development booms, agricultural business booms and freezes to its current state as a historic Florida "character-city" replete with a historic downtown, neighborhoods and culturally unique festivals and community events.*

*Built in 1998, the property was fully leased to Wells Fargo (Fitch: A ). Both the 1st and 2<sup>nd</sup> floors were leased to Wells Fargo. The absolute NNN lease features annual rent increases and includes six five-year renewal options. The tenant has already executed an early extension, with 4.0 years remaining on the lease term. Wells Fargo Bank is responsible for all on-site obligations, including roof and structure maintenance. The site offers ample parking, mature landscaping, and a convenient four-lane drive-thru. It is situated in the Government District, next to the City Hall and the famous Hugh Embry Library. Over the past two years, Dade City has a 2024 population of 9,130. It is also the county seat of Pasco County. Dade City is currently growing at a rate of 5.6% annually and its population has increased by 26.95% since the most recent census, which recorded a population of 7,192 in 2020. has experienced significant growth, adding more residents than any other area in Florida, thanks to its strategic location between Tampa and Orlando. Wells Fargo Bank is located on 98 (7<sup>th</sup> street) with easy access to access to I4, providing excellent connectivity throughout Central Florida. This unique positioning has attracted major distribution and logistics companies. Ongoing industrial development along the Interstate 4 corridor is expected to further reinforce Dade City's status as a key*

*distribution hub in the region.*

# PROPERTY PHOTOS





# PROPERTY PHOTOS



# PROPERTY PHOTOS





## **WELLS FARGO BUILDING**

1420 7th Street, Dade City, FL 33523

RETURN TO: 632041 FL37  
First American Title Ins. Co.  
633 Third Avenue  
New York, NY 10017

2015007428

Rcpt: 1654196 Rec: 44.00  
DS: 6755.00 IT: 0.00  
01/16/2015 eRecording

Prepared by:

Evan M. Dreilinger, Esq.  
c/o Gramercy Property Trust Inc.  
521 5<sup>th</sup> Avenue, 30<sup>th</sup> Floor  
New York, NY 10175

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER  
01/16/2015 10:17 AM 1 of 5  
OR BK **9136** PG **2044**

After recording return to:

DADE MAGON LLC  
235 Lincoln Road, Suite 307  
Miami Beach, FL 33139  
Attention: Isabel Malatesla

Property Name: 14210 7<sup>th</sup> Street, Dade City, FL 33523  
Tax Identification No.: NT07-1367  
Consideration: \$965,000.00

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made this 15 day of January, 2015, by NFR ECP I – 3314 DADE CITY, LLC, a Delaware limited liability company (the “Grantor”), whose address is c/o Oaktree Capital Management, L.P., 333 S. Grand Avenue, 28<sup>th</sup> Floor, Los Angeles, CA 90071 to DADE MAGON LLC, a Florida limited liability company (the “Grantee”), whose address is 235 Lincoln Road, Suite 307, Miami Beach, FL 33139, Attn: Isabel Malatesla.

WITNESSETH: That the Grantor, for and in consideration of the sum of NINE HUNDRED SIXTY FIVE THOUSAND AND NO/100 DOLLARS (\$965,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, in fee simple, all that certain land situated in Pasco County, Florida, more particularly described in Exhibit “A” attached hereto (the “Property”) and by this reference made a part hereof, subject to the matters set forth on Exhibit “B” attached hereto and by this reference made a part hereof.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, except for the matters set forth on Exhibit “B” hereto the Grantor hereby covenants with said Grantee that said land is free from encumbrances made by Grantor and except for the matters set forth on Exhibit “B” hereto, that Grantor will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but against none other.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property.

5pgs/\$44-

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, by its proper officer thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

GRANTOR:

*Sarah E. Frayer*  
Name: **Sarah E. Frayer**

NFR ECP I - 3314 DADE CITY, LLC,  
a Delaware limited liability company

*Nancy Wilson*  
Name: **Nancy Wilson**

By: National Financial Realty - East Coast  
Portfolio I, LLC, a Delaware limited liability  
company, their Member

By: NFR Master Lease GAP, LLC, a Delaware  
limited liability company, its Managing  
Member

By: *Derek Smith*  
Name: **Derek Smith**  
Title: **Authorized Signatory**

By: *Ryan Delaney*  
Name:  
Title: **Ryan Delaney  
Authorized Signatory**

**ACKNOWLEDGMENT**

STATE OF CALIFORNIA

:  
:SS.

COUNTY OF LOS ANGELES

On January \_\_, 2015, before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, and \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

See attached certificate  
1/13/15 SW

My Commission Expires: \_\_\_\_\_

**CERTIFICATE OF ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California            )  
County of Los Angeles        )

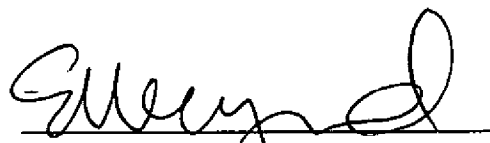
On January 13, 2015, before me, Elizabeth L. Weyand, Notary Public, personally appeared Derek Smith and Ryan Delaney, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



(Seal of Notary)

  
Elizabeth L. Weyand  
Notary Public

**EXHIBIT "A"**  
Legal Description

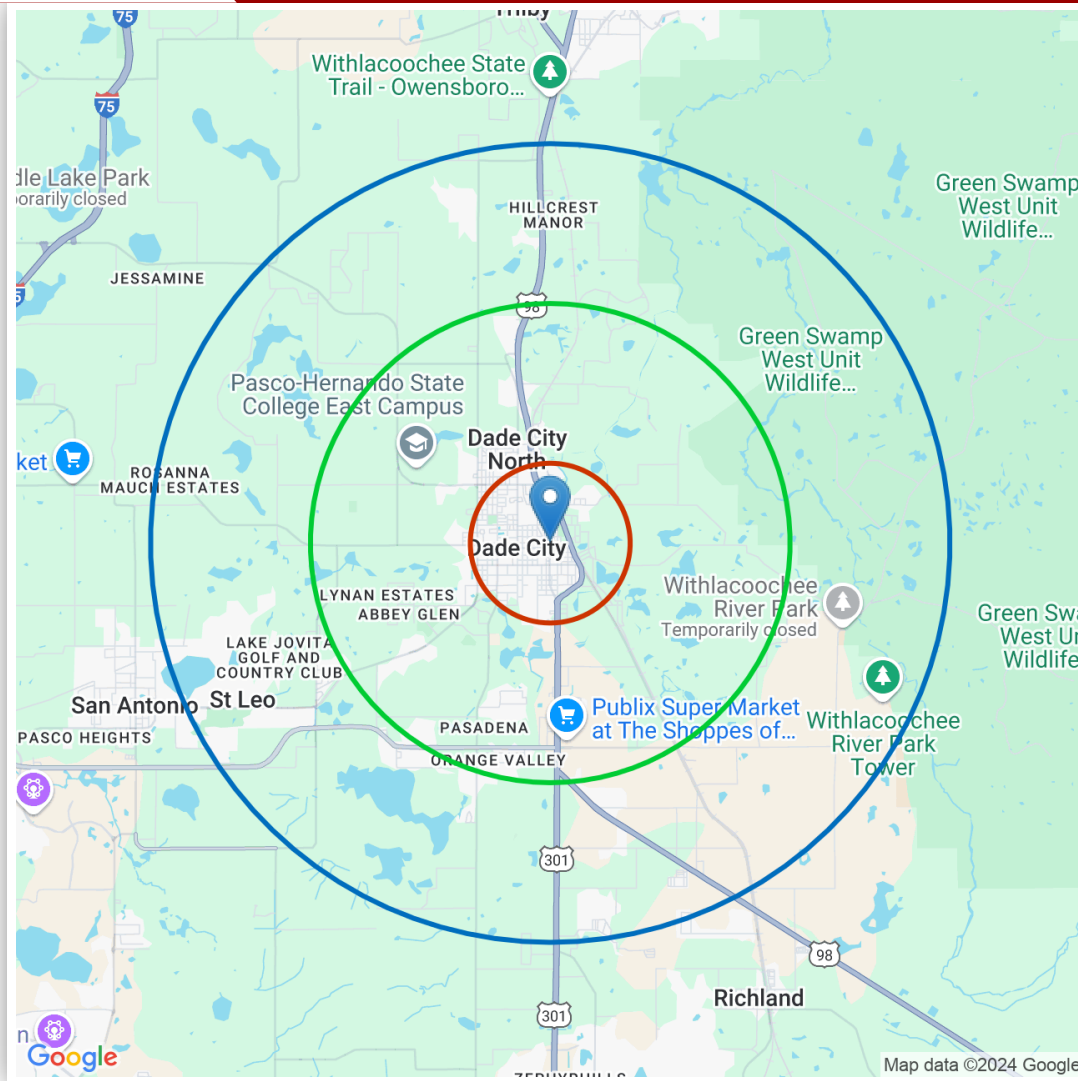
LOTS A THROUGH O, SITUATED, LYING AND BEING AT DADE CITY IN BLOCK 2, TOGETHER WITH THE 15 FOOT ALLEY RUNNING EAST AND WEST THROUGH THE CENTER OF BLOCK 2, MCELROY'S ADDITION TO DADE CITY, AS PER PLAT FILED IN PLAT BOOK 1, PAGE 13, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

**EXHIBIT "B"**  
Permitted Exceptions

1. Taxes and assessments for the year 2015 and subsequent years not yet due and payable;
2. Taxes or special assessments that are not shown as existing liens by the public records;
3. Matters that would be shown by an accurate survey and inspection of the property; and
4. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, however, the reference to the foregoing shall not serve to reimpose the same to the extent the same are invalid or unenforceable.

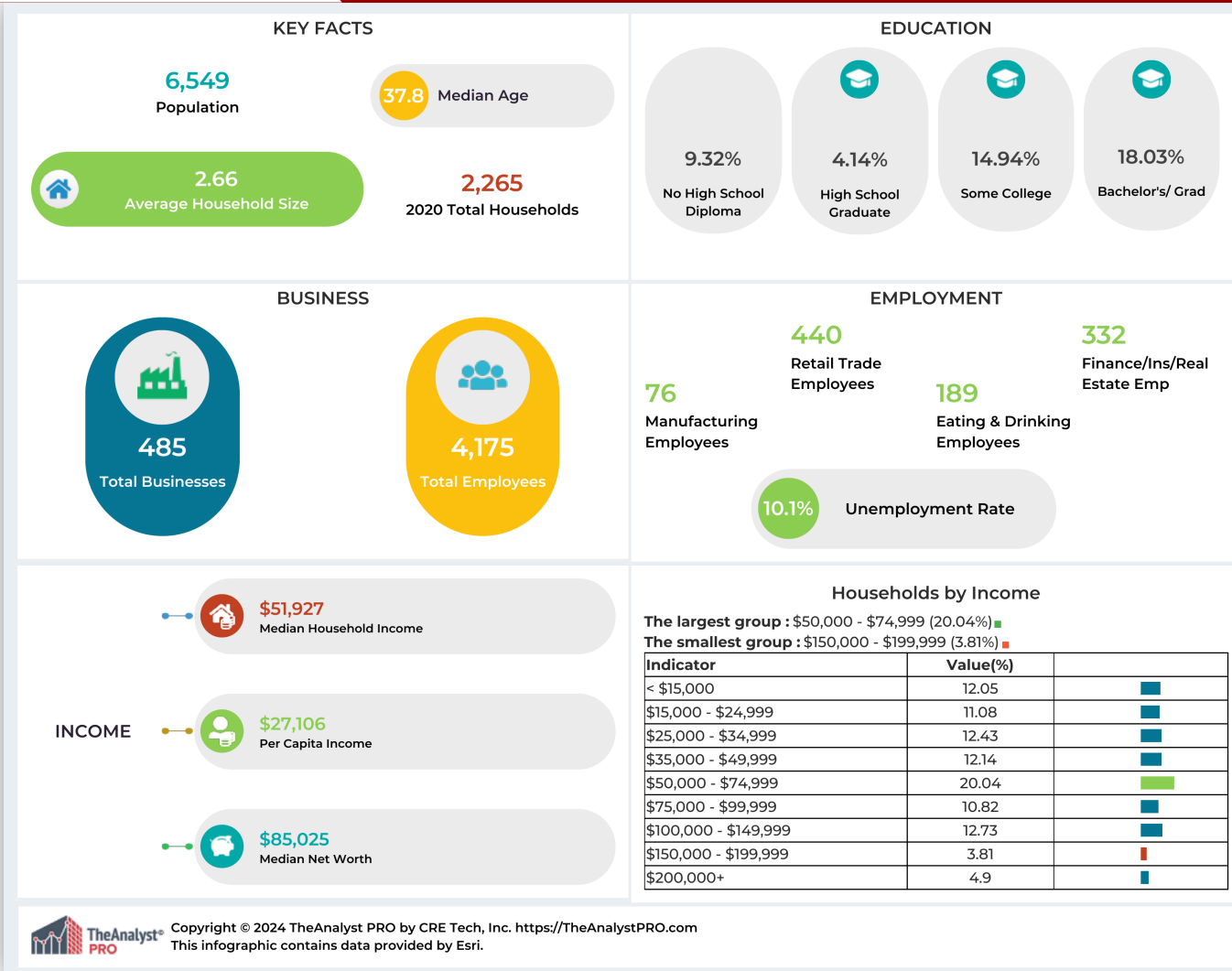


### LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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joems@msn.com

**INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)**



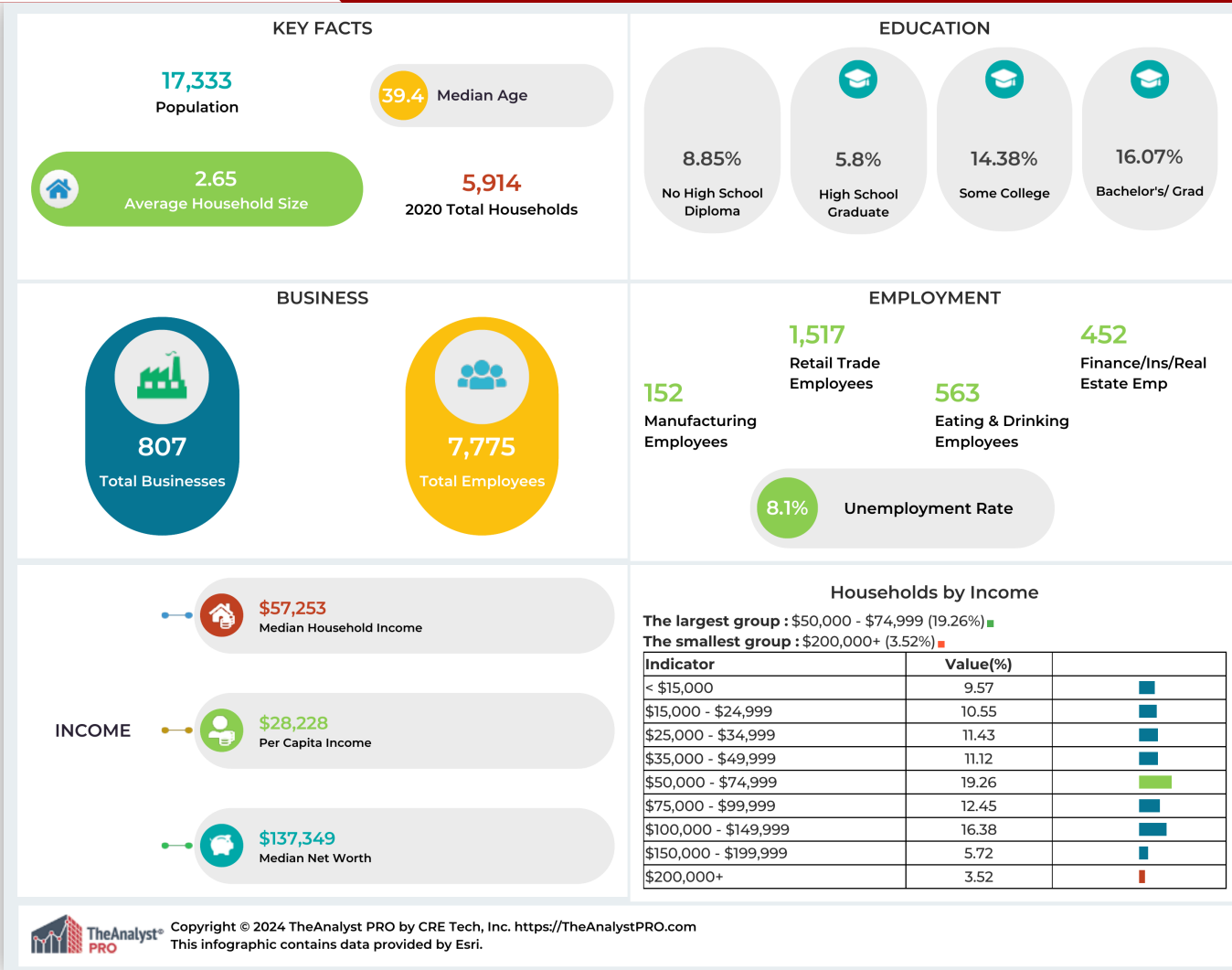
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**INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)**



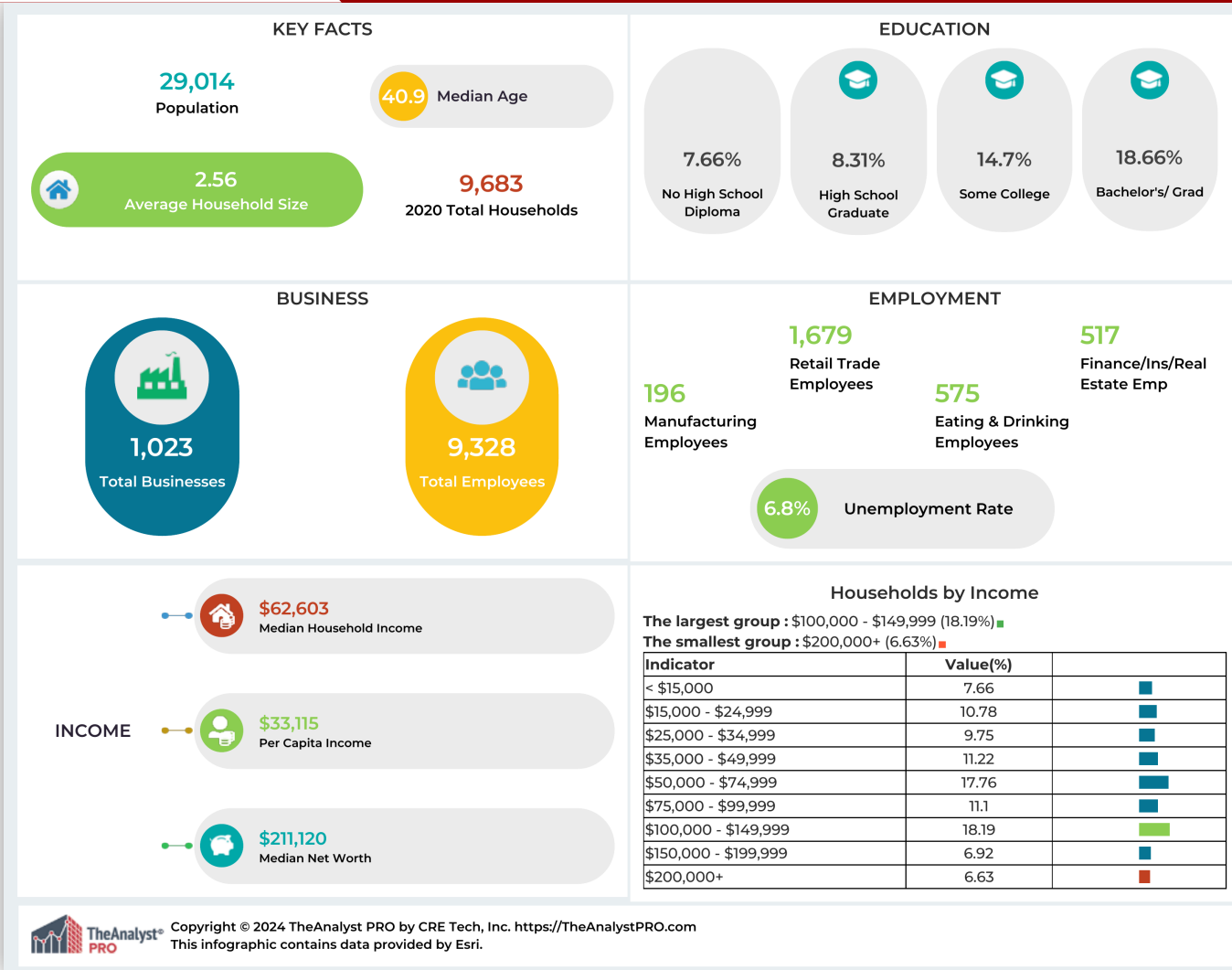
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**INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)**



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## EXECUTIVE SUMMARY (RINGS: 1, 3, 5 MILE RADIUS)

	1 mile	3 mile	5 mile
<b>Population</b>			
2010 Population	6,348	15,123	24,653
2020 Population	6,297	16,247	27,396
2024 Population	6,549	17,333	29,014
2029 Population	6,781	18,313	30,253
2010-2020 Annual Rate	-0.08%	0.72%	1.06%
2020-2024 Annual Rate	0.93%	1.53%	1.36%
2024-2029 Annual Rate	0.70%	1.11%	0.84%
2020 Male Population	47.6%	47.9%	47.8%
2020 Female Population	52.4%	52.1%	52.2%
2020 Median Age	37.1	38.7	40.2
2024 Male Population	48.4%	48.6%	48.5%
2024 Female Population	51.6%	51.4%	51.5%
2024 Median Age	37.8	39.4	40.9

In the identified area, the current year population is 29,014. In 2020, the Census count in the area was 27,396. The rate of change since 2020 was 1.36% annually. The five-year projection for the population in the area is 30,253 representing a change of 0.84% annually from 2024 to 2029. Currently, the population is 48.5% male and 51.5% female.

### Median Age

The median age in this area is 40.9, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	49.2%	56.9%	63.3%
2024 Black Alone	18.4%	12.4%	11.3%
2024 American Indian/Alaska Native Alone	0.7%	0.6%	0.5%
2024 Asian Alone	0.5%	0.7%	1.2%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	16.4%	14.6%	10.9%
2024 Two or More Races	14.6%	14.8%	12.8%
2024 Hispanic Origin (Any Race)	37.3%	35.1%	27.7%

Persons of Hispanic origin represent 27.7% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 73.5 in the identified area, compared to 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	55	57	85
2010 Households	2,338	5,492	8,871
2020 Households	2,265	5,914	9,683
2024 Households	2,365	6,386	10,431
2029 Households	2,473	6,808	10,985
2010-2020 Annual Rate	-0.32%	0.74%	0.88%
2020-2024 Annual Rate	1.02%	1.82%	1.77%
2024-2029 Annual Rate	0.90%	1.29%	1.04%
2024 Average Household Size	2.66	2.65	2.56

The household count in this area has changed from 9,683 in 2020 to 10,431 in the current year, a change of 1.77% annually. The five-year projection of households is 10,985, a change of 1.04% annually from the current year total. Average household size is currently 2.56, compared to 2.60 in the year 2020. The number of families in the current year is 6,938 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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## EXECUTIVE SUMMARY (RINGS: 1, 3, 5 MILE RADIUS)

	1 mile	3 mile	5 mile
<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	20.2%	27.1%	33.7%
<b>Median Household Income</b>			
2024 Median Household Income	\$51,927	\$57,253	\$62,603
2029 Median Household Income	\$61,685	\$70,440	\$78,037
2024-2029 Annual Rate	3.50%	4.23%	4.51%
<b>Average Household Income</b>			
2024 Average Household Income	\$73,853	\$76,252	\$90,049
2029 Average Household Income	\$91,758	\$92,797	\$107,781
2024-2029 Annual Rate	4.44%	4.01%	3.66%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$27,106	\$28,228	\$33,115
2029 Per Capita Income	\$33,954	\$34,651	\$39,952
2024-2029 Annual Rate	4.61%	4.19%	3.83%
<b>GINI Index</b>			
2024 Gini Index	43.9	41.1	41.7

### Households by Income

Current median household income is \$62,603 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$78,037 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$90,049 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$107,781 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$33,115 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$39,952 in five years, compared to \$51,203 for all U.S. households.

### Housing

2024 Housing Affordability Index	122	91	73
2010 Total Housing Units	2,723	6,494	10,429
2010 Owner Occupied Housing Units	1,221	3,483	6,346
2010 Renter Occupied Housing Units	1,117	2,009	2,525
2010 Vacant Housing Units	385	1,002	1,558
2020 Total Housing Units	2,540	6,761	10,996
2020 Owner Occupied Housing Units	1,231	3,705	6,890
2020 Renter Occupied Housing Units	1,034	2,209	2,793
2020 Vacant Housing Units	276	898	1,363
2024 Total Housing Units	2,588	7,157	11,658
2024 Owner Occupied Housing Units	1,311	4,171	7,627
2024 Renter Occupied Housing Units	1,054	2,215	2,804
2024 Vacant Housing Units	223	771	1,227
2029 Total Housing Units	2,687	7,593	12,221
2029 Owner Occupied Housing Units	1,470	4,707	8,350
2029 Renter Occupied Housing Units	1,004	2,101	2,634
2029 Vacant Housing Units	214	785	1,236

### Socioeconomic Status Index

2024 Socioeconomic Status Index	37.1	40.4	44.3
---------------------------------	------	------	------

Currently, 65.4% of the 11,658 housing units in the area are owner occupied; 24.1%, renter occupied; and 10.5% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 10,996 housing units in the area and 12.4% vacant housing units. The annual rate of change in housing units since 2020 is 1.39%. Median home value in the area is \$336,585, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 4.58% annually to \$420,976.

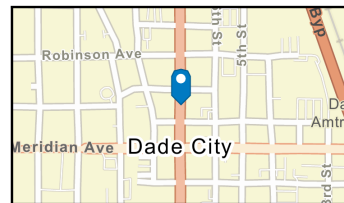
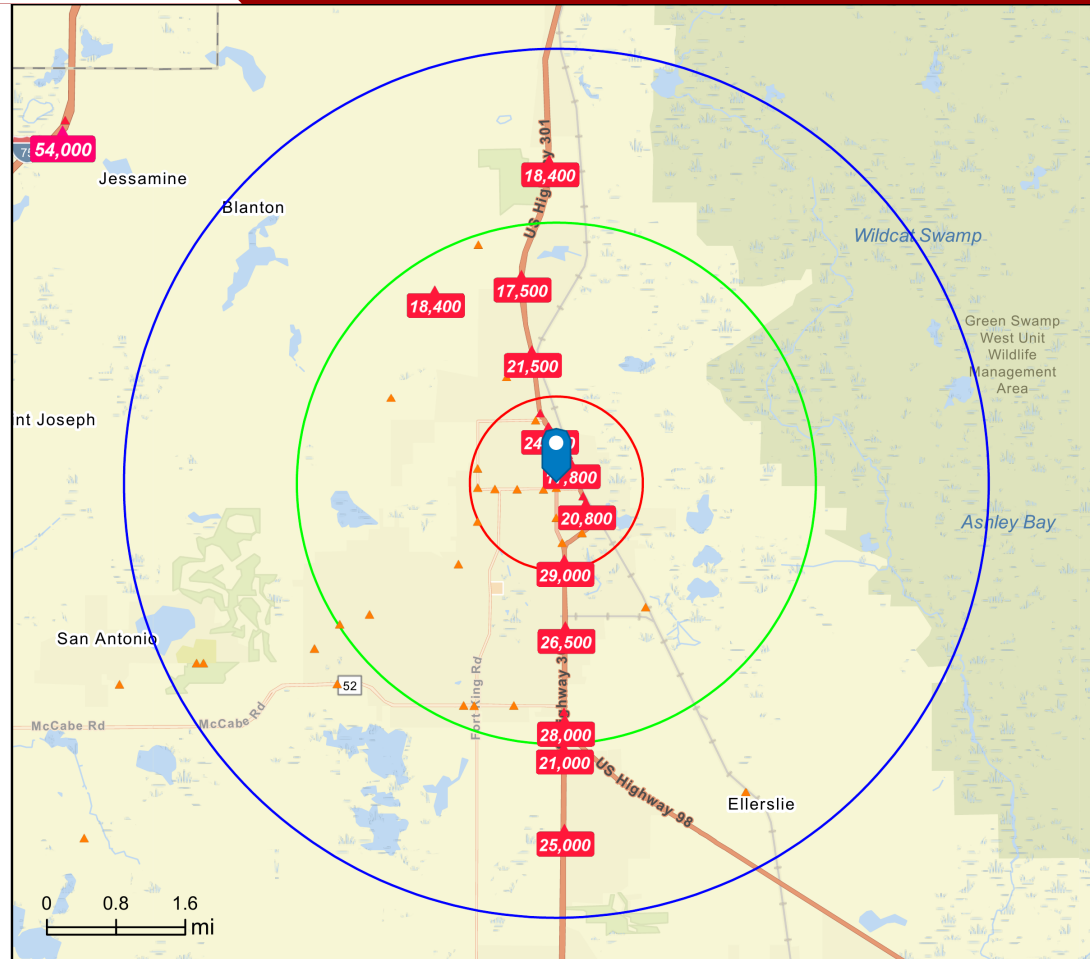
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**Source:** U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

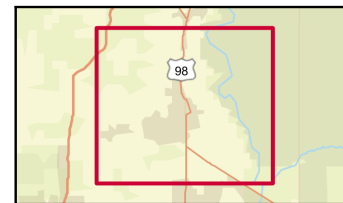


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## TRAFFIC COUNT - STUDY AREA (RINGS: 1, 3, 5 MILE RADIUS)



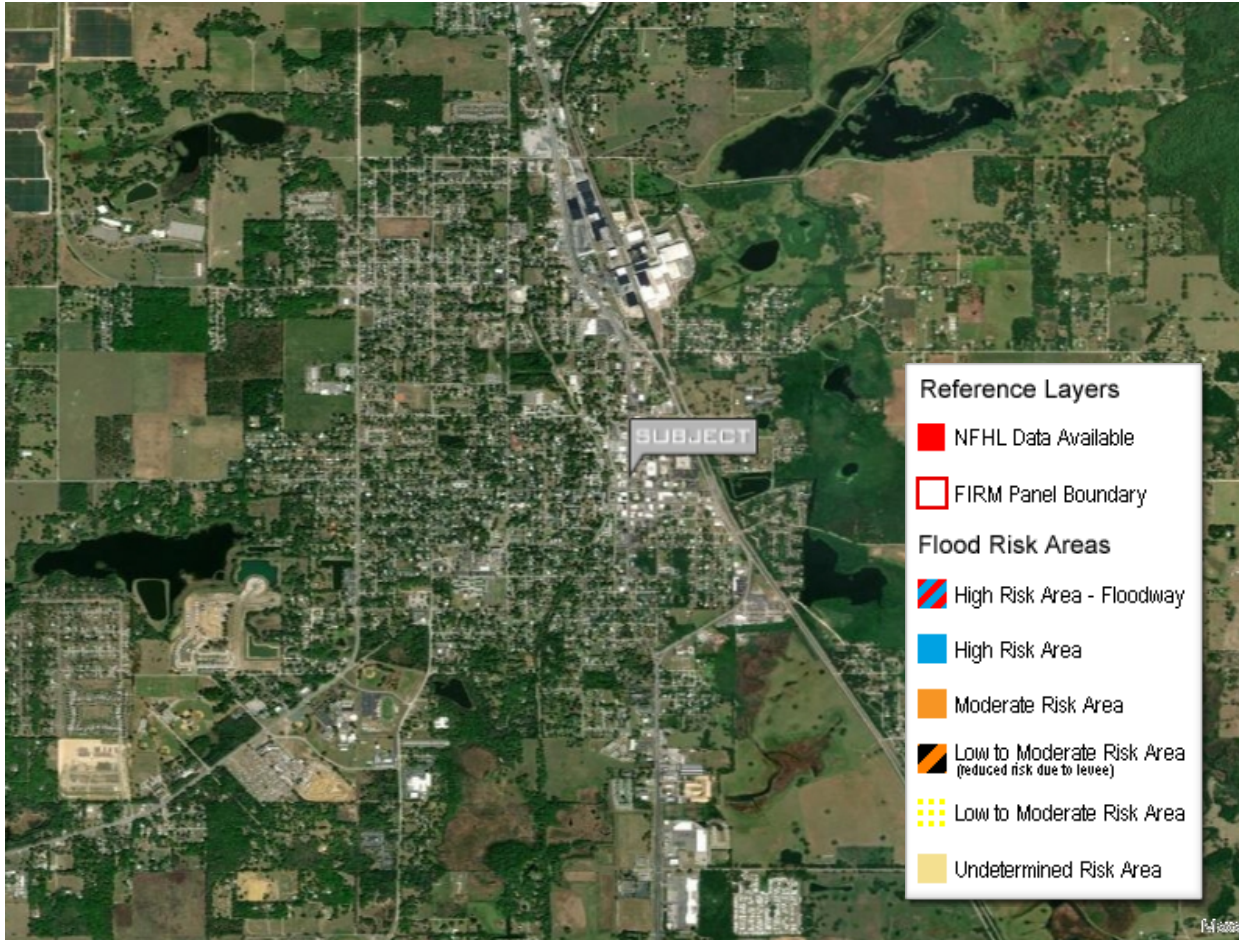
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).



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# WELLS FARGO BUILDING G

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## Flood Hazard Designations

### FEMA Map Last Updated:1969-12-31

**High Risk Area** - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

**Zone A:** Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone AE and A1-30:** Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone AH:** Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone AO:** Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

**Zone AR:** Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone A99:** Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Zone V:** Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

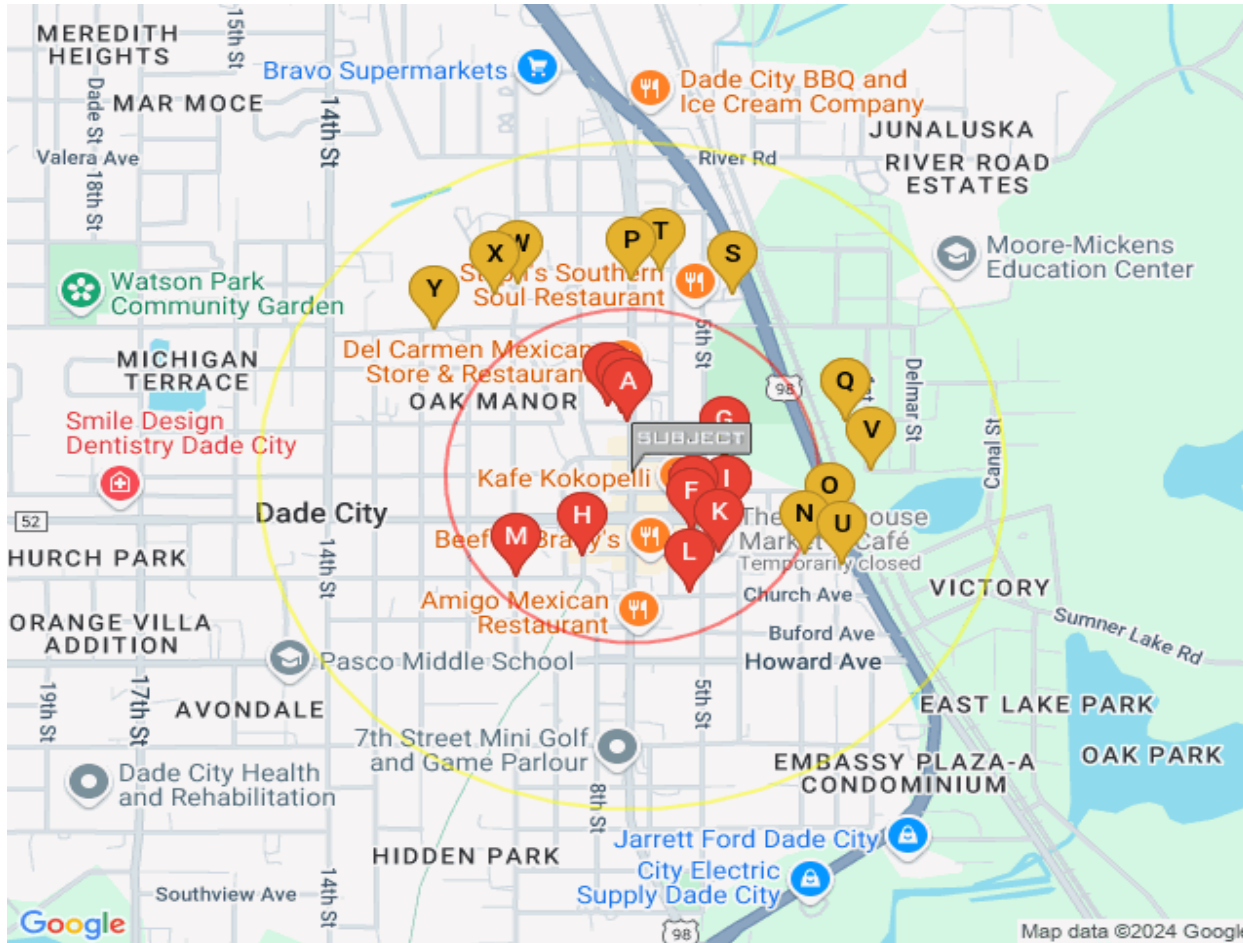
**Zone VE and V1-30:** Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

**Moderate Risk Area** - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

**Low to Moderate Risk Area** - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.



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joems@msn.com

Locations within 0.25 mile of Subject

**A BUDDY FOSTER CHEV OF DADE CITY INC**

Latest Update: 08-Aug-2010

**Site Type:** STATIONARY      **Address:** 14313 7TH ST  
**County:** PASCO      **Facility Detail Report:** [110002528015](#)  
**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM	office manager	JEAN LODER	3525671222
STATE MASTER	FDM	manager	JAMES FRITZ	
UNSPECIFIED UNIVERSE	RCRAINFO	office ma	JEAN LODER	3525671222
UNSPECIFIED UNIVERSE	RCRAINFO	office manager	JEAN LODER	352-567-1222

**B FORMER PASCO MOTORS**

Latest Update:

**Site Type:** BROWNFIELDS SITE      **Address:** 14401, 14341, 14313 7TH STREET  
**County:** PASCO      **Facility Detail Report:** [110067449327](#)  
**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
BROWNFIELDS PROPERTY	ACRES			



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, CCIM, MRICS  
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**C PASCO MOTORS INC**

Latest Update: 17-Oct-2017

**Site Type:** STATIONARY      **Address:** 14341 7TH ST  
**County:** PASCO      **Facility Detail Report:** [110002531261](#)  
**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM		LARRY G SCHMALTZ	8132488558
STATE MASTER	FDM	service manager	E J POOLE	
STATE MASTER	FDM	gen ma	LEROY D HAUFF	3525675111
STATE MASTER	FDM		LARRY G SCHMALTZ	8132488558
SQG	RCRAINFO	gen manager	LEROY D HAUFF	352-567-5111
SQG	RCRAINFO	gen ma	LEROY D HAUFF	3525675111

**D IRON MIKES CLEANERS INC**

Latest Update: 09-Jan-2015

**Site Type:** STATIONARY      **Address:** 37944 E MERIDIAN AVE  
**County:** PASCO      **Facility Detail Report:** [110001743579](#)  
**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
AIR MINOR	AIR			
AIR MINOR	AIRSAFS			



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**E TOUCH OF QUALITY CLEANERS INC**

Latest Update: 08-Aug-2010

**Site Type:** FACILITY      **Address:** 37948 MERIDIAN AVE  
**County:** PASCO      **Facility Detail Report:** [110027952678](#)  
**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM		TOM BUTTELMAN	3525217030
UNSPECIFIED UNIVERSE	RCRAINFO		TOM BUTTELMAN	352-521-7030
STATE MASTER	FDM		SANDRA POWELL	3527967965
UNSPECIFIED UNIVERSE	RCRAINFO		TOM BUTTELMAN	352-521-7030

**F FLORIDA DEP DSCP D152 #519501402**

Latest Update: 08-Aug-2010

**Site Type:** STATIONARY      **Address:** 37948 MERIDIAN AVE # DC  
**County:** PASCO      **Facility Detail Report:** [110007479772](#)  
**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM	proj ma	JENNIFER FARRELL	850-488-0190
UNSPECIFIED UNIVERSE	RCRAINFO	proj ma	JENNIFER FARRELL	8504880190
STATE MASTER	FDM		RUSSELL H POWELL	3528481162
UNSPECIFIED UNIVERSE	RCRAINFO	proj ma	JENNIFER FARRELL	8504880190
STATE MASTER	FDM		RUSSELL H POWELL	3527967965



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**G FLORIDA ARMY NATIONAL GUARD ARMORY**

Latest Update: 05-Jan-2011

**Site Type:** STATIONARY **Address:** 601 E LIVE OAK AVE  
**County:** PASCO **Facility Detail Report:** [110008315073](#)  
**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM	env manager	MARK WIDENER	9048230277
STATE MASTER	FDM	env manager	MARK WIDENER	9048230277

**H HARDY TRAIL EXTENSION FROM CHURCH AVENUE TO LOCK STREET**

Latest Update:

**Site Type:** STATIONARY **Address:**  
**County:** **Facility Detail Report:** [110070555282](#)  
**Country:**

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER CONSTRUCTION	NPDES	facility contact	HEATH M NOSS	8139184134
ICIS-NPDES NON-MAJOR	NPDES	facility contact	HEATH M NOSS	8139184134

**I DADE CITY WATER DEPT**

Latest Update: 23-Feb-2021

**Site Type:** STATIONARY **Address:** 38020 MERIDIAN AVENUE  
**County:** PASCO **Facility Detail Report:** [110013165760](#)  
**Country:** UNITED STATES



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 3059241792  
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 joems@msn.com

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM	city engineer	JOSE B GIL	3525235054
COMMUNITY WATER SYSTEM	SFDW		JAMES SHERIDAN	352-523-5054x

**J NEW CITY HALL AND POLICE STATION**

Latest Update: 07-Oct-2016

Site Type: STATIONARY      Address: 38020 MERIDIAN AVE  
 County:      Facility Detail Report: [110064413889](#)  
 Country:

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES	facility contact	DAVID L VEKASI	7277847624
STORM WATER CONSTRUCTION	NPDES	facility contact	DAVID L VEKASI	7277847624

**K THORNHILL TIRE & AUTO CARE**

Latest Update: 08-Aug-2010

Site Type: STATIONARY      Address: 14124 5TH ST  
 County: PASCO      Facility Detail Report: [110005641234](#)  
 Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM		WILLIAM T THORNHILL	
UNSPECIFIED UNIVERSE	RCRAINFO		BILL HARPER	4123210440
UNSPECIFIED UNIVERSE	RCRAINFO	manager	BILL HARPER	
STATE MASTER	FDM		BILL HARPER	619 839-0100



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 , CCIM, MRICS  
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 3059241792  
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 joems@msn.com

**L** **PREMIER HEALTHCARE GROUP INC**

Latest Update: 07-Oct-2016

**Site Type:** STATIONARY      **Address:** 37944 CHURCH AVE  
**County:** PASCO      **Facility Detail Report:** [110044269760](#)  
**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STORM WATER CONSTRUCTION	NPDES	facility contact	<a href="#">DONNA B DELONG</a>	3525182000
STORM WATER CONSTRUCTION	NPDES	facility contact	<a href="#">DONNA B DELONG</a>	3525182000
ICIS-NPDES NON-MAJOR	NPDES	facility contact	<a href="#">DONNA B DELONG</a>	3525182000
ICIS-NPDES NON-MAJOR	NPDES	facility contact	<a href="#">DONNA B DELONG</a>	3525182000

**M** **RAILS TO TRAILS**

Latest Update:

**Site Type:** STATIONARY      **Address:** CHURCH AVE & 10TH ST  
**County:** PASCO      **Facility Detail Report:** [110035512362](#)  
**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM		BRIAN PICCARD	8137446062
STATE MASTER	FDM		BRIAN PICCARD	8137446062

Locations within 0.50 mile of Subject



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**N DOWNTOWN STORMWATER CIP**

Latest Update:

**Site Type:** STATIONARY      **Address:** 38116 PASCO AVE  
**County:**      **Facility Detail Report:** [110070596916](#)  
**Country:**

Interest Type	Source	Contact Role	Contact Name	Phone
<a href="#">ICIS-NPDES NON-MAJOR</a>	<a href="#">NPDES</a>			

**O SR-52 u00ddFDOT 406550u00a8**

Latest Update: 05-Mar-2013

**Site Type:** STATIONARY      **Address:** FROM 21ST ST TO SR-533  
**County:** PASCO      **Facility Detail Report:** [110033636787](#)  
**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
<a href="#">STATE MASTER</a>	<a href="#">FDM</a>		RAYMOND K CURTIS	8636650457
<a href="#">STATE MASTER</a>	<a href="#">FDM</a>		RAYMOND K CURTIS	8636650457

**P MEL-DA INC**

Latest Update:

**Site Type:** STATIONARY      **Address:** 14540 7TH ST  
**County:** PASCO      **Facility Detail Report:** [110038285904](#)  
**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
<a href="#">PESTICIDE PRODUCER</a>	<a href="#">SSTS</a>	president	DAVID K KISSELL	3525215098
<a href="#">PESTICIDE PRODUCER</a>	<a href="#">SSTS</a>	president	DAVID K KISSELL	3525215098



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, CCIM, MRICS  
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**Q BUSHNELL ELECTRONICS MFG WAREHOUSE**

Latest Update: 08-Aug-2010

**Site Type:** STATIONARY      **Address:** 1602 HIGHWAY 301 NORTH  
**County:** PASCO      **Facility Detail Report:** [110005990259](#)  
**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO		RAY KIMMERY	9045672755
STATE MASTER	FDM		RAY KIMMERY	904-567-2755
UNSPECIFIED UNIVERSE	RCRAINFO		RAY KIMMERY	904-567-2755
STATE MASTER	FDM		RAY KIMMERY	904-567-2755

**R R N ROBERTS & ASSOC INC**

Latest Update: 08-Aug-2010

**Site Type:** STATIONARY      **Address:** I-75 AND STATE ROAD 52  
**County:** PASCO      **Facility Detail Report:** [110008325810](#)  
**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM	president	R N ROBERTS	9045882914
UNSPECIFIED UNIVERSE	RCRAINFO	presidentcoord	R N ROBERTS	904-588-2914
UNSPECIFIED UNIVERSE	RCRAINFO	president	R N ROBERTS	9045882914
STATE MASTER	FDM	president	R N ROBERTS	9045882914



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joems@msn.com

**S TAMPA ELECTRIC CO PASCO OP CTR**

Latest Update: 30-Jan-2013

**Site Type:** STATIONARY      **Address:** 610 UTILITY AVE  
**County:** PASCO      **Facility Detail Report:** [110007429522](#)  
**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO	mgr land and stewardship program	STANLEY KROH	8132284257
STATE MASTER	FDM	manager, environmental health & safety	LAURA R CROUCH	8132284111
STATE MASTER	FDM	dir en pl	J L WILLIAMS	8132284111
STATE MASTER	FDM	dir en pl	J L WILLIAMS	8132284111

**T GENUINE PARTS CO**

Latest Update: 08-Aug-2010

**Site Type:** STATIONARY      **Address:** 14540 7TH ST  
**County:** PASCO      **Facility Detail Report:** [110005615389](#)  
**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM	shop manager	THERON ARNOLD	3525675127
STATE MASTER	FDM		WAYNE BALLARD	6068733181
UNSPECIFIED UNIVERSE	RCRAINFO	shop ma	THERON ARNOLD	3525675127
UNSPECIFIED UNIVERSE	RCRAINFO	shop manager	THERON ARNOLD	352-567-5127
STATE MASTER	FDM		WAYNE BALLARD	5188431683



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 THE JM NETWORK  
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 License: BK3212919  
 joems@msn.com

## **DADES MAID LAUNDRY & DRY CLEANERS**

Latest Update: 08-Aug-2010

**Site Type:** STATIONARY      **Address:** 14131 HWY 98 BYPASS  
**County:** PASCO      **Facility Detail Report:** [110001743631](#)  
**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO	business	DADES MAID LAUN DRY & DRY CLEAN	

## **DADE CITY WWTP**

Latest Update: 29-Dec-2014

**Site Type:** STATIONARY      **Address:** IRVIN AVE  
**County:** PASCO      **Facility Detail Report:** [110027950652](#)  
**Country:** UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM	city engineer	JOSE B GIL	3525235054
STATE MASTER	FDM	city manager	DOUGLAS DRYMON	3525235054
STATE MASTER	FDM	city manager	RICHARD . DIAMOND	9045211460
STATE MASTER	FDM	city manager	DOUGLAS DRYMON	3525235054
STATE MASTER	FDM	city engineer	JOSE B GIL	3525215050
STATE MASTER	FDM	city manager	HAROLD SAMPLE	



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 THE JM NETWORK  
 3059241792  
 License: BK3212919  
 joems@msn.com

**W DADE CITY EQUIPMENT YARD**

Latest Update: 28-Mar-2014

**Site Type:** STATIONARY  
**County:** PASCO  
**Country:** UNITED STATES

**Address:** 14535 10TH ST  
**Facility Detail Report:** [110035570138](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	FDM	city manager	WILLIAM C POE	
OTHER HAZARDOUS WASTE ACTIVITIES	RCRAINFO	manager, environmental control	MICHAEL J MULHOLLAND	352-523-5054
STATE MASTER	FDM	manager, environmental control	MICHAEL J MULHOLLAND	352-523-5054
OTHER HAZARDOUS WASTE ACTIVITIES	RCRAINFO	manager, environmental control	MICHAEL J MULHOLLAND	352-523-5054



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 THE JM NETWORK  
 3059241792  
 License: BK3212919  
 joems@msn.com

**X HARDEE TRAIL EXTENSION**

Latest Update:

**Site Type:** BROWNFIELDS SITE      **Address:** FORMER RAILROAD, CHURCH AVE  
**County:** PASCO      TO LOCK ST  
**Country:** UNITED STATES      **Facility Detail Report:** [110070034312](#)

Interest Type	Source	Contact Role	Contact Name	Phone
<a href="#">BROWNFIELDS PROPERTY</a>	<a href="#">ACRES</a>			

**Y**

Latest Update: 07-Oct-2016

**RODNEY B COX ELEMENTARY SCHOOL CAFETERIA**

**Site Type:** STATIONARY      **Address:** 37615 MARITN LUTHER KING BLVD  
**County:**      **Facility Detail Report:** [110064769629](#)  
**Country:**

Interest Type	Source	Contact Role	Contact Name	Phone
<a href="#">STORM WATER CONSTRUCTION</a>	<a href="#">NPDES</a>	director of new construction	JOHN PETRASHEK	7277747952
<a href="#">ICIS-NPDES NON-MAJOR</a>	<a href="#">NPDES</a>	director of new construction	JOHN PETRASHEK	7277747952



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joems@msn.com

### Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

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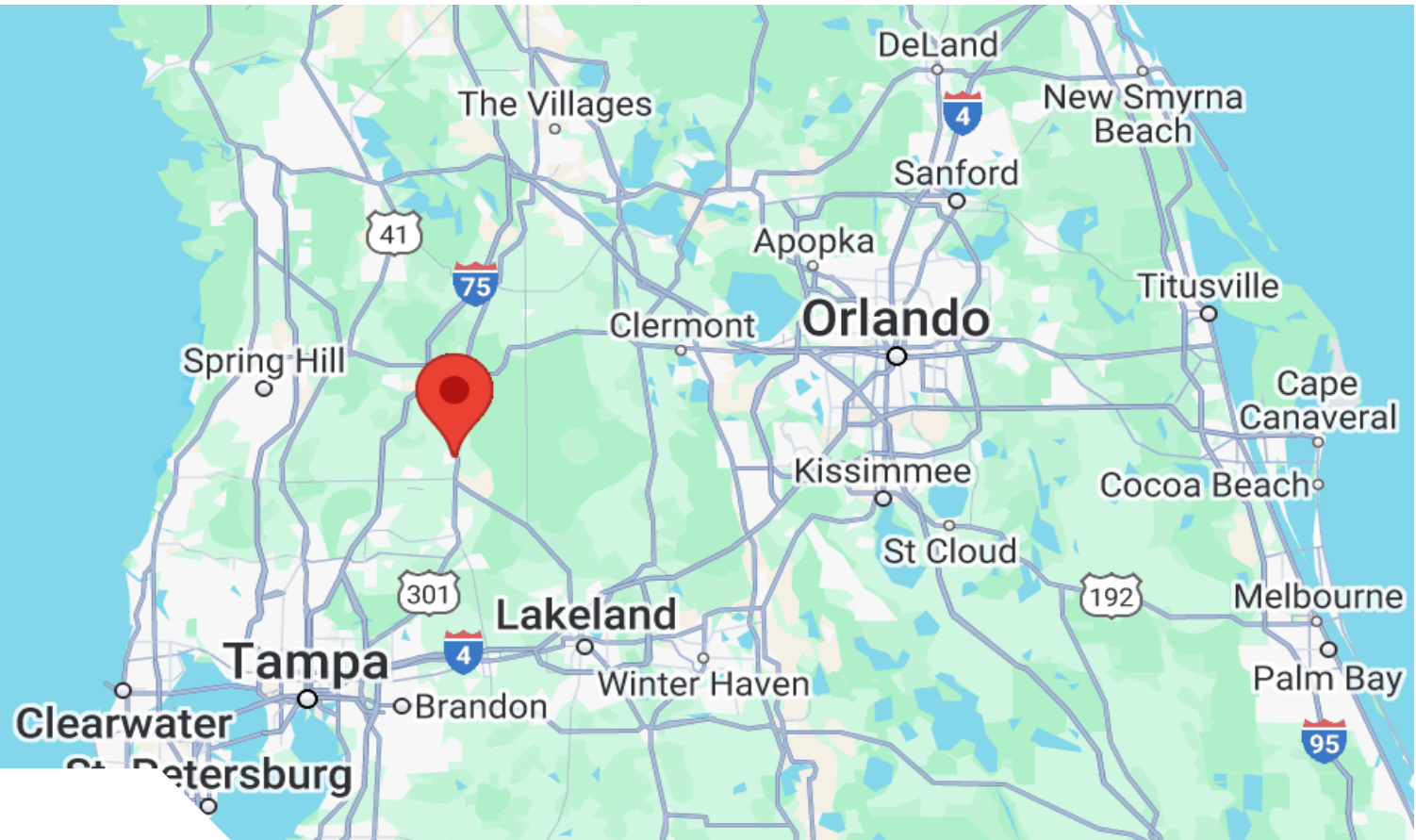
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**AREA LOCATION MAP**



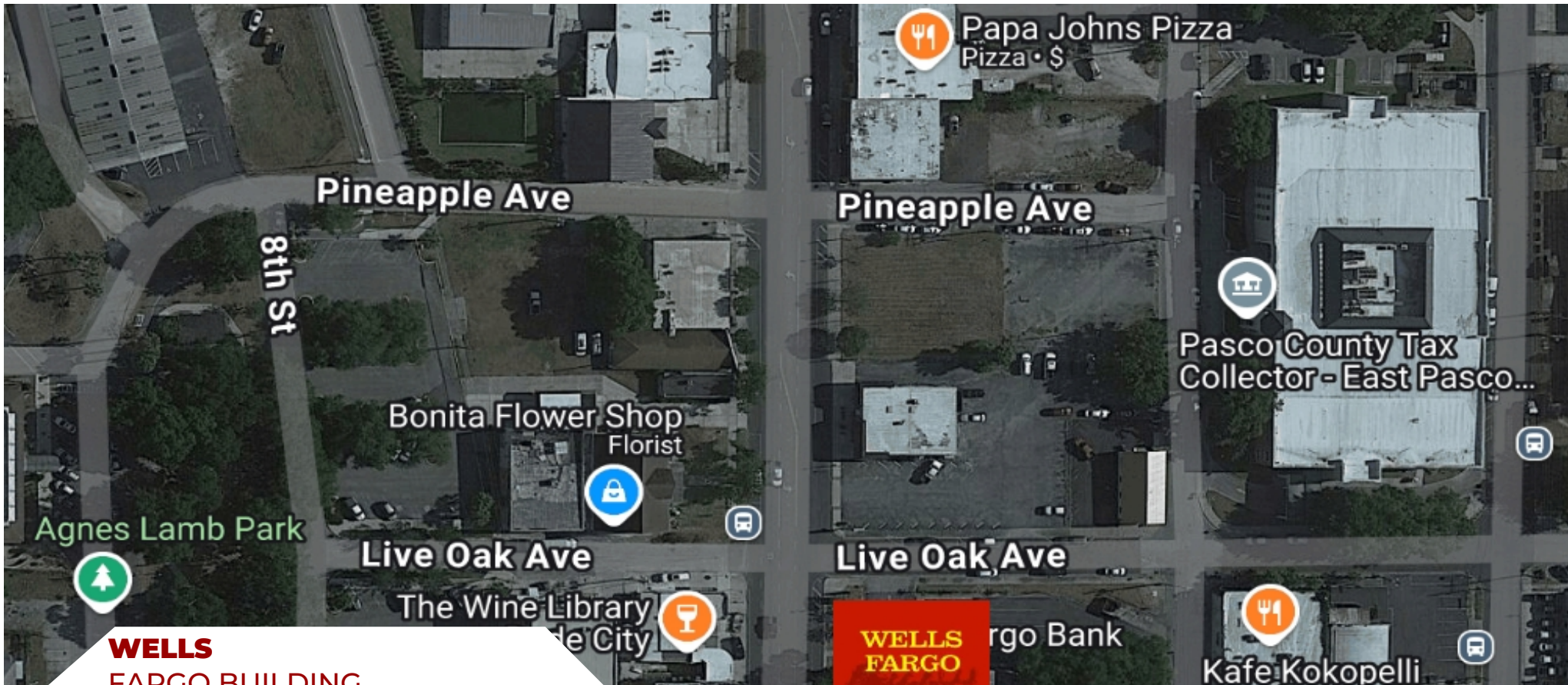
**WELLS**  
**FARGO BUILDING**

1420 7TH STREET, DADE CITY, FL 33523



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joems@msn.com  
thejmteam.com





**WELLS**  
**FARGO BUILDING**

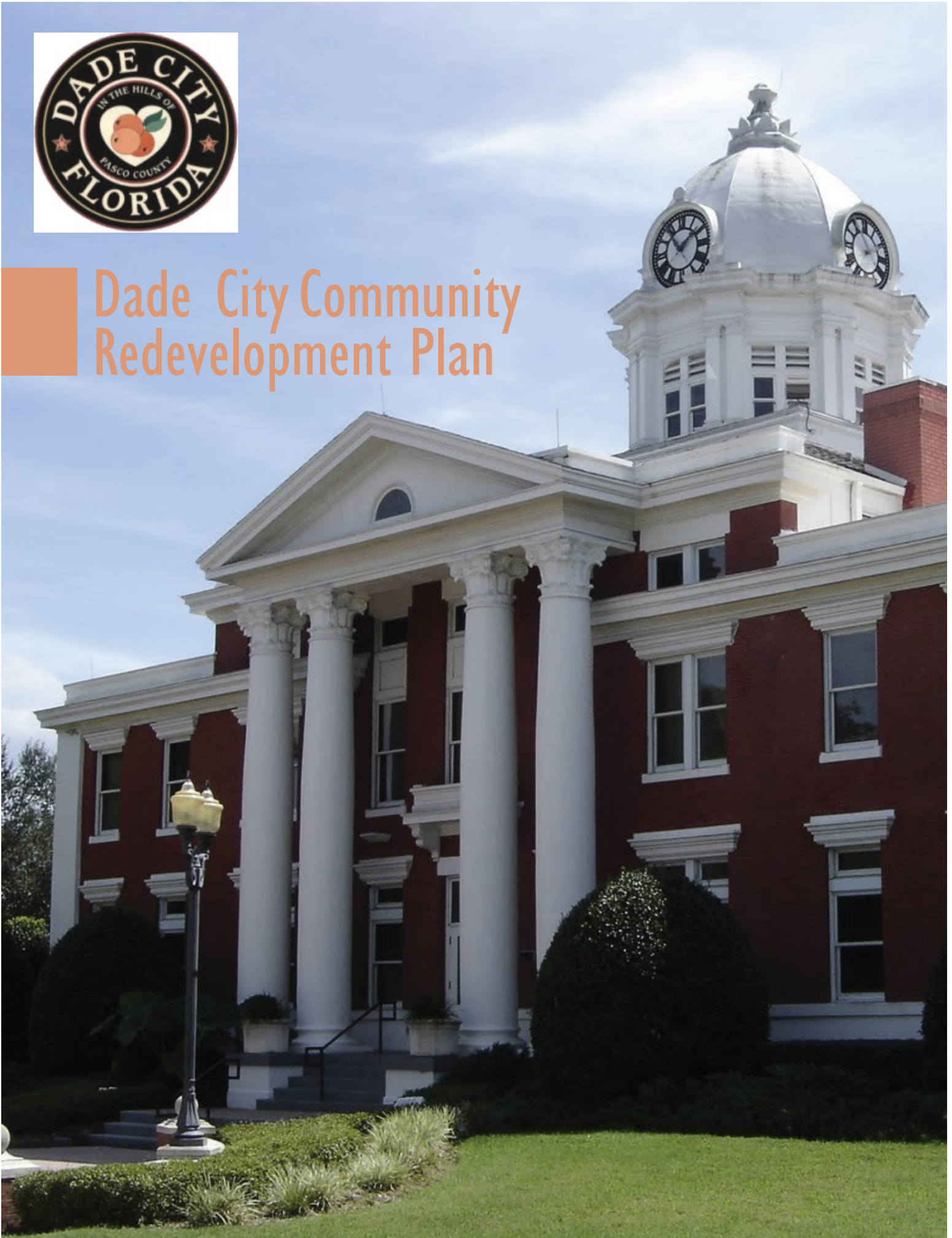
1420 7TH STREET, DADE CITY, FL 33523



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joems@msn.com



# Dade City Community Redevelopment Plan



# Plan Contributors

A special thank you to the Resident Advisory Committee, Downtown Merchants Association and the Dade City Chamber of Commerce for their involvement.

Board Member Lucy Avila

Board Member Ella Reed

Board Member Donna Lillibridge

Board Member Frank Notarianni

Board Member Grady Cunningham

RAC COMMITTEE

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# Executive Summary



# Executive Summary

Dade City is located in eastern Pasco County, at the confluence of US Routes 98 and 301, and serves as the County Seat. The City is situated on the western border of the Green Swamp Wilderness Preserve and is home to approximately 7,000 residents. Since 1889, Agriculture (primarily cattle and citrus) has served as the primary industry of Dade City and the surrounding areas. For more than 100 years, Dade City has remained a character rich, small town hub serving the rural/agricultural region.

In 1998, Dade City established a Community Redevelopment Area (CRA), Community Redevelopment Agency (Agency), and Community Redevelopment Plan to address conditions of blight, many of which can be attributed to the steady decline of the Agricultural industry. The original plan, and subsequent redevelopment efforts by the City, have helped preserve the rich history and character of Dade City by enacting programs, special events and working relationships with the business community that capitalize on the sense of place; however additional efforts are needed to address the conditions of blight within the CRA and improve quality of life for residents and visitors. This document is an update of the 1998 Community Redevelopment Plan and presents a place-based economic redevelopment strategy designed to leverage the City's historic character, nascent arts and cultural scene and natural resources. This report is grouped into three primary sections, Existing Conditions, the Redevelopment Action Plan and the Comprehensive Goals and Objectives for the day-to-day operations of the Agency.

The Existing Conditions portion of the report includes community input, from public surveys, workshops and stakeholder interviews and documents the physical, regulatory, demographic and economic conditions of the CRA. The findings underpin the redevelopment strategies presented in the CRA Plan update.

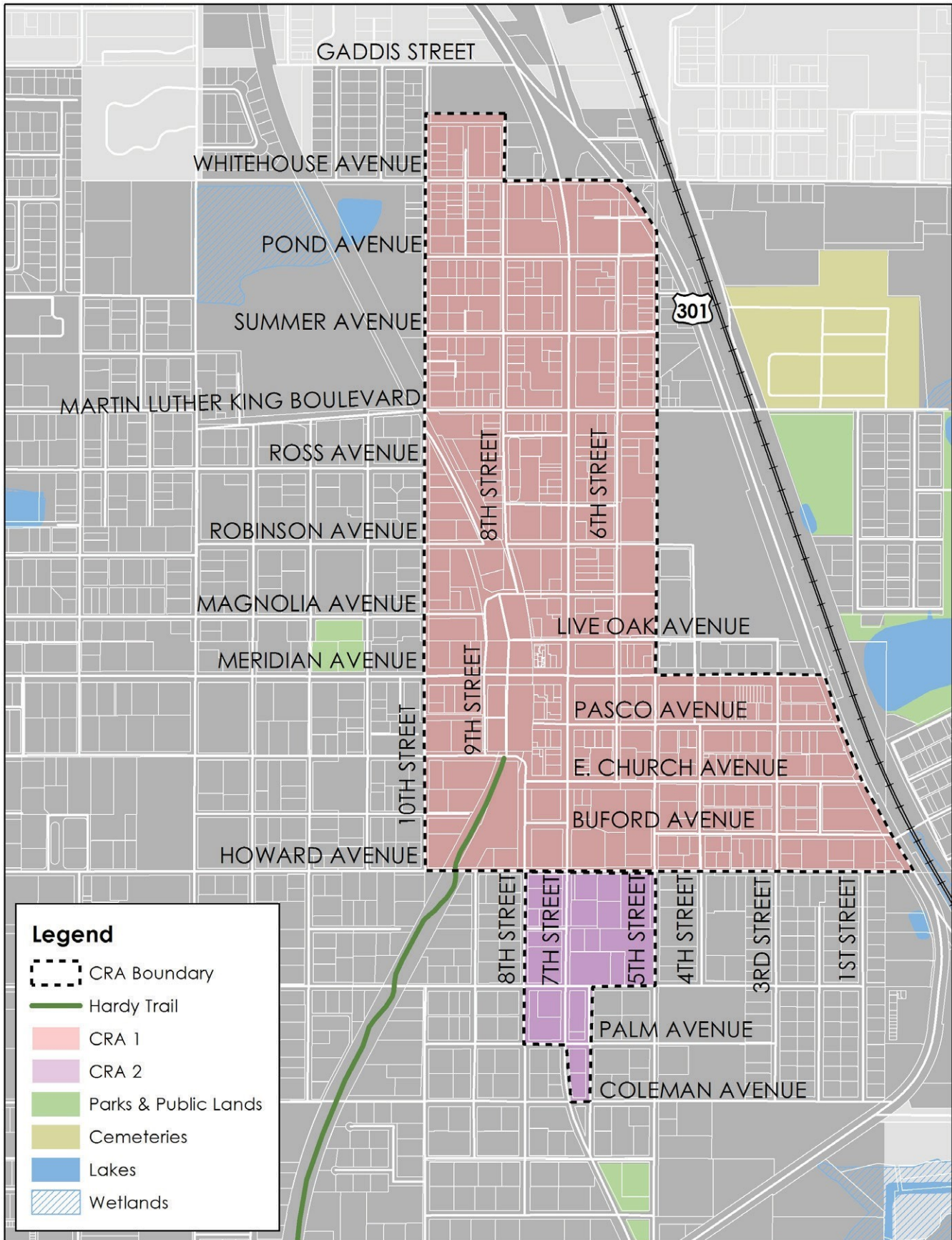
The Redevelopment Action Plan utilizes the creative placemaking redevelopment model:

- A. Increase Awareness of Dade City and its Amenities.** Dade City has plenty to brag about; the City should support existing efforts with gateway enhancements and targeted marketing and promotional efforts.
- B. Establish Dade City as a Tourism Hub.** Dade City's unique history and culture and its proximity to the Green Swamp and regional bicycle trails present an opportunity for visitors to experience real Florida.
- C. Improve the Quality of Life for Current and Future Residents and Visitors.** Dade City should continue efforts to improve quality of life for current and future residents through new improvements to the public realm (including streets and parks) and encouraging private investment in the City's housing stock.
- D. Establish Dade City as an Entrepreneurial Destination.** Thanks to the internet and other technological advances, 21st-century startups have far greater discretion when choosing where to locate. Dade City provides a compelling combination of historic charm, low cost of entry and regional proximity to both the Orlando and Tampa Bay markets.

The 'Implementing the Vision' portion of the report presents a broader range of programming activities and tasks that address both day-to-day operations of the Agency and specific items identified during the plan update and through the public input process.

This 2018 Dade City Community Redevelopment Plan update seeks to position the City for renewed economic success in the 21st century without compromising on the City's character by leveraging existing physical, cultural and natural resources to encourage private sector investment.

**Figure 1. Dade City's Community Redevelopment Area**



**Legend**

-  CRA Boundary
-  Hardy Trail
-  CRA 1
-  CRA 2
-  Parks & Public Lands
-  Cemeteries
-  Lakes
-  Wetlands





**JM Padron, CCIM. MRICS**

Phone: 3059241792

Email: [joems@msn.com](mailto:joems@msn.com)

License: BK3212919



**JM Padron**  
**CCIM. MRICS**

THE JM NETWORK



3059241792



[joems@msn.com](mailto:joems@msn.com)



151 N Osprey Park Rd  
Kissimmee, FL, 34758, United States

**CONTACT**