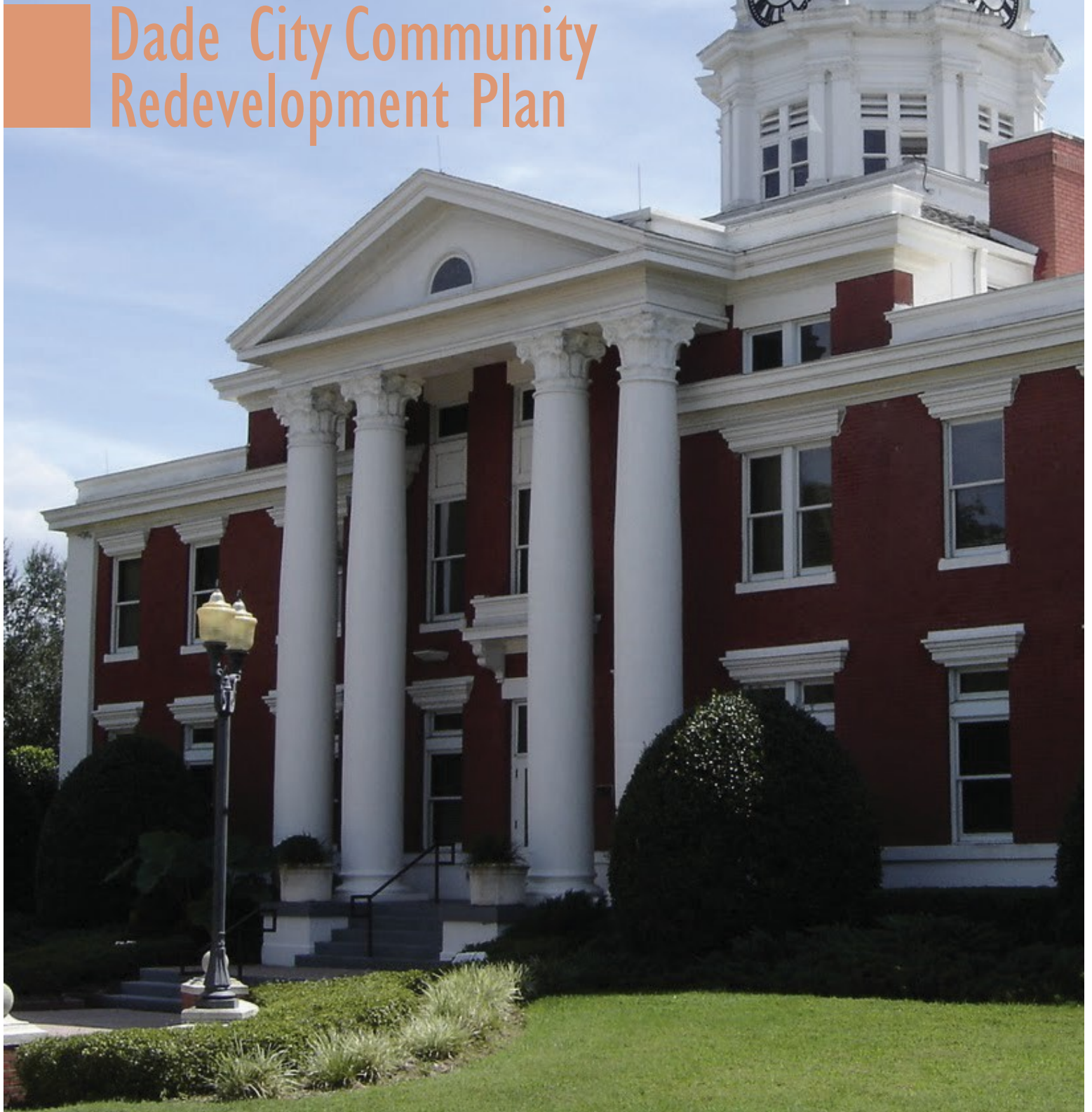




Dade City Community Redevelopment Plan



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.

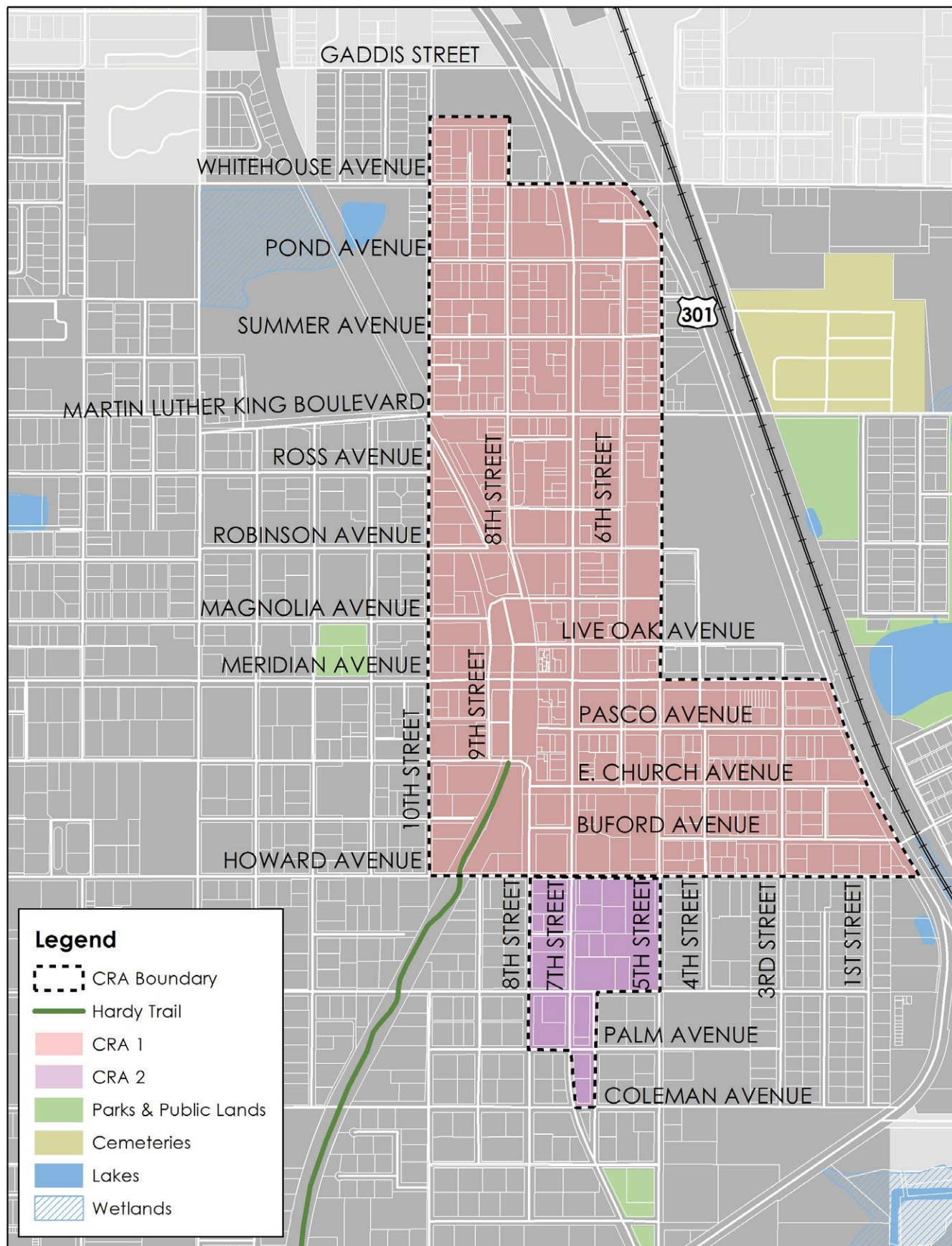
The Redevelopment Action Plan utilizes the creative placemaking redevelopment model:

- 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.

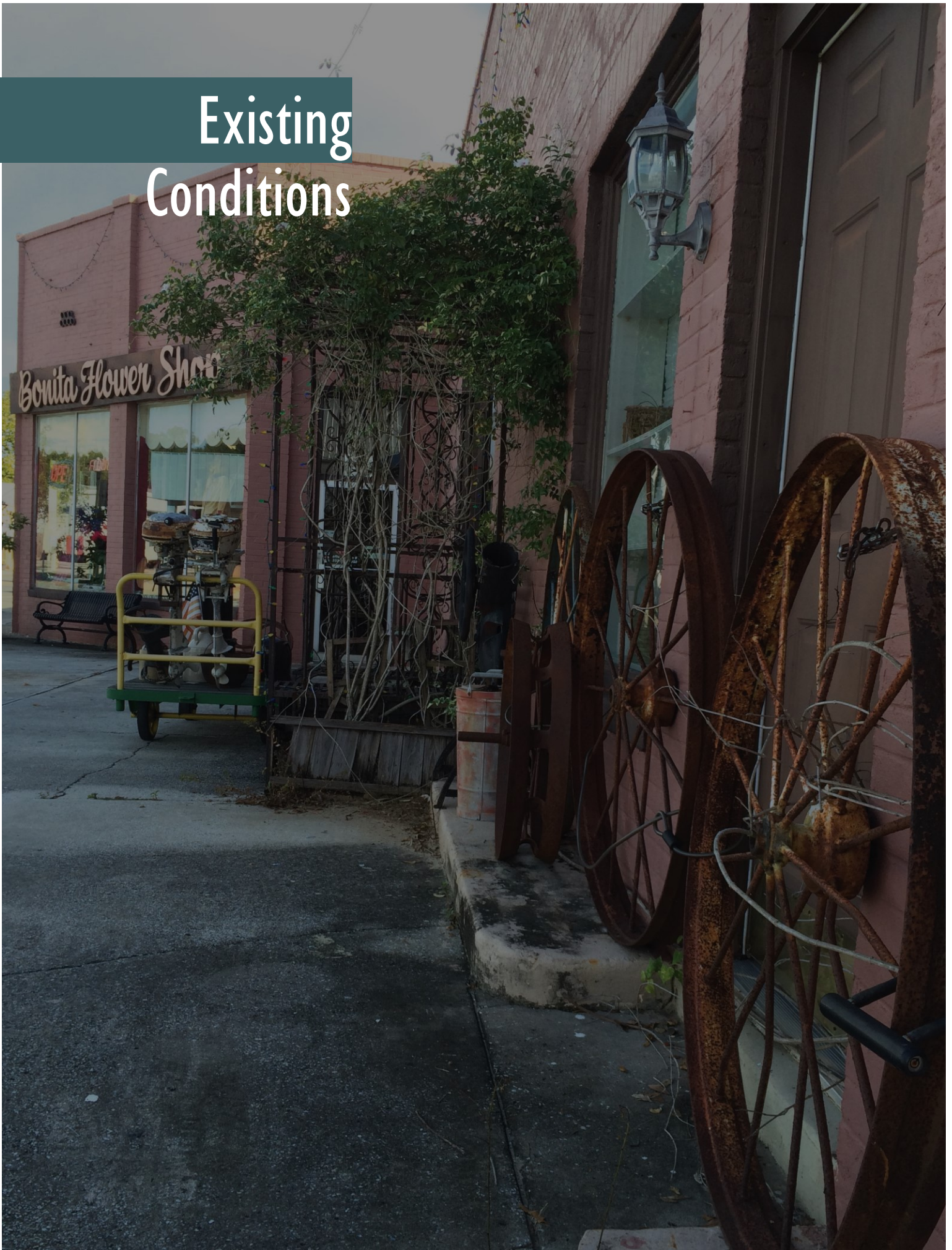
This 2018 Dade City Community Redevelopment Plan update seeks to position the City for renewed economic success in the 21st century without compromising on the City's character by leveraging existing physical, cultural and natural resources to encourage private sector investment.

Figure 1. Dade City's Community Redevelopment Area



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Existing Conditions



Background

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.

Located in eastern-Pasco County, Dade City is witnessing first-hand the changing economic realities of a declining agricultural economic base and the rapid population growth and suburban residential development in the surrounding areas.

Dade City has seen the decline of the regional agricultural industry that had long been the bulwark of the local economy. The City has taken steps to leverage its community assets to diversify and re-energize its local economy through the creation of the Community Redevelopment Agency in 1999 (depicted in Figure 1), the development and support of on-going special events, marketing activities, business support programs and continued public infrastructure investment in the downtown.

The City has realized some success in attracting additional investment to the City's downtown, utilizing limited resources (staff and funding) for redevelopment activities. These activities have yielded additional businesses, improved trail connections, removed unsafe structures and increased regional awareness of the unique character of Dade City through the support of various special event programming and marketing partnerships.

Despite the successful implementation of these programs and projects, the City and the CRA have not yet fully mitigated the negative impact from the decline of the agricultural economic base.

The tax base in the downtown and CRA continues to shrink. While Pasco County has seen a 33% increase in population from 2000 through 2010, the City has only seen an increase in population of 4% for the same period. The nascent cultural and arts community, personal service and hospitality businesses in the CRA are dependent on additional residents and visitors to continue to survive and grow. Without additional growth and investment in the downtown and the CRA, the Dade City market will continue to struggle. This will limit the City's ability to support and grow the cultural, arts and hospitality community it has sought to establish while concurrently revitalizing and re-energizing an economically moribund downtown.

The following section of the report presents the existing conditions of the Dade City CRA, community input and projected tax increment fund revenues available for the Agency.

Historic Photographs of Dade City

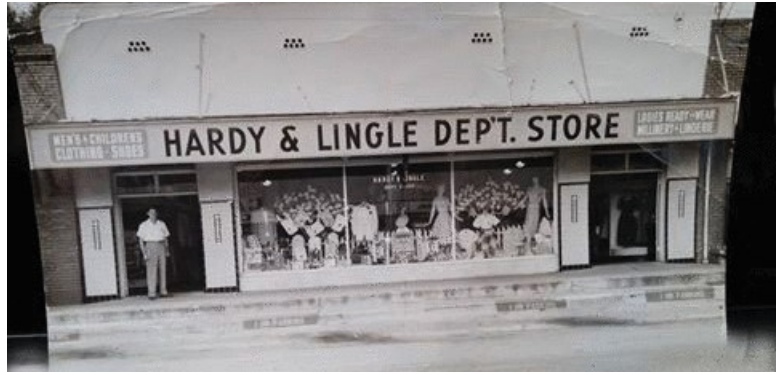
A



B



C



D



E



F



A Downtown Dade City, 1940s

B St. Rita Catholic Church, 1910s

C Hardy & Lingle Department Store, 1940s

D Mount Zion A.M.E. Congregation, 1960s

E Gray Moss Inn, 1920s

F Bank of Pasco County, 1920s

POPULATION

Dade City experienced slow population growth between 2000 and 2010. The US Census estimated the population to have grown from 6,188 to 6,437 or 4% overall growth while Pasco County during that same period saw 33% growth. ACS indicates that current population for the City is just over 7,500.

More than half of the City's population is white (67.3%) with an almost equal share of black and Hispanic residents, 20.4% and 20.6% respectively.

There are approximately 2,600 households in Dade City. Dade City's median household income of \$31,497 falls below Pasco County's \$45,064. While household income is low within the City, this is not representative of all households; nearly 7% of Dade City households make more than \$100,000.

LIFESTYLE PROFILE

Tapestry segmentation provides an accurate, detailed description of America's neighborhoods—U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition—then further classifies the segments into Life Mode and Urbanization Groups. The top 5 Tapestry Segments in Dade City represent over 87% of Dade City residents. While Florida is historically known as a State comprised of a primarily older demographic, the Median Ages for the top 5 Tapestry Segments present in Dade City are below 44.2 years of age. Albeit lower income, the Tapestry Segments reveal a younger, family oriented demographic than traditionally present within Florida.

The table below, **Figure 2**, depicts the Top 5 Tapestry segments for Dade City. Following **Figure 2** there are brief descriptions providing an insight into the Dade City demographic composition.

Figure 2. Top 5 Tapestry Segments

Tapestry Segments	Percent	Cumulative
Traditional Living	24.2%	24.2%
Hardscrabble Road	21.5%	45.7%
Social Security	15.9%	61.6%
Down the Road	14.7%	76.3%
Old and New Comers	9.2%	85.6%
Subtotal	87.2%	

Source: ESRI Business Analyst, 2020

Top Consumer Lifestyle Segments (ESRI, 2020)



Traditional Living Segment

Households are a mix of married-couple families and singles. Many families encompass two generations who have lived and worked in the community; their children are likely to follow suit. The manufacturing, retail trade, and health care sectors are the primary sources of employment for these residents. This is a younger market—beginning householders who are juggling the responsibilities of living on their own or a new marriage, while retaining their youthful interests in style and fun.

Demographic Profile

- *Median Age:* 34.8
- *Average Household Size:* 2.5
- *Median Household Income:* \$37,000

Market Profile

- They shop for groceries at discount stores such as Walmart supercenters;
- Convenience stores are commonly used for fuel or picking up incidentals like lottery tickets.
- They tend to carry credit card balances, have personal loans, and pay bills in person.
- Over half of households have abandoned landlines for cell phones only.
- They watch their favorite channels including ABC Family, CMT, and Game Show Network.
- They're fast food devotees.
- They enjoy outdoor activities such as fishing, camping and taking trips to the zoo.



Hardscrabble Road Segment

This slightly smaller market is primarily a family market, married couples (with and without children) and single parents living in urbanized areas, with older housing. This Younger, highly diverse (with higher proportions of black, multiracial, and Hispanic populations), and less educated, they work mainly in service, manufacturing, and retail trade industries. 60% of householders are renters, living primarily in single-family homes, with a higher proportion of dwellings in 2–4 unit buildings.

Demographic Profile

- *Median Age:* 32.4
- *Average Household Size:* 2.66
- *Median Household Income:* \$28,200

Market Profile

- Little extra money to invest in retirement savings plans, stocks, or bonds.
- For those with young children at home, watching Disney Channel, Cartoon Network, and Nickelodeon on TV is popular; diapers, baby food, and children's clothing are priority expenditures.
- Favor shopping at their local discount store, search for bargains on the Internet.
- Read parenting and health magazines.
- Watch programs on BET, VH1, and Game Show Network and prefer to listen to gospel, R&B, rap, and hip-hop music.
- Like to listen to sports on the radio and watch on TV. Favorite sports include NASCAR racing, professional wrestling, and basketball.



Social Security Set

Over one-third of householders here are aged 65 or older and dependent on low, fixed incomes, primarily Social Security. Early retirement is not an option and wages and salary income in this market are still earned. Residents live alone in low-rent buildings, located in or close to business districts that attract daytime traffic. They enjoy the hustle and bustle of life in the city, with the added benefit of access to hospitals, community centers, and public transportation.

Demographic Profile

- *Median Age:* 45.6
- *Average Household Size:* 1.73
- *Median Household Income:* \$17,900

Market Profile

- Spending on entertainment is restricted. Daytime news, documentaries, and game shows are popular. Activities outside the house are also limited, but bingo at the local community center is a favorite. When the TV is off, the radio is on; residents aren't picky about the radio station, but do enjoy the companionship.
- Risk-averse consumers in Social Security Set prefer to pay their bills in person. Some residents don't have a checking account, although 1/3 maintain a savings account for their small savings.
- They steer away from cell phones, computers, and digital cameras.
- Many residents are dependent on Medicare and Medicaid for health care expenses.
- They don't eat out often, but KFC and McDonald's are their restaurants of choice.



Down the Road Segment

Almost half of householders live in mobile homes; approximately two-fifths live in single-family homes. These are younger, diverse communities, with the highest proportion of American Indians of any segment. These family-oriented consumers value their traditions. Workers are in service, retail trade, manufacturing, and construction industries, with higher proportions in agriculture and mining, compared to the US. This market has higher unemployment, much lower median household income and home value, and a fifth of households with income below poverty level.

Demographic Profile

- *Median Age:* 35
- *Average Household Size:* 2.76
- *Median Household Income:* \$38,700

Market Profile

- Purchased a used vehicle in the past year, likely maintaining the vehicle themselves.
- Routinely stop by the convenience store to purchase a lottery ticket.
- Participate in fishing and hunting.
- Visit chat rooms and play games online.
- Listen to the radio, especially at work, with a preference for rap, R&B, and hip-hop music.
- Enjoy programs on Animal Planet, typically watching via satellite dish.
- Often prepare quick meals, using packaged or frozen dinner entrees.
- Favorite fast food: pizza.
- Frequent Walmart for all their shopping needs (groceries, clothing, pharmacy, etc.).



Old and Newcomers

This market features singles' lifestyles, on a budget. The focus is more on convenience than consumerism, economy over acquisition. Old and Newcomers is composed of neighborhoods in transition, populated by renters who are just beginning their careers or retiring. Some are still in college; some are taking adult education classes. They support environmental causes and Starbucks. Age is not always obvious from their choices.

Demographic Profile

- *Median Age:* 39.4
- *Average Household Size:* 2.12
- *Median Household Income:* \$44,900

Market Profile

- Residents have a strong sense of community. They volunteer for charities, help fund raise, and recycle.
- They prefer cell phones to landlines.
- Entertainment features the Internet (employment searches, rating products, updating social media profiles), watching movies at home, listening to country music, and reading the paper.
- Vehicles are basically just a means of transportation.
- Food features convenience, frozen and fast food.
- They do banking as likely in person as online.

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Existing Land Use (ELU -2018)

The predominant existing land use in Dade City's CRA is Commercial/Retail, which addresses over 40 percent of the total CRA. The next two most prevalent land uses are Vacant (commercial/retail/residential) and Institutional at 24 percent and 23 percent respectively. Non-vacant Residential land uses only account for 11 percent of the existing land uses in the CRA.

Existing land uses determine the CRA's tax base, which in turn defines the amount of funds available to the Agency for redevelopment projects.

Dade City is the Pasco County seat which contributes to the high percent of institutional use land in the

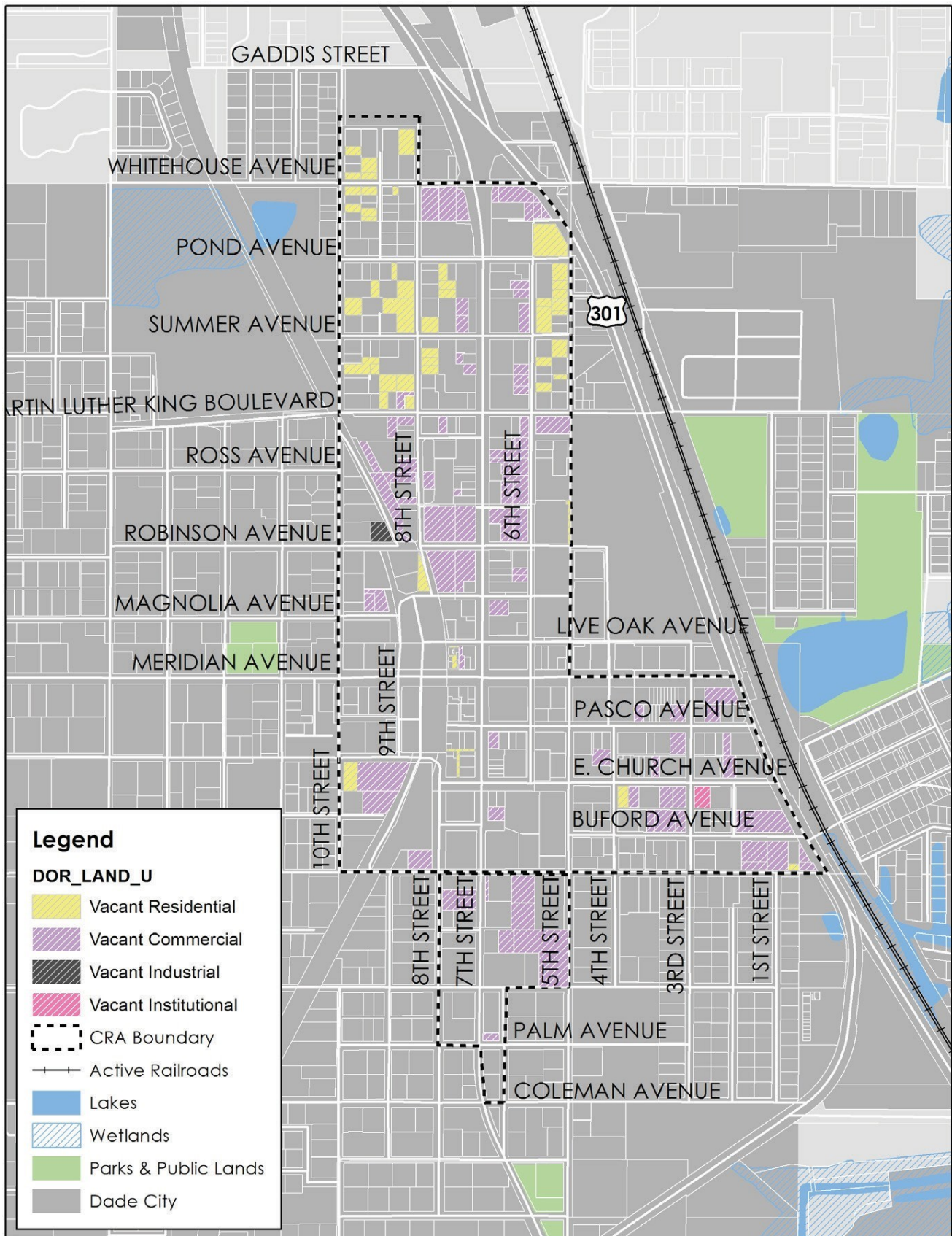
CRA; these uses do not pay taxes and occupy a large portion of the overall CRA. Vacant land, or land with no structures on it, also pays less tax than developed land. Almost 50 percent of the land in the CRA generates little to no tax revenue, while institutional uses are unlikely to withdraw from the CRA, the 33 acres of vacant land present an opportunity to enhance the CRA through new residential and commercial development and generate additional tax increment revenue. **Figure 3** shows the existing land uses within the Dade City CRA and **Figure 4** shows 2018 vacant land uses.

A summary of the vacant parcels listing parcel id numbers, size and ownership is presented in the Appendix.

Figure 3. Existing Land Use

Existing Land Use	Total Area (sq. ft)	Total Area (acres)	# Parcels	Percent of Overall CRA
Vacant Commercial	997,796	22.91	88	17%
Retail Stores	675,788	15.51	60	11%
Single Family	508,642	11.68	55	9%
Stores, Office - mixed use	504,329	11.58	45	8%
Vacant Residential	449,632	10.32	60	8%
Other Municipal	345,258	7.93	15	6%
Other State	317,619	7.29	1	5%
1 Story Office	278,722	6.40	32	5%
Other County	259,622	5.96	5	4%
Financial Institutions	249,999	5.74	8	4%
Professional Services	168,437	3.87	20	3%
Recreational Space	166,675	3.83	20	3%
Shopping Centers	165,993	3.81	1	3%
Multi-Family	142,080	3.26	12	2%
Service Shops (Non-Auto)	133,664	3.07	7	2%
Warehousing	126,328	2.90	8	2%
Churches	126,101	2.89	8	2%
Other Federal	47,262	1.08	1	1%
Parking Lots	47,057	1.08	7	1%
Utilities	41,562	0.95	2	1%
Multi-Story Office	36,377	0.84	2	1%
Restaurants, cafeterias	36,143	0.83	6	1%
Clubs, Lodges, Union Halls	35,160	0.81	2	1%
Retirement Homes	35,100	0.81	1	1%
Other	74,391	1.71	5	1%
Grand Total	5,969,737	137.05	471	100%

Figure 4. Vacant Existing Land Use Map



Future Land Use (FLU)

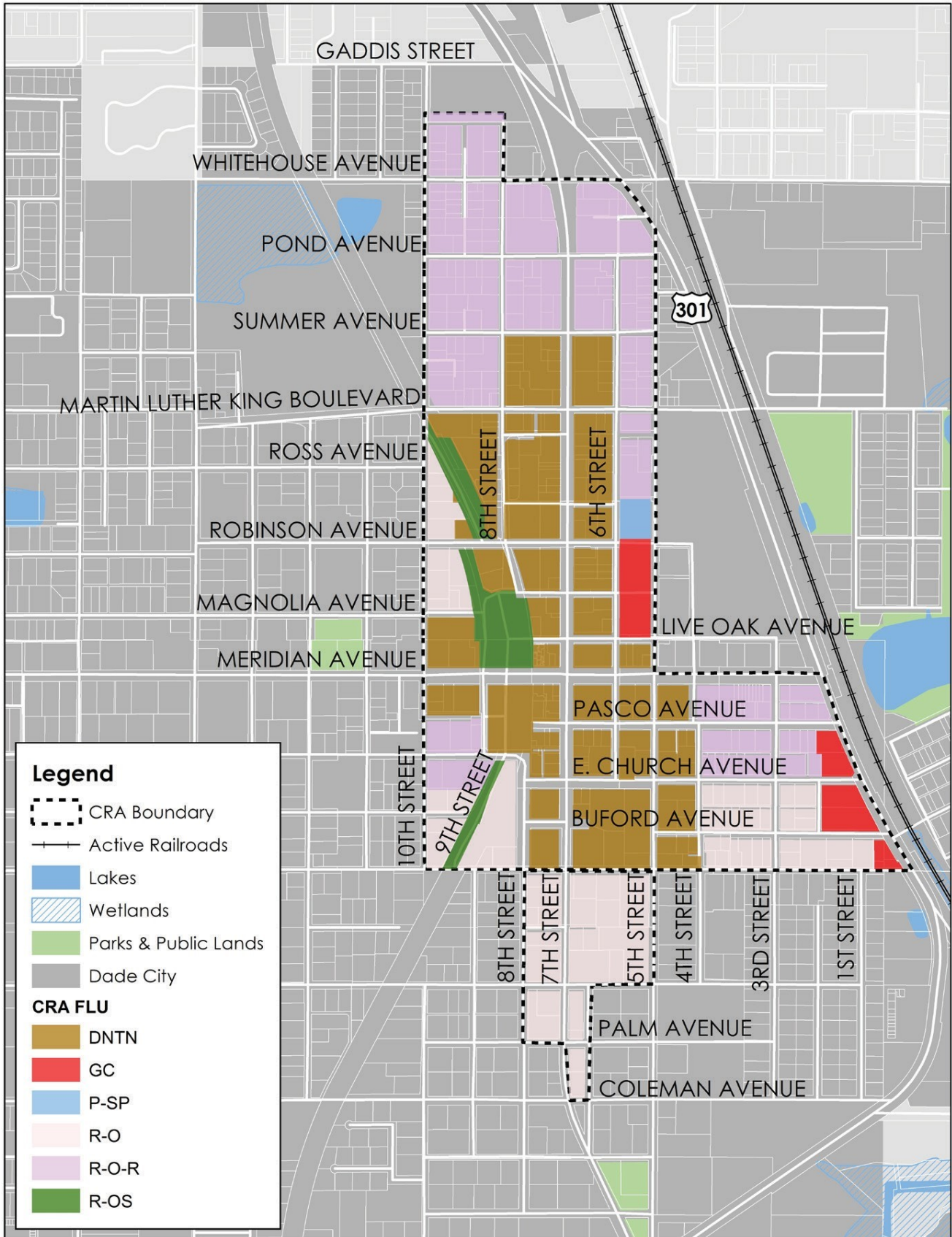
The City's Comprehensive Plan includes an adopted Future Land Use Map (FLUM) within the Future Land Use Element (FLUE) that depicts future development allowed within the City through the 2020 planning horizon. The FLUE not only identifies the future development pattern, but also allows for the identification of future infrastructure needs and capital budgeting needs. **Figures 5** and **6** show the City's FLUM categories located within the CRA.

The primary future land use within the CRA is Downtown, representing approximately 45 acres, or roughly 37 percent of the total redevelopment area. The second largest future land-use category is R-O-R, which covers just over 31 percent of the CRA. Both of these land-use categories encourage mixed-use development that complements the character of the downtown area. The City's future land use classifications within the community redevelopment area do not prohibit the mixed-use development pattern sought by the City.

Figure 5. Future Land Uses Present in the CRA

FLU Category	Description	# Parcels	Area in Acres	Percent of Total
DT	To encourage and promote redevelopment of the Downtown District as the City's financial, commercial, governmental, cultural, recreational, and professional center.	182	45.6	36.8%
GC	To create a 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.	10	5.3	4.3%
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.	1	0.9	0.8%
R-O	Intended for high-density residential uses and low to moderate intensity office uses.	72	26.7	21.5%
R-O-R	Intended for high intensity residential uses and low to moderate office and community commercial uses.	182	39.0	31.4%
R-OS	To provide for open space and recreational facilities spatially distributed throughout the community that provide adequate active and passive recreational areas for the residents of the City and citizens from surrounding areas.	6	6.4	5.2%
Total		453	124.1	100%

Figure 6. Future Land Use Map



Over 36 percent of the CRA is zoned General Commercial, followed by Central Business District and Residential/Institutional/Office representing 22 percent of the CRA. **Figures 7 and 8** provide more detail on the distribution of existing land uses within the Redevelopment Area.

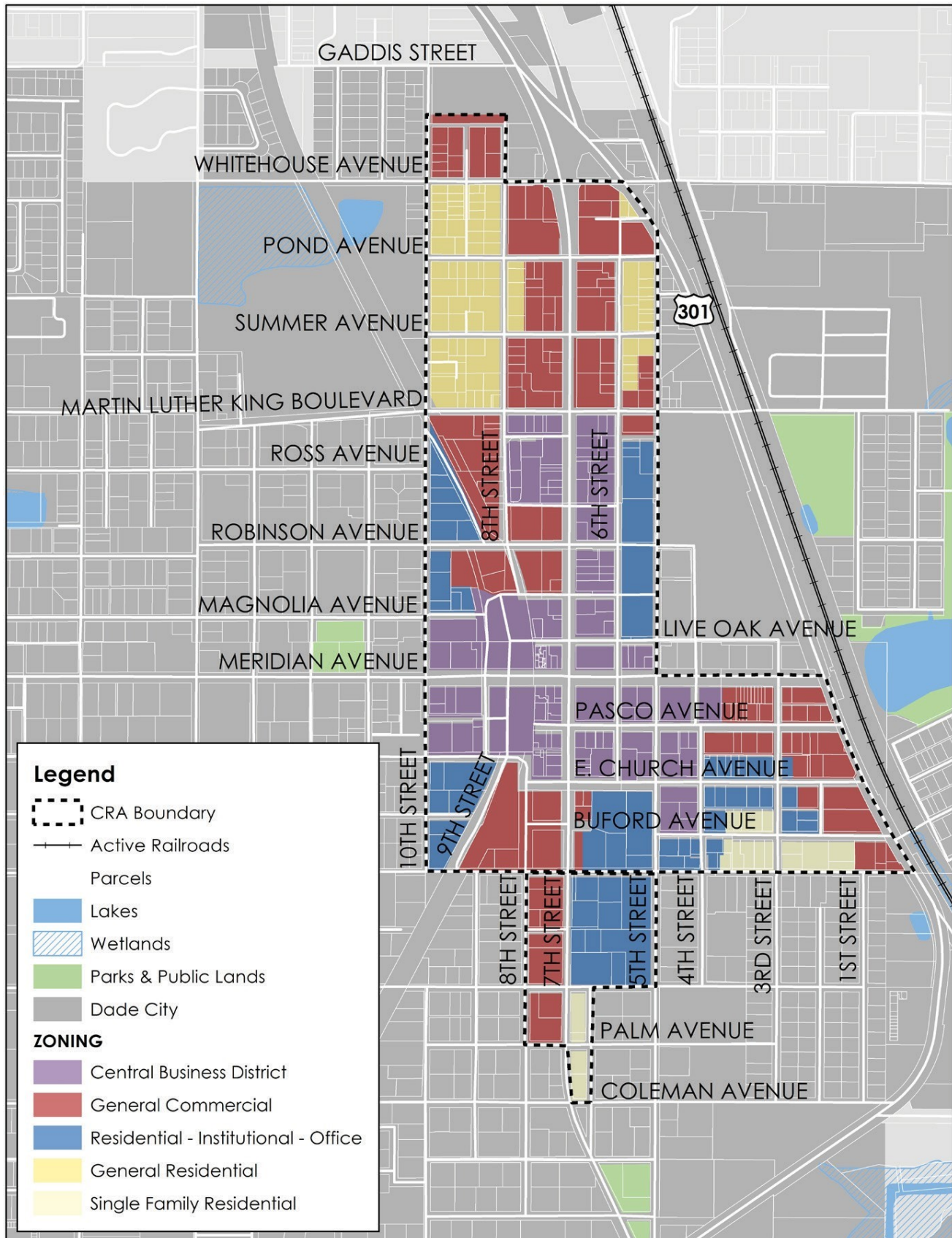
The Downtown area also adopted architectural design guidelines in 2007. These guidelines dictate roofline design, façades, building lighting, storefront design, signage, awnings, building color, windows and outdoor displays. The intent of the ordinance is to preserve the historic character of downtown as it redevelops and to promote a vibrant, walkable environment with mixed-use development.

The existing zoning classifications enable a higher residential density and non-residential intensities within the CRA.

Figure 7. Zoning in the CRA

District Name	Principal Permitted Uses	Minimum Lot Size Maximum Intensity Standard	Percent of CRA Area
Residential Single Family (RS-2)	Single Family Detached	10,000 sq ft Single Family	3.7%
General Residential (RG-1)	Residential General	6,500 sq ft Single Family 4,356 sq ft Town House 8,000 sq ft Duplex 10,000 sq ft Triplex + 4,000 sq ft/ dwelling unit over 2	11.7%
RIO	Residential/Institutional/Office	.45 FAR/ 60 feet in height	22.0%
CBD	Central Business District	4.0 FAR/ 60 feet in height	25.7%
CG	General Commercial	5.0 FAR/ 60 feet in height	36.9%

Figure 8. Zoning Map



Historic Structures

There are three (3) buildings and one historic district as defined by the National Register of Historic Places in Dade City. The Dade City Atlantic Coast Line Railroad Depot (listed in 1994), the Dade City Woman's Club (listed in 2003) and the Pasco County Courthouse (listed in 2006) are just a few of the buildings which make up the rich cultural heritage in the City. The Church Street Historic District runs along Church Street between 9th and 17th streets and is home to 35 contributing structures that represent an array of historic architectural styles.

In addition to the buildings which have received National designation, the local Historic Preservation

Advisory Board developed and maintains an extensive list of over 100 historically significant structures in Dade City. This local designation has been given to commercial, residential and governmental buildings in the redevelopment area.

The historic structures present in the Community Redevelopment Area play a large part in defining the charm and character of Dade City. The City wishes to see future development preserve and enhance downtown's existing architecture. Development guidelines applicable to the CRA are found in the City's Land Development Code, Article 6.



Church Street Historic District



Dade City Atlantic Coast Railroad Depot



Dade City Woman's Club



Pasco County Courthouse

Automobiles & Parking

Very few areas experience traffic congestion within the downtown area. The most notable traffic occurs during the morning and afternoon rush hours on U.S. 98 Bypass between Meridian and Martin Luther King Avenues, refer to **Figure 9**.

As it stands today, parking on an average day does not pose a problem for CRA visitors. The parking supply consists of private lots, public on street and two (2) city-owned parking lots.

During special events, parking becomes difficult. The City operates a shuttle to and from the fair grounds for overflow parking to meet the large demand.

Figure 9. Traffic Counts

Location	Annual Average Daily Traffic (AADT)
On 7th St. at Pond Ave.	10,200
On Meridian Ave. at 7th St.	4,400
On US 301 at Lock St.	25,000
On US 301 at Meridian Ave.	15,700
On US 98 Bypass	12,400
On US 301 south of US 98 Bypass	7,200

Bicycle & Pedestrian

The City of Dade City has embarked on streetscape improvements including decorative street lighting, median improvements and street planters. Nonetheless, many streets, sidewalks and alleyways could benefit from repaving.

The City has been investing in bicycle connectivity, enabling cyclists and pedestrians alike to travel into the CRA from the southern portion of the City on the nearly two-mile long Hardy Trail. The Hardy Trail is a rails-to-trails initiative, and is located along a former railroad line. There are plans to extend the trail further north and south to nearby regional and statewide trail networks.

Wayfinding & Signage

There are five (5) wayfinding/directory signs downtown but no gateway signage to signal the presence of downtown. The Agency should consider the installation of Gateway signage along US 301 (see **Figure 12** for potential Gateway locations).



Public Transportation

Dade City is served by Pasco County Public Transportation bus service by route numbers 30 and 31. Route 31 connects downtown Dade City to public services, health services and learning facilities while Route 30 connects the city to Zephyrhills with stops at shopping centers and county services facilities.

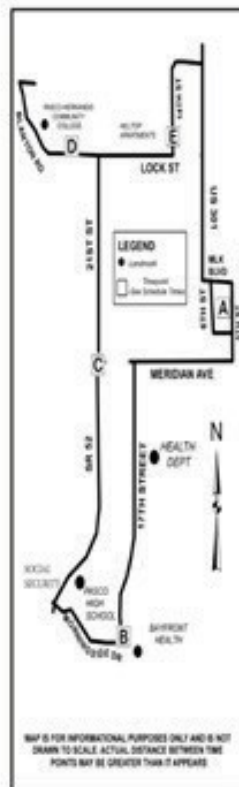
Route 31
Dade City

DESTINATIONS INCLUDE:
 Social Security Administration
 Bayfront Health
 Bayfront Health Medical Group
 County Health Department
 Community Services
 Downtown Dade City
 Hugh Embury Library
 Pasco-Hernando Community College

(Connects with Route 30)
 All buses are wheelchair accessible.

www.ridepcpt.com

PCPT
Pasco County Public Transportation



Route 30
US-301

DESTINATIONS INCLUDE:
 Stanley Park
 Dade City Business Center
 Downtown Dade City
 County Judicial & Government Centers
 Premier Community Center
 Florida Hospital
 Townview Shopping Center
 Walmart
 Downtown Zephyrhills

(Connects with Routes 31, 33 & 54)
 All buses are wheelchair accessible.

www.ridepcpt.com

PCPT
Pasco County Public Transportation



Water & Sanitary Sewer

There is ample water and sewer capacity within Dade City. New development should not burden existing facilities; there is 73% potable water capacity and 59% sanitary sewer capacity available for future development. **Figures 10 and 11** present the available capacities of potable water and sanitary sewer respectively.

Figure 10. Potable Water Demand Capacity as of 11/2020

Potable Water System Category	Gallons per day
Current Permitted Demand	5 mgd
Current Average Demand	1.306 mgd
Available Capacity	3.694 mgd

Figure 11. Sanitary Sewer Capacity as of 11/2020

Sanitary Sewer System Category	Gallons per day
Current Permitted Demand	1.5 mgd
Current Average Demand	0.609 mgd
Available Capacity	0.891 mgd

Stormwater

In 2012, the City adopted a Stormwater Master Plan that listed the necessary capital improvement projects to improve flooding and drainage issues present throughout the City. Downtown was identified as a key area of flooding or concern. The Downtown Area received ratings that varied from "F", when street flooding exceeded 6" above the crown of the road, to "B" where street flooding is 3" or less above the curb line depending on the location and the size of the storm.

Downtown stormwater improvements within the CRA include:

- A.** Phase 1 of the Whitehouse Ave/10th Street Pond
- B.** Phase 2 of the Whitehouse Ave/10th Street Pond
- C.** Downtown Storm & Sewer Irvin Pond Modifications
- D.** 6th Street/Pond Avenue Berm Construction



Existing Conditions Analysis Summary Table

Category	Strengths	Weaknesses	Opportunities
Existing Land Use	Large share (40%) commercial uses in the downtown. Presence of Pasco County buildings within the CRA brings visitors into the downtown.	Almost 25% of land use is institutional which takes that land off the tax roll.	Vacant land has potential for redevelopment into both commercial and residential.
Zoning, FLU & Design Overlay	Zoning downtown permits development up to 60ft in height. The existing design overlay promotes a consistent development style.	The Land Development Code as well as the Design Guidelines are not posted online through Municode.	The Agency has the opportunity make the development process more transparent and predictable through the availability of the LDCs online. The Agency also has the opportunity to create regulatory incentives that would encourage targeted development in the CRA.
Infrastructure	In the process of developing a multi-modal downtown with the Hardy Trail, and the development of more bike lanes.	Perceived lack of lighting and public restrooms may deter people from staying downtown. Sidewalks and alleys need to be repaved; additionally many buildings are not ADA accessible.	Increased connectivity to surrounding neighborhoods can make it easier for residents to visit downtown businesses and events without using a car.
Road Network	Historic grid system is easy to navigate. Little to no congestion is present within the CRA.	The US 98 Bypass and US 301 divert traffic from downtown and reduce CRA visibility.	Utilize the ROW along US 301 that is in the CRA to create gateways and attract trips to downtown.
Population	Stable growth rate of 4% over 2000-2010. Sectors of the population present a younger demographic (over 66% less than 40 years old)	Pasco County experienced a 33% population growth rate in the same period vs. City's 4%. Although a younger population they are also less affluent than County (Dade City median income is \$31,497 vs. Pasco County median income of \$45,064).	Younger, family-oriented demographic can guide amenity and event programming in downtown and CRA. City has the opportunity to increase residential development (and population) in the downtown/CRA area.
Historic Resources	Historic grid system is easy to navigate.	Not capitalizing on the various local and national historic resources to attract additional visitors to the CRA.	Finding historic building grants to help renovate and restore historic structures. Incorporate historical markers into the downtown for self-guided tours that highlight the rich history of the area.
Utilities & Stormwater	Water and sewer have plenty of capacity remaining. A stormwater plan was developed in 2012 to address the shortcomings of the existing system.	Flooding in the downtown affects businesses.	New development has available water and sewer capacity. Functional stormwater facilities developed can double as water features or a recreational amenity for the community.

At the time of the adoption of the 1999 Community Redevelopment Plan, the 1999 certified taxable value of the parcels contained within the CRA Area #1 was \$22,285,345, which is known as the base year value. In 2016, the taxable value was \$34,649,153. This represented a growth of \$12,363,808 in taxable value over 17 years or, on average, approximately \$727,282 per year.

CRA Area #2 was added to the current CRA boundaries in 2009. The 2009 base year value of CRA Area #2 Property was \$3,064,116. In 2016, the taxable value was \$2,409,204. This represented a loss of \$654,912 in taxable value over 7 years or, on average, approximately \$93,558 per year.

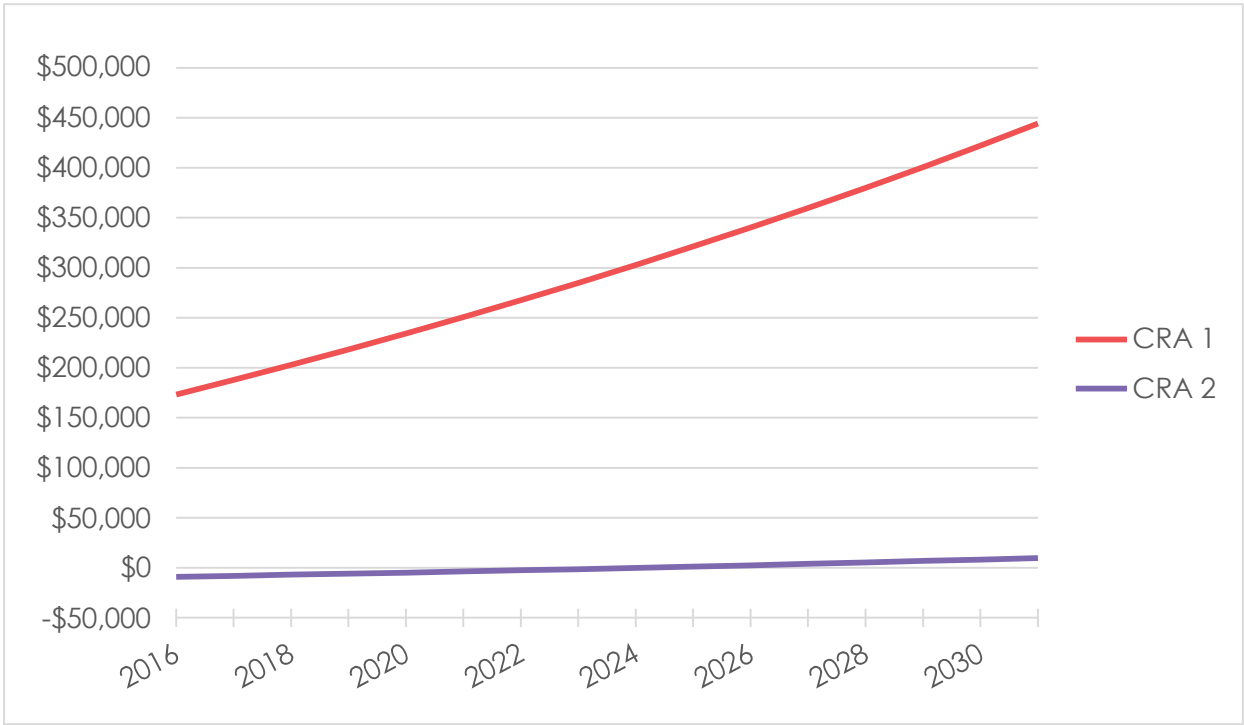
Utilizing a 3% annual appreciation rate for the parcels within the both CRA areas through 2031, CRA Area #1 is estimated to have a cumulative Tax Increment Fund Value of \$4,757,143, while CRAArea #2 is estimated to have a cumulative Tax Increment Fund Value of just \$36,957. Due to the large taxable value losses previously experienced by CRA Area#2,

the estimated TIF revenue for CRA Area#2 is not anticipated to go positive until after 2025, based on a 3% rate of property valuation growth. **Figure 15** shows the TIF projections out to 2031, which is estimated to generate a total of \$4,794,100 in TIF revenues.

From 2016-2017 the Tax Increment Fund revenue declined further from \$169,221 in FY 2015- 2016 to \$159,484 in FY 2016-2017. The declining TIF revenues highlights declining property values lack of private sector economic interest, investment and development within the CRA.

Positive TIF revenue projections are utilized on the assumption that the City continues to implement the CRA redevelopment programming, objectives and capital investments in the CRA. These capital investments include trail connections, stormwater and public space improvements. Future use of TIF funds should focus on projects or improvements that add taxable value to parcels within the CRA and encourage redevelopment.

Figure 15. TIF Revenue Estimates 2018-2031



January 31, 2017

S&ME staff and Agency Director Michael Sherman spent the afternoon with individual CRA Commission Members, over 45 minute time slots, discussing their perception and opinions on the CRA and Agency. Participating City Commissioners included Ms. Nicole Newlon, Honorable Camille Hernandez, Mr. Scott Black and Ms. Eunice Penix. The following is an overall summary of the one-on-one Commissioner meetings.

Emphasize Bricks and Mortar

- The CRA could benefit from a renewed focus on pedestrian improvements: increasing mid-block crossings, repairing sidewalks and alleyways
- Focus on increasing trail connections and expanding infrastructure surrounding the Hardy Trail
- Increase accessibility of downtown buildings through ADA improvements

Grants (proposed new grants topics)

- Provide grants for ADA improvements
- Provide residential painting grants
- Rental subsidies program
- Historic structure plaque grant

Opportunities

- Increase coordination with advertisement for events
- Catering to cyclists with targeted businesses in downtown
- CRA frontage on US 301 to signal presence of downtown (gateway)
- Expand CRA boundaries to include more Residential and commercial areas
- Moving the farmer's market downtown
- Proximity to St. Leo's and ability to attract and retain Millennials
- Cultivating a relationship with Florida Hospital

and Pasco Hernando State College

Threats

- Attorney General opinions regarding use of Agency funds for contracted services
- Grant Program criteria: Project and applicant eligibility, performance criteria and measurement
- High downtown rents
- Downtown flooding
- Not enough family-friendly activities
- Downtown businesses not staying open past 5PM
- Matching requirement on grants makes them unattainable for businesses with fewer resources
- Pass-by traffic along US 301, SR 98

Commissioner Agency Wish-List

- Gateway signage
- Splash pad for kids
- Bring back a movie theater
- Get a community/youth center
- Create a business incubator
- Consistent streetscapes
- Clean-up entryways to downtown
- Highlight areas of historical interest
- More duplex housing
- Grocery store
- Evening programming

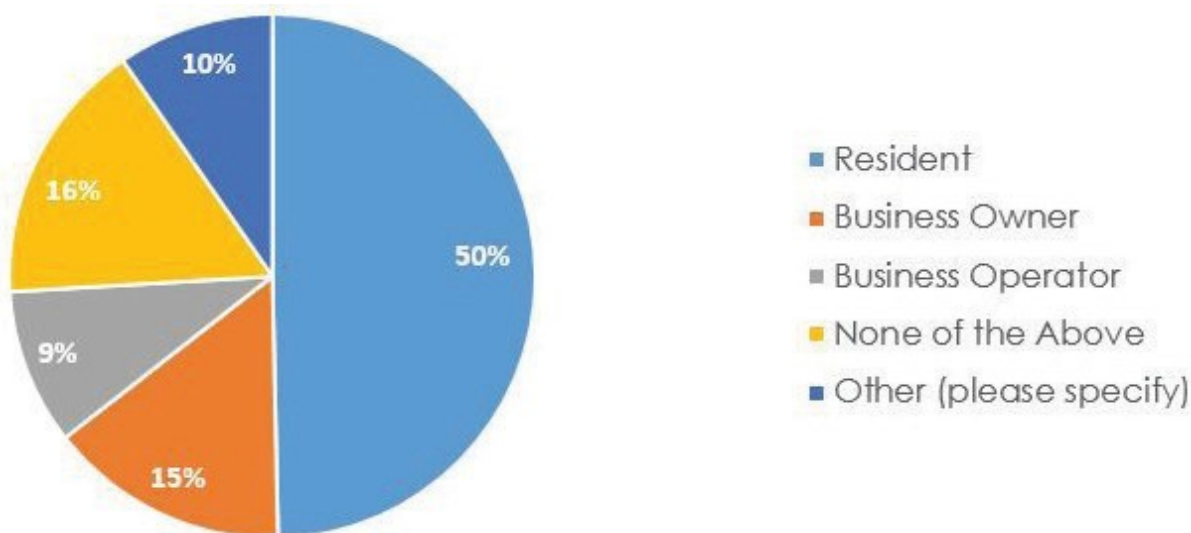
February 3, 2017

S&ME staff compiled a list of 16 questions, some multiple choice and others open-ended to gauge resident, business and visitor perspectives on the state of the CRA and Agency as well as the draws and limitations of Downtown Dade City. This survey was posted to the City's website on February 3, 2017 and advertised via press releases to Dade City News and Pasco Government TV Billboard. Direct e-mail notifications, including a link to the online survey and print copies of the survey were sent to the Dade City Merchants Association, the Dade City Historic Board, the Pasco County Economic Development Council and Pasco Tourism Development Council, and the Pasco County Smart Start Pasco Business Incubator.

Additional direct e-mail notifications were sent to the members of the Redevelopment Advisory Committee (RAC), Pasco County Commissioner District 1, the Honorable Ron Oakley, Mr. Gordon Comer of United Realty, Dr. Tim Beard at Pasco Hernando State College (PHSC), Dr. Bill Lennox at Saint Leo University, and Ms. Olivia Ellsworth (Graduate Student of Architecture at St. Leo University). Responses were collected online and print-copies of the survey were made available by the Chamber of Commerce and at the March 2, 2017 Community Open House. The survey was answered by 120 respondents; their responses have been summarized in the following pages.

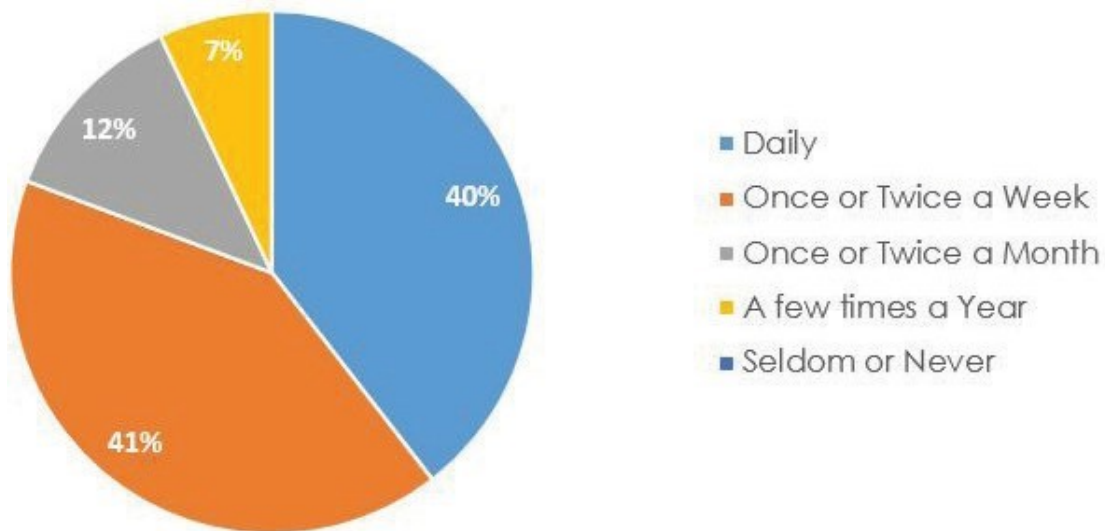
Q1. I am a...

Fifteen (15) percent of respondents are business owners with an additional nine (9) percent identifying themselves as business operators. Over twenty-five (25) percent of those surveyed responded either 'other' or 'none of the above'; many of those selecting other worked for the City or County and a few were nearby town residents or did business in Dade City.



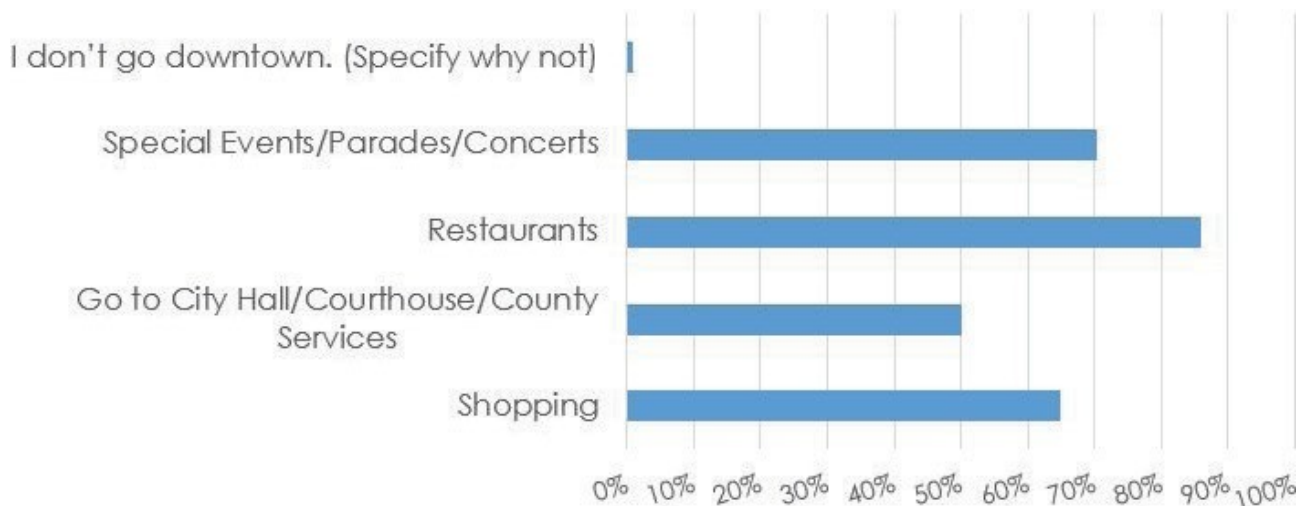
Q2. How often do you visit downtown Dade City?

No respondents stated that they did not visit downtown Dade City and over eighty (80) percent visit either daily or a couple times a week.



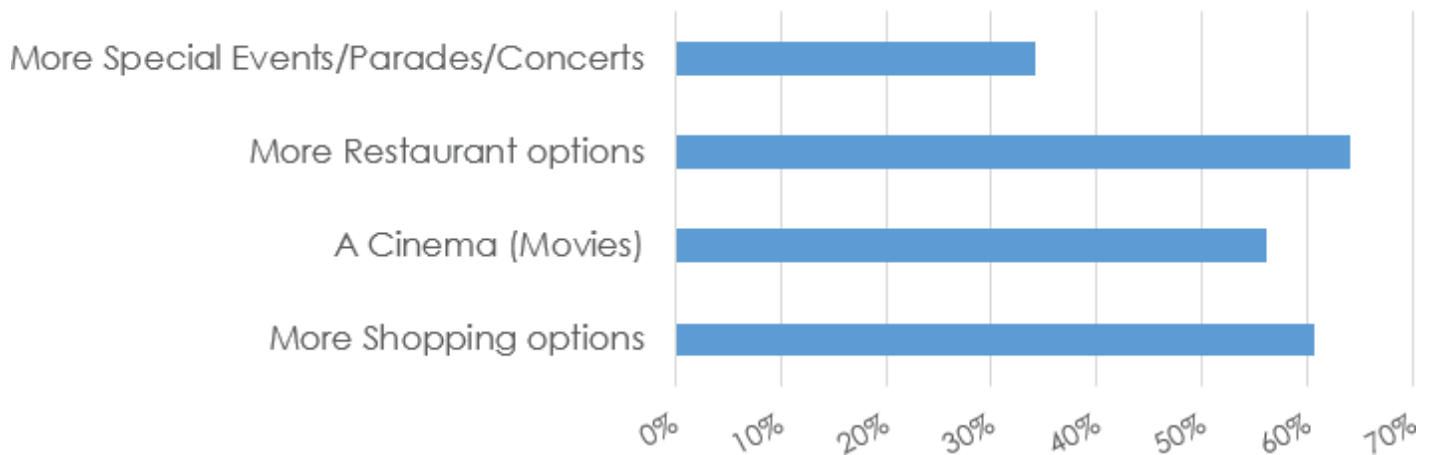
Q3. If you do visit downtown Dade City, why?

Respondents that visit downtown are drawn in by restaurants, shopping, special events or City and County services.



Q4. What would make you visit downtown Dade City more frequently?

Respondents frequently cited the need for longer business hours and more store variety to meet their daily needs and avoid making trips to Zephyrhills. Many wished to see a better range of casual to mid-range dining options as well as a brewery or wine bar. Almost all respondents stated that they wanted the businesses downtown to remain small and local. Activities desired by survey takers ranged from yoga to family friendly events like concerts or movies in the park.

**Q5. What are the greatest challenges facing business in downtown Dade City?**

Respondents cited several barriers to thriving downtown businesses including parking, vacancies, derelict infrastructure, a lack of event marketing, poor stormwater evacuation, lack of variety among shops, poor summer programming and limited business hours.

Q6. What improvements could the businesses in downtown Dade City make for you to visit more often?

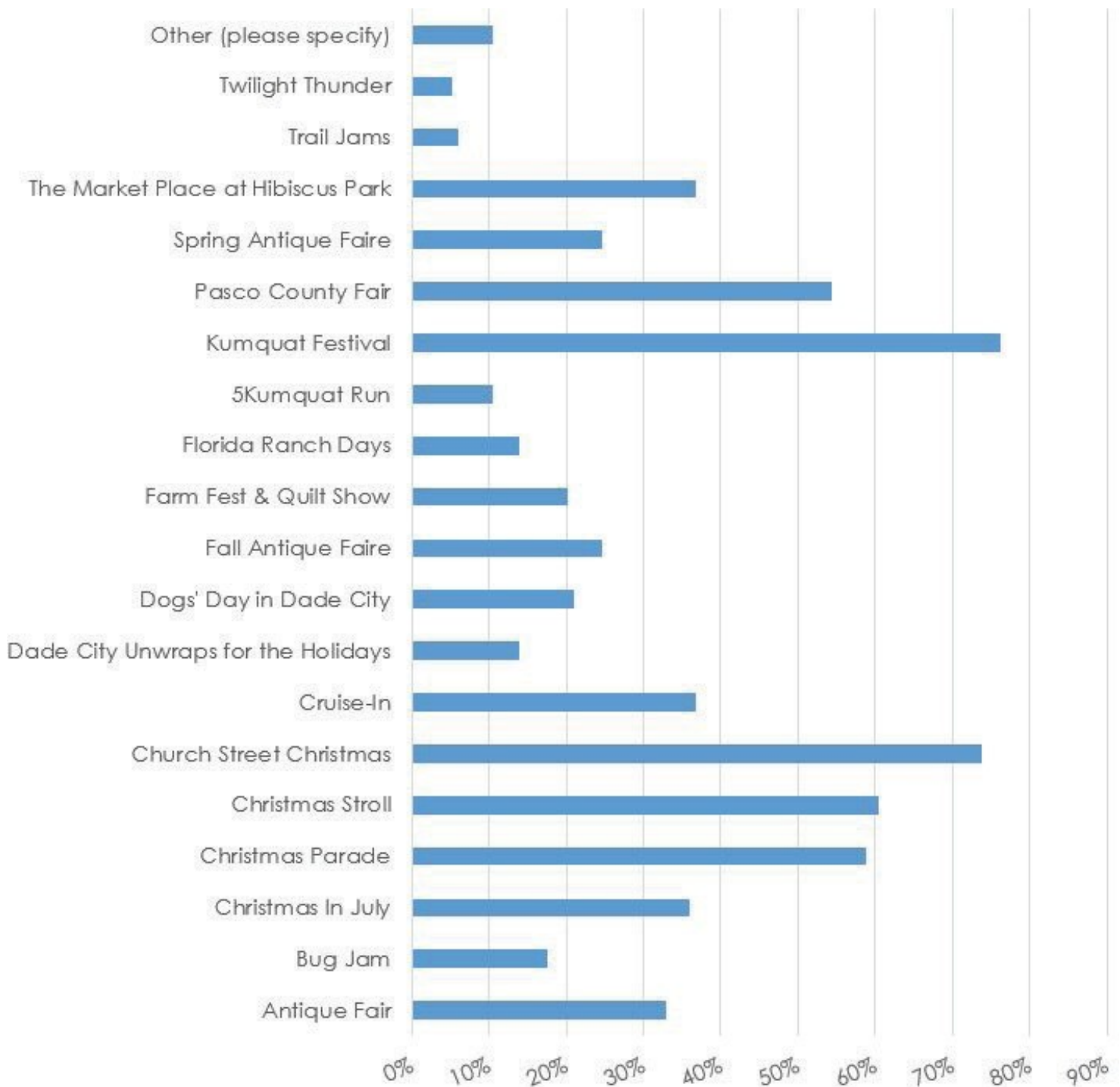
Responses focused on store hours being too short, on not enough variety among shops, more sales/specials, a need for more restaurants, an event space or theater, better signage, and a need for more cordial customer service.

Q7. What type of public improvements or amenities would make you visit downtown more frequently?

Respondents echoed the same concerns as in Q5. However, additional amenities such as benches, WiFi, restrooms, better bicycle facilities, drinking fountains, refreshed landscaping, better sidewalks and alleys, parks or a splash pad for kids, a theater, and equestrian facilities were all cited.

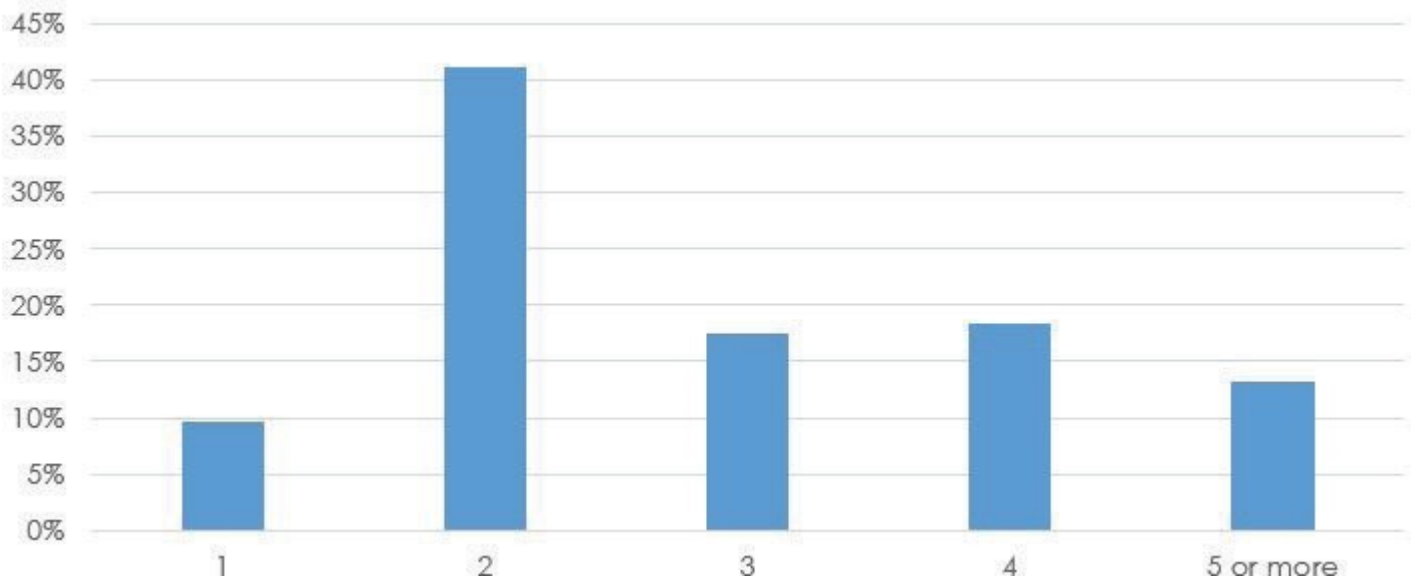
Q8. What festivals or events do you attend?

The two most popular festivals/events are the Kumquat Festival and the Church Street Christmas. Responses may be skewed by the older age distribution of respondents.

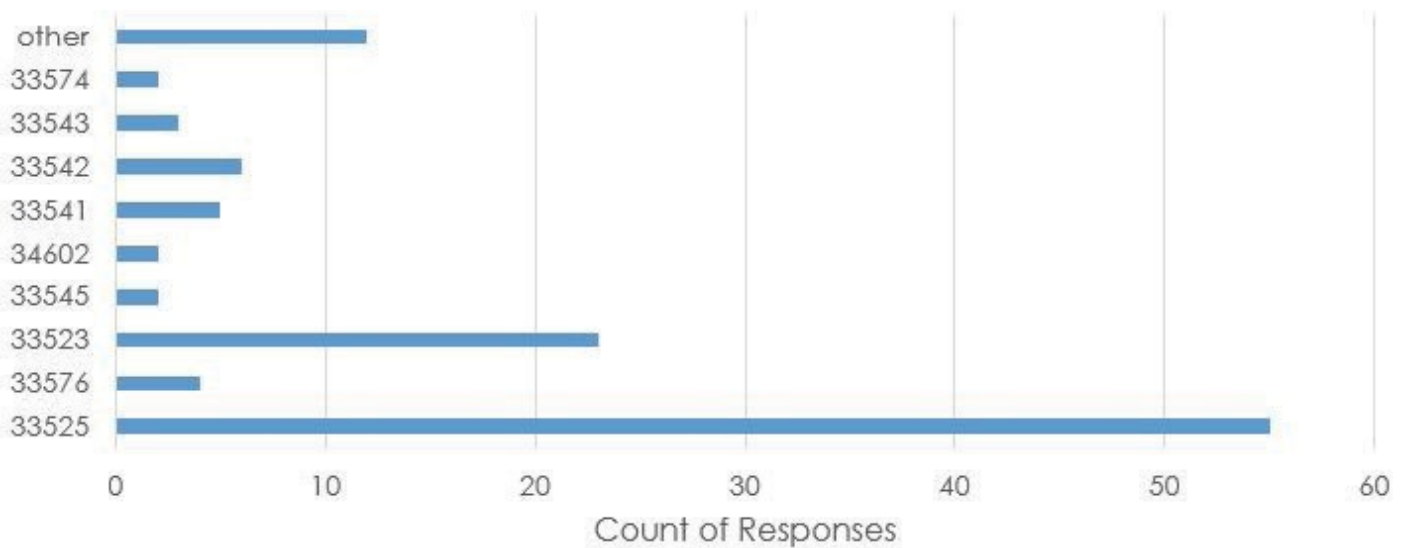


Q9. How many members live in your household?

Few respondents had single person households and the majority were in two-person households. Just under half of respondents have three or more members in their household.

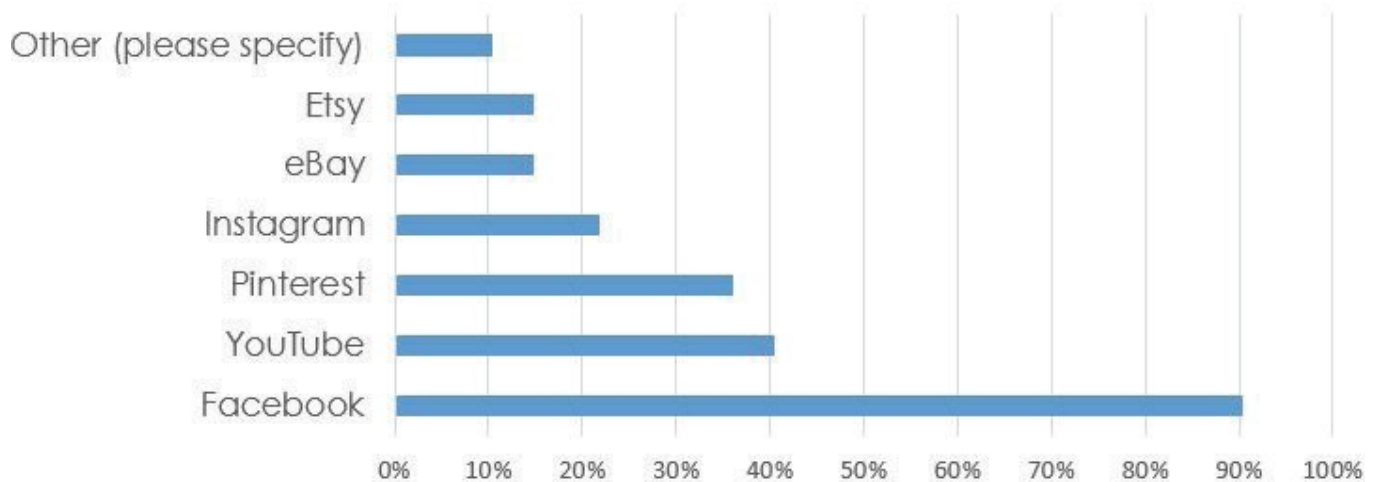
**Q10. In what Zip Code is your residence located?**

Respondents were overwhelmingly from the 33525 and 33523 Zip Codes.



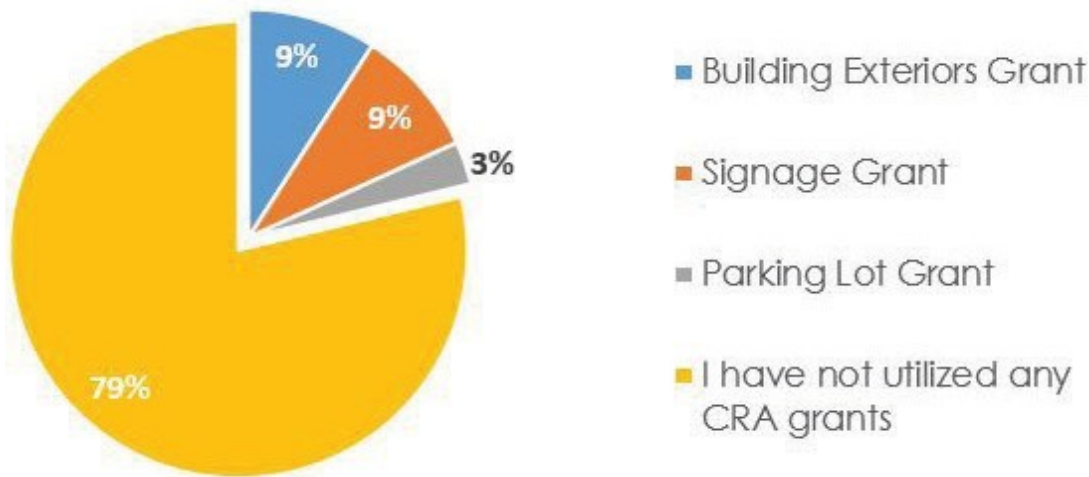
Q11. Which of the following Social Media Networks or On-Line applications do you regularly use?

Almost all respondents stated that they used Facebook regularly (90%) and over thirty (3) percent used Pinterest and YouTube. Those replying other specified LinkedIn and Twitter.



Q12. Have you or your business utilized any of the CRA Agency programs below?

The majority of business owners or operators did not take advantage of CRA programs.



Q13. If you or your business have utilized any of the CRA Agency programs below, how could they be improved?

Respondents stated they were unaware that programs existed or that it was too difficult to find the right person to get in contact with in order to utilize the available programs.

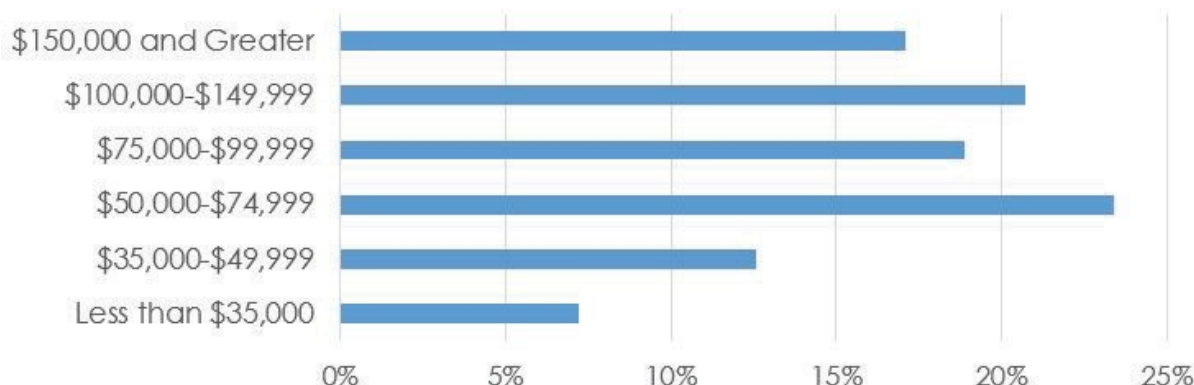
Q14. What type of grant or business assistance programming would you like to see the CRA Agency provide?

Responses included but were not limited to:

- Façade grants
- Marketing grants
- Infrastructure grants
- Grants to upgrade IT
- New business incentives
- Relocation assistance grants for businesses wanting to be downtown
- Hurricane shutters
- Signage & wayfinding (continue & expand)
- Rent subsidies
- Event support

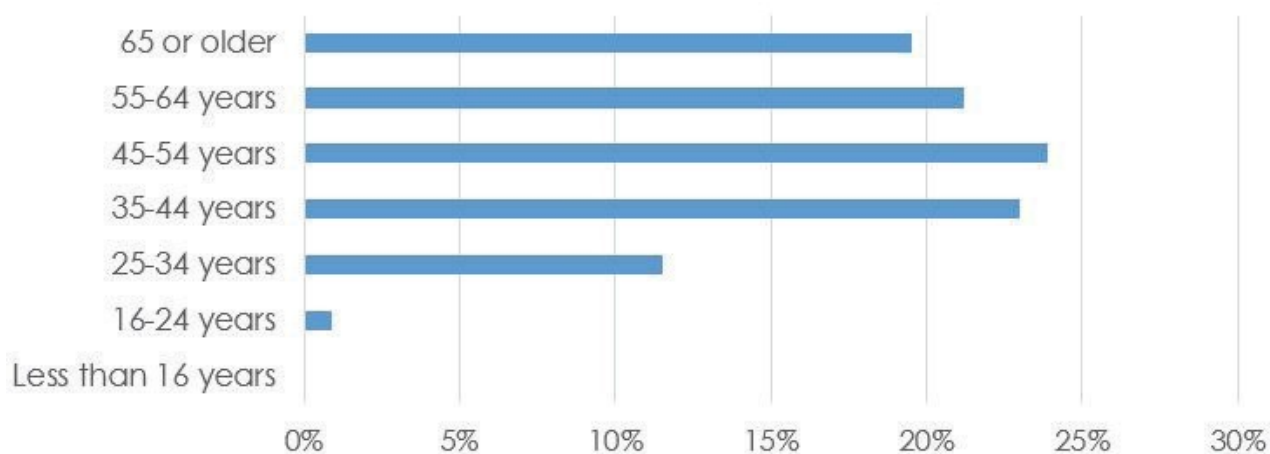
Q15. What is your household income?

Survey takers were not representative of the median household income in Dade City; over fifty-five (55) percent of respondents have a household income exceeding \$75,000.



Q16. What is your age?

Only twelve (12) percent of respondents were under the age of thirty-four (34). The majority of survey takers were forty-five (45) and older.



Community Open House

March 2, 2017

The Open-House was held from 5:30PM to 7:00PM on Thursday, March 2nd at the Dade City's City Hall. There were 25 attendees who signed in and all stayed for the duration of the meeting. The open-house began with two activities as citizens arrived, a map where attendees could locate their homes by placing a dot and the second was a mural which asked residents what is their favorite thing about Dade City is. Once attendees were settled at one of the 4 tables, the S&ME team gave a Powerpoint presentation which:

- introduced the project team;
- explained the nuts and bolts of CRA Agencies and the primary funding strategy, Tax Increment Financing;
- gave an overview of the state of the Dade City CRA Agency;
- presented the preliminary survey results;
- addressed the strengths and weaknesses that place-based economic development could address in Dade City and the CRA.

Upon conclusion of the presentation, the S&ME team accompanied by Dade City Staff led a breakout session on maps which showed the extent of the CRA and left large margins for attendees to jot down comments related to the CRA. S&ME and City staff collaborated with attendees to focus the discussion around improvements which could reverse the trend of decreasing property values within the CRA. After 30 minutes of discussion, an attendee from each table was asked to summarize their priorities while S&ME staff grouped the priorities by category and jotted them on large paper pads. Once all of the tables had presented, the sheets with priorities categorized under 'infrastructure', 'business', 'programming' and 'regulation' were placed on walls and attendees were given three stickers numbered '1' through '3' for them to place next to their top three priorities.

While there were lots of items which attendees brought up and could vote on, the majority chose options in the 'infrastructure' and 'programming' categories. In order to determine participant priorities, a sticker with a '1' counted as three points, with '2' as two points and with '3' as one point. A table on the next page shows the Community Open House participant priorities.

Map Your Home



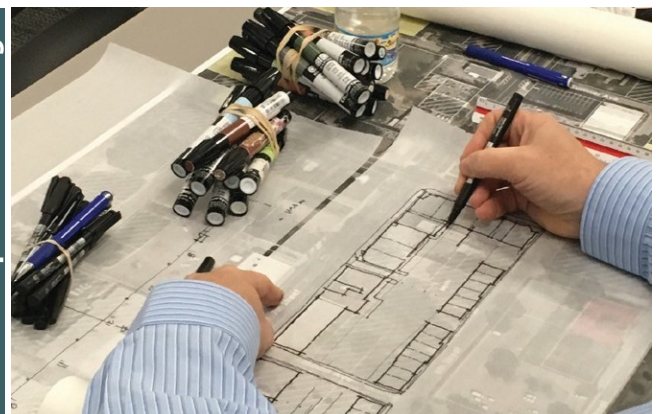
Break Out Tables



Priority Summarization



Redevelopment Visioning



Ranking of Open House Participant Priorities

Category	Priority	Rankings			Total
		1	2	3	
Infrastructure	Sidewalks	1	1		5
	Restrooms	1	5	3	16
	Gateways		2		4
	Landscaping	1	1	4	9
	Lighting	3	3	3	18
	Seasonable Landscape Program	1		1	4
	Splash Pad		1	1	3
	Electricity for Outdoor Events			1	1
Business	Increase Store Variety	1			3
	Pop-up Stores in Vacant Space			3	3
	Coordination among Businesses	1			3
	Improve North CRA Access	1			3
	Visitor Center	3	1		11
Programming	Event Marketing	2	4		14
	Trolley/Circulator/Jitney	5	2	1	20
	Business Owner CRA Program Education		1		2
Regulation	Enforce Speed Limits			1	1

Outcomes of the ranking activity reveal the top priority is to reestablish the trolley bus or a circulator to help visitors and residents move from one end of the CRA to the other. Next, improvements to existing lighting in the CRA, participants wanted to see improvements for street and parking lot lighting but also the use of decorative lighting to help highlight trees and buildings. The third priority was the lack of restrooms available for public use around downtown; attendees noted that many businesses either do not have restrooms or do not make them available to the public.

April 18, 2017

S&ME presented the draft Goals, Objectives and Policies (GOPs) of the Dade City CRA Plan update to the Dade City Redevelopment Advisory Committee (RAC) for review and discussion.

There were three (3) members of the RAC present at the meeting; RAC Chairman Bob Larking; RAC Board member Ms. Ella Reed and RAC Board member Mr. Frank Notarianni. There were seven members of the general public in attendance with representatives of the Chamber of Commerce, City Commission and business community participating.

The draft Vision Statement for the Dade City CRA was presented and discussed. The draft Vision Statement was based on the public input and comments received at the Community Open House Workshop, individual stakeholder meetings and interviews and through the online survey submittals.

The aspirational Dade City Vision Statement is:

“The Dade City Community Redevelopment Area is to become an economically active, cultural and educational hub that is vibrant, safe, and accessible for all ages, that encourages and supports in-fill residential development, compatible non-residential development and a variety of hospitality development opportunities.”

The draft Goals, Objectives and Policies were presented to the RAC Board and the meeting attendees. The GOPs addressed seven (7) categories:

- CRA Agency Administration
- Regulatory Environment
- Redevelopment Programming
- Infrastructure
- Public Spaces/Amenities
- Public Safety
- Community and Culture

Meeting attendees were in agreement with the GOPs presented to them and asked for only one change to be included under the Historic Preservation section. Attendees agreed that Dade City should strive to become a Certified Local Government in order to create and maintain a local register of historic places.

June 17, 2018

S&ME presented an update of the draft Goals, Objectives and Policies (GOPs) of the Dade City CRA Plan to the Dade City Commission acting as the Dade City Community Redevelopment Agency. Key revisions presented and discussed included Affordable Housing programming, CRA Staffing, education and training programs for CRA Board members and the preliminary CRA Budget. The Community Redevelopment Agency provided comments and feedback regarding the proposed Goals and Objectives and their coordination with the City's overall redevelopment efforts. The comments and feedback received at this meeting was incorporated into the final revised Dade City Community Redevelopment Plan.

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Redevelopment Action Plan



History, Challenges, Opportunities

Dade City history is steeped in its role as the County seat of historically agrarian Pasco County. As Florida's economy has shifted away from agriculture, so has the Pasco County economy. Almost 10,000 people a year move in

and unique shops. City neighborhoods boast tree lined streets and great architecture, including rare examples of Florida vernacular. Dade City offers an authenticity and small town charm that provides a high quality of life.

to Pasco County, the US Census Bureau ranks Pasco County as one of the top 100 fastest growing counties in the country (85th). The US Census Bureau ranks the Tampa Bay area as the receiving the nation's fifth highest population gain from new residents in 2016, adding more 58,000 residents through migration.

In a County experiencing new and rapid growth, Dade City is an oasis of heritage. Its historic downtown is a walkable main street filled with great restaurants

Mission Statement

The economic future of Dade City is not in agriculture however the City has the ability to leverage existing assets such as character, proximity to natural resources, and affordability to be a part of the emerging trends of the 21st century economy and improve the quality of life for residents and visitors alike.

Dade City is located on the eastern border of Pasco County and adjacent to the Green Swamp Wilderness Preserve that includes more than 100,000 acres and nearly 36 miles of trails along the Withlacoochee River. The Green Swamp Wilderness Preserve is a State protected natural resource offering access

to experience the biodiversity of an intact ecosystem, that includes sandhills, flatwoods, oak hammocks, river swamp and cypress ponds, accessible through a system of rivers, streams and trails.

Creative Placemaking: a Community Redevelopment Strategy

Dade City is a prime candidate for including creative-placemaking as a community redevelopment tool. With its deep local history, historic buildings, established neighborhoods, its location near a major metropolitan area and two postsecondary educational facilities, and its burgeoning arts and cultural community, Dade City is an ideal location to utilize creative-placemaking. The National Endowment for the Arts defines creative-placemaking as when *"public, private, not-for-profit, and community sectors partner to strategically shape the physical and social character of a neighborhood, town, tribe, city, or region around arts and cultural activities."* It is a strategy that many communities have utilized as they address structural changes in their economies. Nearby outdoor recreational opportunities and one-of-a-kind natural resources provide an additional draw to visitors, outdoor enthusiasts, and day-trippers. These natural and cultural assets provide the Dade City CRA Agency the opportunity to position itself to take advantage of emerging economic trends and re-energize its downtown through the use of creative-placemaking strategies and traditional place-based economic development and redevelopment programming.

Dade City has organically initiated using creative-placemaking as reflected by the past efforts of the City, the Community Redevelopment Agency, the Downtown Merchants Association and other groups. The community shows deep pride in its authenticity and history. It has built upon an interest in the old with the community's focus on antiques; it nods to its history in agricultural production with the Kumquat Festival. Dade City's unique quirky side is reflected in such events as the Dade City Bug Jam and Monster Truck Night at the Joy Lan Drive-In theatre. Dade City and its residents actively participate in and promote outdoor recreation in the surrounding ecosystem; activities that both promote economic growth, protect major resources and provide educational opportunities. The Redevelopment Action Plan has incorporated creative-placemaking strategies within its Four-Point approach and associated Objectives and Policies. The **Appendix** contains Case Studies of two (2) communities that share similar traits with Dade City and have successfully utilized creative-placemaking for economic development and redevelopment purposes.

Figure 12 shows proposed locations for transportation and streetscape improvements to build upon the Agency's previous improvements and connect the CRA to its surrounding neighborhoods and community assets.



Bug Jam Festival



Kumquat Festival

Redevelopment Opportunities

The following section of the plan a series of maps that show the potential locations of infrastructure and amenity improvements identified in the Redevelopment Action Plan. The maps are designed to assist in the implementation of the Goals and Objectives contained in the Plan. The maps series also depicts the locations of redevelopment opportunity sites and the location of potential catalytic redevelopment sites within the Dade City Community Redevelopment Area.

Following the maps is a photo-simulation depicting the phased redevelopment sequence and a potential development scenario for Catalytic Redevelopment Site #2 (former automobile dealership). The photo simulation shows the existing condition of the site, streetscape and infrastructure improvements to the public realm and subsequent private sector development and activation of the catalyst site.

The map series includes:

The Bicycle and Pedestrian Vision Map, Figure 12 depicting the proposed location of future streetscape, transportation improvements, connections to surrounding neighborhoods and CRA gateway features.

The Redevelopment Opportunity Map, Figure 13 showing the location of vacant commercial and residential use parcels and catalytic redevelopment sites within the CRA. The Redevelopment Opportunity Map also shows the existing Hardy trail and potential connections to trail and adjacent opportunity sites.

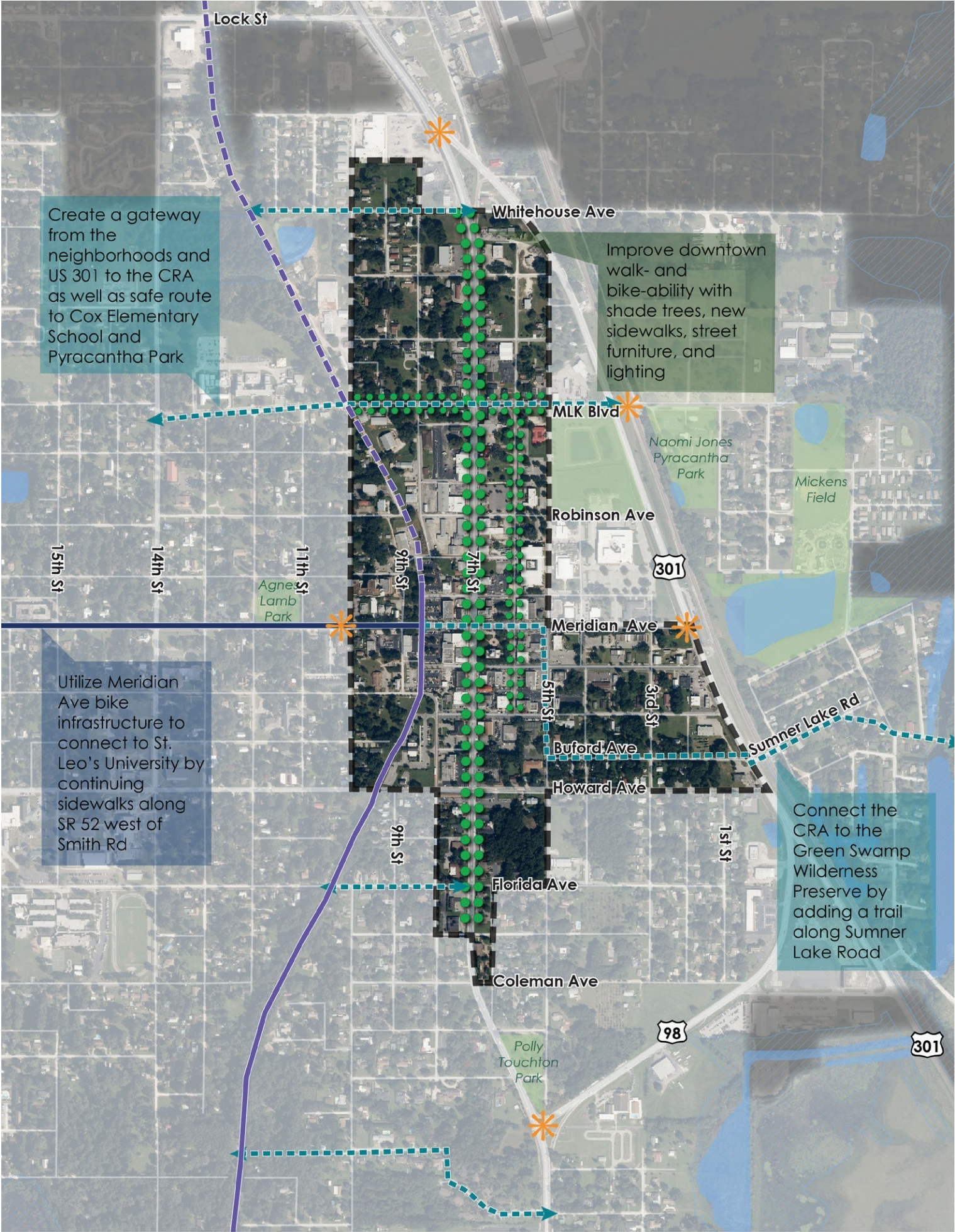
The Catalytic Redevelopment Sites, Figure 14 showing a more detailed map depiction of the two Catalytic Sites and their proximity to the future Hardy Trail extension(s).

Figure 12 (on the right) presents the Dade City Bike and Pedestrian Vision Map that graphically depicts the locations of potential infrastructure and amenities improvements within the CRA. The amenities presented show potential streetscape improvements along 7th Street and 6th Street and Martin Luther King Boulevard. Other amenities presented include additional connections (trails/sidewalks and paths) to existing trails and planned future trail extensions. These connections are intended to link the neighborhoods north of Meridian Avenue to the downtown commercial areas, provide a non-automobile link to St. Leo's University, provide a non-automobile link from downtown to the Green Swamp Wilderness Preserve and provide additional downtown and neighborhood connections to the existing Hardy Trail.

The proposed bike and pedestrian improvements are intended to provide additional amenities to residents and visitors to Dade City, encourage increased mobility and activity options to increase visitation to downtown and the CRA. The proposed improvements will also further reinforce the City's and Agency's ongoing place-making efforts to make Dade City a more appealing destination to visitors and guests.

*Since the initial information, data collection, and proposed improvement recommendations were completed for this modified plan, the Hardy Trail Extension to Whitehouse has been completed.

Figure 12. Bicycle & Pedestrian Vision Map



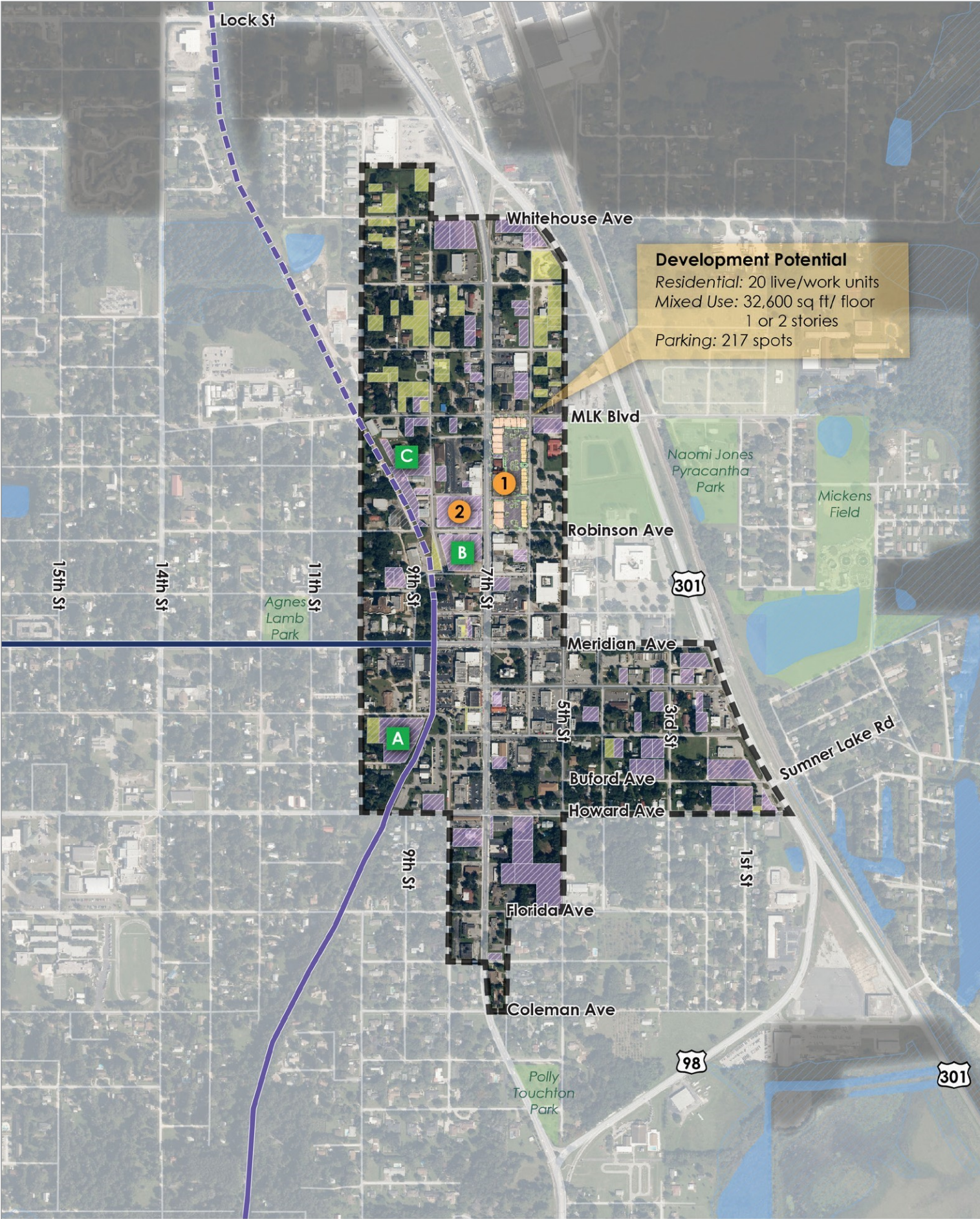
DADE CITY BIKE & PEDESTRIAN VISION MAP LEGEND

- Hardy Trail
- Meridian Ave Bike Lane
- Proposed Hardy Trail Extension Alignment
- Recommended Trail Connection
- Recommended Streetscaping
- Recommended Gateway Locations

- CRA Boundary
- Pasco County
- Water
- Parks



Figure 13. Redevelopment Opportunity Map



DADE CITY OPPORTUNITY MAP LEGEND

Catalyst Sites

Opportunity Sites

1

2

A

B

C

Mixed Use

Hotel Development

3 parcels totaling 1.89 acres
Weitzenkorn Family Partnership LTD

2 parcels totaling 1.3 acres
Newsome Barney R & Patricia C

13 parcels totaling 4.3 acres
Multiple owners

Proposed Hardy Trail Extension Alignment

Meridian Ave Bike Lane

CRA Boundary

Pasco County

Water

Vacant Residential

Vacant Commercial

Hardy Trail

Parks



&

Figure 13 (on the left) presents redevelopment opportunity sites located within the Dade City CRA. Depicted on the map are vacant commercial and residential parcels located in the CRA. Also depicted are five (5) potential redevelopment opportunity sites. These sites include 3 vacant commercial sites that have limited ownership, Sites A-B-C. Site A is located along the existing Hardy Trail and Site C is located along the proposed extension of the Hardy Trail north of Robinson Avenue. Site B is located due south of the Catalyst Site #2 and has the same ownership as Catalyst Site #2. Sites A-B-C represent commercial redevelopment opportunities. The further extension of the Hardy Trail and its ultimate connections to the surrounding trail networks represent a potential redevelopment opportunity for Opportunity Site A-C.

Catalyst Sites #1 and #2 are located north of Meridian Avenue along 7th Street near the center of CRA. These two sites, due to their size, central location in the CRA and along 7th Street and 6th Street and the limited ownership of the sites represent a redevelopment opportunity that could accommodate a range and mix of different uses. These potential uses, include residential, retail, office, hospitality and lodging. The development of additional residential products and the subsequent increase in Dade City downtown/ CRA population could have a catalytic effect for additional development within the CRA north of Meridian Avenue in particular and in downtown Dade City overall.

Figure 14 (on the right) presents two potential Catalytic Redevelopment Sites. These sites were selected due to their location, redevelopment potential and potential to impact downtown and CRA. Potential impacts to the downtown and CRA include increasing the taxable value of the downtown (and TIF), increasing residential population in downtown and increasing overall economic activity in the downtown north of Meridian Avenue. It is recommended that the Agency should actively market these two (2) sites, or components (parcels) of each site to stimulate interest and encourage the private redevelopment of the parcels. Each of these sites may accommodate mixed-use, commercial, residential or office development. A mixed-use product with a residential component would address the Agency's objectives of increasing residential uses, increasing property values (TIF) and increased economic activity in the downtown.

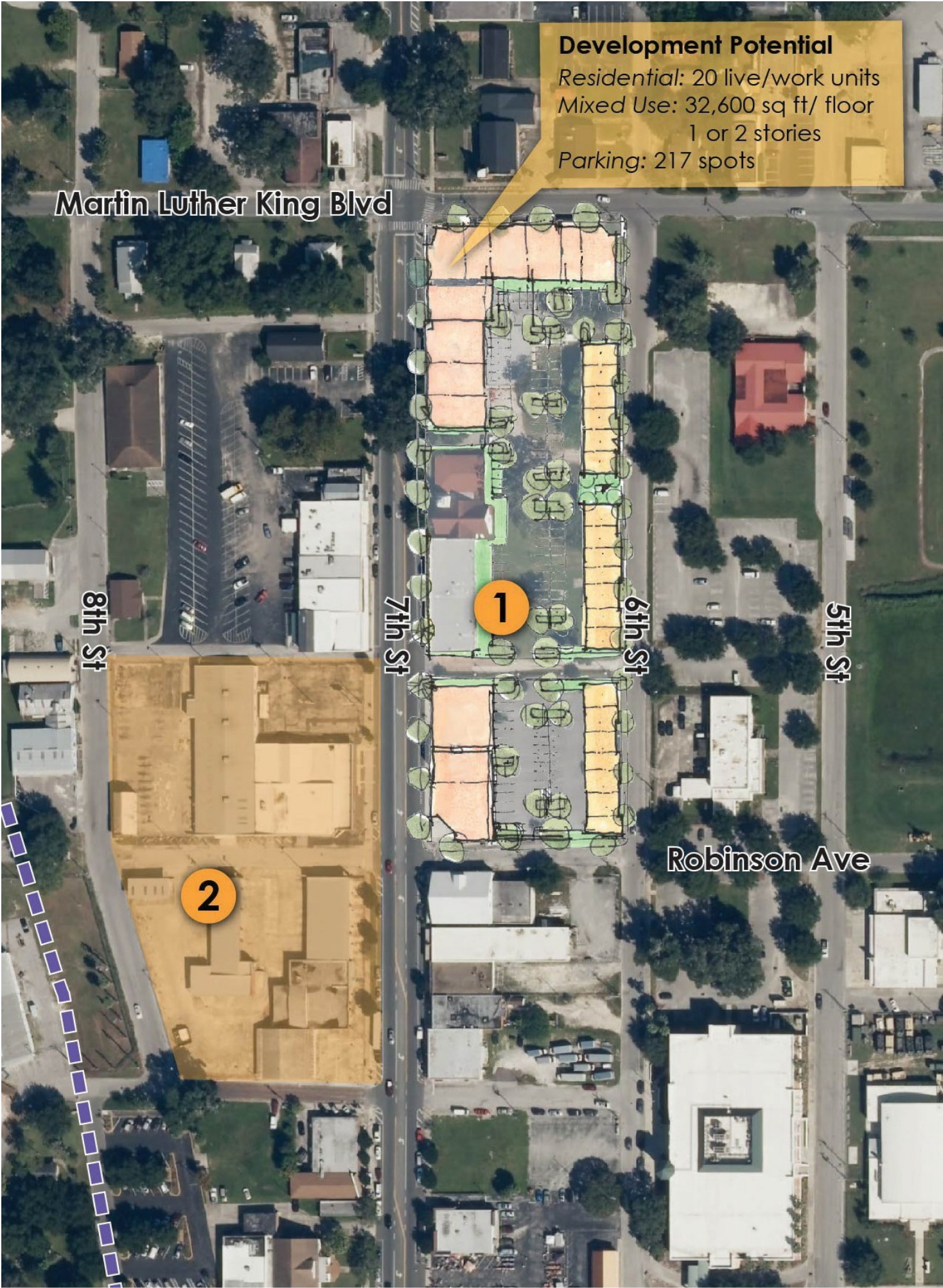
Site #1 is approximately 3.97 acres in size. It is located between Martin Luther King Boulevard to the north and Robinson Avenue to the south with frontage on both 6th Street and 7th Street. This site is comprised of several vacant and developed parcels. Existing uses on the developed parcels include a church (Mt. Zion AME Church), offices, a discount grocery store (Tin Can Pam's) and a realtor/home improvement business (Manbar, Inc.).

A conceptual redevelopment scenario generated during the Open House Community Workshop yielded a 1 and 2 story mixed-use development product. The potential development program of Site #1 included up to 20 live work units along 6th Street and up to 32,600 sq. ft. of office/retail uses (per floor) a mid-block pocket-park and 217 parking spaces located mid-block and on-street. The proposed development scenario did not include redevelopment of the church use or the realtor/home improvement business. The church use and the realtor/home improvement uses are shown as continuing uses within the Site #1 Catalyst Site conceptual redevelopment scenario.

Site #2 is approximately 2.67 acres in size. It is located between Madill Avenue to the north and Pineapple Avenue to the south with frontage on both 8th Street and 7th Street. This site is comprised of several vacant and developed parcels under a single ownership. There are no current or active uses on the site (vacant buildings). Previous uses had included an automobile dealership and service garage. The site is currently listed for sale by the Berkshire Hathaway Group.

The City is currently evaluating development proposals for the site. Development proposals have included a mixed-use development with residential, retail, lodging and office uses. The long-term development of higher density residential uses coupled with live/work and commercial uses would be a targeted redevelopment scenario for Site #2 Catalyst Site.

Figure 14. Catalytic Redevelopment Sites



DADE CITY OPPORTUNITY MAP LEGEND

- Catalyst Sites
- 1 Mixed Use
 - 2 Proposed Hotel Development

--- Proposed Hardy Trail Extension Alignment



1 Figure 15a. Existing Streetscape and Development



2 Figure 15b. After Publicly Funded Streetscape



3 Figure 15c. Subsequent Private Investment



Figure 15 shows a redevelopment photo-simulation for Catalytic Redevelopment Site #2. The progression of photos shows the initial publicly funded streetscape and infrastructure improvements followed by private sector investment and development.

The first image shows Catalytic Redevelopment Site #2 in its current condition. The second image shows Catalytic Redevelopment Site #2 after a streetscape improvement along 7th Street. The streetscape improvements include sidewalk improvements, landscaping bulb-outs, streetlights and additional tree installations. These improvements are all contained in the public-realm portion (right-of-way) of the street and go to the existing back of the sidewalk edge. The third image shows the installation of private sector development, two-three story mixed-use from the back of the sidewalk edge.

Note the expanded sidewalk/activity area compared to the second image. The expanded sidewalk and activity area provides a wider pedestrian area, allows for additional landscaping and enables the activation of the street area with tables and potential outdoor uses. When evaluating redevelopment proposals within the CRA the City should consider requesting the inclusion of the additional public-realm amenities (wider pedestrian areas, activity areas, additional landscaping, bicycle racks, etc.) from applicants. The Agency may wish to evaluate the use of development incentives (allowing additional residential density, additional commercial intensity and allowing additional building height) to encourage the private sector development of additional public realm amenities to complement the City's previous streetscape investments.

Future Redevelopment Impact on Neighborhoods in the Community Redevelopment Area.

One of the Strategic Goals of the Dade City Community Redevelopment Plan is to **"Improve quality of life for current and future residents and visitors."** The Dade City Community Redevelopment Area contains low and moderate-income housing units and numerous vacant residential parcels in the northern portion of the Community Redevelopment Area. The Community Redevelopment Plan contains programming and projects to improve the quality of life for residents, encourage residential improvement and enable the provision of affordable and workforce housing in the redevelopment area. The redevelopment projects and programming are designed to encourage and assist the redevelopment of these low and moderate-income neighborhoods.

The CRA Agency and the Dade City Community Development Department will review any potential or proposed redevelopment project or activity within the CRA Area for the potential impacts upon the residents of the redevelopment area. Items that will be evaluated will include potential residential relocation, traffic circulation, environmental quality, the availability of community services and facilities, effect on school population and the social quality of the neighborhoods. Each application for proposed or potential redevelopment projects will be required to describe in detail the impact that the project may have upon residents and any potential remediating actions that may be needed to satisfactorily address these impacts.

Goals & Objectives



Redevelopment Action Plan

In order to leverage the existing Dade City assets to position the City to take advantage of emerging economic trends, improve quality of life, and build upon the previous placemaking accomplishments and improvements by the City and CRA, the following four points are presented to act as Strategic Goals and guide the decision making of the CRA Board.

- A.** Increase awareness of Dade City and its amenities.
- B.** Establish Dade City as a leisure, cultural, and eco-tourism hub.
- C.** Improve quality of life for current and future residents and visitors.
- D.** Establish Dade City as an entrepreneurial destination, for those seeking access and opportunity for new businesses.

The following Goals and associated Objectives and Policies address the Action Plan Strategic Goals of the redevelopment plan. These objectives and policies are intended to provide a clear focus of activities for the Agency to implement within the next five (5) years. The objectives and policies present targeted marketing, community outreach and coordination activities, redevelopment programming, and prudent infrastructure improvements that may be immediately implemented utilizing the Agency's limited funding. These tasks and activities are intended to encourage short-term economic activity and stimulate additional Tax Increment Fund growth while also laying the groundwork for longer-term private sector investments and public sector improvements within downtown Dade City's CRA.

Figure 12 shows the proposed location of future streetscape and transportation improvements. **Figure 13** shows vacant commercial and residential parcels in the CRA as well redevelopment opportunity site locations with catalytic potential. **Figure 14** shows a close-up view of two potential redevelopment sites within the CRA. **Figure 15** shows a potential redevelopment scenario photo simulation of one of the catalytic redevelopment sites.

To assist with the implementation of the Redevelopment Action Plan, several of the proposed objectives have been prioritized based on identified community needs and the potential impact to CRA.

Cost Estimating Ranges

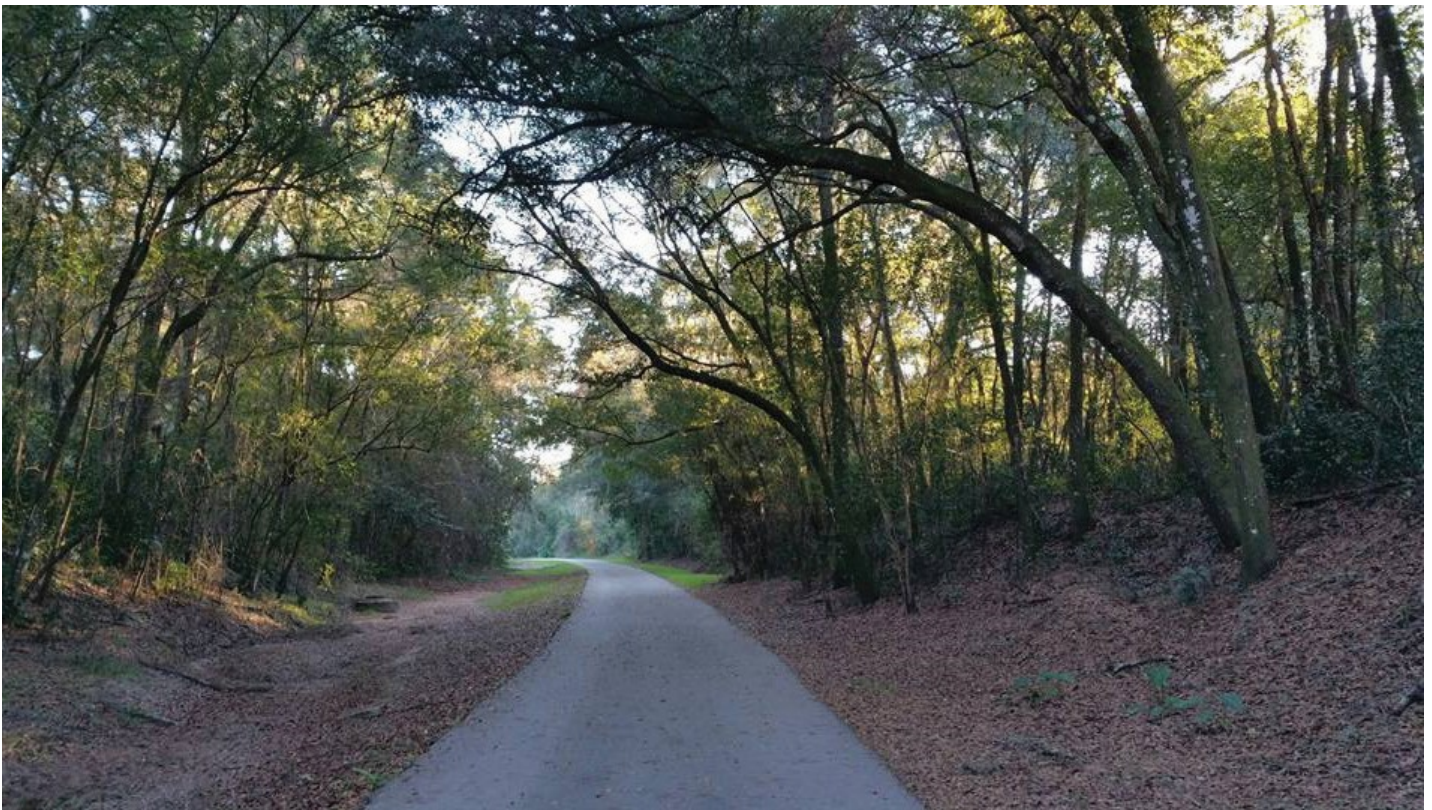
\$	\$5,000-\$49,999
\$-\$	\$50,000-\$99,999
\$-\$-\$	\$100,000-\$249,999
\$-\$-\$-\$	\$250,000-\$749,999
\$-\$-\$-\$-\$	\$750,000+

Goal A: Increase Awareness of Dade City and its Amenities

	2021	2022	2023	2024	2025
Establish/enhance Agency and Area's online (social media) presence					
Agency use social media for activities, events and amenities	\$	\$	\$	\$	\$
Establish and brand gateways leading into the Redevelopment Area					
Identify Gateways (Figure 12)	Staff	Staff/ Agency			
Select Preferred Design(s)/Theme(s)	Staff	Staff/ Agency			
Install Gateway Signs, Banners		\$\$			
Establish the Area as a cultural and entertainment center					
Identify potential spaces/facilities for cultural/entertainment uses	Staff/ Agency	Staff/ Agency			
Identify incentives(regulatory/financial) for cultural/entertainment uses		\$\$\$	\$\$\$		
Partner with PHSC, St. Leo U. arts/drama depts. to locate events and performances in Area		Staff/ Agency	Staff/ Agency	Staff/ Agency	Staff/ Agency
Agency shall establish working relationship with Pasco County and local community institutions					
Invite/Notify PHSC, St Leo U., Pasco EDC, SMARTstart of CRA Agency meetings	Staff/ Agency	Staff/ Agency	Staff/ Agency	Staff/ Agency	Staff/ Agency
Quarterly Coordination Briefings with PHSC, St Leo U., Pasco EDC, SMARTstart	Staff/ Agency	Staff/ Agency	Staff/ Agency	Staff/ Agency	Staff/ Agency
Preserve/maintain historic structures within the Area					
Identify historic and architecturally significant structures in Area	Staff/ Agency	Staff/ Agency			
Develop history-themed wayfinding signage and informational plaques		\$\$	\$\$		

Goal B: Dade City as Leisure, Cultural, Eco-Tourism Hub

	2021	2022	2023	2024	2025
Connect to County trails and other trail networks					
Complete Hardy Trail to Trilby Trailhead			\$\$\$	\$\$\$	
Connect Hardy Trail to US 301 and neighborhoods (Figure 12)			\$\$\$-\$\$\$\$	\$\$\$-\$\$\$\$	\$\$\$-\$\$\$\$
Expand the multimodal transportation network/amenities in the CRA Area (Figure 12)					
Install additional bike/pedestrian trails into and amenities in (racks, restrooms, water fountains) the redevelopment area		\$\$\$	\$\$\$-\$\$\$\$	\$\$\$-\$\$\$\$	\$\$\$-\$\$\$\$
Agency shall focus marketing and advertisement on art, food, leisure and eco-tourism markets					
Agency to develop targeted marketing pieces for use for Pasco TDC advertisement programming and the like	\$\$	\$\$	\$\$	\$\$	\$\$



Hardy Trail

Goal C: Improve Quality of Life for Residents and Visitors

	2021	2022	2023	2024	2025
Agency shall encourage residential development in the CRA Area					
Agency focus on residential improvement in MLK, Jr. Blvd to northern boundary of redevelopment area		\$\$	\$\$	\$\$	\$\$
Agency to develop regulatory, financial assistance programs for infill townhome/condo or 2 nd floor mixed use development and redevelopment		\$\$	\$\$	\$\$	\$\$
Agency shall encourage residential improvement and investment in the CRA Area					
Agency evaluate/implement fix-up grant and cost-sharing for home improvement		\$			
Improve the pedestrian system and accessibility within and to the CRA Area					
Agency to conduct sidewalk inventory, prioritize repaving schedule		\$\$	\$\$		
Agency shall identify/create additional open spaces in the CRA Area					
Agency to identify underutilized, vacant, City-owned parcels for potential public spaces use (Figure 13 Vacant Parcels)	Staff/ Agency	Staff/ Agency	Staff/ Agency	Staff/ Agency	Staff/ Agency
Agency shall continue to make the CRA Area safer					
Dade City PD to review traffic volumes, speeds in Downtown CRA Area and northern end of CRA Area; Identify potential traffic calming options	Staff/ Agency	Staff/ Agency			
Agency and Dade City PD to review crime statistics and potential need for additional law enforcement activities/ programs	Staff/ Agency	Staff/ Agency			

Goal D: Establish Dade City as Entrepreneurial Destination

	2021	2022	2023	2024	2025
Agency shall assist owners and agents, and market sites/building in the CRA Area (Figures 13&14 show opportunity sites in redevelopment area)					
Agency meet with property owners/agents to identify sites for office/retail/hospitality/gallery/micro-brewery uses	Staff/Agency	Staff/Agency			
Agency evaluate assistance/grant/loan programming	Staff/Agency	\$\$	\$\$	\$\$	\$\$
Agency to develop list of vacant & available buildings/sites (Appendix A: Vacant Parcel list)	Staff/Agency	Staff/Agency	Staff/Agency	Staff/Agency	Staff/Agency
Agency shall encourage restaurant, food production & hospitality facilities to locate in the CRA Area					
Agency to meet with IFAS, food production opportunity discussion	Staff/Agency	Staff/Agency			
Agency to meet with SMARTstart, Downtown Merchants Assoc. discuss impediments/opportunities for restaurant/hospitality facility in CRA Area	Staff/Agency	Staff/Agency			
Agency Staff shall assist applications (applicants) for development in CRA Area					
Agency staff review, provide guidance to development applications within redevelopment area	Staff/Agency	Staff/Agency	Staff/Agency	Staff/Agency	Staff/Agency
Agency shall establish an online presence for entrepreneur and developer assistance					
City and Agency establish on-line and social media presence to disseminate assistance and available site information	\$	\$	\$	\$	\$
City/Agency shall have link on SMARTstart webpage to Agency Director for RFIs	\$	\$	\$	\$	\$
Agency shall seek to establish post-secondary educational facility in CRA Area					
Agency to meet with PHSC & St Leo U to explore satellite facility opportunities in redevelopment area	Staff/Agency	Staff/Agency			
Agency will utilize public-private-partnerships to expedite redevelopment					
Agency coordinate with owners/agents of vacant buildings to assist tenant occupancy	Staff/Agency	Staff/Agency	Staff/Agency	Staff/Agency	Staff/Agency
Agency will issue RFQ/RFP for development partners of targeted sites/facilities		\$			

Implementing the Vision

The Dade City CRA Vision Statement was developed through a rigorous public engagement program that included stakeholder interviews, an online public survey, and a community Open-House workshop.

Vision Statement

The Dade City Community Redevelopment Area is an economically and physically active, cultural and educational hub that is vibrant, safe, and accessible for all ages, that encourages and supports in-fill residential development, compatible non-residential development and a variety of hospitality development opportunities.

Comprehensive Redevelopment Goals and Objectives and Maps

The following comprehensive Community Redevelopment Goals and Objectives were developed based on the findings of the Existing Conditions Analysis, the direction received through the public engagement activities and the Agency’s long-term Vision. These Goals and Objectives present activities and programming that will enable the Dade City CRA Agency to move closer to the realization of the Vision. These activities are sorted into seven categories, with associated Goals and Objectives that address the wide range of day-to-day operations of the Agency, on-going programming and potential new programs and activities:

- 1. Agency Administration
- 2. Regulatory Environment
- 3. Public Spaces and Amenities
- 4. Public Safety
- 5. Community and Culture
- 6. Redevelopment Programming
- 7. Infrastructure

Cost Estimating Ranges

\$	\$5,000-\$49,999
\$-\$	\$50,000-\$99,999
\$\$-\$\$\$	\$100,000-\$249,999
\$\$\$-\$\$\$\$	\$250,000-\$749,999
\$\$\$\$	\$750,000+

Administration Goals and Objectives

	2021	2022	2023	2024	2025
Effectiveness					
The City shall provide funding, using TIF, for staff, professional services, and operational support for agency activities.	\$\$\$	\$\$\$	\$\$\$	\$\$\$	\$\$\$
The Agency and City shall provide funding, through TIF and other revenues where appropriate, for funding capital improvements, programs and activities.	TBD	TBD	TBD	TBD	TBD
The City and the Agency should strive to provide dedicated CRA administrative staffing based on availability of sufficient funds.	\$\$	\$\$	\$\$	\$\$	\$\$
Agency staff and board members shall be members of the Florida Redevelopment Association (FRA) to become more familiar with best practices, reporting requirements and CRA operations.	Staff/ Board	Staff/ Board	Staff/ Board	Staff/ Board	Staff/ Board
Agency Staff and Board Members shall participate in community redevelopment professional development, training and ethics classes on at-least a bi-annual basis.	Staff/ Board	Staff/ Board	Staff/ Board	Staff/ Board	Staff/ Board
Agency purchasing and procurement activities shall utilize the policies and guidelines utilized by the Dade City Government Purchasing Department.	Staff	Staff	Staff	Staff	Staff
The Agency shall be included as part of the City's Comprehensive Annual Financial Report (CAFR) and audit.	Staff	Staff	Staff	Staff	Staff
Establish Community Presence & Increase Community Awareness					
The Agency should meet with community leaders, faith based organizations, and other civic groups to identify alternate meeting locations throughout the CRA.	Staff	Staff	Staff	Staff	Staff
Agency Governing Board					
The CRA Board may be expanded to include two (2) unelected officials as members of the CRA Board in accordance with Florida Statute, 163.357(1) (c).	Staff/ Board	Staff/ Board	Staff/ Board	Staff/ Board	Staff/ Board
Potential CRA Board members (unelected officials) should be knowledgeable in one of the following fields: architecture, finance, construction, land use or other education or professional experience in the area of community development.	Staff/ Board	Staff/ Board	Staff/ Board	Staff/ Board	Staff/ Board

Regulatory Environment Goals and Objectives

	2021	2022	2023	2024	2025
Code Review					
The Agency shall develop regulatory incentives and programs to encourage compatible residential and non-residential development within the CRA (i.e. reduced parking requirements; reduced open space requirements; conditional exceptions to height and residential density limits, etc.)	Staff				
The Agency shall evaluate the applicability and utility of implementing a CRA zoning overlay that encourages compatible residential and non-residential uses within the CRA.	Staff	Staff			

Public Spaces Goals and Objectives

	2021	2022	2023	2024	2025
Public Spaces					
The Agency shall evaluate opportunities to create additional, or enhance existing, public spaces, playgrounds and family oriented spaces within the CRA.	Staff/ Board	Staff/ Board	Staff/ Board	Staff/ Board	Staff/ Board
The Agency will support the City's long-term public space development programs and projects within the CRA.	Staff/ Board	Staff/ Board	Staff/ Board	Staff/ Board	Staff/ Board
The Agency will support the placement of public art installations, murals, and the like throughout the CRA.	Staff/ Board	Staff/ Board	Staff/ Board	Staff/ Board	Staff/ Board

Public Safety Goals and Objectives

	2021	2022	2023	2024	2025
Roadway Safety					
Dade City, the Agency and Dade City PD will review current traffic volumes and speeds in downtown CRA area and northern end of CRA area and identify potential traffic calming and speed controls options for consideration.	Staff	Staff	Staff		
Community Oriented Policing					
The Agency and Dade City PD will review crime statistics, perception of crime and safety issues within the CRA to evaluate current condition and potential need for additional law enforcement activities.	Staff/ Board	Staff/ Board	Staff/ Board	Staff/ Board	Staff/ Board
The Agency shall support the use of Community Oriented Police program within the CRA.	\$-\$\$	\$-\$\$	\$-\$\$	\$-\$\$	\$-\$\$
Hazardous Structures					
The Agency will continue to identify and demolish decrepit structures that contribute to blight and pose safety and health risks.	\$	\$	\$	\$	\$

Community and Culture Goals and Objectives

	2021	2022	2023	2024	2025
Community					
The Agency shall seek to support the unique characteristics and activities that make Dade City and the CRA area one-of-a-kind.	\$	\$	\$	\$	\$
The CRA, in partnership with the City, shall implement a Dade City CRA branding and marketing program.	\$	\$	\$	\$	\$

Redevelopment Programming Goals and Objectives

	2021	2022	2023	2024	2025
Business and Redevelopment Assistance					
The Agency shall evaluate the current and permitted uses within the CRA to identify potentially incompatible uses.	Staff	Staff	Staff	Staff	Staff
The Agency shall evaluate the applicability of business development and assistance programs for application within the CRA.	Staff	Staff	Staff	Staff	Staff
The Agency will evaluate and revise the existing grant programs to preclude their use by any current member of the Agency Board, relatives and/or family members of the current Agency Board members to be in accordance with Florida Statutes requirements and legal determinations from the State Attorney General.	Staff				
The Agency will evaluate revisions to existing grant programs (Building Exterior, Signage, Paving) based on anticipated return-on-investment to the Agency that may be demonstrated by the Applicant.		Staff			
The Agency will evaluate using TIF funds generated from specific projects to accelerate the installation of improvements/amenities that will mitigate the potential impacts and/or meet CRA redevelopment objectives.	Staff/ Board	Staff/ Board	Staff/ Board	Staff/ Board	Staff/ Board
The Agency Board shall evaluate each grant application or request for assistance based on the eligibility criteria for each program and the ability of said requests to result in increased building occupancy and long-term tenancy within the CRA.	Board	Board	Board	Board	Board
The Agency Board shall reserve the right to take no-action on grant applications or requests for assistance that do not satisfactorily demonstrate results in increased building occupancy, additional private sector investment and/or address the objectives of the CRA Plan.	Board	Board	Board	Board	Board
The Agency may coordinate a legal assistance clinic for residents of the CRA to address potential title issues that may affect property in the CRA.	Staff		Staff		Staff
The Agency will evaluate the need and utility for an ad-valorem tax supplement for homeowners with residential property in the CRA.	Staff/ Board		Staff/ Board		Staff/ Board

Redevelopment Programming Goals and Objectives

	2021	2022	2023	2024	2025
Contract Services					
The Agency shall review and revise the Contracted Services format to re-orient the use of outside (non-CRA or City staff) contractors to provide services that are directly related to the Agency's mission to address identified conditions of blight.	Staff	Staff	Staff	Staff	Staff
The Agency shall revise the Contracted Services format to include performance criteria for the contracted services and detailed 'after-event' reports (where applicable). After-event reports submitted by the service provider shall measure the performance of contracted services.	Staff				
Affordable and Workforce Housing					
The Agency shall assist the City to develop regulatory, financial and other assistance programs to facilitate the development of compatible residential product(s) within the CRA. (See Figure 4)	Staff	Staff	Staff	Staff	Staff
The Agency shall evaluate and examine the applicability developing standards and design patterns that would enable residential development on non-conforming sized lots.			Staff/ Planning Board		
When Annual Tax Increment Fund revenue exceeds \$750,000 the Community Redevelopment Agency shall set-aside 10% to be used for and benefit low and moderate income affordable housing programs within the Community Redevelopment Area.	Staff	Staff	Staff	Staff	Staff
The Agency shall identify target sites within the CRA area to develop workforce, townhome, garden/villa, and/or condominium housing products.	Staff	Staff	Staff	Staff	Staff
The Agency will determine income thresholds for affordable and workforce housing by referencing the U.S. Department of Housing and Urban Development's Median Family Income Documentation System for that fiscal year.	Staff	Staff	Staff	Staff	Staff

Redevelopment Programming Goals and Objectives

	2021	2022	2023	2024	2025
Marketing					
The Agency shall develop targeted advertisement pieces for local and national advertisement publications and websites that cater to eco-tourists, art, food, and leisure tourism markets.	Staff	Staff	Staff	Staff	Staff
Historic Preservation					
Evaluate the efficacy of downtown grant programs in assisting the redevelopment of historic/architecturally significant structures.	Staff	Staff	Staff	Staff	Staff
The Agency shall identify and evaluate historic and architecturally significant structures for potential participation in state and national grant funded building refurbishment and rehabilitation programs.	Staff	Staff	Staff	Staff	Staff
The Agency shall become a Certified Local Government with the Florida Trust for Historic Preservation.			Staff		
Arts and Culture Development					
The Agency shall meet with interested parties to discuss opportunities for collaboration and siting of recurring events and activities within the CRA.	Staff	Staff	Staff	Staff	Staff
The Agency shall evaluate the applicability of developing financial and regulatory incentives and programs that may be utilized to encourage the establishment of art galleries, shared working spaces artists co-ops, arts incubators, pop-up art installations, etc.	\$-\$\$	\$-\$\$	\$-\$\$	\$-\$\$	\$-\$\$
The Agency shall meet with representatives from the UF/IFAS facility to discuss opportunities to facilitate the development of additional restaurant and food production facilities within the Dade City CRA.	Staff	Staff	Staff	Staff	Staff
The Agency shall meet with representatives of SMARTstart Pasco, and hospitality/restaurant industry members of the Downtown Merchants Associations to evaluate and explore potential physical, financial and regulatory impediments that may impact the development of additional hospitality, restaurant facilities, pop-up restaurants or a restaurant business incubator within the CRA.	Staff	Staff	Staff	Staff	Staff

Redevelopment Programming Goals and Objectives

	2021	2022	2023	2024	2025
Public Private Partnerships					
The Agency will evaluate and identify opportunities to assist private sector development and redevelopment activities that address the conditions of blight identified within the Finding of Necessity study.	Staff	Staff	Staff	Staff	Staff
The Agency will issue RFQ/RFP for potential development partners to assist the redevelopment of targeted sites and facilities. (See Figure 4 - Vacant Residential Parcels)		TBD		TBD	
The Agency will coordinate with owners of vacant buildings to creatively use the space to attract new business and serve as a community asset pending new occupancy. (See Figure 13 - Redevelopment Opportunity Sites)	Staff	Staff	Staff	Staff	Staff

Infrastructure Goals and Objectives

	2021	2022	2023	2024	2025
Mobility					
Conduct a sidewalk inventory and prioritize the repaving of sidewalks, which reduce accessibility within the downtown.	\$				
Evaluate current vacant, available and City owned buildings for mobility-related reuse (trail-head facilities, restrooms, etc.).	Staff	Staff	Staff	Staff	Staff
Conduct a parking inventory study including both public and private parking utilizing student, intern or volunteer manpower provided to, or hired by, the Agency.		\$			
Conduct a parking utilization study which monitors the availability and turnover of public (on-street and off-street) parking.		\$			
Collaborate with Downtown stakeholders and the PCPT to evaluate costs and benefits of providing a circulator route within the CRA and surrounding neighborhoods.			Staff/ Board		
The Agency shall evaluate/identify locations for streetscape improvements. (See Figure 12)	Staff/ Board	Staff/ Board	Staff/ Board		
Stormwater					
Collaborate with the City and the SWFWMD to fund/construct stormwater management system improvements for downtown outlined in the 2012 Stormwater Master Plan Report.	\$\$-\$\$\$\$	Staff	Staff	Staff	Staff
Capital Projects					
The Agency and City shall evaluate cost sharing and funding opportunities for Agency capital projects and programs that implement City development objectives.	TBD	TBD	TBD	TBD	TBD
Utilities					
The Agency shall incorporate special event power conduit boxes (outlets) into streetscape improvements and light pole retrofits or replacements.			\$	\$	\$
Work with City and Tampa Electric Co. to improve public parking and right of way lighting.	\$-\$\$\$	\$-\$\$\$			
Retrofit or replace specialty lighting poles within the CRA to accommodate banners along identified gateway roads.		\$-\$\$\$	\$-\$\$\$		
Use lighting to highlight historic buildings within the CRA at night.	\$	\$			

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Five-Year Agency Budget

The proposed 5-Year budget framework for the Dade City Community Redevelopment Agency is provided to be utilized as an outline for guidance when the Community Redevelopment Agency evaluates and develops annual work plans and formal annual budgets. The Dade City Commission formally approves the annual work plans and annual budgets developed by the Community Redevelopment Agency.

Five-Year Agency Budget Estimate

	2021	2022	2023	2024	2025
OPERATIONS¹	\$246,361	\$253,752	\$261,365	\$269,205	\$277,281
Staffing/Professional/Contractual Services	\$85,613	\$88,182	\$90,827	\$93,552	\$96,358
Memberships/Registrations/Travel	\$3,231	\$3,328	\$3,428	\$3,530	\$3,637
Utility Services	\$60,467	\$62,281	\$64,150	\$66,074	\$68,056
Rentals and Leases	\$2,692	\$2,772	\$2,856	\$2,942	\$3,030
Repair and Maintenance Services (CRA 1)	\$29,830	\$30,725	\$31,647	\$32,596	\$33,574
Repair and Maintenance Services (CRA 2)	\$7,969	\$8,208	\$8,454	\$8,708	\$8,969
Operating Supplies	\$10,769	\$11,092	\$11,425	\$11,768	\$12,121
Contributions Private Organizations (Grants: Parking, Signage, Exterior)	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Transfer to CRA II	\$18,097	\$18,640	\$19,199	\$19,775	\$20,368

PROPOSED PROGRAMMING²	\$-	\$50,000	\$50,000	\$50,000	\$50,000
Commercial Improvement Grant	\$-	\$25,000	\$25,000	\$25,000	\$25,000
Residential Improvement Grant	\$-	\$25,000	\$25,000	\$25,000	\$25,000

CAPITAL OUTLAY AND DEBT SERVICE¹	\$-	\$-	\$-	\$-	\$-
Improvements (Other than Buildings)	\$-	\$-	\$-	\$-	\$-

EXPENDITURES GRAND TOTAL	\$243,668	\$300,979	\$308,508	\$316,263	\$324,250
Projected TIF Revenue (CRA 1) ¹	\$234,150	\$241,175	\$248,410	\$225,862	\$263,538
Projected TIF Revenue (CRA 2) ¹	\$-	\$-	\$-	\$-	\$-
Carryover to following year	\$(9,518)	\$(59,804)	\$(60,098)	\$(60,401)	\$(60,712)

NOTES/ASSUMPTIONS

¹ Line item budget amounts subject to change to reflect existing conditions

² Dade City CRA Plan Update (2020), Proposed Improvement Grants

*2020-2025 TIF Revenue Estimates shown as 3% increase annually

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Appendix



Creative Placemaking: Kinston, NC Case Study

Kinston is a small town in eastern North Carolina, population of 21,677, whose economy in the past was fueled by tobacco growing, warehousing, and processing. That era is over and the City now searches for “What’s next?” In addition Kinston struggles with a long history of racial conflict that is improving but still a part of the town’s development. The population is approximately half black and half white but the economic conditions in the City are difficult for all residents.

Kinston faces a downtown challenge similar to Dade City. In Kinston the north part of the downtown is reasonably successful and improving economically while the southern end is largely black and has been left out of the economic resurgence. Recently two efforts based on creative placemaking principles, one north and one south, have provided a potential for both broadening economic success and healing some of the City’s historic tension between the two communities.

Over the last five years the North Carolina Arts Council, an office of the state Department of Cultural and Natural Resources, has led the development of a major park and southern end of downtown that celebrates the heritage of African- American music and musicians that have come out of Kinston. Its musicians, known worldwide, help define the history of the town and the southern part of downtown. Major jazz, blues, soul, and funk bands were founded in the city. For example, Little Eva (né Eva Narcissus Boyd) recorded the big 60s hit Loco- Motion. James Brown’s band in the 1960s was led by a contingent of musicians from Kinston including the world famous Maceo Parker.

As a result of this too little known legacy, a park was developed to celebrate this heritage at the southernmost part of Kinston. The Kinston African- American Music Park was opened in 2015 and draws locals and visitors from all regions and from all races. Weddings and reunions are a constant activity at the park. Yet economic development has not fully reached the southern end of downtown.

Now, an entrepreneur in the north end has started to work with the town, local groups, artists, and businesses to bridge the gap. Stephen Hill founded Mother Earth Brewery several years ago and

convinced the city to define a decaying downtown neighborhood as an Arts & Cultural District. Mr. Hill has renovated many of the homes and started a program to provide subsidized housing to artists who move to the neighborhood. He has also developed a non-profit smART Kinston to lead the downtown redevelopment effort. Other businesses have followed including the restaurant Chef and the Farmer that has been the subject of a wildly successful PBS series for a number of years. Vivian Howard, the owner and chef, credits Mr. Hill with the transformation of downtown.

Now the town, smART Kinston, the Kinston Community Council for the Arts, and others are working to connect north and the south downtown with a series of projects including the Neuse River Trail that spans downtown. Efforts include a major public art piece by the artist Thomas Sayre, an artist relocation project, the renovation of a historic bank as a boutique hotel, and targeted efforts to redevelop homes and businesses at the southern end of downtown. Progress is slow but steady. This innovative creative placemaking is transforming Kinston downtown, both north and south.

Creative Placemaking: Kinston, NC Case Study



Creative Placemaking: Hillsborough, NC Case Study

Hillsborough, NC, population 6,400, is in many ways a twin or doppelganger to Dade City. It is the county seat in a fast growing county of a fast growing metropolitan area of two million people. Located near Chapel Hill, Durham, and Raleigh, it is a small fish in a big pond. Like Dade City, the town has a beautiful historic downtown, is surrounded by rich natural areas, and located adjacent to a small river. The racial composition is majority white with significant African-American and Hispanic populations. Instead of kumquats, Hillsborough is known as an historic tobacco town.

The town had long suffered compared to growing nearby Chapel Hill and Durham. Downtown in particular had high retail and residential vacancy rates and inadequate infrastructure. With housing and other living costs increasing in the neighboring urban areas, Hillsborough began to attract younger adults and others desiring a somewhat slower, easier pace. But the new residents also wanted more of what they had in the vibrant urban downtowns. The transplants brought some of these amenities with them, opening new stores (art galleries, wine & spirits stores and bars, crafts, hip restaurants, and brew pubs), but Hillsborough natives also saw and seized on the new opportunities.

The town, with local and county support and grants, built on the existing assets. Some of the improvements include:

- Renovated an old house as the Orange County Historical Museum adjacent to the site of the 1757 Revolutionary War era Old Town Cemetery
- Created the Riverwalk an rural/urban greenway on the Eno River adjacent to downtown Hillsborough
- Added a Farmer's Market Pavilion in downtown to enhance the market and serve other purposes with the community
- Developed new parades, festivals, public concerts and events for all ages
- Developed a strong arts council presence, supported monthly art walks, and promoted the downtown food, beverage, music, and visual arts scene locally, regionally, and nationally
- Assisted in the renovation of the Occoneechee Speedway, one of the first two racetracks

developed for what became known as NASCAR. The track is located across the Eno River from the town and is connected to the local and regional trail system.

- Supported the development of the Ayr Mount Historic Site, an historic home and grounds on the edge of downtown.

Today, Hillsborough is a thriving small town experiencing in-migration of a younger professional demographic while retaining the middle and older demographic. Their commitment to building on arts, creativity, and culture was fundamental to the resurgence in their small town. They looked at creative economy and creative placemaking broadly; focusing both on obvious assets as well funkier features like the Occoneechee Speedway. They saw the overgrown dirt racetrack as a part of their shared history and something to be celebrated.

Creative Placemaking: Hillsborough, NC Case Study



Vacant Parcels

Parcel ID	Owner Name	Address	Address Cont.	City	State	Zip	Just Value	Vacant Land	Acres
2724210460036000020	CRAIG LORI	4801 TROYDALE RD		TAMPA	FL	33615	\$4,095	Vacant Residential	0.10
2724210460032000020	MCCRAY DAVID JR ESTATE OF	7610 COPELAND RD		ODESSA	FL	33556	\$7,620	Vacant Residential	0.23
2724210460032000000	ST JOHNS MISSIONARY BAPTIST	CHURCH	14540 8TH ST	DADE CITY	FL	33523	\$8,016	Vacant Residential	0.23
2724210460036000000	ROBERTS MARIE SHULER EST OF	810 ST FRANCIS ST		BROOKSVILLE	FL	34601	\$2,184	Vacant Residential	0.06
2724210460028000080	ST JOHN MISSIONARY	BAPTIST CHURCH	14549 8TH ST	DADE CITY	FL	33523	\$4,550	Vacant Residential	0.12
2724210460030000080	THOMPSON GERALDINE	37247 MOCERI AVE		DADE CITY	FL	33523	\$2,730	Vacant Residential	0.07
2724210460030000030	HARVIN FRANCES	C/O HARRIET THOMPSON	10440 QUEENS BLVD APT 2J	FOREST HILLS	NY	11375	\$8,096	Vacant Residential	0.30
2724210460028000060	ST JOHN MISSIONARY BAPTIST	CHURCH TRUSTEES	14549 8TH ST	DADE CITY	FL	33523	\$4,550	Vacant Residential	0.12
2724210460028000050	ST JOHNS MISSIONARY BAPTIST	CHURCH TRUSTEES OF	PO BOX 1744	DADE CITY	FL	33526	\$8,353	Vacant Residential	0.12
2724210460025000000	HERNANDEZ MARCELO & DELORES	37528 OAKVIEW CIR		DADE CITY	FL	33523	\$7,450	Vacant Residential	0.21
2724210460021000070	ANDERSON LINDA T	PO BOX 678061		ORLANDO	FL	32867	\$7,450	Vacant Residential	0.21
2724210460024000080	GERMAIN JEANIE	14150 6TH ST STE A		DADE CITY	FL	33525	\$2,048	Vacant Residential	0.05
2724210460024000140	THOMAS HENRY	C/O RICHARD J THOMAS	PO BOX 2155	BARTOW	FL	33831	\$12,285	Vacant Residential	0.31
2724210460024000040	JONES JOHN FOY EST OF	JONES LEONA PER REP	1709 LEE AVE SW	BIRMINGHAM	AL	35211	\$4,586	Vacant Residential	0.12
2724210460024000020	VILLARREAL EPIFANIO III	14351 OLD MISSION RD		DADE CITY	FL	33525	\$4,095	Vacant Residential	0.10
2724210460020000000	MACEDONIA LODGE #188 P H A &	RISING SUN 70 & JK KING CT 101	14606 SUMNER ALY	DADE CITY	FL	33523	\$10,583	Vacant Residential	0.63
2724210460024000010	ALLEN ANNA L	C/O BRENDA ALLEN	1651 CARRIAGE HOUSE PL	WINSTON SALEM	NC	27106	\$1,556	Vacant Residential	0.04
2724210460019000030	CARTER PAULA	PO BOX 785		DADE CITY	FL	33526	\$7,620	Vacant Residential	0.23
2724210460016000080	B&W AUTO WASH LLC	13257 RINALDI RD		SAN ANTONIO	FL	33576	\$4,550	Vacant Residential	0.12
2724210460013000070	ALLEN LEWIS ESTATE OF	C/O PATRICIA ALLEN EDDY	1749 WALKER AVE APT A	UNION	NJ	07083	\$4,095	Vacant Residential	0.10
2724210460016000060	SMITH ETHEL	14626 8TH ST		DADE CITY	FL	33523	\$4,550	Vacant Residential	0.12
2724210460013000050	MANZAR SARWAT	PO BOX 17234		TAMPA	FL	33682	\$4,095	Vacant Residential	0.10
2724210460017000050	ST JOHN MISSIONARY BAPTIST	CHURCH	14549 8TH ST	DADE CITY	FL	33523	\$7,620	Vacant Residential	0.23
2724210460018000080	BUTLER JAMES E JR &	SHIRLEY ANN	9361 SW 34TH PL	OCALA	FL	34481	\$4,550	Vacant Residential	0.12
2724210460016000000	COLEMAN EMMA LEE	C/O IRA L BUCKLON	6608 N 34TH ST	TAMPA	FL	33610	\$5,005	Vacant Residential	0.12

2724210460013000000	HEALTH CONSULTING SYSTEMS INC	6725 CEDARRIDGE DR STE 1		ZEPHYRHILLS	FL	33542	\$7,620	Vacant Residential	0.21
2724210460017000080	JOHNSON JOSEPH D & TERESA M	39846 SUNBURST DR		DADE CITY	FL	33525	\$2,730	Vacant Residential	0.07
2724210460025000060	JONES FLORIDA EST OF	JOHNSON EDNA L PER REP	255 HOPEWELL DR	POWELL	OH	43065	\$4,259	Vacant Residential	0.11
2724210460032000080	MICKENS CHRISTINE E EST OF	C/O THELMA YVONNE BRYANT	2268 MARYLAND CT	DECATUR	GA	30032	\$683	Vacant Residential	0.02
2724210460032000082	PULLINS VIOLA	C/O THELMA YVONNE BRYANT	2268 MARYLAND CT	DECATUR	GA	30032	\$3,071	Vacant Residential	0.08
2724210460032000060	MCCRAY GLORIA	7610 COPELAND RD		ODESSA	FL	33556	\$4,550	Vacant Residential	0.12
2724210240006000080	CARR EDDIE JOE &	CARR ANTIONE	14710 10TH ST	DADE CITY	FL	33523	\$1,731	Vacant Residential	0.05
2724210240006000060	MCNABB ALLEN J & AUDREY R	MCNABB ALLEN J TRUSTEE	38850 OLD SPARKMAN RD	DADE CITY	FL	33525	\$2,174	Vacant Residential	0.11
2724210240006000110	RUSS PAULETTE L & KENNETH W	35322 BURLWOOD LN		DADE CITY	FL	33523	\$2,174	Vacant Residential	0.11
2724210240006000150	JOHNSON ALICE G	PO BOX 573		DADE CITY	FL	33526	\$2,174	Vacant Residential	0.11
2724210240006000010	FARMER WILLIE JR	15120 LEE AVE		DADE CITY	FL	33523	\$2,174	Vacant Residential	0.11
2724210240005000150	BAKER FLORENCE P	PO BOX 692		DADE CITY	FL	33526	\$757	Vacant Residential	0.04
2724210240001000120	LESLIE CARL & ARLETTA	PO BOX 703		DADE CITY	FL	33526	\$1,297	Vacant Residential	0.09
2724210240001000110	LESLIE CARL & ARLETTA	PO BOX 703		DADE CITY	FL	33526	\$1,297	Vacant Residential	0.09
2724210240001000080	PLUMMER A & PLUMMER DE &	GREEN M & BAKER FP & IKNER AP	PO BOX 692	DADE CITY	FL	33526	\$2,366	Vacant Residential	0.18
2724210240001000170	POPOCA SANTOS E & FRANCISCO	PO BOX 608		DADE CITY	FL	33526	\$2,174	Vacant Residential	0.11
2724210240002000010	NOTLAW PROPERTIES LLC	C/O MARTHA DAMRON	PO BOX 1607	DADE CITY	FL	33526	\$6,523	Vacant Residential	0.32
27242101600020000A0	WEITZENKORN FAMILY PARTNERSHIP	LTD	PO BOX 1896	DADE CITY	FL	33526	\$34,692	Vacant Residential	0.31
2624210000040000010	CRUZ SERVANDO A & PASCUALA S	37901 PINE ST		DADE CITY	FL	33525	\$3,024	Vacant Residential	0.05
2624210050012000010	BEALL LOUISE D & BRATCHER B U	& DAVIDSON ROSCOE C JR	7405 SW 22ND PL	GAINESVILLE	FL	32607	\$11,935	Vacant Residential	0.18
2724210460012000000	VINCENT WILLIAM D &	VINCENT MICHAEL	5455 LAKE LE CLARE RD	LUTZ	FL	33558	\$27,898	Vacant Residential	0.76
2724210460035000040	ST PAUL MISSIONARY BAPTIST	CHURCH	14518 7TH ST	DADE CITY	FL	33523	\$9,003	Vacant Commercial	0.10
2724210460035000010	JAI LAXMI NARAYAN LLC	5830 TULIP FLOWER DR		RIVERVIEW	FL	33578	\$23,788	Vacant Commercial	0.14
2724210460026000010	JAI LAXMI NARAYAN LLC	5830 TULIP FLOWER DR		RIVERVIEW	FL	33578	\$21,456	Vacant Commercial	0.12

Vacant Parcels

2724210460027000030	HARBOR BEHAVIORAL HEALTH CARE	INSTITUTE INC THE	PO BOX 428	NEW PORT RICHEY	FL	34656	\$16,200	Vacant Commercial	0.10
2724210460027000040	HARBOR BEHAVIORAL HEALTH CARE	INSTITUTE INC THE	PO BOX 428	NEW PORT RICHEY	FL	34656	\$8,873	Vacant Commercial	0.06
2724210460022000000	B&W AUTO WASH LLC	13257 RINALDI RD		SAN ANTONIO	FL	33576	\$8,610	Vacant Commercial	0.16
2724210460023000010	VISER GROUP LLC	5938 7TH ST		ZEPHYRHILLS	FL	33542	\$25,500	Vacant Commercial	0.23
2724210460022000010	B&W AUTO WASH LLC	13257 RINALDI RD		SAN ANTONIO	FL	33576	\$4,305	Vacant Commercial	0.16
2724210460014000070	VISER GROUP LLC	5938 7TH ST		ZEPHYRHILLS	FL	33542	\$5,535	Vacant Commercial	0.10
2724210460014000080	WIMBUSH JAMES	455 S BUCKMOORE RD APT 37		LAKE WALES	FL	33853	\$5,535	Vacant Commercial	0.13
2724210270002000110	VINCENT WILLIAM D &	VINCENT MICHAEL	5455 LAKE LE CLARE RD	LUTZ	FL	33558	\$5,689	Vacant Commercial	0.12
2724210460002000010	COCHRANE WILLIAM W &	PRICE M E TRUST	PO BOX 1165	DADE CITY	FL	33526	\$4,716	Vacant Commercial	0.08
2724210270002000040	ALLEN THELMA T & SIKES E &	J SIKES	PO BOX 676	DADE CITY	FL	33526	\$41,120	Vacant Commercial	0.40
2724210460003000000	PRICE HELEN C TRUST	& PRICE WILLIAM FE CO-TTEES	PO BOX 1165	DADE CITY	FL	33526	\$31,500	Vacant Commercial	0.27
2724210460032000081	BRYANT YVONNE &	FORD LEROY ESTATE OF	2268 MARYLAND CT	DECATUR	GA	30032	\$7,226	Vacant Commercial	0.14
2724210240004000040	HANLEX FUTURE DEVELOPMENT LLC	1000 COLOUR PL		APOPKA	FL	32703	\$22,055	Vacant Commercial	0.45
2724210240004000050	PRICE HELEN C TRUST	& PRICE WILLIAM F E CO-TTEES	PO BOX 1165	DADE CITY	FL	33526	\$52,425	Vacant Commercial	0.46
2724210390003000010	WEITZENKORN FAMILY PARTNERSHIP	PO BOX 1896		DADE CITY	FL	33526	\$73,485	Vacant Commercial	0.23
27242100700030000E0	AMERICAN SENIOR LIVING LIMITED	C/O SOVRAN MANAGEMENT CO LLC	5692 STRAND CT STE 1	NAPLES	FL	34110	\$16,500	Vacant Commercial	0.14
27242100700030000G0	AMERICAN SENIOR LIVING LIMITED	C/O SOVRAN MANAGEMENT CO LLC	5692 STRAND CT STE 1	NAPLES	FL	34110	\$34,040	Vacant Commercial	0.24
2724210400037000010	GUARDIAN JUANA &	SANCHEZ ANA	14314 7TH ST	DADE CITY	FL	33523	\$28,540	Vacant Commercial	0.08
2724210400037000050	NEWSOME JOHN M & NEWSOME	NEWSOME J M & NEWSOME K J TTEE	10210 NEWSOME RD	DADE CITY	FL	33525	\$16,890	Vacant Commercial	0.08
2724210070039000010	NEWSOME BARNEY R & PATRICIA C	PO BOX 39		DADE CITY	FL	33526	\$58,621	Vacant Commercial	0.73
2724210400038000090	NEWSOME BARNEY R & PATRICIA C	PO BOX 39		DADE CITY	FL	33526	\$199,191	Vacant Commercial	0.55
2724210070034000050	NEWSOME BARNEY R	PO BOX 39		DADE CITY	FL	33526	\$152,338	Vacant Commercial	0.84
2724210070035000040	NEWSOME BARNEY R & PATRICIA C	PO BOX 39		DADE CITY	FL	33526	\$273,397	Vacant Commercial	0.56

2724210400030000010	BOLENDER INVESTMENTS INC	PO BOX 2070		DADE CITY	FL	33526	\$20,667	Vacant Commercial	0.59
2724210400030000040	BOLENDER INVESTMENTS INC	PO BOX 2070		DADE CITY	FL	33526	\$12,100	Vacant Commercial	0.10
2724210400028000043	FRIAS LUIS & CARMEN REV TRUST	FRIAS JOSE L & MARIA C TTEES	PO BOX 1917	DADE CITY	FL	33526	\$6,339	Vacant Commercial	0.04
2724210400027000060	MANBAR INC	14406 7TH ST		DADE CITY	FL	33523	\$24,874	Vacant Commercial	0.21
2724210400030000000	BOLENDER INVESTMENTS INC	PO BOX 2070		DADE CITY	FL	33526	\$22,002	Vacant Commercial	0.25
2724210400030000082	WEITZENKORN FAMILY PARTNERSHIP	PO BOX 1896		DADE CITY	FL	33526	\$17,710	Vacant Commercial	0.15
2724210400026000050	AME CHURCH INC	ZION AME CHURCH TTEE	14440 7TH ST	DADE CITY	FL	33523	\$38,506	Vacant Commercial	0.42
2724210420003000040	STEVENS JAMES E TRUSTEE	14154 DEEP LAKE DR		ORLANDO	FL	32826	\$35,478	Vacant Commercial	0.35
2724210000122000000	PREMIER COMMUNITY HEALTHCARE	GROUP INC	PO BOX 232	DADE CITY	FL	33526	\$58,109	Vacant Commercial	0.18
2724210400030000020	BOLENDER INVESTMENTS INC	PO BOX 2070		DADE CITY	FL	33526	\$5,792	Vacant Commercial	0.20
2724210400027000000	TIN CAN PAM'S INC	14444 7TH ST		DADE CITY	FL	33523	\$6,750	Vacant Commercial	0.08
2724210400026000010	TIN CAN PAM'S INC	14444 7TH ST		DADE CITY	FL	33523	\$33,512	Vacant Commercial	0.29
2724210400021000010	TIN CAN PAM'S INC	14444 7TH ST		DADE CITY	FL	33523	\$17,228	Vacant Commercial	0.15
2724210400022000050	TIN CAN PAM'S INC	14444 7TH ST		DADE CITY	FL	33523	\$13,750	Vacant Commercial	0.12
2724210000003000000	BOLENDER INVESTMENTS INC	PO BOX 2070		DADE CITY	FL	33526	\$5,704	Vacant Commercial	0.21
2724210400022000000	TIN CAN PAM'S INC	14444 7TH ST		DADE CITY	FL	33523	\$4,200	Vacant Commercial	0.03
2724210400022000010	WEITZENKORN FAMILY PARTNERSHIP	PO BOX 1896		DADE CITY	FL	33526	\$15,400	Vacant Commercial	0.13
2724210400010000010	HALL LATHESIA R &	LEE ALICA J ESTATE OF	12020 KAJETAN LN	ORLANDO	FL	32827	\$13,750	Vacant Commercial	0.16
2724210400009000060	SUAREZ JOSE	15545 14TH ST		DADE CITY	FL	33523	\$13,750	Vacant Commercial	0.12
2724210400007000000	WEITZENKORN FAMILY PARTNERSHIP	PO BOX 1896		DADE CITY	FL	33526	\$13,750	Vacant Commercial	0.12
2724210400003000000	WEITZENKORN FAMILY PARTNERSHIP	PO BOX 1896		DADE CITY	FL	33526	\$18,935	Vacant Commercial	0.14
2724210400001000000	SAINT LEO UNIVERSITY	UNIVERSITY CAMPUS-MC2246	PO BOX 6665	SAINT LEO	FL	33574	\$36,900	Vacant Commercial	0.46
27242101000020000A0	WEITZENKORN FAMILY PARTNERSHIP	PO BOX 1896		DADE CITY	FL	33526	\$39,143	Vacant Commercial	0.53

Vacant Parcels

27242101600020000K0	WEITZENKORN FAMILY PARTNERSHIP	PO BOX 1896		DADE CITY	FL	33526	\$151,158	Vacant Commercial	1.04
27242102800060000A0	SIMPSON FARMS INC	PO BOX 721		TRILBY	FL	33593	\$83,558	Vacant Commercial	0.13
3424210000008000000	PITTMAN JULIA M	PO BOX 421		DADE CITY	FL	33526	\$10,738	Vacant Commercial	0.27
3424210000005000000	PITTMAN JULIA M	PO BOX 421		DADE CITY	FL	33526	\$63,019	Vacant Commercial	1.72
3424210000004000000	WOLFF DORA M	36644 LAKE PASADENA RD		DADE CITY	FL	33525	\$19,404	Vacant Commercial	0.48
3424210000011000000	BCBJ INVESTMENTS LLC	13937 7TH ST		DADE CITY	FL	33525	\$86,693	Vacant Commercial	0.53
3424210000002000000	WOLFF DORA M	36644 LAKE PASADENA RD		DADE CITY	FL	33525	\$38,801	Vacant Commercial	0.48
3424210090001000030	WOLFF DORA M	36644 LAKE PASADENA RD		DADE CITY	FL	33525	\$7,560	Vacant Commercial	0.07
3424210140002000090	GFWC DADE CITY WOMAN'S	CLUB INC	PO BOX 1831	DADE CITY	FL	33526	\$27,802	Vacant Commercial	0.10
2624210000040000020	CRUZ SERVANDO A & PASCUALA S	37901 PINE ST		DADE CITY	FL	33525	\$18,322	Vacant Commercial	0.10
2624210000040000030	BUFORD 5 JOINT VENTURE LLC	PO BOX 18402		TAMPA	FL	33679	\$4,583	Vacant Commercial	0.16
26242100500150000B0	CRUZ SERVANDO A & PASCUALA S	37901 PINE ST		DADE CITY	FL	33525	\$18,993	Vacant Commercial	0.09
2624210050015000140	PLAZEWSKI WALTER T & RUTH A	32946 TYNDALL RD		WESLEY CHAPEL	FL	33545	\$27,387	Vacant Commercial	0.46
2624210050015000090	BUFORD 5 JOINT VENTURE LLC	PO BOX 18402		TAMPA	FL	33679	\$26,051	Vacant Commercial	0.42
2624210050010000160	PLAZEWSKI FAMILY TRUST 2010	PLAZEWSKI WALTER THOMAS &	PO BOX 234	SAN ANTONIO	FL	33576	\$94,890	Vacant Commercial	0.88
2624210050012000140	COLLURA CAROLYN J	5415 TOWER ST		RIDGE MANOR	FL	33523	\$14,153	Vacant Commercial	0.18
2624210050012000160	COLLURA CAROLYN J	5415 TOWER ST		RIDGE MANOR	FL	33523	\$15,166	Vacant Commercial	0.35
2624210050012000200	MCCANN ROBERT F	32305 BLANTON RD		DADE CITY	FL	33523	\$10,615	Vacant Commercial	0.13
2624210050012000120	COLLURA CAROLYN J	5415 TOWER ST		RIDGE MANOR	FL	33523	\$14,168	Vacant Commercial	0.22
2624210050012000090	COLLURA CAROLYN J	5415 TOWER ST		RIDGE MANOR	FL	33523	\$14,438	Vacant Commercial	0.22
2624210050012000030	PENNINGTON VERA	38044 CHURCH AVE		DADE CITY	FL	33525	\$11,743	Vacant Commercial	0.18
2624210050007000190	PIERSON LORETTA	38043 CHURCH AVE		DADE CITY	FL	33525	\$8,663	Vacant Commercial	0.13
2624210050008000080	MEYERVILLA RENTALS LLC	7025 ASH ST		ZEPHYRHILLS	FL	33541	\$15,015	Vacant Commercial	0.22
2624210050006000110	NATIONSBANK OF FLORIDA N A	BANK OF AMERICA NC1-001-03-81	101 N TRYON ST	CHARLOTTE	NC	28246	\$18,531	Vacant Commercial	0.23
2624210050009000050	VANDEMHEEN JACOB	14131 US HIGHWAY 98 BYP		DADE CITY	FL	33525	\$1,073	Vacant Commercial	0.00

2624210050008000070	VANDEMHEEN JACOB	14131 US HIGHWAY 98 BYP		DADE CITY	FL	33525	\$10,989	Vacant Commercial	0.13
2624210050007000110	DAD'S OTHER REAL ESTATE LLC	101 E GOVERNMENT ST		PENSACOLA	FL	32502	\$20,813	Vacant Commercial	0.26
2624210050004000100	DEMPSEY DONALD CURTIS &	ALFREDA HELENE	37510 ORANGE BLOSSOM LN	DADE CITY	FL	33525	\$15,930	Vacant Commercial	0.20
2624210050005000110	STEVENS JAMES E TRUSTEE	14154 DEEP LAKE DR		ORLANDO	FL	32826	\$13,875	Vacant Commercial	0.17
2624210050005000130	STEVENS JAMES E TRUSTEE	14154 DEEP LAKE DR		ORLANDO	FL	32826	\$3,300	Vacant Commercial	0.03
2624210050005000190	WALLER CHARLES D & CYNTHIA A	PO BOX 1668		DADE CITY	FL	33526	\$22,360	Vacant Commercial	0.13
2624210050004000030	J H WILLIAMS OIL COMPANY INC	1237 E TWIGGS ST	PO BOX 439	TAMPA	FL	33602	\$61,858	Vacant Commercial	0.40
27242102800010000C0	MZDC PROPERTIES LLC	37837 MERIDIAN AVE STE 100		DADE CITY	FL	33525	\$50,761	Vacant Commercial	0.08
27242102800060000D1	SIMPSON FARMS INC	PO BOX 721		TRILBY	FL	33593	\$659	Vacant Commercial	0.01
2724210070036000021	NEWSOME BARNEY R & PATRICIA C&	HAUFF LEROY D & LINDA S	PO BOX 67	DADE CITY	FL	33526	\$48,171	Vacant Commercial	0.38
2724210070035000032	NEWSOME BARNEY R & PATRICIA C&	HAUFF LEROY D & LINDA S	PO BOX 67	DADE CITY	FL	33526	\$120,944	Vacant Commercial	0.43
2724210270001000130	VINCENT WILLIAM D &	VINCENT MICHAEL	5455 LAKE LE CLARE RD	LUTZ	FL	33558	\$6,638	Vacant Commercial	0.06
2724210270001000120	THOMAS RICHARD J ESTATE OF	C/O LOUVERSA HERBERT	PO BOX 2155	BARTOW	FL	33831	\$5,689	Vacant Commercial	0.11
2724210270001000030	VINCENT WILLIAM D &	VINCENT MICHAEL	5455 LAKE LE CLARE RD	LUTZ	FL	33558	\$4,425	Vacant Commercial	0.03
2724210070033000081	STALNAKER INC	37751 ROBINSON AVE		DADE CITY	FL	33523	\$27,954	Vacant Industrial	0.29
2624210050011000010	ZAFFRAN DANIEL E TRUST	PO BOX 607904		ORLANDO	FL	32860	\$17,325	Vacant Institutional	0.26

CRA 1

BEGINNING with Section 26; Township 24 south; Range 21 east: at the intersection of Howard Avenue and the U.S. 98 Bypass, commence northerly along the west side of the right-of-way of U. S. 98 Bypass to the intersection of Meridian Avenue; thence westerly along the north side of the right-of-way of Meridian Avenue to Section 27; Township 24 south; Range 21 east: to the intersection of 5th Street; on 5th Street commence in a northerly direction along the west side of the right-of-way to the U. S. 98 Bypass; thence northwesterly along the west side of the right-of-way of U.S. 98 Bypass to the intersection of Whitehouse Avenue; thence westerly along the south side of the right-of-way of Whitehouse Avenue to the intersection of 8th Street; thence northerly along the east side of the right-of-way of 8th Street to the south boundary of the Dade City Plaza Shopping Center (parcel 0000-01100-0000); thence westerly along said boundary to 10th Street; thence southerly along the east side of the right-of-way of 10th Street to the intersection of Howard Avenue; thence along the north side of the right-of-way easterly to the POINT OF BEGINNING.

CRA 2

Parcel ID	Parcel Legal Description
34-24-21-0000-00100-0000	COM 25 FT WEST & 20 FT SOUTH OF NE COR OF NE1/4 OF NE1/4 OF SEC 34 TH SOUTH 150 FT TH WEST 170 FT TH NORTH 150 FT TH EAST 170 FT TO POB & COM 25.00 FT WEST & 170 FT SOUTH OF NE COR OF NE1/4 OF NE1/4 OF SEC 34 TH SOUTH 160.00 FT TH WEST 170.00 FT THE NORTH 160.00 FT TH EAST 170.00 FT TO POB OR 8904 PG 3706
34-24-21-0000-00200-0000	NORTH 175.00 FT OF WEST 135.00 FT OF EAST 330.00 FT OF NE1/4 OF NE1/4 OF SECTION 34 EXC NORTH 20.00 FT IN STREET OR 3720 PG 549 OR 7971 PG 60
34-24-21-0000-00400-0000	SOUTH 155 FT OF WEST 135 FT OF NORTH 330 FT OF EAST 330 FT OF NE1/4 OF NE1/4 OF SEC OR 7774 PG 1592 OR 7971 PG 61
34-24-21-0000-00500-0000	BEG AT SE COR OF NE1/4 OF NE1/4 OF NE1/4 OF SEC TH RUN WEST 170 FT TH NORTH 194.2 FT TH WEST 161.25 FT TH NORTH 134.9 FT TH EAST 333.05 FT TH SOUTH 332.13 FT TO POB LESS RD R/W ON NORTH EAST & SOUTH SIDES OR 3640 PG 487
34-24-21-0000-00600-0000	COM AT NE COR OF S1/2 OF NE1/4 OF NE1/4 OF NE1/4 OF SECTION 34 TH WEST 403.50 FT FOR POB TH SOUTH 132.56 FT TH WEST 81.56 FT TO EAST BDY OF SEVENTH STREET AKA US HWY 301 TH NORTH ALG SAID EAST BDY 132.55 FT MOL TO NORTH LINE OF SOUTH 1/2 OF NE1/4 OF NE1/4 OF NE1/4 TH EAST 80.59 FT TO POB OR 4069 PG 1346 OR 5702 PG 1205
34-24-21-0000-00800-0000	E 90FT OF W 173FT OF N 132.56 FT OF S 1/2 OF NE 1/4 OF NE 1/4 OF NE 1/4 E OF 7TH ST OR 339 PG 482 OR 1138 PG 1933
34-24-21-0000-00900-0000	BEG AT SE COR OF S1/2 OF NE1/4 OF NE1/4 OF NE1/4 TH W 170 FT FOR POB TH W 316.4FT TO E RTWY US 301 AKA 7TH ST TH N ALONG RTWY OF ST 200FT TH E 314.9FT TH S 200.00 FT TO POB LESS EAST 82.00 FT THEREOF OR 3873 PG 1530 OR 4149 PG 406
34-24-21-0000-00900-0010	EAST 82.00 FT OF BEG AT SE COR OF S1/2 OF NE1/4 OF NE1/4 OF NE1/4 OF SECTION 34 TH WEST 170.00 FT FOR POB TH WEST 316.40 FT MOL TO EAST BDY OF U S HWY 301 AKA 7TH STREET TH NLY ALG EAST BDY OF SAID HWY 200.00 FT TH EAST 314.90 FT TH SOUTH 200.00 FT TO POB OR 7855 PG 1327
34-24-21-0000-01100-0000	COM AT A POINT ON NORTH BDY OF LOT 4 BLOCK 2 HENDLEY ADDITION PB 2 PG 29 WHERE SAID BDY INTERSECTS WEST BDY OF R/W OF SEVENTH ST TH S00DEG 57'40"W 80.0 FT FOR POB TH CONT S00DEG 57'40"W 117.10 FT TH S89DEG 59' 50"W 196.77 FT TH N00DEG 37' 05"E 117.10 FT TH EAST 197.47 FT TO POB SUBJECT TO EASEMENT OVER NORTH 20.0 FT OF WEST 50.0 FT THEREOF OR 9424 PG 2326

34-24-21-0000-01100-0010	COM AT POINT ON N BDY OF LOT 4 BLOCK 2 OF HENDLEY ADD TO DADE CITY PB 2 PG 29 BEING S BDY OF HOWARD AVE WHERE SAID N BDY INTERSECTS W BDY OF R/W OF 7TH ST AKA US HWY 301 FOR POB TH WEST ALG SAID N BDY OF LOT 4 & EXTENSION THEREOF 197.95 FT TO E BDY OF R/W OF 8TH ST TH S00 DEG 37'05"W ALG SAID E BDY 80 FT TH EAST 197.47 FT TO WLY R/W BDY OF 7TH ST TH N00DEG57' 40"E ALG SAID R/W 80 FT TO POB OR 7700 PG 862
34-24-21-0000-01300-0000	COM AT NE CORNER OF SEC TH WEST 729.2 FT TH SOUTH 317.1 FT FOR POB TH EAST 49.9 FT TH N00DEG 38'E 100 FT TH WEST 51 FT TH SOUTH 100 FT TO POB & THE WEST 14.00 FT OF SOUTH 100 FT OF FORMER FRONT STREET LYING NORTH OF HENDLEY AVE & WEST OF LOTS 8 & 9 BLOCK 3 OF HENDLEY'S ADDITION PB 2 PG 29 OR 9080 PG 2149
34-24-21-0000-02100-0000	PART OF S1/2 OF NE1/4 OF NE1/4 OF NE1/4 W OF 7TH ST AKA COMPUTER DEPT RB 829 PG 1593
34-24-21-0000-02200-0000	A LOT 90 FT N & S BY 195.91 FT E & W ON N END & 195.65 FT E & W ON S END IN NE1/4 OF NE1/4 W OF 7TH ST RB 829 PG 1593 AKA BUILDING DEPT
34-24-21-0040-00400-0010	CONGRESS PARK PB 4 PG 1 LOTS 1 & 2 BLOCK 4 LYING EAST OF US HWY 301 OR 4278 PG 877
34-24-21-0040-00400-0110	CONG PK MB 4 PG 1 LOTS 11 & 12 BLK 4 E OF US 301 OR 8446 PG 478
34-24-21-0090-00100-0010	HENDLY ADDITION PB 2 PG 29 LOTS 1 & 2 & THE EAST 30.00 FT OF LOT 3 BLOCK 1 OR 3720 PG 549 OR 7971 PG 60
34-24-21-0090-00100-0030	HENDLEY ADDITION PB 2 PG 29 WEST 20 FT OF LOT 3 BLK 1 OR 7712 PG 1386 OR 7971 PG 59
34-24-21-0090-00300-0080	HENDLEY'S ADDITION TO DADE CITY PB 2 PG 29 LOTS 8 & 9 BLOCK 3 & THAT PORTION FORMER FRONT ST DESC AS FOLLS COM NW COR LOT 8 BOOK 3 HENLEY ADDITION TO DADE CITY FOR POB TH W 26.00 FT TH S 100.00 FT TH E 26.00 FT TO SW COR LOT9 BLOCK 3 HENLEY'S ADDITION TO DADE CITY TH N ALG W LN LOTS 8 & 9 100 FT TO POB OR 9354 PG 2925
34-24-21-0090-00400-0010	HENDLEY ADDITION TO DADE CITY PB 2 PG 29 LOTS 10 11 & 12 BLOCK 4 OR 4339 PG 639
34-24-21-0140-00200-0010	ORNG PK B 2 P 18 ALL THAT PT OF E1/2 BLK 2 LYING E OF US 301 LESS S 47 FT & LESS ST RB 837 PG 977
34-24-21-0140-00200-0030	ORANGE PARK ADDITION TO TOWN OF DADE CITY PB 2 PG 18 PART OF LOTS 3,4,5,6,7 & 8 & A PORTION OF VACATED ALLEY BLOCK 2 FURTHER DESC AS COM AT NW CORNER OF LOT 5 BLOCK 2 TH N89DEG 19'55"E 50.65 FT FOR POB TH N89DEG 19'55"E 130.00 FT TO WEST R/W US 301 TH ALONG R/W LINE SOUTH 150.00 FT TH S89DEG 19'55"W 130.00 FT TH NORTH 150.00 FT TO POB OR 8985 PG 2011
34-24-21-0140-00200-0050	ORANGE PARK ADDITION PB 2 PG 18 ALL THAT PART BLOCK 2 & FORMER ALLEY LYING WEST OF US 301 LESS BEG NW COR LOT 5 BLOCK 2 TH N89DG 19' 55"E 50.65 FT FOR POB TH CONT N89DG 19' 55"E 130.00 FT TO WEST R/W LINE US 301 TH ALG WEST R/W LINE SOUTH 150.00 FT TH S89DG 19' 55"W 130.00 FT TH NORTH 150.00 FT TO POB OR 9428 PG 1363
34-24-21-0140-00200-0090	ORANGE PARK PB 2 PG 18 THE EAST 28 FT OF SOUTH 47 FT OF LOT 9 AND SOUTH 47 FT OF LOT 10 BLOCK 2 OR 4278 PG 877

Prepared at the Direction of the Entire City Commission.

RESOLUTION NO. 526

A RESOLUTION OF THE CITY COMMISSION OF DADE CITY, FLORIDA; DECLARING THAT AREAS MEETING THE REQUIREMENTS OF CHAPTER 163, PART III, FLORIDA STATUTES, EXIST IN THE CITY; MAKING FINDINGS UNDER SECTION 163.355 THAT A COMMUNITY REDEVELOPMENT AGENCY IS NECESSARY FOR THE REDEVELOPMENT AND REHABILITATION OF THOSE AREAS; CREATING A REDEVELOPMENT DISTRICT AND DESCRIBING THE BOUNDARIES THEREOF; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the State of Florida has enacted into law certain provisions under the Community Redevelopment Act of 1969 found in Chapter 163, Part III, Florida Statutes, which are designed to assist local government's community redevelopment efforts; and

WHEREAS, State, Regional, and the local adopted Comprehensive Plans call for the conservation of urban resources through redevelopment and preservation; and

WHEREAS, the Dade City Redevelopment Advisory Committee has studied conditions in Dade City and determined that areas exist within the City that meet the definitions found in Section 163.340(7) and (8); and

WHEREAS, conditions in these areas impair sound growth and the preservation of the tax base; and

WHEREAS, the Dade City Redevelopment Advisory Committee has held public meetings and prepared a report on its findings; and

WHEREAS, based on these findings the Dade City Redevelopment Advisory Committee recommended that creating a Community Redevelopment Agency is necessary for the redevelopment, conservation and rehabilitation of those areas and has recommended a redevelopment district within the City.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City of Dade City, Florida, as follows:

SECTION 1. That the City Commission of the City of Dade City accepts the report and recommendations of the Redevelopment Advisory Committee and adopts the report as its finding of necessity under 163.355, Florida Statutes.

SECTION 2. That the City Commission of the City of Dade City does hereby establish a

redevelopment district as depicted on Exhibit A and legally described on Exhibit B attached hereto and incorporated herein (the "Redevelopment District").

SECTION 3. That the City Commission of the City of Dade City finds that the redevelopment, conservation, and redevelopment of the Redevelopment District is necessary in the interest of public health, safety, and welfare of the citizens of the City.

SECTION 4. That the City Commission of the City of Dade City further finds that a need exists for the creation of a Community Redevelopment Agency as provided in the Community Redevelopment Act of 1969 for the purpose of the rehabilitation of the Redevelopment District and eradicating conditions that impair sound growth and the preservation of the tax base.

SECTION 5. That this resolution shall become effective as provided in the City Charter.

DONE AND RESOLVED by the City Commission of Dade City, Florida, at its regularly scheduled meeting assembled this 13th day of February, 1996.

DADE CITY, FLORIDA


MAYOR

ATTESTED:


CLERK

Approved As To Form:


City Attorney

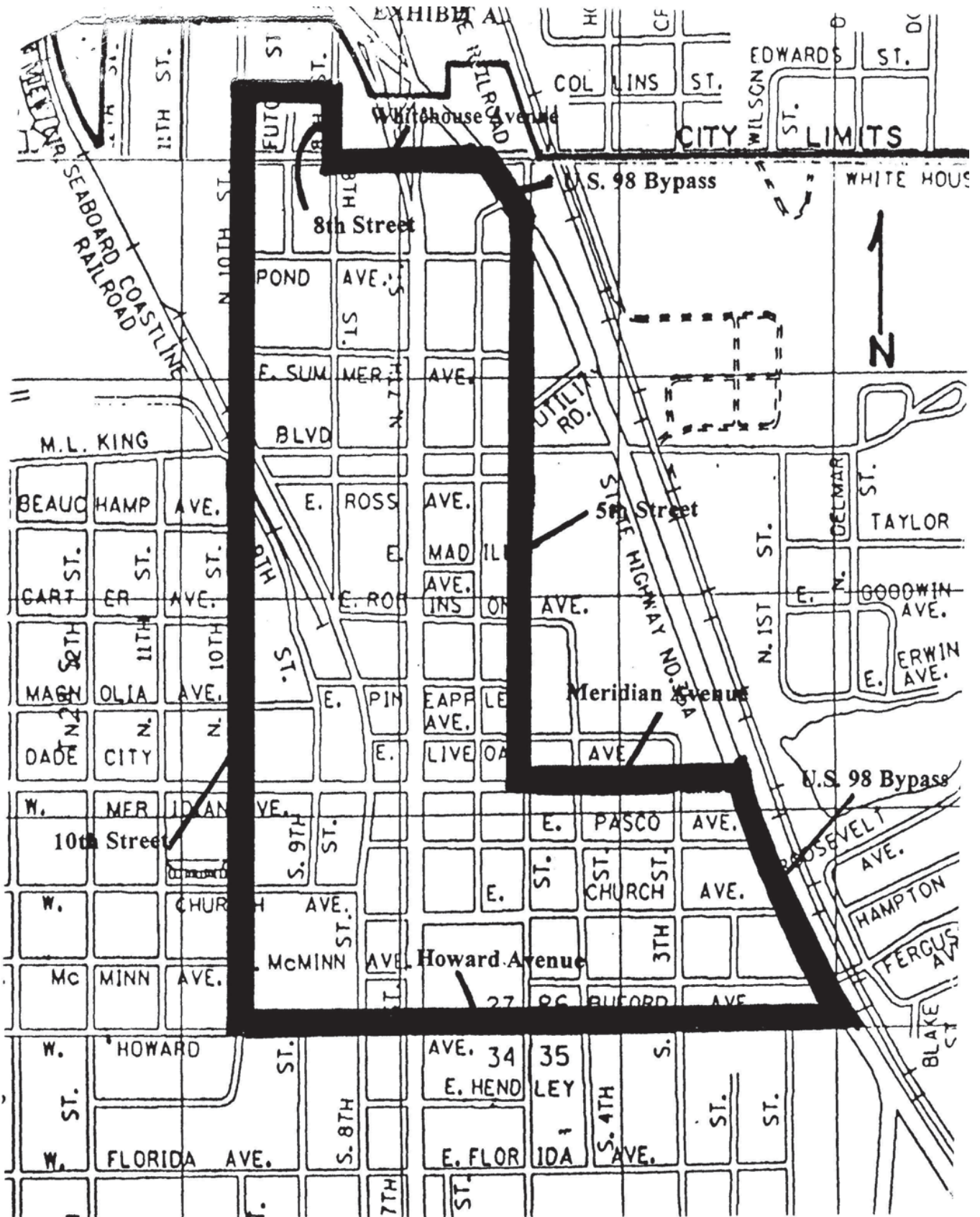


EXHIBIT B

BEGINNING with Section 26; Township 24 south; Range 21 east: at the intersection of Howard Avenue and the U.S. 98 Bypass, commence northerly along the west side of the right-of-way of U. S. 98 Bypass to the intersection of Meridian Avenue; thence westerly along the north side of the right-of-way of Meridian Avenue to Section 27; Township 24 south; Range 21 east; to the intersection of 5th Street; on 5th Street commence in a northerly direction along the west side of the right-of-way to the U. S. 98 Bypass; thence northwesterly along the west side of the right-of-way of U. S. 98 Bypass to the intersection of Whitehouse Avenue; thence westerly along the south side of the right-of-way of Whitehouse Avenue to the intersection of 8th Street; thence northerly along the east side of the right-of-way of 8th Street to the south boundary of the Dade City Plaza Shopping Center (parcel 0000-01100-0000); thence westerly along said boundary to 10th Street; thence southerly along the east side of the right-of-way of 10th Street to the intersection of Howard Avenue; thence along the north side of the right-of-way easterly to the **POINT OF BEGINNING**.

CITY OF DADE CITY
NOTICE OF PUBLIC HEARING
BY THE
CITY COMMISSION OF DADE CITY

The City Commission of Dade City, Florida, will conduct a public hearing on Tuesday, February 13, 1996, at 5:30 p.m.(or as soon thereafter as may be heard) at the City Hall Commission Chambers, 38020 Meridian Avenue, to receive comments, if any, on a Resolution which adopts a Finding of Necessity for a proposed district of redevelopment in the municipality for the vested public interests of all citizens.

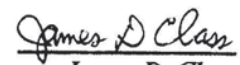
Pursuant to Chapter 163, Part III, Florida Statutes, redevelopment activities are proposed within a certain geographic boundary which is as follows:

BEGINNING with Section 26; Township 24 south; Range 21 east; at the intersection of E. Howard Avenue and the U.S. 98 Bypass, commence northerly along the U. S. 98 Bypass to the intersection of E. Meridian Avenue; thence westerly along E. Meridian Avenue to Section 27; Township 24 south; Range 21 east; at the intersection of N. 5th Street commence in a northerly direction to the U. S. 98 Bypass; thence northwesterly along the U. S. 98 Bypass to the intersection of W. Whitehouse Avenue; thence westerly along W. Whitehouse Avenue to the intersection of N. 8th Street; thence northerly along N. 8th Street to the south boundary of the Dade City Plaza Shopping Center; thence westerly along said boundary to N. 10th Street; thence southerly along N. 10th Street to the intersection of W. Howard Avenue; thence easterly to the POINT OF BEGINNING.

The proposed resolution and the Finding of Necessity report will be available for public inspection in the offices of the City Clerk, City Hall, 38020 Meridian Avenue, weekdays from 8:00 a.m. to 5:00 p.m., beginning January 31, 1996. Interested parties may appear at the hearing on the date noticed above and be heard with respect to the proposed action.

All persons are hereby advised that any presentation they make to the City Commission will be encouraged to be as concise as possible and that the Commission may limit the time of each presentation to permit more time for participation from the public at-large. Any person who appeals any decision of the Commission on these matters will need a record of the proceedings and for such purposes, may need to ensure that a verbatim record includes the testimony and evidence upon which the appeal is to be based, according to Chapter 286.0105, Florida Statutes.

City of Dade City


James D. Class
City Clerk

Please publish one time in the Pasco Tribune Issue of January 31, 1996

①

MEMO TO: Mayor and Commissioners
 FROM: Richard Diamond, City Manager
 DATE: February 2, 1996
 SUBJECT: Resolution No. 526 - Making a Finding of Necessity to Create a Community Redevelopment Agency

In November 1994, the City Commission created the Redevelopment Advisory Committee (RAC) to investigate the feasibility of establishing a Community Development Agency (CRA) in the City under the Community Redevelopment Act of 1969 as found in Chapter 163 Part III, Florida Statutes. As you know Chapter 163 requires that findings be made regarding the eligibility criteria found in the statute before a CRA can be created. The RAC has completed a year-long review of that criteria and conducted a survey of the redevelopment needs of the City. In addition, the committee held an advertised public meeting on January 16, 1996 to solicit additional input from the public.

Enclosed is the final report from the RAC. It contains the committee's recommendation to the City Commission regarding establishing a CRA within the city and a "finding of necessity" as required by the statute.

Based on the criteria in the statute, the committee also has recommended a redevelopment district. This district would be the area in which redevelopment would take place and the area in which tax increment financing (TIF) would be used.

Leonard Johnson, Chairman of the RAC will present the committee's recommendations and respond to questions.

Should the City Commission accept the committee's recommendation to establish a CRA, then Resolution No. 526 which makes a finding of necessity, must be adopted.

Staff recommends approval of the RAC's recommendation to establish a CRA and to create the redevelopment district and the adoption of Resolution No. 526. Staff also recommends that the RAC further be charged with preparing the necessary ordinance creating the CRA. This would include having the RAC making a recommendation on the composition of the CRA board.

The RAC should be commended for its work over the past year in its preparation of the report.

Should you have any questions, please advise.

RD/ma

attachment

f:\memos96\finding.rac

A FINDING OF NECESSITY
FOR A PROPOSED REDEVELOPMENT DISTRICT



DADE CITY REDEVELOPMENT ADVISORY COMMITTEE
OCTOBER, 1995

INTRODUCTION

Under Florida's Community Redevelopment Act, local governments are provided legislative authority to target one or more districts in the community for a plan of redevelopment, the financial means to help pay the costs of public improvements, and to assist investment in private redevelopment.

A first step is to establish that an area or areas have characteristics that meet the criteria as contained in the Act. This report is a summary of data and information assembled by the Dade City Redevelopment Advisory Committee (RAC) in support of a Finding of Necessity required before a Community Redevelopment Agency (CRA) charged with implementing a redevelopment plan can be established.

The CRA has the following powers under Florida law:

- (1) The power to determine an area to be a slum or blighted area, or combination thereof; to designate such area as appropriate for community redevelopment; and to hold any public hearings required with respect thereto.
- (2) The power to grant final approval to community redevelopment plans and modifications thereof.
- (3) The power to authorize the issuance of revenue bonds as set forth in s. 163.385.
- (4) The power to approve the acquisition, demolition, removal, or disposal of property as provided in s. 163.370(3) and the power to assume the responsibility to bear loss as provided in s. 163.370(3).

When the City Commission adopts a resolution declaring the need for a CRA, the body shall, by ordinance, appoint a board of commissioners, which shall consist of not fewer than five or more than seven commissioners. Any person may be appointed as commissioner who resides or is in business, practicing a profession or performing a service for compensation, or serving as an officer or director of a corporation or other business entity located within Dade City. Or the City Commission may appoint themselves as the governing body of the CRA.

The cost of redeveloping the district will vary depending upon what improvements are proposed in a redevelopment plan. All redevelopment projects will require a specific plan to be developed for their design and implementation.

(Draft as of February 16, 1996)

Funding for the projects will require a strong commitment for a private/public sector partnership. Public funds will need to be invested as a catalyst to spur private investment. In turn, the property value increases return a "bonus" to the district via Tax Increment Financing for new capital improvements. The attraction of private investment will occur only through an assertive program of policies, strategies and incentives to produce the necessary redevelopment.

Community Redevelopment Trust Fund

The City of Dade City Community Redevelopment Agency is required to establish a trust fund. The allowable uses for these funds are outlined in detail in Chapter 163 of the Florida Statutes and include: administration, capital improvements and consulting fees related to studies, plans or surveys for improvement to the target area. Tax increment revenues from the CRA District comprise only one source of funds; there must be additional contributors. Annual reporting on the trust fund is also a requirement that must be met by the CRA Board.

Tax Increment Financing (T.I.F.)

Tax Increment Financing, known as "TIF", is a method of funding public investment within a targeted area utilizing ad valorem tax increment revenues generated from that area. This funding program establishes a "base year" which for the City of Dade City, would be 1995. As property values increase beyond the base year, the millage rate from the City and County is applied to the increased tax assessment value and the increment taxes deposited into the trust fund. The base year serves simply as a point of reference. Redevelopment encourages a rise in the tax base so that the increment increases.

TIF provides a local source of revenue for community redevelopment. Efforts in the community are directed toward the improvement of the defined area for the CRA District. Stimulation of private investment improves the tax base and reverses the patterns of disinvestment and deterioration through increases in property values. These tax revenues can be used to retire revenue bonds with which public improvements can be made to support private investment as provided in the redevelopment plan.

The CRA determines how increment revenues are utilized. An annual budget must be prepared as a matter of record, as well as an accounting of trust fund revenues and expenditures. An annual report must be filed with the Department of Community Affairs (DCA), Special Districts Bureau, including a financial report, audit, meeting schedule and an update on the name of the registered agency who is to receive mailed information and correspondence from the DCA.

In Dade City, the applicable taxing authorities are the City of Dade City and Pasco County, creating a total ad valorem millage rate of 16.31 for every \$1,000 value of property. Tax increment for the CRA accrues from January 1 of the year following the base year (1995), and can be collected by year end. While increment funds can be used for capital improvements, the sums of money generated in smaller communities are often used for administration, promotion, marketing, or consulting fees.

Revenue Bonds

Revenue bonds can be issued by the City to finance facilities that will help support growth and redevelopment of the CRA District. Typical uses are for funding additional infrastructure necessary to serve development. This can include improvements to roads, drainage, water and sewer, and sidewalks.

Private and Corporate Donations

Donations to finance the redevelopment program can be solicited from individuals and businesses in Dade City, Pasco County and throughout Florida. Many businesses have funds available for community service.

One extremely successful way to solicit donations is to establish an "adoption" program for a specific project or its components (benches, trees, bricks, etc.), allowing people to buy a share of the project. Many cities have been successful with a variety of adoption programs.

Grants

Grants may be available for specific projects in the redevelopment plan. Every effort should be pursued to take advantage of available grants to decrease the direct cost of projects.

Florida Department of Transportation Highway Beautification Grants are available for landscape and irrigation improvement along FDOT roadways such as Meridian Avenue and 7th Street. The grant may be submitted for each project phase and requires "construction ready" landscape and irrigation plans as an integral part.

State of Florida Historic Preservation Grants may be obtained for rehabilitating designated historic structures or development programs related to historic preservation

activities. The Dade City Historical Society actively promotes awareness of Dade City's historical structures and had located and identified 51 historic structures. The Historical Society designated Church Avenue from 8th Street to 17th Street as the Church Street Historic District.

Community Development Block Grants can be applied for through the Pasco County Community Development Department. Used to finance community redevelopment projects, these federal grants are applied for small city's program on a competitive basis of need. This grant potential can provide revenues to establish an incentive program or low interest loan pool for encouraging private investment.

Special Assessments

Special Assessment Districts can be created within the CRA District to raise funds for redevelopment projects. This is a system whereby property owners within the district or a portion of the district are assessed an additional fee to raise funds for specific projects which will benefit them. The revenues raised can only be used for the identified projects within the defined special assessment district.

Loans

The Small Business Administration (SBA), a federal agency, provides low-interest loans to business people who cannot qualify for standard commercial loans. Information on this program is available through the Chamber of Commerce. This loan program encourages economic development by offering small business start up and expansion within the CRA District.

PROJECTED TIF REVENUES 1995-2018

The following estimate of TIF revenues proposes approximate increments of assessed values and resultant tax increment revenues for general planning purposes. Variables of millage increases, increased assessed values and enlarged CRA District boundaries will yield greater returns. These are estimates only.

Exhibit 1 shows estimates from the Tax Increment Financing Program beginning with 1995 for the purposed district.

These projections are based on a static set of circumstances of millage at this time.

The table is based on an annual percentage increase of three percent (3%) in property value.

EXHIBIT 1

DADE CITY TIF PROJECTIONS (Based on 3% annual increase in assessed value)

AD VALOREM

<u>YEAR</u>	<u>TAXABLE VALUE</u>	<u>VALUE</u>	<u>*TAX INCREMENT</u>	<u>CUMULATIVE TAX</u>
1995	\$21,907,020	\$357,303	0	0
1996	\$22,564,230	\$368,023	\$10,720	\$ 10,720
1997	\$23,241,157	\$379,063	\$11,040	\$ 21,760
1998	\$23,938,392	\$390,435	\$ 11,1372	\$ 33,132
1999	\$24,656,543	\$402,148	\$ 11,713	\$ 44,845
2000	\$25,396,240	\$414,213	\$ 12,065	\$ 56,910
2001	\$26,158,127	\$426,639	\$ 12,426	\$ 69,336
2002	\$26,942,871	\$439,438	\$ 12,799	\$ 82,135
2003	\$27,751,157	\$452,621	\$ 13,183	\$ 95,318
2004	\$28,583,692	\$466,200	\$ 13,579	\$108,897
2005	\$29,441,203	\$480,186	\$ 16,986	\$125,883
2006	\$30,324,439	\$494,592	\$ 14,406	\$140,289
2007	\$31,234,172	\$509,429	\$ 14,837	\$155,126
2008	\$32,171,197	\$524,712	\$ 15,283	\$170,409
2009	\$33,136,333	\$540,453	\$ 15,741	\$186,150
2010	\$34,130,423	\$556,667	\$ 16,214	\$202,364
2011	\$35,154,336	\$573,367	\$ 16,700	\$219,064
2012	\$36,208,966	\$590,568	\$ 17,201	\$236,265
2013	\$37,295,234	\$608,285	\$ 17,727	\$253,982
2014	\$38,414,092	\$626,533	\$ 18,248	\$272,230
2015	\$39,566,515	\$645,330	\$ 18,797	\$291,027
2016	\$40,753,510	\$664,690	\$ 19,360	\$310,387
2017	\$41,976,115	\$684,630	\$ 19,940	\$330,327
2018	\$43,235,398	\$705,169	\$ 20,539	\$350,866

* Based on: County Millage = 8.81 (1995) and City Millage = 7.50 (1995)

DEFINITIONS OF SLUM AND BLIGHT

To be eligible under the act, the City must find that one or more areas exist in the City that meet the definition for "slum" and "blight" as contained in Chapter 163.340, F.S., as follows:

"Slum area" means an area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age, or obsolescence; inadequate provision for ventilation, light, air, sanitation, or open spaces; high density of population and overdevelopment; the existence of conditions which endanger life or property by fire or other causes; or any combination of such factor is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals, or welfare.

"Blighted area" means an area in which there are a substantial number of slum, deteriorated, or dilapidated structures and conditions which endanger life or property by fire or other causes or one or more of the following factors which substantially impairs or arrests the sound growth of a municipality and is a menace to the public health, safety, morals, or welfare in its present conditions and use:

- 1. Predominance of defective or inadequate street layout.**
- 2. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.**
- 3. Unsanitary or unsafe conditions.**
- 4. Deterioration of site or other improvements.**
- 5. Tax or special assessment delinquency exceeding the fair value of the land.**
- 6. Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.**

BOUNDARIES OF THE PROPOSED REDEVELOPMENT DISTRICT

Based on a field survey of the conditions in the downtown area, the RAC established the following proposed redevelopment district:

BEGINNING with Section 26; Township 24 south; Range 21 east; at the intersection of E. Howard Avenue and the U.S. 98 Bypass, commence northerly along the U. S. 98 Bypass to the intersection of E. Meridian Avenue; thence westerly along E. Meridian Avenue to Section 27; Township 24 south; Range 21 east; at the intersection of N. 5th Street commence in a northerly direction to the U. S. 98 Bypass; thence northwesterly along the U. S. 98 Bypass to the intersection of W. Whitehouse Avenue; thence westerly along W. Whitehouse Avenue to the intersection of N. 8th Street; thence northerly along N. 8th Street to the south boundary of the Dade City Plaza Shopping Center; thence westerly along said boundary to N. 10th Street; thence southerly along N. 10th Street to the intersection of W. Howard Avenue; thence easterly to the **POINT OF BEGINNING**.

EXISTING CONDITIONS OF THE REDEVELOPMENT DISTRICT

1. PROPERTY VALUATION

In order to determine whether the criteria in Chapter 163 is met, the RAC conducted a survey of the downtown core. The first step was an examination of property value data from the Office of the Pasco County Property Appraiser. The district includes 397 property parcels with a total assessment of \$31,629,002 and a total taxable value of \$21,907,020

2. CONDITIONS OF STRUCTURES

A Field Survey Report was conducted in July by the RAC and City staff that included an inventory of approximately 330 existing structures located in the proposed redevelopment district. The survey included an assessment of the condition of all structures based on the following criteria:

- A. **."S" - Standard Condition - This means the building is generally in good condition, but the structure may need some cosmetic improvements, routine maintenance (painting, cleaning, etc.), and/or minor repairs (fix windows, doors, hand railings, steps, fencing, roof shingles, etc.) that are not considered to be a major investment in the building.**
- B. **"SS" - Substandard Condition - This means the structure is in need of major repairs to bring it to "Standard" condition. These repairs include major structural repairs to the roof structure, or other supporting part of the building, it lacks an indoor toilet, etc. This corresponds to the "deteriorating" criteria in Section 163.340(7) and (8)a, Florida Statutes.**
- C. **"D" - Dilapidated Condition - This means the structure is in such poor condition that it should be removed; that it appears to be structurally unsound, or that improvements required to bring the structure to "standard" condition would include substantial renovations and that the cost of these renovations may be a large percentage of its current value. This corresponds to the "deteriorated" and "dilapidation" criteria in Section 163.340(7) and (8)(a), Florida Statutes.**

Exhibit 2 illustrates the number, use and condition of the structures in the proposed redevelopment district:

EXHIBIT 2

USE	STANDARD (S)	SUB-STANDARD (SS)	DILAPIDATED (D)
Residential-1family	69	27	20
Residential-2 family	4	1	0
Residential- 3 family Multi-Family or more	4	0	1
Commercial-Retail	42	2	2
Commercial-Personal Services	61	1	1
Commercial-Office	5	0	0
Commercial-Repair	9	0	0
Wholesale-Industrial	4	0	0
Church-Civic	5	1	0
TOTALS	274	32	24

Source: 1995 RAC Field Survey Report

The results of the Field Survey Report show 9.7% of the building structures to be sub-standard and 7.3% to be dilapidated, or a total of 17% below standard condition in the proposed redevelopment district.

Additionally, the age of each structure was included in the Field Survey Report. This information was based on the 1990 census and the Pasco County Comprehensive Housing Affordability Strategy (CHAS), which was prepared by the County Community Development Department in 1993. Nearly half of all residential structures located in the proposed redevelopment district were built prior to 1945, and nearly half of all commercial structures were built prior to 1970.

Age of structures does not necessarily reflect substandard conditions. In fact, many older structures in the city are in excellent condition and have added value because their historic architecture was maintained. However, depending on the quality of construction; older structures may experience significant deterioration without adequate maintenance. In addition, the age of the structure may be an indication of functional obsolescence, especially for commercial structures. Finally, older commercial structures may be difficult to renovate in order to be competitive due to the cost of meeting modern state and federal life/safety and access codes.

3. TRANSPORTATION

There are 26 street segments located in the proposed redevelopment district. From the survey and from information from the City's Public Works Department, there were no streets with ineffective or inadequate street layout in the district. The district is served by a system of state-maintained arterial and collector roads that have adequate capacity and are functioning at C or better level of service. The local streets serving the land uses within the district are arranged in a typical rectangular grid pattern and most appear to have adequate rights-of-way and traffic carrying capacity.

There are some local roadways in the north part of the district with dead-end and/or unpaved streets. Some of the existing paved streets with brick foundations show signs of deterioration of the pavement. Resolution No. 462 adopted by the City Commission generally prevents resurfacing of local brick streets. This policy is intended to allow the street surfaces to deteriorate and to once again become brick-surfaced streets.

The long-range transportation plan prepared by Pasco County indicates that some segments of the major road network within the district will exceed LOS C by the year 2015.

Traffic accident data provided by the Dade City Police Department from October, 1992 to April 1995 show 276 reported accidents in the proposed redevelopment district. Most of the accidents occurred on Howard Avenue (23); Martin Luther King Jr Blvd (16); and 7th Street (28).

4. PARKING

Parking within the district is accommodated principally by on-street parking and in city-owned parking lots. No time limits are enforced for the parking. Available parking appears to be adequate for the business areas in the district. With recent improvements in the building occupant levels in the district, the provision of parking

should be examined. It is likely that with implementation of a redevelopment plan, that public and private parking facilities may be inadequate.

5. LAND USE

All existing land uses were mapped from the survey by the committee. The survey found that there is a broad mix of land use types in the district with office and retail commercial, and other intensive uses adjacent to single-family and other residential uses. The City's adopted Comprehensive Plan provides for a mix of land uses in an attempt to encourage redevelopment and create a downtown area that is not only a business center but also an area where people live. While this type of mixed use can create economic opportunities, nuisance created by intensive commercial uses can adversely affect residential uses by lowering rents and values causing a lack of investment by owners in maintenance. Due to the requirements of the State's life/safety code and federal Americans With Disabilities Act (ADA) requirements, the conversion of the residential structures to commercial uses can be expensive. As a result, residential structures may deteriorate until redevelopment becomes viable.

Although the Comprehensive Plan states that buffer areas are necessary between incompatible uses in the mixed use areas, this has not occurred. The City's review and update of the Comprehensive Plan, for the effectiveness of the mixed use concept and as part of any redevelopment plans.

7. UNSANITARY OR UNSAFE CONDITIONS

The committee survey teams identified numerous areas within the district that contained trash, junk, debris and litter on private property, and tripping hazards on sidewalks. Standing stormwater was found in several areas and seven (7) areas in the district have been identified by our Public Works Department as having drainage problems as follows:

1. E. Meridian Avenue at the intersections of 6th Street; 5th Street; 4th Street; and 3rd Street.
2. 5th Street at E. Robinson Avenue
3. N. 8th Street at the intersection of W. Whitehouse Avenue
4. N. 8th Street at the intersection of W. Gaddis Avenue
5. S. 8th Street at the curve intersection of W. Church Avenue
6. N. 6th Street between Martin Luther King Jr Blvd and Madill Avenue
7. N. Futch Street

8. CRIME

The data shows that the number of criminal offenses reported in the district increased by 10.5% during the period from October, 1992 through April, 1995. The offenses in the district during this period (1,077) account for 25% of the offenses recorded in the City (4,107). The offenses include burglaries, auto theft, larceny, assault, robberies, etc.

9. WATER AND SEWER

All potable water distribution and fire suppression systems in the proposed redevelopment district are adequate, according to the Dade City Water Division. However, portions of the sewer distribution system along Howard Avenue, Martin Luther King Jr Blvd, 6th Street, and 3rd Street are inadequate due to a limited system capacity and old system materials.

HISTORY OF THE PROPOSED REDEVELOPMENT DISTRICT

The proposed redevelopment district includes the historic commercial center of the City due to the traffic circulation of U.S. 301/7th Street, Meridian Avenue, and the U.S. 98 Bypass. This area encompasses 139 acres MOL and includes a traditional downtown area that is found in many old communities of Florida. The district features a courthouse square, a City park, commercial retail and service establishments, government facilities, and a variety of residential housing types.

For several decades a railroad line and a depot were located in the district until the corridor was abandoned and donated to the City. During that time a number of businesses were supported by the railroad, including the Pasco Lumber Company.

A downtown parking park was created from some of the abandoned railroad corridor in 1973 as the City established available parking to attract commercial retail to the downtown. In 1986 the City received designation in the Florida Main Street program and began efforts for the renovations, enhancements, and marketing of the downtown.

However, growth in the proposed redevelopment district as well as in the City has been slow. The 1940 census population for the City was 2,561; and in 1950: 3,806; 1960: 4,759; 1970: 4,241; 1980: 4,923, and in 1990: 5,633. Agriculture, government, and public schools, are the largest employers in the proposed redevelopment district.

Major freezes in the last decade eliminated a number of productive orange grove acreage in the surrounding areas outside the district. This affected the largest employers and businesses in the proposed redevelopment district and the closing of one of two citrus processing plants outside the district. Additionally, with the opening of the Wal-Mart Plaza in 1984 several small family-owned retail stores in the district were closed by 1989, including a large shopping center on the U.S. 98 Bypass.

CONCLUSIONS

It is obvious from the information above that areas exist within the district that meet the requirements in Section 163.340 for establishing a community redevelopment district (CRA). There are a number of older, deteriorating structures and conditions that impair growth in the district.

There is evidence of obsolescence due to the age of many of the structures in the district. Unsanitary conditions in the district have been identified as well as a crime rate that is increasing at a greater rate than the city as a whole. There is a need for infrastructure improvements to include roads, drainage, water and sewer and sidewalks.

The RAC therefore, recommends that the City Commission adopt Resolution No. 526 making a Finding of Necessity under Section 163.355, Florida Statutes; that a CRA be established for the redevelopment of the proposed district.

Rep.rac

Prepared at the Direction of the Entire City Commission.

RESOLUTION NO. 538

A RESOLUTION OF THE CITY OF DADE CITY, FLORIDA, RELATING TO COMMUNITY DEVELOPMENT; CREATING A COMMUNITY REDEVELOPMENT AGENCY PURSUANT TO SECTION 163.356, FLORIDA STATUTES; PROVIDING FOR THE FUNCTIONS AND DUTIES OF SAID AGENCY; APPOINTING AN ADVISORY COMMITTEE TO THE COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR TERMS AND INITIAL APPOINTMENTS TO THE ADVISORY COMMITTEE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of Dade City directed that a study be commissioned to determine the existence of slum and blight conditions in the city; and

WHEREAS, the Dade City Redevelopment Advisory Committee prepared a comprehensive study which found the existence of slum and blight conditions; and

WHEREAS, the City Commission of the City of Dade City approved Resolution No. 526 which adopted the findings of the study, determined the necessity for a Community Redevelopment Agency pursuant to Section 163.356, Florida Statutes, and established a redevelopment district.

NOW THEREFORE, be it resolved by the City Commission of Dade City of Pasco County, Florida, in regular session duly assembled that:

Section 1. Pursuant to Section 163.357(1), Florida Statutes, the City Commission does hereby create a community redevelopment agency for the City of Dade City, Florida.

Section 2. The City Commission of the City of Dade City is hereby established as the Dade City Community Redevelopment Agency.

Section 3. The Dade City Community Redevelopment Agency shall constitute a legal entity, separate, distinct and independent from the City Commission of Dade City and as such shall be an autonomous board having the powers and duties prescribed in Chapter 163, Part III, Florida Statutes.

Section 4. The Dade City Redevelopment Advisory Committee is hereby appointed as an advisory board to the Dade City Community Redevelopment Agency. The Committee shall advise the Community Redevelopment Agency on matters relating to the redevelopment of the established district pursuant to Chapter 163, Part III, Florida Statutes.

The Committee shall consist of seven members appointed by the Dade City Community Redevelopment Agency as follows:

- a. One representative from the Greater Dade City Chamber of Commerce;
- b. One representative from the Dade City Downtown Mainstreet, Inc.;
- c. One representative from the Dade City Historic Preservation Advisory Board;
- d. Two merchants or property owners in the Redevelopment District;
- e. Two City residents;

Section 5. The Dade City Redevelopment Advisory Committee members shall serve three-year terms and may be reappointed. Any vacancy occurring during any term shall be filled by the agency for the duration of the unexpired term. The initial terms shall be as follows; Three members to serve three years; Two members to serve two years; and Two members to serve one year.

The initial members of the committee shall be as follows:

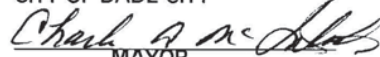
<u>NAME</u>	<u>TERM</u>
Leonard Johnson, Chairman	Two Years
Edward Blommel, Vice Chairman	Three Years
Jean Ward	Three Years
Pete Brock	One Year
Otto Weitzenkorn	One Year
Faye Sanders	Three Years
Grace Bryant	Two Years

Section 6. The committee shall adopt by-laws governing voting, officers, and conduct of meetings. Such by-laws shall be subject to approval by the agency.

Section 7. That this resolution shall become effective as provided in the City Charter.

DONE AND RESOLVED this 14th day of May, 1996.

CITY OF DADE CITY


MAYOR

ATTEST:


CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

Resolution 538

MEMO TO: Mayor and City Commissioners

FROM: Richard Diamond, City Manager 

DATE: May 6, 1996

SUBJECT: Resolution No. 538 - Establishing a Community Redevelopment Agency (CRA)

Following adoption of Resolution No. 526 in February 1996, which determined the need for a Community Redevelopment Agency (CRA) and created the redevelopment district boundaries, the City Commission charged the Dade City Redevelopment Advisory Committee (RAC) with recommending the composition of the CRA and developing a draft resolution or ordinance to implement the recommendations.

At its April 16, 1996 meeting, the RAC unanimously recommended that the City Commission be established as the CRA and that a permanent advisory committee be created to assist the CRA.

To implement this recommendation, the RAC proposed that Resolution No. 538 (enclosed), be adopted. Also, enclosed is a staff report which reviews the different options for establishing the CRA and some of the findings from a survey of some other cities which have CRA's.


Mr. Leonard Johnson, Chairman of the RAC will be present at the meeting to present the committee's recommendation.

Should you have any questions, please advise.

RD/ma

attachments

f:\mmms96\Res538

MEMO TO: Dade City Redevelopment Advisory Committee (RAC)
 FROM: Richard Diamond, City Manager 
 DATE: April 11, 1996
 SUBJECT: Resolution No. 538 - Creating a Community Redevelopment Agency

Under the provisions of the Community Redevelopment Act of 1969 (Chapter 163, Part III, Florida Statutes) a local government has several alternatives for establishing a community redevelopment agency (CRA): 1.) The governing body (council or commission) may designate itself as the CRA, and as such will operate as an independent entity separate from its commission duties. 2.) The commission may appoint up to seven citizens to sit as the CRA. Under this alternative, the city commission must still hold public hearings, approve redevelopment plans, create the trust fund, and approve the acquisition or disposal of property. 3.) For those governing bodies with five members, Chapter 163 allows the commission to sit as the CRA along with two citizens appointees creating a seven-member CRA board. 4.) The law also allows for the designation of existing boards or authorities as the CRA's.

In order to gather information on the alternatives for a CRA, we surveyed a number of small and medium-sized cities with CRA's. From the survey we have found that a majority (11 of 19) designated the city's governing body as the CRA board versus those who appointed a separate board (see enclosed survey results). We found at least one example (Bradenton) where the CRA was composed of citizens, but which the City Commission could override any decision made by the CRA and one (Pinellas Park) which had a mix of elected officials and citizens.

Based on our findings, staff proposes that the RAC recommend that the enclosed resolution (Resolution No. 538) be adopted by the City Commission. This resolution designates the City Commission as the CRA. Having the City Commission sit as the CRA will minimize additional bureaucracy needed for decision making (because of the requirements for city commission approval mentioned above). Also, since it is obvious from our projections of tax increment that financing, that assistance and close coordination with City services and programs will be essential to implementing a redevelopment plan, sitting as the CRA, the City Commission will have first hand knowledge of these needs on a continuing basis. And, being a small city with a relatively small redevelopment district, the City Commission is capable of assuming the extra duties as the CRA. Finally, having elected officials who are answerable to the public making the decisions could create a CRA that is more responsive than one with appointed members.

The resolution also establishes the RAC as a permanent advisory board to the CRA. While we found few CRA's which have formal advisory boards, it is envisioned that this board will solicit public input and advise the CRA on redevelopment issues within the redevelopment district boundaries, and work with the City staff to develop and prepare the redevelopment plans and programs to bring to the CRA for action. The resolution proposes that the current members continue to serve, but that staggered terms be created.

Discussion of the completion of the CRA is scheduled for the April 16, 1996 meeting.

RD/ma

attachments

Prepared at The Direction of The Entire City Commission

ORDINANCE NO. 99-0735

AN ORDINANCE OF THE CITY COMMISSION OF DADE CITY, FLORIDA, PURSUANT TO SECTION 163.387, FL. STAT.; PROVIDING FOR THE CREATION AND ADMINISTRATION OF A COMMUNITY REDEVELOPMENT TRUST FUND FOR THE DADE CITY REDEVELOPMENT AREA AS SET FORTH IN ORDINANCE NO. 99-0734 OF THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA; PROVIDING FOR THE DURATION OF THE COMMUNITY REDEVELOPMENT PLAN; DESIGNATING THE COMMUNITY REDEVELOPMENT TRUST FUND AS THE RECIPIENT OF FUNDS PURSUANT TO SECTION 163.387(1), FL. STAT.; PROVIDING FOR ADMINISTRATION BY THE DADE CITY COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR EXPENDITURE OF FUNDS ON GENERAL PURPOSE GOVERNMENT BUILDINGS; PROVIDING FOR DEFINITIONS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission (the "Commission") of Dade City has adopted Resolution No. 526 in which a finding of necessity for redevelopment was made relating to specific areas, all of which are located within the corporate boundaries of the City of Dade City; and

WHEREAS, said resolution describes the areas in which there exists conditions making said area eligible for designation under Chapter 163, Part III, Florida Statutes; and

WHEREAS, the Redevelopment Advisory Committee established by Resolution No. 538, has recommended that additional territory, not adopted in Resolution No. 526, be included within the community redevelopment area boundary; and

WHEREAS, the Commission desires to provide for the redevelopment of such areas, pursuant to the Community Redevelopment Act, as contained in Chapter 163, Part III, Florida Statutes; and

WHEREAS, on May 14, 1996, the Commission adopted Resolution 538 by which it declared itself the "Community Redevelopment Agency" and vested in itself all rights, powers, duties, privileges and immunities vested in a community redevelopment agency by Chapter 163, Florida Statutes; and

WHEREAS, due notice of this action has been provided to the public and each taxing authority which levies ad valorem taxes on taxable real property within the geographic boundaries of the Area; and

WHEREAS, the Commission has adopted Ordinance No. 99-0734, approving the Dade City Redevelopment Plan, pursuant to Florida Statute 163.360.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of Dade City, Florida, sitting in regular session, that:

Section 1. The terms contained in this Ordinance shall have the meanings set forth or referenced in Chapter 163, Part III, Fl. Stat.

Section 2. The Commission hereby establishes and creates, in accordance with the provisions of Section 163.387, Fl. Stat., a Community Redevelopment Trust Fund, hereinafter referred to as the "Fund", for the Dade City Redevelopment Area, herein referred to as the "Area", which fund shall be utilized and expended for the purposes of and in accordance with the Community Redevelopment Plan, entitled the Dade City Redevelopment Plan, hereinafter referred to as the "Plan".

Section 3. The funds to be allocated and deposited into the Fund are hereby appropriated to the Community Redevelopment Agency, hereinafter referred to as the "Agency", to finance projects within the Area, as authorized by this Ordinance and Ordinance 99-0734. Ordinance 99-0734 having been adopted and made a part of this Ordinance by reference. Said Area is defined and described in the Plan. The Agency shall utilize the funds and revenues paid into and earned by the Fund for all and every Community Redevelopment purpose delegated to it in the aforementioned ordinance, and as provided in the Plan and as provided by law, with said Fund to exist for the duration of a project or projects undertaken by the Agency pursuant to the Plan and this Ordinance. Said funds shall be held by the City Clerk of the City of Dade City for and on behalf of the Agency and dispersed to the Agency in accordance with this Ordinance and state law.

Section 4. Pursuant to Section 163.370 (2)(a), Fl. Stat., the Commission does hereby authorize the allocation of funds and revenues paid into and earned by the Fund to construct or expand administrative buildings for public bodies or police and fire buildings, located within the Area.

Section 5. There shall be paid into the Fund each year by all taxing authorities, as defined in Section 163.340(2), Fl. Stat., within the Area, the incremental increase in the income, proceeds, revenues and funds of taxing authority, as calculated in accordance with Section 7 of this Ordinance and Section 163.387(1), Fl. Stat., based upon the base tax year set forth in Section 6 of this Ordinance.

Section 6. The most recent tax roll used in connection with the taxation of such property shall be the 1998 Tax Roll of Pasco County, Florida, and all deposits into the Fund shall begin in incremental increases from the tax rolls resulting in ad valorem tax revenues due subsequent to November 1, 1998 for the tax year January 1, 1999 through December 31, 1999, and subsequent years.

Section 7. Said tax increment shall be determined and appropriated annually, and shall be that amount equal to ninety-five percent (95%) of the difference between:

- a. That amount of ad valorem taxes levied each year by each taxing authority, exclusive of any debt service millage on taxable real property contained within the geographical boundaries of the Area; and
- b. That amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for each taxing authority, exclusive of debt service millage, upon the total of the assessed value of the taxable property in the Area, as shown upon the most recent assessment roll used in connection with the taxation of such property by each taxing authorities prior to the effective date of this Ordinance providing for the funding of the trust fund.

Section 8. All taxing authorities defined in Florida Statute 163.340(2), shall:

- a. Upon the adoption of this Ordinance providing for funding of the redevelopment trust fund as herein provided, each taxing authority shall, by January 1st of each year, appropriate to such trust fund so long as any indebtedness pledging increment revenues to the payment thereof is outstanding (but not to exceed 30 years) a sum which is no less than the increment as defined and determined in Section 7 of this Ordinance accruing to such taxing authority.
- b. Any taxing authority which does not pay the increment to such trust fund by January 1st shall pay to such trust fund an amount equal to five percent (5%) of the amount of the increment and shall pay interest on the amount of the increment equal to one percent (1%) for each month the increment is outstanding.

Section 9. The Fund shall be established and maintained as a separate trust fund account in the office of the City Clerk of the City of Dade City pursuant to this Ordinance, whereby the Fund may be promptly and effectively administered and utilized by the Agency expeditiously and without undue delay for their allocated statutory purpose.

Section 10. The tax increment shall be computed by using the assessed value of the taxable real property in the Area for the year of 1998 as the base, and in subsequent years using the assessed value of real property in the Area for that year as the second factor in determining the amount of tax increment accruing in that year.

Section 11. The Agency accepts full responsibility for the receipt, custody, disbursement, accountability, management and proper application of all monies paid into the Fund, subject to the provisions of Section 3 of this Ordinance.

Section 12. Any and all ordinances or parts of ordinances in conflict herewith be, and the same are, hereby repealed.

Section 13. Should any section or provision of this ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 14. This ordinance shall take effect in accordance with the City Charter.

The above and foregoing ordinance was read and passed on its first reading in open and regular session of the 11th day of May, A.D., 1999, in Dade City, Florida.

DADE CITY, FLORIDA


MAYOR

ATTEST:


CLERK

The foregoing Ordinance No. 99-0735 was read and passed on its second and final reading in open and regular session of the 25th day of May, A.D., 1999, in Dade City, Florida.

DADE CITY, FLORIDA


MAYOR

ATTEST:


CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

THE TAMPA TRIBUNE
Published Daily
Tampa, Hillsborough County, Florida

State of Florida)
County of Hillsborough) ss.

Before the undersigned authority personally appeared J. Rosenthal, who on oath says that she is Classified Billing Manager of The Tampa Tribune, a daily newspaper published at Tampa in Hillsborough County, Florida; that the attached copy of advertisement being a

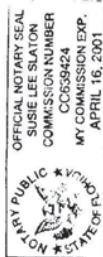
LEGAL NOTICE PASCO EDITION

in the matter of _____

CITY OF DADE CITY

was published in said newspaper in the issues of _____

MAY 1, 1999



Affiant further says that the said The Tampa Tribune is a newspaper published at Tampa in said Hillsborough County, Florida, and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as second class mail matter at the post office in Tampa, in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, this advertisement for publication in the said newspaper.

Sworn to and subscribed before me, this _____ day
of _____ MAY _____, A.D. 1999

Personally Known _____ or Product Identification _____
Type of Identification Produced _____

(SEAL)

Susie Lee Slaton

CITY OF DADE CITY
MEETING OF THE
PLANNING BOARD
MEETING OF THE
COMMUNITY
REDEVELOPMENT AGENCY
CITY COMMISSION
PUBLIC HEARINGS FOR
THE COMMUNITY
REDEVELOPMENT PLAN
ORDINANCE 99-0734
AND ORDINANCE 99-0735
REDEVELOPMENT TRUST
FUND

The Dade City City Commission sitting on the City Planning Board will be holding a meeting Tuesday, May 11, 1999, at 5:30pm, in the City Commission Chambers at 3820 Meridian Avenue in Dade City. The Board, pursuant to Chapter 163.340 (3) F.S., will be considering the conformity of the proposed Community Redevelopment Plan with the City's Comprehensive Plan.

Immediately following the Planning Board meeting, the City Commission will convene as the Community Redevelopment Agency to hold a public meeting to consider the proposed Community Redevelopment Plan, pursuant to Chapter 163.340 (3) F.S.

Immediately following the Community Redevelopment Agency meeting, the City Commission will convene. During the City Commission meeting, the Commission, pursuant to Chapters 163.340 (4), 163.287 and 164.041, F.S., will hold public hearings for first reading of Ordinance 99-0734 adopting the Community Redevelopment Plan and will hold a first reading of Ordinance 99-0735 adopting the Redevelopment Trust Fund, second and final reading for both of these ordinances will take place at the City Commission meeting of Tuesday, May 25, 1999, in the City Commission chambers at 3820 Meridian Avenue in Dade City. Interested parties may appear at the public hearings and be heard with respect to the proposed ordinances.

ORDINANCE NO. 99-0734

AN ORDINANCE OF THE CITY COMMISSION OF DADE CITY, FLORIDA, PURSUANT TO FLORIDA STATUTE 163. PART 8, APPROVING AND ADOPTING THE DADE CITY REDEVELOPMENT PLAN IMPLEMENTING ACTIONS TAKEN BY THE CITY COMMISSION OF DADE CITY IN RESOLUTIONS 128 AND 138, FURTHER IMPLEMENTING THE PROVISIONS OF FLORIDA STATUTE 163. PART 8, PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR DEFINITIONS; PROVIDING FOR CAPITAL PROJECTS AND PROGRAMS TO BE IMPLEMENTED AS PART OF THE SAID REDEVELOPMENT PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 99-0735

AN ORDINANCE OF THE CITY COMMISSION OF DADE CITY, FLORIDA, PURSUANT TO FLORIDA STATUTE 163.347, PROVIDING FOR THE CREATION AND ADMINISTRATION OF A COMMUNITY REDEVELOPMENT TRUST FUND FOR THE DADE CITY REDEVELOPMENT AREA AS SET FORTH IN ORDINANCE NO. 99-0734 OF THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, PROVIDING FOR THE DURATION OF THE COMMUNITY REDEVELOPMENT PLAN DESIGNATING THE COMMUNITY REDEVELOPMENT TRUST FUND AS THE RECIPIENT OF FUNDS PURSUANT TO FLORIDA STATUTE 163.347(1); PROVIDING FOR THE ADMINISTRATION BY THE DADE CITY COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR EXPENDITURE OF FUNDS ON GENERAL PURPOSE GOVERNMENT BUILDINGS; PROVIDING FOR DEFINITIONS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

The Community Redevelopment Area subject to these ordinances, is that area of downtown Dade City generally bounded on the south by Howard Avenue, bounded on the west by 10th Street, bounded on the north by Whitehouse Avenue and on the east by the U.S. 90 Bypass.

The general scope of the Redevelopment Plan is to set a framework and develop a set of projects intended to strengthen and revitalize the business, residential areas and public fabric of the redevelopment area. An analysis of existing conditions has been performed, redevelopment goals, urban framework plan and implementation strategies are proposed in the Plan.

The proposed plan and ordinances may be amended.



PASCO COUNTY, FLORIDA

OFFICE OF THE COUNTY ATTORNEY



Robert D. Sumner
County Attorney

Barbara L. Wilhite
Patricia J. Hakes
Edward B. Cole
Christian T. Van Hise
Debra M. Zampetti
W. Elizabeth Blair

December 27, 1999

Mr. Douglas Drymon
City Manager
City of Dade City
Post Office Box 1355
Dade City, Florida 33525

Re: Pasco County Ordinance No. 99-29

Dear Doug:

Enclosed for your review and file is a copy of Pasco County Ordinance No. 99-29 which authorizes annual funding for Dade City's Redevelopment Trust Fund.

Please do not hesitate to contact me if I can be of any further assistance.

Sincerely yours,

Robert D. Sumner
County Attorney

RDS:lp
Enclosure

BY COMMISSIONER _____

ORDINANCE NO. 99-29**AN ACT TO BE ENTITLED**

AN ORDINANCE AUTHORIZING ANNUAL FUNDING FOR DADE CITY'S REDEVELOPMENT TRUST FUND, ESTABLISHING CRITERIA FOR ANNUAL TAX INCREMENTS AND PROVIDING GUIDELINES PURSUANT TO FLORIDA STATUTE 163.387; PROVIDING FOR INCLUSION IN CODE, SEVERABILITY AND EFFECTIVE DATE AND FOR MODIFICATION THAT MAY ARISE FROM CONSIDERATION OF THE ORDINANCE AT PUBLIC HEARING.

WHEREAS, on May 25, 1999, Dade City approved Ordinance 99-0734 establishing a Redevelopment Plan for its downtown area; and

WHEREAS, on May 25, 1999, Dade City approved Ordinance 99-0735, creating a community redevelopment trust fund to receive tax increment dollars for its downtown redevelopment area; and

WHEREAS, Section 163.370 (2)(a), F.S., authorizes expenditure of tax increment funds on public administrative buildings only if each taxing authority agrees to such expenditure; and

WHEREAS, Ordinance 99-0735, Section 4, specifically authorizes expenditure of city-generated tax increment funds to construct or expand administrative buildings for public bodies or police and fire buildings; and

WHEREAS, agreement of such expenditures will potentially provide funds for improvements to be made to public buildings within the redevelopment area.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pasco County, Florida as follows:

SECTION 1 SCOPE

This Ordinance shall govern and provide authority for the Dade City Redevelopment Trust Fund.

SECTION 2 RECITAL

The whereas clauses set forth above are hereby incorporated by reference.

SECTION 3 AUTHORIZATION AND CRITERIA FOR ANNUAL FUNDING

(a) The redevelopment plan and trust fund for Dade City is hereby approved.

(b) The County shall annually pay to Dade City for deposit to the fund approved in this section a sum equal to the increment in the income, proceeds, revenues and funds of the county derived from or held in connection with the community redevelopment project area, for the use of Dade City's redevelopment agency in its undertaking and carrying out of the community development project plan which includes, but is not limited to, funding for public buildings. The increment shall be determined annually and the amount to be funded by the taxing authority shall be less than 95 percent of the difference between (1) and (2) but in no event less than 50 percent of such difference. Dade City shall obtain 94 percent of the difference between (1) and (2).

(1) The amount of ad valorem taxes levied each year by each taxing authority, exclusive of any amount from any debt service millage, on taxable real property contained within the geographical boundaries of the community redevelopment area; and

(2) The amount of ad valorem taxes which would have been produced by the rate upon which the taxes levied each year by or for each taxing authority, exclusive of any debt service millage, upon the total of the assessed value of the taxable real property in the community redevelopment area as shown upon the most recent assessment roll used in connection with the taxation of such property by each taxing authority prior to the effective date of the ordinance providing for the appropriation to the trust fund.

(c) The county shall annually pay to Dade City the tax increment due the fund on or prior to January 1, 2000. The county's obligation to annually fund the redevelopment trust fund annually shall continue until all loans, advances, and indebtedness incurred as the result of the community redevelopment project have been paid (not to exceed 30 years), a sum that is no less than the increment as determined in subsection (b). In no year shall the county's obligation to the fund exceed the amount of that year's tax increment as determined in subsection (b). The county's increment contributions are to be accounted for as separate revenue within the fund, but may be combined with other revenues for the purpose of paying debt service.

(d) Copies of reports of audits required by F.S. § 163.387(8) shall be provided to the Board of County Commissioners each fiscal year.

SECTION 4 INCLUSION IN THE CODE.

It is the intent of the Board of County Commissioners that the provisions of this Ordinance shall become and be made a part of Pasco County Code, and that the Sections of this Ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section", "article", or such other appropriate word or phase in order to accomplish such intentions.

SECTION 5 SEVERABILITY.

It is declared to be the intent of the Board of County Commissioners of Pasco County, Florida, that if any section, subsection, sentence, clause, or provision of this ordinance shall be declared invalid, the remainder of this ordinance shall be construed as not having contained said section, subsection, sentence, clause or provision, and shall not be affected by such holding.

SECTION 6 EFFECTIVE DATE.

A certified copy of this Ordinance shall be filed in the Office of the Department of State by the Clerk of the Board within ten (10) days of adoption, and shall take effect upon filing.

DONE AND ADOPTED this 21st day of December, 1999.



BY: Jed Pittman
JED PITTMAN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

BY: Pat Mulieri
PAT MULIERI, Ed. D. Chairman

APPROVED

DEC 21 1999

APPROVED AS TO LEGAL FORM AND CONTENT
OFFICE OF THE COUNTY ATTORNEY

BY: [Signature]
Attorney

DADE CITY'S REDEVELOPMENT ORD\ DRAFT 1/DZ:bw

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STATE OF FLORIDA
COUNTY OF PASCO

THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL OF RECORD IN MY OFFICE. WITNESS MY HAND THE COUNTY'S OFFICIAL SEAL THIS 27th December 1999
JED PITTMAN, CLERK TO THE BOARD

BY: [Signature] D.C.

