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FOREWARD

Volusia County has adopted a home rule charter and it is necessary for the City Council of the City of Orange City to obtain delegation of the powers conferred upon the County by the Redevelopment Act, so that the City may exercise the authority and powers conferred by such act within the Orange City Community Redevelopment Area (“Redevelopment Area”). On June 19, 2014, the Volusia County Council approved Resolution 2014-95, delegating redevelopment authority to the City of Orange City.

County Resolution 2014-95 specifies certain redevelopment powers and requirements to the City of Orange City and shall supersede those specific powers and requirements in the Orange City Community Redevelopment Plan (“Plan”). The following summarizes those specific powers and requirements as agreed upon by the City of Orange City and Volusia County. See Appendix E for specific details of Volusia County Resolution 2014-95.

1. Delegation of Authority

   • The County delegates the community redevelopment powers to the City of Orange City for 20 years.

   • The City may not expand or modify the delegation.

   • The County Council reserves its rights to revoke or amend the delegation.

2. Finding of Necessity, Creation of Agency; Adoption and Review; and Amendment of Plan

   • The County Council approves and ratifies the City’s April 24, 2012, finding within the boundaries for which authority is delegated.

   • The City may create a community redevelopment agency, provided that the members of the City Council shall serve as members of the agency body.

   • The City Council may adopt the Plan and neither the City nor agency shall deviate from the projects without a Plan amendment.

   • The agency shall review the plan annually and update it every five years.
• The agency prior to adoption shall submit to the County Council for its review and approval any plan amendment which alters the use of the county increment for capital projects.

3. Redevelopment Trust Fund

• The City Council by ordinance shall establish a redevelopment trust fund to which no other taxing district than the County or City need contribute.

• The County shall contribute to the trust fund only from its general fund, not from any other, at a millage rate which does not exceed that of the City millage rate used to compute its contribution.

• Of the incremental revenue computed annually pursuant to the statute, the County shall pay 95% up to $1 million; 75% between $1 million and $2 million; and 50% above $2 million.

• The County contribution will be used solely for capital projects identified in the Plan, not for any administrative costs.

• The City contribution shall be used only for capital items described in the Plan or to compensate an agency administrator; provided further that landscaping shall be considered a capital item only as a subsidiary component of construction.

4. Reporting and Budget

• The agency shall conform to a uniform system of reporting established by the County.

• The report(s) shall use standardized State of Florida approved definitions.

• The agency may satisfy this reporting requirement by filing with the county the annual report and the annual audited financial report filed with the Department of Community Affairs.

• The agency reports annually shall be provided to the county electronically not less than 30 days after filing with the department.

• The agency shall make a presentation not less than annually to the county council which will include its annual report(s).
• The agency shall submit its proposed budget for the next fiscal year to the county for review and comment prior to agency adoption and no later than August 1 of each year.

5. **Agreements**

• The agency may enter into agreements, including agreements with developers of real estate located within the boundaries of the Redevelopment Area, only as contemplated by and provided in the Plan.

6. **No County Liability**

• Nothing contained herein shall impose any liability upon the County for any acts of the City or the agency.

During the negotiations with Volusia County, the Redevelopment Area has been modified consisting of approximately 793 acres, which is 17 percent of the total City’s area of 4,630 acres. Section 1.4, and Figures 5, 6 and 7 of the Plan provides the accurate legal description and boundary map of the Redevelopment Area and shall supersede all other maps showing the Redevelopment Area boundaries in the Plan.

All other requirements shall comply with the Plan, and City future land use, zoning and land development code for the Redevelopment Area.
EXECUTIVE SUMMARY

On April 24, 2012, City Council of the City of Orange City adopted Resolution 670-12 (see Appendix A) determining that portions of the municipality contained blighted conditions as defined in the Community Redevelopment Act making a Finding of Necessity as required by Section 163.355, Florida Statutes (2011) and designating the Orange City Community Redevelopment Area ("Redevelopment Area") as appropriate for community redevelopment.

The Redevelopment Area is confined to a specific area along and adjacent to US 17-92 (Volusia Avenue) within the City of Orange City in Volusia County, Florida. This area boundary was delineated due to blighted conditions, such as: underutilized land uses, faulty lot layout, deteriorating building and site conditions, lack of pedestrian facilities, congested and unsafe roadways, and inadequate and deteriorating infrastructure along US 17-92 (Volusia Avenue) and surrounding parcels, as identified in the "Finding of Necessity Report" (see Appendix A). The declining nature of the business community along US 17-92 (Volusia Avenue) and the industrial areas within the peripheral, and the housing foreclosures also contribute to the blighted conditions within this area boundary. In addition, based on the 2010 census the City of Orange City has the lowest median household income ($30,111.00 per household) of any other city in Volusia County, which further demonstrates the need for funding sources, such as the CRA to direct funds to upgrade deteriorating infrastructure.

The Orange City Community Redevelopment Plan ("Plan") addresses the blighted area conditions observed in the "Finding of Necessity Report" and creates a vision for a sustainable community with commercial/mixed-use areas that offer visitors, businesses and residents a high quality local
destination; safe transportation network; pedestrian connections; public space/recreation facilities; adequate level of service and infrastructure; and affordable housing to residents of low or moderate income, including the elderly. The Plan also furthers Volusia County's Smart Growth Initiatives for a clean, healthy environment; strong, livable communities; and a strong economy. County participation in the improvements within the Redevelopment Area benefits the overall west Volusia area by improving the environment adjacent to Blue Springs State Park; reducing septic systems to improve and protect water resources; reversing the declining urban form along US 17-92 (Volusia Avenue); and strengthening the commercial viability and overall community livability.

The Plan is intended to serve as a framework for guiding development and redevelopment over the next 40 years until end of 2052. This 40-year duration is necessary due to the extent of defunct infrastructure; and the low increment revenue projections, which will take nearly 10 years to start realizing appreciable revenue increment to use to leverage other funding sources for the improvements. It is further noted that the estimated increment revenues by year 20 will be only $7,558,798.00 (total City and County - Aggressive Growth Scenario).

The Community Redevelopment Trust Fund ("Redevelopment Trust Fund") will be established to receive all increment revenues, grants, gifts or revenues generated by redevelopment activities to implement the Plan. The County’s increment revenues contribution would be based on a millage rate not to exceed the City's millage rate (see Appendix B for total City and County increment revenue contributions). The City agrees to set a ceiling on County's increment revenue contributions or define scaled monetary thresholds as stipulated in County Resolution 2010-20.

Such capital projects for which City and County increment revenues may be used include, but not limited to the following as identified in the following Capital Work Plan. The primary objectives are for the most part capital based and it is the City’s intent to concentrate their efforts on those improvements.
## CAPITAL WORK PLAN

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<th>Long Term (21-40 Yrs)</th>
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**January 2015**
# City of Orange City
## Community Redevelopment Plan

## CAPITAL WORK PLAN

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<th>Project Category</th>
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<th>Mid Term (10-20 Yrs)</th>
<th>Long Term (21-40 Yrs)</th>
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## CAPITAL WORK PLAN

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<tr>
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Note:
- Total estimated Volusia County increment revenue is $18,141,220.00 over 40 years.
- Total estimated City of Orange City increment revenue is $22,219,077.00 over 40 years.
- To realize the projects identified within this Capital Work Plan, other financial programs will need to be sought to leverage increment revenues. Based on the Aggressive Growth Scenario, until year 20, the total increment revenue (City + County) will be $7,558,798.00 and by year 40, the total increment revenue (City + County) will be $40,360,297.00.

**Cost Assumptions** (Associated with County Participation):
- Intersection Improvements - $862,500.00 EA
- Sidewalks/Bicycle Lanes - $6.00/LF
- Streetscaping - $370.00 to $550.00/LF
- Wayfinding Signage - $3,200 EA
- Multi-Use Trail System - $5.00/LF
It is important to note that the increment revenue estimates over the 40-year period fall short of the estimated costs to undertake the projects identified in the Plan to mitigate and reverse blight factors. Realization of the Plan is a 40-year time certain effort, the Orange City Community Redevelopment Agency (“CRA”) will perform an annual review of the Plan to prepare an annual report and budget. In addition the CRA may elect to update and amend the Plan every five years contingent on County review and approval.

The City believes that it will take the full 40-years to realize the dollars necessary to undertake the redevelopment initiatives identified within the Plan. However, the City understands the County’s desire to limit the duration of community redevelopment areas to something less than the maximum allowed. It is possible that economic conditions may improve more than what the increment revenue forecast currently demonstrates, as well as the City may be fortunate to acquire other funding sources, yet to be identified. Understanding this, the City suggests completing a sunset review with the County in year 20 (2033). The intent of 2033 review is to determine if the redevelopment objectives, initiatives and projects have been successful in reversing blight conditions as described within the “Finding of Necessity Report” and the Plan. If it is jointly determined that the CRA has accomplished the primary objectives outlined in the Plan, or most recent updates, then the date for the sunset for the Redevelopment Area can be re-established for a period less than 40 years, but not less than 30 years.

Volusia County has adopted a home rule charter and it is necessary for the City of Orange City to obtain a delegation of the powers conferred upon Volusia County by the Redevelopment Act to establish the Community Redevelopment Agency (“CRA”), adopt the Plan and establish the Redevelopment Trust Fund and carry out the implementation of the Plan, or amended or modified Plan, as specified by Section 163.356, 163.360, 163.361 and 163.387, Florida Statutes (2012). Taxing authorities directly contributing to the Redevelopment Trust Fund include the City of Orange City and Volusia County.

The City recognizes the County’s Resolution 2010-20 and does hereby seek delegation of redevelopment authority signifying the County’s commitment to reversing the blighting conditions along and adjacent to US 17-92 (Volusia Avenue) corridor and serving the west Volusia area. The City requests specific powers from the County to promote and encourage rehabilitation, conservation and redevelopment within the Redevelopment Area, pursuant to Section 163.370 and Section 163.410, Florida Statutes (2012). However, certain powers may not be granted to the Orange City CRA, pursuant to Section 163.358, Florida Statutes (2012). Volusia County retains the authority to change the boundaries, create a new community redevelopment area or exercise any power under the Community Redevelopment Act, pursuant to Volusia County Resolution 2001-233 and 2010-19.
The City Council of the City of Orange City shall assume its capacity as the governing body of the CRA. The City seeks County participation and insight on an on-going basis by electing at least one County representative to serve on the Orange City CRA Advisory Board. The City seeks the County's partnership and encourages the County to have involvement with the CRA on a regular basis to promote and encourage rehabilitation, conservation and redevelopment within the Redevelopment Area, pursuant to Section 163.370 and Section 163.410, Florida Statutes (2012).

To realize the redevelopment vision for the City of Orange City Volusia Avenue (17-92) and Downtown Core, the County, City, community leaders, business persons and residents must support the redevelopment objectives and continue this commitment over time in order for the vision for this west Volusia Corridor and City to be successfully implemented.
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CHAPTER 1 INITIATING REDEVELOPMENT

1.1 Background

On November 15, 2011, the City of Orange City retained CPH Design Group, as lead consultant in cooperation with their consultant team, HHI Design to consider the creation of a Community Redevelopment Area and authorized a study to investigate whether a Finding of Necessity resolution should be adopted.

The Redevelopment Area is confined to a specific area along and adjacent to US 17-92 (Volusia Avenue) within the City of Orange City in Volusia County, Florida. The Redevelopment Area is approximately 793 acres, which is 17 percent of the total City’s area of 4,630 acres.

On April 24, 2012, City Council of the City of Orange City adopted Resolution 670-12 (see Appendix A) determining that the Community Redevelopment Area contained blighted conditions as defined in the Community Redevelopment Act making a Finding of Necessity as required by Section 163.355, Florida Statutes (2011) and designating the Orange City Community Redevelopment Area as appropriate for community redevelopment (see Figures 1, 2 and 3).

Since Volusia County is a home rule charter county, Resolution 670-12 also seeks approval from Volusia County that the Community Redevelopment Area meet the criteria described in Part III, Section 163, Florida Statutes (2011) and request delegation of authority to create a Community Redevelopment Agency (CRA), adopt a Community Redevelopment Plan and establish a Redevelopment Trust Fund.

Other municipalities in home rule counties have drafted the Community Redevelopment Plan to be submitted with the request for delegation. On May 8, 2012, the City of Orange City retained CPH Design Group, as lead consultant in cooperation with their consultant team, HHI Design and Real Estate Research Consultants, Inc., A GAI Company (RERC) to prepare the Orange City Community Redevelopment Plan and establish a Redevelopment Trust Fund.
1.2 Finding of Necessity Overview

The Finding of Necessity is the first step in creating a Community Redevelopment Area to determine if blight exists within that area. The "City of Orange City Finding of Necessity Report for a Community Redevelopment Study Area" concluded the Orange City Community Redevelopment Area is considered a "Blighted Area", which constitutes injurious to the public health, safety, morals, and welfare of the residents, as specified in Section 163.335 (1) and 163.340 (8), Florida Statutes (2011) based on the physical, economic and regulatory conditions, and government maintained statistics.

From the 14 criteria, of which two or more conditions are required to be considered a "Blight Area", the following four (4) conditions exist in the Orange City Community Redevelopment Area.

1) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities [Section 163.340 (8)a, Florida Statutes (2011)] (see Figure 1)

There is congestion along US 17-92 (Volusia Avenue) and Enterprise Road which causes traffic to be diverted to other arterial and collector roadways, which in turn, become more congested. Due to narrow and shallow lots along US 17-92 (Volusia Avenue), there are parking lots that require vehicles to back onto the roadway to leave the property, which is unsafe and contribute to traffic congestion. In addition, there are deteriorated driveways along US 17-92 (Volusia Avenue).

There is a lack of continuous sidewalks, street trees, safe crosswalks, bikeways, wayfinding signs, adequate street lighting, and curbs and gutters along the roadways within the Redevelopment Area. The absence of these facilities does not make for a satisfactory roadway, transportation and pedestrian network that satisfy current and future land use patterns.

The existing VOTRAN stops are merely a pole sign adjacent to a concrete berthing pad. Enhancements to public transit facilities and amenities such as covered shelters and bus bays are essential to create a safe and inviting waiting area. In addition, the headways range from 60 to 120 minutes, which are not convenient to encourage ridership to improve local and regional mobility.
Figure 1: Blight Factor 1 Images

US 17-92 (Volusia Ave.) - Limited drive aisle and backing onto roadway
Figure 1: Blight Factor 1 Images (continue)

US 17-92 (Volusia Ave.) - No streetscaping, narrow sidewalks, no bicycle lanes, typical drainage swales

Enterprise Rd. - No streetscaping, narrow sidewalks, no bicycle lanes, typical drainage swales
Figure 1: Blight Factor 1 Images (continue)

E. Blue Springs Ave. – Discontinued sidewalk, limited streetlights

S. Thorpe Avenue. - Gravel road between E. Ohio Ave. to Barbra Ave., poor drainage
Figure 1: Blight Factor 1 Images (continue)

US 17-92 (Volusia Ave.) - Typical bus stop

US 17-92 (Volusia Ave.) - Typical bus stop with bench
2) Faulty lot layout in relation to size, adequacy, accessibility or usefulness [Section 163.340 (8)c, Florida Statutes (2011)] (see Figure 2)

Traditionally, the City of Orange City was built for residential living and the majority of the City’s lots are platted for a residential lifestyle. An analysis of the Redevelopment Area’s existing land use exposed inadequacies in land size and usefulness. Property configurations within the residential and commercial portions, particularly along US 17-92 (Volusia Avenue) consists of smaller narrow lots, which individually pose problems for redevelopment. The majority of these commercial properties need to be combined under single ownership consisting of three or more properties to create at least one acre or more to have sustainable commercial development.

Even though the City’s future land use and zoning are consistent and satisfy the State of Florida’s regulations, the parcels designated as commercial and mixed-use urban are inadequate in size, and upon development cannot accommodate their present designation without property aggregation or variances. In addition, properties designated as commercial on US 17-92 (Volusia Avenue) are underutilized with vacant lands/greenfields and low intensity uses.

Figure 2: Blight Factor 2 Images

US 17-92 (Volusia Ave.) - Small parcels
Figure 2: Blight Factor 2 Images (continue)

US 17-92 (Volusia Ave.) - Small parcels
Figure 2: Blight Factor 2 Images (continue)

US 17-92 (Volusia Ave.) - Vacant parcel

S. Thorpe Ave. - Vacant parcel
3) **Unsanitary or unsafe conditions** [Section 163.340 (8)d Florida Statutes (2011)] (see Figure 3)

Insufficient sidewalks pose an immediate identifiable problem. The residential areas typically have a sidewalk on one side of the street with no curbs or gutters, just drainage swales. There is limited street lighting with just roadway lights on utility poles. The placement and height are not pedestrian scale making illumination almost nonexistent. As a result, safety and welfare is an issue whether you are walking or driving. Sidewalks provide pedestrians a safe designated path to walk wherein motorists are alert and vigilant. In addition, the lack of bike lanes causes additional interaction between fast moving vehicles and the slower speed of a bicyclist. While accidents will occur, sidewalks and bike lanes diminish the number of accidents involving pedestrians and bicyclists by reducing or eliminating their interaction.

A major problem with future redevelopment along US 17-92 (Volusia Avenue) is the ability in providing acceptable, viable and safe parking and circulation for customers due to the narrow and shallow lot sizes without property aggregation or variances. There are currently parking lots with confined spaces that require vehicles to back directly over the sidewalk onto US 17-92 (Volusia Avenue) and no cross access resulting in potential pedestrian safety and traffic hazards. In addition, there are numerous deteriorated driveways along US 17-92 (Volusia Avenue).

Poor site and building maintenance along the business and residential corridors, including mobile home parks, create unsafe conditions, which left unkempt may attract criminal activities due to the perception of lack of ownership.

Almost 50 percent of the properties within the Redevelopment Area are tied to a septic system. Potential septic tank failure may occur, resulting in unsafe conditions to the environment and to the community, such as raw sewage contamination and unpleasant sewage smells. The lack of central wastewater is a concern for the commercial properties along US 17-92 (Volusia Avenue). This concern is warranted because these properties are numerous thus constituting significant generation of septic flow. Significant improvements to the sanitary sewer system within the Redevelopment Area are necessary to remove properties from the septic system, and to stimulate redevelopment and future growth.
A contaminated site at 440 North Volusia Avenue, southeast corner of US 17-92 (Volusia Avenue) and French Avenue was previously used as a gas station and is currently vacant. Even though all underground storage tanks have been removed, petroleum-related groundwater contamination continues to adversely impact the site. The contaminated site is in close proximity to Blue Spring and two public water supply wells, which may pose an imminent threat, as well as unsanitary and unsafe conditions to the City's citizens and the environment.

Figure 3: Blight Factor 3 Images

W. University Ave. - Backing onto roadway

E. Ohio Ave. - Discontinued sidewalk, limited pedestrian lights
Figure 3: Blight Factor 3 Images (continue)

US 17-92 (Volusia Ave.) - Poor site maintenance

S. Orange Ave. - Home not well maintained
Figure 3: Blight Factor 3 Images (continue)

US 17-92 (Volusia Ave.) - Deteriorated driveway

Contaminated site – Petroleum-related contamination - 440 North Volusia Ave.
4) **Deterioration of site or other improvements** [Section 163.340 (8)e, Florida Statutes (2011)] *(see Figure 4)*

As noted in the finding, it has been determined that infrastructure improvements are necessary within the Orange City Redevelopment Area to mitigate flooding, provide adequate utility service and ensure pedestrian safety.

Improvements to local drainage conditions to mitigate pollution impacts on surface and groundwater are essential for future growth. There are stormwater culverts along the main arteries, US 17-92 (Volusia Avenue) and Enterprise Road, which pose potential jurisdictional problems of highway drainage facilities being used for the management of stormwater runoff. The majority of the collector and local roads have rural drainage swales and grass medians/strips to manage stormwater runoff and do not meet urban design standards. Replacing drainage structures as needed during road construction and repaving activities is one solution. Other alternatives may be to accept “green infrastructure” for stormwater credits in site plans including Low Impact Development (LID) standards, permeable paving materials, green roofs, roof rainwater collection and infiltration to reduce development costs related to construction and to manage stormwater in a way that mimics natural stormwater management.

The sanitary sewer system within the Redevelopment Area requires significant infrastructure upgrade and improvements to stimulate redevelopment. Efforts to replace the undersized existing waterlines are necessary by developing a program to abandon existing septic systems beginning with those along US 17-92 (Volusia Avenue) and within the residential core between French Avenue and Blue Springs Avenue along with the recommended gravity and force main improvements and replacements from the City’s Waste Water Master Plan.

There is adequate potable water capacity for the near term (5 to 10 years) with minor adjustments to the facilities. However, there are areas within the older core, which falls within the Redevelopment Area boundaries, that are served by older and undersized lines (2” or smaller). These lines should be upgraded to continue to provide adequate flows to ensure long term needs and future growth.

The roadways were designed in a way to accommodate vehicular trips first, and bicycle and pedestrian trips are not integrated into the site plans. The
residential areas typically have a sidewalk on one side of the street with limited lighting, just roadway lights on utility poles. In addition, there is a lack of street trees, safe crosswalks, bikeways, wayfinding signs, curbs and gutters and transit amenities along the roadways within the Redevelopment Area. Streetscape and bikeway improvements are essential to enhance mobility and to promote public health, safety, comfort, convenience and general welfare. Deteriorating site and building conditions along the business and residential corridors, including mobile home parks, which left unkempt could discourage community pride, responsibility and reinvestment efforts. Over 50 percent of the buildings and site conditions exhibit both structural and functional deteriorations within the Redevelopment Area.

Figure 4: Blight Factor 4 Images

US 17-92 (Volusia Ave.) - Stormwater culverts and drainage basins

Banana Ave. - Drainage swale
Figure 4: Blight Factor 4 Images (continue)

E. Elm Ave. at US 17-92 (Volusia Ave.) - Flooded businesses (Photos provided by City)

E. Ohio Ave. - Standing water
The information specified in the "Finding of Necessity Report" is adequate by the criteria specified in Section 163.340 (8), Florida Statutes (2011) to acknowledge blight within the Community Redevelopment Area. The Finding was forwarded to Volusia County for review on April 9, 2012.

1.3 INTENT OF THE COMMUNITY REDEVELOPMENT PLAN

The Orange City Community Redevelopment Plan (herein referred to as the "Plan") is intended to serve as a framework for guiding development and redevelopment of the Orange City Community Redevelopment Area (herein referred to as the "Redevelopment Area") over the next 40 years. This Plan incorporates the strategies identified for the downtown core during the City's Visioning Workshop on April 2011, as well as redevelopment objectives, programs and capital projects to be undertaken to reverse blighting trends within the Redevelopment Area, approximately 793 acres, which is 17 percent of the total City’s area of 4,630 acres. This Plan addresses financing and implementation strategies, as well as management and administration opportunities. These strategies will continue to be refined as they are implemented. It is clearly intended that special assessments and other revenues may need to be used in conjunction with available increment revenues to achieve stated goals. While based on the most accurate data available, the various strategies and costs identified in this Plan will require additional study and action by the CRA as specific projects are initiated, refined and implemented.

The Plan's focus is mitigation or correction of infrastructure and utilities deficiencies, revitalization of the US 17-92 (Volusia Avenue) and Enterprise Road corridors, various transportation improvements, urban design improvements, and pedestrian safety issues documented in the "City of Orange City Finding of Necessity Report for a Community Redevelopment Study Area". Changing conditions could warrant the modification of this Plan. The Plan describes objectives, initiatives, and a financial plan to mitigate or correct blight factors and concludes with a demonstration of how this Plan is consistent and complementary with the City of Orange City’s Comprehensive Plan.

The Plan furthers Volusia County’s Smart Growth Initiatives for a clean, healthy environment; strong, livable communities; and a strong economy. County participation in the improvements within the Redevelopment Area benefits the overall west Volusia area by improving the environment adjacent to Blue Springs State Park; reducing septic systems to improve and protect water resources; reversing the declining urban form along US 17-92 (Volusia Avenue); and strengthening the commercial viability and overall community livability.
1.4 LEGAL BOUNDARY DESCRIPTION OF COMMUNITY REDEVELOPMENT AREA

The Redevelopment Area is confined to a specific area along and adjacent to US 17-92 (Volusia Avenue) within the City of Orange City in Volusia County, Florida. The Redevelopment Area is approximately 793 acres, which is 17 percent of the total City’s area of 4,630 acres.

The Redevelopment Area is generally contained within the boundaries created by Firehouse Road on the north; Bauman Avenue, Cottonwood Street, Carpenter Avenue, Park Drive, Mimosa Avenue on the west; Enterprise Road, Miller Road and Grand Plaza Drive on the south; and Leavitt Road and Thorpe Avenue on the east. The majority of the boundary is within a couple of parcels east and west of US 17-92 (Volusia Avenue).

The Redevelopment Area boundary was delineated due to blighted conditions, such as: underutilized land uses, faulty lot layout, deteriorating building and site conditions, lack of pedestrian facilities, congested and unsafe roadways, inadequate and deteriorating infrastructure along US 17-92 and surrounding parcels, as identified in the "Finding of Necessity Report". The declining nature of the business community along US 17-92 (Volusia Avenue) and the industrial areas within the peripheral, and the housing foreclosures contribute to the blighted conditions within this area boundary. In addition, based on the 2010 census the City of Orange City has the lowest median household income ($30,111.00 per household) of any other city in Volusia County, which further demonstrates the need for funding sources, such as the CRA to direct funds to upgrade deteriorating infrastructure. This Plan promotes the revitalization of the Downtown Core, the primary commercial corridor, industrial areas and residential neighborhoods to strengthen the economic and job opportunities, and overall community livability within the Redevelopment Area.

See Figures 5, 6, 7 and 8 – Orange City Community Redevelopment Area Map, Aerial, Legal Description and Future Land Use

Presently, the Redevelopment Area has a mix of general land uses, which include commercial, industrial, office, public/semi-public, mobile home, multi-family, single-family and vacant lands. Future land uses are expected to be commercial general, public/government/institutional, residential and mixed-use.
Figure 5: Orange City Community Redevelopment Area Map
Figure 6: Aerial of the Orange City Community Redevelopment Area
Figure 7: Legal Description of the Orange City Community Redevelopment Area

The properties contained within this boundary description are all located within the City limits of Orange City, Florida, except where indicated.

Commencing at the northwest corner of the property owned by 2655 N Volusia Avenue, LLC. also known as Coggin Honda at 2655 North Volusia Avenue (Parcel ID 7033-00-00-0540), said northwest corner being the Point of Beginning, thence run east along the northern property line to the northeast corner of said property, a distance of approximately 530 feet; Thence continue east to the centerline of North Volusia Avenue (US 17-92), Thence run south along the centerline of the right-of-way for North Volusia Avenue to the north line of the property at 2109 North Volusia Avenue, located on the west side of North Volusia Avenue, owned by Leigh Anne Otway and identified as Parcel ID 8003-02-00-0052, said Otway property located in Volusia County’s jurisdiction and therefore said property to be excluded from this boundary description; Thence run west on said north line of the Otway property to the west line, Thence run south on said west line to the south property line; Thence run east on said south property line to the centerline of the right-of-way for North Volusia Avenue;

Thence continue to run south along the centerline of the right-of-way for North Volusia Avenue to the north line of the property at 2000 North Volusia Avenue, located on the east side of North Volusia Avenue, said property owned by Mario and Ann Mazzola and identified as Parcel ID 8002-00-00-0190; Thence run east along said north line to the east line of said Mazzola property; Thence run south along said east line to the north line of the same property which protrudes to the east; Thence run east along said north line to the east line; Thence run south along said east line to the centerline of the right-of-way for East New York Avenue; Thence run west along said centerline of East New York Avenue right-of-way to the east right-of-way line for North Volusia Avenue; Thence run south along said east right-of-way line to the south line of the property at 1642 North Volusia Avenue, located on the east side of North Volusia Avenue, owned by ZPR Investment Management, Inc. and identified as Parcel ID 8002-02-00-0010; Thence run east along said south line to the east line of the ZPR property, Thence run north along said east line and return to the centerline of the right-of-way for East New York Avenue; said ZPR property located in Volusia County’s jurisdiction and therefore said property to be excluded from this boundary description;

Thence run east along the centerline of the East New York Avenue right-of-way to the northeastern corner of the property identified as Parcel ID 8002-00-00-0020, Thence run in a southerly direction along the east line of said property and continue to run south to the north line of the property at 1200 North Volusia Avenue, located on the east side of North Volusia Avenue, owned by Zulu Properties, LLC. and identified as Parcel ID 8002-02-00-0070; Thence run west along said north property line to the east right-of-way line for North Volusia Avenue; Thence run south along said east right-of-way line to the south line of the property of said Zulu property; Thence run east along said south property line to the east property line of the property at 1120 North Volusia Avenue,
located on the east side of North Volusia Avenue, owned by Les Hammond and identified as Parcel ID 8002-02-00-0080; Thence run south along said east property line to the centerline of the right-of-way of East Wisconsin Avenue; Thence run east along said centerline of East Wisconsin Avenue to the northeast corner of the property identified as Parcel ID 8002-00-00-0420, said property belonging to Bill Mancinik; Thence run south along the east line of said property to the southeast corner; Thence continue to run south along the centerline of the right-of-way of North Holly Avenue to the centerline of the right-of-way of East Lansdowne Avenue; Thence run west along the centerline of the right-of-way of East Lansdowne Avenue a short distance to a point in the centerline of the right-of-way located immediately north of the northeast corner of a certain property located at 678 North Volusia Avenue and identified as Parcel No. 8011-08-22-0014; Thence run south along the east line of said property; Thence continue to run south along the east line of a certain property identified as Parcel No. 8011-08-22-0013; Thence continue to run south along the east line of a certain property identified as Parcel No. 8011-08-22-0010; Thence continue to run south along the east line of a certain property identified as Parcel No. 8011-08-22-0012; Thence continue to run south along the east line of a certain property identified as Parcel No. 8011-08-22-0092; Thence continue to run south along the east line of a certain property identified as Parcel No. 8011-08-22-0090, and thence continue to run south a distance of approximately 30 feet to the centerline of the right-of-way for East French Avenue.

Thence run east along the centerline of the East French Avenue right-of-way a distance of approximately 2,310 feet to the centerline of North Leavitt Avenue, Thence run south along the centerline of North Leavitt Avenue a distance of approximately 6,600 feet to the centerline of the East Rhode Island Avenue right-of-way; Thence run west along said East Rhode Island Avenue right-of-way a distance of approximately 1,320 feet to the centerline of the South Thorpe Avenue right-of-way; Excluding two certain enclave properties located in Volusia County’s jurisdiction, both said enclave properties located on Joe Street and identified as Parcel Nos. 8011-05-03-0060 and 8011-05-02-0410;

Thence run south along said South Thorpe Avenue centerline a distance of approximately 920 feet to the centerline of Strawberry Oaks Drive; Thence run west along said Strawberry Oaks Drive right-of-way a distance of approximately 620 feet to the northeast corner of the property belonging to CRSLM I LLC (a nursing home) identified as Parcel ID 8014-00-00-0216; Thence run south along the east line of said property to the south property line, Thence run west along the south line of said property to the northeast corner of the property owned by Cynthia Gialombardo and identified as Parcel ID 8014-00-00-0241: Thence run south along said east line to the north line of property owned by Ronnie Wilson and identified as Parcel ID 8014-03-00-0010, Thence run south along the east line of said Wilson property to the centerline of East Elm Drive;

Thence run west along the centerline of the right-of-way for East Elm Drive to the northeast corner of the property owned by Bai Yu Yang at 1810 South Volusia Avenue and identified as Parcel ID 8014-03-03-0070, Thence run south along the irregular east line of said property, and continue along the east line of the property owned by Model Furniture at 1816 South Volusia Avenue and identified as Parcel ID 8014-03-03-0050;
Thence run east along the north line of the property owned by Model Furniture and identified as Parcel ID 8014-03-12-0030 to the centerline of the right-of-way for Hibiscus Parkway; Thence run south along said centerline to the southeast corner of the property owned by Atchley Appliance and identified as Parcel ID 8014-03-12-0020; Thence run west along the south line of said property to the southwest corner: Thence run north on the west line of said property to the northwest corner; Thence run west along the south line of the vacated 20-foot alley, said alley vacated by Volusia County via Resolution No. 85-131; Thence run west to the east line of a certain property identified as Parcel No. 8014-03-03-0030; Thence run south on said east property line to the southeast corner of said property; Thence run west along the south property line to the east line of a certain property located at 1820 South Volusia Avenue and identified as Parcel No. 8014-03-03-0010; Thence run south along the east line of said property; Thence continue to run south to the centerline of the right-of-way of East Gardenia Drive;

Thence continue across East Gardenia Drive and continue south along the east line of the property owned by Sunshine Real Estate and identified as Parcel ID 8014-03-06-0040 to the southeast corner of said property, Thence run west along the south property line to the east right-of-way line for South Volusia Avenue (US 17-92); Thence run south along said east right-of-way line to the centerline of East Holly Drive; Thence run east along said East Holly Drive centerline to the centerline of the unnamed alley lying east of the property at 2210 South Volusia Avenue owned by Robert and Sharon Herrold and identified as Parcel ID 8014-03-09-0040; Thence run south along the centerline of the said unnamed alley to the north line of the property owned by John and Pamela Jefferson and identified as Parcel ID 8014-03-10-0070; Thence run east along the north line of said Jefferson property to the east property line; Thence run south along said east property line to the centerline of the right-of-way for East Iris Drive; Thence run east along said centerline to the east line of the property at 2240 South Volusia Avenue owned by TD Bank and identified as Parcel ID 8014-21-00-0010; Thence run south along said east property line, and continue south along said east property line of two additional properties identified as Parcel ID 8014-21-00-0020 and 8014-21-00-0030 to the centerline of East Roberts Street;

Thence run west along said East Roberts Street centerline to the east line of the property at 110 East Roberts Street owned by M.A and Germaine Boies and identified as Parcel ID 8014-06-00-0020; Thence run south along said east line to the north line of the property at 2399 Enterprise Road owned by Orange City Realty LLC and identified as Parcel ID 8014-09-02-0070; Thence run west along said irregular north line to the east right-of-way line for South Volusia Avenue; Thence run south along said east right-of-way line to its intersection with Enterprise Road; Thence run in a southeasterly direction along said east right-of-way line to the north line of the property located at 2461 Enterprise Road, currently occupied by the Bank of America, and identified as Parcel ID 8014-09-02-0090; Thence run east along said north line of the Bank property to the east property line, Thence run south on said east property line to the centerline of the right-of-way for Grand Plaza Drive; Thence run west along the centerline of Grand Plaza Drive to the centerline of Enterprise Road, Thence run in a northwest direction on the centerline of Enterprise Road where it intersects with the centerline of South Volusia Avenue (US 17-92);
Thence run south along the centerline of South Volusia Avenue to the centerline of the right-of-way for Miller Road; Thence run west along said centerline to the west line of the property owned by LAM Development and identified as Parcel ID 8015-10-02-0060; Thence run north along the west line of said property to the north line; Thence run east along said north line to the east property line; Thence run south along said east line to the north line of a fingerlike extension touching the right-of-way for South Volusia Avenue; Thence run east along the north line of said fingerlike extension to the western right-of-way line for South Volusia Avenue; thence run north on said western right-of-way line to the south line of the property located at 2325 South Volusia Avenue and identified as Parcel ID 8015-10-02-0020; Thence run west along said south property line to the west line, Thence run north to the south line of the property at 2317 South Volusia Avenue owned by CFI Oak Shade LLC and identified as Parcel ID 8014-00-00-0122; Thence run west along said south line to the west line of said property, thence run north along said west property line to the north property line, Thence run east along said north property line to the west line of the property at 2245 South Volusia Avenue owned by Haynes and Smith and identified as Parcel ID 8015-00-00-0101; Thence run north on said west line to the north line of the property at 2235 South Volusia Avenue and owned by Morse Realty INC, Trust and identified as Parcel ID 8015-00-00-0110; Thence run east along said north line to the west line of a vacated unnamed alley owned by Atchley Appliance and identified as Parcel ID 8015-05-00-0131; Thence run north on said west line to the centerline of the right-of-way for West Holly Drive; Thence run east along said centerline to the west line of the property at 2135 South Volusia Avenue owned by Lil Sammys LLC and identified as Parcel ID 8015-05-00-0070; Thence run north along said west line to the south line of the property on West Gardenia Drive owned by Charles and Beverly Edwards and identified as Parcel ID 8015-05-00-0550; Thence run west along said south line to the west line of said property; Thence run north along said west line to the centerline of the right-of-way for West Gardenia Drive; Thence run east along the centerline of East Gardenia Drive to the west line of a vacated unnamed alley attached to the Julie Sheil, Trustee property located at 106 West Fern Drive and identified as Parcel ID 8015-04-00-0130; Thence run north on the west line of the vacated alley to the south line of the property’s main body; Thence run west on said south line to the west property line; Thence run north on said west line to the centerline of West Fern Drive; Thence continue north across the centerline of West Fern Drive in alignment with the west line of the property on the north side of West Fern Drive owned by Cliff and Kathy Rae Laderman and identified as Parcel ID 8015-04-00-0360; Thence run north on said west line a distance of approximately 140 feet to the south line of the property at 106 West Elm Drive owned by John and Dee Snyder and identified as Parcel ID 8015-04-00-0370; Thence run west on said south line to the west line of said property; Thence run north on said west line to the centerline of the right-of-way for West Elm Drive;

Thence run west along said centerline to the west line of the property at 105 West Elm Drive owned by All Saints Community Church and identified as Parcel ID 8015-04-00-0600; Thence run north on said west line to the north line of said parcel; Thence run east along said north property line to the east line of said parcel; Thence run south on said east property line and continue to the centerline of West Elm Drive; Thence run
east on said centerline to the centerline of South Volusia Avenue; Thence run north on said South Volusia Avenue right-of-way, and continue to run north to the intersection of the centerline of the right-of-way for West Dogwood Avenue; Thence run west on said centerline to the west property line of the property at 109 West Dogwood Avenue owned by Pats Electric Inc. and identified as Parcel ID 8015-02-00-0470; Thence run north along said west property line to the centerline of the right-of-way for West Cedar Avenue; Thence run east along said centerline to the west line of the property at 105 Cedar Avenue owned by Babcock Business Systems Inc. and identified as Parcel ID 8015-02-00-740; Thence run north on said west line to the south line of property owned by Hyacinth Campbell and identified as Parcel ID 8015-01-00-0130; Thence run west on said south properly line a distance of 8 feet to the west line of said property; Thence run north on said west line to the centerline of West Birch Avenue; Thence run west along said West Birch Avenue centerline a distance of approximately 11 feet to the west line of the property at 103 West Birch Avenue owned by Longleaf Pediatrics and identified as Parcel ID 8015-01-00-0410; Thence run north on said west line to the north line of said property; Thence run east on said north line to the centerline of Mimosa Avenue (alley); Thence run north on said centerline, and continue across Aspen Avenue and continue north to the centerline of the right-of-way for West Rhode Island Avenue;

Thence run west along said centerline of West Rhode Island Avenue to the west line of the property at 105 West Rhode Island Avenue owned by Hancock Bank and identified as Parcel ID 8010-11-00-0510; Thence run north on said west line to the south line of the property at 104 Highland Street also owned by Hancock Bank and identified as Parcel ID 8010-11-00-0390; Thence run west along said south property line to the west property line; Thence run north on said west property line to the centerline of the right-of-way for Highland Street; Thence run east along said centerline to the west property line at 103 Highland Street owned by Lewis Lawrence and identified as Parcel ID 8010-11-00-0290; Thence run north on said west line to the north property line;

Thence run east along said north line to the west line of the property at 1145 South Volusia Avenue owned by Sheila Mosca Revocable Trust and identified as Parcel ID 8010-11-00-0170; Thence run north on said west line to the south line of the property at 1065 South Volusia Avenue owned by Global Property Holdings and identified as Parcel ID 8011-08-30-0201; Thence run west on said south property line to the west property line; Thence run north on said west property line to the south property line (a portion of the same parcel that encroaches to the west); Thence run west on said south property line to the west property line, Thence run north on said west property line to the centerline of the right-of-way for Bennett Avenue (a paper street); Thence run east on said centerline to the west line of the property at 911 South Volusia Avenue owned by Orange City Limited and identified as Parcel ID 8011-08-30-0090; Thence run north on said west property line to the centerline of the right-of-way for West Ohio Avenue; Thence run east on said centerline a distance of approximately 630 feet to the west line of the property at 125 West Ohio Avenue owned by MSKP, LLC. and identified as Parcel ID 8010-15-02-0150; Thence run north on said west property line to the centerline of the right-of-way for Brooklyn Avenue; Thence continue north to the centerline of the right-of-way for West Virginia Avenue; Thence run west on said centerline to the centerline of Park Drive; Thence run north on the centerline of said

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Park Drive to the centerline of the right-of-way for West Blue Springs Avenue; Thence run west to the centerline of the right-of-way for South Carpenter Avenue; Thence run north a distance of approximately 3,300 feet along the centerline of South Carpenter Avenue to the centerline of West French Avenue;

Thence run east along the centerline of West French Avenue to the west line of the property at 147 West French Avenue owned by Bernard Spear Life Estate and identified as Parcel ID 8011-08-23-0168; Thence run north on said west property line to the south line of the property at 130 May Street owned by The Bronze Lion LLC. and identified as Parcel ID 8003-17-02-0070; Thence run west on said south line to the west property line; Thence run north on said west property line to the centerline of the right-of-way for May Street; Thence run east to the west line of the property at 125 May Street owned by Mary L. Reynolds and identified as Parcel ID 8003-17-01-0060; Thence run north on said west property line in alignment with the west property line of those drainage retention parcels owned by the State of Florida DOT, said properties identified as Parcel ID 8011-08-23-0010 and 8003-00-00-0831; Thence run east along the north property line (0831) to the west property line of a property on North Volusia Avenue owned by John and Frances Teresi identified as Parcel ID 8003-33-00-0090, Thence run north along said west property lines of Parcel ID 8003-00-00-0750 and 8003-00-00-0740, also owned by Teresi, therein continuing north to the south line of the property at 745 North Volusia Avenue owned by B.C. and Trena Wetherington identified as Parcel ID 8003-00-00-0828; Thence run west on said south property line to the west line of said property; Thence run north to the centerline of the right-of-way for West Wisconsin Avenue.

Thence run west along the centerline of the right-of-way for West Wisconsin Avenue to the west line of the property at 235 West Wisconsin Avenue owned by Fleming and Hemalatha Sallapudi and identified as Parcel ID 8003-00-00-0710; Thence run north on said west property line to the north property line; Thence run east on said north property line to the centerline of the right-of-way for North Volusia Avenue; Thence run north on said centerline to the south line of the property at 1639 North Volusia Avenue owned by Denoff Holdings, LLC. and identified as Parcel ID 8003-00-00-0670; Thence run west on said south property line to the west property line; Thence run north on said west property line to the centerline of the right-of-way for West New York Avenue; Thence run east on said centerline to the west line of the property at 1701 North Volusia Avenue owned by Lil Champ Food Stores Inc. and identified as Parcel ID 8003-03-04-0070; Thence run north on said west property line to the north property line; Thence run east along said north property line to the centerline of the right-of-way for North Volusia Avenue: Thence run north along the centerline of North Volusia Avenue to the south property line of the property at 2065 North Volusia Avenue owned by Jerry Rocco and identified as Parcel ID 8003-02-00-0060; Thence run west along said south property line a distance of approximately 683 feet to the west line of a property owned by Alumni Partners II, LLC. and identified as Parcel ID 8003-02-00-0061; Thence run north on said west line a distance of approximately 430 feet to the south property line of the property at 2275 North Volusia Avenue owned by Mainstreet Community Bank and identified as Parcel ID 8003-02-00-0040; Thence run west along the south property line to the west property line; Thence run north on said west property line a distance of approximately...
430 feet to the north line of the property at 2375 North Volusia Avenue also owned by Mainstreet Community Bank and identified as Parcel ID 8003-02-00-0030;

Thence run east along the north property line of said property to the southwest corner of a certain property identified as Parcel No. 8003-02-00-0020; Thence run north a distance of approximately 30 feet to the north property line of said property; Thence run east long the north line of said property to the east property line; Thence run south along said east line a distance of approximately 30 feet to the north line of the aforementioned Parcel No. 8003-02-00-0030; Thence run east along said north property line a distance of approximately 105 feet to the southwest corner of Parcel No. 8003-02-00-0020; Thence run north along the west line of said property a distance of approximately 30 feet to the southwest corner of a certain property identified as Parcel No. 8003-02-00-0021; Thence run north on said west property line a distance of approximately 100 feet to the south property line of the Days Inn property at 2501 North Volusia Avenue owned by LAXMI of Orange City, Inc. and identified as Parcel ID 8003-02-00-0010; Thence run west on said south property line to the west property line; Thence run north on said west property line to the centerline of the right-of-way for West Minnesota Avenue; Thence run west along said centerline to the west property line of the property at 2655 North Volusia Avenue owned by 2655 N Volusia Ave, LLC and identified as 7033-00-00-0540; Thence run north on said west property line to the Point of Beginning.
Orange City
Community Redevelopment Area

Point of Beginning

Orange City Municipal Limits

January 2015
Figure 8: Future Land Use Map with Community Redevelopment Area Boundary
CHAPTER 2 COMMUNITY REDEVELOPMENT PLAN ADOPTION

2.1 PREPARATION OF COMMUNITY REDEVELOPMENT PLAN

The Community Redevelopment Act, Section 163.360(4), Florida Statutes (2012), states that a municipality or Community Redevelopment Agency (CRA) may itself prepare or cause to be prepared a Community Redevelopment Plan. In a home rule charter county such as Volusia, the City of Orange City must request delegation of authority to create a Community Redevelopment Area and CRA, and establish a Redevelopment Trust Fund. The City will submit the Finding of Necessity and the Community Redevelopment Plan to Volusia County Council for review and approval, and request for delegation of authority to create a Community Redevelopment Area and CRA, and establish a Redevelopment Trust Fund. This Plan has been prepared at the direction of the City Council and represents a collaborative effort between and among City staff, local residents and the consultants.

Community input and direction were provided from Visioning Workshops conducted on April 16 and May 11, 2011, where the elected officials, City staff and citizens came together to begin the discussion of Orange City’s Vision for the future of their downtown. This interactive workshop was the initial step in the visioning process and developing a unified strategy to overcome barriers, such as US 17-92 (Volusia Avenue) and foster the kind of place that residents want their downtown to become. Additional public meetings were held with the John Knox Village Association and the Chamber of Commerce on July 18, 2012, as well as a public-at-large meeting on July 25, 2012 to solicit the vision, improvements and catalyst sites for the Community Redevelopment Area.
2.2 PROCEDURE FOR CONSIDERING AND ADOPTING THE PLAN

The Community Redevelopment Act, Section 163.360, Florida Statutes (2012), outlines the procedure for considering and adopting the Orange City Community Redevelopment Plan.

Once developed, this Plan must be forwarded to the Orange City Planning Commission for review and recommendation as to its conformity within the Comprehensive Plan. Upon reviewing this Plan, the City Planning Commission is expected to submit written recommendations to the City Council with respect to the conformity of the proposed Community Redevelopment Plan with the Comprehensive Plan.

Upon receipt of comment from the City Planning Commission, the City of Orange City is required to submit this Plan, together with any written recommendations, to the governing body of each taxing authority levying ad valorem taxes on real estate contained within the Redevelopment Area.

The next step is to submit the Finding of Necessity and the Community Redevelopment Plan to Volusia County Council for review and approval, and request for delegation of authority to create a Community Redevelopment Area and CRA, and establish a Redevelopment Trust Fund.

After receiving delegation from Volusia County Council, the City of Orange City has to provide proper notice to each of the governing bodies having the ability to impose taxes within the Redevelopment Area and published the notice as prescribed by Statute at least 15 days before such proposed action, the CRA may only then consider and approve this Plan at a public hearing. After approval of the Plan, the CRA can establish Redevelopment Trust Fund under Section 163.387, Florida Statutes (2012).

2.3 COMMUNITY REDEVELOPMENT AGENCY POWERS

The Orange City requests the delegation of authority from Volusia County to create a Community Redevelopment Agency (CRA), adopt a Community Redevelopment Plan and establish a Redevelopment Trust Fund, and carry out the implementation of the Plan, or amended or modified Plan, as specified by Section 163.356, 163.360, 163.361 and 163.387, Florida Statutes (2012).

The City Council of the City of Orange City shall assume its capacity as the governing body of the Orange City CRA, pursuant to Section 163.356 and 163.357, Florida Statutes (2012). The CRA shall consist of the seven members of the City Council, pursuant to Section 163.357(1)(c), Florida Statutes (2012). If the City Council appoints a CRA Advisory Board, such Board shall have County representation of at minimum one.
member appointed by the County Council. Such Advisory Board shall meet at least as often as the CRA holds its regular meetings and shall meet prior to meetings of the CRA in order to review and provide recommendations on matters to be considered by the CRA.

The City also requests specific powers from the County to promote and encourage rehabilitation, conservation and redevelopment within the Redevelopment Area, pursuant to Section 163.370 and Section 163.410, Florida Statutes (2012). However, certain powers may not be granted to the Orange City CRA, pursuant to Section 163.358, Florida Statutes (2012). Volusia County retains exclusive authority to adopt, amend or modify a community redevelopment plan to change the boundaries, create a new redevelopment area or exercise any power under the Community Redevelopment Act outside the CRA, pursuant to Volusia County Resolution 2001-233 and 2010-19.
CHAPTER 3 REDEVELOPMENT VISION, OBJECTIVES AND STRATEGIES

3.1 APPROACH

This Chapter presents the vision for the Redevelopment Area. In addition, this Chapter identifies potential objectives and strategies, and lays a foundation for the programs and projects to be considered by the City of Orange City, the CRA and private enterprise in implementing this vision.

Costs or budgets provided in the Orange City Community Redevelopment Plan are estimated, and are expected to be refined as additional research, plans, and documents are prepared to implement the particular objectives, strategies, and resulting programs and projects. The costs given for budgeting purposes establish the framework for the financial planning analysis.

Costs or budgets should not be construed as exclusively the burden of the public sector. They are intended as recommended total costs with potential allocations to the public and private sectors assigned on the basis of the encouragement of private enterprise as a tool to carry out a significant portion of this Plan and apparent benefit, value, revenues or other relevant factors.

3.2 VISION FOR THE COMMUNITY REDEVELOPMENT AREA

The vision for the Redevelopment Area focuses on creating a sustainable community with commercial/mixed-use areas that offer visitors and residents a high quality local destination with a safe transportation network, pedestrian connections and public space/recreation facilities in a manner that promotes a positive environment for the City of Orange City. At the same time, redevelopment efforts shall be complimented with providing affordable housing to residents of low or moderate income, including the elderly; and supporting infrastructure and not impact the City's ability to provide an adequate level of service within the Redevelopment Area.

The Redevelopment Area is expected to contain several distinct character areas, one of which is a vibrant quaint urban “Downtown Core” area with a Main Street along portion of Graves Avenue between Park Avenue and Thorpe Avenue. The Downtown Core is envisioned to consist of a mix of small retail stores, such as markets, antiques shops, restaurants, art galleries, professional offices and service businesses with residential or office above these commercial uses (see Figure 9).
Figure 9: Vision for the Downtown Core
Figure 9: Vision for the Downtown Core (continue)
Figure 9: Vision for the Downtown Core (continue)
Other distinguishable areas will include primary commercial corridors along US 17-92 (Volusia Avenue) and Enterprise Road, industrial park and residential neighborhoods. These distinct character areas will forgo the persistent haphazard development to areas with improved infrastructure, rehabilitation of structures and other beautification efforts such as landscapes and streetscapes. Gateways will be developed at key intersection to identify entry to the Redevelopment Area and the Downtown Core. In addition, this Plan envisions outdoor recreational opportunities of multi-use trails connecting to the City parks (see Figures 10, 11, 12 and 13).

Figure 10: Vision for US 17-92 (Volusia Avenue) and Enterprise Road

Note: This is one streetscape option. Other streetscapes will be designed based on the constrained right-of-ways along US 17-92 (Volusia Avenue)
Figure 10: Vision for US 17-92 (Volusia Avenue) and Enterprise Road (continue)
Figure 11: Vision for Quality Industrial Parks
Figure 12: Residential Streetscape

With Landscaped Area (Back of Curb)

Without Landscaped Area (Back of Curb)
Figure 13: Conceptual Gateways
The intent of this Plan is to serve as a framework for guiding development and redevelopment in the Redevelopment Area. This Plan identifies redevelopment objectives, and lays the foundation for programs and capital projects to be undertaken, which will reverse and remove the blighted area conditions trends within the Redevelopment Area. This Plan addresses financing and implementation strategies as well as management and administrative opportunities. These programs, projects, funding and financing strategies, and management and administration opportunities will continue to be refined as they are implemented. It is clearly intended special assessments and other revenues may be used in conjunction with available increment revenues to achieve stated goals. While based on the most accurate data available, the various strategies and costs identified in this Plan will require additional study as specific programs and projects are initiated, refined and implemented.

The focus of this Plan is upon mitigation or correction of the various blighted area conditions documented in the adopted Finding of Necessity Report. Changing social, physical and economic conditions could warrant the modification of this Plan. If the Plan is modified, the CRA must comply with Section 163.361, Florida Statutes (2012).

A Redevelopment Plan Conceptual Diagram was developed as part of this Plan to establish the foundation for planned improvements within the Redevelopment Area (see Figure 14). The elements shown in the Conceptual Diagram may be relocated or realigned in future planning initiatives, so as long as modifications are generally consistent with the vision articulated in this Plan. The Conceptual Diagram will consistently be evaluated and developed into a base Master Plan. This Master Plan will guide the redevelopment of the Redevelopment Area as it relates to function and aesthetics. The City of Orange City Land Development Code (LDC) shall address the redevelopment area’s urban design framework.
Figure 14: Redevelopment Plan Conceptual Diagram
3.3 REDEVELOPMENT OBJECTIVES AND STRATEGIES

In partnership with private enterprise and other governmental entities, the redevelopment initiative embodied in this Plan will reverse and remove the observed blighted area conditions within the Redevelopment Area by leveraging public assets to improve the overall economic condition and the physical condition of the Redevelopment Area. Creating a mixed-use Downtown Core, and a more safe, viable and sustainable commercial corridors along US 17-92 (Volusia Avenue) and Enterprise Road will greatly enhance the community’s quality of life.

Strategic initiatives are to be identified and placed into action to address, reverse and remove the blighted area conditions, which have substantially impaired reinvestment activity of the Redevelopment Area; and ultimately will be substantially redeveloped and revitalized as a community focal point to the benefit of Orange City residents, businesses, property owners and visitors through implementation of this Redevelopment Plan.

Objectives have been identified as either "primary" or "community." The primary objectives are deemed the most important in addressing, removing, or mitigating blighted area conditions within the Redevelopment Area identified by the City of Orange City and in the Finding of Necessity Report. The community objectives are secondary to the principal focus of this Plan, and are intended to pave the way for the redevelopment. Nonetheless, the community objectives are important, and will be implemented as revenues or other resources permit. The objectives anticipate maximizing the use of private enterprise.

3.3.1 PRIMARY OBJECTIVES AND STRATEGIES

**Primary Objective 1:** Improve transportation facilities within the Redevelopment Area including sidewalks, crosswalks and bike paths/multi-use trails, as well as enhancing regional connection. These strategies will correct the blighted conditions of defective or inadequate street layout (*Pgs. 52 and 112 of the Finding of Necessity Report*), parking facilities (*Pgs. 63, 93 and 112 of the Finding of Necessity Report*), roadways and public transportation facilities (*Pgs. 45, 50, 52, 52, 93, 112, 113 and 115 of the Finding of Necessity Report*); and unsafe conditions (*Pgs. 15, 53, 64, 74, 112, 113 and 114 of the Finding of Necessity Report*).

**Strategies:**

1. The transportation component for the Redevelopment Area will focus on developing an effective multi-modal transportation system.
2. The Primary Corridor along US 17-92 (Volusia Avenue) enables the creation of gateways into the Redevelopment Area and Downtown Core. Explore designing two (2) gateways at the north and south ends of the Redevelopment Area along US 17-92 (Volusia Avenue). The Downtown gateways should be located at the following intersections:

a. US 17-92 (Volusia Avenue) and French Avenue
b. Orange Avenue and Graves Avenue
c. US 17-92 (Volusia Avenue) and Blue Springs Avenue
d. Park Avenue and Graves Avenue

3. Roadway and streetscape improvements will improve safety, access and traffic flow for internal and regional connections, provide for pedestrian and bicycle facilities and overall beautification. The following will be considered as guidelines for roadway and streetscape improvements.

a. Undertake roadway and streetscape improvements along the Primary Corridors.

b. Explore innovative intersection designs to alleviate traffic congestion along US 17-92 (Volusia Avenue), such as roundabouts, signalization scheme for better and effective management of the junction delays, etc. Specific intersection locations include the following:

i. French Avenue and US 17-92 (Volusia Avenue)
ii. Graves Avenue and US 17-92 (Volusia Avenue)
iii. Blue Springs Avenue and US 17-92 (Volusia Avenue)
iv. Ohio Avenue and US 17-92 (Volusia Avenue)

c. Undertake roadway, sidewalk and lighting improvements on all other streets, and provide safe routes to schools.

d. Implement roadway and streetscape improvements based on a phasing plan which emphasizes visual impact in addition to improved access and circulation.

e. Provide the ability for vehicles, pedestrians and bicyclists to access an enhanced internal transportation network which connects, if applicable,
the neighborhoods to services, recreation facilities, commercial corridors and the Downtown Core.

f. Develop and incorporate landscape and lighting design standards to create a safe and inviting environment.

g. Integrate traffic calming techniques throughout the internal roadway system to enhance safety and facilitate a pedestrian/bicycle friendly environment. Traffic calming techniques may include the use of pavers or decorative concrete, raised pavement, roundabouts, change of landscape treatment and the creation of pedestrian nodes at major intersection, mid-block crossings and other locations where potential conflicts exist between vehicles, pedestrians and bicyclists. Creative options to cross major streets should be investigated. Pedestrian safety and crime prevention design standards should be employed along with aesthetic considerations when evaluating, designing and implementing pedestrian crossings.

h. Traffic lights, crosswalks and regulatory/wayfinding signage will be used to enhance the safety of vehicles, pedestrians and bicyclists in key locations throughout the Redevelopment Area.

i. Underground utilities, where feasible, to protect property during natural disasters and increase visual appeal.

4. Improving transportation and pedestrian safety will positively transform the visual and real perception of the City of Orange City. The CRA shall develop transportation and pedestrian safety design guideline and/or standards to focus on the following:

a. Establish driveway spacing to prevent a motorist from encountering more than one conflict at a time.

b. Address corner clearance and wherever practical control distance between driveways and the corner of an intersection.

c. Develop driveway designs to allow vehicles to quickly exit the through lane.

d. The use of a driveway median shall be encouraged to provide a safe space for pedestrians, help to provide positive guidance to motorist and allow beautification and signing opportunities.
e. Promote shared parking and cross access easements to alleviate the traffic congestion along US 17-92 (Volusia Avenue).

f. Use medians and other innovative design methods to reduce the turning movements across lanes, as well as provide a safe haven for pedestrians crossing the roadway.

g. Develop and incorporate lighting and landscape standards to design a safe and inviting environment.

5. A comprehensive bicycle and pedestrian plan should be prepared to address access, connectivity and mobility. Coordinate with the City and Volusia County to complete connections to Blue Springs State Park and the Springs to Springs Trail.

6. Promote the Redevelopment Area through designing and implementing a signage and wayfinding system directing traffic to and from the Redevelopment Area, and the major connectors and destinations in the region.

7. Explore opportunities to partner with the Volusia Transportation Planning Organization (TPO) and Votran to recognize connections to SunRail, and provide local and regional public transportation with its associated facilities, such as bus stops, shelters and hubs.

Primary Objective 2: Identify and promote a workable means to fund, finance and deliver utility and infrastructure improvements needed to promote the redevelopment effort of the Redevelopment Area. These strategies will correct the blighted conditions of unsanitary or unsafe conditions (Pgs. 15, 53, 64,74, 112, 113 and 114 of the Finding of Necessity Report); and deterioration of site or other improvements (Pgs. 92, 93, 114 and 116 of the Finding of Necessity Report).

Strategies:

1. Concurrent with roadway construction and repaving activities, the City/CRA shall coordinate the delivery of infrastructure and utility improvements (i.e., drainage structures, underground overhead utilities, etc.).

2. The City/CRA shall prepare and implement a stormwater and flood management plan taking into consideration the impact of the existing roadways which have severe drainage and flooding issues.
3. Design retention and stormwater management features as amenities to the Redevelopment Area to provide positive aesthetics and function to community open space.

4. The City/CRA may accept “green infrastructure” for stormwater credits in site plans including Low Impact Development (LID) standards, permeable paving materials, green roofs, roof rainwater collection and infiltration to reduce development costs related to construction and to manage stormwater in a way that mimics natural stormwater management.

5. Replace the undersized existing waterlines as necessary by developing a program to abandon existing septic systems beginning with those along US 17-92 (Volusia Avenue) and within the residential core between French Avenue and Blue Springs Avenue, along with the recommended gravity and force main improvements and replacements from the City's Waste Water Master Plan. The City/CRA shall coordinate with Volusia County to install utility infrastructure to convert these existing systems to centralized facilities and service.

6. Upgrade undersized waterlines (2-inches or smaller) to continue to provide adequate flows for the customers served and to foster redevelopment.

**Primary Objective 3:** Deliver an overall urban design and infrastructure initiative, which enhance basic utilities, and create a positive identity in design elements such as gateways, streetscapes, signage and furnishings. These strategies will correct the blighted conditions of unsanitary or unsafe conditions (Pgs. 15, 53, 64,74, 112, 113 and 114 of the Finding of Necessity Report); and deterioration of site or other improvements (Pgs. 92, 93, 114 and 116 of the Finding of Necessity Report).

**Strategies:**

1. The Redevelopment Plan Conceptual Diagram, developed as part of this project, is a planning tool which establishes the foundation for planned improvements within the Redevelopment Area (see Figure 14). The elements shown in the Conceptual Diagram may be relocated or realigned in future planning initiatives, so as long as modifications are generally consistent with the vision articulated in this Plan. The Conceptual Diagram will consistently be evaluated and developed into a base Master Plan. This Master Plan will guide the redevelopment of the Redevelopment Area as it relates to function and aesthetics. The City of Orange City LDC shall address the redevelopment area’s urban design framework.
2. The City of Orange City and the CRA shall encourage the improved appearance and the design of the all projects both public and private. A document shall be prepared to present the development regulations and design standards in a simple manual format for public use. The manual shall address streetscape, architectural, site, landscape, signage, public art and open space to provide visual continuity, and a positive environment throughout an area for both new and existing facilities. The architectural style shall be in keeping the existing small town urban character of the City of Orange City. The City’s Comprehensive Plan addresses the land use intent, intensities, densities, open space and conservation. The LDC shall balance aesthetic values with functional and economical realities, and create an attractive and safe environment for pedestrians, bicyclist and motorists.

**Primary Objective 4:** Provide and improve recreation facilities and public spaces in a manner, which enhance the Redevelopment Area. These strategies will correct the blighted conditions of inadequate public transportation facilities (*Pgs. 50, 52, 53, 92, 112 and 115 of the Finding of Necessity Report*); unsafe conditions (*Pgs. 15, 53, 64, 74, 112, 113 and 114 of the Finding of Necessity Report*); and other improvements (*Pg. 15 of the Finding of Necessity Report*).

**Strategies:**

1. Partnerships and interlocal agreements with the private sector and other governmental entities shall ensure the existing and proposed neighborhood parks, recreation facilities and bicycle paths/multi-use trails within the Redevelopment Area are well maintained, accessible, safe and inviting.

2. Special enhancement funds may be made available to design Mill Lake Park and embellish existing parks and other natural preserve/conservation areas to support the vision and intent for the Redevelopment Area.

3. Create a pedestrian and bicycle paths/multi-use trails that connect to neighborhoods, recreation facilities, commercial corridors and the Downtown Core. Coordinate with the City and Volusia County to complete connections to Blue Springs State Park and the Springs to Springs Trail.

**Primary Objective 5:** Ensure regulatory measures are in place to promote the redevelopment of an attractive, safe, viable and sustainable commercial corridor along US 17-92 (Volusia Avenue) and Enterprise Road. These strategies will correct the blighted conditions of defective or inadequate parking facilities (*Pgs. 63, 93 and 112 of the Finding of Necessity Report*); unsafe conditions (*Pgs. 15, 53, 64, 74, 112,
113 and 114 of the Finding of Necessity Report); and deterioration of site or other improvements (Pgs. 92, 93, 114 and 116 of the Finding of Necessity Report).

**Strategy:**

1. Prepare and adopt a land use ordinance to include suburban design/development standards for the primary commercial corridors. The standards will address the incorporation of parking lot layout, building design, landscaping, signage, pedestrian connections and linkages between land uses through a functional cross access system.

**Primary Objective 6:** Create an attractive, safe, viable and sustainable commercial corridors along US 17-92 (Volusia Avenue) and Enterprise Road. These strategies will correct the blighted conditions of faulty lot layout (Pgs. 20, 21 and 113 of the Finding of Necessity Report); unsafe conditions (Pgs. 15, 53, 64, 74, 112, 113 and 114 of the Finding of Necessity Report); and deterioration of site or other improvements (Pgs. 92, 93, 114 and 116 of the Finding of Necessity Report).

**Strategies:**

1. Provide incentives for private properties or by aggregating specially targeted or adjacent lots with multiple owners to create a single owner.

2. Establish CRA matching improvement grants such as facade, signage and landscaping programs.

3. Establish roadway beautification programs, such as Adopt-A-Median and Adopt-A-Right-of-Way to assist in the implementation and maintenance of landscaped areas within the commercial corridors.

4. The commercial corridors shall be designed to provide safe vehicular access, as well as pedestrian and bicycle friendly streets.

5. The City/CRA shall develop a streetscape plan for the commercial corridors. The Streetscape Plan may include site furnishings, lighting, landscaping, decorative pavers and signage. Roadway and streetscape planning must include a phasing/prioritization plan to construct the recommended improvements. The CRA in partnership with other agencies, as deemed appropriate, will implement the Streetscape Plan.
6. Innovative design which integrates environmentally sound best practices (e.g., green building design, dual water systems, and xeriscape) will be encouraged.

**Primary Objective 7:** Ensure regulatory measures are in place to promote the redevelopment of a vibrant quaint mixed-use Downtown Core consisting of small retail stores, such as markets, antiques shops, restaurants, art galleries, professional offices and service businesses with residential or office above these commercial uses. These strategies will correct the blighted conditions of faulty lot layout (*Pgs. 20, 21 and 113 of the Finding of Necessity Report*); unsafe conditions (*Pgs. 15, 53, 64, 74, 112, 113 and 114 of the Finding of Necessity Report*); and deterioration of site or other improvements (*Pgs. 92, 93, 114 and 116 of the Finding of Necessity Report*).

**Strategies:**

1. Expand the mixed-use land use district classification for the Downtown Core area and incorporate a higher residential density and building height.

2. Prepare and adopt a land use ordinance to include urban design/development standards for the land use relationships of the Downtown Core. The standards will address the incorporation of human-scale aesthetics into street and building design. Building design and location shall reinforce a pedestrian-oriented character including linkages between land uses through a functional bicycle-pedestrian system.

**Primary Objective 8:** Create a vibrant quaint urban “Downtown Core” area with mixed-use developments and a Main Street. These strategies will correct the blighted conditions of faulty lot layout (*Pgs. 20, 21 and 113 of the Finding of Necessity Report*); unsafe conditions (*Pgs. 15, 53, 64, 74, 112, 113 and 114 of the Finding of Necessity Report*); and deterioration of site or other improvements (*Pgs. 92, 93, 114 and 116 of the Finding of Necessity Report*).

**Strategies:**

1. The Downtown Core shall consist of a mix of small retail stores, such as markets, antiques shops, restaurants, art galleries, professional offices and service businesses with medium density residential and office above these commercial uses.

2. For the proposed mixed-use, the City/CRA may establish an acquisition priority list to assemble critical properties.
3. The City of Orange City's development review process will address the need to locate public facilities such as school, government offices, parks/open space and other public services within the Downtown Core.

4. The Main Street shall be developed to provide a destination place and identity for the Downtown Core. The Main Street shall be located along portion of Graves Avenue between Park Avenue and Thorpe Avenue. The Main Street shall be designed using mixed-use and pedestrian friendly principles of traditional urban design.

5. The Downtown Core shall be designed to provide for a pedestrian and bicycle friendly street and access network to promote safe, convenient and comfortable access.

6. The City/CRA shall develop a streetscape plan for the Downtown Core. The Streetscape Plan may include site furnishings, lighting, landscaping, decorative pavers and signage/gateways. Roadway and streetscape planning must include a phasing/prioritization plan to construct the recommended improvements. The CRA in partnership with other agencies, as deemed appropriate, will implement the Streetscape Plan.

7. The 100% Corner at Graves Avenue and US 17-92 (Volusia Avenue) is the most prominent spot in the Downtown Core, as most heavily traveled thoroughfare and provides the greatest access and visibility. This intersection shall have higher density buildings at the street fronts to anchor the four corners and an innovative and decorative intersection design.

8. Innovative design which integrates environmentally sound best practices (e.g., green building design, dual water systems, and xeriscape) will be encouraged.

**Primary Objective 9:** Explore land acquisition and parcel assembly programs to facilitate redevelopment of the Downtown Core and the primary commercial corridor along US 17-92 (Volusia Avenue). These strategies will correct the blighted conditions of faulty lot layout in relation to size, adequacy, accessibility or usefulness (Pgs. 20, 21 and 113 of the Finding of Necessity Report).

**Strategies:**

1. Pursuant to the Community Redevelopment Act, Section 163.335(3), Florida Statutes (2012), all land acquisitions done for community redevelopment purposes are done for public purposes.
2. Set up an acquisition priority list of blighted properties to acquire for the proposed Downtown Core and primary commercial corridor along US 17-92 (Volusia Avenue).

3. Pursuant to the Community Redevelopment Act, Section 163.360 (8) 4 (b), Florida Statutes (2012) - “In the event the area is to be developed in whole or part for nonresidential uses, the governing body determines that: 1. Such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives”. In the future, the acquisition priority list may include other properties for projects that could mitigate blight within the Redevelopment Area as a whole. Based on this acquisition priority list, a time frame and preliminary acquisition costs shall be worked out. Strategies to acquire the individual properties on the priority list will be worked out on a case-by-case basis.

4. Provide incentives such as City/CRA funded infrastructure improvements for private properties or by aggregating specially targeted or adjacent lots with multiple owners to create a single owner.

5. When feasible, the City/CRA should encourage acquisition and subsequent redevelopment by the private market. If not, the City/CRA should explore the acquisition of critical properties in the Redevelopment Area to facilitate redevelopment. Other programs may include:

   a. Map and index all commercial properties in the Redevelopment Area to provide detailed information on parcel boundaries, sizes and ownership.

   b. Identify and inventory all relevant substandard properties.

   c. Document and analyze over all parking demands and infrastructure constraints throughout the Redevelopment Area.

   d. Document site criteria for modern mixed-use developments by business type to facilitate the understanding of contemporary developer site and parking requirements.

   e. The City/CRA may facilitate aggregation and redevelopment of “problem” or constrained parcels or groups of parcels.
f. The City/CRA may assist in the purchase, sale, negotiation and coordination of land assembly. However, the City/CRA shall not use Eminent Domain to acquire land.

g. To assure the City’s and CRA’s success, public resources must be dedicated to fund the mapping and indexing of all properties in the Redevelopment Area; funding to research or otherwise obtain contemporary site development requirements; provision of City resources and staff time to negotiate acquisitions and public/private partnerships with potential developers; and, funding to finance land acquisitions by either the City or the CRA (some of which will be recovered or rolled over as properties are resold).

6. Identify catalyst sites to serve as important strategic assets to cause an early and precedent-setting change in the Downtown Core and to spur other growth. Two (2) catalyst sites have been identified:

a. The abandoned gas station (contaminated site) at 440 North Volusia Avenue, southeast corner of US 17-92 (Volusia Avenue) and French Avenue.

b. 200 East Graves Avenue, southeast corner of East Graves Avenue and Holly Avenue.

**Primary Objective 10:** Establish one or more public/private partnerships to encourage and use expertise of private enterprise to implement the redevelopment vision. These strategies will correct the blighted conditions of faulty lot layout (Pgs. 20, 21 and 113 of the Finding of Necessity Report); unsanitary or unsafe conditions (Pgs. 15, 53, 64, 74, 112, 113 and 114 of the Finding of Necessity Report); and deterioration of site or other improvements (Pgs. 92, 93, 114 and 116 of the Finding of Necessity Report).

**Strategies:**

1. Partnerships with the private sector and other governmental entities are critical to ensure the Redevelopment Area is redeveloped as a safe, viable and thriving commercial/mixed-use community. Such partnerships should provide capital resources, skills and expertise to manage and execute the City of Orange City’s and CRA’s redevelopment initiatives.

2. The CRA may include the formation of a Task Force to look into development proposals and incentives to promote quality development within the Redevelopment Area. The Task Force may also proactively look into property
acquisition for this purpose. The CRA may use increment revenues to help defray some of the cost of development and to encourage the kinds of development that will transform the Redevelopment Area into the community envisioned in this Plan.

3. The CRA will target strategic development projects, solicit developers and property owners, then negotiate a public/private development agreement, which sets forth terms and conditions involving the disposition of land, the nature of the prospective development, City/CRA incentives, the site plan, project schedule and other conditions pertaining to the project. Following are fundamental components in this process:

a. Contact affected property owners to determine their level of interest in participating in proposed redevelopment activities.

b. Master plan targeted public/private projects, such as the reinforcing positive aspects of existing activity and providing attractive combinations of building masses and open spaces. These plans can then be used to illustrate the CRA's intention for the site, facilitating proforma analysis when soliciting interest from the private sector.

c. Utilize “Best Practices” policies and procedures for developer solicitation and form strong public/private development agreements to enable strategic development on selected projects. Solicitation of developers would be through a formal request for qualifications (RFQ) or request for proposal (RFP) process publicly advertised to maximize exposure.

d. Private investment grants for improvements to building facades, landscaping, signs, etc., will require private matching 50/50 contributions.

**Primary Objective 11:** Establish compatible industries adjacent to commercial and residential districts, and develop standards of design and type of use which will minimize detrimental effects to the public health, safety and welfare, and be in harmony with the objectives of this Plan. These strategies will correct the blighted conditions of unsanitary or unsafe conditions (*Pgs. 15, 53, 64, 74, 112, 113 and 114 of the Finding of Necessity Report*); and deterioration of site or other improvements (*Pgs. 20, 92, 93, 114 and 116 of the Finding of Necessity Report*).
**Strategies:**

1. Industrial uses shall be limited to areas specifically classified as Industrial on the City of Orange City’s Future Land Use Map, and is prohibited within the Downtown Core and Primary Commercial Corridors.

2. Promote and provide incentives for green industries within the Redevelopment Area.

3. Develop site and building design standards to create an aesthetically pleasing industrial park and minimize detrimental impacts to adjacent residential neighborhoods and commercial areas.

**Primary Objective 12:** Incorporate housing revitalization through housing maintenance programs and rehabilitation services. These strategies will correct the blighted conditions of unsanitary or unsafe conditions (*Pgs. 15, 53, 64, 74, 112, 113 and 114 of the Finding of Necessity Report*); and deterioration of site or other improvements (*Pgs. 20, 92, 93, 114 and 116 of the Finding of Necessity Report*).

**Strategies:**

1. By addressing the problems associated with substandard and dilapidated housing, the City/CRA will mitigate contributing blighted area conditions within the Redevelopment Area.

2. In the same manner, redevelopment efforts shall be complimented with efforts to provide affordable housing to residents of low to moderate income, including the elderly. In order to alleviate housing demands, the development of housing diversity and affordable housing must be a priority. To support affordable housing, redevelopment funds should be made available for programs and incentives aimed at the creation of new affordable and multi-family dwelling units.

3. Promote programs and incentive for homeowners to rehabilitate their homes. Such incentives may include low interest loans or information on other funding sources for the repair of single and multi-family homes depending on the applicant’s income and monthly budget.

4. Coordinate with intergovernmental agencies such as Volusia County to assist low income households with down payment and closing costs assistance. The assistance may be for the purchase of either an existing or new structure. Redevelopment funds may be used to augment the program or specially
target new home construction as means for alleviating the shortage of affordable housing.

5. Develop incentives for affordable multi-family alternatives. This may include the set up of a task force to review development proposals and incentives to promote quality affordable multi-family housing development. The task force may also proactively look into property acquisition and/or consolidation for this purpose. The primary criteria to be used for property acquisition and/or consolidation are to mitigate blight from a functional and structural standpoint. Strategies to provide incentives to acquire/consolidate individual properties should be worked out on a case-by-case basis.

6. Institute incentives for private developers to finance the construction of affordable housing. Examples of such incentives include density bonuses, tax abatement and the reduction or waiving of building permit fees. In addition, the CRA shall work with Volusia County, the housing authority or other housing entities regarding development of affordable housing within the Redevelopment Area.

7. Infrastructure improvements such as stormwater, wastewater and potable water make properties more amendable to development. The City/CRA may undertake infrastructure improvements in partnership with private entities. If determined improving the infrastructure of certain properties is beneficial to the City for housing revitalization and blight mitigation within the Redevelopment Area, the CRA may undertake capital improvements on these individual properties.

**Primary Objective 13:** Establish a creative, equitable, efficient and practical funding and financing mechanism to properly implement this Plan. These strategies will correct the blighted conditions of defective or inadequate street layout (Pgs. 52 and 112 of the Finding of Necessity Report), parking facilities (Pgs. 63, 93 and 112 of the Finding of Necessity Report), roadways and public transportation facilities (Pgs. 45, 50, 52, 93, 112, 113 and 115 of the Finding of Necessity Report); faulty lot layout (Pgs. 20, 21 and 113 of the Finding of Necessity Report); faulty lot layout (Pgs. 20, 21 and 113 of the Finding of Necessity Report); faulty lot layout (Pgs. 20, 21 and 113 of the Finding of Necessity Report); faulty lot layout (Pgs. 20, 21 and 113 of the Finding of Necessity Report); faulty lot layout (Pgs. 20, 21 and 113 of the Finding of Necessity Report); unsanitary or unsafe conditions (Pgs. 15, 53, 64, 74, 112, 113 and 114 of the Finding of Necessity Report); and deterioration of site or other improvements (Pgs. 20, 92, 93, 114 and 116 of the Finding of Necessity Report).
Strategies:

1. It is important the City/CRA identify and secure all effective sources of funding including, but not necessarily limited to, increment revenues, non-ad valorem assessments, public private partnerships and grant funding revenue.

2. The City/CRA must be willing to issue bonds, secure other financial instruments, seek grants, enter into public/private partnerships, and seek out other sources and alternatives to aid in implementing this Plan. Such sources and alternatives may include, but are not limited to, special assessments imposed by the City of Orange City, ad valorem taxes imposed for municipal purposes through a municipal services taxing unit, or the imposition and pledge of ad valorem taxes upon a vote of the electors consistent with the Florida Constitution.

3.3.2 COMMUNITY OBJECTIVES AND STRATEGIES

Community Objective 1: Implement an aesthetic and planning review program to guide redevelopment and maintenance activities within the Redevelopment Area. These strategies will correct the blighted conditions of unsanitary or unsafe conditions (Pgs. 15, 53, 64, 74, 112, 113 and 114 of the Finding of Necessity Report); and deterioration of site or other improvements (Pgs. 20, 92, 93, 114 and 116 of the Finding of Necessity Report).

Strategies:

1. The City/CRA must review, approve and oversee the development of design concepts and plans proposed by any property owner within the Redevelopment Area, and coordinate with effected land owners to ensure the integrity of the vision articulated in this Plan is achieved. The City/CRA will assign dedicated staff to coordinate and approve all development plans proposed for properties located within the Redevelopment Area.

2. The mixed-use redevelopment land use district ordinance will contain development/design standards for site, building, landscape, signage and public areas for the Downtown Core, including the commercial properties along US 17-92 (Volusia Avenue) and Enterprise Road. A development/design standards manual will be prepared in a concise yet user friendly format. The development/design manual will be used to assist developers, builders, property owners and individuals direction in preparing design/construction documents.
3. The City/CRA will assign staff or personnel to oversee the integrity of the City of Orange City's and CRA's vision of the Redevelopment Area during initial development. Subsequently, the City/CRA may set up an overseeing authority, such as a technical review committee to assure the City's and CRA's design intent for the Redevelopment Area is maintained.

**Community Objective 2:** Ensure the Redevelopment Area is safe and clean over a period of time. These strategies will correct the blighted conditions of unsanitary or unsafe conditions (*Pgs. 15, 53, 64, 74, 112, 113 and 114 of the Finding of Necessity Report*); and deterioration of site or other improvements (*Pgs. 20, 92, 93, 114 and 116 of the Finding of Necessity Report*).

**Strategies:**

1. The Community Redevelopment Act encourages “community policing innovations.” This concept is defined as policing techniques or strategies designed to decrease crime by reducing opportunities for, and increasing the perceived risks of engaging in, criminal activity through visible presence of law enforcement in the community, including, but not limited to, community mobilization, neighborhood block watch, citizen patrol, foot patrol or intensified motorized patrol. The City/CRA will review these programs to improve the actual and perceived security, building safety and appearance of the Redevelopment Area.

2. The City/CRA will identify, execute, and coordinate special maintenance standards and programs for public facilities, roadways, open space areas, entries, Downtown Core and commercial corridors along US 17-92 (Volusia Avenue) and Enterprise Road. The City/CRA may employ and/or contract qualified maintenance personnel to upkeep the Redevelopment Area.

**Community Objective 3:** The City/CRA may plan, design and deliver additional infrastructure improvements or services within the Redevelopment Area, if deemed those improvements enhance the quality or attractiveness of the Redevelopment Area especially with regard to public amenities. These strategies will correct the blighted conditions of unsanitary or unsafe conditions (*Pgs. 15, 53, 64, 74, 112, 113 and 114 of the Finding of Necessity Report*); and deterioration of site or other improvements (*Pgs. 20, 92, 93, 114 and 116 of the Finding of Necessity Report*).
Strategies:

1. Such additional infrastructure may include undergrounding utilities in certain areas to achieve a desired visual impact, upgrading technology and telecommunications availability to attract businesses or the enhancement of landscape areas and the development of off-site signage. Such additional improvements will complement the redevelopment plans for the Redevelopment Area.

2. Additional services may include extraordinary right-of-way or other public area maintenance, planning and implementing cultural, charitable or place making activities and events and related services which showcase the Redevelopment Area.

Community Objective 4: Establish unique identity to promote the vision for the Redevelopment Area through branding and marketing programs. These strategies will correct the blighted conditions of deterioration of site or other improvements (Pgs. 20, 92, 93, 114 and 116 of the Finding of Necessity Report).

Strategies:

1. Create a logo, identity package and website, which can be used to identify the Redevelopment Area.

2. The established brand shall be used on literature, banners, gateways and all types of promotional campaigns.

3. Support festivals, exhibits, performances and other special events designed to attract residents and visitors to the Downtown Core.

4. Create a business recruitment package that is updated regularly with a listing of available properties, maps, building profiles, and information for current and planned events.
CHAPTER 4 STATUTORY COMPLIANCE

4.1 STATUTORY COMPLIANCE

The Community Redevelopment Act according to Sections 163.360 and 163.362, Florida Statutes (2012) requires every community redevelopment plan to contain specific information relevant to its particular redevelopment initiative. This Chapter supplements and addresses the informational requirements articulated in the Community Redevelopment Act and serves to further describe the objectives and strategies presented in this Plan to implement the redevelopment initiative envisioned by the City of Orange City and CRA for the Redevelopment Area.

Figure 14 shows by diagram the initiatives described in general terms in this Chapter. This Chapter and the referenced appendices are consistent with the requirements of the Community Redevelopment Act, Section 163.362(2), Florida Statutes (2012), and demonstrates by diagram and in text (1) the approximate amount of open space to be provided and street layout, (2) limitations on the type, size, height, number, and proposed use of buildings, (3) the approximate number of dwelling units, and (4) such property as is intended for use as public parks, recreation areas, streets, public utilities and public improvements.

The Development Plan discussed in Chapter 6 further describes the urban design intent and components of parks and open space, street layout, location of land uses including residential neighborhoods and properties that may receive public improvements.

4.2 APPROXIMATE AMOUNT OF PARKS AND OPEN SPACE

There are ten park facilities, totaling 33.53 acres located within the Redevelopment Area. Among them is Mill Lake Park - a 20 acre undeveloped park located within a residential neighborhood.

1) Blue Springs Villas Park - 1.50 acres
2) Coleman Park - 2.50 acres
3) Dickinson Park - 0.90 acres
4) Greenleaf Garden Park - 0.20 acres
5) Marshall Park - 0.50 acres
6) Mill Lake Park - 20.00 acres (undeveloped)
7) Oak Avenue Park - 0.33 acres
8) Orange City Elementary Park - 4.00 acres
9) Shuffleboard Park - 1.60 acres
10) Veterans Memorial Park - 2.00 acres

The Redevelopment Area has an opportunity through redevelopment efforts to design Mill Lake Park and enhance existing facilities of the other parks, and provide connectivity of a bicycle path/multi-use trail to neighborhoods, recreation facilities, commercial corridors and the Downtown Core. Coordination with the City and Volusia County could provide connections to Blue Springs State Park and the Springs to Springs Trail. Another opportunity may include specific areas reserved for retention as deemed appropriate by the City of Orange City and CRA. In addition, public plazas or public squares are possible design alternatives for additional parks and open space.

4.3 STREET LAYOUT

The transportation component for the Redevelopment Area is expected to focus both on vehicular and pedestrian traffic in a traditional grid form which creates a pedestrian and bicyclist friendly, convenient and safe environment. The ease of vehicle traffic through the Redevelopment Area enables the creation of gateways and wayfinding signage. The gateway and wayfinding signs will direct visitors and residents toward the area’s new Downtown Core and Main Street. The Redevelopment Area street improvements will enhance connectivity, introduce traffic calming, and produce pedestrian and bicycle amenities.

4.4 LIMITATIONS ON THE TYPE, SIZE, HEIGHT, NUMBER, DENSITY AND PROPOSED USE OF BUILDINGS

The Redevelopment Area will be redeveloped with a mixed-use Downtown Core, and distinct individual land use characteristics such as residential, commercial, industrial, public and recreational. The overall vision embodies sound planning and design principles, which focus on creating a pedestrian friendly and sustainable community. The following provides development parameters for the Redevelopment Area.

1. The Redevelopment Area shall include varying, residential neighborhoods offering a variety of housing options and price ranges. The existing residential densities will remain the same as specified in the future land use.
a. Low density single family - 4 dwelling units per acre
b. Medium density multi-family - 8 dwelling units per acre
c. High density multi-family - 12 dwelling units per acre

However, the City/CRA may consider higher residential densities in the future to achieve the overall vision for the Redevelopment Area. Any density modifications shall require the City to initiate text amendments to the Future Land Use Element of the Comprehensive Plan. The following densities may be considered.

a. Low density single family - 5 to 8 dwelling units per acre
b. Medium density multi-family - 10 to 12 dwelling units per acre
c. High density multi-family - 15 to 24 dwelling units per acre

2. The Downtown Core will be designed using the mixed-use and pedestrian friendly principals of traditional urban design, which will include a variety of non-residential uses including commercial, professional office, entertainment and professional service businesses uses. The Downtown Core’s residential densities are expected to range from 10 to 20 dwelling units per acre. Non-residential uses are anticipated to have a floor area ratio (FAR) up to 2.0. The maximum building height shall be 45 feet for residential mixed-use and maximum 35 feet for commercial/office mixed-use developments.

3. Parcel assemblage of at least 2 acres is recommended for residential mixed-use developments in order to meet minimum residential densities. Residential densities below these minimums may be allowed for sites with constraints.

4. Residential dwelling units will be allowed in the same buildings as office or commercial uses or multi-use development sites. Residential dwelling units must be located on a separate floor level from office or commercial uses on multi-use development sites.

5. Multi-use development on the same parcel must be compatible with surrounding land uses.

6. Mobile homes shall be limited to existing Mobile Home Parks, and are prohibited within the Downtown Core.

7. Commercial uses shall be limited to areas specifically classified as General Commercial on the City of Orange City’s Future Land Use Map, and are
prohibited within the Downtown Core. Parcel assemblage of at least 1 acre is recommended for a sustainable commercial development.

8. Industrial uses shall be limited to areas specifically classified as Industrial on the City of Orange City's Future Land Use Map, and are prohibited within the Downtown Core.

9. Building design, including height and location, is expected to reinforce a pedestrian-oriented character and scale including linkages between land uses through a functional bicycle-pedestrian system.

10. Design/development standards will be drafted and adopted to properly guide land use relationships and provide design criteria for site and building design within the Redevelopment Area.

11. In general, the land uses shall abide by the overall goals, objectives, policies and standards, as outlines in the City of Orange City Comprehensive Plan.

4.5 INTENDED USE OF PROPERTY FOR PUBLIC PARKS, RECREATION AREAS, STREETS, PUBLIC UTILITIES AND PUBLIC IMPROVEMENTS

Public facilities such as parks, recreational facilities, bicycle paths/multi-use trails, streets and utilities shall be located throughout the community in a manner which offers a convenient and safe access to public services and facilities while enhancing the aesthetic character of the Redevelopment Area. Utility lines shall be placed underground wherever feasible. If above ground structures such as water tanks or transformer boxes must remain within the Redevelopment Area, they should be located and treated in a manner that is safe and aesthetically pleasing.

4.6 NEIGHBORHOOD IMPACT ELEMENT

The Community Redevelopment Act, Section 163.362(3), Florida Statutes (2012), requires if a Community Redevelopment Area contains low or moderate income housing a neighborhood impact element shall be prepared to describe the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services and the effect on school population. The creation of the Redevelopment Area is expected to generate minimum impacts to existing neighborhoods.
The greatest impact upon the current residents of the Redevelopment Area is in the area designated as the Downtown Core. The intent of this area is to be redeveloped as a traditional small pedestrian oriented urban “downtown” with mixed land uses of commercial “Mom and Pop” facilities and multi-family residential. If a property is designated for development or acquisition, the process shall comply with City and County requirements and/or State statutes. Existing neighborhoods will predominately contain the same configuration; however, aesthetic improvements and connectivity will be implemented.

Secondary impacts on the residents relating to traffic circulation, environmental quality, availability of community services and facilities, effect on school population and other matters affecting the physical and social quality of the neighborhood are minimal. Impact may involve construction detours, noise and dust.

Overall, impacts are expected to be minimal while the benefits of redevelopment are long lasting adding higher quality of life to the City of Orange City’s residents and visitors. Although this Plan does not anticipate immediate action, in the future the CRA may choose to pursue a program of property acquisition and/or consolidation in order to realize the CRA’s redevelopment objectives.

Redevelopment planning efforts are focused on the improvement and strengthening of existing neighborhoods. Redevelopment planning efforts will not be directed towards large scale demolition and removal of existing structures. Rather, plans call for a systematic improvement through a concerted effort aimed at rehabilitating homes and infill development, creating identifiable neighborhoods.

4.7 REPLACEMENT HOUSING/RELOCATION

The Community Redevelopment Act, Section 163.362, Florida Statutes (2012), states the Community Redevelopment Plan shall assure that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the Redevelopment Area. The intent of this Plan is to create a Downtown Core, improve existing distinct character areas and integrate recreation facilities, which promotes a positive image for the City of Orange City. While relocation is not anticipated, if relocation is required as a result of redevelopment activities, the City of Orange City and the CRA will adhere to Section 421.55 of Florida Statutes (2012), and provide assistance to minimize hardships to those being displaced. Thereby, families seeking relocation will be granted reasonable opportunity to acquire decent, safe and sanitary replacement housing within the City of Orange City.
4.8 DEMOLITION, CLEARANCE AND SITE PREPARATION

The Orange City CRA is authorized to demolish, clear, or move buildings, structures, and other improvements from any real property acquired in the redevelopment project area, subject to approval by the Volusia County and obtaining necessary permits.

The CRA is authorized to prepare or cause to be prepared as building and development sites any property acquired by the CRA with approval from Volusia County for use as either a public or private redevelopment project, subject to obtaining necessary permits.

The CRA is authorized to install and construct or cause to be installed or constructed the public improvements and public utilities necessary to carry out the Plan, subject to obtaining necessary permits.

4.9 DURATION

Consistent with the provisions of the Community Redevelopment Act, Section 163.362(10), Florida Statutes (2012), all redevelopment activities financed by increment revenues from the Redevelopment Trust Fund shall occur within 40 years after the fiscal year in which the Plan is approved or adopted. The duration of this Plan shall be for the maximum period allowed by the Community Redevelopment Act and shall expire and terminate at 11:59 p.m. on December 31 2052 unless extended by mutual agreement of the City and the County as evidenced by resolution of the County Council. This 40-year duration is necessary due to the extent of defunct infrastructure; and the low increment revenue projections, which will take nearly 10 years to start realizing appreciable revenue increment to use to leverage other funding sources for the improvements. It is further noted that the estimated revenues by year 20 will be only $7,558,798.00 (total City and County - Aggressive Growth Scenario).

The City believes that it will take the full 40-years to realize the dollars necessary to undertake the redevelopment initiatives identified within the Plan. However, the City understands the County’s desire to limit the duration of community redevelopment areas to something less than the maximum allowed. It is possible that economic conditions may improve more than what the increment revenue forecast currently demonstrates, as well as the City may be fortunate to acquire other funding sources, yet to be identified. Understanding this, the City suggests completing a sunset review with the County in year 20 (2033). The intent of 2033 review is to determine if the redevelopment objectives, initiatives and projects have been successful in reversing blight conditions as described within the “Finding of Necessity” and the Plan. If it is jointly determined that the CRA has accomplished the primary objectives outlined in the Plan, or most recent
Plan Update, then the date for the sunset for the Community Redevelopment Area can be re-established for a period less than 40 years, but not less than 30 years.

4.10 REDEVELOPMENT PLAN MODIFICATION

The Orange City Community Redevelopment Plan may be modified in a manner consistent with Section 163.361 Florida Statutes (2012). If CRA deems the Plan be amended, it shall make a recommendation to amend or modify. After providing proper notice, the City of Orange City shall hold a public hearing for all modifications.
CHAPTER 5 FINANCIAL ANALYSIS AND PLANNING

5.1 ESTIMATING INCREMENT REVENUES

Estimates of prospective increment revenues that might be derived from the Redevelopment Area and paid into the Orange City Community Redevelopment Trust Fund (herein referred to as the “Redevelopment Trust Fund”) was prepared by Real Estate Research Consultants, Inc., A GAI Company (RERC). The stream of prospective revenue is dependent on several factors, including the pace of redevelopment and development in the Redevelopment Area; the content of the development; assessed and taxable values; the millage levied against the taxable base; the rate of appreciation in the existing tax base; and the level of public intervention. Together, these many variables suggest a wide range of outcomes, all possible depending on the specific conditions imputed into the analysis.

Input from the City of Orange City officials and staff generated a possible scenario for the increment revenue projections based on a very conservative format. The information outlined in this Chapter is suitable for planning purposes particularly given the range of valuations and estimated improvements costs; however, as the Plan is executed, continual input and examination will be required to refine and update this analysis.

5.2 METHODOLOGY AND APPROACH

The analysis is based on the final 2011 tax roll data obtained from the Volusia County Property Appraiser and expectations about the Development Plan as discussed in Chapter 6. The data from the most recent assessment roll, used in connection with taxation by the Property Appraiser and the Tax Collector, will provide the base year taxable value. The base year will be determined using the assessment roll in use immediately prior to the adoption of the ordinance establishing the Redevelopment Trust Fund.

It is assumed, for the purposes of this Plan, the base year will reflect this sum as the base year valuation. However any differences that may occur through inclusion or exclusion are relatively immaterial in the context of total valuation. A higher or lower base sum would, of course affect the ultimate tax collections to some degree. The actual number will be officially certified by the Volusia County Property Appraiser upon adoption of the Plan and the establishment of the Redevelopment Trust Fund as part of the statutorily required administrative process.

Specific increases in the tax base are shown in terms of expected development and its value. This expected development is based exclusively on past patterns of activity.
adjusted for anticipated community redevelopment activities within the Redevelopment Area. These programmatic assumptions offer a baseline for comparison with future potential development.

For this analysis, the City of Orange City’s 2011 millage rate has been used, and it is held constant over the planning horizon. For the last several years, the operating millage of the City has been relatively unchanged.

As for the structure of the revenues which may accrue, only the taxable value(s) net of the base year taxable value is considered in calculating current or future increment revenues. The general procedures used to calculate available revenues are shown in the following equations

1. Assessed values, including new construction, LESS exemptions or exclusions EQUAL current taxable values.

2. Current taxable values LESS established base year taxable values EQUAL net valuations subject to applicable jurisdictional millages.

3. Net valuations MULTIPLIED by applicable millages EQUAL increment revenues.

Pursuant to the Community Redevelopment Act, Section 163.387, Florida Statutes (2012), the maximum revenue available to the Redevelopment Trust Fund will be 95% of the calculated increment revenues. The financial indicators, assumptions and results used in preparing this increment revenues analysis are attached hereto as Appendix B.

5.3 INCREMENT REVENUE ANALYSIS

The availability of potential increment revenues is among the most attractive of the redevelopment tools provided in the Community Redevelopment Act. Increment revenues become available as the result of focused and continuing redevelopment activities within a community redevelopment area, and it may be used to fund or finance a variety of community redevelopment related capital and service initiatives. Increment revenues, when leveraged and combined by interlocal agreement with municipal service taxes or non-ad valorem assessments from a community redevelopment area provide a particularly powerful tool to help Florida’s local governments address and redevelop slum or blighted areas.

This analysis focuses only on increment revenues, not other significant revenues and structural opportunities which can be leveraged, combined and deployed in concert with increment revenues and the leveraging affects they generate. A variety of local, state and federal programs may be connected to the increment revenues in a manner which
leverages the increment revenues or obtains other dollars for redevelopment used for acquisition. Potentially, increment revenues may be used independently to service debt or they might be paired with a deliberately constructed non-ad valorem assessment program which leverages the expected flow of increment revenues and uses the investment revenues to offset or buy down special assessments used to finance capital improvements.

Increment revenue forecasts in an area of future concentrated ownership such as the Redevelopment Area are extremely vulnerable to imminent development, land amendment, permitting or any other activity which can quickly change the content of the tax roll. Once a generalized timing and development strategy is implemented, these projections will need to be re-examined periodically in the context of actual redevelopment and development activity at year 10, 15, 20 and every five years after to ensure revenue projects and appropriateness of projects. The revised increment revenues will be used to update the capital work program and the Plan.

The increment revenue analysis in Appendix B provides an insight required for planning purposes. This analysis should not be given any weight as a commitment or requirement by the City of Orange City or CRA to collect or expend any specific amount of increment revenues or to use any increment revenues to fund or finance any capital or service project.

5.4 INCREMENT REVENUE SCENERIOS

The scenarios for the increment revenue projections for the City of Orange City were based on a very conservative format. The first scenario (known as anticipated growth scenario) identified the inclusion of the recently built Honda car dealership, a new Dollar General Store and an Advanced Imaging Center with an average yearly increase of two (2) percent. Assessed values from comparable structures within Volusia County were applied to determine the estimated taxable values for each improved property. Under this scenario, approximately $22 million (total City and County increment revenue contributions) may be generated for the CRA over the next 40 years.

The second scenario (known as aggressive growth scenario) identified the inclusion of a 12,000 square-
foot “medical” facility in addition to the three projects described above. This scenario also assumes a more robust appreciation of taxable values with an average yearly increase of three (3) percent. Under this scenario, the CRA may receive approximately $40 million (total City and County increment revenue contributions) over the next 40 years.

Any new development within the Redevelopment Area over this time period would generate additional increment revenues beyond those reflected in the charts (see Appendix B). In addition, the City agrees to set a ceiling on County’s increment revenue contributions or define scaled monetary thresholds as stipulated in County Resolution 2010-20.
CHAPTER 6 CAPITAL PLANNING

6.1 DEVELOPMENT PLAN

Using contemporary planning methods and urban design techniques, a conceptual diagram was developed to graphically depict the vision for the Redevelopment Area with a vibrant quaint urban Downtown Core; safe, viable and sustainable commercial corridors; quality industrial parks; pedestrian-friendly, affordable and attractive neighborhoods; and bicycle paths/multi-use trails connecting to services, recreation facilities, commercial corridors and the Downtown Core.

The conceptual diagram was developed based on input and direction from the 2011 Visioning Workshop, and recent public meetings with the John Knox Village Association and the Chamber of Commerce. A public-at-large meeting was also conducted to solicit input on the vision, improvements and catalyst sites for the Community Redevelopment Area (see Figure 14). The conceptual diagram is the basis for preparing a capital plan and budget in addition to guiding future development within the Redevelopment Area.

Central concepts represented in the conceptual diagram are as follows:

1. Explore innovative intersection designs to improve safety and alleviate traffic congestion along US 17-92 (Volusia Avenue), such as roundabouts, signalization scheme for better and effective management of the junction delays, etc. Specific intersection locations include the following:
   a. French Avenue and US 17-92 (Volusia Avenue)
   b. Graves Avenue and US 17-92 (Volusia Avenue)
   c. Blue Springs Avenue and US 17-92 (Volusia Avenue)
   d. Ohio Avenue and US 17-92 (Volusia Avenue)

2. The redesign of Primary Corridors shall be enhanced in a manner, which promotes internal, as well as regional connectivity, overall community aesthetics and function by presenting the City of Orange City as a destination place. Streetscape plans should be implemented along US 17-92 (Volusia Avenue) and Enterprise Road.

3. The Primary Corridors must be appropriately landscaped, incorporate traffic calming features, and contain pedestrian and bicycle facilities including attractive bus shelters, bicycle lanes and safe crossings.
4. The Redevelopment Area internal access network will include pedestrian facilities and bicycle paths/multi-use trails, which enhances interconnectivity and promote the development of a traditional community. Possible connections to Blue Springs State Park and the Springs to Springs Trail with coordination from the City and Volusia County.

5. Undertake roadway, sidewalk, street tree and lighting improvements on all other streets to provide safe and pedestrian friendly connections.

6. Opportunities should be provided to integrate gathering places through pedestrian connections, bike paths/multi-use trails, open space and streetscapes.

7. Wayfinding and community identification gateways should be provided at major entry points into the Redevelopment Area and the Downtown Core.
   a. Wayfinding signs at strategic locations to direct visitors to key destination places.
   b. Gateways at the north and south ends of the Redevelopment Area along US 17-92 (Volusia Avenue).
   c. Downtown gateways should be located at the following intersections:
      i. US 17-92 (Volusia Avenue) and French Avenue
      ii. Orange Avenue and Graves Avenue
      iii. US 17-92 (Volusia Avenue) and Blue Springs Avenue
      iv. Park Avenue and Graves Avenue

8. Create an attractive, safe, viable and sustainable commercial corridors along US 17-92 (Volusia Avenue) and Enterprise Road.

9. The Redevelopment Area will be redeveloped with a mixed-use Downtown Core with a vibrant Main Street and distinct character areas of residential, commercial, industrial and recreational land uses.

10. The mixed-use Downtown Core incorporates a wide mix of small retail stores, such as markets, antiques shops, restaurants and art galleries; professional offices; and service businesses with residential or office above these commercial uses.
11. Appropriate buffering techniques should be implemented between the higher density uses and the single family residential areas.

12. Establish quality and compatible light industrial parks adjacent to commercial and residential districts, which will minimize detrimental effects to the public health, safety and welfare, and be in harmony with the objectives of this Plan.

13. Potential redevelopment of catalyst sites to cause an early and precedent-setting change in the Downtown Core and to spur other growth. Two (2) catalyst sites have been identified:

   a. The abandoned gas station (contaminated site) at 440 North Volusia Avenue, southeast corner of US 17-92 (Volusia Avenue) and French Avenue.

   b. 200 East Graves Avenue, southeast corner of East Graves Avenue and Holly Avenue.

The elements shown in the conceptual diagram may be relocated or realigned in future planning initiatives so long as modifications are generally consistent with the vision articulated in this Plan.

6.2 CAPITAL PROJECTS

The Community Redevelopment Act, Section 163.362(4), Florida Statutes (2012), requires identification of publicly funded capital projects to be undertaken within the Redevelopment Area. Such capital projects may include, but not limited to the following:

1. Roadway Improvements

   a. Roadway construction/repair along 17-92, East Graves Avenue, West French Avenue and Enterprise Road.

   b. US 17-92 (Volusia Avenue) intersection enhancements.

      i. French Avenue and US 17-92 (Volusia Avenue)

      ii. Graves Avenue and US 17-92 (Volusia Avenue)

      iii. Blue Springs Avenue and US 17-92 (Volusia Avenue)

      iv. Ohio Avenue and US 17-92 (Volusia Avenue)
c. Sidewalks/bicycle lanes.
   i. Minnesota Avenue
   ii. French Avenue
   iii. University Avenue
   iv. Graves Avenue
   v. Blue Springs Avenue
   vi. Ohio Avenue
   vii. Rhode Island Avenue
   viii. US 17-92 (Volusia Avenue)
   ix. Holly Avenue
   x. Oak Avenue
   xi. Thorpe Avenue
   xii. Leavitt Avenue
   xiii. Enterprise Road

d. Street improvements along US 17-92, Graves Avenue and within the Downtown Core.

2. Infrastructure Improvements
   a. Water and sewer to serve the commercial, industrial and residential parcels currently on septic or where insufficient water lines are located to promote contemporary development.
   
   b. Regional stormwater improvements to reduce area flooding specifically within the Downtown Core and adjacent to US 17-92 (Volusia Avenue).

3. Signage Improvements
   a. City gateways at either end of US 17-92 (Volusia Avenue) to designate the City of Orange City.
b. Downtown gateways to identify the Downtown Core.
   i. US 17-92 (Volusia Avenue) and French Avenue
   ii. Orange Avenue and Graves Avenue
   iii. US 17-92 (Volusia Avenue) and Blue Springs Avenue
   iv. Park Avenue and Graves Avenue

c. Street signs to provide clear street identification for emergency services and visitors.

d. Wayfinding signs to provide direction information to community resources such as the Library, City Hall, local parks, Blue Springs Park and other designated destinations.

4. Recreational Improvements

   a. Plan, design and construct a multi-use trail system that provides community connections to surrounding County and State recreational and transportation resources.

   b. Park Enhancements/Improvements
      i. Mill Lake Park
      ii. Other Parks

5. Façade Improvements

   a. Provide incentive program to improve/upgrade building exteriors.

At adoption of this Plan, it is difficult to identify with any great degree of specificity all capital projects necessary to realize the primary and community objectives contained in the Plan. As budgets and costs for the underlying infrastructure necessary to implement the City of Orange City’s and CRA’s vision are better developed and the Plan is implemented a more specific identification of all capital projects will occur. The primary objectives are for the most part capital based and it is the City’s intent to concentrate their efforts on those improvements.

Consistent with the Community Redevelopment Act, Section 163.370(3), Florida Statutes (2012), increment revenues paid into the Redevelopment Trust Fund will not be used to pay for or finance capital improvements constructed within three (3) years of approval or adoption of this Plan.
The Redevelopment Area capital project work plan is attached hereto as Appendix C. The capital project work plan is subject to revisions, updates and prioritization as community redevelopment implementation occurs.
6.3 PROJECTED CAPITAL COSTS

The Community Redevelopment Act, Section 163.362(9), Florida Statutes (2012) requires the Plan to contain a detailed statement of projected costs related to the redevelopment initiative, including the amount to be expended on publicly funded capital projects in the Redevelopment Area and any indebtedness of the City of Orange City or CRA proposed to be incurred for such redevelopment if the indebtedness is to be repaid with revenues from the Redevelopment Trust Fund. To implement the Plan, it will be necessary to combine both public and private sources of capital, using both long and short term financing options. All projects financed by or in part through increment revenues will be completed prior to the sunset of the Community Redevelopment Area in year 40 (2052).

The Capital Work Plan projects and dollar amounts are primarily based on past studies. The projects and numbers listed in the work plan and operating budget have been used for budgetary purposes only, and are considered to be relatively conservative. The recommended costs for capital improvement projects include design and construction costs, as well as contingent costs for additional studies, data manipulation or research needed to implement each project. The costs generally do not include costs of land acquisition and/or consolidation.

For planning purposes, the major capital components proposed within the Redevelopment Area are classified in Appendix C.

It is anticipated the cost of major capital components in the Redevelopment Area will be satisfied through a combination of existing and future capital budget commitments, fees, fee related credits, increment revenues generated from the redevelopment construction within the Redevelopment Area, and if the City of Orange City deems appropriate, an additional millage levied through a municipal service taxing unit may be applied. Conceptually, the linkages among these funds or resources will be articulated in a Redevelopment Agreement and/or an interlocal agreement.

The various costs associated with implementing the Redevelopment Plan have been identified as being either primarily a public or private responsibility. Public costs are those necessary to ensure the general framework of the Development Plan is developed in the spirit and intention of the Redevelopment Area.

Those items identified as primarily public costs will be structured in a manner which private resources are committed in conjunction with or in advance of public resources. In some cases, public expenditures will not be required to support the Plan. In other cases, these expenditures can be phased in accordance with the scale of the
redevelopment effort in a manner where costs are advantageously matched to the expected stream of increment revenues or other available revenues.

Due to the current and projected economic environment, demonstrated through the increment revenue forecasts (see Appendix B) and shortage of the dollars required to implement the intent of the Plan, it is critical that the City leverage the increment dollars with various financial programs to implement the projects, programs and services identified within this Plan. The CRA can package many financial programs in order to have enough resources, especially when newly enacted to jump-start the Plan. While the bond market is not strong for CRA’s, many in Florida use a bank held Letter of Credit to fund large scale projects. Local governments commonly loan their CRA’s start-up funds as well, paid back over time as the increment revenues grow from private investment. The following list shows other potential resources that can be coupled with or used to fund the projects outlined in the Redevelopment Plan.

1. Special revenue bonds.

2. General obligation bonds (for roadway resurfacing; curb and gutter addition/repair; intersection improvements; streetscaping; water, sewer and stormwater improvements; and multi-use trail system).

3. Grants and loans to the agency from the City’s special or general funds for start up costs. This is a common practice for such planning, design and community objectives.

4. Industrial Revenue Bonds (IRB): Industrial revenue bonds may be used to finance industrial and some commercial projects. The primary emphasis on such projects is the creation of jobs. IRB’s are tax-exempt, and consequently, are typically three percentage points below prevailing interest rates. The City may assist potential developers to secure funding on specific redevelopment projects.

5. Commercial Loans: The CRA may directly borrow funds from local lending institutions, utilizing both short term and long term borrowing.

6. Private Contributions: Anticipated matching grants for improvements to building facades, landscaping, signs, etc. will require private matching 50/50 contributions. In addition, voluntary contributions by private companies, foundations, and individuals are potential sources of income to the CRA. Although such contributions may account for only a small portion of redevelopment costs, they do provide opportunities for community participation with positive promotional benefits. The City’s current land development code provides mechanisms to achieve this participation on such projects as roadway,
streetscape and infrastructure improvements, including incentives and participating grants.

7. Special Assessment Districts: The City may also establish special assessment districts and Municipal Service Taxing Units (MSTU), (Florida Statutes Chapter 170) for the purpose of funding various capital improvements within an area or for the construction of a particular project. This may be an effective mechanism to support stormwater, water and sanitary sewer improvements; however, it is noted that assessments may be difficult to pass without concessions on the City’s mileage rate, thus reducing overall revenues.

8. Grants from State and Federal funding sources are leveraged within CRA districts, many of which get extra points for being used to fund economic development and redevelopment projects. Specific projects for which grants will be sought include but not limited to trails, parks, streetscape, roadway and environmental improvements. The world of grants has changed or is changing due to economic conditions, requiring local governments to be vigilant in the grants arena.

The principal and interest on such advances, funds and indebtedness may be paid from tax increments or any other funds available to the CRA. Advances and loans for operating capital may be provided by the City until adequate tax increment or other funds are available to repay the advances and loans and to permit borrowing adequate working capital from sources other than the City. The City may also, at the request of the CRA, supply additional assistance through loans and grants for various public projects. The CRA will seek all funding sources to leverage increment revenues; however, the dollars generated through these programs are nearly impossible to forecast, therefore specific dollars from these programs have not been identified.

6.4 NON-CAPITAL PROGRAMS

After the creation of the CRA, resources can be used for administrative expenses and overhead of the CRA, and other non-capital programs, including the development and implementation of community policing innovations, pursuant to Section 263.356(3)(d), Florida Statutes (2012). Such non-capital programs may include, but not limited to the following:

1. Regulatory, operational and management
2. Marketing, promotions, special events, economic development
3. Facade/property improvement grants
No Volusia County increment revenues will be used for non-capital programs and the City does not plan to expend increment revenues on community policing. The non-capital programs are subject to revisions, updates and prioritization as community redevelopment implementation occurs.
CHAPTER 7 GENERAL

7.1 COMMUNITY REDEVELOPMENT TRUST FUND

Once this Plan has been adopted, the City of Orange City needs to submit the Finding of Necessity and the Community Redevelopment Plan to Volusia County Council for review and approval, and request for delegation of authority to create a Community Redevelopment Agency and establish a Redevelopment Trust Fund through an appropriate ordinance. The Redevelopment Trust Fund will receive all increment revenues, grants, gifts or revenues generated by redevelopment activities. The Redevelopment Trust Fund must remain in place until all indebtedness from redevelopment activities is paid.

The annual funding of the Redevelopment Trust Fund will result from additional incremental revenues collected in the Redevelopment Area by the City of Orange City. The increment available will be determined annually in an amount equal to 95% (ninety-five percent) of the difference between:

1. The amount of ad valorem taxes levied each year by the County, exclusive of any amount from any debt service millage, on taxable real property contained within the geographic boundaries of the Redevelopment Area; and

2. The amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for the County, exclusive of any debt service millage, upon the total of the assessed value of the taxable real property in the Redevelopment Area as shown upon the most recent assessment roll used in connection with the taxation of such property by the County prior to the effective date of the ordinance providing for the funding of the Redevelopment Trust Fund.

7.2 SAFEGUARDS, CONTROLS, RESTRICTIONS OR COVENANTS

All redevelopment activities identified herein will not be initiated until they are found to be consistent with the Comprehensive Plan and applicable land development regulations.

In order to assure that redevelopment will take place in conformance with the projects, objectives and strategies expressed in this Plan, the CRA will utilize the regulatory devices, instruments and systems used by the City to permit development and redevelopment within its jurisdiction. These regulatory devices, etc., include but are not limited to the Comprehensive Plan, the Land Development Code, adopted design
guidelines, performance standards and City authorized development review, permitting and approval processes and any other adopted codes, standards, and policies.

In order to leverage the increment revenues, the City of Orange City may contemplate the imposition of non-ad valorem assessments. The imposition of special assessments for capital improvements and essential services is covered by well settled case law and specific statutory provisions authorizing collection of non-ad valorem assessments on the same bill as ad valorem taxes. Such provisions require extraordinary notice to all affected property owners.

The County’s increment revenues contribution would be based on a millage rate that does not exceed the millage rate used by the City to calculate its increment revenue contribution, regardless of the existing rate, pursuant to Volusia County Resolution 2010-20. The County increment revenue contributions will be used solely on capital projects with a maximum cap of $18,141,220.00 (Aggressive Growth Scenario) until the sunset date of 2052 (see Appendix B for total City and County increment revenue contributions).

Issues concerning restrictions on any property acquired for community redevelopment purposes and then returned to use by the private sector will be addressed on a case-by-case basis to ensure all activities necessary to perpetuate the redevelopment initiative are advanced in a manner consistent with this Plan and any amendment hereto. Such restrictions or controls would be expected to be in the form of covenants running with any land sold or leased for private use as provided for in the Community Redevelopment Act, Section 163.380, Florida Statutes (2012).

7.3 CONSISTENCY WITH CITY OF ORANGE CITY COMPREHENSIVE PLAN

This Plan articulates the vision for the Redevelopment Area as a safe, economically sustainable, accessible destination for residents and visitors with a vibrant quaint urban Downtown Core; safe, viable and sustainable commercial corridors; quality industrial parks; pedestrian-friendly, multi-modal transportation system, affordable and attractive neighborhoods; and bicycle paths/multi-use trails connecting to services, recreation facilities, commercial corridors and the Downtown Core. These improvements will feature people oriented urban design principles. This Redevelopment Plan also encourages a mixture of housing types and price ranges to implement affordable to moderate rate housing initiatives.

To achieve the vision articulated in this Plan, the mixed-use designation in the City of Orange City Comprehensive Plan Future Land Use Element needs to be expanded to
create the Downtown Core and potential for higher density. Realizing the Community Redevelopment Plan must conform to the City of Orange City’s Comprehensive Plan as a whole, the City should initiate text and map amendments to the Future Land Use Element of the Comprehensive Plan and the Future Land Use Map in order to accommodate a mixed-use land designation to cover the proposed Downtown Core.

In part, physical redevelopment activities can take place; however, developing the Downtown Core will require amendments to be approved and adopted by City Council. However, until such amendments take place, only those elements of this Community Redevelopment Plan which conform to the existing Comprehensive Plan should be implemented. With the expansion of the mixed-use land use designation, this Community Redevelopment Plan will be fully consistent with the Comprehensive Plan. Following are Goals, Objectives and Policies in the City of Orange City Comprehensive Plan, which are specifically addressed by the Community Redevelopment Plan. The usage of terms is direct quotes from the 2010 City of Orange City Comprehensive Plan (EAR Based Amendment).

**FUTURE LAND USE ELEMENT (2010)**

**Goal 1:** Promote orderly growth and development.

**Objective 1.1:** The City shall promote orderly growth, development and redevelopment while minimizing adverse impacts and disruption associated with a variety of land uses...

Policy 1.1.1: Provide appropriate opportunities for commerce, employment and housing in the mixed-use area of the City...

Policy 1.1.2: Encourage the development of compact and functional land use patterns.

Policy 1.1.3: Ensure that future growth and development does not adversely impact the small community character and lifestyle of the City’s traditional historic area.

Policy 1.1.4: Coordinate provision of necessary public facilities and services to support development in a manner that is efficient, cost-effective, and conserves resources.

Policy 1.1.5: Encourage the location and phasing of growth within the mixed-use area in a manner that supports development of urban centers and
manufacturing/industrial centers, makes use of existing and proposed public facility and service capacity, and is consistent with capital facility planning.

Policy 1.1.6: Identify urban growth areas sufficient in size and densities and intensities to accommodate the urban growth...

Policy 1.1.7: Ensure that urban growth areas and land use designations are compatible with each other.

Policy 1.1.8: Provide for safe and convenient on-site mobility that considers site access, vehicular and pedestrian circulation and parking...encourage a variety of transportation choices and be appropriate in scale and character to serve existing neighborhoods and surrounding area.

Policy 1.1.9: The City shall require developments within the mixed-use and mixed-use activity center future land use designations to be approved as planned unit developments...

Policy 1.1.10: The City shall utilize appropriate innovative land development regulations which provide for adequate and appropriate lands for the location of land use types...to support the anticipated population and to provide maximum compatibility with existing uses.

Policy 1.1.11: The City shall evaluate compatibility, transitional uses and buffers for public and institutional uses locating adjacent to existing and future residential neighborhoods.

Policy 1.1.13: All Plan amendment requests to the Future Land Use Map (FLUM) shall be evaluated to consider consistency with all Plan elements and impacts...

Goal 2: Discourage urban sprawl.

Objective 2.1: Orange City shall discourage urban sprawl to the maximum extent feasible...

Policy 2.1.1: The City shall promote compact developments within the City’s urban service areas, encourage a functional mix of uses within the mixed-use areas...

Policy 2.1.2: Public facilities shall be provided and/or available to service new development at the adopted level of service standards...
Policy 2.1.3: The City shall continue to update the system of development fees and mandatory dedications...to continue to provide services to new development...

Policy 2.1.4: The City shall provide, through capital improvements programming, coordination...the necessary infrastructure capacity to facilitate development...

Policy 2.1.5: The City shall continue its present annexation policy of supporting controlled growth in a manner not in conflict with adjacent uses...

Policy 2.1.6: The City shall review land use and development proposals to ensure that there is an adequate water supply and water supply facilities...

Objective 2.2: The City shall continue to implement criteria and procedures within the Comprehensive Plan and LDC, Ordinance No. 157, that:

A. Promote orderly growth patterns;
B. Protect the character of Orange City’s “traditional/historic” and “emerging growth” areas; and
C. Minimize inconsistent land uses.

Policy 2.2.1: The City shall regulate all future land use designations' on-site features affecting the quality and character of development...

Policy 2.2.2: The City shall maintain and enforce guidelines and standards to regulate the frequency, location, and spacing of access drives to/from adjacent roads and streets consistent with the mobility goals of the facility.

Policy 2.2.3: The City shall maintain and enforce its LDC, Ordinance No. 157, guidelines and standards designed to maintain the integrity of closely situated or adjacent potentially incompatible land uses...

Policy 2.2.4: The City shall not issue development orders and permits unless the necessary public facilities and services to maintain the adopted level of service standards are available...

Policy 2.2.5: The City shall provide that development be compatible with, and complementary to, surrounding land uses and shall not negatively affect existing uses...

Policy 2.2.6: Existing and future utilities and public facility services shall be provided...
Policy 2.2.7: Require the necessary setbacks and buffers for residential development adjacent to future collector and arterial roadways... to minimize traffic impacts.

Policy 2.2.8: The City shall acquire or require sufficient right-of-way for all new roadway construction or roadway improvements to provide for location of utility lines within the right-of-way.

Policy 2.2.9: The City shall acquire or have dedicated adequate lands for community facilities, such as fire, police and recreation...

**Goal 4:** Provide for a range of residential land uses and densities.

**Objective 4.1:** Ensure that sufficient land is available to meet residential demands...and adjusting residential land use...

Policy 4.1.1: Residential development shall be consistent with the Future Land Use Map residential designations and their corresponding densities...

Policy 4.1.2: ...development standards and criteria for residential zoning districts shall be consistent with the residential land use densities...

Policy 4.1.3: The City shall review all residential developments...to be served by public sewer and water systems...

Policy 4.1.4: Medium and high-density residential developments shall be located on or have access to arterial or collector roads...

Policy 4.1.5: Residential developments shall be consistent with the LDC, Ordinance No. 157, for the design, maintenance, permitting, landscaping, densities and access requirements.

Policy 4.1.6: The City shall protect residential neighborhoods from encroachment by incompatible land uses....protection may include landscape buffers, land use buffers or preventing the location of a particular land use...

**Goal 5:** Promote an efficient pattern of non-polluting commercial, office and industrial land uses that will promote employment.

**Objective 5.1:** Allocate sufficient land area to accommodate a mixture of land uses that promote employment.
Policy 5.1.1: ...The following guidelines should be utilized in creating the urban development pattern within the MX and mixed-use activity center (MXAC) areas....

Policy 5.1.4: Commercial development shall use landscaped buffers, visual screens and setbacks...when adjacent to residential uses.

Policy 5.1.5: ...to meet regional growth demands, Orange City shall:

A. Continue to encourage mixed-use development within areas that are designated as mixed-use on the Future Land Use Map...

Policy 5.1.6: The City shall promote developments that qualify as major employment generators.

Policy 5.1.7: The City shall use an expedited permitting process to facilitate the attraction of businesses that qualify as major employment generators.

Policy 5.1.8: The LDC, Ordinance No. 157, provides for more than one mixed-use zoning district. The mixed-use zoning districts shall encourage flexibility in land uses within the mixed-use future land use designation...that will provide both employment and residential opportunities adjacent to each other.

Policy 5.1.9: The City shall require developments within the mixed-use...future land use designations to be approved as planned unit developments...

Objective 5.2: Provide sufficient land to accommodate new industrial development.

Policy 5.2.1: Maintain guidelines and standards...as to the type, character and intensity of development permitted in designated industrial areas.

Objective 5.4: Allocate sufficient land area to accommodate public/governmental and institutional uses.

Policy 5.4.1: ...These institutional uses may also be allowed in industrial and commercial areas and in residential areas where no negative impacts will be felt by adjacent residents....

Goal 6: Future development shall be designed and located in a manner that protects the City’s natural and historic resources.

Objective 6.1: Future developments shall be reviewed for...natural resource protection.
Policy 6.1.1: ...flood hazard, the 100-year flood area...for a particular site shall be provided during the planned unit development rezoning process and development review process.

**Objective 6.2:** The City shall protect the existing condition of the natural and historic resources from additional degradation by development...

Policy 6.2.3: The environmental functions performed by wetlands shall be protected in all phases of land development...

Policy 6.2.4: Septic tanks and drainfields shall be sited to protect environmentally sensitive areas from the discharge of improperly treated effluent.

Policy 6.2.5: The City shall continue to enforce...regulate development in the flood hazard area.

Policy 6.2.6: The City shall protect potable water wells with development standards...

Policy 6.2.7: ...designate a protection area of 1,000 feet radius from each public potable water well as the wellfield protection zone...

**Goal 7:** Promote the retention of open space in the urban environment and the conservation of significant natural resources.

**Objective 7.1:** Reserve open spaces in accordance with standards and criteria established in the LDC, Ordinance No. 157, and the Recreation and Open Space Element.

Policy 7.1.1: The City...shall establish standards and criteria for the reservation and maintenance of open spaces in subdivisions and developments exceeding minimum size thresholds...

**Goal 8:** Maintain and enhance the small community character and lifestyle of traditional historic areas of Orange City, supporting and promoting those areas based on their historic foundations.

**Objective 8.1:** Protect and maintain the traditional historic district that has been designated as a national historic district.

Policy 8.1.1: The City shall conduct a study of its traditional historic district...that will serve as the foundations for a redevelopment plan to enhance the pedestrian
environment and promote small town shopping, parking, recreation, in a walkable mix of neighborhood residential, professional, service and retail businesses.

Policy 8.1.2: Continue efforts to implement the 2006 bicycle/pedestrian network plan for the traditional historic district.

Policy 8.1.3: The City shall...regulate the conversion of older residential properties in the traditional historic district to office and institutional uses and group homes.

Policy 8.1.4: The City shall continue to explore strategies for maintaining the vitality of revitalizing older areas of the City.

Policy 8.1.5: The City shall evaluate the viability of establishing architectural review requirements and regulations for application within the traditional historic district.

Policy 8.1.6: The City shall protect its historic areas from incompatible uses through zoning, comprehensive planning and other appropriate regulatory mechanisms.

Goal 10: The City shall encourage the redevelopment of the US 17-92 corridor to maintain and enhance neighborhood viability, discourage urban sprawl, prevent strip development and support the Central Florida Regional Growth Vision, How Shall We Grow.

Objective 10.1: The City shall encourage infill and development opportunities along the US 17-92 Corridor...to encourage infill development and redevelopment...

Policy 10.1.1: The City shall work to establish a Community Redevelopment Area along the US 17-92 corridor in order to provide standards for infill development and redevelopment in a manner that will facilitate development, while maintaining compatibility with adjacent development. Standards shall be established to address, but not be limited to: building façades, pedestrian, bicycle and vehicular access, stormwater management, energy efficient land use patterns, flexible open space requirements and innovative buffering alternatives setback standards, criteria for use when lot shape or size introduces limitations and building heights...

Policy 10.1.2: For proposed infill or redevelopment projects...to include urban open space design standards that are appropriate for constrained site areas with urban intensities of development...
Policy 10.1.3: ...In addition, the City shall create flexible land development code provisions for on-site parking lot landscaping and parking standards that encourage the preservation of existing large canopy trees, emphasize pedestrian safety, the use of Crime Prevention Through Environmental Design (CPTED) principles, and improve access to any nearby transit stops.

TRANSPORTATION ELEMENT (2010)

Goal 1: A multi-modal transportation network that is safe, convenient, and efficient, and ensures that current and future land uses are served, shall be available to all residents and visitors of Orange City.

Objective 1.1: The City shall establish and utilize mobility strategies and quality/level of service standards for transportation....to a multi-modal system that enables residents, workers and visitors to access destinations via more than one mode of travel...

Policy 1.1.1: ...The mobility strategy for the City’s TCEA emphasizes incentives to attract riders to multiple modes of travel other than the SIS system, including SunRail, the VOTRAN routes that serve the TCEA, and pedestrian and bicycle paths...

Policy 1.1.2: ...If the multimodal improvements needed require roadway improvements, the first emphasis shall be upon intersection improvements to improve safety and reduce conflicts between modes; signalization/Transportation Demand Management improvements (especially those providing transit and pedestrian priority signalization); bicycle facility improvements, and pedestrian crosswalk/median improvements.

Policy 1.1.3: The City shall coordinate with Volusia County, the Florida Department of Transportation (FDOT), the Volusia County Transportation Planning Organization (TPO), VOTRAN, and the East Central Florida Regional Planning Council (ECFRPC) regarding the implementation of the City’s mobility plan.

Policy 1.1.4: The City shall coordinate with the FDOT, Volusia County, Volusia County (TPO) and the ECFRPC to request that U.S.17/92 be designated as a policy constrained thoroughfare from Enterprise Road to Orange City’s north city limits....
Policy 1.1.6: The City shall coordinate and cooperate with Volusia County’s efforts to monitor and evaluate safety, congestion and mobility on the countywide network of thoroughfare system corridors within Orange City.

Policy 1.1.8: Mobility quality/level of service standards shall be used to achieve and maintain mobility, to reduce greenhouse gases, and to assist in determining a fair share that a development should contribute to the achievement of the overall mobility strategy.

Policy 1.1.9: The Pedestrian Quality/Level of Service standards shall be the presence of pedestrian path/sidewalk within ¼ mile of transit stops, within ¼ mile of mixed development/redevelopment land uses, and connecting abutting neighborhoods near parks and schools...

Policy 1.1.10: Annually, the City shall use ridership, revenue miles of service data reported by transit service providers and estimates of functional population within the transit service area to determine the degree of achievement of the City’s mobility strategy...

Policy 1.1.12: The City shall develop special area plans, as needed, for areas of special concern, in coordination with regional partners...

Objective 1.2: The City shall coordinate its mobility and land use planning and decision making on an ongoing basis with plans of Volusia County, the (TPO), the FDOT, other public agencies, and local governments...

Policy 1.2.1: The Development Services Department shall review FDOT and County Five-Year Road Programs in order to update or modify this Transportation Element, if necessary.

Policy 1.2.2: The City shall review for compatibility with the Transportation Element, the traffic circulation plans and programs of the unincorporated county and neighboring municipalities as they are amended in the future.

Policy 1.2.4: The City shall continue to cooperate with VOTRAN in the provision and/or enhancement of efficient and effective public transit services that connect the City’s residential and non-residential communities.

Policy 1.2.5: The City shall require future developments in the Mixed Use areas to plan for public transit facilities and amenities such as covered shelters, bus bays, and transit park-and-ride lots based upon the number of access points, type of access, and the overall size of the development.
**Objective 1.3:** The City shall continue to require rights-of-way dedications and cross-sectional improvements to abutting arterial and collector roadways...

Policy 1.3.1: The City shall identify existing and future thoroughfares on the Future Land Use Map.

Policy 1.3.3: The City shall require the dedication of rights-of-way and provide for adequate setback of buildings and other structures sufficient to protect the integrity of arterial and collector roadways...

Policy 1.3.4: The City shall control the connections and access points of driveways...

**Objective 1.4:** The City shall...improve the appearance and safety of both existing and future roadways.

Policy 1.4.1: The City shall enforce...design criteria for landscaping and signs along new and existing roadways.

Policy 1.4.2: The City shall eliminate or minimize roadway designs which lead to hazardous conditions...

Policy 1.4.3: All facilities shall be designed to high standards of visual quality including, but not limited to, strict sign control, buffering, landscaping and lighting...

Policy 1.4.4: The City shall, with the cooperation of the FDOT, evaluate the feasibility of the construction of a landscaped median along U.S. 17/92.

Policy 1.4.5: The City shall protect the character of neighborhoods through the use of design standards on roadways in a context sensitive manner to ensure protection of neighborhood character...in determining roadway features such as lighting, sidewalks, bicycle lanes, and drainage.

Policy 1.4.6: The City shall follow these design standards:

A. Arterials and collectors shall be designed holistically as “Complete Streets”, considering the pavement, bikeways, crosswalks, sidewalks, curb cuts, curbs and gutters (or other stormwater management system), lighting, signalization (including possible transit and pedestrian priority signalization), signage, transit stops if any, street trees that provide shade and landscape or other public open space areas.
B. On-street parking will be encouraged for local streets and specified areas.

C. Streets shall be designed wherever possible to accommodate a mix of travel modes including vehicles, bicycles, public transit and pedestrians in support of the Central Florida Regional Growth Vision principle of providing a variety of transportation choices.

D. Neighborhood streets shall be designed where safe and feasible to connect to adjacent activities, including public schools, parks, and neighborhood-serving businesses, with streets that do not encourage cut-through traffic.

**Objective 1.5:** The City shall control the number of connections and access points of driveways and roads to roadways..

Policy 1.5.1: The City shall provide safe, efficient and reasonable access to abutting properties while maintaining the traffic-carrying capacity appropriate for the roadway facility.

Policy 1.5.2: All site plans shall be reviewed... to ensure that all access points are safe, efficient and reasonable...

Policy 1.5.3: The City shall control the connections and access points of driveways and roads on City maintained streets...

Policy 1.5.4: The City shall submit all development proposals that access a State or County thoroughfare to the appropriate agency for their review and approval of the access to said agency’s thoroughfare road.

**Objective 1.6:** The City shall regulate the on-site motorized and non-motorized vehicle parking and bicycle and pedestrian ways...

Policy 1.6.1: When feasible, bicycle and pedestrian ways shall be provided within neighborhoods...

Policy 1.6.2: The City shall require bicycle storage areas for shopping and recreational areas...

Policy 1.6.3: The City shall, through its development review process, require the consideration of pedestrian and bicycle circulation...

Policy 1.6.4: The City shall require the installation of sidewalks in new developments... Additional sidewalks shall be permitted in existing developed areas when requested and funded by the abutting property owners.
Policy 1.6.5: The City shall require all local roadway systems to be designed to the highest standards practical to meet the function of the roadway.

Policy 1.6.6: The City shall cooperate with Volusia County and the (TPO)’s efforts to develop a countywide bicycle and pedestrian system.

Policy 1.6.7: The City shall continue to maintain and expand its network of bicycle lanes and pedestrian facilities with specific consideration of connectivity of residential areas to schools, parks, community centers, and key business areas.

**Objective 1.8:** The City shall develop and maintain a safe, convenient, and energy efficient multi-modal transportation system...

Policy 1.8.2: The City shall continue to support the construction of sidewalks and/or designated roadside bikeways in all land development and road improvement projects...

Policy 1.8.3: The City shall continue to require unobstructed sight lines and non-obtrusive landscape plantings along medians and at development driveway/street locations...

Policy 1.8.4: The City shall continue to program and budget funds...for roadway maintenance of City maintained roads...

Policy 1.8.5: Promote the use of alternative transportation modes,...

Policy 1.8.7: Promote and encourage transit-supportive and mixed-use development...

Policy 1.8.8: Cooperate and coordinate with FDOT and Volusia County to study/implement alternative routes...US 17-92 (SR 15/SR 600).

Policy 1.8.9: Cooperate and coordinate with FDOT to develop strategies to maintain level of service along...US 17-92 (SR 15/SR 600).

**Goal 2:** Promote energy conservation and encourage renewable energy resources and greenhouse gas reductions.

**Objective 2.1:** Future development should occur in the most energy efficient manner possible.
Policy 2.1.1: The majority of residential development should occur in the City's mixed-use area that encourages land use patterns and development plans that take advantage of density and location to reduce the need for travel and dependency on the private automobile, facilitate energy efficient public transit systems, and permit building configurations that increase the efficiency of energy use.

Policy 2.1.2: Commercial services should be located within or adjacent to residential areas to limit the energy consumed by travel between residential and shopping areas.

Policy 2.1.3: New development and redevelopment should be energy efficient in design, siting and construction, and to the extent possible, incorporate green building practices.

Objective 2.3: Plans for the development of new transportation facilities and the improvement of existing facilities should be designed to achieve the most energy efficient system possible and incorporate greenhouse gas reduction strategies.

Policy 2.3.1: Promote the use of bicycle paths and footpaths to encourage non-motorized transit.

Policy 2.3.2: Mass transit and car pooling should be supported and encouraged.

Policy 2.3.3: Future land use and zoning should promote denser development near major arterials and collectors, especially within the mixed-use area, where mass transit lines can be run most efficiently.

Goal 3: Support the expansion of the SunRail commuter rail system in Orange City.

Objective 3.1

Support commuter rail through establishment of the SunRail station and implementation of future land use categories that allow mixed use and transit oriented design and development.

Policy 3.1.1: Encourage travel on the SunRail system.

Policy 3.1.2: Provide for land development regulations for applications that are supportive of transit oriented design and that accommodate all modes...
HOUSING ELEMENT (2010)

Goal 1: The provision of decent, safe and sanitary housing in suitable neighborhood environments at a range of costs and variety of types necessary to meet the needs of present and future residents of the City.

Objective 1.1: The City shall assist the private sector and other public and nonprofit agencies to provide the variety of housing types and price ranges that will meet the housing needs of the existing and future population of the City.

Policy 1.1.1: The City’s Development Services Department shall provide information and technical assistance, and explore possible incentives to the private sector to maintain a housing production capacity...such as special considerations for affordable housing.

Objective 1.2: The City shall continually seek the elimination of all substandard housing within the City and reduce the number of substandard dwelling units within the City...

Policy 1.2.1: Continue to request, through Volusia County, federal funding for the demolition or rehabilitation of substandard housing...

Policy 1.2.2: Minimize involuntary relocation by only the removal of units which satisfy one or more of these criteria: immediate danger to occupants, vacant, or excessive cost of rehabilitation.

Objective 1.3: Adequate housing and housing sites for low- and moderate-income and elderly persons should be available to meet their housing needs by the provision of adequate residential land at various densities in locations throughout the City.

Policy 1.3.1: The City shall pursue...funding earmarked for low- and moderate-income and elderly housing to address at least 50 percent of the projected need during the planning period...

Policy 1.3.2: The criteria for location of low- and moderate-income housing shall include areas where services, including schools, recreation and infrastructure, are adequate to meet the needs of residents.

Policy 1.3.3: The City shall assist the private sector and other public and nonprofit agencies to locate, plan and develop housing...
Policy 1.3.4: The City shall continue to pursue, through Volusia County’s Community Assistance Division, federal and state sources of funding earmarked for low- and moderate-income and elderly housing.

Objective 1.4: The City supports modern manufactured home/modular homes as forms of housing, which can be more affordable to a broader range of citizens than traditional site-built homes and add to the variety of available housing options.

Policy 1.4.1: The City shall support decisions and actions that encourage manufactured home/modular home communities where they provide a viable option for low- and moderate-income households in the City.

Policy 1.4.2: The City shall encourage replacement/upgrading of existing mobile homes with modern manufactured home/modular homes so that home sites are more likely to survive storm damage.

Objective 1.5: Sites for special needs housing should be available at suitable locations to ensure that the needs of persons requiring such housing are met.

Policy 1.5.1: The City shall continue to ensure adequate provisions for siting special needs housing...

Objective 1.6: Uniform and equitable treatment for persons and businesses displaced by state and local government programs will be provided consistent with Section 421.55 Florida Statutes...

Policy 1.6.1: Assure that reasonably located standard housing at affordable costs is available to persons displaced through public action prior to their displacement...

Policy 1.6.2: The Development Services Department will work with the Volusia County Community Development Department to assure that the level of payments provided are sufficient and meet local and state requirements.

Objective 1.7: By the year 2015, historically significant structures should be identified and plans made for their preservation and/or restoration.

Policy 1.7.1: The City shall utilize the standards recognized by the State of Florida for identification of historic structures.

Policy 1.7.2: The City Council shall consider the appointment of an advisory design committee to establish standards and provide advice and assistance to owners making improvements on units of local historical interest...
**Objective 1.8:** The existing housing stock will be conserved and its useful life extended, and neighborhood quality of new developments shall be maintained throughout the planning period...

Policy 1.8.1: Continue efforts in the CDBG eligible areas and work with Volusia County CDBG staff to carry out program activities in a timely manner.

Policy 1.8.2: Schedule and concentrate public infrastructure, supporting facilities, and services to upgrade the quality of existing neighborhoods while also providing for neighborhood stabilization.

Policy 1.8.3: Encourage individual homeowners to increase private reinvestment in housing...

Policy 1.8.4: The City shall use CDBG funds allocated to Orange City and administrated by Volusia County to repair housing units which fail to meet the City’s minimum housing code, as well as, fund other eligible affordable housing CDBG projects as selected by the City...

Policy 1.8.5: Establish principles to guide housing conservation, rehabilitation, and demolition activities during the planning period...

Policy 1.8.6: The City shall encourage and promote community appearance standards, and support the formation of neighborhood associations.

Policy 1.8.7: The City shall encourage neighborhood stabilization, maintenance, and appearance through its code enforcement and crime prevention activities.

Policy 1.8.8: The City shall encourage the use of green building construction technology and Energy Star standards to make the housing more energy efficient.

**Objective 1.9:** The City shall continue its efforts of ensuring that housing opportunities are available to residents with special needs such as low-income elderly and handicapped persons...

Policy 1.9.1: The City shall continue to support and assist with the Community Development Block Grant housing rehabilitation efforts.

Policy 1.9.2: The City shall continue to support through technical assistance as necessary, the social service assistance programs provided to elderly and handicapped persons.
Policy 1.9.3: The City shall continue public improvement programs aimed at the removal of physical barriers which restrict accessibility by handicapped persons.

**Objective 1.10:** The City shall use all existing resources provided by federal and state agencies, as well as nonprofit and private sector to implement the housing efforts of the City.

Policy 1.10.1: The City shall provide technical assistance to private, governmental and nonprofit agencies whose objective is to provide housing resources for the community...

Policy 1.10.2: The City shall encourage the use of green building construction technology and Energy Star standards to make the housing more energy efficient.

**Goal 2:** Promote energy conservation and encourage renewable energy resources and greenhouse gas reductions.

**Objective 2.1:** Future development should occur in the most energy efficient manner possible.

Policy 2.1.1: The majority of residential development should occur in the City’s mixed-use area that encourages land use patterns and development plans that take advantage of density and location to reduce the need for travel and dependency on the private automobile, facilitate energy efficient public transit systems, and permit building configurations that increase the efficiency of energy use.

Policy 2.1.2: Commercial services should be located within or adjacent to residential areas to limit the energy consumed by travel between residential and shopping areas.

Policy 2.1.3: New housing development and redevelopment should be energy efficient in design, sitting and construction, and to the extent possible, incorporate green building practices.

**Objective 2.3:** Plans for the development of new transportation facilities and the improvement of existing facilities should be designed to achieve the most energy efficient system possible and incorporate greenhouse gas reduction strategies.

Policy 2.3.1: Promote the use of bicycle paths and footpaths to encourage non-motorized transit.
Policy 2.3.2: Mass transit and car pooling should be supported and encouraged.

Policy 2.3.3: Future land use and zoning should promote denser development near major arterials and collectors, especially within the mixed-use area, where mass transit lines can be run most efficiently.


Sanitary Sewer

Goal 1: The City shall provide adequate and environmentally acceptable sanitary sewer service to areas designated to receive such service in accordance with the City/County interlocal water and wastewater agreement.

Objective 1.1: The City shall...continue to provide Volusia County with three-year flow projections so that the sanitary sewer system can be expanded and coordinated with Volusia County’s Five-Year Capital Improvements Element...

Policy 1.1.1: The City shall maintain a level of service standard of 284 gallons per day of domestic wastewater per equivalent residential connection and 0.08 gallons per day per square foot for commercial, industrial and institutional land uses.

Policy 1.1.2: The City shall continue to require the use of a central sewer system where connection to a central system is available...

Policy 1.1.3: The City shall allow individual septic tanks, where central sewer systems are neither planned nor required due to planning and land use constraints, provided septic tanks are permitted by the County Health Department...

Policy 1.1.4: The City shall require all sewerage disposal systems to be located and constructed in a manner consistent with all applicable local, state and federal regulations...

Policy 1.1.6: The City shall require compliance with the water and wastewater concurrency management...for granting development approval to any project.

Policy 1.1.7: All needed improvements, deficiency corrections, and system expansion shall be prioritized with respect to:
A. Protection of public safety and health achievement of the full use of existing facilities, and/or fulfillment of the City’s legal commitment to provide services; and

B. Providing the logical extension of the City’s facilities and services within its service area.

Policy 1.1.8: In areas designated to receive central sewer service, the use of any on-site disposal system shall only be on an interim basis...

Policy 1.1.10: The City shall continue an aggressive program to provide wastewater services to future urban areas within its designated planning area.

**Objective 1.2:** ...maximize the use of existing collection and transmission facilities by system expansions and upgrades, rather than developing “satellite systems” which promote dispersed leap-frog development patterns and urban sprawl.

Policy 1.2.1: The City, under its development review process, shall evaluate whether its existing facilities can be expanded or upgraded for proposed developments.

**Objective 1.3:** The City shall continue to work with Volusia County to develop an effluent reuse and disposal program to recharge wetlands and groundwater supplies and provide irrigation water and thereby conserving the potable water and improving surface water quality.

Policy 1.3.1: The City shall require use of reclaimed water for irrigation and non-potable use for all new development...

**Potable Water**

**Goal 2:** Provide an adequate public supply and treatment of potable water for Orange City residents and commercial and industrial users.

**Objective 2.1:** The City shall require compliance with the potable water concurrency management requirements...for granting development approval to any project.

Policy 2.1.1: The City shall adopt a level of service standard of an annual average daily volume of 300 gallons of potable water per equivalent residential connection and 1,500 gallons per day per acre for commercial, industrial and institutional land uses. Orange City shall require a minimum fire flow rate of 500 gallons per minute as a condition of development approval.
Policy 2.1.2: The City shall issue no development orders or development permits without first consulting with the appropriate utility to determine whether adequate water supplies to serve the new development...

**Objective 2.2:** The City shall continually correct or provide for the correction of its water supply and distribution system deficiencies...

Policy 2.2.1: The City shall continue to designate a portion of its annual budgets to be used for the correction of existing deficiencies in its potable water systems.

**Objective 2.3:** The City shall provide adequate (meeting the level of service standard) public potable water sources commensurate with growth to service the needs.

Policy 2.3.1: The City shall...protect the safety and quality of its drinking water sources...

Policy 2.3.3: The City shall continue an aggressive program to provide potable water services to its urban areas...

**Objective 2.4:** The City shall provide water facility extensions and/or expand the treatment capacity of Orange City’s water supply system to meet the demands of future growth.

Policy 2.4.1: The City shall develop water treatment capacity to process quantities of potable water to meet the projected long-range needs...

Policy 2.4.4: The City shall continue to implement standards to control stormwater retention/detention ponds, use of septic tanks and hazardous waste sources...

Policy 2.4.5: All needed improvements, deficiency corrections and system expansion shall be prioritized...

**Objective 2.6:** Based upon the City’s Water Master Plan, ensure that projected long-range water needs and the level of service standards...are met.

Policy 2.6.1: The City shall plan and design a water supply and distribution system to accommodate growth...

Policy 2.6.3: The City shall continue to follow and amend as needed the interlocal water and wastewater agreement with Volusia County concerning water services.
Objective 2.7: The City shall maximize the use of existing potable water facilities to discourage urban sprawl.

Policy 2.7.1: The City, under its development review process, shall evaluate if existing facilities can be expanded or upgraded for proposed developments.

Stormwater

Goal 3: Ensure the protection of the groundwater and surface water in Orange City.

Objective 3.1: The City shall continually work with Volusia County to complete the preparation of drainage master plans for the Orange City area...

Policy 3.1.2: All land use and development approval decisions which impact water resources in Orange City shall conform to the Volusia County comprehensive surface and groundwater basin management plan...

Policy 3.1.3: The City shall continue to implement strategies, as outlined in the Stormwater Master Plan, for improvement of substandard drainage conditions.

Policy 3.1.4: The City shall evaluate the feasibility of the creation of a stormwater management utility fee as a dedicated funding source for drainage improvements.

Objective 3.2: The City shall at a minimum, maintain its current standards...shall address existing facilities prior to new construction to discourage urban sprawl...

Policy 3.2.1: The City shall identify and prioritize drainage systems in need of retrofitting and upgrade these systems as funding becomes available...

Objective 3.3: The City shall,... ensure that the physical and ecological functions of natural drainageways are protected, and where appropriate, used to receive and otherwise manage storm and surface water.

Policy 3.3.1: ...require that all development plans identify where soils, vegetations, hydrogeology, topography, and other factors indicate that water flows or ponds. These areas shall be utilized to the maximum extent feasible, without significant structural alteration, for on-site stormwater management, so long as state and regional stormwater requirements are met.

Objective 3.4: The City shall protect the quality and quantity of surface water and groundwater from direct discharges of stormwater runoff.
Policy 3.4.2: The City shall establish and enforce...stormwater runoff regulations that require rainwater runoff to be minimized by maximizing infiltration by percolation into grassy swales, medians, golf courses, landscape areas, nurseries, parks, lawns, et cetera...

Policy 3.4.3: The City shall enforce...regulations related to exfiltration drains in order to alleviate small drainage problems in currently development areas whenever possible.

Policy 3.4.4: The City shall enforce...regulations that require all new development to have approved detailed construction plans that include drainage facilities and identify all nearby areas of groundwater recharge.

Policy 3.4.5: The City shall enforce...regulations that require redesigned and proposed inlets, catch basins, and drainage control structures to include sediment settling basis that can be cleaned of deposits by typical means with disposal at appropriate sites.

Policy 3.4.6: The City shall continue to enforce...regulations that require retention and/or detention in new developments to conform to the water quality requirements...

Policy 3.4.7: The City shall continue to enforce...regulations that require stormwater storage and recharge potential of properties to be retained and enhanced where possible.

Policy 3.4.8: The City shall continue to enforce...regulations that require post-development runoff volumes not exceed pre-development runoff volumes.

Conservation Element (2010)

Goal 1: Promote the attainment and preservation of clean air and water in Orange City.

Objective 1.1: The City shall assist federal, state and county efforts to improve and maintain regional and local air and water quality within prescribed standards and compliance schedules.

Policy 1.1.1: The City shall, for new development site plans, continue to encourage the use of bicycling and pedestrian paths as alternative transportation methods.
Policy 1.1.3: The City...shall require landscaping for new development to use native species plant materials that are adapted to the area’s soil and water.

Policy 1.1.5: The City shall continue to provide a potable water supply that meets all applicable federal and state drinking water standards and criteria.

Policy 1.2.2: The City shall continue to cooperate with the County in addressing stormwater quantity and quality issues.

Goal 2: Conserve and protect native vegetation and natural resources in the area, including wildlife habitat, soils and mineral.

Objective 2.1: The City shall...provide for the protection of areas determined to be environmentally sensitive...

Policy 2.1.1a: The City shall establish procedures that require all development proposals be accompanied by an inventory of wetlands,...and areas prone to periodic flooding....

Policy 2.1.4: The City shall continue to enforce...regulations, by which to assess the impact of development upon the area’s natural resources....

Policy 2.1.7: The City shall require reservation of open space in all residential subdivisions and developments having at least 50 lots or units...

Policy 2.1.8: The City shall require...a minimum of 15 percent open space requirement for all development, such open space to be exclusive of impervious surfaces.

Policy 2.1.9: The City shall regulate development within the 100-year floodplain...

Goal 3: Preserve, protect or provide for appropriate reuse of significant archeological and historical resources in the area.

Objective 3.1: Assist in efforts to preserve these local resources...

Policy 3.1.1: The City shall continue to seek and support activities directed at preservation of significant historical resources, including public and/or private acquisition.

Policy 3.1.3: The City’s Land Development Regulations shall develop a transfer of development rights procedure that would encourage the protection of historic resources from the potential impacts of development and redevelopment.
Goal 4: Promote energy conservation and encourage renewable energy resources and greenhouse gas reductions.

Objective 4.1: Future development should occur in the most energy efficient manner possible.

Policy 4.1.1: The majority of residential development should occur in the City’s mixed-use area that encourages land use patterns and development plans that take advantage of density and location to reduce the need for travel and dependency on the private automobile, facilitate energy efficient public transit systems, and permit building configurations that increase the efficiency of energy use.

Policy 4.1.2: Commercial services should be located within or adjacent to residential areas to limit the energy consumed by travel between residential and shopping areas.

Policy 4.1.3: New development and redevelopment should be energy efficient in design, siting and construction, and to the extent possible, incorporate green building practices.

Objective 4.3: Plans for the development of new transportation facilities and the improvement of existing facilities should be designed to achieve the most energy efficient system possible and incorporate greenhouse gas reduction strategies.

Policy 4.3.1: Promote the use of bicycle paths and footpaths to encourage non-motorized transit.

Policy 4.3.2: Mass transit and car pooling should be supported and encouraged.

Policy 4.3.3: Future land use and zoning should promote denser development near major arterials and collectors, especially within the mixed-use area, where mass transit lines can be run most efficiently.

RECREATION AND OPEN SPACE ELEMENT (2010)

Goal 1: Ensure adequate open space for recreational use by all citizens and conservation of natural amenities.

Objective 1.2: Continue to provide public access to all recreation areas by vehicle, pedestrian movement, or bicycle, and maintain recreation area parking standards.
Policy 1.2.1: The City shall update its park master plans as needed to address parking, site layout, improvements and site activities.

Objective 1.3: The City shall continue to establish mechanisms by which public and private resources are coordinated on an on-going basis to meet recreational open space demands...

Policy 1.3.1: The City shall continue to coordinate on an on-going basis with Volusia County’s Parks and Recreation Department and the School District and private groups in the area regarding the provision of recreational services....

Objective 1.4: The City’s requirements for the provision and preservation of open space...shall ensure that existing open space areas are conserved and that new development provides for open space...

Policy 1.4.1: Establish standards and criteria for the dedication of land, or payment of impact fees in lieu thereof, for all future private and public developments for open space and/or recreational use...

INTERGOVERNMENTAL COORDINATION ELEMENT (2010)

Goal 1: Promote coordination and cooperation between Orange City and those agencies and parties which have an interest in the future growth of the area.

Objective 1.1: The City shall continue to work with Volusia County on matters involving planning for services, facilities, adjacent land uses and the area’s natural resources, resulting from the impacts of development...

Policy 1.1.2: The City shall continue to coordinate with Volusia County concerning recreational services and facilities in the Orange City area.

Policy 1.1.3: Provide for on-going coordination with Volusia County and FDOT relative to mobility issues and capital improvement needs for areas within and adjacent to Orange City.

Policy 1.1.4: The City shall coordinate with the Volusia County School Board in locating future school sites during the development process as set forth in the Public School Facility Planning Interlocal Agreement (PSFPIA).

Policy 1.1.5: Coordinate with Volusia County's Parks and Recreation Department, the School District and private groups regarding the provision of recreational services and establish appropriate interlocal agreements as needed.
Policy 1.1.9: The City shall work with Volusia County to conserve and protect those vegetative communities indentified as environmentally sensitive...

Policy 1.1.10: Continue to request, through Volusia County, federal funding for the demolition or rehabilitation of substandard housing through the use of federal sources of funds.

Policy 1.1.11: Continue efforts in Community Development Block Grant (CDBG) eligible areas and work with Volusia County staff to carry out program activities in a timely manner, including any relocation activities, housing for elderly/handicapped persons and rehabilitation.

Policy 1.1.12: The City shall continue to cooperate and coordinate water supply planning with the St. Johns River Water Management District.

Objective 1.2: Provide for on-going coordination of all planning activities mandated by the various elements of the City’s Comprehensive Plan with the agencies and commissions having responsibilities related to each Plan element.

Policy 1.2.3: The City shall consider the comments of adjacent municipalities concerning a proposed land use amendment and/or annexation.

Policy 1.2.4: The City shall participate in cooperative mapping of proposed future annexation and/or service areas with adjacent jurisdictions.

Policy 1.2.5: The City shall consider regional goals and objectives during the land development decision-making process.

Policy 1.2.7: The City shall address land use conflicts and inter-jurisdictional incompatibilities...

Policy 1.2.8: The City shall mitigate land use conflicts....

Policy 1.2.11: The City shall coordinate its water supply planning and provide future water supply as needed...

Policy 1.2.12: The City shall update its Water Supply Plan...

Objective 1.3: The City shall assist Volusia County and FDOT in establishing, maintaining and updating of level of service standards for water, wastewater, solid waste and drainage...
Policy 1.3.2: The City shall continue to coordinate with Volusia County in the establishment of a stormwater utility system to serve Orange City and surrounding areas.

Policy 1.3.3: Assist Volusia County and FDOT concerning the transportation system and means for future funding.

Goal 2: Coordinate with the School Board to achieve a collaborative effort to identify school needs, provide for schools facilities and implement school concurrency as required by the PSFPIA.

Objective 2.1: Establish and maintain a cooperative relationship between the School Board and the City to provide an effective joint planning process as required by the PSFPIA.

Policy 2.1.4: The City and the School Board shall coordinate the acquisition and development of sites for future educational and ancillary facilities in accordance with provisions of the PSFPIA.

PUBLIC SCHOOL FACILITIES ELEMENT (2010)

Goal 1: Collaborate and coordinate with the School Board of Volusia County to provide and maintain a public education system, which meets the needs of Volusia County's current and future population.

Objective 1.1: The City shall implement and maintain mechanisms set forth in the Comprehensive Plan and the Public School Facilities Planning Interlocal Agreement (PSFPIA). .

Policy 1.1.1: Pursuant to the procedures and requirements of the PSFPIA, the City shall coordinate with the School Board on growth and development trends, general population and student projections to ensure that the plans of the School Board and City are based on consistent data.

Objective 1.2: The City shall coordinate with the School Board on the planning and siting of new public schools and ancillary facilities.

Policy 1.2.1: Coordination of the location, acquisition, phasing and development of future school sites and ancillary facilities.
Policy 1.2.5: In developing capital improvements plans and programs for public services, the City shall consider required infrastructure to service existing and proposed public schools and any land banked public school sites.

**Objective 1.3:** The City shall enhance community and neighborhood design through effective school facility design and siting standards and encourage the siting of school facilities in order to serve as community focal points and ensure compatibility with surrounding land uses.

Policy 1.3.1: The City shall coordinate with the School Board on opportunities for the expansion and rehabilitation of existing public schools so as to support neighborhoods and redevelopment.

Policy 1.3.2: The City shall collaborate with the School Board on the siting of public facilities such as parks, libraries, and community centers near existing or planned public schools, to the extent feasible.

Policy 1.3.3: The City shall look for opportunities to co-locate and share the use of public facilities...

Policy 1.3.4: The City shall reduce hazardous walking conditions, to the extent feasible, consistent with Florida’s safe ways to school program...

1. New developments adjacent to schools shall be required to provide a right-of-way and direct safe access path for pedestrian travel to existing and planned schools and shall connect to the neighborhood’s pedestrian network.

2. New development and redevelopment within two miles of a school shall be required to provide sidewalks within or adjacent to the property for the corridor that directly serves the school or qualifies as an acceptable designated walk or bicycle route to the school.

3. In order to ensure continuous pedestrian access to public schools, the City shall consider infill sidewalk and bicycle projects connecting networks serving public schools as part of the annual capital budget process...

4. The City shall coordinate with the Transportation Planning Organization to maximize the funding from the Florida department of Transportation and other sources that may be devoted to improving pedestrian networks serving public schools.
**Objective 1.4:** Manage the timing of new development to coordinate with adequate school capacity as determined by the School Board.

Policy 1.4.1: The City shall take into consideration the School Board comments and findings on the availability of adequate school capacity in the evaluation of Comprehensive Plan amendments and other land use decisions that include but not limited to developments of regional impact...

Policy 1.4.2: Proposed future land use map amendments shall be coordinated with the School Board and the Public School facilities Planning Maps.

Policy 1.4.3: Where capacity will not be available to serve students from the property seeking a land use change or other land use determination that increases residential density, the City shall not approve the proposed land use change until such time as the School Board can find that adequate public schools can be timely planned and constructed to serve the student population or that the applicant has provided adequate mitigation to offset the inadequacies in anticipated school capacity.

**Goal 2:** The City shall ensure proposed developments are consistent with the public school adopted LOS Standards...

**Objective 2.1:** The City through coordinated planning with the School Board and implementation of its concurrency management system shall ensure that the capacity of public schools is sufficient to support proposed residential developments...

Policy 2.1.5: If there is a consensus to amend any LOS, the amendment shall be accomplished by execution of an amendment to the PSFPIA by all parties and the adoption of amendments to the City’s Comprehensive Plan...

**Objective 2.2:** School Concurrency Service Areas (CSAs) as established by the School Board shall be used by Orange City to determine if adequate school capacity is available based on the adopted LOS standard....

Policy 2.2.8: ...Requests for development orders for new development consistent with the future land use designations and existing residential zoning densities shall be evaluated for concurrency based on the assigned school and that school’s concurrency service area...

Policy 2.2.9: Requests to develop properties within the central school concurrency service areas at residential densities and intensities greater than the
current land use or zoning designations shall be done via a comprehensive plan amendment....

**Objective 2.4:** The City shall provide mitigation alternatives that are financially feasible and will achieve and maintain the adopted LOS standards consistent with the School Board’s adopted financially feasible work program.

Policy 2.4.1: In the event that sufficient school capacity is not available in the affected CSA, the developer shall have the option to propose proportionate share mitigation to address the impacts of the proposed development.

**Objective 2.5:** The City shall ensure existing deficiencies and future needs are addressed consistent with the adopted school LOS standards.

Policy 2.5.2: The City shall coordinate with the School Board to ensure that future residential development bears its proportionate fair share of the capital facility costs related to public school capacity that is necessary to maintain public school LOS standards.

**CAPITAL IMPROVEMENTS ELEMENT** (Adopted on June 28, 2011, Ordinance No. 456)

**Goal 1:** The City shall plan for and provide needed community facilities and services in a manner which maximizes the use of existing facilities, minimizes the fiscal and tax burden on existing residents, and accommodates growth and development while maintaining such facilities and services at their desired level-of-service (LOS) and mobility standards.

**Objective 1.1:** Land use decisions within the City will be based on the provision of service and facilities at adopted LOS or mobility strategy, existing and projected fiscal capacity and a financially feasible five-year schedule of capital improvements as amended annually...

Policy 1.1.2: The City shall allow for phasing of development-related infrastructure improvements concurrent with project impacts on public facilities.

Policy 1.1.6: When privately-funded capital improvements are included in the CIP to satisfy LOS standards or meet concurrency, the City shall execute a written agreement with the private entity that specifies the private entity’s fair share cost and/or contribution...
Policy 1.1.11: The City shall establish local capital project review procedures which, at a minimum, objectively prioritize projects...

Objective 1.3: Future growth and development shall bear its proportionate share of the cost to provide services and facilities needed to maintain adopted LOS standards and accommodate future growth.

Policy 1.3.1: The City will continue to investigate financing mechanisms such as impact fees and other forms of development assessments that require future growth and development to pay its proportionate share of the costs of providing facilities and services.

Policy 1.3.3: If the City, at its discretion, intends for capital improvement projects to be funded in total or in part by its proportionate fair-share program, said projects shall be added to the CIP.

Objective 1.4: The City shall continue to manage its fiscal resources to ensure the provision of needed capital improvements for future development and shall not issue future development orders when such development requires capital improvements for which sufficient funding does not exist.

Policy 1.4.1: The City shall continue to anticipate and plan for fiscal requirements necessary to provide services and facilities at their desired LOS standards.

Objective 1.5: The City’s adopted criteria and procedures for concurrency management shall ensure that facilities and services are available concurrent with the impacts of development.

Policy 1.5.1: The following facilities shall be subject to the City’s LDC, Ordinance No. 157, concurrency management provisions and those that are stipulated herein:

A. Roads;
B. Potable Water;
C. Sanitary Sewer;
D. Solid Waste;
E. Storm water;
F. Recreation, and
G. Public Schools
Policy 1.5.2: ...City shall issue Development Orders only when there is sufficient capacity from all facilities to serve the project at the adopted LOS standards....

Policy 1.5.4: The City shall require that all developments meet the requirements of concurrency....

Policy 1.5.10: The City shall review all development and/or redevelopment activities in a manner consistent with adopted LOS and mobility standards...

Policy 1.5.14: No land use approval for new development, redevelopment or annexation in the City shall cause facilities or services to fall below adopted local LOS and mobility standards...

Policy 1.5.15: The City shall...evaluate proposed annexations to determine potential fiscal, LOS and infrastructure impacts to ensure that LOS and mobility standards can be maintained and services provided in a timely and fiscally responsible manner.

Objective 1.6: ...The facilities and funding necessary to achieve the purposes of the TCEA must be reflected in a financially feasible capital improvement plan...

Policy 1.6.1: Identification of Transportation Improvements...

Policy 1.6.2: ...The City shall continue its commitment and will work with Volusia County, FDOT, VOTRAN, and the Volusia TPO for the timely implementation of all programmed improvements as may be identified in the TCEA Implementation Plan.

Policy 1.6.3: The City shall continue to coordinate with Volusia County, the FDOT, and Volusia TPO to attempt to secure funding for planned, but unfunded improvements as may be identified in the TCEA Implementation Plan.

Policy 1.6.4: The City shall promote local, state, or other funding for traffic operations improvements with particular emphasis on developed or planned roadways within the TCEA.

Policy 1.6.5: The City shall coordinate with FDOT and Volusia County regarding intelligent transportation systems (ITS), including computerized signalization and optimal signal timing and progression.

Policy 1.6.6: A transportation concurrency exception for individual projects within the TCEA shall be granted only if the following criteria are met:....
7.4 CONCLUSION

The Community Redevelopment Plan provides a framework for rehabilitation and redevelopment of the Redevelopment Area as an attractive, inviting, easily accessible and economically successful identifiable community, which promotes a positive image and identity for the City of Orange City. This Plan deliberately and reasonably addresses the blighted area conditions observed, and finding of necessity determinations made, ratified, and confirmed by the City Council. To realize the redevelopment vision of the Plan, community leaders, business persons and residents are encouraged to support the redevelopment objectives and continue the commitment over time even through administrations changes in order for the vision to be successfully implemented into reality.

Realization of the Redevelopment Plan is a 40-year time certain effort. The CRA will perform an annual review of the Plan to prepare an annual report and budget. The CRA may elect to update and amend the Plan every five years contingent on County review and approval.

This 40-year duration is necessary due to the extent of defunct infrastructure; and the low increment revenue projections, which will take nearly 10 years to start realizing appreciable revenue increment to use to leverage other funding sources for the improvements. It is further noted that the estimated increment revenues by year 20 will be only $7,558,798.00 (total City and County - Aggressive Growth Scenario).

It is important to note that the increment revenue estimates over the 40-year period fall short of the estimated costs to undertake the projects identified in the Plan to mitigate and reverse blight factors. The City believes that it will take the full 40-years to realize the dollars necessary to undertake the redevelopment initiatives identified within the Plan. However, the City understands the County’s desire to limit the duration of community redevelopment areas to something less than the maximum allowed. It is possible that economic conditions may improve more than what the increment revenue forecast currently demonstrates, as well as the City may be fortunate to acquire other funding sources, yet to be identified. Understanding this, the City suggests completing a sunset review with the County in year 20 (2033). The intent of 2033 review is to determine if the redevelopment objectives, initiatives and projects have been successful in reversing blight conditions as described within the “Finding of Necessity Report” and the Plan. If it is jointly determined that the CRA has accomplished the primary objectives outlined in the Plan, or most recent updates, then the date for the sunset for the Redevelopment Area can be re-established for a period less than 40 years, but not less than 30 years.
APPENDIX A

FINDING OF NECESSITY RESOLUTION AND REPORT
RESOLUTION 670-12

A RESOLUTION OF THE CITY OF ORANGE CITY, RELATING TO COMMUNITY REDEVELOPMENT; FINDING THE EXISTENCE OF BLIGHT IN AN AREA OF THE CITY OF ORANGE CITY, FLORIDA; MAKING CERTAIN FINDINGS AND DETERMINATIONS; FINDING A NEED FOR CREATING A COMMUNITY REDEVELOPMENT AGENCY PURSUANT TO CHAPTER 163, PART III, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, by Resolution No. 670-12 adopted by the City Council of the City of Orange City ("City Council") on April 24, 2012, the City Council expressed its intention to consider the creation of a community redevelopment area, authorized a study to consider whether a finding of necessity resolution should be adopted, and defined a proposed redevelopment study area within the City of Orange City ("City"); and

WHEREAS, a study has been done, supported by data and analysis, of the conditions in that part of the City, known and referred to as the Orange City Redevelopment Area described in Exhibit "A" hereof (such area being referred to herein as the "Area" or the "Redevelopment Area"); and

WHEREAS, the results of that study have been presented to the City Council for its consideration and included in the public record; and

WHEREAS, after having considered the study’s determinations and the facts and evidence of conditions in the Area and has received and considered such other evidence of the conditions in the Area as have been presented to it, the City Council of the City has determined that conditions in the Area meet the criteria described in Part III, Chapter 163, Florida Statutes (2011); and

WHEREAS, the City seeks approval from Volusia County that the Area meets the criteria described in Part III, Chapter 163, Florida Statutes (2011) and requests delegation of authority to create a Community Redevelopment Agency, adopt a Community Redevelopment Plan and establish a Redevelopment Trust Fund.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ORANGE CITY, FLORIDA, AS FOLLOWS:

Section 1. Findings of Conditions

Based upon the evidence, data, analysis and facts presented to it, the City Council does hereby find:

Resolution No. 670-12
Page 1 of 3
(a) Conditions are present in the Area of the City to be considered a "Blight Area" as specified in s. 163.340 (8), F.S. (2011); and
(b) There are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government maintained statistics or other studies, are leading to economic distress or endanger life or property; and
(c) There is a predominance of defective or inadequate street layout, roadways, and public transportation facilities within the Area; and
(d) Within the Area, there is faulty layout in relation to size, adequacy, accessibility, or usefulness; and
(e) There exist unsanitary and unsafe conditions within the Area; and
(f) There is deterioration of site and other improvements within the Area; and
(g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of Volusia County or the City of Orange City; and
(h) There is governmentally owned property with adverse environmental conditions caused by a public or private entity located within the Area.

Section 2. Finding of Necessity
The City Council does hereby make a legislative finding that the conditions in the Area meet the criteria described in Section 163.340(8), Florida Statutes (2011) and the following:
(a) One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in the City; and
(b) The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City.

Section 3. Community Redevelopment Area
Based upon facts presented and contained in the public record, the City does hereby find the Area contains conditions of blight as defined in Section 163.340, Florida Statutes (2011), and that such Area constitutes a community redevelopment area as defined in Section 163.340(10), Florida Statutes (2011).

Section 4. Community Redevelopment Agency
The City Council does hereby expressly find that it is necessary, appropriate, proper and timely that a community redevelopment agency be created to carry out the community redevelopment contemplated by Part III, Chapter 163, Florida Statutes (2011), to further cause promote and encourage rehabilitation, conservation and redevelopment within the Area.
Section 5. Delegation of Authority

The City Council seeks approval from Volusia County that the Area meets the criteria described in Part III, Chapter 163, Florida Statutes (2011) and requests delegation of authority to create a Community Redevelopment Agency, adopt a Community Redevelopment Plan and establish a Redevelopment Trust Fund.

Section 6. Effective Date

This Resolution shall take effect immediately upon its passage.

ROLL CALL VOTE AS FOLLOWS:

Gary A. Blair
Ron Saylor
Michael G. Wright
Tom Laputka, Mayor

Anthony Pupello
Tom Abraham
O. William Crippen, Vice Mayor

ADOPTED THIS 24th DAY OF April, 2012

ATTEST:

Deborah J. Renner, CMC, City Clerk

AUTHENTICATED:

Tom Laputka, Mayor

Approved as to form and legal sufficiency:

W. E. Reischmann, City Attorney

Resolution No. 670-12
Page 3 of 3
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APPENDIX B

INCREMENT REVENUE FINANCING TABLES
## Anticipated Growth Scenario

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<th>FYE</th>
<th>Base + Appreciation</th>
<th>New Construction</th>
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**Sub-Total (Year 10)**
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- 375,212
- 834,765

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**Sub-Total (Year 20)**
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- 1,596,936
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<td>-</td>
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<td>2037</td>
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<td>-</td>
<td>-</td>
<td>97,326,085</td>
<td>390,612</td>
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<td>2038</td>
<td>153,458,100</td>
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<td>2040</td>
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<td>2041</td>
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**Sub-Total (Year 30)**
- 3,819,920
- 3,116,852
- 6,936,772

**Total**
- $12,326,986
- $10,064,620
- $22,391,605

---

New Construction: Dollar General, Advance Image, Honda Dealership

1 City of Orange City millage rate - 7.0757 (FYE 2012)

2 Volusia County General Fund millage rate - 6.7771 (FYE 2012)

January 2015
Aggressive Growth Scenario

<table>
<thead>
<tr>
<th>FYE</th>
<th>Base + Appreciation</th>
<th>New Construction</th>
<th>New Construction - Cumulative</th>
<th>Less Base</th>
<th>Total TV Subject to TIF</th>
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<th>County 2</th>
<th>Total to CRA</th>
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<td>2012</td>
<td>$ 97,326,095</td>
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<td>$ 97,326,095</td>
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<td>97,326,095</td>
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<td>98,299,356</td>
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<td>2019</td>
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<td>20,082,060</td>
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Sub-Total (Year 10) | 817,115 | 667,150 | 1,484,265 |

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<th>Less Base</th>
<th>Total TV Subject to TIF</th>
<th>City 1</th>
<th>County 2</th>
<th>Total to CRA</th>
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<tr>
<td>2022</td>
<td>123,313,725</td>
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<td>97,326,095</td>
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<td>283,113</td>
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<td>306,600</td>
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Sub-Total (Year 20) | 3,344,141 | 2,730,392 | 6,074,533 |

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<th>Total TV Subject to TIF</th>
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<th>County 2</th>
<th>Total to CRA</th>
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<tbody>
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<td>165,723,335</td>
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<td>980,040</td>
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<td>612,229</td>
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<td>1,325,411</td>
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Sub-Total (Year 30) | 6,744,208 | 5,506,446 | 12,250,654 |

Sub-Total (Year 40) | 11,313,611 | 9,237,231 | 20,550,844 |

New Construction: Dollar General, Advance Image, Honda Dealership, Medical Facility
City of Orange City millage rate - 7.0707 (FYE 2012)
Volusia County General Fund millage rate - 5.7771 (FYE 2012)

<table>
<thead>
<tr>
<th>January 2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>$ 22,219,077</td>
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</table>
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APPENDIX C

CAPITAL WORK PLAN
The following work plan identifies the projects, time period for completion, estimated costs and anticipated funding sources that may be applied to a specific project. The Chart clearly identifies that there is an estimated deficiency of $25,558,704.00 demonstrating the need to identify and secure additional funds to implement the projects identified within the Plan. It is further noted that the estimated revenues by year 20 will be only $7,558,798.00 (total City and County - Aggressive Growth Scenario).

<table>
<thead>
<tr>
<th>CAPITAL WORK PLAN</th>
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</thead>
<tbody>
<tr>
<td>Project Category</td>
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<tr>
<td>Roadway Improvements</td>
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<tr>
<td></td>
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<tr>
<td>Sidewalks/Bicycle Lanes</td>
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<tr>
<td>US 17-92 (Volusia Avenue) Improvements</td>
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<tr>
<td>Graves Avenue (Main Street) Improvements — This is County Road</td>
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<tr>
<td>Downtown Core Improvements</td>
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<tr>
<td>All Other Residential Street Improvements</td>
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<td><strong>Sub-Total</strong></td>
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## CAPITAL WORK PLAN

<table>
<thead>
<tr>
<th>Project Category</th>
<th>Project Type</th>
<th>Short Term (1-9 Yrs)</th>
<th>Mid Term (10-20 Yrs)</th>
<th>Long Term (21-40 Yrs)</th>
<th>Total</th>
<th>Anticipated Funding Sources</th>
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</thead>
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<tr>
<td>Gateway/Street/Wayfinding</td>
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<td>Gateways</td>
<td>2 Community Redevelopment Area Gateways and 4 Downtown District Gateways</td>
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<td>$69,000.00</td>
<td>Federal Highway/ City &amp; County increment revenues/Grants</td>
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<td>Street Signage</td>
<td>Decorative Breakaway Poles and Name Plates</td>
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<td>$115,000.00</td>
<td>Federal Highway/City &amp; County increment revenues/Grants</td>
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<tr>
<td>Wayfinding Signage</td>
<td>Decorative Breakaway Poles and Name Plates</td>
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<td>$27,500.00</td>
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<td><strong>Sub-Total</strong></td>
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<td><strong>$27,500.00</strong></td>
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<td>Recreation Improvements</td>
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<td>Multi-Use Trail System</td>
<td>New Construction/ Replacement</td>
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<td>$1,150,000.00</td>
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<td>Mill Lake Park</td>
<td>Walkways, Boardwalks, Interpretive Signage, Decorative Pedestrian Lights, Site Furnishings, Landscaping</td>
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<td>$747,500.00</td>
<td>City &amp; County increment revenues/Grants/ECHO Grant</td>
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<td>$191,666.00</td>
<td>$191,667.00</td>
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<td>Water and Sewer</td>
<td>Water System Expansion (includes serving annexed County areas)</td>
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<td>$1,000,000.00</td>
<td>$2,400,000.00</td>
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<td>City &amp; County increment revenues/ City/Grants/ Private</td>
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<td></td>
<td>Sewer System Expansion (includes serving annexed County areas)</td>
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<td>$2,000,000.00</td>
<td>$3,700,000.00</td>
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<td>City &amp; County increment revenues/County/Private</td>
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<td>Stormwater</td>
<td>Repair/Upgrade Existing Stormwater and Drainage Facilities</td>
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<td>$3,450,000.00</td>
<td>City &amp; County increment revenues/City</td>
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<td>Construct Stormwater Facilities to Address Flooding Issues</td>
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<td>$2,300,000.00</td>
<td>City &amp; County increment revenues/City/ State Grants/Private</td>
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<td>Construct Stormwater Facilities to Accommodate Future Developments</td>
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<td>City &amp; County increment revenues/City/ State/County/Grants/Private</td>
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<td><strong>Sub-Total</strong></td>
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### CAPITAL WORK PLAN

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<tr>
<th>Project Category</th>
<th>Project Type</th>
<th>Short Term (1-9 Yrs)</th>
<th>Mid Term (10-20 Yrs)</th>
<th>Long Term (21-40 Yrs)</th>
<th>Total</th>
<th>Anticipated Funding Sources</th>
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<td>Planning Studies</td>
<td>Water/Waste Water Master Plan</td>
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<td>Stormwater Master Plan</td>
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<td>$115,000.00</td>
<td>City &amp; County increment revenues/City</td>
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<td>$230,000.00</td>
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<td>Façade Improvements</td>
<td>Incentive program to improve/upgrade building exteriors</td>
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<td>$100,000.00</td>
<td>$100,000.00</td>
<td>$300,000.00</td>
<td>City increment revenue/City/Grants</td>
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<tr>
<td><strong>Sub-Total</strong></td>
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<td>$100,000.00</td>
<td>$100,000.00</td>
<td>$300,000.00</td>
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<td><strong>TOTAL</strong></td>
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<td>$26,706,666.00</td>
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#### Increment Revenue Forecast (Aggressive Growth Scenario – City + County)

- $1,388,185.00
- $7,595,902.00
- $38,887,977.00

### Increment Revenue Total (Aggressive Scenario – City + County)

- $40,360,296.00

#### Funding Deficiency

- $65,919,000.00 (Total Capital Cost) - $40,360,296.00 (Total Increment Revenue - Aggressive Scenario – City + County) = $25,558,704.00

**Note:**
- Total estimated Volusia County increment revenue is $18,141,220.00 over 40 years.
- Total estimated City of Orange City increment revenue is $22,219,077.00 over 40 years.
- To realize the projects identified within this Capital Work Plan, other financial programs will need to be sought to leverage increment revenues. Based on the Aggressive Growth Scenario, until year 20, the total increment revenue (City + County) will be $7,558,798.00 and by year 40, the total increment revenue (City + County) will be $40,360,296.00.

**Cost Assumptions** (Associated with County Participation):

- Intersection Improvements– $862,500.00 EA
- Sidewalks/Bicycle Lanes - $6.00/LF
- Streetscaping - $370.00 to $550.00/LF
- Wayfinding Signage - $3,200 EA
- Multi-Use Trail System - $5.00/LF
State of Florida,
County of Volusia

Before the undersigned authority personally appeared

Cynthia Maley

who, on oath says that she is ....................................................

LEGAL COORDINATOR

of The News-Journal, a daily and Sunday newspaper, published at Daytona Beach in Volusia County, Florida; the attached copy of advertisement, being a

NOTICE OF PUBLIC HEARING

L 991897

in the Court, was published in said newspaper in the issues............

APRIL 9, 2012

Affiant further says that The News-Journal is a newspaper published at Daytona Beach, in said Volusia County, Florida, and that the said newspaper has heretofore been continuously published in said Volusia County, Florida, each day and Sunday and has been entered as second-class mail matter at the post office in Daytona Beach, in said Volusia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me

This 9TH of APRIL

A.D. 2012

Deborah Peece

DEBORAH L. KEESEE
Notary Public, State of Florida
Commission No. DO 908344
APPENDIX E

RESOLUTIONS
July 14, 2014

Ms. Debbie Renner
City Clerk’s Office
City of Orange City
229 East Graves Avenue
Orange City, Florida 32763

Re: Request by the City of Orange City to Create a Community Redevelopment Area.

Dear Ms. Renner:

Enclosed please find a certified copy of Volusia County resolution 2014-095 adopted by the Volusia County Council on June 19, 2014, regarding the above.

Sincerely,

Marcy A. Zimmerman, C.M.C.
Deputy Clerk
maz

Enclosure

c: James T. Dinneen, County Manager
    Daniel D. Eckert, County Attorney

123 West Indiana Avenue, Room 301 • DeLand, FL 32720-4612
Tel: 386-736-5620  257-6011  423-3860  •  FAX: 386-822-5707

www.volusia.org
STATE OF FLORIDA  
COUNTY OF VOLUSIA  

I, JAMES T. DINNEEN, County Manager and Clerk to the County Council of Volusia County, Florida, do hereby certify that the attached and foregoing RESOLUTION 2014-095 is a true and correct copy of that certain resolution, as adopted by the County Council of Volusia County, Florida, at its meeting held on June 19, 2014.

WITNESS my hand and official seal at DeLand, Volusia County, Florida, this 14th day of July, A.D. 2014.

JAMES T. DINNEEN  
COUNTY MANAGER AND CLERK TO THE  
COUNTY COUNCIL OF VOLUSIA COUNTY,  
FLORIDA  

BY:  
MARCY A. ZIMMERMAN, DEPUTY CLERK
RESOLUTION 2014-95

A RESOLUTION OF THE COUNTY COUNCIL OF VOLUSIA
COUNTY, FLORIDA, DELEGATING TO THE CITY OF ORANGE
CITY, FLORIDA, LIMITED COMMUNITY REDEVELOPMENT
POWERS WITHIN A PORTION OF THE CITY; PROVIDING AN
EFFECTIVE DATE.

BE IT RESOLVED BY THE COUNTY COUNCIL OF VOLUSIA COUNTY, FLORIDA;
THIS 19TH DAY OF JUNE, 2014, AS FOLLOWS:

SECTION 1. Delegation of Authority. The county council delegates the community
redevelopment powers conferred upon it by chapter 163, part III, Florida Statutes, to the City of
Orange City for 20 years within that portion of the city legally described in exhibit A, subject to
statutory requirements and the terms of this resolution. The city may not expand or modify the
delegation. The county council reserves its right to revoke or amend the delegation.

SECTION 2. Finding of necessity; creation of agency; adoption and review; and
amendment of plan.

a. The county council authorizes the city council to find necessity pursuant to
section 163.355 and .340(8), Florida Statutes; and approves and ratifies the city's April 24,
2012, finding within the boundaries for which authority is delegated. The city council may not
contract those boundaries by more than ten percent without the consent of the county council.

b. The city may create a community redevelopment agency, pursuant to 163.356,
Florida Statutes; provided that the members of the city council shall serve as members of the
agency body pursuant to 163.357, Florida Statutes. The city council as the governing body of
the municipality shall adhere to the provisions of section 163.358, Florida Statutes.

c. The city council may adopt a community redevelopment plan, substantially in the
form of its exhibit B, pursuant to sections 163.358 and .360, Florida Statutes.

d. Neither the city nor the agency shall deviate from the projects set forth in the
plan, including their nature, size, design, location, schedule and estimated cost, without a plan
amendment. The agency shall review the plan annually and update it every five years. The
agency prior to adoption shall submit to the county council for its review and approval any plan
amendment which alters the use of the county increment for capital projects.

SECTION 3. Redevelopment Trust Fund.

a. The city council by ordinance shall establish a redevelopment trust fund pursuant
to section 163.387, Florida Statutes, to which no other taxing district than the county or city
need contribute. The county shall contribute to the trust fund only from its general fund, not from
any other, at a millage rate which does not exceed that of the city millage rate used to compute
its contribution.

b. Of the incremental revenue computed annually pursuant to the statute, the
county shall pay 95% up to $1 million; 75% between $1 million and $2 million; and 50% above
$2 million. (For example, the county shall contribute $950,000 of the first $1 million increment.)
The county contribution will be used solely for capital projects identified in the redevelopment
plan, not for any administrative costs. The city contribution shall be used only for capital items
described in the redevelopment plan or to compensate an agency administrator, provided
further that landscaping shall be considered a capital item only as a subsidiary component of
construction.

SECTION 4. Reporting; budget.

a. The agency shall conform to a uniform system of reporting established by the
county. The report(s) shall use standardized State of Florida approved definitions for each
reporting category requested by the county. The agency may satisfy this reporting requirement
by filing with the county the annual report and the annual audited financial report filed with the
Department of Community Affairs. The agency reports annually shall be provided to the county
electronically not less than 30 days after filing with the department. The agency shall make a
presentation not less than annually to the county council which will include its annual report(s).
b. The agency shall submit its proposed budget for the next fiscal year to the county
for review and comment prior to agency adoption and no later than August 1 of each year. The
county will respond with any questions or comments within 30 days of receipt of the proposed
budget.

SECTION 5. Agreements. The agency may enter into agreements, including
agreements with developers of real estate located within the boundaries of the redevelopment
area, only as contemplated by and provided in the plan.

SECTION 6. No county liability. Nothing contained herein shall impose any liability upon
the county for any acts of the city or the agency.

SECTION 7. Non-severability. The provisions of this resolution are not severable. If any
part of this instrument is held invalid by a court of law or is superseded by statute, this resolution
shall be deemed void and of no further effect.

SECTION 8. Effective date. This Resolution shall become effective immediately upon
adoption.

DONE AND ORDERED IN OPEN MEETING.

By,

James T. Dinneen
County Manager

COUNTY COUNCIL
VOLUSIA COUNTY, FLORIDA

By,

Jason P. Davis
County Chair

Resolution 2014-95
Page 3 of 3
RESOLUTION 744-14

A RESOLUTION OF THE CITY OF ORANGE CITY, FLORIDA, RELATING TO CHAPTER 163, PART III, FLORIDA STATUTES (THE COMMUNITY REDEVELOPMENT ACT), CREATING A COMMUNITY REDEVELOPMENT AGENCY UNDER SECTION 163.356 AND 163.357, FLORIDA STATUTES, PROVIDING FOR POWERS AND DUTIES, CONFIRMING THE OFFICIAL BOUNDARY FOR THE ORANGE CITY COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature duly enacted Chapter 163, Part III, Florida Statutes (the "Community Redevelopment Act") establishing the conditions and procedures for the establishment of community redevelopment areas and agencies; and

WHEREAS, the City of Orange City ("City") has held multiple public meetings to consider the need for redevelopment along the US 17-92 corridor; and

WHEREAS, pursuant to Resolution No. 670-12, adopted by the City Council of the City of Orange City ("City Council") on April 24, 2012, the City Council expressed its intention to consider the creation of a community redevelopment area, and adopted the finding of necessity, and defined a proposed redevelopment study area within the City; and

WHEREAS, through the finding of necessity the Council made findings that the conditions in the Community Redevelopment Area met the criteria described in Section 163.340(8), Florida Statutes.

WHEREAS, the City found within the Community Redevelopment Area that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City.

WHEREAS, the results of that study have been presented to the City Council for its consideration and included in the public record; and

WHEREAS, pursuant to Volusia County Resolution 2014-095; the Volusia County Council delegated the authority for the creation of a Community Redevelopment Agency to carry out the redevelopment purposes of Chapter 163, Part III, Florida Statutes; and
WHEREAS, the Orange City Community Redevelopment Area boundaries are confirmed and represented in Attachment A, which is attached hereto and incorporated by reference;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ORANGE CITY, FLORIDA, AS FOLLOWS:

SECTION 1. Creation of the Community Redevelopment Agency
   Based upon the evidence, data, analysis and facts presented to it, the City Council does hereby establish the creation of the Orange City Community Redevelopment Agency.

SECTION 2. Community Redevelopment Area
   Based upon facts presented and contained in the public record, the City does hereby find the Area, as legally described in Attachment A, contains conditions of blight as defined in Section 163.340, Florida Statues (2011), and that such Area constitutes a community redevelopment area as defined in Section 163.340(10), Florida Statues (2011).

SECTION 3. Community Redevelopment Agency
   The City Council does hereby expressly find that it is necessary, appropriate, proper and timely that a community redevelopment agency be created to carry out the community redevelopment contemplated by Part III, Chapter 163, Florida Statutes, to further cause promote and encourage rehabilitation, conservation and redevelopment within the Area.

SECTION 4. Effective Date
   This Resolution shall take effect immediately upon its passage.
Passed, Approved and Adopted by the City Council of the City of Orange City, Florida, at a meeting on this 26 day of August, 2014.

ROLL CALL VOTE AS FOLLOWS (Resolution No. 744-14):

Gary A. Blair  
Michael G. Wright  
O. William Crippen  
Tom Laputka, Mayor  

Ronald L. Saylor  
Tom Abraham  
Anthony Pupello, Vice Mayor  

ATTEST:

Deborah J. Renner, CMC, City Clerk  

AUTHENTICATED:

Tom Laputka, Mayor  

Approved as to form and legal sufficiency:

William E. Reischmann, Jr., City Attorney
RESOLUTION NO. 745-14

A RESOLUTION OF THE CITY OF ORANGE CITY, FLORIDA, APPOINTING THE CITY COUNCIL AS THE GOVERNING BODY OF THE ORANGE CITY COMMUNITY REDEVELOPMENT AGENCY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Community Redevelopment Act of 1969 as codified in Part III of Chapter 163 Florida Statutes, the Redevelopment Act ("Act"), empowers counties and municipalities to undertake community redevelopment in order to eliminate, remedy or prevent slums and blighted areas and to provide affordable housing;

WHEREAS, Volusia County, Florida ("County") has adopted a home rule charter and it is necessary for the City Council of the City of Orange City ("City") to obtain a delegation of the powers conferred upon the County by the Redevelopment Act, so that the City may exercise the authority and powers conferred by such act within the community redevelopment area ("Redevelopment Area") in the City;

WHEREAS, on April 24, 2012, the City adopted Resolution No. 670-12 by which the City (1) ascertained, determined and declared certain Finding of Necessity as required by law; created the City of Orange City Community Redevelopment Area ("Redevelopment Area"); and determined that the Redevelopment Area constituted a "blighted area" as defined in Section 163.340(8), Florida Statutes, (2) expressed the creation of the City of Orange City Community Redevelopment Agency ("Agency"), pursuant to Section 183.356, Florida Statutes to promote and encourage rehabilitation, conservation and redevelopment within the Redevelopment Area, and (3) sought approval from the County that the Redevelopment Area meets the criteria described in Section 163.340(6) and 163.355, Florida Statutes and requested delegation of authority to create the Agency, adopt a Community Redevelopment Plan and establish a Redevelopment Trust Fund;

WHEREAS, on May 8, 2012, the City authorized the preparation of the City of Orange City Community Redevelopment Plan ("Redevelopment Plan") in accordance with Section 163.330 and 163.362, Florida Statutes to guide development and redevelopment of the Redevelopment Area over the next 20 years;

WHEREAS, on June 19, 2014, the County has found and determined that the establishment of the Redevelopment Area would serve a public purpose and would be consistent with the goals, objectives and policies of the Local Comprehensive Plan, and will otherwise be consistent with the controlling provisions of State law. Pursuant to Section 183.410, Florida Statutes, the County adopted Resolution No. 670-12 which delegates to the City such authority, rights, and responsibilities conferred upon the County pursuant to Part III, Chapter 163, Florida Statutes in order that the City may create the Agency; and

WHEREAS, on June 19, 2014, the City Council approved Resolution 744-14 to create the Agency and that the City Council declares itself to be the Agency and to sit as the governing

Resolution No. 745-14
Page 1 of 2
body of the Agency, pursuant to Section 163.356(2) and 163.357, Florida Statutes, and the powers specified in the Act and Volusia County Resolution 2001-233 and 2010-19.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ORANGE CITY, FLORIDA, AS Follows:

SECTION 1. The City is delegated authority to create and establish the Agency and the City Council hereby declares itself to be the Agency and to sit as the governing body of the Agency, pursuant to Section 163.356 and 163.357, Florida Statutes.

SECTION 2. The Mayor and Vice Mayor of the City shall serve respectively as the Chair and Vice-Chair of the Agency. A vacancy occurring during a term shall be filled in the same manner as provided for respectively filling a vacancy in the term of the Mayor, Vice Mayor or other members of the City Council, City Clerk and City Attorney or any special counsel to the City shall also serve respectively as the executive director, clerk and general counsel or special counsel for the Agency.

SECTION 3. This Resolution shall take effect immediately upon its passage and adoption.

Passed, Approved and Adopted by the City Council of the City of Orange City, Florida, at a meeting on this 26 day of August, 2014.

ROLL CALL VOTE AS FOLLOWS (Resolution No. 745-14):

Gary A. Blair  
Michael G. Wright  
O. William Crippen  
Tom Laputka, Mayor

Ronald L. Saylor  
Tom Abraham  
Anthony Pupello, Vice Mayor

ATTEST:  
Deborah J. Renner, CMC, City Clerk

AUTHENTICATED:  
Tom Laputka, Mayor

Approved as to form and legal sufficiency:

William E. Reischmann, Jr., City Attorney

Resolution No. 745-14
Page 2 of 2
RESOLUTION 746-14

A RESOLUTION OF THE CITY OF ORANGE CITY, RELATING TO COMMUNITY REDEVELOPMENT; MAKING FINDINGS; ADOPTING A COMMUNITY REDEVELOPMENT PLAN; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature duly enacted Chapter 163, Part III, Florida Statutes (the "Community Redevelopment Act") establishing the conditions and procedures for the establishment of community redevelopment areas and agencies; and

WHEREAS, a community redevelopment plan as contemplated by PART III, Chapter 163, Florida Statutes, has been prepared which addresses the redevelopment needs in the Community Redevelopment Area; and

WHEREAS, on April 24, 2012, the City adopted Resolution No. 670-12 by which the City (1) ascertained, determined and declared certain Finding of Necessity as required by law; created the City of Orange City Community Redevelopment Area ("Redevelopment Area"); and determined that the Redevelopment Area constituted a "blighted area" as defined in Section 163.340(8), Florida Statutes, (2) expressed the creation of the City of Orange City Community Redevelopment Agency ("Agency"), pursuant to Section 163.356, Florida Statutes to promote and encourage rehabilitation, conservation and redevelopment within the Redevelopment Area, and (3) sought approval from the County that the Redevelopment Area meets the criteria described in Section 163.340(8) and 163.355, Florida Statutes and requested delegation of authority to create the Agency, adopt a Community Redevelopment Plan and establish a Redevelopment Trust Fund;

WHEREAS, on May 8, 2012, the City Council authorized the preparation of the City of Orange City Community Redevelopment Plan ("Redevelopment Plan") in accordance with Section 163.360 and 163.362, Florida Statutes to guide development and redevelopment of the Redevelopment Area;

WHEREAS, on January 11, 2013, the City submitted the Redevelopment Plan attached hereto in Attachment "A" to the County for review and approval; and requested delegation of authority to create the Redevelopment Area;

WHEREAS, on June 19, 2014, the County found and determined that the establishment of the Redevelopment Area would serve a public purpose and would be consistent with the goals, objectives and policies of the Local Comprehensive Plan, and will otherwise be consistent with the controlling provisions of State law. Pursuant to
Section 163.410, Florida Statutes, the County hereby adopted Resolution No. 2014-095 which delegates to the City such authority, rights, and responsibilities conferred upon the County pursuant to Part III, Chapter 163, Florida Statutes to adopt the Redevelopment Plan;

WHEREAS, on August 26, 2014, by Resolution No. 744-14, the City Council created the Community Redevelopment Agency to carry out the community redevelopment contemplated by Part III, Chapter 163, Florida Statutes;

WHEREAS, on July 9, 2014 the Planning Commission of the City of Orange City as the Land Planning Agency for purposes of the Local Government Comprehensive Planning and Land Development Regulation Act, determined that the proposed Orange City CRA community redevelopment plan is in conformity with the City’s Comprehensive Plan and recommended that the City Council approve the proposed plan;

WHEREAS, the City found within the Community Redevelopment Area that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ORANGE CITY, FLORIDA, AS FOLLOWS:

Section 1. Finding of Conformance with Comprehensive Plan.
Based upon the evidence, data, analysis and facts presented to it, the City Council hereby determines and declares that the community redevelopment plan is consistent with the City’s Comprehensive Plan.

Section 2. Adoption of Community Redevelopment Plan.
The City Council hereby adopts the Community Redevelopment Plan attached hereto in Attachment “A” as the community redevelopment plan for the Orange City Community Redevelopment Area and authorizes and directs the Community Redevelopment Agency to proceed with the implementation of the Plan.
Section 3. Effective Date
This Resolution shall take effect immediately upon its passage.

Passed, Approved and Adopted by the City Council of the City of Orange City, Florida, at a meeting on this 26 day of August, 2014.

ROLL CALL VOTE AS FOLLOWS (Resolution No. 746-14):

Gary A. Blair               yes                      Ronald L. Saylor               yes
Michael G. Wright           yes                      Tom Abraham                    yes
O. William Crippen          yes                      Anthony Pupello, Vice Mayor    absent
Tom Laputka, Mayor          yes

ATTEST:                      AUTHENTICATED:
Deborah J. Renner, CMC, City Clerk

Approved as to form and legal sufficiency:

William E. Reischmann, Jr., City Attorney

Resoluion No. 746-14
APPENDIX F

ORDINANCES
ORDINANCE NO. 519

AN ORDINANCE OF THE CITY OF ORANGE CITY, FLORIDA, ESTABLISHING A REDEVELOPMENT TRUST FUND; PROVIDING FOR THE FUNDING OF A REDEVELOPMENT TRUST FUND FOR COMMUNITY REDEVELOPMENT WITHIN THE ORANGE CITY COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR ADMINISTRATION OF THE REDEVELOPMENT TRUST FUND; DETERMINING THE INCREMENT REVENUE TO BE DEPOSITED IN THE REDEVELOPMENT TRUST FUND; ESTABLISHING THE BASE YEAR FOR DETERMINING ASSESSED VALUES OF PROPERTY IN THE COMMUNITY REDEVELOPMENT AREA FOR INCREMENT REVENUE PURPOSES; PROVIDING FOR THE ANNUAL APPROPRIATIONS OF THE INCREMENT REVENUE BY TAXING AUTHORITIES IN THE COMMUNITY REDEVELOPMENT AREA; APPOINTING THE GOVERNING BODY OF THE ORANGE CITY COMMUNITY REDEVELOPMENT AGENCY AS THE TRUSTEE OF THE REDEVELOPMENT TRUST FUND; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Community Redevelopment Act of 1969 as codified in Part III of Chapter 163 Florida Statutes the Redevelopment Act ("Act") empowers counties and municipalities to undertake community redevelopment in order to eliminate, remedy, or prevent slums and blighted areas and to provide affordable housing;

WHEREAS, Volusia County, Florida ("County") has adopted a home rule charter and it is necessary for the City Council of the City of Orange City ("City") to obtain a delegation of the powers conferred upon the County by the Redevelopment Act, so that the City may exercise the authority and powers conferred by such Act within the community redevelopment area ("Redevelopment Area") in the City;

WHEREAS, on April 24, 2012, the City adopted Resolution No. 870-12 by which the City (1) ascertained, determined and declared certain Finding of Necessity as required by law; created the City of Orange City Community Redevelopment Area ("Redevelopment Area"); and determined that the Redevelopment Area constituted a "blighted area" as defined in Section 163.340(8), Florida Statutes, (2) expressed the creation of the City of Orange City Community Redevelopment Agency ("Agency"), pursuant to Section 103.356, Florida Statutes to promote and encourage rehabilitation, conservation and redevelopment within the Redevelopment Area, and (3) sought approval from the County that the Redevelopment Area meets the criteria described in Section 163.340(8) and 163.355, Florida Statutes and requested delegation of authority to create the Agency, adopt a Community Redevelopment Plan and establish a Redevelopment Trust Fund;

Ordnance No. 519
Page 1 of 6
WHEREAS, on May 8, 2012, the City authorized the preparation of the City of Orange City Community Redevelopment Plan ("Redevelopment Plan") in accordance with Section 163.360 and 163.362, Florida Statutes to guide development and redevelopment of the Redevelopment Area over the next 20 years;

WHEREAS, on September 13, 2012, the City submitted the Redevelopment Plan to the County for review and approval; and requested delegation of authority to create the Redevelopment Area;

WHEREAS, on October 11, 2012, the County provided comments back to the City on the Redevelopment Plan and upon review of the requested information the City responded to the County comments;

WHEREAS, on May 2, 2013, the County determined to follow the 2010 Resolutions when considering new Community Redevelopment Areas;

WHEREAS, on June 19, 2014, the County found and determined that the establishment of the Redevelopment Area would serve a public purpose and would be consistent with the goals, objectives and policies of the Local Comprehensive Plan, and will otherwise be consistent with the controlling provisions of State law. Pursuant to Section 163.410, Florida Statutes, the County adopted Resolution No. 2014-095 which delegates to the City such authority, rights, and responsibilities conferred upon the County pursuant to Part III, Chapter 193, Florida Statutes to adopt the Redevelopment Plan;

WHEREAS, on July 9, 2014, the City of Orange City Planning Commission made findings that the Redevelopment Plan conformed to the Local Comprehensive Plan;

WHEREAS, by Resolution No. 744-14 adopted by the City Council on August 26, 2014, the City Council adopted the Redevelopment Plan for the Redevelopment Area as fully described in the Resolution and in Exhibit "A";

WHEREAS, in order to plan and implement the community redevelopment within the Redevelopment Area, it is necessary that a Redevelopment Trust Fund be established and created for said area as provided in Section 163.387, Florida Statutes; and

WHEREAS, notice of the City Council's intention to create a Redevelopment Trust Fund has been published in a local newspaper of general circulation and mailed to all "taxing authorities" in accordance with Section 163.346, Florida Statutes.
NOW, THEREFORE, BE IT ENACTED BY THE CITY OF ORANGE CITY, FLORIDA, AS FOLLOWS:

Section 1. The City Council has the authority to adopt this Ordinance pursuant to Article VII of the Constitution of the State of Florida and Chapters 163 and 166, Florida Statutes.

Section 2. There is hereby established and created, in accordance with the provisions of the Act, a Community Redevelopment Trust Fund ("Trust Fund") for the Redevelopment Area, which Trust Fund shall be utilized and expended for the purposes of and in accordance with the Redevelopment Plan, including any amendments or modifications thereto, including any "community redevelopment" as that term is defined in Section 163.340(2), Florida Statutes, under the Plan.

Section 3. The monies to be allocated to and deposited into the Trust Fund shall be used to finance "community redevelopment" within the Redevelopment Area according to increment revenues attributed to the Redevelopment Area, which shall be appropriated by the Agency. The Agency shall utilize the funds and revenues paid into and earned by the Trust Fund for community redevelopment purposes as provided in the Redevelopment Plan and as permitted by law. The Trust Fund shall exist for the duration of the "community redevelopment" undertaken by the Agency pursuant to the Redevelopment Plan to the extent permitted by the Act as stated in the Redevelopment Plan. Monies shall be held in the Trust Fund by the City, for and on behalf of the Agency, and disbursed from the Trust Fund as provided by the Agency.

Section 4. There shall be paid into the Trust Fund each year by each of the taxing authorities (City of Orange City and Volusia County), as that term is defined in Section 163.340(24), Florida Statutes, levying ad valorem taxes within the Redevelopment Area, a sum equal to ninety-five percent (95%) of the incremental increase in ad valorem taxes levied each year by that taxing authority, as calculated in accordance with Section 6 of this Ordinance and the Act, based on the base year established in Section 5 of this Ordinance (such annual sum being hereinafter referred to as the "tax increment"). There shall be a ceiling on annual County contributions of 95% of the tax increment share up to $1 million; and 75% of the tax increment share over $1 million up to $2 million; and 50% over $2 million until the sunset date.

Section 5. The most recent assessment roll used in connection with the taxation of property prior to the effective date of this Ordinance shall be the preliminary assessment roll of taxable real property in Volusia County, Florida, prepared by the Property Appraiser of Volusia County, Florida, and certified pursuant to Section 193.122, Florida Statutes reflecting valuation of real property for purposes of ad valorem taxation as of January 1, 2015 ("base year value") and all deposits into the Trust Fund shall be in the amount of tax increment calculated as provided in Section 6 hereof based upon the increases in valuation of taxable real property in the Area, prepared by the Property Appraiser of Volusia County, Florida, filed with the Department of Revenue pursuant to Section 193.1142, Florida Statutes.
Section 6. The annual funding of the Trust Fund shall be in an amount not less than that increment in the income, proceeds, revenues, and funds from the City and County in connection with the undertaking and carrying out of community redevelopment. Such increment shall be determined annually and shall be that amount equal to ninety-five (95%) the difference between:

(a) 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 geographic boundaries of the Redevelopment Area; and

(b) The 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 any debt service millage, upon the total of the assessed value of the taxable real property in the Redevelopment Area as shown upon the most recent assessment roll used in the connection with the taxation of such property by each taxing authority prior to the effective date of this Ordinance providing for the funding of the Trust Fund (see section 5 for such dates).

Section 7. All taxing authorities shall annually appropriate to and cause to be deposited in the Trust Fund the increment revenue determined pursuant to the Act and Section 6 of this Ordinance at the beginning of each fiscal year thereof as provided in the Act. The obligation of each taxing authority to annually appropriate the tax increment for deposit in the Trust Fund shall commence immediately upon the effective date of this Ordinance and continue to the extent permitted by the Act so long as any indebtedness pledging “increment revenue” is to be paid and so long as the Redevelopment Plan is in effect.

Section 8. The Trust Fund shall be established and maintained as a separate trust fund by the Agency so that the Trust Fund may be promptly and effectively administered and utilized by the Agency expeditiously and without undue delay for its statutory purpose pursuant to the Redevelopment Plan.

Section 9. The governing body of the Agency shall be the trustee of the Trust Fund and shall be responsible for the receipt, custody, disbursement, accountability, management, investment and proper application of all monies paid into the Trust Fund.

Section 10. The Agency shall provide for an audit of the Trust Fund each fiscal year and a report of such audit to be prepared by an independent certified public accountant or firm. Such report shall describe the amount and source of deposits into, and the amount and purpose of withdrawals from, the Trust Fund during such fiscal year and the amount of principal and interest paid during such year on any indebtedness to which increment revenues are pledged and the remaining amount of the indebtedness. The Agency shall provide by registered mail a copy of the report to each taxing authority.

Ordinance No. 519
Page 4 of 6
Section 11. The issuance of revenue bonds notes or other obligations shall not create a pledge of the faith and credit of the County, but shall be payable solely from the increment revenues deposited in the Trust Fund together with any other non ad valorem revenues of the City or Agency as provided in the Plan.

Section 12. Any and all ordinances or resolutions or parts of ordinances or resolutions in conflict herewith are hereby repealed. If any portion of this Ordinance is held to be invalid or unenforceable for any reason, such holding shall not affect the validity or enforceability of the remainder of this Ordinance, which shall remain in full force and effect.

Section 13. The City Clerk of the City is hereby authorized and directed to send a certified copy of this Ordinance to each of the taxing authorities and to the Property Appraiser of Volusia County, Florida.

Section 14. This Ordinance shall take effect immediately upon its passage and adoption.
ROLL CALL VOTE AS FOLLOWS (Ordinance No. 519):

First Reading this 26th day of August, 2014.

Gary A. Blair  
Michael G. Wright  
O. William Crippen  
Tom Laputka, Mayor

Ronald L. Saylor  
Tom Abraham  
Anthony Pupello, Vice Mayor  

ROLL CALL VOTE AS FOLLOWS (Ordinance No. 519):

Second Reading this 10th day of September, 2014.

Gary A. Blair  
Michael G. Wright  
O. William Crippen  
Tom Laputka, Mayor

Ronald L. Saylor  
Tom Abraham  
Anthony Pupello, Vice Mayor  

PASSED and ADOPTED this 10th day of September, 2014.

ATTEST:  
Deborah J. Renger, CMC, City Clerk

AUTHENTICATED:  
Tom Laputka, Mayor

Approved as to form and legal sufficiency:

William E. Reischmann, Jr., City Attorney
APPENDIX G

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City of Orange City
Community Redevelopment Plan

January 2015
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<th>Parcel</th>
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<td>123</td>
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<td>456</td>
<td>Jane</td>
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**January 2015**

*City of Orange City*

*Community Redevelopment Plan*
| ALTA KEY | ALTA COUNTY FID | OWNER | ADDTL. OWNER | ADDED OWNER ADDRESS | CITY | OWNER ZIP | PROPERTY ADDRESS | PROP ST NO | PROP ST DIR | PROP ST NA | PROP GTYPE | PROP ADT | PROP CITY | PROP ZIP |
|----------|----------------|-------|------------|---------------------|------|-----------|------------------|------------|-------------|-----------|------------|----------|----------|--------|---------|
| 271482   | 11100000000002 | FLASH HOLDINGS LLC | | | BELMAR, CO | 80115 | 401 S VOLUSIA AV | 32763 | S | VOLUSIA | 2763 | 32763 | ORANGE CITY | 32763 |
| 271485   | 11100000000002 | FLAIF|

Community Redevelopment Plan
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<th>Property Address</th>
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*January 2015*
APPENDIX H

DEFINITIONS
As used in the Orange City Community Redevelopment Plan, the following terms shall have the meanings as defined herein unless the context requires otherwise:

(1) “Agency”, “Community Redevelopment Agency” or "CRA" means a public agency created by, or designated pursuant to, Section 163.356 or Section 163.357, Florida Statues (2012).

(2) “Public body” means the state or any county, municipality, authority, special district as defined in Section 165.031(5), Florida Statues (2012), or other public body of the state, except a school district.

(3) “Governing body” means the council, commission, or other legislative body charged with governing the county or municipality.

(4) “Mayor” means the mayor of a municipality or, for a county, the chair of the board of county commissioners or such other officer as may be constituted by law to act as the executive head of such municipality or county.

(5) “Clerk” means the clerk or other official of the county or municipality who is the custodian of the official records of such county or municipality.

(6) “Federal Government” includes the United States or any agency or instrumentality, corporate or otherwise, of the United States.

(7) “Slum area” means an area having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or nonresidential, which are impaired by reason of dilapidation, deterioration, age, or obsolescence, and exhibiting one or more of the following factors:

(a) Inadequate provision for ventilation, light, air, sanitation, or open spaces;

(b) High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code; or

(c) The existence of conditions that endanger life or property by fire or other causes.

(8) “Blighted area” means an area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic
distress or endanger life or property, and in which two or more of the following factors are present:

(a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;

(b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;

(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;

(d) Unsanitary or unsafe conditions;

(e) Deterioration of site or other improvements;

(f) Inadequate and outdated building density patterns;

(g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;

(h) Tax or special assessment delinquency exceeding the fair value of the land;

(i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;

(j) Incidence of crime in the area higher than in the remainder of the county or municipality;

(k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;

(l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;

(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or

(n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.
However, the term “blighted area” also means any area in which at least one of the factors identified in paragraphs (a) through (n) are present and all taxing authorities subject to Section 163.387(2)(a), Florida Statutes (2012) agree, either by interlocal agreement or agreements with the agency or by resolution, that the area is blighted. Such agreement or resolution shall only determine that the area is blighted. For purposes of qualifying for the tax credits authorized in Chapter 220, Florida Statutes (2012) “blighted area” means an area as defined in this subsection.

(9) “Community redevelopment” or “redevelopment” means undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight, or for the reduction or prevention of crime, or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area or rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed, or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan.

(10) “Community Redevelopment Area” or "Redevelopment Area" means a slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly, or a coastal and tourist area that is deteriorating and economically distressed due to outdated building density patterns, inadequate transportation and parking facilities, faulty lot layout or inadequate street layout, or a combination thereof which the governing body designates as appropriate for community redevelopment. For community redevelopment agencies created after July 1, 2006, a community redevelopment area may not consist of more than 80 percent of a municipality.

(11) “Community Redevelopment Plan" or "Redevelopment Plan" means a plan, as it exists from time to time, for a community redevelopment area.

(12) “Related activities” means:

(a) Planning work for the preparation of a general neighborhood redevelopment plan or for the preparation or completion of a communitywide plan or program pursuant to Section 163.365, Florida Statutes (2012).
(b) The functions related to the acquisition and disposal of real property pursuant to Section 163.370(4), Florida Statutes (2012).

(c) The development of affordable housing for residents of the area.

(d) The development of community policing innovations.

(13) “Real property” means all lands, including improvements and fixtures thereon, and property of any nature appurtenant thereto or used in connection therewith and every estate, interest, right, and use, legal or equitable, therein, including but not limited to terms for years and liens by way of judgment, mortgage, or otherwise.

(14) “Bonds” means any bonds (including refunding bonds), notes, interim certificates, certificates of indebtedness, debentures, or other obligations.

(15) “Obligee” means and includes any bondholder, agents or trustees for any bondholders, or lessor demising to the county or municipality property used in connection with community redevelopment, or any assignee or assignees of such lessor’s interest or any part thereof, and the Federal Government when it is a party to any contract with the county or municipality.

(16) “Person” means any individual, firm, partnership, corporation, company, association, joint stock association, or body politic and includes any trustee, receiver, assignee, or other person acting in a similar representative capacity.

(17) “Area of operation” means, for a county, the area within the boundaries of the county, and for a municipality, the area within the corporate limits of the municipality.

(18) “Housing authority” means a housing authority created by and established pursuant to Chapter 421, Florida Statutes (2012).

(19) “Board” or “commission” means a board, commission, department, division, office, body or other unit of the county or municipality.

(20) “Public officer” means any officer who is in charge of any department or branch of the government of the county or municipality relating to health, fire, building regulations, or other activities concerning dwellings in the county or municipality.

(21) “Debt service millage” means any millage levied pursuant to Section 12, Art. VII of the State Constitution.
(22) “Increment revenue” means the amount calculated pursuant to Section 163.387(1), Florida Statutes (2012).

(23) “Community policing innovation” means a policing technique or strategy designed to reduce crime by reducing opportunities for, and increasing the perceived risks of engaging in, criminal activity through visible presence of police in the community, including, but not limited to, community mobilization, neighborhood block watch, citizen patrol, citizen contact patrol, foot patrol, neighborhood storefront police stations, field interrogation, or intensified motorized patrol.

(24) “Taxing authority” means a public body that levies or is authorized to levy an ad valorem tax on real property located in a community redevelopment area.