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 Statutes (2011), and that such Area constitutes a community redevelopment area as defined in Section 163.340(10), Florida Statutes (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  
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:

Deborah J. Renner, CMC, City Clerk

AUTHENTICATED:

Tom Laputka, Mayor

Approved as to form and legal sufficiency:

William E. Reischmann, Jr., City Attorney
Attachment A

Boundary Description of the Orange City CRA

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 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 northeast corner of the property identified as Parcel ID 8002-02-00-0010, 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.
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 said property line, and continue to run south 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; Thence run south along 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 exactly 100 feet farther to the west on the north line of said property, Thence run south through said property to the north line of property owned by Ronnie Wilson and identified as Parcel ID 8014-03-00-0010, Thence run east along the north line of said property to the east line, 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 8014-03-03-0010, 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 Atchley property to the centerline of the unnamed alley lying west of the Atchley property; Thence run south along the centerline of said alley right-of-way to the centerline of the right-of-way for East Gardenia Avenue; Thence continue across East Gardenia Avenue 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

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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 Shell, 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 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 property 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 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 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 to the property at 2481 North Volusia Avenue owned by CKC Whitelock, LLC. and identified as Parcel ID 8003-02-00-0021; Thence run north on said west property line a distance of approximately 130 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.