

# City of Orange City

## Community Redevelopment Plan

Prepared by:



DRAFT  
December 3, 2012

## 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



US 17-92 (Volusia Ave.) -  
Underutilized land uses



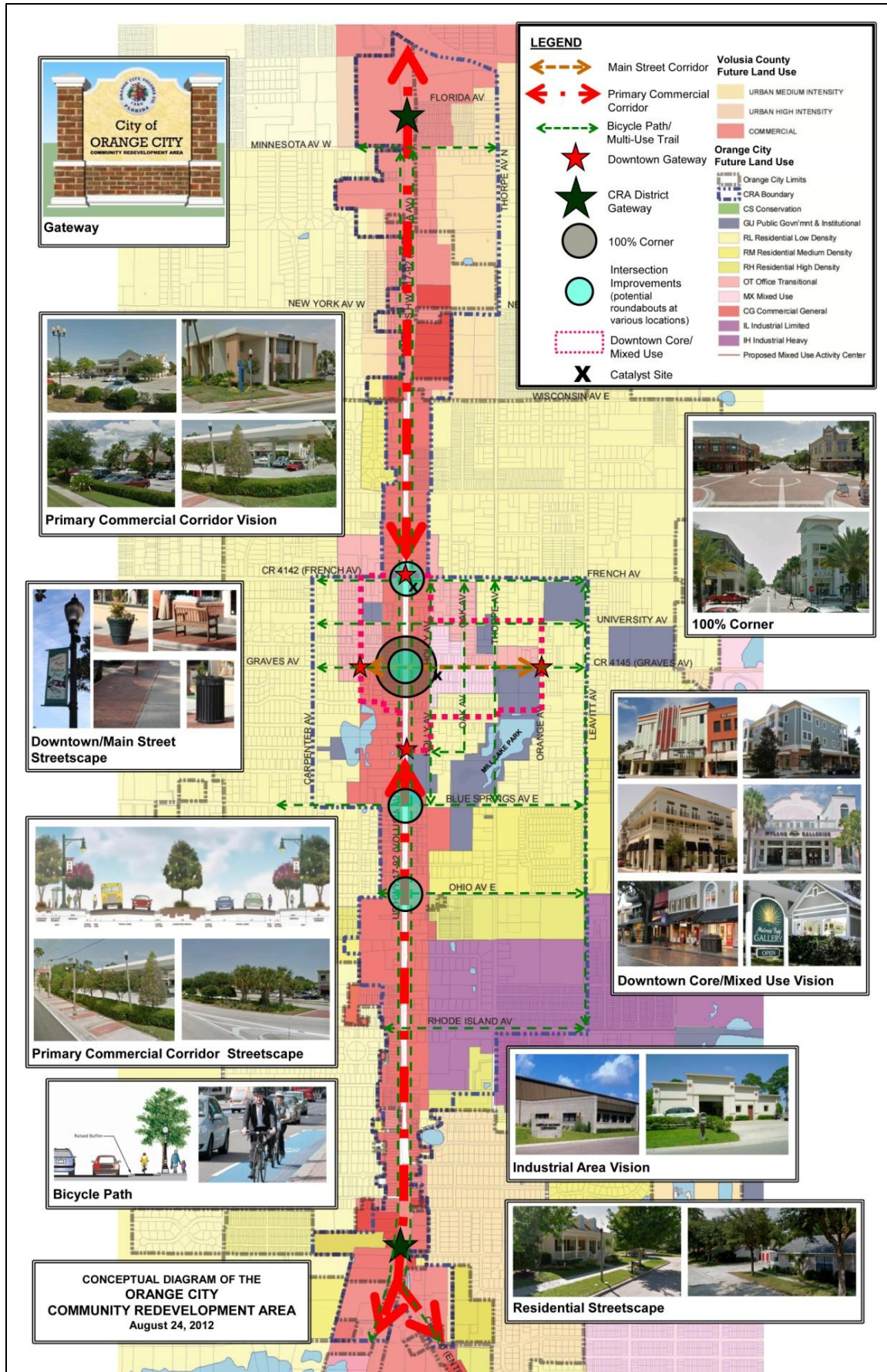
US 17-92 (Volusia Ave.) -  
Deteriorating site



E. Ohio Ave. - Discontinued sidewalk



E. Elm Ave. at US 17-92 (Volusia Ave.) - Deteriorating infrastructure



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 tax 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).

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.

CAPITAL WORK PLAN						
Project Category	Project Type	Short Term (1-9 Yrs)	Mid Term (10-20 Yrs)	Long Term (21-40 Yrs)	Total	Anticipated Funding Sources
<b>Roadway Improvements</b>						
Road	Resurfacing	\$150,000.00	\$500,000.00	\$500,000.00	\$1,150,000.00	City & County increment revenues/Federal Highway/FDOT/Grants/County
	Curb/Gutter Addition/Repair	\$100,000.00	\$237,500.00	\$237,500.00	\$575,000.00	City & County increment revenues/Federal Highway/County/FDOT/Grants
	Intersection Improvements along US 17-92 (Volusia Ave.)	\$3,450,000.00			\$3,450,000.00	City & County increment revenues/Federal Highway/FDOT/Grants
	Public Parking/Public-Private Parking Partnership Assistance	\$100,000.00	\$200,000.00	\$275,000.00	\$575,000.00	City & County increment revenues/City/Private
Sidewalks/Bicycle Lanes	New Construction/Replacement	\$575,000.00	\$575,000.00		\$1,150,000.00	City & County increment revenues/Federal Highway/FDOT/Grants
US 17-92 (Volusia Avenue) Streetscape	Roadway Lights, Mast Arms, Decorative Pavers, Street Trees, Median Landscaping, Site Furnishings,	\$2,000,000.00	\$7,000,000.00	\$5,375,000.00	\$14,375,000.00	City & County increment revenues/Federal Highway/FDOT/Grants/Private
Graves Avenue (Main Street) Streetscape –This is County Road	Pedestrian Lights, Mast Arms, Decorative Pavers, Street Trees, Site Furnishings,		\$1,500,000.00	\$1,375,000.00	\$2,875,000.00	City & County increment revenues/County/ Grants/ Private
Downtown Core Streetscape	Pedestrian Lights, Mast Arms, Decorative Pavers, Street Trees, Site Furnishings,		\$5,000,000.00	\$4,775,000.00	\$9,775,000.00	City & County increment revenues/City/County/ Grants/Private
All Other Residential Streets	Crosswalks, Street Lighting, Street Trees, Decorative Pedestrian Lights	\$500,000.00	\$2,625,000.00	\$2,625,000.00	\$5,750,000.00	City & County increment revenues/Grants/City/ County/Private
<b>Sub-Total</b>		<b>\$6,875,000.00</b>	<b>\$17,637,500.00</b>	<b>\$15,162,500.00</b>	<b>\$39,675,000.00</b>	

CAPITAL WORK PLAN						
Project Category	Project Type	Short Term (1-9 Yrs)	Mid Term (10-20 Yrs)	Long Term (21-40 Yrs)	Total	Anticipated Funding Sources
<b>Gateway/Street/Wayfinding</b>						
Gateways	2 Community Redevelopment Area Gateways and 4 Downtown District Gateways	\$69,000.00			\$69,000.00	Federal Highway/ City & County increment revenues/Grants
Street Signage	Decorative Breakaway Poles and Name Plates	\$115,000.00			\$115,000.00	Federal Highway/City & County increment revenues/Grants
Wayfinding Signage System	Decorative Breakaway Poles and Name Plates	\$30,000.00	\$27,500.00		\$57,500.00	Federal Highway/City & County increment revenues/Grants
<b>Sub-Total</b>		<b>\$214,000.00</b>	<b>\$27,500.00</b>		<b>\$241,500.00</b>	
<b>Recreation Improvements</b>						
Multi-Use Trail System	New Construction/ Replacement	\$600,000.00	\$550,000.00		\$1,150,000.00	City & County increment revenues/County/FDOT/ Grants
Mill Lake Park Improvements	Walkways, Boardwalks, Interpretative Signage, Decorative Pedestrian Lights, Site Furnishings, Landscaping	\$747,500.00			\$747,500.00	City & County increment revenues/Grants/ ECHO Grant
Other Park Improvements	Site Furnishings, Play Equipment, Landscaping, Site Furnishings	\$191,667.00	\$191,666.00	\$191,667.00	\$575,000.00	City & County increment revenues/Grants
<b>Sub-Total</b>		<b>\$1,539,167.00</b>	<b>\$741,666.00</b>	<b>\$191,667.00</b>	<b>\$2,472,500.00</b>	
<b>Infrastructure Improvements</b>						
Water and Sewer	Water System Expansion (includes serving annexed County areas)	\$50,000.00	\$1,000,000.00	\$2,400,000.00	\$3,450,000.00	City & County increment revenues/ City/Grants/ Private
	Sewer System Expansion (includes serving annexed County areas)	\$50,000.00	\$2,000,000.00	\$3,700,000.00	\$5,750,000.00	City & County increment revenues/City/ County/Private
Stormwater	Repair/Upgrade Existing Stormwater and Drainage Facilities	\$50,000.00	\$2,000,000.00	\$1,400,000.00	\$3,450,000.00	City & County increment revenues/City
	Construct Stormwater Facilities to Address Flooding Issues	\$100,000.00	\$2,200,000.00		\$2,300,000.00	City & County increment revenues/City/ State Grants/Private
	Construct Stormwater Facilities to Accommodate Future Developments		\$1,000,000.00	\$7,050,000.00	\$8,050,000.00	City & County increment revenues/City/ State/County/Grants/ Private
<b>Sub-Total</b>		<b>\$250,000.00</b>	<b>\$8,200,000.00</b>	<b>\$14,550,000.00</b>	<b>\$23,000,000.00</b>	

<b>CAPITAL WORK PLAN</b>						
Project Category	Project Type	Short Term (1-9 Yrs)	Mid Term (10-20 Yrs)	Long Term (21-40 Yrs)	Total	Anticipated Funding Sources
Planning Studies	Water/Waste Water Master Plan	\$115,000.00			\$115,000.00	City & County increment revenues/City
	Stormwater Master Plan	\$115,000.00			\$115,000.00	City & County increment revenues/City
<b>Sub-Total</b>		<b>\$230,000.00</b>			<b>\$230,000.00</b>	
<b>TOTAL</b>		<b>\$9,108,167.00</b>	<b>\$26,606,666.00</b>	<b>\$29,904,167.00</b>	<b>\$65,619,000.00</b>	
<b>Increment Revenue Forecast (Aggressive Growth Scenario)</b>		<b>\$1,388,185.00</b>	<b>\$7,595,902.00</b>	<b>\$38,887,977.00</b>	<b>Increment Revenue Total (Aggressive Scenario)</b>	<b>\$47,872,064.00</b>
<b>Funding Deficiency</b>		<b>\$65,619,000.00 (Total Capital Cost) - \$47,872,064.00 (Total Increment Revenue - Aggressive Scenario)</b>				<b>\$17,746,936.00</b>

**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, Volusia County, ECHO (sunset as of 2020), Volusia Forever (sunset as of 2020) and West Volusia Hospital Authority.

The City recognizes the County's Ordinance 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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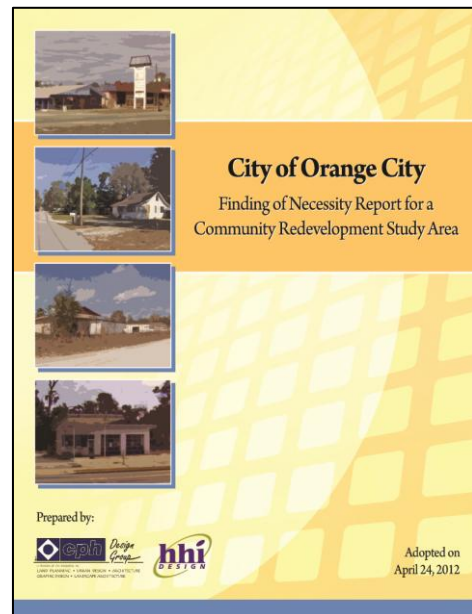
## CHAPTER 1 INITIATING REDEVELOPMENT

### 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 910 acres, which is 20 percent of the total City's area of 4,630 acres. Included in this area are parcels within unincorporated Volusia County consisting of approximately 117 acres, which is 12 percent of the Redevelopment Area. If these unincorporated parcels are annexed into the City, they will automatically become part of the City of Orange City Community Redevelopment Area.

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 910 acres, which is 20 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 910 acres, which is 20 percent of the total City's area of 4,630 acres. Included in this area are parcels within unincorporated Volusia County consisting of approximately 117 acres, which is 12 percent of the Redevelopment Area. When these unincorporated parcels are annexed into the City, they will automatically become part of the Redevelopment Area.

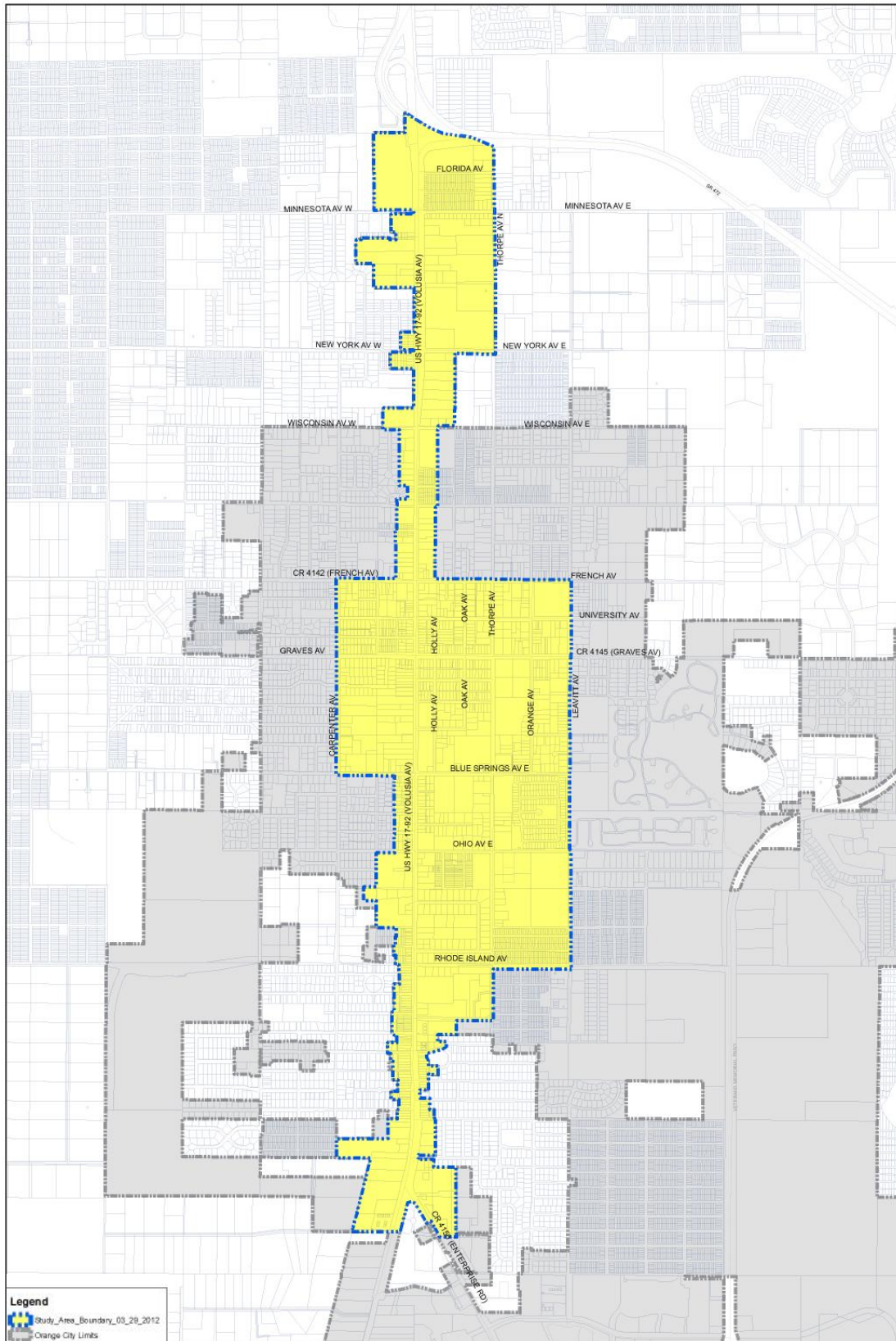
The Redevelopment Area is generally contained within the boundaries created by Firehouse Road on the north; Bauman Avenue, Cottonwood Street, Carpenter Avenue, Park Drive, Mimosa Avenue on the west; Enterprise Road, Miller Road and Grand Plaza Drive on the south; and Leavitt Road and Thorpe Avenue on 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*

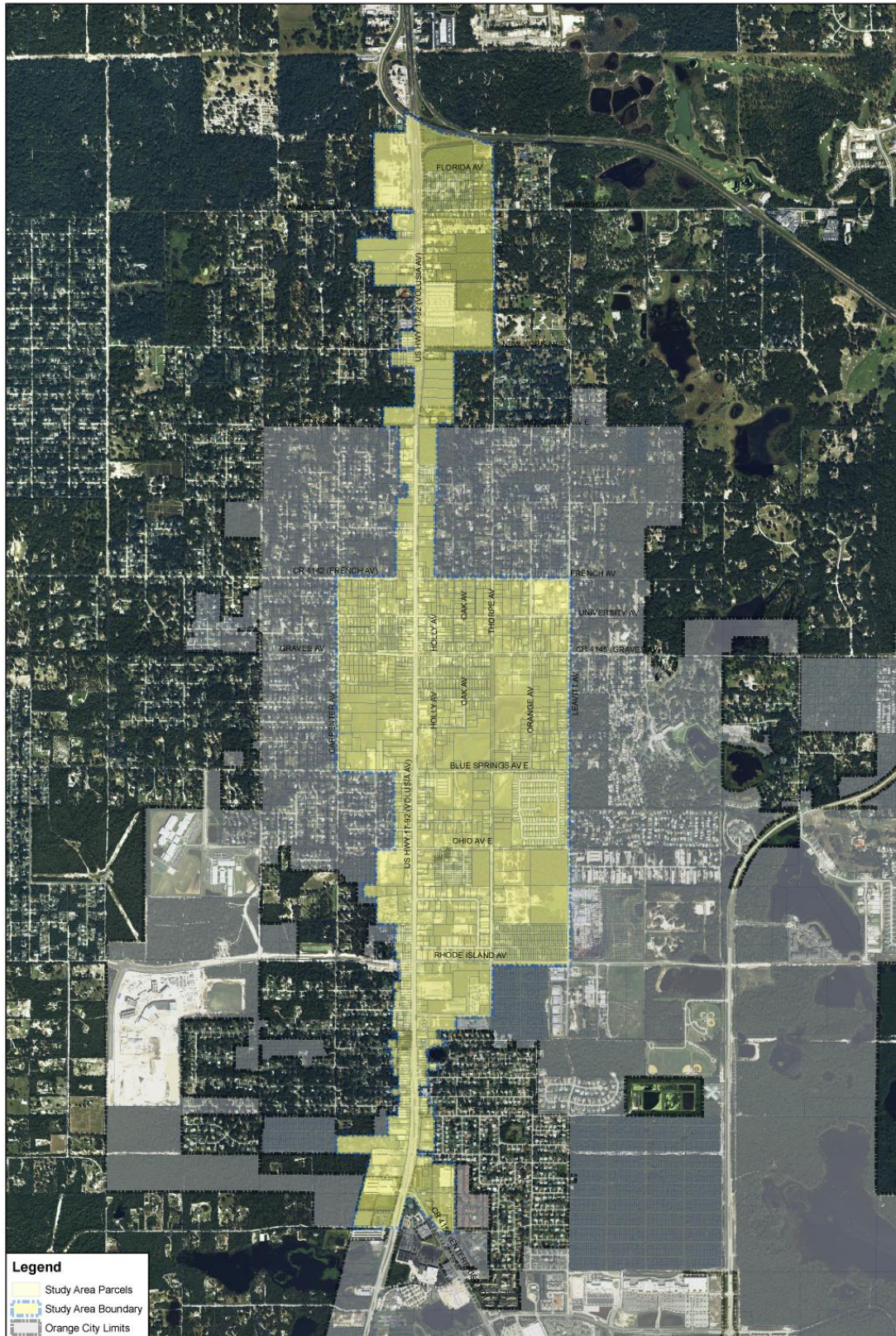
Presently, the Redevelopment Area has a mix of general land uses, which include commercial, industrial, office, public/semi-public, mobile home, multi-family, single-family and vacant lands. Future land uses are expected to be commercial general, public/government/institutional, residential and mixed-use.

**Figure 5: Orange City Community Redevelopment Area Map**



Source: CPH Design Group

Figure 6: Aerial of the Orange City Community Redevelopment Area

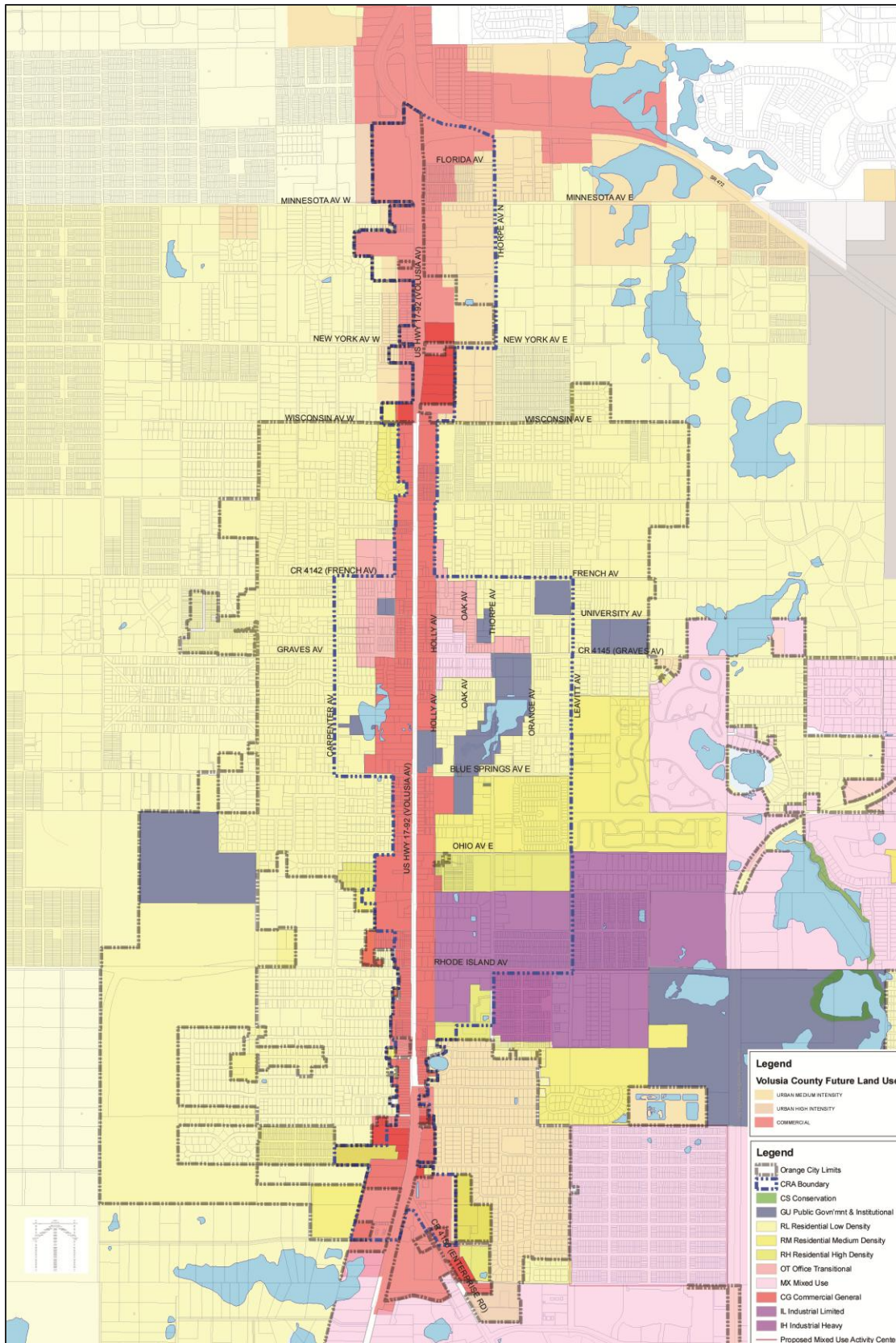


Source: CPH Design Group

## Figure 7: Legal Description of the Orange City Community Redevelopment Area

*[The legal description will be completed prior to Delegation of Authority Resolution being scheduled for Council. See list of parcels (**Appendix G**) and the boundary map (**Figure 5**)]*

Figure 8: Future Land Use Map with Community Redevelopment Area Boundary



Source: CPH Design Group

## **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.



*2011 Visioning Workshop*

## **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)

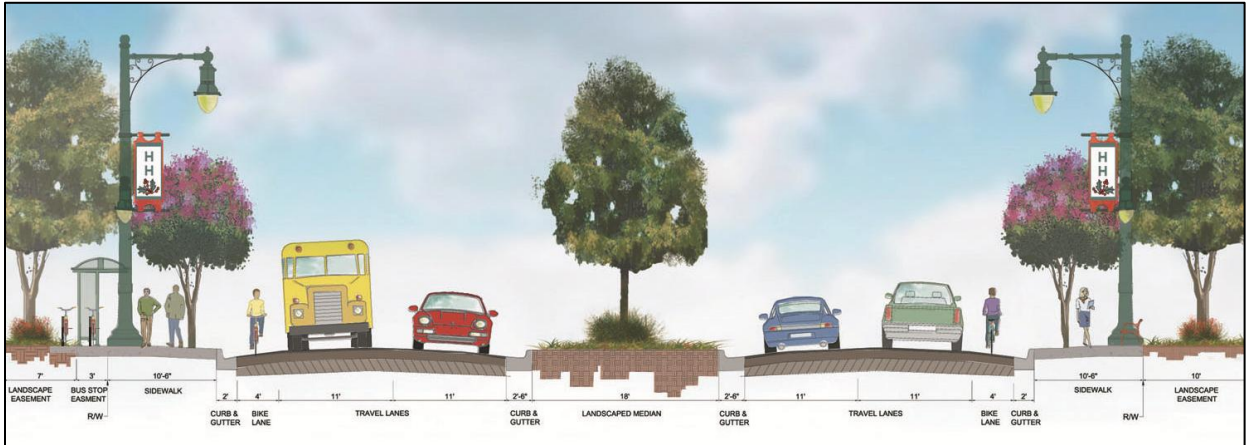


Figure 9: Vision for the Downtown Core (continue)



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

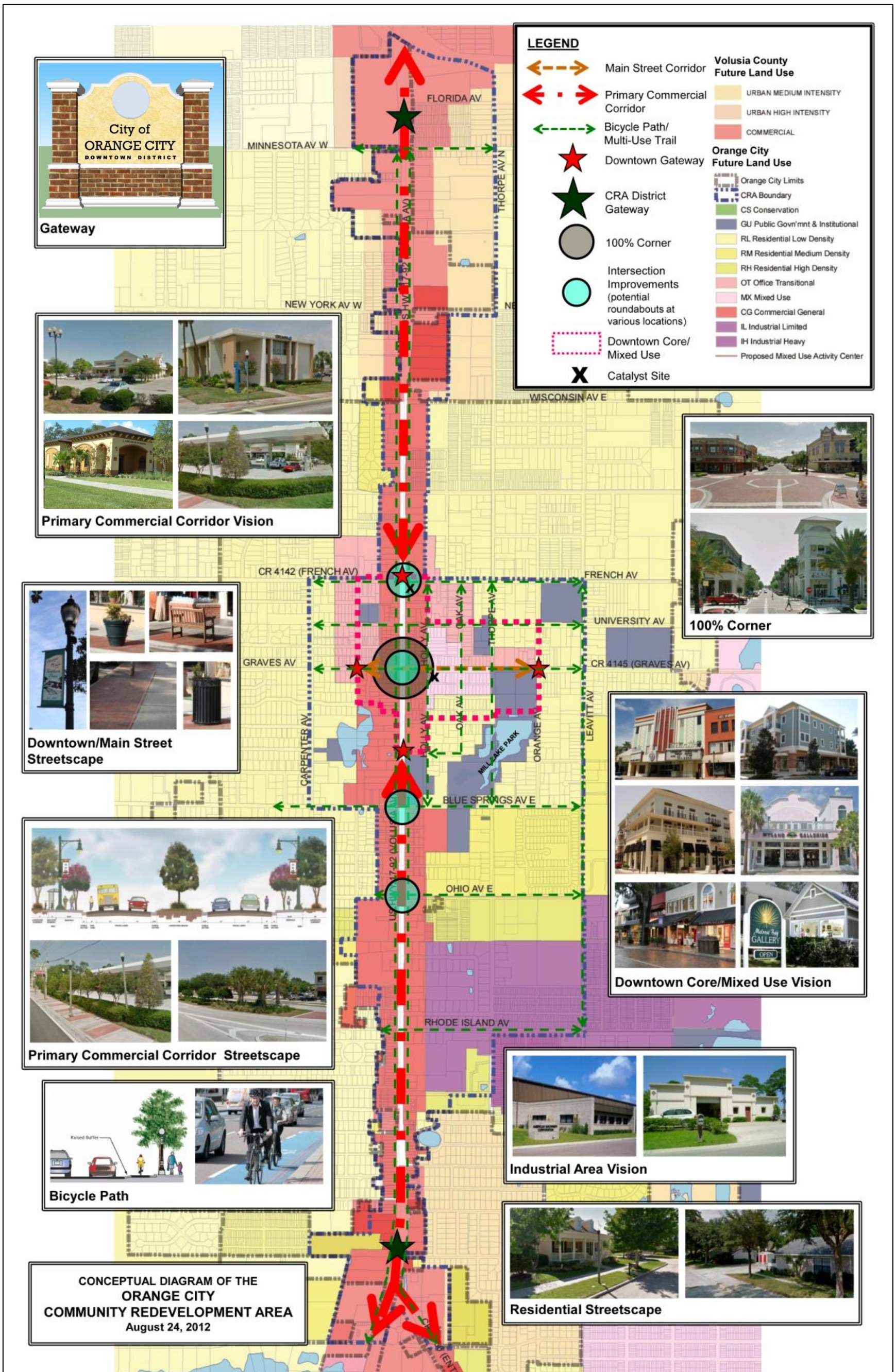


The intent of this Plan is to serve as a framework for guiding development and redevelopment in the Redevelopment Area. This Plan identifies redevelopment objectives, and lays the foundation for programs and capital projects to be undertaken, which will reverse and remove the blighted area conditions 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, 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); 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 \$27 million 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 \$48 million over the next 40 years.

The projections assumed the ECHO and Volusia Forever millage rates will sunset in 2020 and there would be no increase over a stabilized 40 year period in the remaining ad valorem millage rates. 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**). For increment revenue determination, the parcels within unincorporated Volusia County consisting of approximately 117 acres, which is 12 percent of the Redevelopment Area are not included until such time they are annexed into the City of Orange City.

## 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. Streetscaping on 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

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.

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. 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 No. 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 improvement 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, 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.

## **Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water, and Natural Groundwater Recharge Element (2010)**

### ***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 identified 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:

- (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	<u>yes</u>	Anthony Pupello	<u>yes</u>
Ron Saylor	<u>yes</u>	Tom Abraham	<u>yes</u>
Michael G. Wright	<u>yes</u>	O. William Crippen, Vice Mayor	<u>yes</u>
Tom Laputka, Mayor	<u>yes</u>		

ADOPTED THIS 24<sup>th</sup> DAY OF April, 2012

**ATTEST:**

Deborah J. Renner  
Deborah J. Renner, CMC, City Clerk

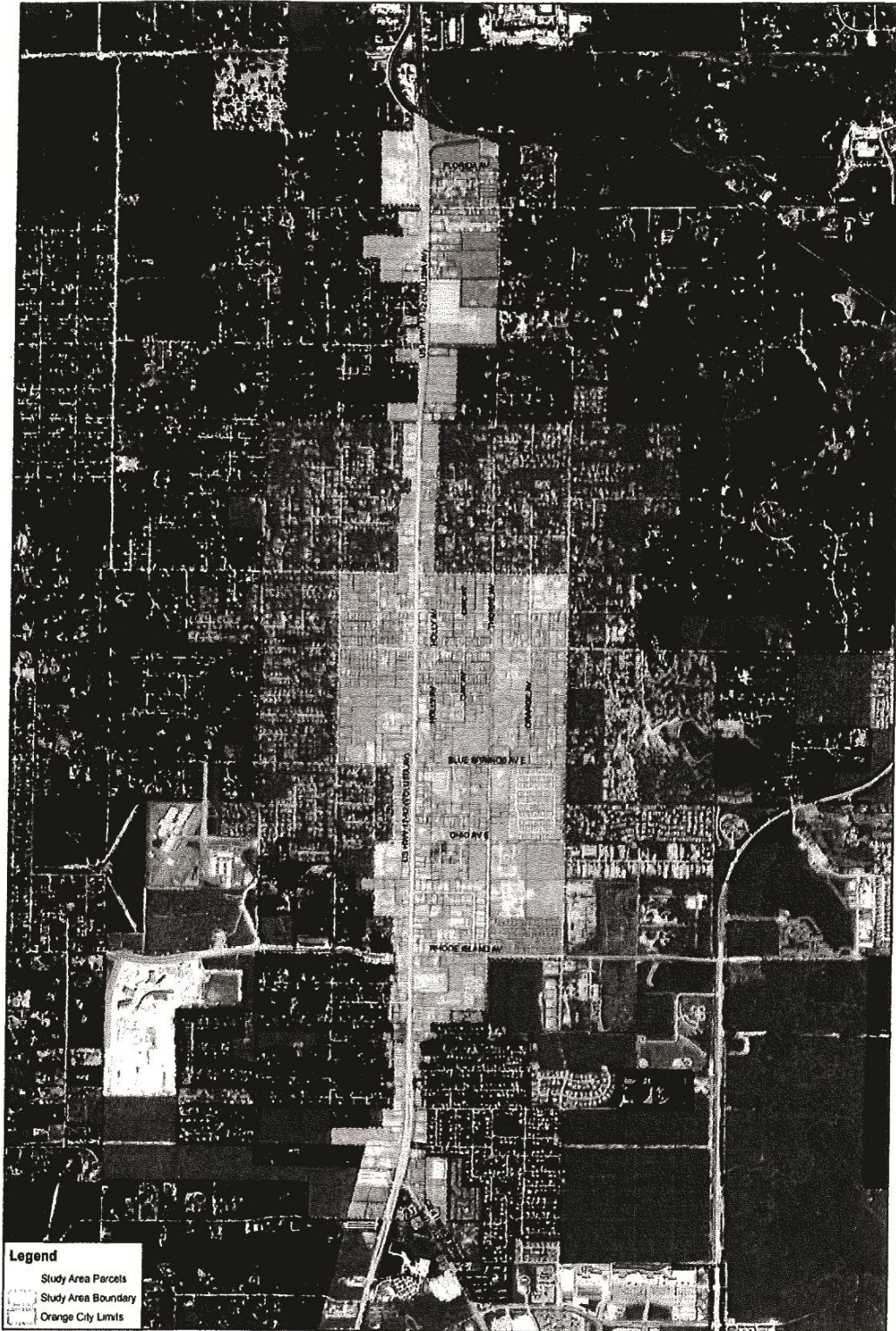
**AUTHENTICATED:**

Tom Laputka  
Tom Laputka, Mayor

Approved as to form and legal sufficiency:

W. E. Reischmann  
W. E. Reischmann, City Attorney

RESOLUTION 670-12  
EXHIBIT A



Source: CPH Design Group

## **APPENDIX B** INCREMENT REVENUE FINANCING TABLES

**Anticipated Growth Scenario**

FYE	Base + Appreciation	New Construction	New Construction - Cumulative	Less Base	Total TV Subject to TIF	City <sup>1</sup>	County <sup>2</sup>	ECHO <sup>3</sup>	Volusia Forever <sup>4</sup>	Hospital <sup>5</sup>	Total to CRA
2012	\$ 97,326,095	\$ -	\$ -	\$ 97,326,095	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2013	96,352,834	-	-	97,326,095	-	14,717	12,016	416	111	4,960	32,220
2014	96,352,834	3,162,651	3,162,651	97,326,095	2,189,390	21,619	17,651	611	163	7,287	47,331
2015	97,316,362	-	3,225,904	97,326,095	3,216,171	35,136	28,687	993	266	11,843	76,924
2016	99,262,690	-	3,290,422	97,326,095	5,227,017	48,923	39,944	1,383	370	16,490	107,109
2017	101,247,943	-	3,356,231	97,326,095	7,278,079	62,985	51,426	1,780	476	21,230	137,897
2018	103,272,902	-	3,423,355	97,326,095	9,370,162	77,329	63,137	2,186	585	26,064	169,302
2019	105,338,360	-	3,491,822	97,326,095	11,504,088	91,960	75,083	2,599	695	30,996	201,334
2020	107,445,128	-	3,561,659	97,326,095	13,680,691	106,884	87,268	-	-	36,026	230,177
2021	109,594,030	-	3,632,892	97,326,095	15,900,827	122,106	99,696	-	-	41,156	262,958
2022	111,785,911	-	3,705,550	97,326,095	18,165,365	137,633	112,373	-	-	46,390	296,395
2023	114,021,629	-	3,779,661	97,326,095	20,475,195	153,470	125,303	-	-	51,728	330,501
2024	116,302,061	-	3,855,254	97,326,095	22,831,220	169,623	138,492	-	-	57,172	365,288
2025	118,628,103	-	3,932,359	97,326,095	25,234,367	186,100	151,945	-	-	62,726	400,771
2026	121,000,665	-	4,011,006	97,326,095	27,685,576	202,906	165,667	-	-	68,391	436,964
2027	123,420,678	-	4,091,226	97,326,095	30,185,809	220,049	179,663	-	-	74,169	473,881
2028	125,889,092	-	4,173,051	97,326,095	32,736,047	237,534	193,940	-	-	80,062	511,536
2029	128,406,873	-	4,256,512	97,326,095	35,337,290	255,369	208,501	-	-	86,073	549,944
2030	130,975,011	-	4,341,642	97,326,095	37,990,558	273,561	223,355	-	-	92,205	589,121
2031	133,594,511	-	4,428,475	97,326,095	40,696,891	292,117	238,505	-	-	98,459	629,081
2032	136,266,401	-	4,517,044	97,326,095	43,457,351	311,043	253,958	-	-	104,839	669,890
2033	138,991,729	-	4,607,385	97,326,095	46,273,020	330,349	269,720	-	-	111,346	711,414
2034	141,771,564	-	4,699,533	97,326,095	49,145,002	350,040	285,797	-	-	117,983	753,820
2035	144,606,995	-	4,793,524	97,326,095	52,074,424	370,125	302,196	-	-	124,752	797,074
2036	147,499,135	-	4,889,394	97,326,095	55,062,434	390,612	318,923	-	-	131,658	841,193
2037	150,449,118	-	4,987,182	97,326,095	58,110,205	411,508	335,984	-	-	138,701	886,194
2038	153,458,100	-	5,086,926	97,326,095	61,218,931	432,823	353,387	-	-	145,885	932,095
2039	156,527,262	-	5,188,664	97,326,095	64,389,831	454,564	371,138	-	-	153,213	978,915
2040	159,657,807	-	5,292,437	97,326,095	67,624,150	476,739	389,244	-	-	160,687	1,026,670
2041	162,850,964	-	5,398,286	97,326,095	70,923,155	499,359	407,712	-	-	168,311	1,075,381
2042	166,107,983	-	5,506,252	97,326,095	74,288,140	522,430	426,549	-	-	176,088	1,125,066
2043	169,430,143	-	5,616,377	97,326,095	77,720,425	545,963	445,763	-	-	184,020	1,175,745
2044	172,818,745	-	5,728,705	97,326,095	81,221,355	569,967	465,361	-	-	192,110	1,227,438
2045	176,275,120	-	5,843,279	97,326,095	84,792,304	594,450	485,351	-	-	200,362	1,280,164
2046	179,800,623	-	5,960,144	97,326,095	88,434,672	619,424	505,741	-	-	208,780	1,333,945
2047	183,396,635	-	6,079,347	97,326,095	92,149,887	644,897	526,539	-	-	217,366	1,388,801
2048	187,064,568	-	6,200,934	97,326,095	95,939,407	670,879	547,753	-	-	226,123	1,444,755
2049	190,805,959	-	6,324,953	97,326,095	99,804,717	697,381	569,391	-	-	235,056	1,501,827
2050	194,621,976	-	6,451,452	97,326,095	103,747,333	724,413	591,462	-	-	244,167	1,560,041
2051	198,514,416	-	6,580,481	97,326,095	107,768,802						
<b>Total</b>	<b>\$ 3,162,651</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,326,986</b>	<b>\$ 308,175</b>	<b>\$ 10,064,620</b>	<b>\$ 9,968</b>	<b>\$ 2,667</b>	<b>\$ 4,154,872</b>	<b>\$ 26,559,113</b>
<b>Avg. Annual</b>	<b>\$ 79,066</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 308,175</b>	<b>\$ 251,615</b>	<b>\$ 249</b>	<b>\$ 67</b>	<b>\$ 103,872</b>	<b>\$ 663,978</b>	
<b>TOTAL City and County Incremental Revenue Contributions</b>											
<b>\$ 22,391,605.45</b>											

New Construction: Dollar General; Advance Image; Honda Dealership  
<sup>1</sup> City of Orange City millage rate - 7.0737 (FYE 2012)  
<sup>2</sup> Volusia County General Fund millage rate - 5.7771 (FYE 2012)  
<sup>3</sup> ECHO millage rate - 0.2000 (FYE 2012). Rate sunsets as of 2020  
<sup>4</sup> Volusia Forever millage rate - 0.0535 (FYE 2012). Rate sunsets as of 2020  
<sup>5</sup> West Volusia Hospital Authority millage rate - 2.3849 (FYE 2012)  
 Note: Library Districts are exempt.

**Aggressive Growth Scenario**

FYE	Base + Appreciation	New Construction	New Construction - Cumulative	Less Base	Total TV Subject to TIF	City <sup>1</sup>	County <sup>2</sup>	ECHO <sup>3</sup>	Volusia Forever <sup>4</sup>	Hospital <sup>5</sup>	Total to CRA
2012	\$ 97,326,095	-	-	\$ 97,326,095	\$ -	-	-	-	-	-	-
2013	97,326,095	-	-	97,326,095	4,226,912	28,413	23,198	803	215	9,577	62,206
2014	98,299,356	3,253,651	3,253,651	97,326,095	6,290,509	42,284	34,524	1,195	320	14,252	92,975
2015	100,265,343	-	3,351,261	97,326,095	10,119,007	68,019	55,536	1,923	514	22,926	148,918
2016	103,273,303	720,000	4,171,798	97,326,095	13,342,360	89,686	73,226	2,535	678	30,229	196,355
2017	106,371,502	-	4,296,952	97,326,095	16,662,413	112,003	91,447	3,166	847	37,751	245,215
2018	109,562,648	-	4,425,861	97,326,095	20,082,069	134,990	110,215	3,816	1,021	45,499	295,541
2019	112,849,527	-	4,558,637	97,326,095	23,604,314	168,666	129,546	4,485	1,200	53,479	347,376
2020	116,235,013	-	4,695,396	97,326,095	27,232,226	183,053	149,457	-	-	61,699	394,209
2021	119,722,063	-	4,836,258	97,326,095	30,968,975	208,171	169,965	-	-	70,165	448,301
2022	123,313,725	-	4,981,345	97,326,095	34,817,828	234,042	191,089	-	-	78,885	504,016
2023	127,013,137	-	5,130,786	97,326,095	38,782,145	260,690	212,846	-	-	87,867	561,403
2024	130,823,531	-	5,284,709	97,326,095	42,865,392	288,138	235,256	-	-	97,118	620,511
2025	134,748,237	-	5,443,251	97,326,095	47,071,137	316,408	258,338	-	-	106,647	681,393
2026	138,790,684	-	5,606,548	97,326,095	51,403,054	345,527	282,113	-	-	116,452	744,101
2027	142,954,404	-	5,774,745	97,326,095	55,864,928	375,519	306,600	-	-	126,571	808,690
2028	147,243,037	-	5,947,987	97,326,095	60,460,659	406,411	331,823	-	-	136,983	875,217
2029	151,660,328	-	6,126,427	97,326,095	65,194,262	438,230	357,802	-	-	147,708	943,740
2030	156,210,138	-	6,310,219	97,326,095	70,069,873	471,004	394,561	-	-	158,754	1,014,319
2031	160,896,442	-	6,499,526	97,326,095	75,091,752	504,760	412,122	-	-	170,132	1,087,014
2032	165,723,335	-	6,694,512	97,326,095	80,264,287	539,530	440,510	-	-	181,851	1,161,891
2033	170,695,035	-	6,895,347	97,326,095	85,591,998	575,342	469,750	-	-	193,922	1,239,014
2034	175,815,886	-	7,102,207	97,326,095	91,079,541	612,229	499,867	-	-	206,355	1,318,451
2035	181,090,363	-	7,315,274	97,326,095	96,731,710	650,222	530,887	-	-	219,161	1,400,270
2036	186,523,073	-	7,534,732	97,326,095	102,553,444	689,356	562,838	-	-	232,351	1,484,545
2037	192,118,766	-	7,760,774	97,326,095	108,549,831	729,663	595,748	-	-	245,936	1,571,347
2038	197,882,329	-	7,993,597	97,326,095	114,726,108	771,179	629,645	-	-	259,930	1,660,754
2039	203,818,798	-	8,233,405	97,326,095	121,087,675	813,941	664,559	-	-	274,343	1,752,843
2040	209,933,362	-	8,480,407	97,326,095	127,640,088	857,986	700,520	-	-	289,188	1,847,694
2041	216,231,363	-	8,734,819	97,326,095	134,389,073	903,352	737,560	-	-	304,479	1,945,391
2042	222,718,304	-	8,996,864	97,326,095	141,340,528	950,079	775,711	-	-	320,229	2,046,019
2043	229,399,853	-	9,266,770	97,326,095	148,500,527	998,208	815,007	-	-	336,451	2,149,666
2044	236,281,849	-	9,544,773	97,326,095	155,875,325	1,047,781	855,482	-	-	353,160	2,256,422
2045	243,370,304	-	9,831,116	97,326,095	163,471,368	1,098,841	897,171	-	-	370,370	2,366,381
2046	250,671,414	-	10,126,050	97,326,095	171,295,292	1,151,432	940,111	-	-	388,096	2,479,639
2047	258,191,556	-	10,429,831	97,326,095	179,353,934	1,205,602	984,338	-	-	406,354	2,596,294
2048	265,937,303	-	10,742,726	97,326,095	187,654,334	1,261,396	1,029,893	-	-	425,160	2,716,449
2049	273,915,422	-	11,065,008	97,326,095	196,203,747	1,318,865	1,076,814	-	-	444,530	2,840,209
2050	282,132,884	-	11,396,958	97,326,095	205,009,643	1,378,057	1,125,143	-	-	464,481	2,967,682
2051	290,596,871	-	11,738,867	97,326,095	-	-	-	-	-	-	-
<b>Total</b>	<b>\$ 3,973,651</b>	<b>\$ 3,973,651</b>	<b>\$ 3,973,651</b>	<b>\$ 3,973,651</b>	<b>\$ 22,219,077</b>	<b>\$ 18,141,220</b>	<b>\$ 17,922</b>	<b>\$ 448</b>	<b>\$ 4794</b>	<b>\$ 7,489,051</b>	<b>\$ 47,872,064</b>
<b>Avg. Annual</b>	<b>\$ 99,341</b>	<b>\$ 99,341</b>	<b>\$ 99,341</b>	<b>\$ 99,341</b>	<b>\$ 555,477</b>	<b>\$ 453,530</b>	<b>\$ 448</b>	<b>\$ 448</b>	<b>\$ 120</b>	<b>\$ 187,226</b>	<b>\$ 1,195,802</b>
					<b>TOTAL City and County Increment</b>				<b>Revenue Contributions</b>		
					<b>\$</b>	<b>\$ 40,360,296.43</b>					

New Construction: Dollar General, Advance Image, Honda Dealership, Medical Facility  
<sup>1</sup> City of Orange City millage rate - 7.0757 (FYE 2012)  
<sup>2</sup> Volusia County General Fund millage rate - 5.7771 (FYE 2012)  
<sup>3</sup> ECHO millage rate - 0.2000 (FYE 2012). Rate sunsets as of 2020  
<sup>4</sup> Volusia Forever millage rate - 0.0535 (FYE 2012). Rate sunsets as of 2020  
<sup>5</sup> West Volusia Hospital Authority millage rate - 2.3849 (FYE 2012)  
 Note: Library Districts are exempt

**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 \$17,746,936.00 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).

CAPITAL WORK PLAN						
Project Category	Project Type	Short Term (1-9 Yrs)	Mid Term (10-20 Yrs)	Long Term (21-40 Yrs)	Total	Anticipated Funding Sources
<b>Roadway Improvements</b>						
Road	Resurfacing	\$150,000.00	\$500,000.00	\$500,000.00	\$1,150,000.00	City & County increment revenues/Federal Highway/FDOT/Grants/County
	Curb/Gutter Addition/Repair	\$100,000.00	\$237,500.00	\$237,500.00	\$575,000.00	City & County increment revenues/Federal Highway/County/FDOT/Grants
	Intersection Improvements along US 17-92 (Volusia Ave.)	\$3,450,000.00			\$3,450,000.00	City & County increment revenues/Federal Highway/FDOT/Grants
	Public Parking/Public-Private Parking Partnership Assistance	\$100,000.00	\$200,000.00	\$275,000.00	\$575,000.00	City & County increment revenues/City/Private
Sidewalks/Bicycle Lanes	New Construction/Replacement	\$575,000.00	\$575,000.00		\$1,150,000.00	City & County increment revenues/Federal Highway/FDOT/Grants
US 17-92 (Volusia Avenue) Streetscape	Roadway Lights, Mast Arms, Decorative Pavers, Street Trees, Median Landscaping, Site Furnishings,	\$2,000,000.00	\$7,000,000.00	\$5,375,000.00	\$14,375,000.00	City & County increment revenues/Federal Highway/FDOT/Grants/Private
Graves Avenue (Main Street) Streetscape –This is County Road	Pedestrian Lights, Mast Arms, Decorative Pavers, Street Trees, Site Furnishings,		\$1,500,000.00	\$1,375,000.00	\$2,875,000.00	City & County increment revenues/County/ Grants/Private
Downtown Core Streetscape	Pedestrian Lights, Mast Arms, Decorative Pavers, Street Trees, Site Furnishings,		\$5,000,000.00	\$4,775,000.00	\$9,775,000.00	City & County increment revenues/City/County/ Grants/Private
All Other Residential Streets	Crosswalks, Street Lighting, Street Trees, Decorative Pedestrian Lights	\$500,000.00	\$2,625,000.00	\$2,625,000.00	\$5,750,000.00	City & County increment revenues/Grants/City/ County/Private
<b>Sub-Total</b>		<b>\$6,875,000.00</b>	<b>\$17,637,500.00</b>	<b>\$15,162,500.00</b>	<b>\$39,675,000.00</b>	

CAPITAL WORK PLAN						
Project Category	Project Type	Short Term (1-9 Yrs)	Mid Term (10-20 Yrs)	Long Term (21-40 Yrs)	Total	Anticipated Funding Sources
<b>Gateway/Street/Wayfinding</b>						
Gateways	2 Community Redevelopment Area Gateways and 4 Downtown District Gateways	\$69,000.00			\$69,000.00	Federal Highway/ City & County increment revenues/Grants
Street Signage	Decorative Breakaway Poles and Name Plates	\$115,000.00			\$115,000.00	Federal Highway/City & County increment revenues/Grants
Wayfinding Signage System	Decorative Breakaway Poles and Name Plates	\$30,000.00	\$27,500.00		\$57,500.00	Federal Highway/City & County increment revenues/Grants
<b>Sub-Total</b>		<b>\$214,000.00</b>	<b>\$27,500.00</b>		<b>\$241,500.00</b>	
<b>Recreation Improvements</b>						
Multi-Use Trail System	New Construction/ Replacement	\$600,000.00	\$550,000.00		\$1,150,000.00	City & County increment revenues/County/FDOT/ Grants
Mill Lake Park Improvements	Walkways, Boardwalks, Interpretative Signage, Decorative Pedestrian Lights, Site Furnishings, Landscaping	\$747,500.00			\$747,500.00	City & County increment revenues/Grants/ ECHO Grant
Other Park Improvements	Site Furnishings, Play Equipment, Landscaping, Site Furnishings	\$191,667.00	\$191,666.00	\$191,667.00	\$575,000.00	City & County increment revenues/Grants
<b>Sub-Total</b>		<b>\$1,539,167.00</b>	<b>\$741,666.00</b>	<b>\$191,667.00</b>	<b>\$2,472,500.00</b>	
<b>Infrastructure Improvements</b>						
Water and Sewer	Water System Expansion (includes serving annexed County areas)	\$50,000.00	\$1,000,000.00	\$2,400,000.00	\$3,450,000.00	City & County increment revenues/ City/Grants/ Private
	Sewer System Expansion (includes serving annexed County areas)	\$50,000.00	\$2,000,000.00	\$3,700,000.00	\$5,750,000.00	City & County increment revenues/City/ County/Private
Stormwater	Repair/Upgrade Existing Stormwater and Drainage Facilities	\$50,000.00	\$2,000,000.00	\$1,400,000.00	\$3,450,000.00	City & County increment revenues/City
	Construct Stormwater Facilities to Address Flooding Issues	\$100,000.00	\$2,200,000.00		\$2,300,000.00	City & County increment revenues/City/ State Grants/Private
	Construct Stormwater Facilities to Accommodate Future Developments		\$1,000,000.00	\$7,050,000.00	\$8,050,000.00	City & County increment revenues/City/ State/County/Grants/ Private
<b>Sub-Total</b>		<b>\$250,000.00</b>	<b>\$8,200,000.00</b>	<b>\$14,550,000.00</b>	<b>\$23,000,000.00</b>	

<b>CAPITAL WORK PLAN</b>						
Project Category	Project Type	Short Term (1-9 Yrs)	Mid Term (10-20 Yrs)	Long Term (21-40 Yrs)	Total	Anticipated Funding Sources
Planning Studies	Water/Waste Water Master Plan	\$115,000.00			\$115,000.00	City & County increment revenues/City
	Stormwater Master Plan	\$115,000.00			\$115,000.00	City & County increment revenues/City
<b>Sub-Total</b>		<b>\$230,000.00</b>			<b>\$230,000.00</b>	
<b>TOTAL</b>		<b>\$9,108,167.00</b>	<b>\$26,606,666.00</b>	<b>\$29,904,167.00</b>	<b>\$65,619,000.00</b>	
<b>Increment Revenue Forecast (Aggressive Growth Scenario)</b>		<b>\$1,388,185.00</b>	<b>\$7,595,902.00</b>	<b>\$38,887,977.00</b>	<b>Increment Revenue Total (Aggressive Scenario)</b>	<b>\$47,872,064.00</b>
<b>Funding Deficiency</b>		<b>\$65,619,000.00 (Total Capital Cost) - \$47,872,064.00 (Total Increment Revenue - Aggressive Scenario)</b>				<b>\$17,746,936.00</b>

**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

## **APPENDIX D PUBLIC NOTICES**

**THE NEWS-JOURNAL**

Published Daily and Sunday  
Daytona Beach, Volusia County, Florida

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

*Cynthia Maley*

Sworn to and subscribed before me

This 9<sup>TH</sup> of APRIL

A.D. 2012

*Deborah L. Keese*

49D

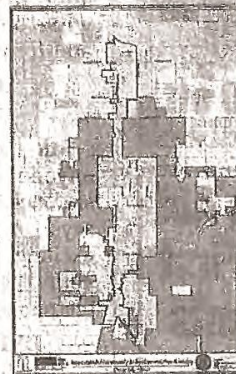


**DEBORAH L. KEESEE**  
Notary Public, State of Florida  
My Comm. Expires July 15, 2013  
Commission No. DD 908344

000081897

**NOTICE OF PUBLIC  
HEARING BY THE CITY  
COUNCIL OF ORANGE CITY  
TO CONSIDER THE ADOPTION  
OF A RESOLUTION  
RELATING TO COMMUNITY  
REDEVELOPMENT AND  
FINDING THE EXISTENCE  
OF BLIGHT CONDITIONS  
IN AN AREA OF THE  
CITY OF ORANGE CITY**

NOTICE IS HEREBY GIVEN pursuant to Section 163.346, Florida Statutes (2011), that on April 24, 2012 at 7:00 p.m., or as soon thereafter as practical, the City Council of Orange City will hold a Public Hearing at the City Council Chambers, 201 North Holly Avenue, Orange City, Florida, 32763, at which time it intends to adopt a resolution in accordance with Section 163.355, Florida Statutes (2011), finding that existence of blight in an area of the City of Orange City, and further finding that the rehabilitation, conservation, or redevelopment, or combination thereof, of such area, 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 public health, safety, morals or welfare of the residents of the City of Orange City. The blighted area is located in that part of Orange City along and adjacent to Firehouse Road on the north; Bauman Avenue, Cottonwood Street, Carpenter Avenue, Park Drive and 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, containing approximately 910 acres and is more particularly depicted below.



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

The City Council may continue the public hearing to other dates and times as it deems necessary. Any interested party shall be advised that the dates, times, and places of any continuation of this or continued public hearings shall be announced during the hearing and that no further notices regarding these matters will be published.

A copy of the proposed Resolution may be inspected at the City Clerk's Office, 229 E Graves Avenue, Orange City, Florida 32763, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except legal holidays. Interested parties may appear at the meeting and be heard with respect to the proposed Resolution. Any person who desires to appeal any decision made during the public hearing will need a record of the proceedings and for this purpose may need to ensure a verbatim record of the proceedings is made which includes testimony and evidence upon which the appeal is based. Persons with disabilities needing assistance to participate in any of the proceedings should contact the City Clerk's Office 48 hours in advance of the meeting at (386) 775-5403.

## **APPENDIX E RESOLUTIONS**

## **APPENDIX F** ORDINANCES

# APPENDIX G PARCEL TABLE



ALLEY	ALLEY COUNTY	RD	OWNER	ADDTL. OWNER	OWNER ADDRESS	OWNER CITY	OWNER ZIP	PROPERTY ADDRESS	PROPERTY CITY	PROPERTY ZIP	PROF ST DR	PROF ST NO	PROF ST DIR	PROF ST ADJT.	PROF CITY	PROF ZIP
6385249	1118301000050	BENRICK CHRISTOPHER LEE &		617 SWAN HANDE RD	ORANGE CITY FL	32763	617 SWAN HANDE RD	ORANGE CITY FL 32763	ORANGE CITY	32763		619			ORANGE CITY	32763
6385250	1118301000050	BENRICK ADALBERTO		647 GUMORE STAGE RD	ORANGE CITY FL	32763	647 GUMORE STAGE RD	ORANGE CITY FL 32763	ORANGE CITY	32763		647			ORANGE CITY	32763
2309710	1118301000050	BERTELLO ROY D'SA ORCEA		146 CHERRY HILL CIR	ORANGE CITY FL	32763	146 CHERRY HILL CIR	ORANGE CITY FL 32763	ORANGE CITY	32763		2115			ORANGE CITY	32763
2329178	1118301000050	BESSETTE AMY MARIE		440 E FRENCH AVE	ORANGE CITY FL	32763	440 E FRENCH AVE	ORANGE CITY FL 32763	ORANGE CITY	32763		440			ORANGE CITY	32763
2335501	1118301000050	BLACK TONY ALB DOMMER		2826 TROYAVE	ORANGE CITY FL	32763	2826 TROYAVE	ORANGE CITY FL 32763	ORANGE CITY	32763		128			ORANGE CITY	32763
6394156	1118301000050	BLACKFORD JAMES E III &		730 SPRING CAVERN AV	ORANGE CITY FL	32763	730 SPRING CAVERN AV	ORANGE CITY FL 32763	ORANGE CITY	32763		730			ORANGE CITY	32763
2372022	1118301000050	BLAIR BART A		240 S HOLL AVE	ORANGE CITY FL	32763	240 S HOLL AVE	ORANGE CITY FL 32763	ORANGE CITY	32763		240			ORANGE CITY	32763
2376263	1118301000050	BLANCO FLORENTO G &		PO BOX 598975	ORANGE CITY FL	32763	598975	ORANGE CITY FL 32763	ORANGE CITY	32763		345			ORANGE CITY	32763
2376264	1118301000050	BLANCO JIMELIA S GABO		145 W CENTRAL AVE	ORANGE CITY FL	32763	145 W CENTRAL AVE	ORANGE CITY FL 32763	ORANGE CITY	32763		345			ORANGE CITY	32763
2376265	1118301000050	BLUES GARCONA RUTH B		47 N OAK AVE	ORANGE CITY FL	32763	47 N OAK AVE	ORANGE CITY FL 32763	ORANGE CITY	32763		47			ORANGE CITY	32763
2376266	1118301000050	BLUES GARCONA RUTH A		47 N OAK AVE	ORANGE CITY FL	32763	47 N OAK AVE	ORANGE CITY FL 32763	ORANGE CITY	32763		47			ORANGE CITY	32763
2376267	1118301000050	BLUES GARCONA RUTH A		47 N OAK AVE	ORANGE CITY FL	32763	47 N OAK AVE	ORANGE CITY FL 32763	ORANGE CITY	32763		47			ORANGE CITY	32763
2376268	1118301000050	BLUES GARCONA RUTH B		47 N OAK AVE	ORANGE CITY FL	32763	47 N OAK AVE	ORANGE CITY FL 32763	ORANGE CITY	32763		47			ORANGE CITY	32763
2376269	1118301000050	BLUES SPRINGS VILLAS		2186 W SR 44 STE 5000	ORANGE CITY FL	32763	2186 W SR 44 STE 5000	ORANGE CITY FL 32763	ORANGE CITY	32763		447			ORANGE CITY	32763
6395990	1118301000050	BLUE SPRINGS VILLAS HOA INC		PO BOX 746026	ORANGE CITY FL	32778	746026	ORANGE CITY FL 32778	ORANGE CITY	32778		547			ORANGE CITY	32763
2386996	1118301000050	BOES DAVID M & DELIA		100 E ROBERTS ST	ORANGE CITY FL	32763	100 E ROBERTS ST	ORANGE CITY FL 32763	ORANGE CITY	32763		100			ORANGE CITY	32763
2386998	1118301000050	BOES M & GERMAINE E TTEES		110 E ROBERTS ST	ORANGE CITY FL	32763	110 E ROBERTS ST	ORANGE CITY FL 32763	ORANGE CITY	32763		110			ORANGE CITY	32763
2374447	1118301000050	BOLAND JADEE		649 VOLUSIA AV	ORANGE CITY FL	32763	649 VOLUSIA AV	ORANGE CITY FL 32763	ORANGE CITY	32763		547			ORANGE CITY	32763
2374489	1118301000050	BOLAND JADEE		1680 TIMBER LODGE DR	ORANGE CITY FL	32763	1680 TIMBER LODGE DR	ORANGE CITY FL 32763	ORANGE CITY	32763		549			ORANGE CITY	32763
2376161	1118301000050	BONILLA ALISSONA		11828 N 1440350	ORANGE CITY FL	32763	11828 N 1440350	ORANGE CITY FL 32763	ORANGE CITY	32763		32724			ORANGE CITY	32763
4839933	1118301000050	BONILLA ALISSONA		11828 N 1440350	ORANGE CITY FL	32763	11828 N 1440350	ORANGE CITY FL 32763	ORANGE CITY	32763		32724			ORANGE CITY	32763
2322996	1118301000050	BOWMAN JOSEPH A		122 E MINNESOTA AVE	ORANGE CITY FL	32763	122 E MINNESOTA AVE	ORANGE CITY FL 32763	ORANGE CITY	32763		2446			ORANGE CITY	32763
2327101	1118301000050	BOUCHET LOUIS A CARMEN		3068 BOXELDER ST	ORANGE CITY FL	32763	3068 BOXELDER ST	ORANGE CITY FL 32763	ORANGE CITY	32763		935			ORANGE CITY	32763
4839933	1118301000050	BOUCHET LOUIS A CARMEN		3068 BOXELDER ST	ORANGE CITY FL	32763	3068 BOXELDER ST	ORANGE CITY FL 32763	ORANGE CITY	32763		935			ORANGE CITY	32763
2372140	1118301000050	BOWERS WILLIAM G & DOROTHY KAY		443 E ORANGE AVE	ORANGE CITY FL	32763	443 E ORANGE AVE	ORANGE CITY FL 32763	ORANGE CITY	32763		543			ORANGE CITY	32763
2372140	1118301000050	BOWMAN JOSEPH A		122 E MINNESOTA AVE	ORANGE CITY FL	32763	122 E MINNESOTA AVE	ORANGE CITY FL 32763	ORANGE CITY	32763		2446			ORANGE CITY	32763
6394156	1118301000050	BOYD CLYNOL		756 SPRING CAVERN AVE	ORANGE CITY FL	32763	756 SPRING CAVERN AVE	ORANGE CITY FL 32763	ORANGE CITY	32763		756			ORANGE CITY	32763
2327101	1118301000050	BOYD ROBERT H & BEVERLY F		356 W FRENCH AVE	ORANGE CITY FL	32763	356 W FRENCH AVE	ORANGE CITY FL 32763	ORANGE CITY	32763		356			ORANGE CITY	32763
2327101	1118301000050	BRADFORD PAMEL		882 GUMORE STAGE RD	ORANGE CITY FL	32763	882 GUMORE STAGE RD	ORANGE CITY FL 32763	ORANGE CITY	32763		882			ORANGE CITY	32763
2327101	1118301000050	BRADLEY SCOTT G & REGINA M		448 E UNIVERSITY AVE	ORANGE CITY FL	32763	448 E UNIVERSITY AVE	ORANGE CITY FL 32763	ORANGE CITY	32763		448			ORANGE CITY	32763
2371180	1118301000050	BRANT RONALD W & SUSANNE B		246 E CHEEKREE AVE	ORANGE CITY FL	32763	246 E CHEEKREE AVE	ORANGE CITY FL 32763	ORANGE CITY	32763		272			ORANGE CITY	32763
2374641	1118301000050	BRANT RONALD W & SUSANNE B		246 E CHEEKREE AVE	ORANGE CITY FL	32763	246 E CHEEKREE AVE	ORANGE CITY FL 32763	ORANGE CITY	32763		180			ORANGE CITY	32763
2374641	1118301000050	BRANT RONALD W & SUSANNE B		246 E CHEEKREE AVE	ORANGE CITY FL	32763	246 E CHEEKREE AVE	ORANGE CITY FL 32763	ORANGE CITY	32763		180			ORANGE CITY	32763
2374641	1118301000050	BRANT RONALD W & SUSANNE B		246 E CHEEKREE AVE	ORANGE CITY FL	32763	246 E CHEEKREE AVE	ORANGE CITY FL 32763	ORANGE CITY	32763		180			ORANGE CITY	32763
6394156	1118301000050	BRIDE THERESA		888 SPRING CAVERN AV	ORANGE CITY FL	32763	888 SPRING CAVERN AV	ORANGE CITY FL 32763	ORANGE CITY	32763		888			ORANGE CITY	32763
2397141	1118301000050	BRIERLEIGH CARTER TR		526 HUNT ALB BLVD N 122	ORANGE CITY FL	32763	526 HUNT ALB BLVD N 122	ORANGE CITY FL 32763	ORANGE CITY	32763		2425			ORANGE CITY	32763
2316626	1118301000050	BROWN DONALD RAY & DINA M		276 HAMMOCK OAK CR	ORANGE CITY FL	32763	276 HAMMOCK OAK CR	ORANGE CITY FL 32763	ORANGE CITY	32763		2760			ORANGE CITY	32763
6394242	1118301000050	BROWN DONALD RAY & DINA M		276 HAMMOCK OAK CR	ORANGE CITY FL	32763	276 HAMMOCK OAK CR	ORANGE CITY FL 32763	ORANGE CITY	32763		2760			ORANGE CITY	32763
2376239	1118301000050	BRIENTO JOHN		611 FLACID RUN RD	ORANGE CITY FL	32763	611 FLACID RUN RD	ORANGE CITY FL 32763	ORANGE CITY	32763		611			ORANGE CITY	32763
2376239	1118301000050	BRIENTO JOHN		611 FLACID RUN RD	ORANGE CITY FL	32763	611 FLACID RUN RD	ORANGE CITY FL 32763	ORANGE CITY	32763		611			ORANGE CITY	32763
2384441	1118301000050	BUCKNER DAVID LEWIS &		230 S INDUSTRIAL DRIVE	ORANGE CITY FL	32763	230 S INDUSTRIAL DRIVE	ORANGE CITY FL 32763	ORANGE CITY	32763		230			ORANGE CITY	32763
2379676	1118301000050	BRYANT KAREN Y KATHALINE EST		451 S ORANGE AVE	ORANGE CITY FL	32763	451 S ORANGE AVE	ORANGE CITY FL 32763	ORANGE CITY	32763		451			ORANGE CITY	32763
2384441	1118301000050	BUCKNER DAVID LEWIS &		230 S INDUSTRIAL DRIVE	ORANGE CITY FL	32763	230 S INDUSTRIAL DRIVE	ORANGE CITY FL 32763	ORANGE CITY	32763		230			ORANGE CITY	32763
2372601	1118301000050	BURKE KARELLE EIGH		115 CANNONHAM DR	ORANGE CITY FL	32763	115 CANNONHAM DR	ORANGE CITY FL 32763	ORANGE CITY	32763		451			ORANGE CITY	32763
4621500	1118301000050	BURKE KARELLE EIGH		115 CANNONHAM DR	ORANGE CITY FL	32763	115 CANNONHAM DR	ORANGE CITY FL 32763	ORANGE CITY	32763		451			ORANGE CITY	32763
4838238	1118301000050	BURKE KARELLE EIGH		115 CANNONHAM DR	ORANGE CITY FL	32763	115 CANNONHAM DR	ORANGE CITY FL 32763	ORANGE CITY	32763		451			ORANGE CITY	32763
6394242	1118301000050	BURKE KARELLE EIGH		115 CANNONHAM DR	ORANGE CITY FL	32763	115 CANNONHAM DR	ORANGE CITY FL 32763	ORANGE CITY	32763		451			ORANGE CITY	32763
2372851	1118301000050	CABELN PATRICK J DUCKER		1740 CYPRESS AVE	ORANGE CITY FL	32763	1740 CYPRESS AVE	ORANGE CITY FL 32763	ORANGE CITY	32763		322			ORANGE CITY	32763
2372851	1118301000050	CABELN PATRICK J DUCKER		1740 CYPRESS AVE	ORANGE CITY FL	32763	1740 CYPRESS AVE	ORANGE CITY FL 32763	ORANGE CITY	32763		322			ORANGE CITY	32763
2372737	1118301000050	CAMPBELL DENNIS L NANCY J		341 N THORPE AVE	ORANGE CITY FL	32763	341 N THORPE AVE	ORANGE CITY FL 32763	ORANGE CITY	32763		341			ORANGE CITY	32763
2372737	1118301000050	CAMPBELL DENNIS L NANCY J		341 N THORPE AVE	ORANGE CITY FL	32763	341 N THORPE AVE	ORANGE CITY FL 32763	ORANGE CITY	32763		341			ORANGE CITY	32763
2318670	1118301000050	CAMPBELL DENNIS L NANCY J		341 N THORPE AVE	ORANGE CITY FL	32763	341 N THORPE AVE	ORANGE CITY FL 32763	ORANGE CITY	32763		341			ORANGE CITY	32763
6392395	1118301000050	CAMPBELL DENNIS L NANCY J		341 N THORPE AVE	ORANGE CITY FL	32763	341 N THORPE AVE	ORANGE CITY FL 32763	ORANGE CITY	32763		341			ORANGE CITY	32763
6392395	1118301000050	CAMPBELL DENNIS L NANCY J		341 N THORPE AVE	ORANGE CITY FL	32763	341 N THORPE AVE	ORANGE CITY FL 32763	ORANGE CITY	32763		341			ORANGE CITY	32763
6392395	1118301000050	CAMPBELL DENNIS L NANCY J		341 N THORPE AVE	ORANGE CITY FL	32763	341 N THORPE AVE	ORANGE CITY FL 32763	ORANGE CITY	32763		341			ORANGE CITY	32763
6392395	1118301000050	CAMPBELL DENNIS L NANCY J		341 N THORPE AVE	ORANGE CITY FL	32763	341 N THORPE AVE	ORANGE CITY FL 32763	ORANGE CITY	32763		341			ORANGE CITY	32763
6392395	1118301000050	CAMPBELL DENNIS L NANCY J		341 N THORPE AVE	ORANGE CITY FL	32763	341 N THORPE AVE	ORANGE CITY FL 32763	ORANGE CITY	32763		341			ORANGE CITY	32763
6392395	1118301000050	CAMPBELL DENNIS L NANCY J		341 N THORPE AVE	ORANGE CITY FL	32763	341 N THORPE AVE	ORANGE CITY FL 32763	ORANGE CITY	32763		341			ORANGE CITY	32763
6392395	1118301000050	CAMPBELL DENNIS L NANCY J		341 N THORPE AVE	ORANGE CITY FL	32763	341 N THORPE AVE	ORANGE CITY FL 32763	ORANGE CITY	32763		341			ORANGE CITY	32763
6392395	1118301000050	CAMPBELL DENNIS L NANCY J		341 N THORPE AVE	ORANGE CITY FL	32763	341 N THORPE AVE	ORANGE CITY FL 32763	ORANGE CITY	32763		341			ORANGE CITY	32763
6392395	1118301000050	CAMPBELL DENNIS L NANCY J		341 N THORPE AVE	ORANGE CITY FL	32763	341 N THORPE AVE	ORANGE CITY FL 32763	ORANGE CITY	32763		341			ORANGE CITY	32763
6392395	1118301000050	CAMPBELL DENNIS L NANCY J		341 N THORPE AVE	ORANGE CITY FL	32763	341 N THORPE AVE	ORANGE CITY FL 32763	ORANGE CITY	32763		341			ORANGE CITY	32763
6392395	1118301000050	CAMPBELL DENNIS L NANCY J		341 N THORPE AVE	ORANGE CITY FL	32763	341 N THORPE AVE	ORANGE CITY FL 32763	ORANGE CITY	32763		341			ORANGE CITY	32763
6392395	1118301000050	CAMPBELL DENNIS L NANCY J		341 N THORPE AVE	ORANGE CITY FL	32763	341 N THORPE AVE	ORANGE CITY FL 32763	ORANGE CITY	32763		341			ORANGE CITY	32763







ALTYE ID	ALTYE COUNT	OWNER	ADULT OWNER	OWNER ADDRESS	CITY	OWNER ZIP	PROPERTY ADDRESS	PROP ST NO	PROP ST DR	PROP ST NA	PROP ST TYPE	PROP ADULT	PROP CITY	PROP ZIP
2376244	1	1118300200050	HABIBAL PEJOBY	325 E C STREET	ORANGE CITY FL	32768900	325 E C ST	ORANGE CITY 32768	E	VALERIA C	ST		ORANGE CITY 32768	ORANGE CITY 32768
2376245	1	1118300200104	HUFF MANEY JTRS	211 BLUE SPRING RD	ORANGE CITY FL	32768900	211 BLUE SPRING RD	ORANGE CITY 32768	E	BLUE SPRINGS	AV		ORANGE CITY 32768	ORANGE CITY 32768
2376246	1	1118300200160	HUCK DEBRA	668 GLOMOR STAGE DR	ORANGE CITY FL	32768900	668 GLOMOR STAGE DR	ORANGE CITY 32768	S	GLOMOR STAGE	RD		ORANGE CITY 32768	ORANGE CITY 32768
2376247	4	1118300200116	HUMPHREY ELLA MA ESTATE	896 S THORPE AV	ORANGE CITY FL	32768910	896 S THORPE AV	ORANGE CITY 32768	S	THORPE	AV		ORANGE CITY 32768	ORANGE CITY 32768
2376248	1	1118300200070	HUNTER ARIEL H & SHERI	205 E WICHAMAW AV	ORANGE CITY FL	32768910	205 E WICHAMAW AV	ORANGE CITY 32768	E	MACHAN	AV		ORANGE CITY 32768	ORANGE CITY 32768
2376249	1	1118300200037	HUTCHINS DONALD S & CLAUDIA M	1390 PREPOT DR	ORANGE CITY FL	32768910	1390 PREPOT DR	ORANGE CITY 32768	E	LAKVIEW	AV		ORANGE CITY 32768	ORANGE CITY 32768
2376250	1	1118300200010	ISRAEL ADAM F	520 PLACID RAN RD	ORANGE CITY FL	32768910	520 PLACID RAN RD	ORANGE CITY 32768	E	PLACID RUN	RD		ORANGE CITY 32768	ORANGE CITY 32768
2376251	2	1118300200050	JR SPRAY NC	171-172 FRENCH AVE	ORANGE CITY FL	32768910	171-172 FRENCH AVE	ORANGE CITY 32768	E	FRENCH	AV		ORANGE CITY 32768	ORANGE CITY 32768
2376252	1	1118300200020	FLURENCE JOSE A & EDNA	PO BOX 6035	ORANGE CITY FL	32768935	199 S THORPE AV	ORANGE CITY 32768	E	THORPE	AV		ORANGE CITY 32768	ORANGE CITY 32768
2376253	1	1118300200170	JAB PROPERTY GROUP	3551 N 40TH ST	HOLLYWOOD FL	33021	3551 N 40TH ST	ORANGE CITY 32768	E	BLUE PARK	RD		ORANGE CITY 32768	ORANGE CITY 32768
2376254	1	1118300200110	JACKSON CICEY L	519 BLUE PARK RD	ORANGE CITY FL	32768910	519 BLUE PARK RD	ORANGE CITY 32768	E	BLUE PARK	RD		ORANGE CITY 32768	ORANGE CITY 32768
2376255	1	1118300200110	JACKSON MARY ETAL	674 S 16TH ST	ST PETERSBURG FL	33705	674 S 16TH ST	ORANGE CITY 32768	E	CHEEKEE	AV		ORANGE CITY 32768	ORANGE CITY 32768
2376256	1	1118300200170	JEFFERSON JOHN R & PAMELA J	2330 S VOLUSIA AVE	ORANGE CITY FL	32768910	2330 S VOLUSIA AVE	ORANGE CITY 32768	S	IRIS	DR		ORANGE CITY 32768	ORANGE CITY 32768
2376257	1	1118300200170	JEFFERSON RONALD & CARMEN	523 MADENHAR CT	ORANGE CITY FL	32768910	523 MADENHAR CT	ORANGE CITY 32768	S	MADENHAR	CT		ORANGE CITY 32768	ORANGE CITY 32768
2376258	1	1118300200050	JENSON VALERIE J & ALBERT W	437 CLARK ST	ORANGE CITY FL	32768910	437 CLARK ST	ORANGE CITY 32768	S	CLARK	ST		ORANGE CITY 32768	ORANGE CITY 32768
2376259	1	1118300200050	JENSON VALERIE J & ALBERT W	108 ROCKA BELLA VEW	DEBRYS FL	32768910	108 ROCKA BELLA VEW	ORANGE CITY 32768	S	BLUE PARK	RD		ORANGE CITY 32768	ORANGE CITY 32768
2376260	1	1118300200050	JENSON VALERIE J & ALBERT W	240 UNIVERSITY AVE	ORANGE CITY FL	32768910	240 UNIVERSITY AVE	ORANGE CITY 32768	S	UNIVERSITY	AV		ORANGE CITY 32768	ORANGE CITY 32768
2376261	1	1118300200050	JENSON VALERIE J & ALBERT W	272 SOUTH HILL AVENUE	ORANGE CITY FL	32768910	272 SOUTH HILL AVENUE	ORANGE CITY 32768	S	SWAN RANGE	RD		ORANGE CITY 32768	ORANGE CITY 32768
2376262	1	1118300200050	JENSON VALERIE J & ALBERT W	839 SWAN RANGE RD	ORANGE CITY FL	32768910	839 SWAN RANGE RD	ORANGE CITY 32768	S	SWAN RANGE	RD		ORANGE CITY 32768	ORANGE CITY 32768
2376263	1	1118300200050	JENSON VALERIE J & ALBERT W	230 W UNIVERSITY AVE	ORANGE CITY FL	32768910	230 W UNIVERSITY AVE	ORANGE CITY 32768	W	UNIVERSITY	AV		ORANGE CITY 32768	ORANGE CITY 32768
2376264	1	1118300200050	JENSON VALERIE J & ALBERT W	865 SWAN RANGE RD	ORANGE CITY FL	32768910	865 SWAN RANGE RD	ORANGE CITY 32768	W	SWAN RANGE	RD		ORANGE CITY 32768	ORANGE CITY 32768
2376265	1	1118300200050	JENSON VALERIE J & ALBERT W	525 BLUE PARK RD	ORANGE CITY FL	32768910	525 BLUE PARK RD	ORANGE CITY 32768	E	BLUE PARK	RD		ORANGE CITY 32768	ORANGE CITY 32768
2376266	1	1118300200050	JENSON VALERIE J & ALBERT W	2222 N VOLUSIA AVE	ORANGE CITY FL	32768938	2222 N VOLUSIA AVE	ORANGE CITY 32768	N	VOLUSIA	AV		ORANGE CITY 32768	ORANGE CITY 32768
2376267	1	1118300200050	JENSON VALERIE J & ALBERT W	530 MADENHAR COURT	ORANGE CITY FL	32768938	530 MADENHAR COURT	ORANGE CITY 32768	N	MADENHAR	CT		ORANGE CITY 32768	ORANGE CITY 32768
2376268	1	1118300200050	JENSON VALERIE J & ALBERT W	18 BELLA ROCK CIRCLE	SANCFORD FL	32771	18 BELLA ROCK CIRCLE	ORANGE CITY 32768	W	GLOMOR STAGE	RD		ORANGE CITY 32768	ORANGE CITY 32768
2376269	1	1118300200050	JENSON VALERIE J & ALBERT W	330 S GLOMOR STAGE RD	ORANGE CITY FL	32768916	330 S GLOMOR STAGE RD	ORANGE CITY 32768	W	GLOMOR STAGE	RD		ORANGE CITY 32768	ORANGE CITY 32768
2376270	1	1118300200050	JENSON VALERIE J & ALBERT W	148 S GLOMOR STAGE RD	ORANGE CITY FL	32768916	148 S GLOMOR STAGE RD	ORANGE CITY 32768	W	GLOMOR STAGE	RD		ORANGE CITY 32768	ORANGE CITY 32768
2376271	1	1118300200050	JENSON VALERIE J & ALBERT W	240 UNIVERSITY AVE	ORANGE CITY FL	32768910	240 UNIVERSITY AVE	ORANGE CITY 32768	E	UNIVERSITY	AV		ORANGE CITY 32768	ORANGE CITY 32768
2376272	1	1118300200050	JENSON VALERIE J & ALBERT W	301 LEAVITT AVE	ORANGE CITY FL	32768910	301 LEAVITT AVE	ORANGE CITY 32768	E	GRAVES	AV		ORANGE CITY 32768	ORANGE CITY 32768
2376273	1	1118300200050	JENSON VALERIE J & ALBERT W	448 LOROLLY LN	ORLANDO FL	32805	448 LOROLLY LN	ORANGE CITY 32768	N	VOLUSIA	AV		ORANGE CITY 32768	ORANGE CITY 32768
2376274	1	1118300200050	JENSON VALERIE J & ALBERT W	PO BOX 741072	ORANGE CITY FL	32768910	PO BOX 741072	ORANGE CITY 32768	S	302 S OAK AV	ORANGE CITY 32768		ORANGE CITY 32768	ORANGE CITY 32768
2376275	1	1118300200050	JENSON VALERIE J & ALBERT W	81 AZALEA OAKS DR	ORANGE CITY FL	32768910	81 AZALEA OAKS DR	ORANGE CITY 32768	S	AZALEA OAKS	DR		ORANGE CITY 32768	ORANGE CITY 32768
2376276	1	1118300200050	JENSON VALERIE J & ALBERT W	150 W FRENCH AV	ORANGE CITY FL	32768910	150 W FRENCH AV	ORANGE CITY 32768	N	FRENCH	AV		ORANGE CITY 32768	ORANGE CITY 32768
2376277	1	1118300200050	JENSON VALERIE J & ALBERT W	150 W FRENCH AV	ORANGE CITY FL	32768910	150 W FRENCH AV	ORANGE CITY 32768	N	FRENCH	AV		ORANGE CITY 32768	ORANGE CITY 32768
2376278	1	1118300200050	JENSON VALERIE J & ALBERT W	379 CHRISTMAS PALM PL	ORANGE CITY FL	32768910	379 CHRISTMAS PALM PL	ORANGE CITY 32768	N	CARPENTER	AV		ORANGE CITY 32768	ORANGE CITY 32768
2376279	1	1118300200050	JENSON VALERIE J & ALBERT W	3775 BLACK WILLOW TRAIL	DELAND FL	32724	3775 BLACK WILLOW TRAIL	ORANGE CITY 32768	N	VOLUSIA	AV		ORANGE CITY 32768	ORANGE CITY 32768
2376280	1	1118300200050	JENSON VALERIE J & ALBERT W	1150 E INDUSTRIAL DR	ORANGE CITY FL	32768946	1150 E INDUSTRIAL DR	ORANGE CITY 32768	E	INDUSTRIAL	DR		ORANGE CITY 32768	ORANGE CITY 32768
2376281	1	1118300200050	JENSON VALERIE J & ALBERT W	9740 SAVAGE RD	HOLLAND NY	14899646	9740 SAVAGE RD	ORANGE CITY 32768	W	CENTRAL	AV		ORANGE CITY 32768	ORANGE CITY 32768
2376282	1	1118300200050	JENSON VALERIE J & ALBERT W	PO BOX 74279	ORANGE CITY FL	32768910	PO BOX 74279	ORANGE CITY 32768	W	WEST VIRGINIA	AV		ORANGE CITY 32768	ORANGE CITY 32768
2376283	1	1118300200050	JENSON VALERIE J & ALBERT W	212 NO SPARROW	ORANGE CITY FL	32768910	212 NO SPARROW	ORANGE CITY 32768	E	OHIO	AV		ORANGE CITY 32768	ORANGE CITY 32768
2376284	1	1118300200050	JENSON VALERIE J & ALBERT W	421 N THORPE AVE	ORANGE CITY FL	32768940	421 N THORPE AVE	ORANGE CITY 32768	E	THORPE	AV		ORANGE CITY 32768	ORANGE CITY 32768
2376285	1	1118300200050	JENSON VALERIE J & ALBERT W	2985 WOODLAND BLVD	ORANGE CITY FL	32768940	2985 WOODLAND BLVD	ORANGE CITY 32768	E	VALERIA	AV		ORANGE CITY 32768	ORANGE CITY 32768
2376286	1	1118300200050	JENSON VALERIE J & ALBERT W	111 W FERN DR	ORANGE CITY FL	32768910	111 W FERN DR	ORANGE CITY 32768	W	VALERIA	AV		ORANGE CITY 32768	ORANGE CITY 32768
2376287	1	1118300200050	JENSON VALERIE J & ALBERT W	PO BOX 61854	ORANGE CITY FL	32768910	PO BOX 61854	ORANGE CITY 32768	W	VALERIA	AV		ORANGE CITY 32768	ORANGE CITY 32768
2376288	1	1118300200050	JENSON VALERIE J & ALBERT W	538 WATLINS FL	ORANGE CITY FL	32768910	538 WATLINS FL	ORANGE CITY 32768	W	VALERIA	AV		ORANGE CITY 32768	ORANGE CITY 32768
2376289	1	1118300200050	JENSON VALERIE J & ALBERT W	12 S CARPENTER AVE	ORANGE CITY FL	32768910	12 S CARPENTER AVE	ORANGE CITY 32768	W	CARPENTER	AV		ORANGE CITY 32768	ORANGE CITY 32768
2376290	1	1118300200050	JENSON VALERIE J & ALBERT W	582 BLUE PARK RD	ORANGE CITY FL	32768910	582 BLUE PARK RD	ORANGE CITY 32768	W	BLUE PARK	RD		ORANGE CITY 32768	ORANGE CITY 32768
2376291	1	1118300200050	JENSON VALERIE J & ALBERT W	380 W UNIVERSITY AVE	ORANGE CITY FL	32768910	380 W UNIVERSITY AVE	ORANGE CITY 32768	W	UNIVERSITY	AV		ORANGE CITY 32768	ORANGE CITY 32768
2376292	1	1118300200050	JENSON VALERIE J & ALBERT W	284 CHARLES PLACE	ORANGE CITY FL	32768910	284 CHARLES PLACE	ORANGE CITY 32768	W	UNIVERSITY	AV		ORANGE CITY 32768	ORANGE CITY 32768
2376293	1	1118300200050	JENSON VALERIE J & ALBERT W	214 WESTCOTE CRT	SANCFORD FL	32770	214 WESTCOTE CRT	ORANGE CITY 32768	W	VALERIA	AV		ORANGE CITY 32768	ORANGE CITY 32768
2376294	1	1118300200050	JENSON VALERIE J & ALBERT W	399 S OAK AV	ORANGE CITY FL	32768910	399 S OAK AV	ORANGE CITY 32768	W	VALERIA	AV		ORANGE CITY 32768	ORANGE CITY 32768
2376295	1	1118300200050	JENSON VALERIE J & ALBERT W	584 SPRING CAVERN DR	ORANGE CITY FL	32768910	584 SPRING CAVERN DR	ORANGE CITY 32768	W	VALERIA	AV		ORANGE CITY 32768	ORANGE CITY 32768
2376296	1	1118300200050	JENSON VALERIE J & ALBERT W	762 S NOVA ROAD	ORANGE CITY FL	32768910	762 S NOVA ROAD	ORANGE CITY 32768	W	VALERIA	AV		ORANGE CITY 32768	ORANGE CITY 32768
2376297	1	1118300200050	JENSON VALERIE J & ALBERT W	762 S NOVA ROAD	ORANGE CITY FL	32768910	762 S NOVA ROAD	ORANGE CITY 32768	W	VALERIA	AV		ORANGE CITY 32768	ORANGE CITY 32768
2376298	1	1118300200050	JENSON VALERIE J & ALBERT W	400 HOLLYBUSH WORTH CT	ORANGE CITY FL	32768910	400 HOLLYBUSH WORTH CT	ORANGE CITY 32768	W	VALERIA	AV		ORANGE CITY 32768	ORANGE CITY 32768
2376299	1	1118300200050	JENSON VALERIE J & ALBERT W	237 BANANA AVENUE	ORANGE CITY FL	32768910	237 BANANA AVENUE	ORANGE CITY 32768	W	BANANA	AV		ORANGE CITY 32768	ORANGE CITY 32768
2376300	1	1118300200050	JENSON VALERIE J & ALBERT W	347 W BLUE SPRING AVE	ORANGE CITY FL	32768910	347 W BLUE SPRING AVE	ORANGE CITY 32768	W	BLUE SPRINGS	AV		ORANGE CITY 32768	ORANGE CITY 32768
2376301	1	1118300200050	JENSON VALERIE J & ALBERT W	278 ENTERPRISE RD STE 188	ORANGE CITY FL	32768910	278 ENTERPRISE RD STE 188	ORANGE CITY 32768	W	GLOMOR STAGE	RD		ORANGE CITY 32768	ORANGE CITY 32768
2376302	1	1118300200050	JENSON VALERIE J & ALBERT W	PO BOX 8019	CAPT N	27512998	1701 N VOLUSIA AV	ORANGE CITY 32768	N	VOLUSIA	AV		ORANGE CITY 32768	ORANGE CITY 32768





ALTKY	ALTKY COUNTY PID	OWNER	ADTL OWNER	OWNER ADDRESS	OWNER CITY	OWNER ZIP	PROPERTY ADDRESS	PROP ST NO	PROP ST DR	PROP ST TA	PROP ST TYPE	PROP ADTL	PROP CITY	PROP ZIP
2382001	3 0318002000331	CLAUDIA STANLEY M II		2260 N SPRING CAVERN AVE	DELAND FL	32720	135 W CENTRAL AV ORANGE CITY 32763	135	W	CENTRAL	AV		ORANGE CITY 32763	
691717	1 1180010000090	RABON CHRISTOPHER A &	EDYTHE K RABON	874 SPRING CAVERN AVE	ORANGE CITY FL	32763	874 SPRING CAVERN AV ORANGE CITY 32763	674		SPRING CAVERN	AV		ORANGE CITY 32763	
2382004	2 0318002000300	ROFORD ALC MARIE & C	PAUL JAMES RABON	321 HOWARD AVE	ORANGE CITY FL	32763	321 HOWARD AV ORANGE CITY 32763	321	N	HOWARD	AV		ORANGE CITY 32763	
2372229	2 1180010000090	RAJARAM ROSEKATH & PARVATHI	COO REALTY FUNDERS	815 S VOLUSIA AVENUE UNIT 12	ORANGE CITY FL	32763	815 S VOLUSIA AV ORANGE CITY 32763	124	W	FRENCH	AV		ORANGE CITY 32763	
5091619	1 1180020003038	RAJESHAN V CHENGAI CITY INC		445 S VOLUSIA AVE	ORANGE CITY FL	32763	445 S VOLUSIA AV ORANGE CITY 32763	446	W	BLUE SPRINGS	AV		ORANGE CITY 32763	
2371239	4 1180010000060	RALPH MARY J TRUSTEE		2085 GLENWOOD HAMMOCK RD	DELAND FL	32720	910 SMITH ST ORANGE CITY 32763	910	ST	SMITH	ST		ORANGE CITY 32763	
6916451	1 1180010000060	RALPH MARY J TRUSTEE		245 S AVON BLVD	DELTONA FL	32725	S INDUSTRIAL DR ORANGE CITY 32763	614		INDUSTRIAL	DR		ORANGE CITY 32763	
6916454	1 1180010000060	RAMATHI NAYAN S	SHIVANAND RAMPATH	150-111 29TH ST S	ORANGE CITY FL	32725	150-111 29TH ST S ORANGE CITY 32763	614		SWAN RANGE	DR		ORANGE CITY 32763	
2372400	1 1180010000060	REAL VICTORIA		128 N KOW AVE	ORANGE CITY FL	32713	128 N KOW AV ORANGE CITY 32763	128	N	OK	AV		ORANGE CITY 32763	
6916462	1 1180010000060	REAL USA & NICOLA		629 SWAN RANGE ROAD	ORANGE CITY FL	32713	629 SWAN RANGE RD ORANGE CITY 32763	629		SWAN RANGE	RD		ORANGE CITY 32763	
2397110	2 1516010000000	REDDOCK K M A TR & S	ATM BENOY ARBESZIO	1971 TIMBERHILLS DR	DELAND FL	32724	2415 S VOLUSIA AV 0010 ORANGE CITY 32763	2415	S	VOLUSIA	AV	0010	ORANGE CITY 32763	
2372267	1 1180010000060	REDDOCK K M A TR & S	REDDOCK LIVING TRUST	1971 TIMBERHILLS DR	DELAND FL	32724	2415 S VOLUSIA AV 0010 ORANGE CITY 32763	2415	S	VOLUSIA	AV	0010	ORANGE CITY 32763	
2382006	2 0318002000300	REGENCY PROPERTIES INVESTMENTS		860 VALE RD	DELAND FL	32724	103 N VOLUSIA AV ORANGE CITY 32763	103	N	VOLUSIA	AV		ORANGE CITY 32763	
2382007	2 0318002000300	REGENCY PROPERTIES INVESTMENTS		860 VALE RD	DELAND FL	32724	103 N VOLUSIA AV ORANGE CITY 32763	103	N	VOLUSIA	AV		ORANGE CITY 32763	
2382008	3 0318002000300	REGENCY PROPERTIES INVESTMENTS		860 VALE RD	DELAND FL	32724	103 N VOLUSIA AV ORANGE CITY 32763	103	N	VOLUSIA	AV		ORANGE CITY 32763	
2372020	1 1180010000060	RENETTA MARY ANN	LLC	342 S THORPE AVE	ORANGE CITY FL	32763	342 S THORPE AV ORANGE CITY 32763	342	N	THORPE	AV		ORANGE CITY 32763	
2384410	4 0318017010060	REYNOLDS MARTI L	CATHERINE E GREENWOOD	507 HARRISON AVE	ORANGE CITY FL	32763	125 MAY ST ORANGE CITY 32763	125	W	MAY	ST		ORANGE CITY 32763	
2372146	2 1180010000060	REYNOLDS MARTI L		507 HARRISON AVE	ORANGE CITY FL	32763	125 MAY ST ORANGE CITY 32763	125	W	MAY	ST		ORANGE CITY 32763	
6916460	1 1180010000060	RIEDEL JAMES W JR & S		388 S CHERRY AVE	ORANGE CITY FL	32763	388 S CHERRY AV ORANGE CITY 32763	388	S	CHERRY	AV		ORANGE CITY 32763	
6916461	1 1180010000060	RIEDEL JAMES W JR & S		388 S CHERRY AVE	ORANGE CITY FL	32763	388 S CHERRY AV ORANGE CITY 32763	388	S	CHERRY	AV		ORANGE CITY 32763	
5496293	1 1180010000060	RICHARD J MURPHY		529 GILMORE STAGE RD	ORANGE CITY FL	32763	529 GILMORE STAGE RD ORANGE CITY 32763	529		GILMORE STAGE	RD		ORANGE CITY 32763	
2377791	1 1180020003012	RILEY EDWARD C & ELEANOR B		530 E BLUE SPRING AVE	ORANGE CITY FL	32763	530 E BLUE SPRING AV ORANGE CITY 32763	530	E	BLUE SPRING	AV		ORANGE CITY 32763	
6916462	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916463	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916464	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916465	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916466	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916467	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916468	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916469	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916470	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916471	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916472	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916473	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916474	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916475	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916476	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916477	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916478	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916479	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916480	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916481	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916482	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916483	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916484	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916485	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916486	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916487	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916488	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916489	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916490	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916491	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916492	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916493	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916494	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916495	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916496	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916497	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916498	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916499	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916500	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916501	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916502	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916503	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916504	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916505	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916506	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916507	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE CITY 32763	388	S	CARPENTER	AV		ORANGE CITY 32763	
6916508	1 1180010000060	RIVERA JUAN A & SANDRA M		388 S CARPENTER AVE	ORANGE CITY FL	32763	388 S CARPENTER AV ORANGE							



ALTY	ALTY COUNTY PID	OWNER	ADTL OWNER	OWNER ADDRESS	OWNER CITY	OWNER ZIP	PROPERTY ADDRESS	PROP ST NO	PROP ST DR	PROP ST NA	PROP ST TYPE	PROP CITY	PROP ZIP
675281	1118301000010	UN STORAGE (DEL) LTD PARTNERSHIP	CO TAX DEPARTMENT	2727 CENTRAL AVE PHOENIX, AZ	PHOENIX, AZ	85014	2727 S VOLUSIA AV ORANGE CITY 32763	5		VOLUSIA	AV	ORANGE CITY	32763
692579	1118301000020	UN STORAGE (DEL) LTD PARTNERSHIP	CO TAX DEPARTMENT	2727 CENTRAL AVE PHOENIX, AZ	PHOENIX, AZ	85014	2727 S VOLUSIA AV ORANGE CITY 32763	5		VOLUSIA	AV	ORANGE CITY	32763
232770	1118300015001	UN BANK NATL ASSOC TR	3488 STATEVIEW BLVD MARIETTA, GA	3488 STATEVIEW BLVD MARIETTA, GA	30066	441 N THORPE AV ORANGE CITY 32763	5		THORPE	AV	ORANGE CITY	32763	
2389159	3111830100200	V S H REALTY INC	MARY GECY VANDERVOORT	190 CROSSING BLVD CLEANBY, VA	FRANKFORD, VA	01702	885 S VOLUSIA AV ORANGE CITY 32763	5		VOLUSIA	AV	ORANGE CITY	32763
2370515	3111830100300	VANNI SALLY S CAT S	BARBARA WALSH	586 KING ST CLEANBY, VA	FRANKFORD, VA	01702	347 S LEAVITT AV ORANGE CITY 32763	5		VOLUSIA	AV	ORANGE CITY	32763
232130	1021830000020	VAUGHN BERNALLOS & ERTH E TRS	% DALE VAUGHN	1397 LACERBURN FINE RD ORLANDO, FL	ORLANDO, FL	32832	2501 N VOLUSIA AV ORANGE CITY 32763	5		VOLUSIA	AV	ORANGE CITY	32763
237165	1118301001010	VILLAGE IMPROVEMENT ASSN	CITY HALL	651 PLACID RAN RD ORLANDO, FL	ORLANDO, FL	32763	651 PLACID RAN RD ORANGE CITY 32763	11		FLACID RAN	RD	ORANGE CITY	32763
237282	1118300020020	WELLS FARGO BANK OF FLA		298 S HAMPTON AVENUE ORLANDO, FL	ORLANDO, FL	32803	390 DOWNS ST ORANGE CITY 32763	14		GRANDES	ST	ORANGE CITY	32763
2329207	5118300020010	VOLUSIA 1511 LLC		64 EAST RIDGEWOOD STREET ORLANDO, FL	ORLANDO, FL	32803	151 S VOLUSIA AV ORANGE CITY 32763	5		VOLUSIA	AV	ORANGE CITY	32763
2329208	5118300020020	VOLK EUGENE A PARTNERSHIP		241 S ORANGE AVENUE ORANGE CITY, FL	ORANGE CITY, FL	32763	S ORANGE AV ORANGE CITY 32763	5		ORANGE	AV	ORANGE CITY	32763
2329209	3111830015000	VOLUSIA CITY BAPTIST CHURCH	JAMIE L VOWMAN	251 SO ORANGE AVENUE ORANGE CITY, FL	ORANGE CITY, FL	32763	S ORANGE AV ORANGE CITY 32763	5		ORANGE	AV	ORANGE CITY	32763
693463	1118301001020	VO NUYEN S		650 PLACID RAN RD ORANGE CITY, FL	ORANGE CITY, FL	32763	603 PLACID RAN RD ORANGE CITY 32763	5		FLACID RAN	RD	ORANGE CITY	32763
693464	1118301001030	VO NUYEN S		650 PLACID RAN RD ORANGE CITY, FL	ORANGE CITY, FL	32763	603 PLACID RAN RD ORANGE CITY 32763	5		FLACID RAN	RD	ORANGE CITY	32763
2329211	1118300011000	WATSON TAM M S	ROBERT DWAYTE	34 E ORANGE AVE ORANGE CITY, FL	ORANGE CITY, FL	32763	34 E ORANGE AV ORANGE CITY 32763	5		ORANGE	AV	ORANGE CITY	32763
2329212	1118300021004	WATSON TAM M S		4198 PIONEER TR ORANGE CITY, FL	ORANGE CITY, FL	32763	211 S VOLUSIA AV ORANGE CITY 32763	5		VOLUSIA	AV	ORANGE CITY	32763
2329213	1118300010024	WEHRDALE L S & YVONNE M		2713 RIVER RIDGE RD DELAND, FL	DELAND, FL	32720	166 S VOLUSIA AV ORANGE CITY 32763	5		VOLUSIA	AV	ORANGE CITY	32763
4801201	1018300000024	WELLMARKER WESTON S & JACQUELINE		178 NEWBURY LN ORANGE CITY, FL	ORANGE CITY, FL	32763	166 S VOLUSIA AV ORANGE CITY 32763	5		VOLUSIA	AV	ORANGE CITY	32763
5232182	1118300010044	WELLMARKER WESTON S & JACQUELINE		2205 PARKVIEW AVE ORANGE CITY, FL	ORANGE CITY, FL	32763	166 S VOLUSIA AV ORANGE CITY 32763	5		VOLUSIA	AV	ORANGE CITY	32763
5232183	1118300010044	WELLMARKER WESTON S & JACQUELINE		2205 PARKVIEW AVE ORANGE CITY, FL	ORANGE CITY, FL	32763	166 S VOLUSIA AV ORANGE CITY 32763	5		VOLUSIA	AV	ORANGE CITY	32763
6815868	1118300020005	WESTER MARK E & CHRISTAWANK		725 PRESERVE TER HEATHROW, FL	HEATHROW, FL	32746	E C ST ORANGE CITY 32763	5		ORANGE CITY	ST	ORANGE CITY	32763
2371208	1118300100040	WEST KATHRYN ANI		695 W GUCHO CIRCLE DELTONA, FL	DELTONA, FL	32726	2416 S VOLUSIA AV ORANGE CITY 32763	5		VOLUSIA	AV	ORANGE CITY	32763
4710919	1148301000003	WEST KENNETH T & LAURAL		1664 EMERALD GREEN CT DELTONA, FL	DELTONA, FL	32726	1750 S VOLUSIA AV ORANGE CITY 32763	5		VOLUSIA	AV	ORANGE CITY	32763
4710927	1148301000040	WEST KENNETH T & LAURAL		1664 EMERALD GREEN CT DELTONA, FL	DELTONA, FL	32726	1750 S VOLUSIA AV ORANGE CITY 32763	5		VOLUSIA	AV	ORANGE CITY	32763
4710978	1148301000060	WEST KENNETH T & LAURAL		1664 EMERALD GREEN CT DELTONA, FL	DELTONA, FL	32726	1750 S VOLUSIA AV ORANGE CITY 32763	5		VOLUSIA	AV	ORANGE CITY	32763
4827889	1018300000028	WETHERINGTON B C S TRSNA S		284 LAKE FOREST DR DELTONA, FL	DELTONA, FL	32726	745 N VOLUSIA AV ORANGE CITY 32763	5		VOLUSIA	AV	ORANGE CITY	32763
5944277	1118301001020	WHEELER DAVID A & JENNIFER D		578 PLACID RAN RD ORANGE CITY, FL	ORANGE CITY, FL	32763	578 PLACID RAN RD ORANGE CITY 32763	5		FLACID RAN	RD	ORANGE CITY	32763
4818649	1118301000000	WHISPERING PINES CONDOSSORIAL	PLAZA ASSOC INC ATTN: JOHN GERM	151 E POSE AVE PO BOX 74025 ORANGE CITY, FL	ORANGE CITY, FL	32774	S VOLUSIA AV ORANGE CITY 32763	5		VOLUSIA	AV	ORANGE CITY	32763
4894446	1317300000050	WHITLE WALKER L & REBECCA R		2775 N THORPE AVE ORANGE CITY, FL	ORANGE CITY, FL	32763	162 E MINNESOTA AV ORANGE CITY 32763	105		MINNESOTA	AV	ORANGE CITY	32763
5895853	1118301002070	WILLIAMS JAMES L EST		573 SWAN RANGE RD ORANGE CITY, FL	ORANGE CITY, FL	32763	573 SWAN RANGE RD ORANGE CITY 32763	2775		SWAN RANGE	RD	ORANGE CITY	32763
5895854	1118301002070	WILLIAMS JAMES L EST		573 SWAN RANGE RD ORANGE CITY, FL	ORANGE CITY, FL	32763	573 SWAN RANGE RD ORANGE CITY 32763	2775		SWAN RANGE	RD	ORANGE CITY	32763
2327296	1118300015002	WILLIAMS DAVID EUGENE S & VIRGINIA		511 LAKEVIEW AVE ORANGE CITY, FL	ORANGE CITY, FL	32763	511 LAKEVIEW AV ORANGE CITY 32763	5		LAKEVIEW	AV	ORANGE CITY	32763
2317019	1317300004003	WING PETER H HEW		238 E MICHIGAN AVE ORANGE CITY, FL	ORANGE CITY, FL	32763	238 E MICHIGAN AV ORANGE CITY 32763	288		MICHIGAN	AV	ORANGE CITY	32763
6439885	2118300270098	WOLVER JIM M		PO BOX 6178 DELTONA, FL	DELTONA, FL	32728	E BANANA AV ORANGE CITY 32763	5		BANANA	AV	ORANGE CITY	32763
6439886	2118300270098	WOLVER JIM M		PO BOX 6178 DELTONA, FL	DELTONA, FL	32728	E BANANA AV ORANGE CITY 32763	5		BANANA	AV	ORANGE CITY	32763
6439887	1118300250041	WOODLAND BOULEVARD HOLDINGS	LLC	10324 WOODLAND BLVD DELTONA, FL	DELTONA, FL	32728	475 S VOLUSIA AV ORANGE CITY 32763	151		VOLUSIA	AV	ORANGE CITY	32763
6439888	1118301007000	WORD GARY L & DENISE M		688 LANGFELD DR NORTHVILLE, NC	NORTHVILLE, NC	27701	690 OLMORE STAGE RD ORANGE CITY 32763	590		OLMORE STAGE	RD	ORANGE CITY	32763
2385202	2118300094000	YOUNG ANNIE L CITY LLC		308 E CHERRYMEET ST SUELA BARBE APT 1808 ORANGE CITY, FL	ORANGE CITY, FL	32763	1810 S VOLUSIA AV ORANGE CITY 32763	1810		VOLUSIA	AV	ORANGE CITY	32763
2371808	2118300094000	YOUNG ANNIE L CITY LLC		308 E CHERRYMEET ST SUELA BARBE APT 1808 ORANGE CITY, FL	ORANGE CITY, FL	32763	1810 S VOLUSIA AV ORANGE CITY 32763	1810		VOLUSIA	AV	ORANGE CITY	32763
2325846	1018300005011	ZFR INVESTMENT MANAGEMENT INC		184 N VOLUSIA AV ORANGE CITY, FL	ORANGE CITY, FL	32763	184 N VOLUSIA AV ORANGE CITY 32763	1942		VOLUSIA	AV	ORANGE CITY	32763

## **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 Statutes (2012).
- (2) “Public body” means the state or any county, municipality, authority, special district as defined in Section 165.031(5), Florida Statutes (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.