

# Volusia County/City of DeLand Spring Hill Redevelopment Plan

April 15, 2005



LAND DESIGN INNOVATIONS  
Incorporated

140 North Orlando Avenue  
Suite 295  
Winter Park, Florida 32789



SPRING HILL  
COMMUNITY REDEVELOPMENT AGENCY  
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## A. INTRODUCTION

As the City of DeLand and Volusia County continue to grow and experience the effects of revitalization, economic development and population growth, they have recognized the challenges and issues facing the Spring Hill community. The City and the County have taken steps to address the economic and social challenges facing the Spring Hill community through a range of planning activities that have resulted in the development of a variety of programs. These planning activities have included the creation of the Spring Hill Weed and Seed Neighborhood Redevelopment Action Plan, the establishment of the Spring Hill Weed and Seed Program, and the Spring Hill Five Year Long Range Plan and One Year Action Plan. The resulting programs have included the establishment of the Central Florida Community Development Corporation Community Center on Adelle Avenue; the provision of affordable housing programs and home ownership assistance programs; and the installation of sanitary sewer lines and other public infrastructure utilizing Community Development Block Grant (CDBG) funding. Great strides in some areas and incremental improvements in other areas have been made; however, there is more that can be done. The City of DeLand and Volusia County now have the unique opportunity to employ their assets as the foundation for additional positive change.

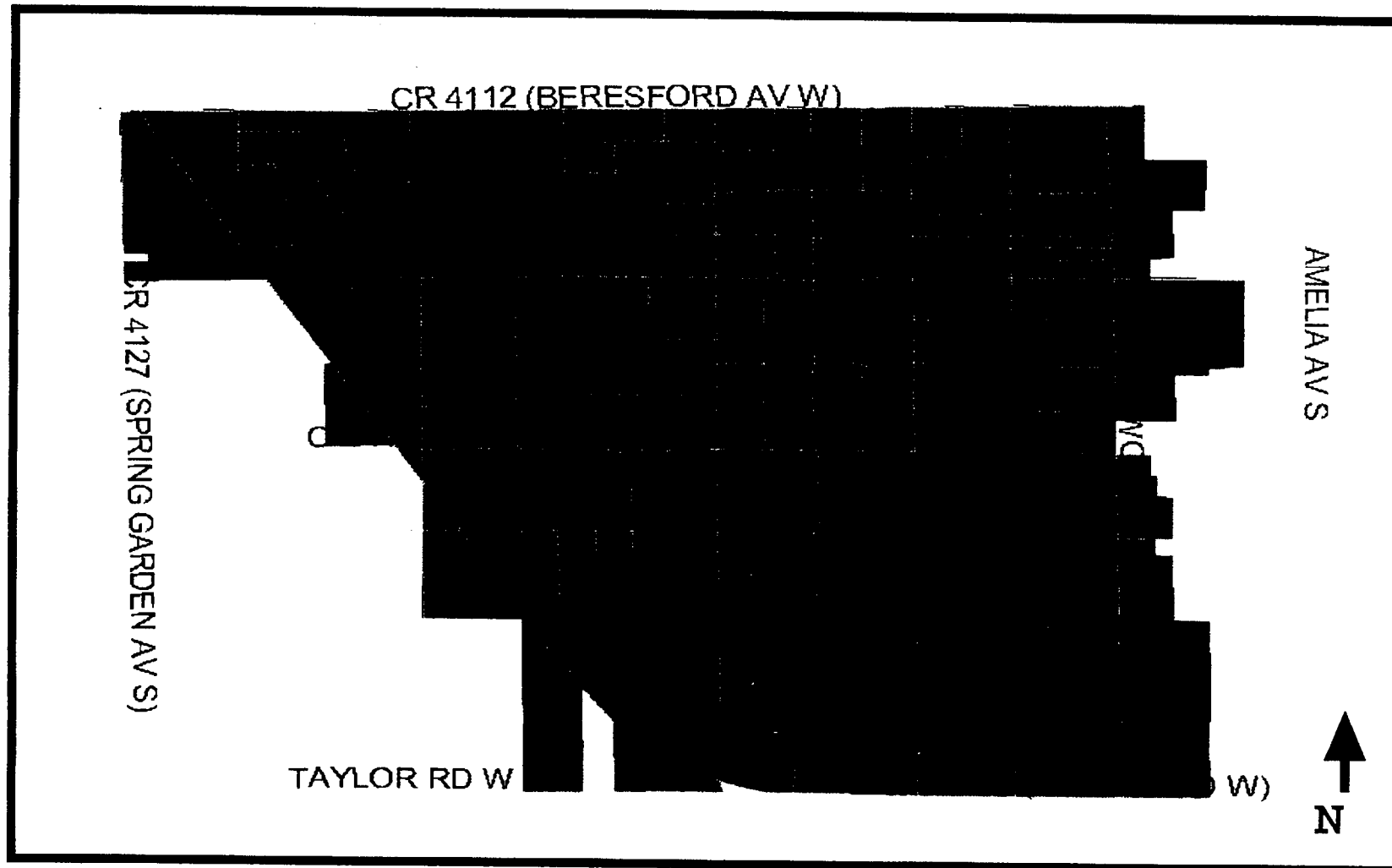
The conditions and challenges facing the Spring Hill community were identified in the Spring Hill Blight Study completed by the Volusia County Planning Department in 2004. The study clearly identified the prevalence of blighted conditions which if left unaddressed, would further deteriorate the community at large. Based on the findings of the study, the City of DeLand and Volusia County determined that an appropriate mechanism to further address the conditions of blight would be the establishment of a Community Redevelopment Agency to function within the limits of the identified Community Redevelopment Area (CRA). To that end, the City and the County enacted Resolutions 2004-55 and 2004-13, respectively, to acknowledge the findings of blight, establish the Spring Hill Community Redevelopment Agency and the Spring Hill CRA. It was determined that the area was appropriate for community redevelopment projects pursuant to Chapter 163, Part III, Florida Statutes. The CRA boundaries and the area of the Blight Study are shown in **Figure 1: Spring Hill CRA Boundary Map** on the following page.



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FIGURE 1: SPRING HILL CRA BOUNDARY MAP





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The Spring Hill Community Redevelopment Agency subsequently authorized the creation of the Spring Hill Community Redevelopment Plan. This Plan will:

1. Outline the existing conditions of the CRA;
2. Identify assets and issues facing the community;
3. Review the need for redevelopment and evaluate the economic rationale for change;
4. Outline the goals and objectives for the Community Redevelopment Agency;
5. Propose an implementation strategy;
6. Evaluate legal and regulatory issues; and
7. Provide a financial plan for the proposed implementation strategy.

The Spring Hill Community Redevelopment Plan and its contents described here shall be in accordance with the terms and conditions of Chapter 163.360 of the Florida Statutes and consistent with the City of DeLand and Volusia County Comprehensive Plans.

Redevelopment is a challenging process for community revitalization that seeks to build on the assets and qualities of the community. Successful redevelopment is also predicated upon a clear, unflinching articulation of the conditions and issues facing the community. Both good and bad issues must be clearly addressed. The acknowledgement and understanding of these issues facilitates the crafting of a precisely targeted and focused Community Redevelopment Plan.

## **1. Assets**

Spring Hill's opportunities lie in its assets:

1. Vacant commercial and residential lands within the community.
2. Vacant commercial properties located along the primary arterial corridors, SR-15A and US 17-92 (Woodland Boulevard).
3. Developed and vacant lands that can be converted into new residential sites for medium and higher density areas of housing.
4. Existing street-grid network for excellent vehicular mobility throughout the study area.



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5. Central Florida Community Development Corporation's (CFCDC) staff, facility and services.
6. The surrounding transportation network including US 17-92 (Woodland Boulevard), SR-15A (Truck Route) and nearby access to Interstate 4 offers immediate regional access for non-residential development to access their respective markets.
7. Established neighborhood and community with extensive family ties to the area.
8. Available infrastructure that may accommodate local development with minimal modifications.
9. Location between two growing population centers (DeLand and Orange City).
10. Successful redevelopment of downtown DeLand's Main Street.
11. Pending and planned development in the Spring Hill area.
12. Concerned and committed community leaders and residents.

## 2. Issues

Community issues were identified utilizing partnership efforts between the City of DeLand, Volusia County Government and LDI staff. Two (2) community workshops were held where participants took part in issue identification, visioning and brainstorming activities. Additional input and information was gathered from a series of over 23 individual one-on-one interviews conducted by LDI staff with community leaders, members of the development community and representatives from the Spring Hill Community Redevelopment Agency Board. From these workshops and interviews, a series of issues, challenges, opportunities and solution strategies were identified. A summary of the findings is presented in this document. This information was buttressed with the information contained in the Spring Hill Five Year Long Range Plan and One Year Action Plan, the City of DeLand's Comprehensive Plan, Volusia County's Comprehensive Plan, the Spring Hill Blight Study, and the Spring Hill and Southeast DeLand Annexation Report.

### a. Social Issues

- Unemployment
- Lack of Local Job Opportunities
- Job Training
- Illegal Drug Use



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- Petty Crimes
- Sub-standard Housing
- Lack of Teen and Young Adult Activities
- b. **Land Use/Regulatory/Codes**
  - Code Enforcement
  - Current Adjacent Incompatible Uses
  - Lack of Code Flexibility
  - Buffering between Land Uses
  - Sub-standard Lot Sizes
- c. **Infrastructure**
  - Sanitary Sewer/City Water Hook-up Costs
  - Availability of Sanitary Sewer to All Areas
  - Consistent Application of Sidewalks throughout Spring Hill
  - Updating/Repair of Streetlight Fixtures
  - Need of Curb and Gutters in Many Areas
  - Need of Fire Suppression Water Flow for Hydrants
  - Need of Drainage Improvements for Seasonal Flooding
- d. **Development Quality**
  - Eliminate Adjacent Incompatible Land Uses
  - Increase Code Enforcement
  - Sub-standard Housing/Mobile Homes
  - Sub-standard Lots/Small lots
  - Aggregation Scenarios
  - Property Maintenance
- e. **Visual Quality**
  - Increase Code Enforcement
  - Sidewalks
  - Mobile Home Parks and Sub-standard Housing
  - Streetlight Update/Repair



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- Paving of Road Surfaces
- Underbrush/Overgrowth on Vacant Lots
- Entry/Identity
- Streetscape/Beautification

f. **Financing and Funding**

- Continued Use and Access to CDBG Program
- Increased Use of Grants and Loans
- Establishing a CRA Operational Budget
- Donations of Properties/ROW/Sub-standard Lots
- Tax Increment Financing (TIF)
- Public/Private Partnerships

g. **Economic Development**

- Development of Spring Hill Core First
- Periphery Commercial Development
- Need of Commercial Neighborhood
- Development and Redevelopment Incentives (Density and Intensity Bonuses)
- Developing an Inventory of Opportunity Sites for Marketing
- Promotion and Marketing (Solicitation of Developers)
- Identify Targeted Businesses to Recruit
- Recruit Training Facilities for Medical Arts, Health Care, Nursing, Diagnostic Labs Disciplines
- Capitalize on Upcoming/Pending Development in Area
- Increase Support for Small Businesses

h. **Public Safety**

- Continue to Reduce Crime Activities
- Eliminate Conditions for Opportunity Crimes (Increased Lighting, Undergrowth and Brush Removal)
- Cooperative Police Presence
- Improved Traffic Signals (New or More Visible Stop Signs on Adelle/Beresford, South Clara)
- Improved Road Surfaces, Striping
- Fire Suppression (Hydrant) Availability Increased



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### 3. Elements of Success

The creation and preparation of the redevelopment plan is the next step along the continuum of redevelopment activities initiated by the City and County. The plan's ultimate success or failure to achieve the community's goals is directly related to the local effort, funding and staffing utilized to realize the goals and objectives identified. The redevelopment process is rewarding but a frequently challenging process that requires a well-organized program and team to achieve the desired results. The success of the redevelopment plan is directly linked to the commitment to the overall objectives of the plan and will be measured by the actions of the City, County and residents of the Spring Hill community in implementing the plan.

There are four (4) primary elements that are required for the success of any redevelopment program. Each of the elements is important and addresses the different operational and practical aspects of a redevelopment program. Each of these four elements must be sufficiently accommodated in order to implement the redevelopment plan.

a. Administration

Administration represents the operational framework and staff required to move the program forward. This element encompasses the establishment of the organizational structure to implement the plan. This organization (the CRA) creates and implements detailed plans; engages in appropriate permitting activities to allow development projects to proceed; enforces codes, plans and financial measures; and establishes self-evaluating procedures to monitor the Agency's performance at achieving the goals and objectives outlined in the plan.

The City of DeLand and Volusia County governments have demonstrated their leadership and commitment by initiating the redevelopment process through the completion of the Blight Study and the Findings of Necessity; establishing the Spring Hill CRA; and selecting the Spring Hill CRA Board. The authorization to create the Spring Hill Community Redevelopment Plan is the next step along the series of events needed to continue the redevelopment process and utilize Tax Increment Funds (TIF). The subsequent immediate steps in the process are the adoption of the Spring Hill Community Redevelopment Plan, certification of base year values and the establishment of the Spring Hill Community Redevelopment Trust Fund. Subsequent to the above stated steps, the next administrative





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task to be addressed is the formal assignation of administrative resources to begin implementing the plan and the establishment of an operating budget. The City of DeLand has been assigned the operational administrative responsibility for the day-to-day operations of the Spring Hill CRA.

**b. Finance**

The financing of the plan is the true measure of the potential viability of the program. Without adequate funding, implementation may be delayed, aspects of the plan may go unimplemented and/or the redevelopment program may fail completely. Continued commitment by the City and County, specifically the use of Community Development Block Grants (CDBG) to install infrastructure, can ensure the continued improvement of the development conditions in the Spring Hill area. The initial financing challenge posed by the anticipated limited TIF funds in the program's early years may be supplemented by contributions from the City and County General Funds or other sources. The early contributions to offset the shortage of TIF funds may be repaid utilizing TIF funds as they become available.

**c. Leadership**

As stated earlier, the City of DeLand and Volusia County governments have demonstrated their leadership and commitment by initiating the redevelopment process through the completion of the Blight Study and the Findings of Necessity; establishing the Spring Hill CRA; and selecting the Spring Hill CRA Board. Continued strong leadership by both the City and County as well as an ever increasing leadership role by residents of the Spring Hill community, will greatly improve the potential success and timely implementation of the redevelopment plan. The Spring Hill community is guardedly skeptical regarding the discussion of redevelopment in the Spring Hill area. In order to address community apathy and skepticism, it is imperative that the Spring Hill Community Redevelopment Agency continue to reach out and engage the residents of the Spring Hill community to take an active role in the implementation of the plan; to participate in the review and approval of potential CRA projects; and to provide their input regarding the deliberations and decisions of the Spring Hill CRA Board. Through active community participation in the Community Redevelopment Agency, the residents of Spring Hill can manage the development and growth of their community.



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d. Regulation

The review and potential modification of the existing regulatory frame work to encourage redevelopment activity in the Spring Hill CRA is a needed element of success. The Community Redevelopment Agency can take steps to increase participation by Spring Hill residents by modifying the City and County's Land Development Codes, regulations and processes to create a user-friendly and easily accessible system that does not act to discourage resident participation; thus, expanding the CRA's potential for success.





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Several years of subsequent freezes and urban growth destroyed much of the citrus industry in Central Florida. Volusia County was no longer the central agricultural location it once had been. Subsequent out-migration of the agricultural workers left the Spring Hill community with a substantial inventory of sub-standard housing. Water was provided to the houses via shallow wells and sewer treatment was accommodated via open cesspits and septic tanks.

Today, the area is characterized by limited public utilities and services; a large, deteriorating, sub-standard housing inventory; stagnant property values; and incompatible adjacent land uses. Retail and residential development has occurred outside of and around the periphery of the Spring Hill area, effectively bypassing the area along the commercial corridors and roadways that form the area's borders.

a. **Number of Households and Population Characteristics**

The tables on the following pages summarize data from the 2000 US Census describing the population and household composition of the Spring Hill community. The overall population of the Spring Hill community held constant from year 1990 to 2000 decreasing by only 2 people over the 10 year period. The population of the Spring Hill CRA area was ~2,200 in 1990 and ~2,202 in 2000.<sup>1</sup>

<sup>1</sup> 2000, US Census: QT-H1 (SF-1) and 1990 US Census DP-2 (STF-3), Tracts 907.02 BG 4 and BG 2



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SPRING HILL COMMUNITY  
POPULATION AND HOUSEHOLDS

CENSUS TRACT	BLOCK GROUP	POPULATION	HOUSEHOLDS				
			WHITE	BLACK	HISPANIC	OTHER	TOTAL
907.02	2	1,392	360	174	38	10	582
	4	810	19	247	9	2	277
TOTAL:		2,202	379	421	47	12	859

SOURCE: 2000 US CENSUS: QT-H1 (SF-1) GENERAL HOUSING CHARACTERISTICS

SPRING HILL COMMUNITY  
OCCUPIED DWELLING INFORMATION

CENSUS TRACT	BLOCK GROUP	OCCUPIED DWELLINGS		
		RENTER	OWNER	TOTAL
907.02	2	373	209	582
	4	97	18	277
TOTAL:		470	227	859



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SOURCE: 2000 US CENSUS: QT-H1 (SF-1) GENERAL HOUSING CHARACTERISTICS

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## 2. The Blight Study

Documentation is required to show that blighted conditions exist in the proposed redevelopment area by analyzing such factors as population trends; housing conditions; property values and tax revenues; building conditions; incidences of crime; incidences of fire and emergency medical service; unacceptable levels-of-service on roadways; inadequate parking conditions; infrastructure capacity constraints; building code violations; non-conforming conditions; faulty lot-layouts; and amounts and types of vacant and under-utilized land.

The Blight Study details those conditions necessary to determine an area as "blighted" as defined by Section 163.340 (8), Florida Statutes (2003). Volusia County determined that the following conditions exist within the Spring Hill area:

1. Conditions which are detrimental to the sound growth of both Volusia County and the City of DeLand including public health, safety, morals and welfare as well as conditions that impair the growth within the study area and adjacent territory;
2. Inadequate provision for sanitation;
3. Overcrowding as indicated by government maintained statistics (US 2000 Census);
4. Existence of conditions that endanger life or property by fire or other causes;
5. Predominance of defective or inadequate public transportation facilities;
6. Unsanitary or unsafe conditions;
7. Deterioration of site or other improvements; and
8. Residential rental vacancy rates are higher in the area than in the remainder of the County or City.

## 3. Findings and Conclusions of the Blight Study

The analysis of the socio-economic and physical factors as presented in the Spring Hill Blight Study demonstrates that slum and blight conditions exist, satisfying the Chapter 163, Florida Statutes requirements. Below is a summary of the specific findings from the Spring Hill Blight Study. (The source of the demographic and statistical information used in the Spring Hill Blight Study is the 2000, United States Census unless otherwise noted.).



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a. **Socio-Economic**

- Median household income in Volusia County is \$35,219 per year versus \$21,633 per year for Spring Hill.
- The Volusia County per capita average income is \$19,664 versus the Spring Hill per capita average of \$11,314, or approximately 58% of the County's per capita income average.
- The number of individuals in poverty in Spring Hill is 37.4% versus the Volusia County average of 11.6%.
- Overall, 3 times as many Spring Hill residents are below the poverty rate than the average for Volusia County as a whole.
- In female-headed households with children under 5, the poverty rate in Spring Hill is 51.4% versus the Volusia average of 46.3%.
- The proportion of people not in the work-force in the Spring Hill area is 56.3% versus the Volusia County average of 44.6%.
- 30.7% of Spring Hill workers work in service occupations versus the 18% average for Volusia County.
- The percentage of Spring Hill residents without a high school diploma is 36.3% compared to the Volusia County average of 18%.

b. **Housing**

- The average monthly rent payment in Spring Hill is \$484 per month versus the Volusia County average of \$597 per month.
- The median value of a home in Spring Hill is \$62,031 versus the average of \$87,300 for Volusia County.

c. **Structural Conditions**

- 0.3% of the houses in Volusia County do not have plumbing versus 4.2% in the Spring Hill area.
- 2.1% of the homes in Volusia County have no telephone service versus 13.2% of Spring Hill residents.
- 9% of Spring Hill households have more than one person per room versus a Volusia County average of 3%.





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d. Crime<sup>2</sup>

- The Spring Hill area is in a Weed & Seed program area. Five houses were demolished as part of the program. An additional 11 houses in the DeLand portion of the Spring Hill CRA have been identified for destruction but the City does not have adequate funds to have them destroyed.
- Illicit drugs are readily available.
- "Hard drugs" are declining in the program area; however cannabis, crack and alcohol are readily available to all ages.
- Violent crime is down. No homicides in 2003.
- 27% increase in drug-related arrests in 2003 (2,235) versus 2002 (1,632) for the County. Due to increased enforcement.
- 17% of the County's drug arrests were made in the program area in 2002 and 25% in 2003 due to increased enforcement activities.
- Reduction in drug trafficking and open-air sales remains an ongoing activity for local law enforcement.

e. Property Appraisal and Taxable Values

- The median value of a home in Volusia County is \$87,300 versus \$62,031 in Spring Hill. Represents 71% of overall County median value.
- Residential assessed valuation increases can only be at a maximum 3% based on Save Our Homes amendment.

f. Infrastructure Capacity Constraints

- A large number (approximately 500) of homes and parcels do not have access to sanitary sewer and water services, particularly within the core interior of the Spring Hill CRA.
- City utilities (water and sanitary sewer) are available along the periphery of the Spring Hill community.

<sup>2</sup> FY 2004, Spring Hill Weed and Seed Program; FY 2004, 2004 Continuing Grant Application, 2004-W036-FL-WS



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- A sanitary sewer and upgraded water service plan has been developed by the City that outlines the schedule, tasks and required resources to provide sewer services to the Spring Hill community.
- In areas where sanitary sewer service is available, residents are unable to hook-up due to financial constraints.
- Adequate capacity has been planned for installation that will accommodate eventual hook-up of Spring Hill residents to City sanitary sewer and water systems.

**g. Transportation**

- The road network within the CRA is characterized by varying levels of road surface conditions, paved, patched, disrepair and unpaved.
- The sidewalk system is incomplete and has significant gaps and maintenance repair issues.
- ROW in certain areas has been encroached upon by development.
- There is no scheduled mass transit service into the core of the Spring Hill community.
- There are no mass transit service facilities, stops or pull-offs in the community.
- 3.4% of Spring Hill residents walk to work, twice the Volusia County average.

**h. Development Quality**

- Significant number of code violations involving unlicensed electrical and construction work.
- Residential rehabilitation is often done without permits or licensed contractors.
- Code enforcement activity has been historically low in the community.
- Pre-existing non-conforming uses are prevalent, including bars, nightclubs, oil tank farms, warehousing and trucking operations in and adjacent to residential, school and public uses.



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i. **Faulty Lot Layout as to Size, Adequacy, Accessibility or Usefulness**

- Many of the lots and parcels within the Spring Hill community were laid out prior to or without regard to the current code requirements for adequate size, drainage and configuration.
- Undersized parcels, many of which are less than 40 ft. wide, are unable to accommodate redevelopment or development under current building codes.

j. **Vacant or Underutilized Land**

- Significant underutilized residential properties exist within Spring Hill. 96.98 acres of vacant residential property are within the Spring Hill CRA. 161.38 acres within the Spring Hill area have an active residential land use.
- Significant underutilized commercial properties exist within Spring Hill. 111.98 acres of vacant commercial property are within the Spring Hill CRA. 74.41 acres within the Spring Hill area have an active commercial land use.

#### 4. Summary

The demographic statistics of the Spring Hill Community Redevelopment Area (CRA) show a community with a lower than average median wage, higher than average unemployment, higher than average representation in the service occupations and a lower percentage of residents participating in the workforce when compared to surrounding Volusia County demographic statistics. Housing conditions in the Spring Hill CRA are typified by a high level of overcrowding and a lack of adequate plumbing facilities when compared to the rest of Volusia County. Additionally, there is a higher number of code violations involving unlicensed electrical and construction work. Census indicators of over-crowding, lack of adequate plumbing and kitchen space plus a large number of residents without basic phone service, are factors that may endanger life and property within the immediate Spring Hill CRA and may negatively influence the quality of life and property values of those areas adjacent and outside of the Spring Hill CRA.

The assets, issues and elements of success, coupled with the findings of the Spring Hill Blight Study reveal a core neighborhood within the area in a state of decline. The core area is ripe with opportunities for redevelopment and reinvestment. The core area possesses a wide range of compatible



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land uses, an existing street grid network and large areas of vacant and underdeveloped properties. There is population and development pressure from the north (DeLand) and south (Orange City), as well as the recent 5-laning of SR-15A around the Spring Hill community and the simultaneous installation of sanitary sewer and water services along the periphery of the Spring Hill community. The improvements and additional lanes on SR-15A coupled with the installation of sanitary sewer and water services will act as a catalyst for additional commercial development along this corridor as demonstrated by recent commercial/retail development in the area (Badcock Furniture). The heavy volume of traffic and available services will also spur continued commercial/retail development along Woodland Boulevard (US 17-92), which is the eastern border of the Spring Hill CRA.

The following section of the Plan introduces redevelopment goals and objectives that address the community identified issues presented previously. These redevelopment goals and objectives may be used by the Spring Hill Community Redevelopment Agency when evaluating expenditure and development decisions.



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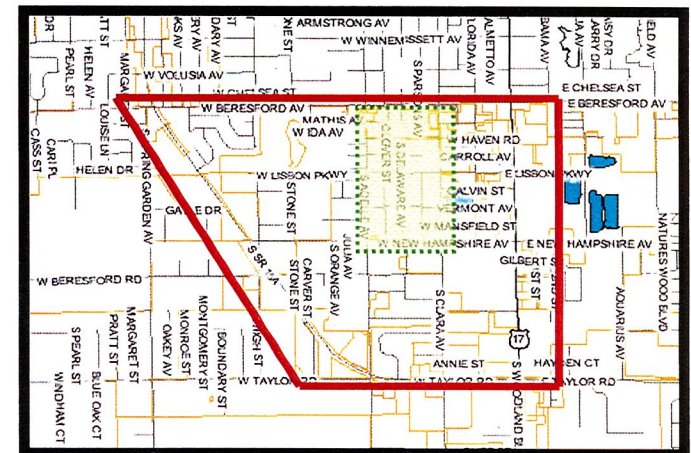
## C. GOALS AND OBJECTIVES OVERVIEW

The following goals and objectives are designed to provide the Spring Hill Community Redevelopment Agency a coordinated framework with guidelines for long-term redevelopment decision making. The goals and objectives address the issues that have been identified by the residents, business-owners, CRA Board members and community leaders of the Spring Hill area, through a series of community workshops and individual interviews. The summary report of the community workshops and individual interviews is attached as Appendix 1. Following the presentation of the overall goals and objectives, specific activities, strategies and potential resources will be proposed to address selected objectives.

### 1. Redevelop the CORE of Spring Hill

- CORE Area of Spring Hill, consisting of the area bounded by Beresford Avenue to the north, Adelle Avenue to the west, New Hampshire Avenue West to the south and South Clara Avenue to the east. See **Figure 3: Core of Spring Hill**.
- Increase the residential availability and quality of affordable housing stock in CORE area.
- Increase availability of community and neighborhood retail serving the CORE area.
- Continue prioritized installation and hook-up of sanitary sewer and water services to residents and businesses within CORE area.
- Utilize tools such as entry markers/monuments, boundary markers, landscape, streetscape features and new signage to define the identity of the CORE area.
- Utilize innovative land development regulation techniques and methods to provide a frame work for redeveloping existing undersized or underutilized parcels.
- Increase employment opportunities for residents of the CORE Area.

**FIGURE 3: CORE OF SPRING HILL**



The CORE area (light yellow highlight) of Spring Hill is shown within the CRA boundaries (red outline).



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- Identify, promote and market selected areas/parcels for redevelopment.
  - Mitigate effects of incompatible uses with buffers and other devices.
  - Create a variety of public spaces and gathering places within the CORE area.
  - Establish desired community thresholds for commercial and retail to serve the CORE area.
  - Evaluate potential public and private partnership opportunities for land acquisition and redevelopment.
- 2. Establish a Redevelopment Master Plan Land Use Map to Guide Future Land Use**
- Preserve neighborhood characteristics (residential uses, street grid system).
  - Provide transitional areas between commercial areas, employment areas and established residential areas.
  - Identify/provide areas for employment centers and commercial development that is compatible with neighborhood and residential uses.
  - Identify/provide future sites for youth and senior activity centers.
  - Identify/provide a future site for location of small business incubator/business development center.
- 3. Effectively Provide Infrastructure and Services to Residents and Businesses**
- Continue proposed installation program for sanitary sewer and water services to Spring Hill area.
  - Explore alternate methods to off-set hook-up costs to sanitary sewer and water services.
  - Preserve, maintain and improve street grid network.
  - Improve pedestrian and vehicular connectivity.
  - Prioritize walking connections between residential areas, schools, employment centers and activity centers.
  - Examine and identify alternate methods to pay for continued/future infrastructure installation.
  - Partner with VOTRAN to evaluate feasibility of providing mass transit services to Spring Hill CORE area and surrounding employment centers.



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- Evaluate opportunity to partner with and or leverage services from planned mass-transit intermodal facility to be developed near the Melching Field at Conrad Park.
- Promote street and pedestrian connectivity between land uses.
- Evaluate curb cuts, street access points, sidewalk conditions, signalization, and roadway surface conditions to promote ease of movement, safety and land management.

**4. Attract Investment and Create Value through Public & Private Community Partnerships and Initiatives**

- Create a positive investment environment by continuing the installation of public facilities, services and features.
- Utilize innovative land development regulation techniques and methods to provide a frame work for redeveloping existing undersized or underutilized parcels.
- Partner with Volusia County Economic Development Department, DeLand Area Chamber of Commerce and the City of DeLand to identify, promote and market selected areas/parcels for redevelopment in CORE area and elsewhere in the Spring Hill CRA.
- Partner with Volusia County Economic Development Department, DeLand Area Chamber of Commerce and the City of DeLand to develop marketing materials listing potential redevelopment opportunities, available services, potential redevelopment incentives, and public and private investment activity in the CRA.
- Examine public/private partnership opportunities with community development organizations, banks/lending institutions, and private developers to develop and market specific parcels.
- Utilize the proposed Redevelopment Master Plan Map when evaluating potential locations for development or redevelopment projects.
- Prepare and solicit Request for Proposals for the redevelopment of specific parcels identified by the CRA.
- Work in partnership with the DeLand Area Chamber of Commerce, the City of DeLand's Community Development Department and the Volusia County Economic Development Department to create marketing materials and respond to requests for information regarding development opportunities within the Spring Hill CRA and adjacent areas that may impact CRA residents.



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**5. Provide a Safe, Attractive Environment for Families, Employees and Visitors**

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- Evaluate opportunities to assist City and County efforts to improve sidewalks around schools and the travel corridors to and from schools. Particularly, CRA to evaluate ways to assist the City and County acquire needed ROW or access to install new and or connect existing sidewalks where possible.
- Assure proper lighting, safe landscaping and removal of sight obstructions from vacant and non-vacant parcels.
- Improve sidewalk connections, crosswalks and pedestrian access to Chisolm Center.
- Utilize streetscape techniques (specialty paving at intersections, crosswalks and decorative designs) to create rhythm and to distinguish crosswalks and pedestrian areas.
- Provide way-finding signage, historic markers and entryway features to identify the area and district boundaries.
- Utilize increased planting of street trees to beautify streets, frame visual corridors and unify residential neighborhood boundaries. Street trees also reduce pollution, mitigate winds and reduce street noise.
- Expand Citizens Alert and Neighborhood Watch programs.
- Undertake systematic code enforcement program to address and correct the problems of:
  - Sub-standard dwellings and commercial properties
  - Non-conforming uses and signs
  - Property maintenance and upkeep
- Identify and evaluate remedy programs for incompatible adjacent uses.
- Continue the Weed and Seed program.
- Continue to exercise demolition and rehabilitation programs to alleviate crime and havens for illicit activity.
- Evaluate the availability of alternate funds to continue demolition of Weed and Seed targeted crack houses.
- Create recreational, entertainment and programmed activity opportunities for young adults and youth of Spring Hill.





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## 6. Provide Job Opportunities, Training and Skill Enhancement Opportunities for Residents

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- Increase the capacity, activities and services provided by the Central Florida Community Development Corporation (CFCDC).
- Continue and expand the partnership activities with Stetson University's CHOMI Program.
- Increase the availability and variety of vocational skill and training, medical/healthcare technician programs and other professional education programs in the Spring Hill community.
- Establish a partnership with Volusia County representatives of the Small Business Development Council (SBDC) at DBCC.
- Explore opportunities to establish a small business incubator within the Spring Hill CRA, in partnership with DBCC, SBDC/SBA, the City of DeLand and Volusia County Government.
- Coordinate with Workforce Central Florida, the DeLand Area Chamber of Commerce, the City of DeLand's Community Development Department and the Volusia County Economic Development Department to identify potential employment opportunities that may be available to Spring Hill residents.
- Encourage the establishment of neighborhood retail and service businesses within the Spring Hill CRA.
- Examine opportunities to establish partnerships with not-for-profit foundations, lending institutions, banks and other agencies that provide financial services and support to start up businesses and individual entrepreneurs.

The following section of the document, the Redevelopment Plan, provides a more detailed description of selected recommended activities, proposed land use techniques, and public and private projects along with supporting implementation strategies and potential funding sources.



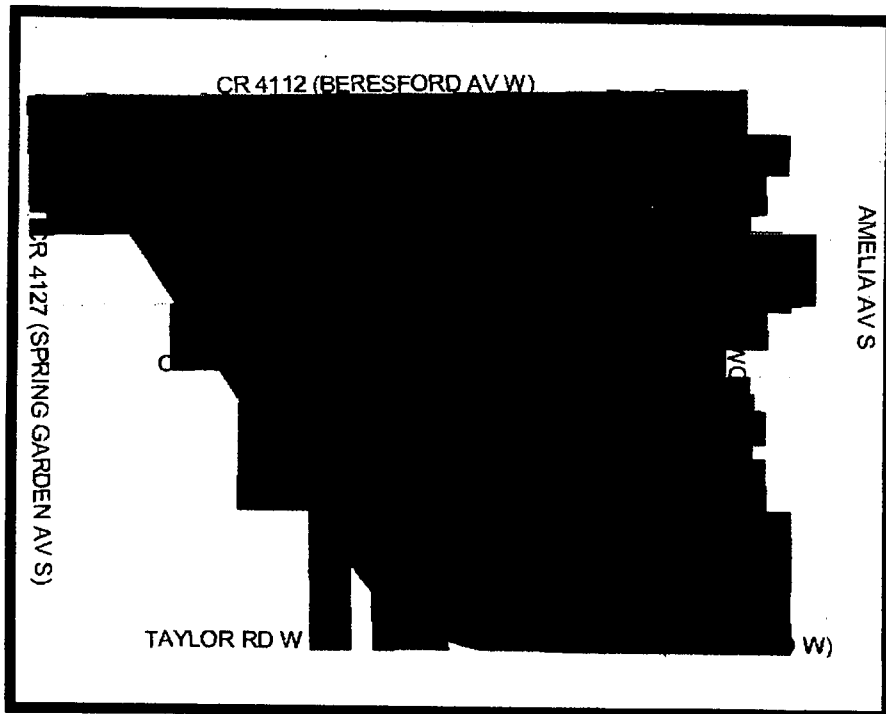
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## D. THE REDEVELOPMENT PLAN

The Redevelopment Plan reflects the transition from idea or concept to implementation and action. **Figure 4: Spring Hill CRA** shows the adopted Spring Hill CRA. The legal description for the area is attached as Appendix B.

**FIGURE 4: SPRING HILL CRA**



The above graphic shows the Spring Hill CRA (highlighted area) located near the southwest border of DeLand.

Specific action items that have been identified to address the goals and subsequent objectives identified at the community workshops and individual interviews are listed along with potential resources and anticipated costs. In addition to the community identified goals and objectives, administrative objectives have also been placed within the Redevelopment Plan. The administrative objectives address the day-to-day operations of the Spring Hill CRA.

This section of the plan will identify planned infrastructure improvements, pending or planned development projects, and a proposed Redevelopment Master Plan Land Use Map addressing future land uses and development within the Spring Hill CRA. The proposed Redevelopment Master Plan Land Use Map will identify proposed areas for future residential, commercial and employment center development, as well as additional recommendations related to future land use; the public improvements necessary to stimulate private investment; the marketing and promotional activities needed to solicit developers; the planned and pending private development; and potential partnership opportunities.



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**1. Action Items**

**a. Redevelop the CORE of Spring Hill**

OBJECTIVES	ACTIONS	RESOURCES	ESTIMATED EXPENSES	TIMEFRAME/NOTES
<ul style="list-style-type: none"> <li>-Increase the residential availability and quality of housing stock in CORE area.</li> <li>-Increase availability of community and neighborhood retail serving the CORE area.</li> </ul>	<ul style="list-style-type: none"> <li>-Utilize proposed Redevelopment Master Plan Land Use Map when evaluating potential locations of future residential, commercial and employment center development.</li> </ul>	<ul style="list-style-type: none"> <li>-Volusia County's Planning and Development Services Department</li> <li>-City of DeLand Community Development Department and Planning Department</li> </ul>	TBD	<p><b>Ongoing</b></p> <p><b>Year 1</b></p> <ul style="list-style-type: none"> <li>-Evaluation of proposed Redevelopment Master Land Use Map by City and County staff.</li> <li>-Evaluation of potential zoning codes modifications and land development regulations to accommodate proposed Redevelopment Master Land Use Map.</li> </ul> <p><b>Year 2+</b></p> <ul style="list-style-type: none"> <li>-Development and implementation of LDR and Code changes as needed (City/County).</li> <li>-Utilization of proposed Redevelopment Master Land Use Map when evaluating future development within CRA.</li> <li>-Seeks to preserve neighborhood and residential uses in the CORE area of Spring Hill.</li> <li>-Encourages compatibility between uses.</li> </ul>
<ul style="list-style-type: none"> <li>-Utilize tools such as entry markers and monuments, boundary markers, landscape, streetscape features and new signage to define the identity of the CORE area.</li> </ul>	<ul style="list-style-type: none"> <li>-Identify and prioritize entry points for improvement and beautification.</li> <li>-City and County have identified intersection area at Adelle Avenue and Beresford Avenue as first Streetscape project.</li> </ul>	<ul style="list-style-type: none"> <li>-City Community Development Department Commitment</li> <li>-CP&amp;H Engineering Services/Design</li> <li>-Volusia County CDBG Commitment</li> <li>-CRA TIF (Proposed)</li> </ul>	<p>\$28,000</p> <p>Donation</p> <p>\$75,000</p> <p>\$25,000 (CRA TIF Year 3)</p>	<p><b>Year 1-2</b></p> <ul style="list-style-type: none"> <li>-City and County to install Adelle Avenue Streetscape upon completion of sanitary sewer installation.</li> </ul> <p><b>Year 2+</b></p> <ul style="list-style-type: none"> <li>-CRA to evaluate other potential locations for Streetscape and entryway markers installation.</li> <li>-Installation at Adelle and Beresford to be coordinated with sewer installation.</li> <li>-CRA Board/staff to work with County and City to identify future intersections for improvement (Beresford Avenue and South Clara Avenue intersection is an option).</li> </ul>



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a.) **Redevelop the CORE of Spring Hill (continued)**

OBJECTIVES	ACTIONS	RESOURCES	ESTIMATED EXPENSES	TIMEFRAME/NOTES
-Identify, promote and market selected areas/parcels for redevelopment.	<ul style="list-style-type: none"> <li>-Utilize proposed Redevelopment Master Plan Land Use Map when evaluating potential locations of future residential, commercial and employment center development.</li> <li>-Target commercial development areas along US 17-92 and SR-15A to stimulate TIF development.</li> <li>-Work with local developers and realtors to aggregate and assemble parcels into usable and marketable dimensions and configurations.</li> <li>-Evaluate City's underutilized Building Fund for potential use within the Spring Hill CRA.</li> </ul>	<ul style="list-style-type: none"> <li>-Volusia County's Planning and Development Services Department</li> <li>-City of DeLand Community Development Department and Planning Department</li> </ul>	<p>\$10,000 (CRA TIF Year 2) for development of marketing materials listing proposed opportunity sites</p> <p>\$5,000 (CRA TIF Year 2) for development of façade grant or underutilized building grant program</p>	<p><b>Ongoing</b> <b>Years 1-2</b></p> <ul style="list-style-type: none"> <li>-Identify parcels for redevelopment and develop marketing materials with Volusia County ED Dept, City of DeLand Community Development Department and DeLand Area Chamber.</li> <li>-Target commercial development areas along US 17-92 and SR-15A to stimulate TIF development.</li> </ul> <p><b>Years 2+</b></p> <ul style="list-style-type: none"> <li>-Establish Façade grant and underutilized building grant program and identify funding sources.</li> <li>-Develop marketing materials.</li> <li>-Explore marketing opportunities and determine market demands and desired products.</li> <li>-Evaluate effective practices utilized in Downtown CRA.</li> </ul>
-Explore potential public and private partnership opportunities for land acquisition and redevelopment.	<ul style="list-style-type: none"> <li>-Establish relationships and dialogue with public and private development groups.</li> </ul>	<ul style="list-style-type: none"> <li>-Community development foundations</li> <li>-Community development financial institutions</li> <li>-Florida Community Loan Fund representatives</li> <li>-Chamber of Commerce</li> <li>-Banking and lending providers</li> </ul>	TBD	<p><b>Year 1</b></p> <p>Identify, list, and contact potential partnership groups.</p> <p><b>Year 2+</b></p> <ul style="list-style-type: none"> <li>-Enter into partnership agreements with Agencies.</li> <li>-See attached letter 3/24/05, Mike Barrett, P-3 Community Foundation.</li> <li>-Appendix 4 Listing Of Potential Partnership And Service Agencies.</li> </ul>



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a.) **Redevelop the CORE of Spring Hill (continued)**

OBJECTIVES	ACTIONS	RESOURCES	ESTIMATED EXPENSES	TIMEFRAME/NOTES
<b>-Provide for the development of affordable housing within the Spring Hill CRA.</b>	<ul style="list-style-type: none"><li>-Identify potential sites for residential development including affordable housing within the CRA.</li><li>-Identify existing County and City affordable housing and home purchase programs.</li><li>-Evaluate applicability of County's Affordable Housing Incentive Plan for use in Spring Hill.</li><li>-Evaluate partnership opportunity with Riverside Bank to establish Affordable Housing Program (St. Lucie model-program).</li><li>-Increase community awareness and accessibility to existing programs.</li></ul>	<ul style="list-style-type: none"><li>-Volusia County Community Assistance Division</li><li>-SHIP program</li><li>-HOME program</li><li>-CFCDC as information clearing house and point of contact</li><li>-Riverside Bank</li></ul>	TBD	<p><b>Ongoing</b></p> <p><b>Year 1-2</b></p> <ul style="list-style-type: none"><li>-Identification of sites in CRA for residential and affordable housing development.</li><li>-Enter into partnership Agreement with lending institution(s) to partner with CRA for financial services for affordable housing development.</li></ul> <p><b>Year 3+</b></p> <ul style="list-style-type: none"><li>-Monitor and review number of affordable housing units created in CRA.</li><li>-Volusia County has existing SHIP, HOME, and Affordable Housing and Home ownership program available through its Community Assistance Division.</li><li>-CRA Staff to determine cost of improving community knowledge and use of existing program.</li><li>-Include provision of affordable housing as a component for all residential development within Spring Hill CRA.</li></ul>



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b. **Effectively Provide Infrastructure and Services to Residents and Businesses**

OBJECTIVES	ACTIONS	RESOURCES	ESTIMATED EXPENSES	TIMEFRAME/NOTES
-Continue installation program for sanitary sewer and water services to Spring Hill area.	-Support City and County efforts to complete installation of sanitary sewer lines and water services into Spring Hill. -Support County's Legislative Agenda and lobbying efforts for additional CDBG Funds.	Committed Resources: -County CDBG FY 2004-2005 Commitment -City Utility Fund -County Road Fund -Legislative Appropriation -CRA TIF	Committed Resources: \$902,248 South Adelle Avenue Sanitary Sewer Improvement	<b>Ongoing</b> <b>Year 1-3</b> -Support County legislative efforts to secure additional funds for installation. <b>Year 3+</b> -Assist the City of DeLand Public Works Department to evaluate alternate or other financing methods (bonds, loans, etc.) for enhancing and supplementing City and County funds. -Continued need to hook-up residents to newly installed sewer services.
-Continue installation and hook-up of sanitary sewer and water services to residents and businesses within CORE area.	-Provide alternate methods of paying hook-up costs. -Amortization of costs over time (30-60 months). -Pay for hook-up costs in targeted areas using CDBG funds or other sources. -Establish 'Connection Fund' using CRA TIF revenue to pay hook-up costs within CRA targeted areas.	-CRA TIF (Proposed Year 4)	\$25,000 (CRA TIF Year 4)	<b>Ongoing</b> <b>Years 1-3</b> -Evaluate Use of CDBG Funds or amortization schedule to reduce or offset hook-up fees. <b>Year 4+</b> -Evaluate use of TIF Funds for offsetting hook-up costs. -Provide for annual review of targeted areas for hook-up. -Provide for review of connections activity and funds used.



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c. **Attract Investment and Create Value through Public & Private Community Partnerships and Initiatives**

OBJECTIVES	ACTIONS	RESOURCES	ESTIMATED EXPENSES	TIMEFRAME/NOTES
<b>-Identify, promote and market selected areas/parcels for redevelopment in CORE area and elsewhere if the Spring Hill CRA.</b>	<ul style="list-style-type: none"><li>-Utilize proposed Redevelopment Master Plan Land Use Map when evaluating potential locations of future residential, commercial and employment center development.</li><li>-Target commercial development areas along US 17-92 and SR-15A to stimulate TIF development.</li><li>-Work with local developers and realtors to aggregate and assemble parcels into usable and marketable dimensions and configurations.</li><li>-Evaluate City's under utilized Building Fund for potential use within the Spring Hill CRA.</li></ul>	<ul style="list-style-type: none"><li>-CRA TIF (Proposed)</li><li>-Volusia County Planning and Development Department/GIS</li><li>-City of DeLand Community Development Department</li><li>-Volusia County Economic Development Department</li><li>-DeLand Chamber of Commerce</li></ul>	<p>\$10,000 (CRA TIF) for development of marketing materials listing proposed opportunity sites</p> <p>\$5,000 (CRA TIF) for development of façade grant or underutilized building grant program</p>	<p><b>Ongoing</b> <b>Years 1-2</b></p> <ul style="list-style-type: none"><li>-Identify parcels for redevelopment and develop marketing materials with Volusia County ED Dept, City of DeLand Community Development Department and DeLand Area Chamber.</li><li>-Target commercial development areas along US 17-92 and SR-15A to stimulate TIF development.</li></ul> <p><b>Years 2+</b></p> <ul style="list-style-type: none"><li>-Establish Façade grant and underutilized building grant program and identify funding sources.</li><li>-Develop marketing materials.</li><li>-Explore marketing opportunities and determine market demands and desired products.</li><li>-Evaluate effective practices utilized in Downtown CRA.</li></ul>



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**d. Provide a Safe, Attractive Environment for Families, Employees and Visitors**

OBJECTIVES	ACTIONS	RESOURCES	ESTIMATED EXPENSES	TIMEFRAME/NOTES
-Evaluate opportunities to assist City and County efforts to improve sidewalks around schools and the travel corridors to and from schools.	-Identify areas that need repair and/or replacement. -Provide funding to acquire ROW in problem or gap areas where sidewalks have not been installed. -Provide funding for sidewalk/streetscape projects identified by the County within the CRA.	-CRA TIF (Proposed) -Volusia County Capital Improvements Program	\$20,000 (CRA TIF Year 2+)	<b>Ongoing</b> <b>Year 1-2</b> -Identify critical gaps in sidewalk system. -Identify required ROW. -Evaluate opportunities to tie into recent development sidewalk installation. <b>Year 2+</b> -Evaluate opportunities to use TIF funds to connect gaps in system or acquire ROW identified previously. -County proposed sidewalk improvement detailed in Implementation section of document under Public Improvements.
-Assure proper lighting, safe landscaping and removal of sight obstructions from vacant and non-vacant parcels.	-Establish Lighting Fund in CRA. -Work with City and County Public Services/Works staff to evaluate and update installed street lighting. -Work with City and County staff to evaluate improvements and additional lights in systems.	-CRA TIF (Proposed) -Volusia County Public Works Department -City of DeLand Public Services Department	\$20,000 (TIF Year 2+)	<b>Ongoing</b> <b>Year 1-2</b> -Identify service area and any gaps in system. -Identify required cost of repairs, cost of upgrades, and new equipment costs. <b>Year 2+</b> -Evaluate opportunities to use TIF funds to address identified system needs, repairs and upgrades. -Establishes fund for upkeep, upgrade and repair of lights within the district. -Costs for potential improvements or repairs to the system to be determined by evaluation.





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**d.) Provide a Safe, Attractive Environment for Families, Employees and Visitors (continued)**

OBJECTIVES	ACTIONS	RESOURCES	ESTIMATED EXPENSES	TIMEFRAME/NOTES
<ul style="list-style-type: none"> <li>-Undertake systematic code enforcement program to eliminate and correct problems of:</li> <li>-Sub-standard dwellings and commercial properties.</li> <li>-Non-conforming uses and signs.</li> <li>-Property maintenance and upkeep.</li> </ul>	<ul style="list-style-type: none"> <li>-Establish public awareness campaign of increasing code enforcement activity.</li> <li>-Provide 'Amnesty Period' and free drop-off, haul-off dumpsters to promote clean-up and bring current violations into compliance.</li> <li>-Establish 'Yard of the Month' program.</li> <li>-Evaluate existing City and County improvements program for applicability (façade grants, etc.).</li> </ul>	<ul style="list-style-type: none"> <li>-City of DeLand and Volusia County Code Enforcement Divisions</li> <li>-Volusia County Community Assistance Division, Main Street DeLand Association</li> <li>-Homes Depot/Lowes/Ace Hardware (in-kind donations, landscaping materials)</li> </ul>	<p>TBD (Dumpster Expense)</p> <p>\$5,000.00 (CRA TIF) to establish Façade Grant Fund and Yard of the Month programs</p>	<p><b>Ongoing</b> <b>Year 1</b></p> <ul style="list-style-type: none"> <li>-CRA Staff to evaluate similar City and County programs for potential application to the Spring Hill CRA (façade grants).</li> <li>-Identify costs associated with establishing public awareness campaign regarding Code Enforcement, providing 'Amnesty' Days and clean-up dumpsters.</li> </ul> <p><b>Year 2+</b></p> <ul style="list-style-type: none"> <li>-Establish façade grant program for Spring Hill CRA.</li> <li>-Hold 'Amnesty Days' and neighborhood clean-up programs to increase awareness of programs and CE activity.</li> <li>-Establish Yard of the Month club.</li> <li>-Increase CE activity.</li> <li>-CRA staff to evaluate establishing a Yard of the Month award program.</li> </ul>
<ul style="list-style-type: none"> <li>-Identify and evaluate remedy actions for adjacent incompatible uses.</li> </ul>	<ul style="list-style-type: none"> <li>-Evaluate methods utilized by other municipalities and jurisdictions:</li> <li>-Amortization.</li> <li>-Change of use.</li> <li>-Public safety concerns.</li> <li>-Condemnation.</li> </ul>	<ul style="list-style-type: none"> <li>-Volusia County Community Services Planning and Monitoring</li> <li>-City of DeLand Community Development Department</li> </ul>	<p>TBD</p>	<p><b>Ongoing</b> <b>Year 1-2</b></p> <ul style="list-style-type: none"> <li>-Identify existing incompatibilities with CRA.</li> <li>-Meet with City and County staff to review range of remedy options and costs.</li> </ul> <p><b>Year 2+</b></p> <ul style="list-style-type: none"> <li>-Initiate remedy actions identified with City and County staff.</li> <li>-Costs to be identified upon selection of potential method for mitigating identified incompatible uses.</li> </ul>



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e. **Provide Job Opportunities, Training and Skill Enhancement Opportunities for Residents**

OBJECTIVES	ACTIONS	RESOURCES	ESTIMATED EXPENSES	TIMEFRAME/NOTES
-Continue and expand the activities and services provided by the Central Florida Community Development Corporation (CFCDC).	-Work with the City of DeLand and Volusia County to identify potential future sites for facility. -Coordinate activities and meetings with CFCDC community contacts and service provider network. -Provide funds to offset operational costs of CFCDC.	-CRA TIF (Proposed)	\$10,000 (To assist CFCDC activities within CRA Year 2)	<b>Ongoing</b> <b>Year 1</b> -Coordinate CRA meetings and activities with CFCDC community contacts and service provider network. -Evaluate CRA capability to use future TIF revenue to assist CFCDC activities within the CRA. <b>Year 2</b> -Continue to coordinate CRA meetings and activities with CFCDC community contacts and service provider network. -Provide support to CFCDC activities within the CRA.
-Continue and expand partnership activities with Stetson University's CHOMI Program.	-Examine opportunity to utilize CRA TIF to increase funding for CHOMI program loan pool.	-CRA TIF (Proposed) -Stetson University	\$5,000 (CRA TIF Year 2)	<b>Ongoing</b> <b>Year 1</b> -Evaluate opportunity to use future TIF revenue to increase amount of initial micro-loans. <b>Year 2</b> -Provide support to CHOMI activities within the CRA.
-Increase the availability and variety of vocational skill and training programs in the Spring Hill community.	-Evaluate existing vocational training providers/programs. -Evaluate potential coordination with DeLand High School and FHBA to establish vocational trade programs for Spring Hill Residents.	-Center for Workforce Initiative -Workforce Central Florida -City of DeLand Community Development Department -DeLand Chamber of Commerce	TBD	<b>Ongoing</b> <b>Year 1</b> -Evaluate existing vocational training providers/programs. -Evaluate potential coordination with DeLand High School and FHBA to establish vocational trade programs for Spring Hill Residents. <b>Year 2+</b> -Cost for potential program development and support from CRA TIF to be determined.



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e.) **Provide Job Opportunities, Training and Skill Enhancement Opportunities for Residents (continued)**

OBJECTIVES	ACTIONS	RESOURCES	ESTIMATED EXPENSES	TIMEFRAME/NOTES
-Examine opportunities to establish partnerships with not-for-profit foundations, lending institutions, banks and other agencies that provide financial services and support to start up businesses and individual entrepreneurs.	-Meet with representatives from local banks, community development organizations, SBDC and lending institutions to discuss needs of Spring Hill and shared community development objectives. -Develop educational seminars for Spring Hill residents regarding available loan products.	-SBA/SBDC -Community Development Organizations -P-3 Community Foundation -Riverside Bank -Other banks and lending institutions	TBD	<b>Ongoing</b> <b>Year 1</b> -Meet with representatives from local banks, community development organizations, SBDC and lending institutions to discuss needs of Spring Hill and shared community development objectives. -Enter into partnership Agreements with agencies/groups to provide start-up support, loans services or other services to small businesses within Spring Hill CRA. <b>Year 2+</b> -Develop and hold educational seminars for Spring Hill residents regarding available services, providers and loan products. -Program needs and potential costs to be determined upon evaluation and discussion with resource groups and the community. -P-3 Community Foundation and Riverside Bank both participated in the community workshop process and have expressed an interest and commitment to the Spring Hill CRA.
-Explore opportunities to establish a small business incubator within the Spring Hill CRA.	-CRA staff to meet with representatives of successful local small business incubator programs. -Central Florida Business Incubation Center (CFBIC), Seminole Technology Business Incubation Center (STBIC), and National Entrepreneurial Center (NEC). -Coordinate with SBDC/SBA representatives at DBCC.	-SBA/SBDC -CDBG -Volusia County -City of DeLand -CRA TIF	TBD	<b>Ongoing</b> <b>Year 1</b> -Meet and establish partnerships with existing small business development network serving Volusia County and Spring Hill area. -Meet with operators of small business incubators: CFBIC, STBIC and NEC. -Evaluate facilities' operations and applicability relative to conditions in Spring Hill CRA. <b>Year 2+</b> -Identify potential sites or facilities within CRA for potential small business incubator location. -Potential costs to be determined upon program to be developed, selection of potential incubator sites, and availability of partnership (CDBG) and other funds.



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f. Administrative and Operational Objectives

OBJECTIVES	ACTIONS	RESOURCES	ESTIMATED EXPENSES	TIMEFRAME/NOTES
<ul style="list-style-type: none"><li>-Provide administrative staffing and resources.</li><li>-Create annual CRA budget.</li><li>-Create annual CRA work plan.</li></ul>	<ul style="list-style-type: none"><li>-Identify and staff CRA Manager position.</li><li>-Provision of office site and equipment.</li><li>-Evaluate resource leveraging and support service options.</li></ul>	<ul style="list-style-type: none"><li>-City of DeLand is authorized to administer the day-to-day operations of the Spring Hill Community Redevelopment Agency.</li><li>-Volusia County has provided staff and technical support for administration of the Spring Hill CRA.</li></ul>	TBD	<b>Ongoing</b> <b>Year 1-3</b> <ul style="list-style-type: none"><li>-City of DeLand staff to administer day-to-day activities of Spring Hill CRA.</li><li>-City to determine City staff value of in-kind services allocated to the operation of Spring Hill CRA.</li></ul> <b>Year 3+</b> <ul style="list-style-type: none"><li>-CRA Board to evaluate CRA staffing options.</li><li>-CRA to utilize City and County staff during initial years of TIF growth.</li></ul>
<ul style="list-style-type: none"><li>-Register Spring Hill Special District with DCA.</li></ul>	<ul style="list-style-type: none"><li>-Register Spring Hill CRA District with Department of Community Affairs.</li></ul>	<ul style="list-style-type: none"><li>-CRA TIF</li><li>-Volusia County</li></ul>	\$175 (CRA TIF)	<b>Ongoing Annual</b> <b>Year 1</b> <ul style="list-style-type: none"><li>-Register Spring Hill Community Redevelopment Agency with department of Community Affairs.</li></ul>



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## 2. Total Costs for Activities Described Within the Redevelopment Plan

Based on the activities described in the Redevelopment Plan, the total estimated known costs proposed to be assigned to the Spring Hill CRA Tax Increment Fund are (contingent upon availability of said funds):

- \$175.00 for Year 1 Activities;
- \$75,000.00 for Year 2 Activities;
- \$25,000.00 for Year 3 Activities; and
- \$25,000.00 for Year 4 Activities.

The administrative and operational expenses for the Spring Hill CRA shall be borne by the City of DeLand. The initial years' projects outlined the evaluation of other successful redevelopment programs and program design for potential implementation within the Spring Hill CRA. Other activities during the CRA's initial years' will include the establishment of partnerships and working relationships with various community service providers, lenders, realtors and developers. These initial years' activities will emphasize relationship building, continued public investment within the CRA and the evaluation and design of programs to be implemented within the CRA, at a later time, when there is sufficient TIF revenue to pay for such programs. Opportunities may exist where alternate funding sources, or in-kind services, may be utilized in place of CRA TIF funds. The following table lists each one of the proposed selected activities and their potential cost to the Spring Hill CRA over the next four (4) years. Specific projects or activities undertaken will be contingent upon the direction of the CRA Board and availability of necessary funds.



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ACTIVITY	PURPOSE	OTHER POTENTIAL RESOURCES	CRA TIF EXPENSE YEAR 1	CRA TIF EXPENSE YEAR 2	CRA TIF EXPENSE YEAR 3	CRA TIF EXPENSE YEAR 4	USE
Entry markers/monuments, boundary markers, landscape, streetscape features and new signage to define the identity of the CORE area.	Redevelop Spring Hill's CORE area	Volusia County & City of DeLand	-	-	\$25,000	-	To provide assistance installing additional community entry way features and streetscape features.
Identify, promote and market selected areas/parcels for redevelopment.	Redevelop Spring Hill's CORE area	Volusia County & City of DeLand	-	\$10,000	-	-	Development of marketing materials listing proposed opportunity sites.
	Attract Investment	Volusia County & City of DeLand	-	\$5,000	-	-	Establish underutilized building grant fund, and/or façade grant fund for application in Spring Hill CRA.
Assist Residential/Non-Residential hook-up to Sanitary Sewer and Water system.	Redevelop Spring Hill's CORE area	Volusia County & City of DeLand	-	-	-	\$25,000	Establish sewer hook-up fund to potentially utilize TIF revenue to assist residents' connections to sewer services.
Provide funding to offset ROW Acquisition Costs to connect gaps in sidewalk network in critical areas (around schools).	Provide a Safe and Attractive Environment	Volusia County & City of DeLand	-	\$20,000	-	-	CRA to assist fund County acquisition of needed ROW to connect gaps in sidewalk network.
Assure proper lighting, safe landscaping and removal of sight obstructions from vacant and non-vacant parcels.	Provide a Safe and Attractive Environment	Volusia County & City of DeLand	-	\$20,000	-	-	Establishes fund for upkeep, upgrade and maintenance of lights within the CRA District.
Increase code enforcement: Façade Grants and Beautification Program.	Provide a Safe and Attractive Environment	Volusia County & City of DeLand	-	\$5,000	-	-	Establish a Façade Grants and Beautification program (Yard of Month program) within Spring Hill.
Expand CFCDL activities.	Provide Job Opportunities and Training	Volusia County & City of DeLand	-	\$10,000	-	-	CRA staff to evaluate opportunities to use CRA TIF Funds to support CFCDL.
Increase support for CHOML.	Provide Job Opportunities and Training	Volusia County Stetson University City of DeLand	-	\$5,000	-	-	Meet with Stetson faculty to evaluate opportunity to increase initial micro-loan amounts.
Administrative Operation of Spring Hill CRA - Register Spring Hill CRA with Department of Community Affairs.	Administration and Operation of CRA	Volusia County & City of DeLand	\$175.00	-	-	-	City of DeLand to provide administration staffing and day-to-day operation of CRA. \$175 expense is Special District registration fee.



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Total Estimated Expenses for Proposed Redevelopment Plan Activities:	\$175.00	\$75,000	\$25,000	\$25,000	
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### 3. Future Land Use Plan/Redevelopment Master Plan Land Use Map

The prescribed City and County land uses provide guidance and direction for future development in the Spring Hill area. The current Future Land Use Map (FLUM) provides broad categories that accommodate a wide range of uses throughout Volusia County. The proposed Redevelopment Master Plan Land Use Map was created based on input received during the Community Workshops. This map identifies the residential CORE area of Spring Hill, identifies potential areas for future commercial development, employment center and non-residential development. The Redevelopment Master Plan Land Use Map also proposes the establishment of a Mixed-Use land use within the Spring Hill CRA. The Mixed Use land use designation is intended to allow *compatible* residential and non-residential uses within the same area. See **Figure 5: Spring Hill Redevelopment Master Plan Land Use Map** on the following page. The proposed Redevelopment Master Plan Land Use Map seeks to identify/provide areas for:

- Continued residential development and in-fill residential development;
- Future commercial and retail development to serve the residential CORE of Spring Hill;
- Development of employment centers and other areas of mixed uses; and
- Provision of transitional areas between residential and non-residential uses.

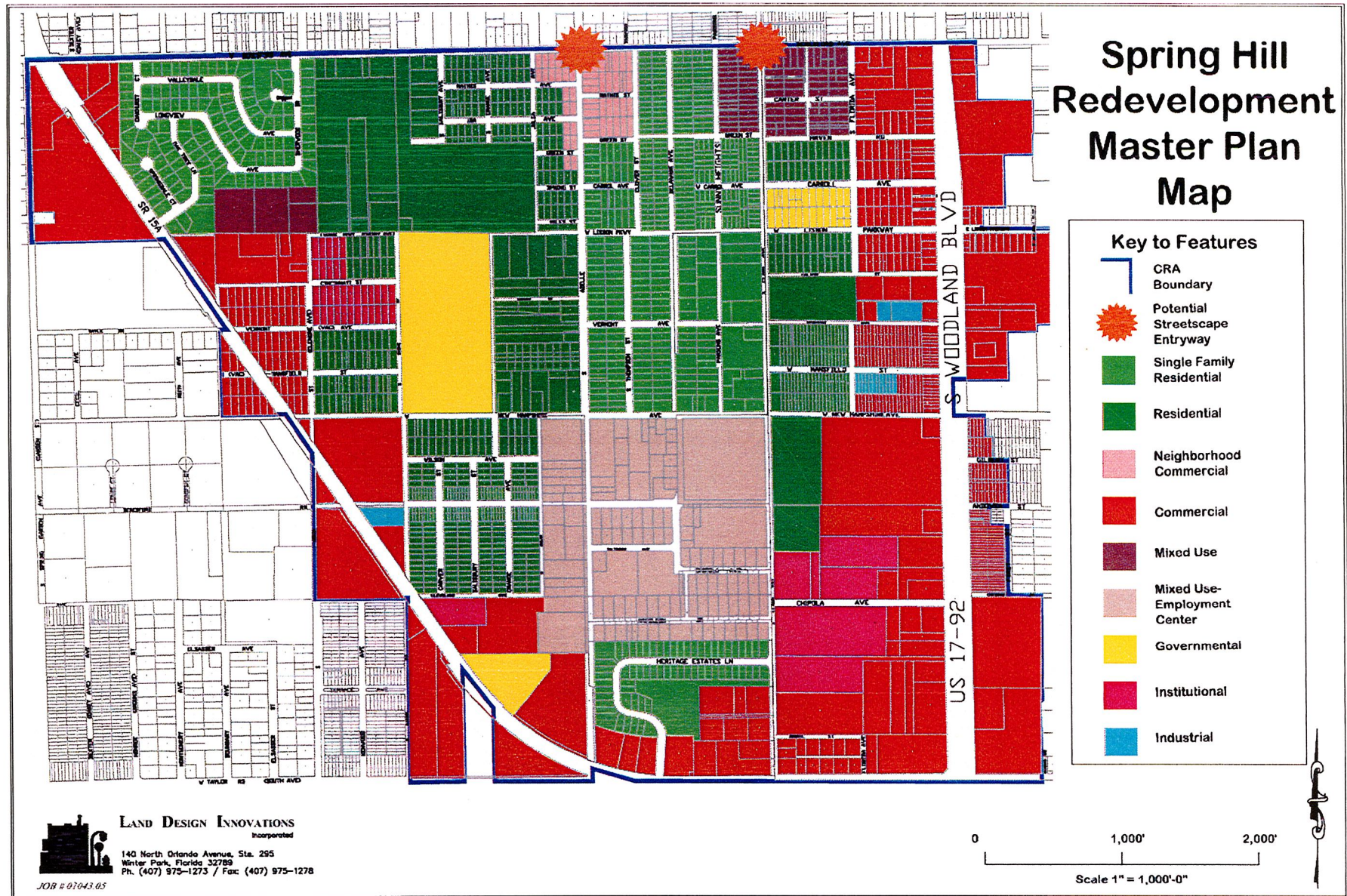




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FIGURE 5: SPRING HILL REDEVELOPMENT MASTER PLAN LAND USE MAP







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The proposed Redevelopment Master Plan Land Use Map is not intended to replace or supplant existing land use regulations of the City or County. Upon review and evaluation by City and County planning staffs, the City and County may choose to amend their respective Future Land Use Maps to incorporate the uses described in the proposed Redevelopment Master Plan Land Use Map. Should the City and County determine not to incorporate the uses described in the proposed Redevelopment Master Plan Land Use Map, the Map may still be utilized by Spring Hill CRA Board when evaluating future development activity and construction locations and its compatibility to the overall redevelopment efforts in Spring Hill. The proposed land uses and areas identified in the Redevelopment Master Plan Land Use Map are intended to provide a framework or context within which the Spring Hill Community Redevelopment Agency may make decisions regarding future development and growth within the Spring Hill CRA.

The proposed Redevelopment Master Plan Land Use Map Building does not provide densities, intensities or prescribe allowed or restricted forms of development. That level of detail will be provided by the City and County's respective land planning and zoning agencies. The proposed overall uses are intended to preserve and strengthen the residential neighborhood CORE of the Spring Hill community while providing areas of future development for employment centers, commercial uses and mixed uses. There are current and historical trends that apply specifically to the Spring Hill area, that are not applicable to the rest of Volusia County as a whole and are not reflected in the current City or County FLUM or zoning maps. The proposed Redevelopment Master Plan Land Use Map addresses specific community conditions while enabling the community to retain its central residential CORE, and pursue economic development and commercial development projects emphasizing compatibility between residential and non-residential uses. The following table provides an analysis of the existing land uses contained within the Spring Hill CRA.



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SPRING HILL COMMUNITY REDEVELOPMENT AREA  
LAND USE ANALYSIS

LAND USE	ACRES	% OF TOTAL AREA	TAXABLE VALUE	% OF TOTAL VALUE
Vacant Residential	96.98	17	\$1,602,808	2.2
Residential	161.38	28	\$18,492,960	26
Vacant Commercial	111.98	20	\$5,006,333	7
Commercial	74.41	13	\$28,386,208	40
Vacant Industrial	0	0	\$0	0
Industrial	14.44	2	\$4,238,776	6
Agricultural	6.05	1	\$9,600	Less than 1
Vacant Institutional	1.25	.2	\$0	0
Institutional	50.87	9	\$12,534,790	17
Government	50.48	9	\$1,268,112	1.8
Other	4.1	.7	\$12,460	Less than 1
<b>TOTAL</b>	<b>571.94</b>	<b>99.9%</b>	<b>\$71,552,047</b>	<b>100%</b>

Source: Volusia County Property Appraisers Office, 2005.

The above table illustrates the large proportion (40%) commercial land use comprises of the total taxable value of the Spring Hill CRA. Representing only 13% of the total area, commercial land use also comprises 40% of the total taxable revenue. A significant opportunity for increased ad-valorem tax revenue is presented by the 111.98 acres of vacant commercial properties which represents approximately 20% of the total CRA acreage. A significant opportunity also exists for increasing the ad-valorem revenue of the CRA through the development of the vacant residential area which comprises approximately 17% of the total CRA land area.

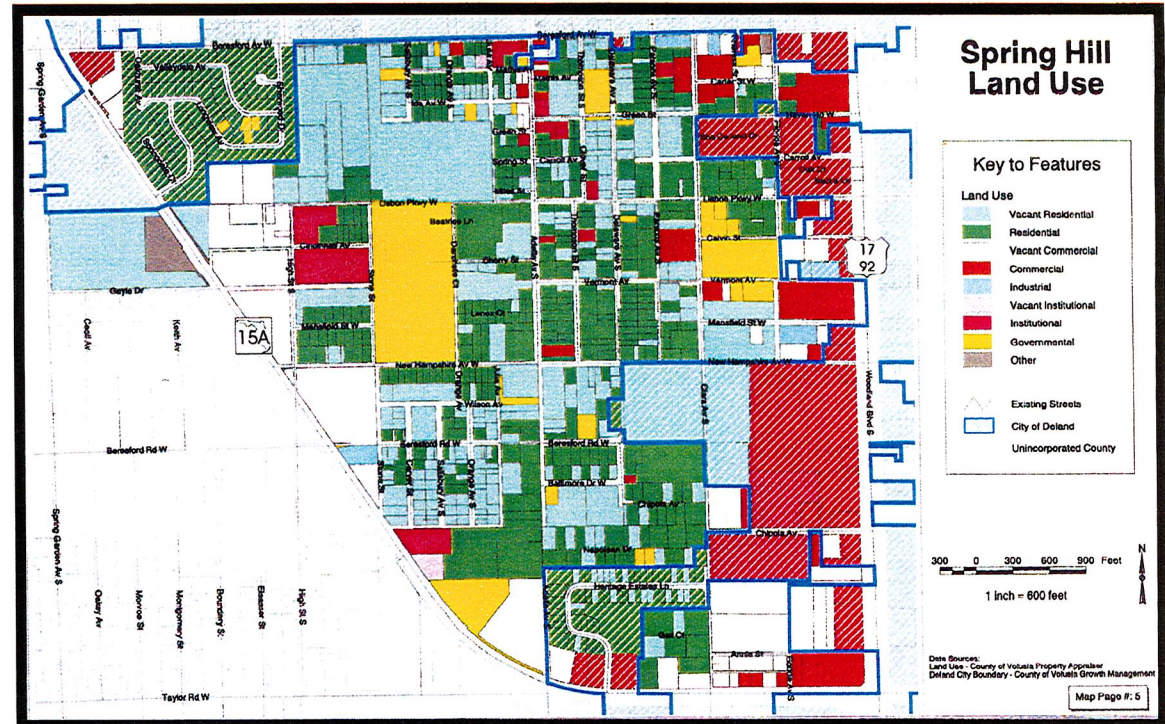


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**FIGURE 6: SPRING HILL LAND USE**

There is a mixture of land use types found within the CRA, including commercial, industrial, public parks, utilities public/institutional and a range of residential densities. While the majority of the existing land uses are appropriate for the traditional zoning categories, no safeguards exist to preserve and enhance the residential nature of the CORE of the Spring Hill community. The use of the proposed Redevelopment Master Plan Land Use Map is intended to accommodate the community goals of preserving existing residential uses, accommodating redevelopment and creating commercial, retail and employment opportunities that are compatible with the existing and future residential uses.



The proposed land uses outlined in the Redevelopment Master Plan Land Use Map are compatible with existing Volusia County's land uses and zoning as well as the City of DeLand's zoning and land uses within the Spring Hill area.

Non-standard lot sizes and configurations prevalent in the CRA may be addressed by the development regulations outlined in the Volusia County Affordable Housing Incentive Plan (Appendix 3). This incentive plan is discussed in greater detail in the following section of this report. Another proposed technique that may be used to address non-standard lot sizes is granting increased density bonuses and/or granting setback variances when 2 or more non-standard lots are aggregated into a larger, more usable parcel.





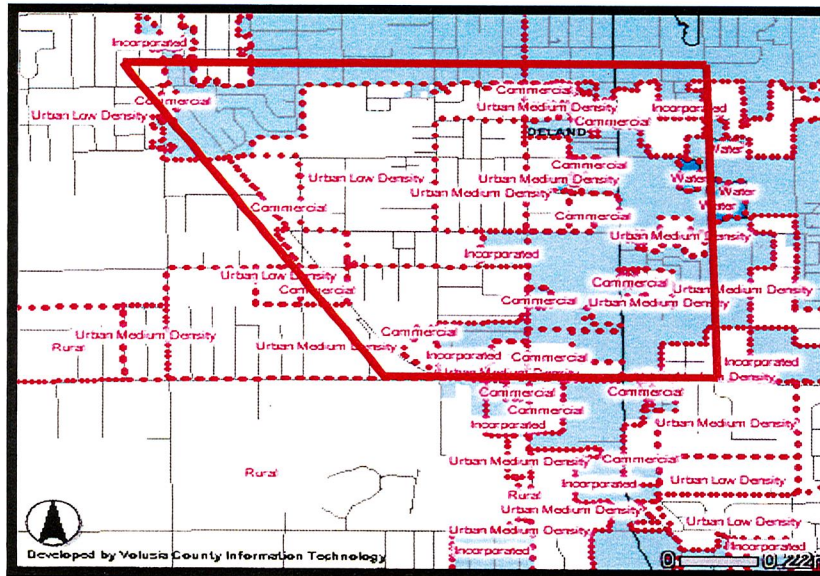
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**FIGURE 7: EXISTING VOLUSIA COUNTY LAND USES WITHIN SPRING HILL CRA**



**Existing Volusia County land uses within the Spring Hill CRA (red boundary).**

The use of the Planned Unit Development or Planned Development (PUD/PD) process when evaluating and permitting development or redevelopment projects also provides the City and County increased flexibility when addressing non-standard and sub-standard sized lots. This process allows developers increased flexibility when designing their projects to accommodate the pre-existing conditions and site constraints present within the Spring Hill CRA while establishing compatible densities, lot area requirements and defining the shape and appearance of the project through the PUD/PD review process as described through a development agreement for each project.

The maximum height for buildings within the Spring Hill CRA under the current Volusia County Land Development Code is 35 feet. The utilization of the PUD development process would allow flexibility when considering development that may seek a building height taller than 35 feet.

Volusia County adopted an Affordable Housing Incentive Plan in 1993 (Appendix 3). The Affordable Housing Incentive Plan details a variety of methods and techniques designed to accommodate non-standard lot sizes and configurations, and assists in the creation of affordable housing. The defining feature of this plan is the flexibility it provides affordable housing projects when applying the County's Land Development Code. This flexibility includes allowed variances for lot sizes, parking requirements, density bonuses, reduced minimum square footage requirements, right-of-way requirements, the use of flag-lots and the use of in-law suites. This Redevelopment Plan recommends the inclusion of the Affordable Housing Incentive Plan information in any marketing and information packages the CRA may develop. The range of incentives contained in the



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Affordable Housing Incentive Plan can be a significant marketing tool and catalyst for affordable residential development, but only if the development community is made aware of the available incentives.

Bonuses for higher residential densities and floor area ratios (FARs) should be given to future developments that meet the following basic performance standards:

- Parcel aggregation;
- Enhanced landscaping along public right-of-ways that meet City and County standards;
- Creation and use of public spaces and open spaces in project design;
- Increased pervious surface areas;
- Incorporation of neighborhood retail and or desired community service (daycare, grocery, etc.);
- Rehabilitation or replacement of dilapidated structures or housing;
- Use of City and County design guidelines and incorporation of architectural themes, styles and imagery; and
- Creation of job opportunities and business retention.

The existing City of DeLand land uses and their associated zoning requirements are compatible with the redevelopment goals of the CRA and the proposed Redevelopment Master Plan Land Use Map, and do not require modification at this time.





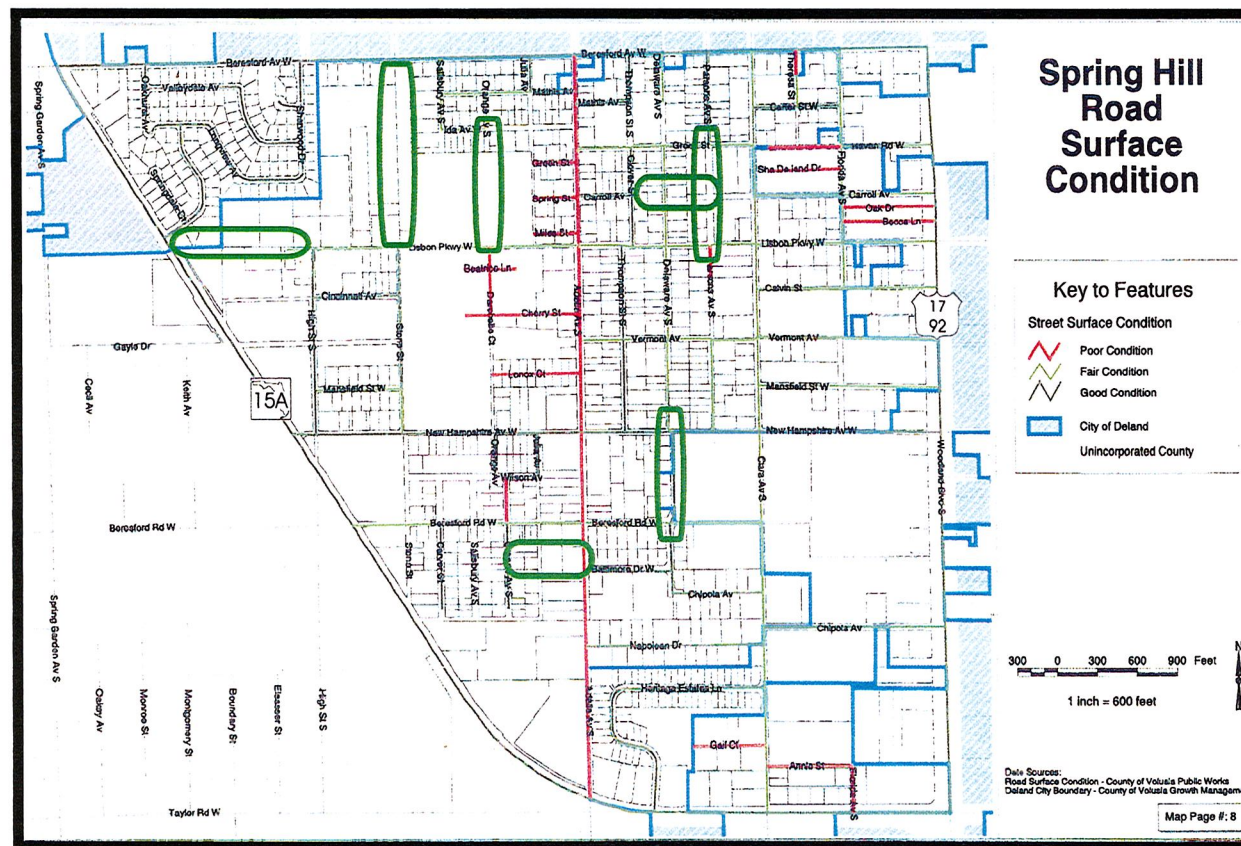
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#### 4. Preserving and Enhancing Existing Street Grid System

In addition to the proposed Redevelopment Master Plan Land Use Map designed to address compatibility issues and development needs, this Plan also recognizes the value of the Spring Hill area's existing street grid network. This street grid can provide an efficient and safe travel network as well as necessary access to promote the continued development of the Spring Hill area. The existing roadway network and existing connection gaps in the network are shown below.

FIGURE 8: SPRING HILL ROAD SURFACE CONDITION



There are several gaps identified within the Spring Hill road network that should be addressed in order to maintain connectivity, ensure efficient movements and provide access to future development sites. These gaps are highlighted in light green in **Figure 8: Spring Hill Road Surface Condition**. Due to the limited amount of available TIF revenue in the early years of the CRA, activity associated with improving the connectivity of the existing street grid system have not been identified in this Plan.



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## E. IMPLEMENTATION

### 1. One Year Work Activity Plan

The One Year Action Plan is based on the Goals and Objectives and associated action items presented earlier in the Redevelopment Plan. Due to the limited TIF funding anticipated during the initial year's of the program, the primary activities proposed for the CRA during this time are administrative (establishing the CRA structure/staffing/TIF fund establishment), the evaluation and creation of programs and the establishment and formalizing of partnerships that will be utilized to implement the action items identified in the Plan when sufficient TIF funds become available. Additional items may be added to this list should the CRA determine that specific action items in Redevelopment Plan need to be addressed or implemented immediately, and sufficient funding may be secured to address any shortfall of TIF funds.



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**SPRING HILL COMMUNITY REDEVELOPMENT AGENCY  
ONE YEAR WORK ACTIVITY PLAN**

ACTIONS	GOALS/OBJECTIVES	ESTIMATED COST	RESOURCES/PARTNERS
Adopt Redevelopment Plan	Administration & Operation of CRA	N/A	<ul style="list-style-type: none"> <li>• Volusia County Council</li> <li>• City Commission of DeLand</li> </ul>
Establish Base Year Valuation and Tax Increment Fund	Administration & Operation of CRA	N/A	<ul style="list-style-type: none"> <li>• Volusia County Property Appraiser's Office</li> <li>• Volusia County Council</li> <li>• City Commission of DeLand</li> </ul>
Register Spring Hill CRA with Department of Community Affairs	Administration & Operation of CRA	\$175.00	<ul style="list-style-type: none"> <li>• Department of Community Affairs</li> </ul>
Identify Projects for acting on in Year 1 from Redevelopment Plan	Overall Implementation of Plan	N/A	<ul style="list-style-type: none"> <li>• Spring Hill CRA Board</li> </ul>
Evaluate Partnership Role and Activities with Riverside Bank including, but not limited to: <ul style="list-style-type: none"> <li>• Affordable Housing Program</li> <li>• Subsidized Loan Program</li> </ul>	Increase Availability of Affordable Housing and Attract Investment and Create Value	N/A	<ul style="list-style-type: none"> <li>• Spring Hill CRA Board</li> <li>• Riverside Bank (386.736.0524) Lisa Peterson (Manager) Jennifer B. Herndon (Assistant Vice President)</li> <li>• DRAFT Affordable Housing Program Partnership Agreement attached as Appendix 7</li> </ul>
Evaluate applicability of successful Main Street DeLand programs and other CRA programs for applicability to Spring Hill CRA program including: <ul style="list-style-type: none"> <li>• Façade Grant Program</li> <li>• Underutilized Building Program</li> <li>• Site Development Assistance Program</li> <li>• Business Development Assistance Program</li> <li>• Paint Up Program</li> <li>• Parking Lot Improvement Grant</li> </ul>	Attract Investment and Create Value, Develop CORE Area of Spring Hill and Provide Employment Opportunities	N/A	<ul style="list-style-type: none"> <li>• City of DeLand Community Development Department</li> <li>• DeLand Main Street Association</li> <li>• SAMPLE forms for Subsidized Loan Program, Site Development Assistance and Business Development Assistance programs attached as Appendix 8</li> </ul>
Evaluate availability of City, County or CDBG funds that may be 'advanced' to the CRA for use implementing Redevelopment Plan activities. Funds would be 'repaid' to lending	Overall Implementation of Plan	N/A	<ul style="list-style-type: none"> <li>• Spring Hill CRA Board</li> <li>• Volusia County</li> <li>• City of DeLand</li> </ul>





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source from TIF funds when available.			
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The success or failure of the Spring Hill Redevelopment Plan is directly linked to the ability of the Community Redevelopment Agency and its establishing partners, the City of DeLand and Volusia County governments, to stimulate reinvestment, to continue to implement planned community improvement projects and to involve and enable Spring Hill residents to participate in the redevelopment process. The Spring Hill community, the City of DeLand and Volusia County have taken the arduous first steps by identifying community needs, establishing the Spring Hill Community Redevelopment Agency and preparing a Redevelopment Plan to guide its efforts.

This section of the plan identifies a series of implementation strategies that have the highest potential for assisting the Spring Hill CRA achieve its goals.

## 2. Management Plan

Implementation of the Redevelopment Plan will require both human and financial resources. The Community Redevelopment Agency must assess its manpower needs and current funding sources to promote and market the Spring Hill area, review development plans, create new regulatory frameworks, leverage private and public investment, assist small businesses, maintain financial integrity, and provide day-to-day management of the CRA's operations. Three specific areas are highlighted for work under the management plan:

1. Assessment and assignment of staff hours for project administration. This will assist in establishing the value of the in-kind services and administrative services provided by the City of DeLand.
2. Evaluation of shared marketing opportunities with the City of DeLand Community Development Department, Volusia County Economic Development Department and the DeLand Area Chamber of Commerce for redevelopment of specific parcels or areas within Spring Hill and the creation of associated marketing materials.
3. Establish and Formalize partnerships with agencies, groups, lenders that share the goal and objectives of redeveloping the Spring Hill area.



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### 3. Financial Plan

Planning for the income and expenditures within the CRA is integral to Redevelopment Plan's implementation. Separate sections of the report present the initial years' potential projects, revenue projections and proposed time frames. However, a variety of funding sources should be considered, such as:

1. Tax Increment Trust Fund. This is the mainstay of the Redevelopment Plan. Initial revenues derived from this source are somewhat small and will fall short of proposed project funding needs for the first few years. Due to the limited TIF revenue during the start-up years, other financial sources should be used to supplement this source.
2. Special Assessments.
3. General Obligation Bonds.
4. Special Revenue Bonds.
5. Grants and Loans to the Spring Hill CRA.
6. Public and private grants and loans using CDBG funds, Community Reinvestment Act funds, historic preservation funds, Small Business Administrations loans, and small business facility rehabilitation loans.
7. Fees and charges.

Financial incentives should be considered as Trust Fund revenues accumulate in order to stimulate the location of new tax paying or expanding facilities within the Spring Hill CRA. These incentives could include:

1. Temporary tax abatement or deferment equal to the amount of additional capital investment.
2. Public partnership with a private development wherein the public sector installs necessary infrastructure (roads, water, sewer) to make the project feasible.
3. Creation or establishment of a Community Development Corporation or Community Development District.



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The CRA has expressed an interest to evaluate the applicability of matching grants, façade grants, under-utilized building grants and other successful grant and incentive programs that have been successfully applied elsewhere in the City. The DeLand Main Street Association has successfully employed under-utilized building grants, façade grants and other programs to reinvigorate Downtown DeLand. These programs should be evaluated for their applicability to the Spring Hill CRA. The purpose of this financial aid is to encourage frontage improvements and visual appearance of the area as well as to stimulate major economic development projects.

Volusia County's Economic Development Department employs a range of incentive packages that may be modified for applicability to commercial or light industrial development within the Spring Hill community. These incentives include, but are not limited to:

1. Cash Incentives;
2. Site Locations Assistance;
3. Expedited Permitting;
4. Workforce Development/Education; and
5. Tax Abatement.

#### **4. Marketing and Promotions**

The effectiveness of this Redevelopment Plan will largely depend on the perception of the plan by the residents of Spring Hill and the general public, prospective developers, the development community and financial backers. Colorful illustrative materials are necessary prior to and during the process of developer solicitation, as well as for marketing potential development sites within the Spring Hill CRA. The Spring Hill Community Redevelopment Agency should establish a community theme or sponsor a contest for logo submittals; publish a CRA newsletter to residents and businesses; and establish an events program to generate and maintain public interest. The utilization of 'success stories' and other themed press releases can assist the marketing and improve the perception of the Spring Hill community.



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## 5. Developer Solicitation and Selection

The developer solicitation process will occur if the CRA is given or acquires property within the area that would be used for private development. The solicitation process begins with the preparation of a detailed Request for Proposal (RFP) for targeted development projects. The RFP must specifically detail all of the conditions and requirements that pertain to the developer/development process. Once selected, a General Development Agreement should be drafted and adopted by the Spring Hill CRA, City Commission and County Council to assure that there are established performance expectations and to assure that all the terms and conditions of the Agreement are met. If incentives are utilized, the use of a Surety Instrument and Performance Agreement should be utilized to safeguard taxpayer monies, as well as a claw-back mechanism to recover any incentive funds if necessary.

Upon completion and execution of the required General Development Agreement, land acquisition, assemblage and other actions may commence.

## 6. Public Improvements

The Public Improvements section of the Redevelopment Plan presented programmed and planned public improvements within the Spring Hill CRA. These public improvements will serve as a catalyst for private developer investment and residents' investment in their own homes. The planned and programmed public improvements should be included in any marketing brochures or information to be developed by the CRA. The continued public commitment to the Spring Hill CRA demonstrated through the timely completion of these public improvement projects, will present a positive image to the development community regarding the Spring Hill area. This will improve the overall perception of the area and stimulate additional private investment.

## 7. Land Use Regulations

In the Action Items section of the Redevelopment Plan, the evaluation of current land use assignments and regulatory frameworks was discussed. In conjunction with the overall management and operation of the CRA, an in-depth evaluation of the City and County development frameworks and regulatory mechanisms should be undertaken. Additionally, the plan proposed the creation of a Redevelopment Master Plan Land Use Map to provide guidance regarding the future location of residential and non-residential uses. To further implement the proposed Redevelopment Master



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Plan Land Use Map, an evaluation of the existing development codes and potential code modification or revisions may be necessary. Modifications or revisions to existing codes or land use regulations should be undertaken if they can stimulate private investment, justify additional developer risk, create opportunities for new development, encourage parcel aggregation, increase development of affordable housing, initiate parcel rehabilitation, and promote user-friendly development. These might include:

1. Modified land development codes for the CRA;
2. Performance-based zoning;
3. Use of Transferable Development Rights;
4. Property vesting;
5. Density bonuses for rehabilitation, demolitions, acquisition and parcel aggregation;
6. Increased FAR ratios for new commercial development;
7. Reduced on-site parking requirements;
8. Enhanced landscape and open space requirements;
9. Amending the Future Land Use Map to locate new opportunities for increased residential density and development in the CORE of the Spring Hill community as shown in the Redevelopment Plan;
10. Use of crime prevention through environmental design strategies to minimize opportunities for crime; and
11. Systematic code enforcement program to address dilapidated structures and non-conforming uses, buildings and undergrowth.

The Volusia County Affordable Housing Incentive Plan created by the Affordable Housing Advisory Committee (AHAC) presented a range of incentives including the majority of those listed above and those presented in the Sadowski Act. The Affordable Housing Incentive Plan was adopted by the County and made law in 1993. Increasing the Spring Hill community's awareness and the development community's awareness of such incentives currently available may encourage additional development of affordable housing. The Affordable Housing Incentive Plan (Appendix E) information should be included in any marketing and informational material created by the Spring Hill CRA.



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## 8. Tax Increment Finance Revenue Projections (TIF)

The methodology used to estimate the potential Tax Increment Fund revenue stream for the Spring Hill CRA utilized the following millage rates: Volusia County Operational Millage (6.204); Voter Approved Millage (ECHO) (0.4); Special Assessment District Millage (3.3668); Municipal Service District Millage (1.691); and the SW Volusia Hospital Operations & Debt Service Millage (1.8); in this estimate. The City of Deland Millage rates for Operations (6.169) and Debt Service (0.3) were also used in this estimate, however they were only applied to 30% of the total taxable values for Spring Hill. The total combined Volusia County Millage rate used for the Spring Hill TIF Revenue Estimates is 0.00134618 or 13.4618 mils. The total City of Deland Millage rate used for the Spring Hill TIF Revenue Estimates is 0.006469 or 6.469 mils.

The value of taxable property within the Spring Hill CRA has increased from \$50,133,230 in 1998 to \$64,791,246<sup>3</sup> in 2003. This represents a positive change of \$14,658,016 over a 5 year period, a ~29% increase in valuation from 1998 through 2003 or approximately 5.8% per year. The current (2004) taxable value of properties within the Spring Hill CRA is \$71,552,047. This represents an increase of \$6,760,801 or 10.4% over the 2003 values.

A conservative approach was used when estimating the potential TIF revenue for the Spring Hill CRA. Although the historical data indicated a taxable valuations increasing between ~5% to ~10% per year, residential properties were projected to increase in value at a 3% per year while all other land uses were projected to increase in value at 5% per year. The resulting projections are based on the existing property valuations provided by the Volusia County Property Appraiser's Office. The TIF revenue estimates are conservative and may under-represent the true TIF revenue potential of the Spring Hill CRA. A detailed revenue projection incorporating all of the different mileage rates applicable to the Spring Hill CRA should be completed subsequent to adoption of the Redevelopment Plan. A summary of the Spring Hill CRA TIF revenue projections is presented in the table below. The Spring Hill CRA TIF revenue projections are presented in Appendix 3.

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<sup>3</sup> Volusia County Planning and Development Services Division, 2005



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"A CITY COUNTY PARTNERSHIP"



SPRING HILL TAX INCREMENT FUND (TIF) REVENUE PROJECTIONS

FISCAL YEAR	ANNUAL AMOUNT	CUMULATIVE AMOUNT
2005-2006	\$36,369	\$36,369
2006-2007	\$38,011	\$74,380
2007-2008	\$39,730	\$114,110
2008-2009	\$41,529	\$155,639
2009-2010	\$43,413	\$199,052
2010-2011	\$45,385	\$244,437
2011-2012	\$47,450	\$291,887
2012-2013	\$49,611	\$341,498
2013-2014	\$51,875	\$393,373
2014-2015	\$54,245	\$447,618
CUMULATIVE TIF REVENUE THROUGH FY 2015:		\$447,618



## F. LEGAL AND REGULATORY ISSUES

### 1. Neighborhood Impact Assessment

#### a. Introduction

This assessment provides a detailed description of the impact of the proposed Redevelopment Plan upon the neighborhood residents of the Spring Hill CRA and the surrounding areas as required by Chapter 163.362 (3), Florida Statutes. Fewer than 25 Section-8 participants reside in the CRA. The Sha-DeLand Mobile Home Park lies within the CRA and contains a significant number of lower income households. There are no public plans for redevelopment of the mobile home park. The provision of additional affordable housing within the CRA is discussed in the Redevelopment Plan. The Redevelopment Master Plan Land Use Map identifies and provides areas for the future location of single family and multi-family residential units including the provision of affordable housing. The Redevelopment Master Plan Land Use Map also seeks to protect existing residential uses by identifying areas for future commercial development, employment center development and transitional areas between strictly residential and non-residential or mixed use areas. Additional traffic is anticipated along US 17-92 (Woodland Boulevard) and SR-15A (Truck Route); however, the neighborhoods comprising the Spring Hill CRA should not experience any direct negative impacts from these activities.

#### b. Relocation

The Redevelopment Plan does not propose the acquisition of any land by the public sector. Therefore, displacement and relocation of residents by the Community Redevelopment Agency is not currently contemplated. Although the potential displacement of residents by future development is a concern that will be addressed by the Community Redevelopment Agency when it occurs, there are few single-family dwelling units which are non-conforming uses in the commercial zones along SR-15A and US 17-92. It is possible that, in the long-term, private developers will buy residential properties and develop them for commercial uses at which time rezoning issues would be examined. The same event may occur regarding the mobile home park. However, these transactions would be between private parties. The Spring Hill Community Redevelopment Agency will assess the need for governmental relocation assistance on a case-by-case basis.





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c. **Traffic Circulation**

The Redevelopment Plan proposes the development of vacant residential parcels in the Spring Hill CORE, infrastructure improvements and development of commercial areas along SR-15A and US 17-92. Over time, these changes may result in increased traffic generation. A major objective of the Spring Hill redevelopment effort is to encourage a more vibrant business community with more customers. Most of the additional anticipated traffic will directly impact the arterials identified previously, SR-15A and US 17-92. The collector road Beresford Avenue may be impacted, as may City streets Adelle Avenue and South Clara Avenue. However, it is the intent of the proposed Redevelopment Master Plan Land Use Map that existing residential neighborhoods be protected from incompatible commercial development or uses. By identifying specific areas for future non-residential and commercial development in the Redevelopment Master Plan Land Use Map, residential streets within the CRA will be marginally impacted in the long-term. Additional traffic generation associated with the long-term residential development of the Spring Hill CRA, will be addressed by Volusia County's and the City of DeLand's Land Development Regulations and the jurisdictional concurrency requirements of the code.

d. **Environmental Quality**

There are no plans to introduce any type of land use or business that would be a producer of 'pollution'. On-site storm water management systems will be required to adequately treat run-off from new development. The continuing installation of storm-water facilities, sanitary sewer and potable water services to the Spring Hill CRA area will further improve the overall environmental quality of the area by reducing the use of old and failing septic and well systems. Implementation of the Redevelopment Plan will result in additional landscaped open spaces and clearing of undergrowth and debris resulting in a positive impact on the environment.

e. **Availability of Community Services and Facilities**

Implementation of the Spring Hill Redevelopment Plan will result in enhanced and improved community services and facilities within the CRA. Such enhancements will include increased public health safety; reduced opportunities for crime; additional streetscape and entryways for added beauty; additional park and recreational opportunities; sidewalk and drainage improvements; public/private cost share programs



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to encourage façade and home improvements; and the expansion of the services and facilities available to the Central Florida Community Development Corporation (CFCDC).

**f. Effect on School Population**

The plan will have little direct impact on the school population in the short-term. In the long-term, a successful increase in the residential inventory of the Spring Hill CORE will have an impact upon the potential number of students. The only school within the Spring Hill CRA is the Southwestern Middle School. One of the positive benefits for the school-age population residing or using the area will be the additional sidewalk connections.

**g. Other Issues Affecting the Physical and Social Quality of Community**

It is anticipated that once the implementation of the Spring Hill Redevelopment Plan gains momentum over time and accrues several development achievements, the overall physical and social conditions within the CRA will significantly improve. This improvement may also generate a shift in the mindset of Spring Hill residents and increase community pride and motivation to take part in the redevelopment opportunities and program. Additionally, the positive changes over time will improve the perception of the Spring Hill community by non-residents of the community.

**2. Comprehensive Plan Consistency**

The Spring Hill Redevelopment Plan is consistent with and in compliance with the City of Deland's and Volusia County's adopted Comprehensive Plans, including the Future Land Use Maps (FLUM) and the Goals, Objectives and Policies of their respective Comprehensive Plan Elements. A Comprehensive Plan Amendment will be required to include the CRA in the City and County FLUM and Goals, Objectives and Policies of the appropriate Elements of the respective Comprehensive Plans. When revising their respective Comprehensive Plans, the priority for the City of DeLand and Volusia County should be given to those amendments that facilitate the implementation of the Redevelopment Plan.



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### 3. Plan Duration

The provisions, controls, restrictions and covenants of the Redevelopment Plan shall be effective for 30 years from the date of adoption.

### 4. Plan Modification

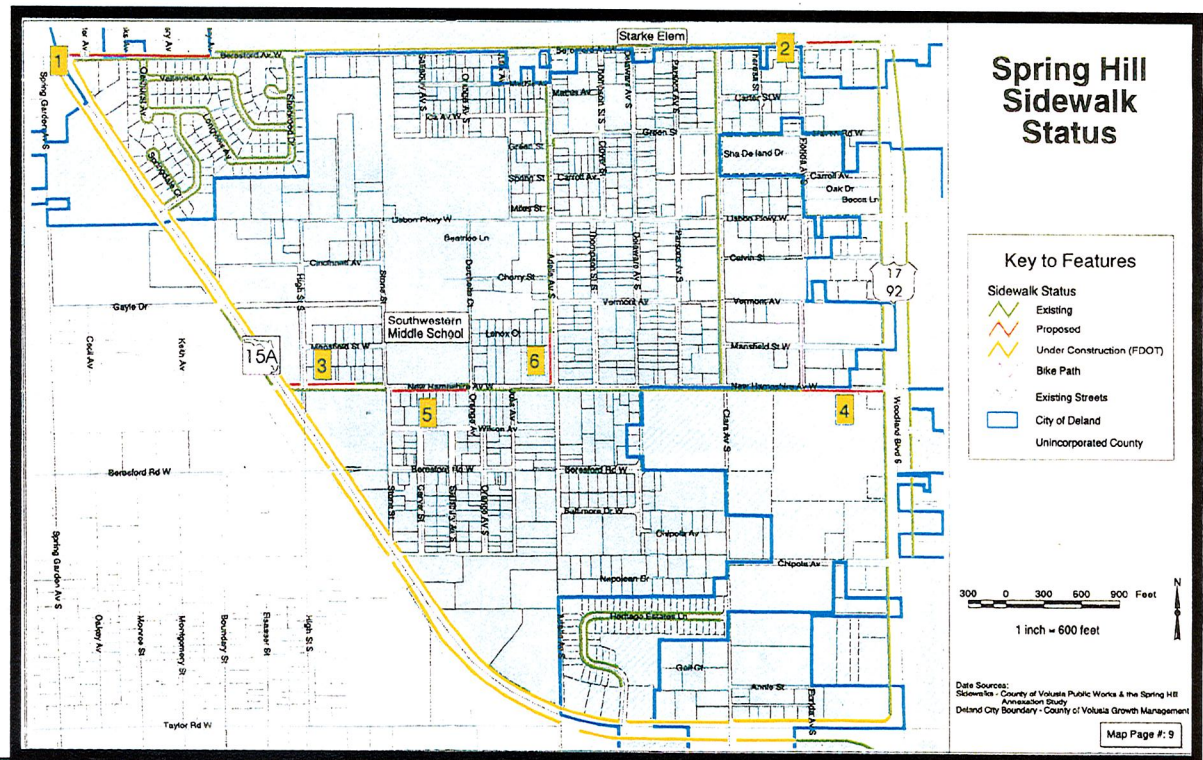
The Redevelopment Plan may be amended or modified at any time, subject to approval and adoption requirements imposed by Chapter 163.361, Florida Statutes.

### 5. Severability

If any provision, section or clause of the Redevelopment Plan is determined to be invalid, unconstitutional, or otherwise illegal, such decision shall not affect the validity of the remaining portions of the Redevelopment Plan.

### 6. Public Improvements

Volusia County and the City of DeLand are continuing a range of public investment and public improvements within the Spring Hill community. These include sidewalks; sanitary sewer and potable water; an entryway/streetscape project; and park improvements. The City and County have utilized a creative array of funding sources for these programs including CDBG funds and City and County General Fund revenues.





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a. Sidewalks

Volusia County had 6 sidewalk projects scheduled for installation during FY 2004-2005 in the Spring Hill area. The table below lists these projects and their costs. These sidewalks have been installed; however, there are gaps within the network due to encroachment by residential parcels and lack of available right-of-way. CRA TIF may be utilized in the future to acquire right-of-way to allowing connecting the gaps in the sidewalk system wherever possible. The installation of sidewalks, particularly around the Southwestern Middle School to the surrounding neighborhoods and residential areas is a priority.

SPRING HILL SIDEWALK CONNECTIONS  
VOLUSIA COUNTY PUBLIC WORKS

LOCATION AND NUMBER	DESCRIPTION	COST ESTIMATES
Beresford Avenue 1	From Boundary to SR-15A	\$33,000
Beresford Avenue 2	From US 17-92 to Florida Avenue	\$16,000
New Hampshire Avenue 3	From Southwestern Middle School to SR-15A	\$14,000
New Hampshire Avenue 4	East End from Health Department Driveway to US 17-92	\$11,000
New Hampshire Avenue 5	South Side across from Southwestern Middle School	\$20,000
Adelle Avenue 6	From Lenox Court to New Hampshire Avenue West	\$10,000
TOTAL		\$104,000



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**b. Sanitary Sewer and Potable Water**

Volusia County has utilized Community Development Block Grant (CDBG) funds to assist the City of DeLand with the installation of sanitary sewer and potable water services to the Spring Hill area. The County received \$250,000 from the State Legislature in 2004 for the continued installation of sanitary sewer services to the Spring Hill community. The County is requesting an additional \$187,500 this year (2005) with a local match of \$62,500. The following table lists CDBG funds that Volusia County has allocated for the installation of sanitary sewer and potable water service in the Spring Hill community.

**SPRING HILL  
PLANNED SANITARY SEWER AND WATER IMPROVEMENTS**

<b>PUBLIC IMPROVEMENT</b>	<b>DESCRIPTION</b>	<b>COST ESTIMATES</b>	<b>STATUS</b>
South Adelle Avenue	Sanitary Sewer Improvements	\$902,248 <sup>4</sup>	PLAN COMPLETED OUT TO BID
Potable Water Distribution Lines	Installation of Potable Water Distribution to Spring Hill area	\$952,000	SCHEDULED CONSTRUCTION BEGINNING 2005-2006
Sanitary Sewer Collection System	Phase I	\$325,000	2005-2006
	Phase II	\$325,000	2006-2007 <sup>5</sup>
	Phase III	\$325,000	2007-2008 <sup>6</sup>
<b>TOTAL:</b>		<b>\$2,829,248</b>	

<sup>4</sup> City of DeLand Public Works Department, 2005

<sup>5</sup> Contingent Upon Availability of Funds

<sup>6</sup> Contingent Upon Availability of Funds



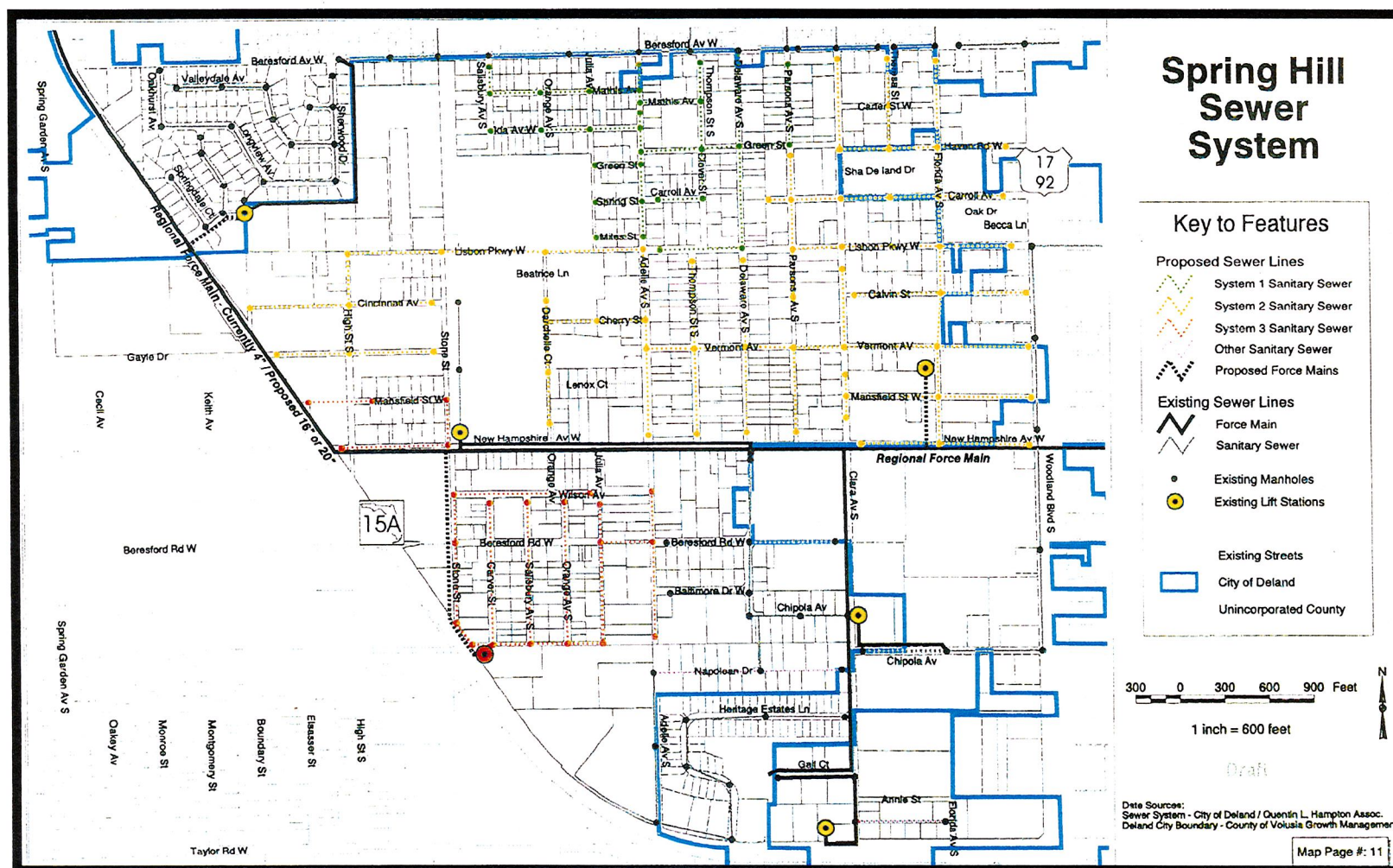


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The exact timing, scheduling of installation and completion of the improvements is contingent upon continued availability CDBG and State legislative funding. The proposed phases of the sanitary sewer improvements are shown in **Figure 10: Spring Hill Sewer System**. The planned sanitary sewer collection improvements for South Adelle Avenue are shown in Figure 12.

FIGURE 10: SPRING HILL SEWER SYSTEM



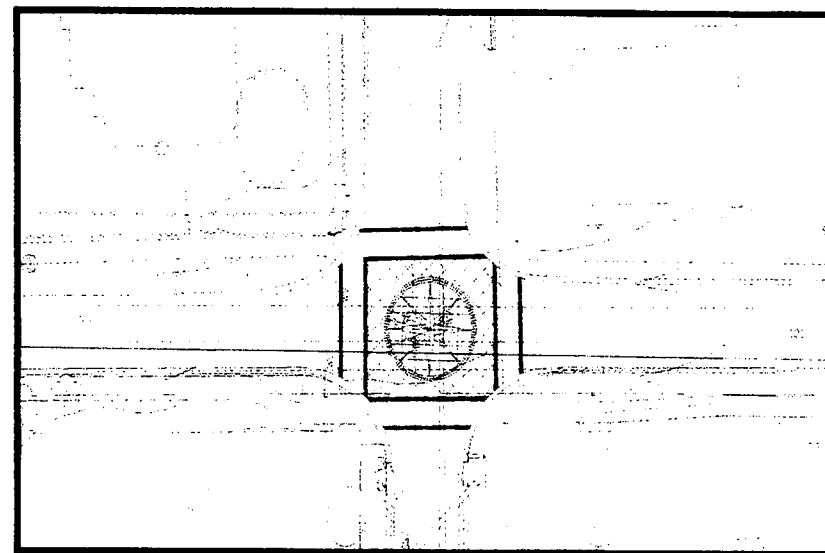


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c. Streetscape and Entry Feature at Adelle Avenue

Volusia County and the City of Deland are partnering to utilize CDBG funds to install streetscape features at and around the intersection of Adelle Avenue and Beresford Avenue. The specific improvement area runs south along Adelle Avenue, south from Beresford Avenue to Spring Street, and runs along Beresford Avenue from Adelle Avenue west to Julia Street and east to Thompson Street. These features will include sidewalks, decorative pavers, benches, streetlights and trees. The streetscape features will identify the Spring Hill community and serve as an entry point into the community. CP&H Engineering is donating the engineering services needed for this project. The improvement is scheduled to begin installation subsequent to the installation of the sewer and water lines along Adelle Avenue. The City and County have earmarked \$28,000 and \$75,000, respectively for this project. CDBG funds will be applied for the balance of the project's cost. The overall value of this improvement is \$250,000.



The above graphic illustrates the streetscape and intersection improvements to be installed at the Adelle Avenue and Beresford Avenue intersection.

d. Parks

Spring Hill Park, located near Green Street and Thompson Street, will undergo improvement this year. Improvements will include the installation of a picnic and activity pavilion and restrooms. The overall public investment for improving Spring Hill Park is \$116,000. The source of the funding for the park's improvements is the CDBG program. Another park located within the Spring Hill CRA is Bruton Park. Bruton Park is located on South Clara Avenue near Lisbon Parkway. Volusia County will evaluate potential improvements to the retention features adjacent to the park. This evaluation will address potential expansion of the capacity of the retention feature and as well





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as expansion of the passive recreation opportunities within the area. The map on the following page, **Figure 11: Spring Hill Government Property**, shows government owned property, parks and public areas within the Spring Hill CRA.

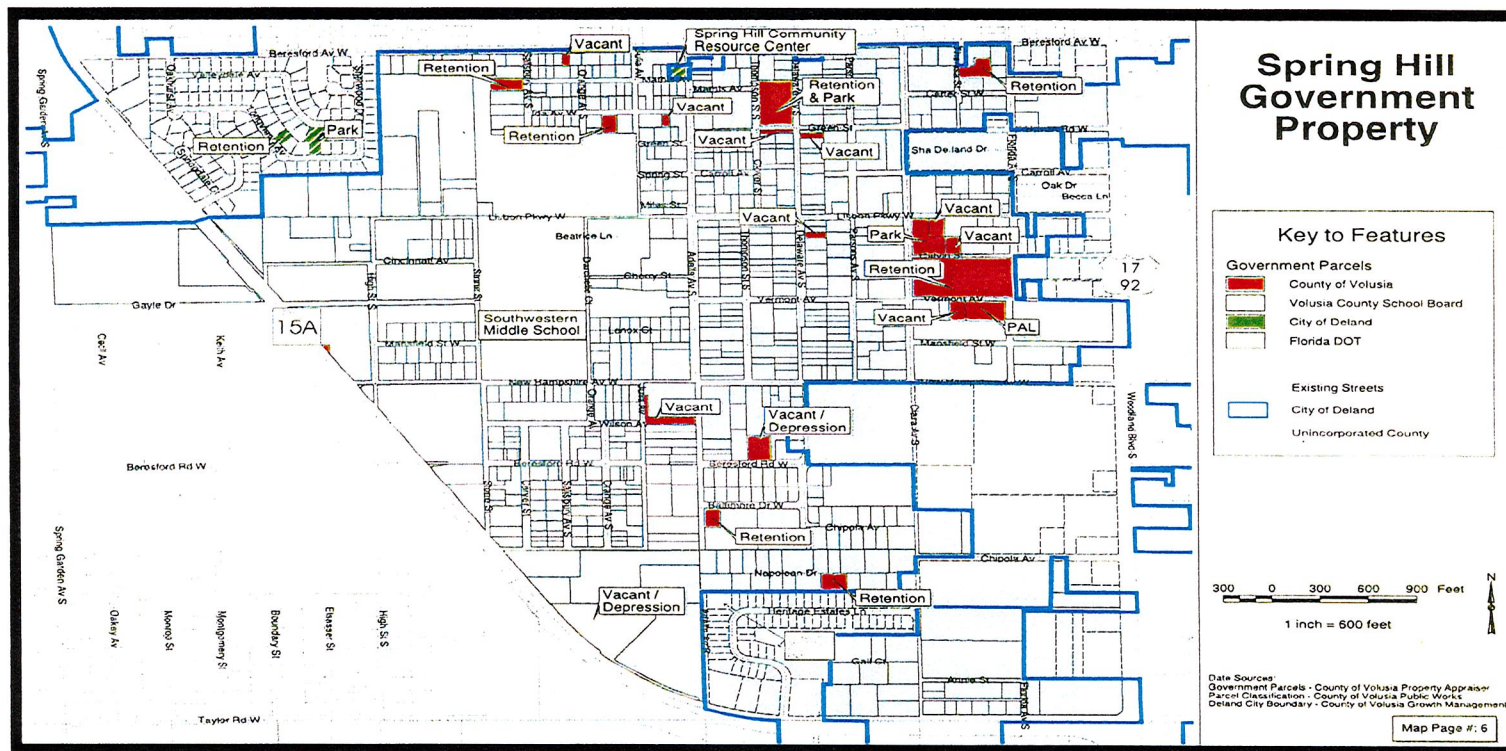


FIGURE 11: SPRING HILL GOVERNMENT PROPERTY

## 7. Planned and Pending Development

### a. Woodland Villas (ACLF Duplexes)

Woodland Villas is a proposed extension of the Woodland Towers Adult Congregate Living Facility (ACLF) located on Woodland Boulevard. See **Figure 12: Spring Hill Pending Projects** on the following page. The existing facility consists of the Woodland Towers





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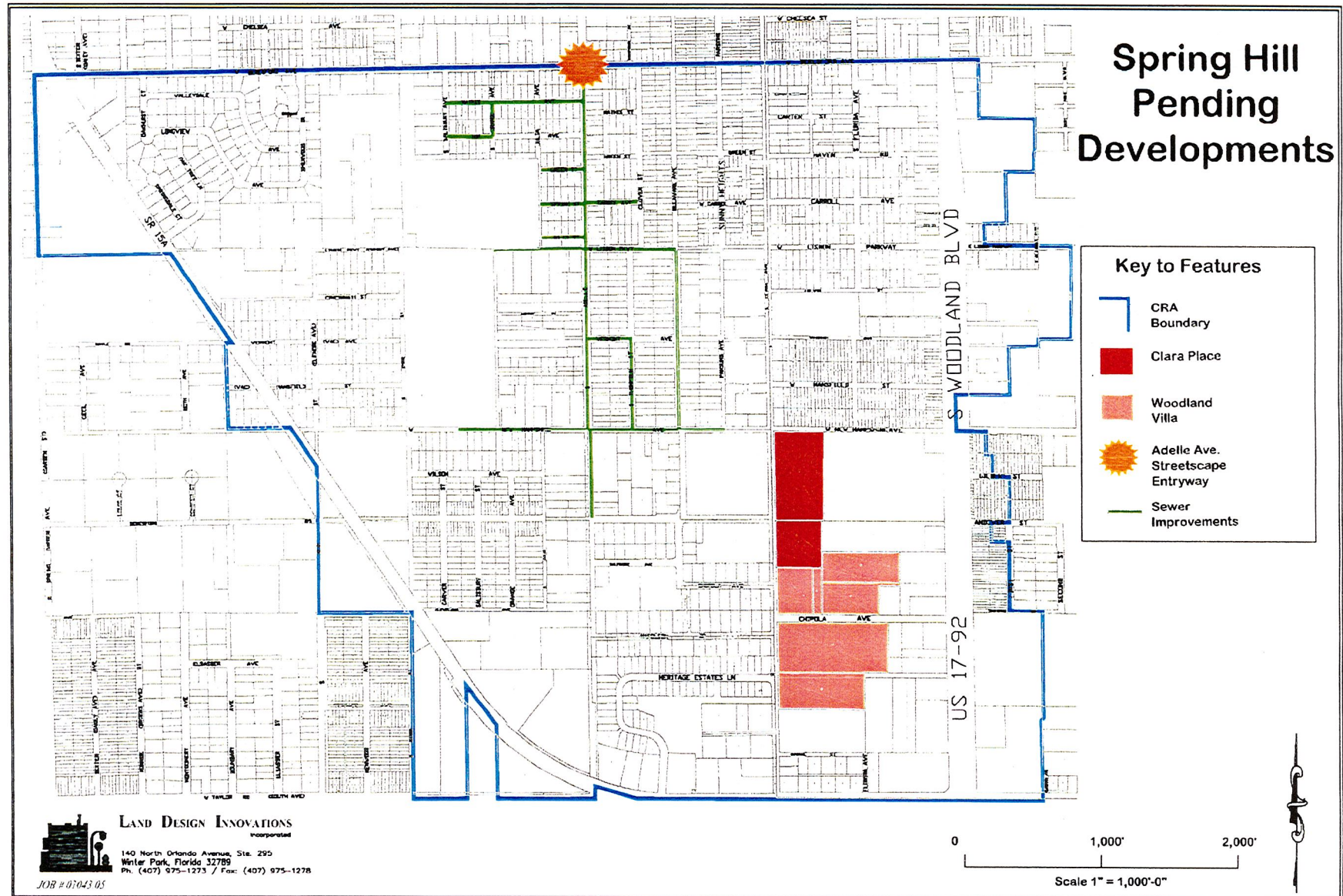
Retirement Apartments. The proposed Woodland Villas/Phase I would consist of 6 duplex units and a Club House. Phase I will be located at the northeast corner of the intersection of South Clara Avenue and Chipola Avenue.



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FIGURE 12: SPRING HILL PENDING PROJECTS





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Future phases of the project are planned for development south of Chipola Avenue. The future phases of the development will include 17 buildings containing 46 residential units. This development is currently going through the development review process with the City of DeLand. The development represents a unique opportunity for ancillary commercial and retail development to serve new residents. An opportunity may exist to develop outpatient medical services, diagnostic laboratory services, health clinic services or medical and health supply retail facilities to serve the growing population of the Woodland Towers facilities.

**b. Clara Place (Multi-family Residential Development)**

Clara Place is a proposed multi-family residential development at the southeast corner of New Hampshire and South Clara Avenues. The proposed development will consist of 14 buildings containing 89 residential units. The units will be comprised of 50 1-bedroom units and 39 2-bedroom units. This development will provide additional residential opportunities within the area. This development is currently going through the planned development review process with the City of DeLand. The project represents an opportunity for increased demand of neighborhood retail services.

## **8. Partnership Opportunities**

A wide variety of partnership opportunities is available for the Spring Hill CRA. Due to the varied activities undertaken by the CRA, the partnerships may involve public service agencies, private financial institutions, community and economic development organizations, and philanthropic and religious organizations. The CRA's historic partnership with the establishing entities of Volusia County and the City of DeLand will continue to be strong in providing guidance and support that the CRA will depend on during the initial years of the program. Other partnership opportunities exist with the DeLand Chamber of Commerce; the Volusia County Economic Development Department; the City of DeLand's Community Development Department; Main Street DeLand Association; and community development foundations. Partnerships with various social organizations can also assist the Spring Hill CRA achieve its goals and objectives and address issues facing its residents. Appendix D lists a variety of agencies, contacts and their purpose or mission.



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## G. APPENDICES



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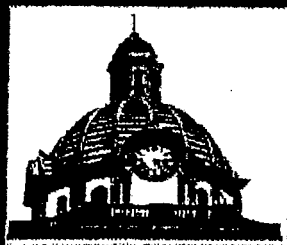
**1. Community Workshop Summary Reports**

SPRING HILL  
COMMUNITY  
REDEVELOPMENT  
AGENCY  
(CRA)

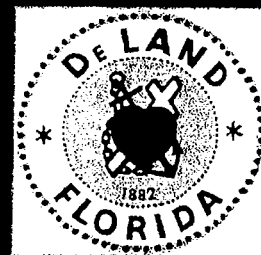
*"A City County Partnership"*

INTERVIEW SUMMARIES AND  
WORKSHOP NOTES

MARCH, 2005



Volusia County  
Government



City of DeLand



LAND DESIGN INNOVATIONS

Incorporated

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### **Introduction**

As part of the on-going Community Redevelopment activities for the Spring Hill area, the City of DeLand and Volusia County Government have initiated the planning process to create the Spring Hill Community Redevelopment Plan. One of the key components to creating this plan is community input and identification of issues and challenges facing the residents of the Spring Hill community. This document summarizes comments and other data gathered from individual meetings and interviews with Spring Hill residents, community leaders, Community Redevelopment Agency Board members as well as comments received at the March 8 and 17, 2005 Community Workshops held at the Southwestern Middle School.

### **Individual Meetings**

Table 1 lists individuals were interviewed regarding the challenges and issues facing the Spring Hill area. Additional discussion was held regarding potential remedy scenarios and projects, identification of potential development sites, initiation of job creation activities and installation and updating of infrastructure and services.

### **Community Workshops 1&2, March 8 & 17, 2005, Attendees**

The first of two (2) advertised community workshops designed to solicit community input and identify issues facing the Spring Hill Community was held on March 8, 2005 at the Southwestern Middle School Media Center, hosted by Principal Otis and DeLand Mayor Apgar. Attendees were given a brief presentation outlining the purpose and creation of the Spring Hill Community Redevelopment Agency (CRA), use of Tax Increment Funds (TIF), the purpose of a Redevelopment Plan and the need for community input to identify issues and challenges facing the community for inclusion in the Redevelopment Plan. Table 2 lists the attendees of the Community Workshop #1. The second of the Community Workshops was held on March 17, 2005 at 7:00PM at the Southwestern Middle School Media Center. Table 3 lists the attendees of the Community Workshop #2.



## Individual Interviewees

Table 1

Individual	Agency/Group	CRA Board Member
1. Apgar, Bob	Mayor, City of DeLand	Yes
2. Arrington, Dale	Community Development Director, City of DeLand	
3. Banks, Donna	Community Resource Coordinator, CFCDC	
4. Barrett, Mike	P-3 Community Foundation	
5. Blanks, Beulah	Attorney	
6. Bright, Willie	DeLand City Commissioner	Yes
7. Brooks, Tom	Planner, Volusia County	
8. Bruno, Frank	Chairman Volusia County Council	Yes
9. Cusack, James	Business Owner	
10. Davenport, Bo	Director of Public Works, City of DeLand	Yes
11. Fontaine, Arden	GIS Specialist II, Volusia County	
12. Hall, Maggie	Garden District Developer	
13. Jackson, Grady	Resident	Yes
14. Lewis, Dwight	Volusia County Councilman	Yes
15. Long, Neal	Professor, Stetson University	
16. Michael, Rich	Director, Volusia County Economic Development Department	
17. Paiva, Charles	DeLand City Commissioner	Yes
18. Penn, Dye-Ann	Resident	
19. Peterson, Ernie	Assessment Coordinator, Volusia County Property Appraisers Office	
20. Phillips, Diana	Manager, Community Services, Volusia County Government	
21. Pleus, Michael	Assistant City Manager, City of DeLand	
22. Poinsettee, Elijah	Resident	
23. Schmelich, Nita	CEO P-3 Community Foundation, Inc.	

**Community Workshop #1**  
**March 8, Southwestern Middle School Media Center**  
**Attendees**

**Table 2**

<b>Individual</b>	<b>Agency/Group</b>	<b>CRA Board Member</b>
1. Abels, Mike	City of DeLand	
2. Apgar, Bob	Mayor, City of DeLand	Yes
3. Arrington, Dale	Community Development Director, City of DeLand	
4. Banks, Donna	Community Resource Coordinator, CFCDC	
5. Bright, Willie	DeLand City Commissioner	Yes
6. Brooks, Tom	Planner, Volusia County	
7. Dixon, Shelietha	Resident	
8. Greeson, Matt	Volusia County Government	
9. Jackson, Grady	Resident	Yes
10. Long, Neal	Professor, Stetson University	
11. Martin, Henry		
12. Paiva, Charles	DeLand City Commissioner	Yes
13. Penn, Dye-Ann	Resident	
14. Pleus, Michael	Assistant City Manager, City of DeLand	
15. Riger, Keith	Public Works, City of DeLand	
16. White, Regina	City of DeLand	
17. Williams, Pat	Chisolm Center	

**Community Workshop #2**  
**March 17, Southwestern Middle School Media Center**  
**Attendees**

**Table 3**

<b>Individual</b>	<b>Agency/Group</b>	<b>CRA Board Member</b>
1. Banks, Donna	CFCDC	
2. Banks, May	Resident	
3. Brooks, Tom	Volusia County Planning Dept.	
4. Bruno, Frank	Chairman, Volusia County Council	Yes
5. Corley, Milton	Resident	
6. Davenport, Bo	City of DeLand	Yes
7. Dilligard, Terry	City of DeLand	
8. Dixon, Shiletha	Resident	
9. Graham, Jovan	Resident	
10. Harris, Ernest	Resident	
11. Jackson, Albert	Resident	
12. Jackson, Grady	Resident	Yes
13. Martin, Henry	Resident	
14. McGregor, Sally	Resident	
15. McKiner, Safronia	Resident	
16. Nebose, Mildred	Resident	
17. Peterson, Lisa	Riverside Bank	
18. Philpot, Henry	Resident	
19. Philpot, Violaw	Resident	
20. Pleus, Michael	Assistant City Manager, City of DeLand	
21. Poinsette, Elijah	Resident	
22. Schmellick, Nita	P-3 Foundation	
23. Singleton, Robert	Resident	
24. Singleton, Yvonne	Resident	
25. Taylor, Mildred	Resident	
26. Taylor, Robert	Resident	
27. Watts, April	Resident	
28. Williams, Michael	Resident	

### **Comments and Information Received at March 8 and March 17, 2005 Workshops**

The information and comments received from the participants were grouped into four categories based on appropriateness to the topic. These categories are:

- *Community Challenges and Threats;*
- *Community Strengths and Opportunities;*
- *Desired Community Features and*
- *Desired Community Services.*

Several comments or issues were identified with more than one of the topic groups. Issues or items that were identified in more than one discussion or deemed to be related to more than one topic are printed in bold type.

### ***Community Challenges and Threats***

---

1-Not enough Community involvement	Lack of Youth facilities/entertainment
2-Small lots, un-buildable	Flooding of area
3-Lack of infrastructure to houses	<b>Rental Housing-Not Investing</b>
Community Apathy and Skepticism	<b>Loss of residents</b>
Old migrant workers homes	Old street lights
	Lack of Entertainment options in community
Widening of Adelle Avenue taking property and making lots too small	Inappropriate uses next to each other
Absentee Landlords-resulting upkeep issues	<b>Not enough affordable housing</b>

### ***Community Strengths and Opportunities***

---

1-New roads will bring in new development	Retail opportunities to serve residents
2-Vacant lots and open spaces in CRA	Water and sewer will stimulate development
3- Redevelopment Core area first	<b>Spring Hill is a functioning community</b>
CAUSE-Stetson University	Teen center to the North of Spring Hill
Reconfigure small lots into larger lots	<b>Family ties to area</b>
Allow development on small lots	Attractive area
Expand Middle School	<b>Neighbors help each other</b>
CHOMI-Micro-loan program	SR-15A widening to 5 lanes
Need for Laundromat	<b>History of a strong black neighborhood</b>
	Commercial Plaza development opportunities along SR-15A
	Medical Plaza development by ACLF

Gateway could be installed at Adelle Avenue and Beresford Avenue

Establish a festival to celebrate Spring Hill  
Young people coming back to community

### ***Desired Community Features***

---

**1-To look like the rest of downtown DeLand**

**2-Sidewalks and curbing**

**3-Retail shops**

**Youth Center**

Better roads (smooth not patched)

More employment opportunities in community

Personal services in community (doctors, lawyers, dentist, etc.)

**Food Markets**

**Elderly services**

**Additional bus routes into community to employment centers and shopping**

Handicapped access to sidewalks and bus services

Regional businesses to participate

Bowling Alley

Billiards and arcade for youth and young adults

**Better upkeep on more houses**

Townhouses instead of Apartments (like Garfield Street Apartments)

Streetscape (benches, lights, planters)

Construction opportunities for local, not outside, labor

**Eliminate wells and septic systems**

Park lighting

Clear out underbrush in vacant lots

Stop signs (More visible/Maintained)

Shorter hedges for road safety

**Better drainage facilities**

**Entrance signs and landscaping at gateways to Spring Hill**

Decorative walls instead of plain walls

Park Trails besides just freedom park

**Boys and Girls Club**

**YMCA**

**More parks**

**Neighborhood retail**

Library facility or branch

**Sidewalks to and around schools for safety of kids**

Affordable housing in CORE area of Spring Hill

### ***Desired Community Services***

---

**1-The same services available in the rest of the City**

**2-Youth Sports/Activities facilities**

**3-Professional Skill Training in the Community to fill jobs in the community**

Bus lines into Spring Hill (They used to come to Beresford)

Business Incubator

Field Sports

Court Sports

**Bike Trails**

Medical Services in area

## **Workshops Approach: Volusia County/City of DeLand Spring Hill Redevelopment Plan**

---

### **Objective/Goal:**

To gain input from the public about the future of the Spring Hill area including desired features, community challenges /threats, community strengths / opportunities, and overall community needs.

### **1<sup>st</sup> Workshop:**

March 8, 2005 at 7:00 pm at the Southwestern Middle School Media Center.

### **2<sup>nd</sup> Workshop:**

March 17, 2005 at 7:00 pm at the same location as workshop one. This workshop will be a repeat of the first workshop plus the summary of Workshop 1.

### **Tentative Schedule of Events:**

<b>Time</b>	<b>Item</b>	<b>Person</b>	<b>Time allotted</b>
6:45	Sign in	TBD	30 minutes
7:00	Introductions/Purpose	Michael Pleus	5 minutes
7:05	Presentation	John	20 minutes
7:25	Break out session instructions	Tracy	5 minutes
8:25	Facilitators to gather information	TBD	60 minutes
8:30	Regroup Announcement	Tracy	5 minutes
8:35	Recap - summary announcement for Workshop 2	Tracy/John/Kristine	5 minutes
8:50	Questions from Public	TBD	15 minutes
9:00	Thank you, announcement of 2nd workshop, follow up in report procedures, fill out comment forms	TBD	end workshop

### **Break out sessions:**

We will have four tables for the audience to separate into break out groups. Facilitators will have 10 minutes on each topic to discuss with each group. We will provide a signal when it is time to change topics. Topic slide and examples will be shown on the screen display to stimulate thought on the topic. At each table, the facilitators will be supplied with a map of the CRA area, a flip chart, and will be supplied with a set of open-ended questions to use to structure the information gathering session.

#### **⇒ Topic One: Community Challenges and Threats**

The Topic questions will pertain to the challenges and threats associated with their community. Items such as: growth and development impacting community, activities or uses that lower property values, crime, un-buildable lots and parcels, and limited city services.

⇒ **Topic Two: Community Strengths / Opportunities**

The Topic questions will pertain to the strengths and opportunities associated with Spring Hill. Topics to include: sense of community, multi-generational family ties to community, vacant commercial properties, existing roadway grid network, location, and SR-15A Improvements.

⇒ **Topic Three: Desired Community Features**

The Topic questions will pertain to the desired community features citizens want to see in Spring Hill area. Topics to include: the type of businesses or housing to be in community, parks, pedestrian malls, traffic signals, sidewalks, entryway features, and bike trails.

⇒ **Topic Four: Desired Public Services**

The Topic questions will pertain to information on the needs of the Spring Hill area. Items to include: increased sewer and water availability (hook-up), improved storm-water facilities, additional streetlights, improved access to social services, and other services.

The facilitator's will takes notes based on discussions. The facilitator's role will be to keep the control of group and to keep the conversation moving forward. The Project Manager will announce that the summary of the break out sessions will be discussed at the second workshop.

**The Day After the Workshops:**

The facilitators will prepare a shortlist of the top three concerns from the four different groups for the summary discussion at the second workshop. Each facilitator will present the top three concerns from the groups to be included in the Workshop Summary.

**Follow up Procedures:**

- LDI will announce the next step in the process, that there is another workshop on the 17<sup>th</sup> and also announce the dates of the upcoming CRA Board Meetings on the 5<sup>th</sup> of April and April 20<sup>th</sup>.
- Additional Comments and Input may be done using the Comment Form, that will be announced and made available during the workshop.
- Comment forms may be submitted tonight (red box), via fax, e-mail, dropped off at the CFCDC Offices or submitted at the next workshop or CRA Board meeting.





## Community Workshop Notices/Advertisement



**Spring Hill**  
Community Redevelopment Agency  
"A City County Partnership"

### MEETING NOTICE

The City of DeLand and Volusia County have partnered to initiate redevelopment activity and community development within the Spring Hill Community Redevelopment Area (CRA). In order to identify issues and challenges facing the Spring Hill community, two (2) Community Workshops are scheduled to be held on:

#### Community Workshop Dates

March 8, 2005 7PM

March 17, 2005 7PM

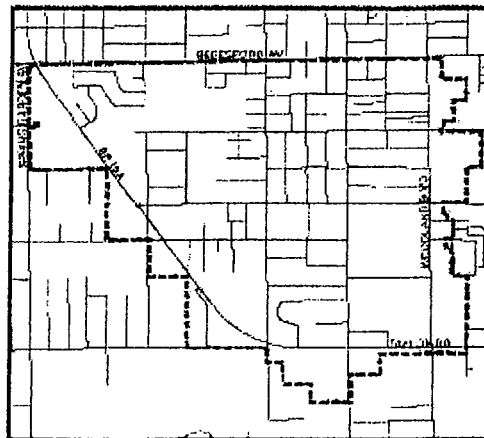
#### Community Workshop Location

Southwestern Middle School Media Center

605 West New Hampshire Avenue, DeLand, Florida 32720

Input gathered at these workshops will be used in the formulation of the Spring Hill Community Redevelopment Plan. This Plan will outline proposed redevelopment opportunities, activities and strategies designed to address the community concerns identified at the workshops.

### SPRING HILL COMMUNITY REDEVELOPMENT AREA





SPRING HILL  
COMMUNITY REDEVELOPMENT AGENCY  
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2. Spring Hill's Community Legal Description

## LEGAL DESCRIPTION FOR SPRING HILL COMMUNITY REDEVELOPMENT DISTRICT

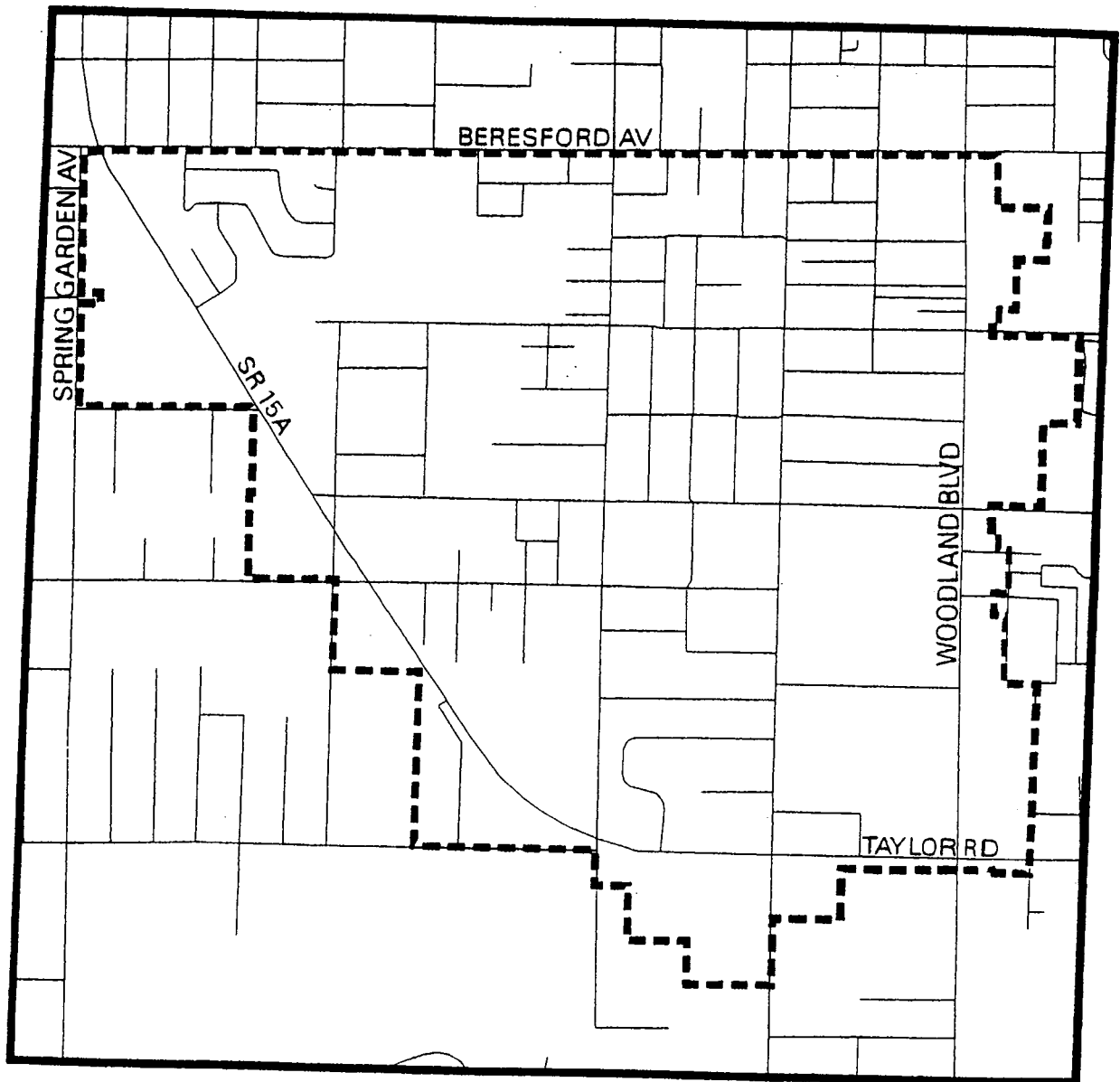
A portion of Sections 20, 21, 28, and 29, Township 17 South, Range 30 East, Volusia County, Florida, being more particularly described as follows:

Begin at the intersection of the southerly extension of the East line of the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 21 and the North line of the plat of PLUMOSUS PARK, as recorded in Map Book 44, Page 127, of the Public Records of Volusia County, Florida said North line being also the South right-of-way line of Taylor Road; thence run westerly along said South right-of-way line to the East right-of-way line of State Road 17/92; thence continue westerly along the South right-of-way line of State Road 15A as depicted on the Florida Department of Transportation Right-of-Way Map, Section 79160-2509 Sheet 3, dated July 12, 2001, to its intersection with the West line of Lot 1, THE CROSSROADS (The Shoppes of Victoria Square), according to the plat thereof recorded in Map Book 43, Page 192, of the Public Records of Volusia County, Florida; thence run southerly along the West line of said Lot 1 to the South line of the North  $\frac{1}{3}$  of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 28; thence run westerly along said South line of the North  $\frac{1}{3}$  of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 28 and its westerly extension to a point in the West right-of-way line of Clara Avenue; thence run southerly along said right-of-way line to the South line of the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 29; thence run westerly along said South line to the West line of the East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 29; thence run northerly along said West line to the South line of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said section 29; thence run westerly along said South line to the West line of the East 200 feet of the West 430 feet of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 29; thence run northerly along said West line to the South line of the North 250 feet of the West 230 feet of Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 29; thence run westerly along said South line to the East line of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 29; thence run northerly along said East line to the North line of said Section 29; thence run westerly along said North line of Section 29 to the southerly extension of the West right-of-way line of Stone Street; thence run northerly along said West right-of-way line to the South line of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 20; thence run westerly along said South line to the West line of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 20; thence run northerly along said West line to the South line of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said section 20; thence run westerly along said South line to the West line of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 20; thence run northerly along said West line to the South line of the Northwest  $\frac{1}{4}$  of said Section 20; thence run easterly along said South line to its intersection with the southerly extension of the East right-of-way line of Stone

Street; thence run northerly along said East right-of-way line to its intersection with the southwesterly right-of-way line of State Road 15A as depicted on the aforementioned Right-of-Way Map; thence run northwesterly along said right-of-way line to the South line of the South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of said Section 20; thence run westerly along said South line to the East right-of-way line of Spring Garden Avenue; thence run northerly along said East right-of-way line to the North line of the South 135.65 feet of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 20; thence run easterly along said North line to the East line of the West 165.00 feet of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 20; thence run northerly along said east line to the North line of the South 215.65 feet of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 20; thence run Westerly to the aforesaid East right-of-way line of Spring Garden Avenue; thence run northerly along said East right-of-way line to South right-of-way line of Beresford Avenue; thence run easterly along said South right-of-way line to its intersection with the easterly line of that certain parcel of land described in Official Records Book 3730, Page 4508, of the Public Records of Volusia County, Florida; thence run southerly along said easterly line to the Northeast corner of the South 300 feet of the North 430 feet of the West 250.17 feet of the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 21; thence run southerly along the East line of the said West 250.17 feet to the North line of the North 360 feet of the South 560 feet of the North  $\frac{3}{4}$  of the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 21; thence run easterly along said North line to the East line of the North 360 feet of the South 560 feet of the North  $\frac{3}{4}$  of the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 21; thence run southerly along said East line to the South line of the North 360 feet of the South 560 feet of the North  $\frac{3}{4}$  of the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 21; thence run westerly along said South line to the East line of the West 314.23 feet East of the State Road 17/92, of the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 21; thence run southerly along said East line to the North line of SOUTH BOULEVARD GARDENS, according to the plat thereof recorded in Map Book 8, Page 24, of the Public Records of Volusia County, Florida; thence run westerly along said North line to the Northwest corner of Lot 22 of said SOUTH BOULEVARD GARDENS; thence run southerly along the West line of said Lot 22 to the North right-of-way line of East Lisbon Parkway; thence run westerly along said North right-of-way line 53.50 feet; thence run southerly and parallel with the East line of Lot 7, SOUTH BOULEVARD GARDENS a distance of 50.00 feet to a point in the South right-of-way line which is 3.50 feet West of the Northeast corner of said Lot 7; thence run easterly along said South right-of-way line and its easterly projection a distance of 677.92 feet to the Northeast corner of a parcel of land described in Official Records Book 5169, Page 4132, of the Public Records of Volusia County, Florida; thence run southerly along the East line of said parcel a distance of 659.41 feet; thence run westerly along the South line of said parcel a distance of 250.00 feet to the East line of the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 21; thence run southerly along said East line to the North right-of-way line of New Hampshire Street; thence run

westerly along said North right-of-way line to its intersection with the northerly extension of the West line of Lot 47, BOULEVARD HIGHLANDS SUBDIVISION, according to the plat thereof recorded in Map Book 10, Page 121, of the Public Records of Volusia County, Florida; thence southerly along said West line to the Southwest corner of said Lot 47; thence run easterly along the North line of Lots 16, 17 and 18 said BOULEVARD HIGHLANDS SUBDIVISION, a distance of 65 feet; thence run southerly along a line which lies 15 feet east of and parallel with the West line of said Lot 18 to the North right-of-way line of Gilbert Street; thence run easterly along said North right-of-way line to its intersection with the northerly extension of the East line of Lot 93 said BOULEVARD HIGHLANDS SUBDIVISION; thence run southerly along said East line and its southerly extension to the North right-of-way line of Andover Street; thence run westerly along said North right-of-way line to its intersection with the East line of the West 102 feet of Lots 1 through 6 inclusive, SO-DEL SUB, according to the plat thereof recorded in Map Book 19, Page 108, of the Public records of Volusia County, Florida; thence run southerly along said east line to the North line of Lot 7 said SO-DEL SUB; thence run easterly along said North line to the West right-of-way line of First Street; thence run southerly along said West right-of-way line to the South right-of-way line of Sherman Road; thence run easterly along said South right-of-way line to the East line of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 21; thence run southerly along said East line and its southerly extension to the POINT OF BEGINNING.

# MAP A SPRING HILL COMMUNITY REDEVELOPMENT AREA





SPRING HILL  
COMMUNITY REDEVELOPMENT AGENCY  
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3. Spring Hill CRA Revenue Projections

Spring Hill CRA Revenue Projections					Estimated Values @ 5% Annual Growth Rate For All Land Uses			
Property Sorted by Land Use (PC)								
Land Use	PC	# Parcels		2004 Taxable Value	2005	2006	2007	
Vacant Residential	00			\$1,602,808.00	\$1,650,892.24	\$1,700,419.01	\$1,751,431.58	
Residential	01-09			\$18,492,960.00	\$19,047,748.80	\$19,619,181.26	\$20,207,756.70	
Vacant Commercial	10			\$5,006,333.00	\$5,256,649.65	\$5,519,482.13	\$5,795,456.24	
Commercial	11-39			\$28,386,208.00	\$29,805,518.40	\$31,295,794.32	\$32,860,584.04	
Vacant Industrial	40			\$0.00	\$0.00	\$0.00	\$0.00	
Industrial	41-49			\$4,238,776.00	\$4,450,714.80	\$4,673,250.54	\$4,906,913.07	
AG	50-69			\$9,600.00	\$10,080.00	\$10,584.00	\$11,113.20	
Vacant Institutional	70			\$0.00	\$0.00	\$0.00	\$0.00	
Institutional	71-79			\$12,534,790.00	\$13,161,529.50	\$13,819,605.98	\$14,510,586.27	
Government	80-89			\$1,268,112.00	\$1,331,517.60	\$1,398,093.48	\$1,467,998.15	
Other				\$12,460.00	\$13,083.00	\$13,737.15	\$14,424.01	
Total Annual Taxable Value <sup>1</sup>				\$57,749,145.00	\$60,234,686.89	\$62,832,448.41	\$65,547,678.83	
1= Total Annual taxable Value does not include institutional land use values								
Change in Taxable Value over Base Year					\$2,485,541.89	\$2,597,761.52	\$2,715,230.42	
<b>Volusia County Millages</b>								
Volusia County Millage Rate (Operational)				0.006204				
Voter Approved Debt Service				0.0004000				
Special Assessment Fire District				0.0033668				
Municipal Service District				0.0016910				
Hospital Ops & Debt				0.0018000				
Total County Millages Used in Estimates				<b>0.0134618</b>				
County Ad-Valorem Tax				\$777,407.44	\$33,459.87	\$34,970.55	\$36,551.89	
<b>City Ad-Valorem-2</b>								
2= City Ad-Valorem Assumed to apply to 30% of parcels in CRA								
City Millage Rate (Operational)				0.006169000				



City Millage Rate (Debt Services)			0.000300000			
Total City Millage Used in Estimates			0.006469000			
City Ad-Valorem Tax			\$112,073.77	\$4,823.69	\$5,041.48	\$5,269.45
<b>Combined City and County Ad-Valorem Revenues</b>			\$889,481.21	\$38,283.56	\$40,012.02	\$41,821.34
@ 95% Collection			\$845,007.15	\$36,369.38	\$38,011.42	\$39,730.27
Cumulative Total				\$36,369.38	\$74,380.80	\$114,111.07

except Residential Estimated 3% Growth Rate Max.

2008	2009	2010	2011	2012	2013	2014
\$1,803,974.52	\$1,858,093.76	\$1,913,836.57	\$1,971,251.67	\$2,030,389.22	\$2,091,300.90	\$2,154,039.92
\$20,813,989.40	\$21,438,409.09	\$22,081,561.36	\$22,744,008.20	\$23,426,328.44	\$24,129,118.30	\$24,852,991.85
\$6,085,229.05	\$6,389,490.50	\$6,708,965.03	\$7,044,413.28	\$7,396,633.94	\$7,766,465.64	\$8,154,788.92
\$34,503,613.24	\$36,228,793.90	\$38,040,233.59	\$39,942,245.27	\$41,939,357.54	\$44,036,325.42	\$46,238,141.69
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$5,152,258.72	\$5,409,871.66	\$5,680,365.24	\$5,964,383.50	\$6,262,602.68	\$6,575,732.81	\$6,904,519.45
\$11,668.86	\$12,252.30	\$12,864.92	\$13,508.16	\$14,183.57	\$14,892.75	\$15,637.39
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$15,236,115.59	\$15,997,921.37	\$16,797,817.44	\$17,637,708.31	\$18,519,593.72	\$19,445,573.41	\$20,417,852.08
\$1,541,398.06	\$1,618,467.96	\$1,699,391.36	\$1,784,360.93	\$1,873,578.98	\$1,967,257.93	\$2,065,620.82
\$15,145.21	\$15,902.47	\$16,697.59	\$17,532.47	\$18,409.09	\$19,329.55	\$20,296.03
\$68,385,879.00	\$71,352,813.68	\$74,454,524.30	\$77,697,342.56	\$81,087,904.49	\$84,633,165.36	\$88,340,415.25
\$2,838,200.18	\$2,966,934.67	\$3,101,710.63	\$3,242,818.26	\$3,390,561.93	\$3,545,260.87	\$3,707,249.88
\$38,207.28	\$39,940.28	\$41,754.61	\$43,654.17	\$45,643.07	\$47,725.59	\$49,906.26

\$5,508.10	\$5,757.93	\$6,019.49	\$6,293.34	\$6,580.06	\$6,880.29	\$7,194.66
\$43,715.38	\$45,698.21	\$47,774.10	\$49,947.51	\$52,223.13	\$54,605.88	\$57,100.92
\$41,529.61	\$43,413.30	\$45,385.39	\$47,450.13	\$49,611.97	\$51,875.59	\$54,245.87
\$155,640.68	\$199,053.98	\$244,439.37	\$291,889.51	\$341,501.48	\$393,377.07	\$447,622.94

2015	2016	2017	2018	2019	2020	2021
\$2,218,661.12	\$2,285,220.96	\$2,353,777.58	\$2,424,390.91	\$2,497,122.64	\$2,572,036.32	\$2,649,197.41
\$25,598,581.60	\$26,366,539.05	\$27,157,535.22	\$27,972,261.28	\$28,811,429.12	\$29,675,771.99	\$30,566,045.15
\$8,562,528.37	\$8,990,654.79	\$9,440,187.53	\$9,912,196.90	\$10,407,806.75	\$10,928,197.09	\$11,474,606.94
\$48,550,048.77	\$50,977,551.21	\$53,526,428.77	\$56,202,750.21	\$59,012,887.72	\$61,963,532.10	\$65,061,708.71
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$7,249,745.42	\$7,612,232.69	\$7,992,844.33	\$8,392,486.55	\$8,812,110.87	\$9,252,716.42	\$9,715,352.24
\$16,419.26	\$17,240.22	\$18,102.23	\$19,007.34	\$19,957.71	\$20,955.60	\$22,003.38
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
\$21,438,744.68	\$22,510,681.92	\$23,636,216.01	\$24,818,026.81	\$26,058,928.15	\$27,361,874.56	\$28,729,968.29
\$2,168,901.86	\$2,277,346.96	\$2,391,214.31	\$2,510,775.02	\$2,636,313.77	\$2,768,129.46	\$2,906,535.93
\$21,310.83	\$22,376.37	\$23,495.19	\$24,669.95	\$25,903.45	\$27,198.62	\$28,558.55
\$92,217,295.37	\$96,271,815.29	\$100,512,370.85	\$104,947,763.14	\$109,587,218.25	\$114,440,408.13	\$119,517,472.37
\$3,876,880.13	\$4,054,519.91	\$4,240,555.56	\$4,435,392.29	\$4,639,455.11	\$4,853,189.88	\$5,077,064.24
\$52,189.78	\$54,581.14	\$57,085.51	\$59,708.36	\$62,455.42	\$65,332.67	\$68,346.42

\$7,523.86	\$7,868.61	\$8,229.65	\$8,607.77	\$9,003.79	\$9,418.59	\$9,853.06
\$59,713.65	\$62,449.74	\$65,315.16	\$68,316.13	\$71,459.21	\$74,751.26	\$78,199.48
\$56,727.96	\$59,327.26	\$62,049.40	\$64,900.32	\$67,886.25	\$71,013.69	\$74,289.51
\$504,350.90	\$563,678.16	\$625,727.56	\$690,627.88	\$758,514.13	\$829,527.82	\$903,817.33

2022	2023	2024	2025
\$2,728,673.33	\$2,810,533.53	\$2,894,849.54	\$2,981,695.02
\$31,483,026.50	\$32,427,517.30	\$33,400,342.82	\$34,402,353.10
\$12,048,337.29	\$12,650,754.15	\$13,283,291.86	\$13,947,456.45
\$68,314,794.14	\$71,730,533.85	\$75,317,060.54	\$79,082,913.57
\$0.00	\$0.00	\$0.00	\$0.00
\$10,201,119.85	\$10,711,175.84	\$11,246,734.63	\$11,809,071.37
\$23,103.54	\$24,258.72	\$25,471.66	\$26,745.24
\$0.00	\$0.00	\$0.00	\$0.00
\$30,166,466.70	\$31,674,790.04	\$33,258,529.54	\$34,921,456.02
\$3,051,862.73	\$3,204,455.87	\$3,364,678.66	\$3,532,912.59
\$29,986.48	\$31,485.80	\$33,060.09	\$34,713.09
\$124,829,041.14	\$130,386,259.20	\$136,200,811.14	\$142,284,947.85
\$5,311,568.77	\$5,557,218.06	\$5,814,551.94	\$6,084,136.71
\$71,503.28	\$74,810.16	\$78,274.34	\$81,903.43

\$10,308.16	\$10,784.89	\$11,284.30	\$11,807.48
\$81,811.44	\$85,595.05	\$89,558.64	\$93,710.92
\$77,720.87	\$81,315.30	\$85,080.70	\$89,025.37
\$981,538.20	\$1,062,853.49	\$1,147,934.20	\$1,236,959.57



SPRING HILL  
COMMUNITY REDEVELOPMENT AGENCY  
"A CITY COUNTY PARTNERSHIP"

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4. Listing of Potential Partnership Service Agencies



## Agency List

Volusia County Community Services  
Group  
123 West Indiana Avenue  
DeLand, Florida 32720  
(904) 736-5955

Purpose: To improve the quality of life for Volusia County citizens with very low to moderate incomes by coordinating access to resources that will bring them sustenance when needed, a greater sense of hope, self-sufficiency, and self-esteem, and a greater sense of community to all citizens.

Person in Charge: Reginald Williams,  
Director

\*\*\*\*\*

### "Weed and Seed" Program

Volusia County Community Services  
123 West Indiana Avenue  
DeLand, Florida 32720

Person in Charge: Erin Blackwell,  
Coordinator

(904) 736-5955 Extension #2965

About the Program: Federal funding to improve the Spring Hill Neighborhood by increase law enforcement to eliminate illegal drug activity, and area improvements to assist in job training, achieving education, and employment, as well as addressing improvement of area infrastructure standards for sewer and water service, street lighting and sidewalks.

\*\*\*\*\*

### "Summer Food Service Program"

Volusia County Community Services  
123 West Indiana Avenue  
DeLand, Florida 32720  
(904) 736-5956  
(904) 822-5729 fax

Person in Charge: Gloria Fordham,  
Manager

About the program: A summer only food service program provides meals to needy children 18 years of age and younger to replace school breakfasts and lunches.

\*\*\*\*\*

Volusia County Children's Services  
123 West Indiana Avenue  
DeLand, Florida 32720  
(904) 822-5061 Extension 5694

Person in Charge: Carol Coffie,  
Coordinator

Administer grant funding to programs that benefit children, with no direct services provided.

\*\*\*\*\*

### Additional Volusia County Government Telephone Numbers

Animal Control- 943-7895

Child Support Payments- 736-  
5906

Citizen's Hot Line/Info- 736-  
5902

Emergency Comnty Services-  
943-7039

4-H Coordinator- 822-5778

Family Law Clerk- 736-5908

Fire Stations- 736-5940

General Information- 736-5902

Head Start- 943-7039

Housing Assistance Plan- 943-  
7039

Landlord/Tenant Dispute- 736-  
5907

Parks Program Registration- 736-  
5953

Parking Tickets (County)- 736-  
5905

Refuse Collection- 943-7889

Road Complaints- 822-6422

Temporary Emergency Food-  
943-7039

Employment Job Line- County  
jobs- 736-5921

Section 8 Housing- 943-7039

## Agency List

Septic Tank- 822-6250  
Sheriff's District #2, DeLand-  
943-7866  
Social Services- 943-7039  
Summer Food Service Program-  
943-7039  
Voter Registration- 736-5930  
VOTRAN- 943-7033  
Water Hook-up- 822-6465  
Wells- 736-5927  
Witness/Victim Coordination-  
736-5964

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Faith in Action Walk-in Ministry, Trinity  
United Methodist Church  
306 West Wisconsin Avenue  
DeLand, Florida 32720  
(904) 734-4425

Persons in Charge: Eva Jerome/Ed  
Talton/ Program Coordinators  
Hours of operation: Tuesday & Thursday  
9:30am- 11:30pm  
About the program: Clothes Closet- No  
charge for clothes. New underwear  
sometimes available. Men's, women's  
and children's; shoes. Food pantry-  
moderate amount non-perishable items,  
sometimes diapers. Walk-in ministry-  
works in cooperation with the Family  
Resource Center in assisting clients to  
become self-sufficient.

\*\*\*\*\*

Faith in Work Ministry  
327 West Wisconsin Avenue  
DeLand, Florida 32720  
(904) 734-9708

Operating Agency: St. Barnabus  
Episcopal Church  
Person in Charge: Jan Fortner, Director  
of Outreach  
Hours of Operation 9:30-11:30 am  
About the Program: Applicants have ID:  
social security card and driver's license at

time of interview. For needy persons  
who can't get assistance anywhere else.  
The Faith in Work Committee meets  
every 2 weeks for approval towards rent,  
mortgage, electricity, medical and dental.  
They do not pay deposits.

\*\*\*\*\*

Home and Neighborhood Development  
(HAND)  
PO Box 444, or 247 Voorhis Avenue  
DeLand, Florida 32721  
(904) 943-4263  
(904) 943-4245 Fax

Main Person in Charge- Dawkins  
Hodges, Executive Director  
Purpose: A non-profit community based  
service agency which assesses the  
housing and community related needs of  
low income families and individuals in  
the greater West Volusia area. Working  
with other public and private agencies at  
present on single family houses available  
for home ownership only (no rentals, no  
transitional housing). Eligibility for  
financial assistance to purchase a house,  
for families with low to very low incomes  
according to Volusia County SHIP  
guidelines, for down payment/closing  
costs.

\*\*\*\*\*

St. Barnabus Episcopal Church  
319 West Wisconsin Avenue  
DeLand, Florida 32720

About the program: Assistance for all  
those needy people who do not qualify  
for government assistance of any kind, or  
who are trying to survive during the  
sometimes long wait for approval.  
Person in Charge: Jan Fortner, Director  
Hours of Operation: 9:30 -11:30  
Weekdays

\*\*\*\*\*

## Agency List

Housing Authority/DeLand  
300 Sunflower Circle  
DeLand, Florida 32724  
(904) 736-1696

"Family Self Sufficient/DeLand"  
About the Program: To lend a helping hand to families who now receive housing assistance, but want to be economically self-reliant. Job training, work experience, child care, help with transportation or some other type of help. Based on individual family's situation.

Person in Charge: Linda McDonnell,  
Executive Director  
Hours of Operation: 7:30 am to 4:30 pm  
\*\*\*\*\*

Divorce Adjustment Seminar  
121 West Pennsylvania Avenue  
DeLand, Florida 32720  
(904) 734-7571  
(904) 734-0252 Fax

Person in Charge: Regina Proskine,  
LMFT Clinical Director  
Hours of Operation: Evenings (10 week series)  
Fees: \$10 per session adjusted according to income upon request.  
Purpose: Seminar is provided for adults experiencing adjustments and grief issues resulting from anticipated separation, current separation, and/or divorce.  
Available in DeLand or Deltona.  
\*\*\*\*\*

Kid's Biz  
121 West Pennsylvania Avenue  
DeLand, Florida 32720  
(904) 734-7571  
(904) 943-8823 fax

Operating Agency: House Next Door  
Person in Charge: Sheila Nenna,  
Program Supervisor

About the Program: Based on referrals from schools, community, social service agencies, Health Department, and self, geared to families with elementary aged children with no history of abuse or neglect, for families that are not in crisis. The children attend and participate in facilitated children's group during the same time parents meet, with some joint learning activities involving both groups.  
\*\*\*\*\*

Making Changes  
121 West Pennsylvania Avenue  
DeLand, Florida 32720-3471  
(904) 734-7571

Operating Agency: House Next Door, Inc.

Person in Charge: Lori Grant/Cindy Weil, Program Supervisors  
Hours of Operation: Varies (10 group sessions)

Fees: \$13.25 requested and negotiable for workbook.

Eligibility requirements: Referred by HRS caseworkers, court-ordered for neglect and early stages of abuse, for parents of children ages 2 through 11 with suspected preliminary abuse or neglect.  
\*\*\*\*\*

Second Chance  
121 West Pennsylvania Avenue  
DeLand, Florida 32720-3471  
(904) 734-7571

Operating Agency: House Next Door, Inc.

Person in Charge: Ella Bryan/Janice Morris, Assistant Directors  
Hours of Operation: Monday-Friday 8:30 am -5:30 pm  
Fees: None

About the Program: High risk students who have completed Volusia County's

## Agency List

ALPHA program and which parents are substance abusers or at an economic disadvantage. Coordinators meets to assess family situation and contacts school guidance personnel and teachers.  
\*\*\*\*\*

Making a Difference  
121 Pennsylvania Avenue  
DeLand, Florida 32720-3471  
(904) 860-1776

About the Program: An early intervention program designed to teach conflict resolution and anger management to youth and their families. The program seeks to improve school attendance and performance, while building family cooperation and community connectedness.  
\*\*\*\*\*

Family Builder's Parenting Component  
121 West Pennsylvania Avenue  
DeLand, Florida 32720  
(904) 734-7571  
(904) 734-0252 fax

Hours of Operation: 4 week series.  
About the Program: Program for parents in need of educational and group support to strengthen parenting skills.  
\*\*\*\*\*

New Beginnings-House Next Door  
121 West Pennsylvania Avenue  
DeLand, Florida 32720  
(904) 822-6060 Hospice DeLand

Person in Charge: Cheryl Ashley,  
Hospice Coordinator  
About the program: Serves adults grieving the loss through death of a loved one, in an eight week series.  
\*\*\*\*\*

Adolescent Sexuality- Decision  
Making/House Next Door  
121 West Pennsylvania Avenue

DeLand, Florida 32720

Person in Charge: Tom Russo, Program Supervisor

Fees: \$20 (\$5 per each of 4 sessions within two weeks)

About the Program: Youth and families targeted by Judge Will in Juvenile Court  
\*\*\*\*\*

Marriage and Family Therapy & Play Therapy

See above address

(904) 734-7571

(904) 734-0252 fax

Person in Charge: Regenia Proskine,  
LMFT Clinical Director

About the Program: \$65 a session adjusted based on family income/family size/situation by individual appointment for couples who need intervention with relationship problems, parent-child issues, family disfunction, child emotional trauma.  
\*\*\*\*\*

Exceptional Equestrians

P.O. Box 3648

940 Green's Dairy Road

DeLand, Florida 32720

(904) 738-5075

About the program: Assists clients with various disabilities in reaching their maximum functional ability through a program of therapeutic horseback riding.

Person in Charge: Scott Anderson,  
Executive Director

Fees & Hours of Operation: Call for details  
\*\*\*\*\*

Dental Hygiene Program

DeLand, Florida 32120

(904) 228-3090 Ext. 2060

## Agency List

About the program: A reduced rate dental program through DBCC's West Campus in DeLand, Building A, Room 100. Some of the services include:  
Cleaning: Adults, \$12.50 Children, \$8.00  
Full Mouth x-rays: Adults, \$12.50  
Children, \$8.00 Panoramic x-rays: Adults, \$15.00 Pit and Fissure Sealants: Children, \$4.00 per tooth. Other services available, call for details.

\*\*\*\*\*

Neighborhood Center of Volusia County  
P.O. Box 1027  
434 South Woodland Boulevard  
DeLand, Florida 32721-1027  
(904) 734-8120

Hours of operation: Monday -Friday  
9:00-11:30 am & 1:15-4:00pm, 24 hour emergency; need photo identification and social security card.

About the program: For those in real and genuine need- Emergency shelter; hot meals food pantry- a bag of food for those in need; Emergency financial assistance.

\*\*\*\*\*

Feed My Lambs, Inc.  
136 Voorhis Avenue  
DeLand, Florida 32720  
(904) 736-0688

Person in Charge: Mrs. Lydia Pauley, President

About the program: Items include men and women's clothing only, food, furniture, appliances, tapes, books, Bibles, counseling, almost anything and everything. (Does not supplement government programs for individuals currently receiving a fair amount of food stamps. Does not provide financial help for delinquent rents or utilities of any kind.)

\*\*\*\*\*

Our Father's Closet  
1645 East New York Avenue  
DeLand, Florida 32720  
(904) 734-8350

(905)

Person in Charge: Neil Monseur, Manager

Hours of Operation: Monday -Friday  
8am - 5pm

About the Program: Items include anything salvageable and a little bit of everything. Referrals are occasionally accepted.

\*\*\*\*\*

Beta  
121 West Pennsylvania Avenue  
DeLand, Florida 32720  
(904) 734-1144

Person in Charge: Ella Bryan, Program Supervisor

Hours of Operation: School Hours

About the program: Teacher in schools identify the student and principal by detecting sixth graders in school who are demonstrating high risk behavior for substance abuse. Offers a family counseling component and parents agree to meet regularly for counseling session.

\*\*\*\*\*

Human Services Emergency Services  
123 West Indiana Avenue  
DeLand, Florida 32720-4610  
(904) 736-5956

Operating Agency is Community Services of Volusia County

Person in Charge: Glorinda K. Fordham, Manager

Hours of Operation: Monday-Friday  
8:30am- 12:00pm & 1:00-3:00pm

Fees: None

Intake Procedure: SS cards for all household members, income documentation, Florida picture ID.

## Agency List

Eligibility requirements: proof of need, such as shut-off notice, etc.

About the program: Volusia County resident with interruption of income, verifiable need. Short term assistance to residents of Volusia County while more permanent assistance is pending. Help with past due rent and mortgage payments, past due utility payments and prescriptions for those clients who by reason of physical disability, temporary unemployment or other emergency find themselves unable to take care of their basic needs. In addition, referrals are made to appropriate agencies for other services. Dental referrals available. Indigent burials. Low income Home Energy Assistance Program to assist low income households to meet the high cost of heating and cooling their homes.

\*\*\*\*\*

Child Health Assistance Project, Inc.  
(CHAP)

809 North Stone Street  
DeLand, Florida 32720  
(904) 738-1942  
(904) 738-7497 fax

Operating Agency: Children's Medical Services

Person in Charge: Kathy Weaver, R.N.,  
Nursing Administrator

Hours of Operation: Monday -Friday 9  
am- 5 pm, Closed 12pm-1pm

About the Program: Call for appointment and adjustable fee information. Eligibility involves low income children receiving services through HRS. Provides early periodic screening diagnosis and treatment to enrolled children, case management which includes treatment recommendations with children enrolled in CHAP. Also provide immunizations to the enrolled children and coordinates subspecialty acute care services for

patients and/or coordinates with CMS as appropriate, and refers patients to CMS for secondary and tertiary services.

\*\*\*\*\*

Crisis Hotline- Memorial Health  
Systems, Inc.

701 West Plymouth Avenue  
DeLand, Florida 32720  
(904) 738-5433

About the program: Operates 24 hours  
and day for addiction, mental health  
issues, etc.

\*\*\*\*\*

Family Care Counseling  
118 ½ North Woodland Boulevard  
DeLand, Florida 32720  
(904) 736-4120

Hours of Operation: By appointment  
Fees: Sliding Scale

About the Program: An  
interdenominational counseling service:  
bringing Godly hope to those who are  
hurting, hopeless, fearful and abandoned.  
Helping individuals and families reconcile  
themselves, one another and to God.

\*\*\*\*\*

Tough Love, Inc. (DeLand)  
P.O. Box 1792  
DeLand, Florida 32721-1792  
(800) 333-1069  
(904) 734-3833

Mary Mines, Group Facilitator

Hours of Operation: 9 am -9 pm

About the Program: Come to a meeting,  
no fees. A self help program for parents  
troubled by teenager behavior. A non-  
profit educational organization offering  
materials and professional help to parents  
and kids in trouble.

\*\*\*\*\*

Adult Day Health Centers  
1251 North Stone Street

## Agency List

DeLand, Florida 32720  
(904) 822-6270

About the Program: The Centers are licensed by the State of Florida and are certified to provide Adult Day Health Care with a moderately structured program of social and health-related activities for adults with functional impairments; staffed to accommodate up to 24 participants daily in a safe, supportive environment to provide full-time caregivers peace of mind as they go about their daily lives.

\*\*\*\*\*

Green Thumb, Inc.  
P.O. Box 334  
DeLand, Florida 32721  
(904) 736-2903  
(904) 736-9883 fax

Person in Charge: Hyrum Shick, Jr.,  
Field Operations Coordinator  
About the Program: Develop part-time work opportunities in community service employment for eligible older workers, to enable them to make effective use of their abilities and skills. Part-time, temporary jobs for seniors age 55 and older who are economically disadvantaged, until they obtain permanent employment.

\*\*\*\*\*

Job and Benefits- PWD (DeLand)  
1380 South Woodland Boulevard  
DeLand, Florida 32720  
(904) 736-5335

Hours of Operation: Mon-Fri, 8am to 5pm.

About the Program: Job Listings, file unemployment claims, welfare to work.

\*\*\*\*\*

YMCA- DeLand Family YMCA  
761 International Speedway Boulevard

DeLand, Florida 32721-2083  
(904) 736-6000

Person in Charge: Roger Hawkins,  
Executive Director

Hours of Operation: Mon-Fri, 6am-9pm

About the Program: Provides leadership and facilities for recreational and physical fitness programs in an environment conducive to social character building.

Fees vary/ limited financial assistance for some programs.

\*\*\*\*\*

Four-H  
3100 East New York Avenue  
DeLand, Florida 32724  
(904) 822-5778

Operating Agency: Cooperative  
Extension Services of Volusia County  
Person in Charge: Marcia A. Crocker.  
Extension Agent

Hours of Operation: Mon-Fri, 8:30 am-4:30pm

About the Program: Children ages 5-18 learn a variety of fun and educational projects, in a program the whole family can enjoy.

\*\*\*\*\*

Volusia County School Board  
P.O. Box 2118  
200 North Clara Avenue  
DeLand, Florida 32720  
(904) 427-5223 SE Volusia

Operating Agency: Volusia County  
Schools

Person in Charge: Dr. Bill Hall,  
Superintendent

Hours of Operation: Mon-Fri, 7:30 am - 3:00pm

About the Program: Children's education grades pre-kindergarten to 12<sup>th</sup> grade.

## Agency List

Schools serving students residing in  
Spring Hill area

DeLand High School,  
800 North Hill Avenue,  
DeLand, Florida 32724  
(904) 822-6500  
G.W. Marks Elementary,  
1000 North Garfield Avenue,  
DeLand, Florida 32724  
(904) 822-6630

Southwestern Middle School,  
605 West New Hampshire  
Avenue,  
DeLand, Florida 32720  
(904) 822-6700

Edith Starke Elementary,  
730 South Parson Street,  
DeLand, Florida 32720  
(904) 943-7950

Woodward Elementary,  
1201 South Woodward Avenue,  
DeLand, Florida 32720  
943-7910

\*\*\*\*\*

Out Client

245 Amelia Avenue  
DeLand, Florida 32724  
(904) 736-0420

Person in Charge: Ray Roberts, Program  
Coordinator

Hours of Operation: Mon-Fri, 9am-5pm  
About the Program: Out Client educates  
and treats people for addictions.

\*\*\*\*\*

Volusia County Sheriff's Office  
123 West Indiana Avenue  
DeLand, Florida 32720  
(904) 943-7866 District #2 (DeLand)

Operating Agency: County of Volusia,  
Florida

Person in Charge: Robert Vogel, Sheriff  
About the Program: Programs vary and  
specific department phone numbers

available through Citizen's Hotline &  
Information.

\*\*\*\*\*

Emergency Shelter- Kid's Zone- Girl's  
Zone- Teen Zone

1450 South Woodland Avenue  
DeLand, Florida 32720  
(904) 255-7407  
(904) 255-4550 fax

Operating Agency: Children's Home  
Society of Florida

Person in Charge: Eric Losciale, Director  
of Residential

Hours of Operation: Mon-Fri, 8:30 am-  
5:00 pm

About the Program: Referrals through  
Department of Children and Family  
Services only. For emergency residential  
care and long term group home care for  
children who have been removed from  
their homes due to abuse, neglect, and/or  
abandonment. Varied arrangements serve  
ages 6-17, depending on situation and  
program provided for age group.

\*\*\*\*\*

Out House, Too

DeLand, Florida 32114  
(904) 252-3032  
(904) 252-1448

Operating Agency: AIDS Coalition

Person in Charge: Marian Hartsfield,  
President

About the Program: A transitional  
housing program in Daytona Beach for  
those with AIDS, and in DeLand for  
women and children with AIDS.

\*\*\*\*\*

West Volusia Community Clinic  
(Extended Hours Clinic)

1330 South Woodland Boulevard  
DeLand, Florida  
(904) 822-6215



## Agency List

Hours of Operation: 5-8pm Mon-Fri,  
9am-6pm Sat, 12-6pm Sun.

About the Program: Volusia County  
Health Services

Eligibility: Residents of West Volusia on  
Medicaid or within 150 % of federal  
poverty guidelines, with non-life  
threatening illnesses, persons with acute  
temporary illness, persons with a  
communicable disease.

\*\*\*\*\*

DeLand Police Department  
209 West Howry Avenue  
DeLand, Florida 32720  
(904) 734-1711

Person in Charge: Chief Anderson

\*\*\*\*\*

Misdemeanor Probation- DeLand  
232 North Amelia Avenue  
DeLand, Florida 32724  
(904) 736-0004

Operating Agency: Salvation Army of  
Volusia County

Person in Charge: Captain Charles  
Phelps, Commanding Officer

Hours of Operation: 8:30am-4:30pm  
Mon-Fri

Fees: \$40 per month for clients  
sentenced to probation by judge, who  
report to this office for supervision.

\*\*\*\*\*

My House

245 South Amelia Avenue  
DeLand, Florida 32724-5913  
(904) 736-0420

About the Program: My House helps  
people with addictions, as a transitional,  
residential halfway house.

\*\*\*\*\*

DeLand City Commission  
120 South Florida Avenue,

DeLand, Florida 32720

(904) 736-3900

Five Commissioners meet at 7 pm on the  
1st and 3rd Monday each month.

Person in Charge of Community

Development: Mike Abels

\*\*\*\*\*

National Association of Retired Federal  
Employees/NARFE, Service Center #120  
113 West Chipola Avenue

DeLand, Florida 32724

(904) 738-4479

Person in Charge: Maraquita E.

Steinmetz, Service Officer

Hours of Operation: 3rd Thursday of  
every month, 10am-2pm

About the Program: Retired persons are  
eligible who need help filling claims for  
insurance or application for annuities and  
processing of related forms, or directing  
persons to other service agencies if  
necessary to resolve situation.

\*\*\*\*\*

Volusia County Teen Court

120 West Indiana Avenue Room 209

DeLand, Florida 32720-4608

(904) 822-5703

Operating Agency: Court

Administration, Seventh Judicial Circuit

Person in Charge: Shirley Santillana,  
Teen Court Coordinator

About the Program: Referral through the  
court system, Volusia County Schools,  
through civil citation. Provides multi-  
faceted program to prevent further  
development of criminal behavior and  
divert youth from the traditional juvenile  
court system by using intervention tools  
such as positive peer pressure and  
education

## Agency List

Supported by a Department of Juvenile Justice grant.

\*\*\*\*\*

Women's Health Services

(904) 947-3470 Appointments/

Information

(904) 947-3521 or 947-3520 for financial questions

Person in Charge: Betty Scheonherr,  
R.N. Assistant Community Health  
Nursing Director

About the Program: Medical services including: pregnancy testing and counseling, physical examinations, all methods of birth control, fertility awareness, HIV counseling and testing, colposcopy and LEEP clinic, prenatal care, sonograms, STD counseling and management, tubal and vasectomy procedures, health education and promotion, Lamaze classes (prepared childbirth and parenting). Call for an appointment or information.

Hours of Operation: 7:30am-5pm. Two monthly evening clinics for Family Planning services.

\*\*\*\*\*

Parent Advisory Organization

(904) 738-9951

Persons in Charge: Katie Gibson,  
Florence Filer, Odessa Solid

About the Program: Study skills program

\*\*\*\*\*

PUSH

Contact: Eugene Collier

About the Program: DeLand High students, Community Service

\*\*\*\*\*

Black Achievers

Contact: Thelma Martin, Earl Reeves

About the Program: Role models for youths

\*\*\*\*\*

909 Gang/Club

Contact: Willie (Vamp) Carter

About the Program: Role models for youths

\*\*\*\*\*

P.A.L. (Police Athletic League)

Contact: Al Gaines, Jonny Burch (teen)

About the Program: Law enforcement representation, recreational facilities

\*\*\*\*\*

Electralyte Charity Club

(904) 736-3716 (?)

Contact: Katie Gibson, Linda Jackson

About the Program: Scholarships, community service

\*\*\*\*\*

Neighborhood Pride

(904) 734-4349

(904) 738-3875

Contact: Stephanie Krawczynski, Mellie Baron

About the Program: Candlelight Oaks; group meets Mon., 5pm, every two weeks at DeLand Library

\*\*\*\*\*

African American Museum

(904) 736-9997

(904) 736-4004

Contact: Gina Hickman, Irene Johnson, Kitty Foster

About the Program: Spring Hill, Our Neighborhood

\*\*\*\*\*

Historic DeLand

Contact: Lillian Wright, Janet Bollum

About the Program: Dutton House

\*\*\*\*\*

Parent-Youth Leadership

(904) 740-8958 (home)

(904) 228-3202 (home)

(904) 228-8258 (pager)

## Agency List

Contact: Jen Bachman, Paulette Smith  
About the Program: Spring Hill  
community mobilization; meets at  
Greater Union Church

\*\*\*\*\*

Chisholm Center  
(904) 734-4610

Contact: William Bradley

\*\*\*\*\*

DeLand Citizen's Task Force  
(904) 734-3900

Contact: Jim Coleman

About the Program:

\*\*\*\*\*

Communities in Action Committee  
(CIAC)  
(904) 869-1421

Contact: Rose van der Berg  
About the Program: Volusia and Flagler  
County community mobilization, meets  
on Monday/ United Way

\*\*\*\*\*

Project Step-Up  
Bethel AME Church/ Daytona Beach  
Community College  
Contact: Reverend Jackson

\*\*\*\*\*

Youth Mentoring/ Daytona Beach  
Community College  
Contact: Eric Johnson  
About the Program:

\*\*\*\*\*

National Association for the  
Advancement of Colored Peoples  
(NAACP)

Contact Person: David Staples

\*\*\*\*\*

Delta Sigma Theta Sorority

Contact Person: Janet Williams

\*\*\*\*\*

Alpha Kappa Alpha Sorority

Contact Person: Loretha Williams

\*\*\*\*\*

Citizens for Neighborhood Improvement  
Contact Person: Milton Corley

\*\*\*\*\*

Stetson University

Contact Person: Doug Lee

\*\*\*\*\*

Concerned Citizens of DeLand

Contact Person: Steve Williams

\*\*\*\*\*

African American Parent Council

Contact Person: Katie Gibson

\*\*\*\*\*

Sugar and Spice

Contact Person: Gary Maris

\*\*\*\*\*

Inner-Faith Caregivers

Contact Persons: Bill Hall, Nita

Shmellick

\*\*\*\*\*

Boys and Girls Club

Contact Person: Reverend Brinkley

\*\*\*\*\*

First Baptist

Contact Person: Mary Brothers

\*\*\*\*\*

Chamber Task Force

Contact Person: Brenda Cusack

\*\*\*\*\*

Healthy Start

Contact Person: Mary Jo Murphy

\*\*\*\*\*

Stewart-Marchman

Contact Person: Ernie Cantley and

COORS

\*\*\*\*\*

Project Harmony

Department of Children and Families

Contact Person: Bill Frey

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SPRING HILL  
COMMUNITY REDEVELOPMENT AGENCY  
"A CITY COUNTY PARTNERSHIP"

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5. Volusia County's Affordable Housing Incentive Program

## **AFFORDABLE HOUSING INCENTIVE PLAN**

### **A. Introduction**

The Volusia County Affordable Housing Advisory Committee (AHAC) was appointed by the Volusia County Council to provide a range of expertise and representation of interests in addressing local affordable housing issues. The Committee is charged with developing a plan which includes incentives for affordable housing and recommends action to facilitate its development.

The AHAC Committee has drawn upon former members of the Affordable Housing Task Force and the products of that group's efforts. In pursuing its mission, the AHAC has considered changes in certain conditions since the Housing Task Force issued its report in 1990. Most important is the enactment of the Sadowski Act which establishes a dedicated funding source for affordable housing efforts. With State provision of funding through documentary stamps on real estate transactions, the burden on local government resources has been relieved significantly.

A negative change has occurred in Volusia County's affordability ranking. Whereas the Daytona Beach area ranked third nationally in 1990, its 1992 ranking was 71st. This significant shift reflects changing conditions in the Midwest and Northeast areas of the country which now dominate the higher affordability ranks. Also, the degree of decline is affected by a local market dip in 1990 which created unusually favorable conditions for that period.

More important than rank is the affordability opportunity index. The index is the percentage of homes sold which were affordable to the median income at the prevailing mortgage rate. In this context, the Daytona area has dropped from 84.6% to 75.6%. Various factors may contribute to this change, among them the tendency of the high end housing market to hold better during an

economic downturn. The good news is that three-quarters of the housing sold is still affordable to the median income.

However, it is clear that housing affordability in Volusia County is deteriorating. Several factors contribute to this situation, many which County government can either control or influence. These include: regulatory burdens from local, state and federal levels, impact fees and low wage levels. The costs to comply with regulations are both direct and indirect, the latter often prompted by delays to resolve permit and jurisdictional issues. Impact fees have continued to increase with further additions still to come. Low wages are the product of a local economy dominated by service and trade sector jobs. In combination they account for 59% of employment countywide. In this context, economic development is critical to any broad impact on housing affordability.

Affordable housing in Volusia County has been defined as "housing which costs the occupants no more than 30% of their income". Costs include principal, interest, taxes, insurance and estimated utilities for owner-occupied units. Rental unit affordability includes rent and utilities. The current median household income in Volusia County is \$33,100 for a family of four.

B. Executive Summary of Recommendations

The AHAC has reviewed a range of incentive options with specific reference to those outlined in the Sadowski Act. County staff and other parties were consulted for input on the pros and cons of various measures. Throughout, the Committee has tried to focus its recommendations for impact on the affordable housing target groups. The objective of the recommendations which follow is to produce housing which is affordable, not just cheaper housing.

Eligibility criteria for qualifying affordable housing projects will be developed by the AHAC for submittal to the County Council.

<u>Action</u>	<u>Description</u>
1. Expedited Permit Processing	Community Services will qualify affordable housing projects. Such status will trigger review activities which involve County staff directly in project design and problem resolution. The goal will be to approve a plan in 30 to 60 days.
2. Fee Alternatives	
a. Funding Sources	State funding has been made available under the Sadowski Act and will be used to pay impact, development review and/or permit fees. CDBG funds may be used to finance infrastructure.
b. Deferred Payments	Deferral of concurrency fee payments to building permit or certificate of occupancy will be proposed in revision of the Land Development Code.
3. Reservation of Infrastructure	Not applicable.
4. Transfer of Development Rights	Allowance of cluster designs will concentrate housing units on a site as opposed to traditional single lot configuration. The result allows a reduction in site development costs.
5. Zoning Modifications	
a. Density Bonuses	Bonus provisions to increase the

number of allowable lots and thereby decrease the development cost per unit are provided. Changes consistent with the Comprehensive Plan will allow increased densities in the most relevant land use categories.

b. Lot Size and Parking  
Adjustments

Proposed changes will decrease minimum lot sizes and widths. Smaller lots increase the number of units in new projects and can promote infill development.

Parking adjustments may be made within the context of PUD review.

Adjustments in setbacks requested through the variance process will carry a presumption for approval.

c. Reduced Unit Minimum  
Square Footage Requirements

Elimination of restrictive standards and establishment of a minimum size requirement for any principal dwelling unit at not greater than 960 square feet regardless of zoning classification.

d. Allow "In-Law" Units

Recommended revision of the definition of "accessory



dwelling" and allowance of In-law units as a special exception in certain zoning categories.

6. Modification of Regulations

a. Reduce Sidewalk Requirements

Sidewalk requirements were reduced to one side of the street subsequent to the original Affordable Housing Task Force Report.

b. Reduce Right-of-Way

May be reduced to 40 foot with curb and gutter for new developments.

c. Allow Flag Lots

Allow flag lot configurations which may increase the number of available lots. (X)

d. Promote Flexible Tree Protection Enforcement

The County Forester may adjust replacement requirements to reduce the number and/or type of replacement trees.

7. Regulatory Review Process

Review of proposed regulatory changes by the PLDRC for impact on housing will occur prior to enactment. Annual review of regulations by the AHAC with recommendations to County Council will occur to address overall changes which may improve housing affordability.

C. Expedited Permit Processing

For the purposes of this incentive plan, expedited processing primarily addresses development review. It is this process of site design and plat approval which may involve delays and the costs associated with development financing over an extended period.

Subdivision approval under the Land Development Code averages six months in Volusia County under optimal conditions. This does not include time for a zoning change or special exception which may add three months preceding the development review process.

The process for subdivision approval was streamlined when the Land Development Code was enacted in 1988. Staff approvals are allowed wherever possible, which has been the direction for streamlining procedures in other jurisdictions. Modifications since 1988 allow issuance of a development orders with conditions. This permits the developer, in some cases, to begin construction while remaining issues are resolved.

Further expediting review for affordable housing projects can occur within the existing parameters. The expedited process will involve the following:

1. The Community Services Director will identify qualified projects and assign staff to assist the developer and monitor project status.
2. The Land Development Manager will identify qualified projects in the dissemination of all case materials.
3. The Land Development Manager will arrange for a review meeting between the developer, the developer's technical staff and the County technical staff. The purpose of this meeting will be preparation of an

acceptable plan. County staff will actively assist in the design as necessary to produce an acceptable project plan. This approach represents a significant departure from the County's traditional approach to development review. In the past, review comments have been almost solely reactive to a proposed design. With this proactive approach, staff moves toward partnership in the project.

4. The goal of this plan is to approve the Overall Development Plan and Preliminary Plat in 30-60 days from application.

Potential Cost Savings: Will vary with project size, costs and financing. Based on an optimum versus average project approval time frame, three months finance charges could be saved.

D. Fee Alternatives

With passage of the Sadowski Act, the State of Florida addressed a long standing need for funding to support affordable housing efforts. An increase in documentary stamps on real estate transactions provided under the Act establishes this funding source.

Payment of development review, impact and permit fees with Sadowski funds reduces costs to the housing developer. The impact will vary with the nature of the project. A per-unit estimate of \$5,000-\$7,000 has been designated where full subsidies apply. A sliding scale to qualify for fee payments will be established by Community Services based on the number and/or proportion of units produced for the targeted low and very low income groups as defined by HUD.

With an identified State funding source, the County need not resort to fee waivers which shift costs to other County residents and/or service users. Such

measures will be considered only if Sadowski funding proves insufficient.

It should also be noted that Community Development Block Grant (CDBG) funds may be used to finance infrastructure in some instances. Such funding can further supplement development costs.

Potential Cost Savings: Subsidy of permit, impact fees and utility fees will range from \$5,000 to \$7,000 per unit where full subsidies apply. Savings in financing costs will also be realized with proposed changes in the fee collection schedule for all new developments. Concurrency fees for subdivisions would be collected along with impact fees either at building permit or Certificate of Occupancy.

E. Reservation of Infrastructure

Volusia County currently has no problems with a lack of infrastructure capacity that could delay affordable housing development. There is neither a need for nor advantage in reserving infrastructure at this time.

Potential Cost Savings: Not applicable.

F. Transfer of Development Rights

The transfer of development rights has been enacted primarily in communities with strong growth demands. The developer looking to increase density in a highly marketable subdivision could construct affordable housing units in another location to earn "credits" for the increased density. These programs have been used primarily in California and certain northeast urban areas. Success has been mixed. Given the current local conditions of slow growth and ready land availability, transfer of development rights is considered of limited if any application in Volusia County.

A modification of transferred development rights is currently available through cluster development. The cluster design allows reduction of site development costs by concentrating housing units. In conjunction with density bonuses (see below) cluster developments can maximize the number of units produced or allow development of a site that might not be feasible under standard lot configurations.

Potential Cost Savings: Will vary with project size and design. Cluster design can reduce road, sidewalk, utility and stormwater management costs.

G. Zoning Modifications

A fundamental objective in providing affordable housing is increased density. When more units can be developed, project costs for site development and construction of infrastructure are spread accordingly and decrease per unit.

Pursuant to recommendations of the Volusia County Affordable Housing Task Force, density bonuses were included in a revision of the Volusia County Comprehensive Plan as follows:

Low Impact Urban - increased density maximum from 1 to 3 units per acre.

Urban Low Intensity - increased density maximum from 4 to 6 units per acre.

Urban Medium Intensity - increased density from 8 to 10 units per acre.

These density bonus allowances are consistent with the Comprehensive Plan. To increase densities further may involve adjustments in the overall plan to shift allowances from another area. This ripple effect would require amendments to

the Comprehensive Plan. The consequent delays would likely increase costs beyond any benefits which may be achieved.

Other avenues to increase density are through lot size and setback adjustments.

For new development, the Planned Unit Development (PUD) provides the flexibility to make these and other adjustments, e.g., setback and parking requirements. The PUD is the most common vehicle to allow a developer to use alternative design approaches and to accommodate a housing mix. Affordable housing in a mixed community is considered more desirable than a concentration of units in one area.

Lot size and minimum square footage requirements may also impact in fill housing. In the R-5 zoning category, reduction of these requirements may facilitate development of available lots.

	<u>Current</u>	<u>Proposed</u>
Lot Min. Size (sq. ft.)	6000	5000
Lot Min Width (sq. ft.)	60	50
Unit Min Size (sq. ft.)	750	750

For all residential zoning categories, the unit minimum square footage requirement should be reduced to eliminate restrictive standards. This plan recommends that the minimum size requirement for any principal dwelling unit be not greater than 960 square feet.

Construction of "in-law" housing units has been encouraged in some jurisdictions to address the housing needs of elderly and/or student populations. The Affordable Housing Committee recommends that the Council adopt a more supportive approach for this housing option by adopting a definition for "accessory dwelling" which may accommodate these units and may allow them

as a special exception in the following zoning categories: A-1 through A-3, RR, RA, MH-3, MH-4, MH-8, B-1 through B-9, I-1 through I-3.

Variances may also be needed to waive certain zoning requirements. As a matter of policy, the AHAC recommends that in zoning matters, there be a presumption in favor of affordable housing.

Requirements that new development incorporate provisions for affordable housing has been adopted in jurisdictions where incentive programs were ineffective and/or local market conditions were prohibitive to all but high income buyers. The committee does not find such conditions in Volusia County and anticipates that incentive efforts will be effective. If these efforts do not achieve the desired impact by 1996, the committee will revisit inclusionary zoning requirements which require a developer to produce affordable housing units.

Potential Cost Savings: For density bonuses, see Table below. Setback adjustments and other factors, eg. parking, which impact density would produce comparable savings. Zoning variances impact availability but not costs.

#### IMPACT OF DENSITY INCREASES

##### EXAMPLE

Site Devt Costs (10 acres)	Current Zoning (U/A)	Proposed Increase (U/A)	Current Cost/ Unit	Inc Density Cost/ Unit	Diff
\$ 100,000	1	3	\$10,000	\$ 3,333	\$6,667
115,000	4	6	2,875	1,917	958
125,000	8	10	1,563	1,250	313

ed  
pct  
current  
cost.

#### H. Modification of Regulations

The Affordable Housing Advisory Committee recognizes that establishment of alternative standards for affordable housing must be approached with caution.

Development of housing using substandard regulations can create a ghetto effect and present long term maintenance problems.

Regarding development regulations, the Committee primarily focused on regulations which can impact density. Commonly, these are right of way and sidewalk requirements. Sidewalks have been addressed by earlier action limiting their requirement to one side of the street. Other regulations should be considered on a site specific basis for their impact on project costs. Where flexibility is consistent with the goal to provide safe, decent, affordable housing, regulations should be applied accordingly.

Right of way requirements under the Land Development Code are 50 feet with curb and gutter and 70 feet with swales. The density of affordable housing makes curb and gutter a reasonable assumption in most cases. Therefore, the AHAC focused on options to reduce right of way with curb and gutter. The County Director of Engineering suggested that 40 foot right of way may be acceptable.

As the determination to reduce right of way should be based on site specific factors such as setbacks, lot configuration, traffic speed and patterns, the AHAC recommends that the policy for the County staff be to reduce right of way requirements where such reduction will impact unit affordability without creating an unsafe condition for pedestrian or vehicular traffic.

The approval of flag lots was also discussed by the committee. A flag lot configuration is usually proposed to increase the number of lots where frontage is limited, as around a cul-de-sac. County policy has been to prohibit flag lots based on a resulting concentration of driveways, problems with service vehicle access, parked cars next to a neighbor's house and the location of a home in what would ordinarily be someone's backyard. While the Committee accepts



the importance of safety considerations, those considerations which are of a more aesthetic nature may be addressed by design. In such instances, flag lots should not be prohibited where such configuration can impact a lot's availability for affordable housing.

Tree protection regulations were reviewed for cost impact. Volusia County's Tree Protection Ordinance has been in effect since 1986. In brief, the Ordinance designates that larger trees in the setback areas are protected. If they are removed, tree replacement is 10% of the total area removed. Trees in the buildable area of the lot are not protected and therefore not subject to replacement criteria. The minimum tree standard applies to lots with no trees and calls for one tree for every 2,500 square feet of lot. The cost impact at an estimated \$150 per tree would be \$300 to \$600 for minimum to average size lots.

The County Forester has considerable discretion under the Tree Protection Ordinance to adjust replacement requirements where it imposes an undue burden on the developer. This discretion should be employed in the review of affordable housing projects to reduce replacement requirements and/or apply the minimum standard to individual lots.

Potential Cost Savings: Right of way and setback reductions which impact density offer savings as described above. Variance from tree removal or replacement regulations would vary with the site.

I. Regulatory Review Process

The Volusia County Comprehensive Plan has incorporated affordable housing goals in its Housing Element. Goal 5.1 calls for Volusia County, in cooperation with the private sector, to provide a broad geographic choice of affordable housing. Several objectives and policies are outlined therein.

Consistency with the Comprehensive Plan and land development regulations is reviewed by the Planning and Land Development Review Committee (PLDRC). The PLDRC reviews all County development and construction regulations for consistency with the Comprehensive Plan. This provides the mechanism for proposed regulatory changes to be examined for impact on housing affordability prior to implementation.

A general review by the AHAC shall be undertaken not less than annually with recommended changes forwarded to the County Council.

Potential Cost Savings: Will vary with the proposed change.

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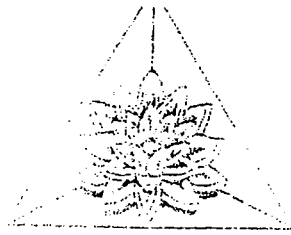
6. Letter from P-3 Community Foundation



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6. Letter from P-3 Community Foundation



***P-3 Community Foundation, Inc.***  
The Power of People & Philanthropy

March 24, 2005

Mr. John M. Jones  
Senior Planner  
Land Design Innovations  
140 N. Orlando Avenue, Suite #295  
Winter Park, Florida 32789

**RE: Spring Hill Community Redevelopment Area**

Dear John:

This letter follows our recent meetings regarding the Spring Hill CRA. As you requested, its purpose is to help you better understand how the Foundation operates and how it might contribute to this important initiative. I will also summarize some of the broad ideas we previously discussed that you found relevant.

*Description of P-3 Community Foundation, Inc.*

P-3 was created to serve the community-level interests of Volusia, Flagler and Putnam Counties, and is one of twenty-six members of the Florida Federation of Community Foundations. **Organized as a 501c3 not-for-profit corporation, the Foundation's mission is to build long-term charitable investment in this tri-county area.**

One way this is accomplished is through donor advocacy. That is, helping donors make the most of their charitable giving, regardless of their particular passion(s). **The Foundation helps donors create (and/or contribute to) different types of permanent legacy funds** (e.g., unrestricted, designated, field-of-interest and donor advised) that the Foundation in turn holds, invests and manages. As with any endowment, the principal remains intact, and a portion of the income it produces can then be *perpetually* distributed back in to the community's non-profit sector in the form of grants.

The community foundation model of endowed giving was created almost a century ago, and we believe there is simply no better way to create a perpetual source of funding for non-profits, to efficiently allocate scarce resources within this sector, and to concurrently help donors become engaged in the giving process, if they wish to do so. For instance, while a “designated” fund would specify which organization(s) donors wish to support, a “donor-advised” fund enables them to regularly recommend to the Foundation’s Board of Directors specific grant amounts and recipients.

The Foundation is a public charity, which means that gifts made to any of its funds qualify for maximum allowable tax benefits. **And gifts can be accepted in virtually any form – cash, securities, real estate, or some combination thereof, for example.** The Foundation can also help donors analyze and implement the most sophisticated planned-giving tools available today (e.g., annuities, remainder trusts, lead trusts, etc.).

**In addition to encouraging philanthropy, P-3 also builds long-term community investment by concentrating resources on the search for high impact, lasting solutions to community-level challenges.** Networking with hundreds of other community foundations, major national private foundations and various supporting organizations, provides an opportunity to learn how other communities are solving similar problems, and to gain valuable insights from their experiences – both good and bad. The Foundation has also attracted grant dollars from outside the community by virtue of these relationships, and expects this to continue.

#### Spring Hill Charitable/Legacy Opportunities

Due to a strong sense of community, it is my understanding there may be Spring Hill property owners interested in a) making donations of real estate to the redevelopment effort, b) creating a legacy for their family, and c) ensuring that their donation directly benefits Spring Hill residents and businesses. Subject of course to Foundation policy and appropriate due diligence, **P-3 could accept donated real estate and, for example, use the sale proceeds to establish an endowment fund – in a name of the donor’s choosing - that exclusively supports Spring Hill charitable efforts - forever.** A donor in this hypothetical example would avoid gains-related taxes, receive a charitable deduction and could even make recommendations to the Foundation regarding specific grant recipients and amounts, depending on how the fund was established. So by helping this donor make the most of their charitable gift, the Foundation would likewise accomplish its mission of building long-term charitable investment in the community.

Redevelopment Issues and Ideas – a Community Foundation Perspective

Community foundations have been key players in many successful redevelopment efforts across the country, and their contributions have included neutral leadership, strategic grant making, capacity-building, financial expertise and investment capital, among others. Importantly, as advocates for both donors and the broader community, and because of a focus on endowed grant making, community foundations can often bring a different perspective to the redevelopment process.

Our understanding is that major issues facing the Spring Hill CRA include:

- Redeveloping its “core” area to accommodate a mixture of compatible land uses
- Creating employment and business opportunities within the designated area
- Minimizing gentrification and displacement
- Spurring development of numerous vacant parcels
- Bringing basic utilities to the area and upgrading existing infrastructure
- Creating a greater supply of quality, affordable housing opportunities
- Securing long-term financial commitments (debt and equity)

With these issues in mind, my research to date suggests the following ideas may be relevant to the CRA action plan:

Creation of a Business/Trade Skill Incubator. **Helping residents improve the marketability of skills they may already possess, and stimulating an entrepreneurial spirit would appear to be important ways to improve Spring Hill income levels.** We therefore believe creation of an “incubator” in the core redevelopment area is something that should be analyzed. The Foundation views this as a potential grant-making opportunity and would also explore the possibility of attracting national grant/matching dollars. Initially, I believe our greatest contribution would be to convene the various entities likely to play a role – Stetson, DBCC, UCF, SBA, Chambers of Commerce, Volusia County Schools, etc. – as a means of building consensus and organization.

*Creation of a Land Trust to Support Affordable Housing Opportunities.* Several years ago, the California Community Foundation (CCF) created an urban land trust to acquire land in low-income communities, and to provide affordable homes for purchase by low-income families. **CCF provides a ground lease to homebuyers instead of selling the properties in fee simple. Consequently, homebuyers do not have to finance the cost of the land and can thus afford to take out shorter-term mortgages** (typically 15, rather than 30 year loans) that build equity much faster. Homeowners can sell the home at any time, but are only entitled to 5% of the appreciation for every year of ownership. In order to discourage outside investors and keep the properties affordable, the homes are sold with two restrictions: 1) the buyer/buyer's family must occupy the home; and 2) any subsequent sale must also be to a low-income buyer. **Stabilized communities comprised of long-term stakeholders, and the creation of accumulated family wealth, are two of the more significant benefits of the initiative.**

We believe a program like this could have a similar impact on Spring Hill, but the Foundation would be more inclined to pursue creation of a separate LLC, rather than administering the program in-house as CCF has done. **We also believe that taking steps to make Southwestern Middle School a more valuable community asset could be an important part of the affordable housing equation in Spring Hill.**

*Pursue CDFI Initiatives.* Community Development Financial Institutions (CDFI) provide banking services to communities under-served by traditional financial institutions. One case study I found particularly relevant in the course of my research was that of the Louisville Community Development Bank (LCDB). This entity was created in 1997 as the cornerstone of a plan to provide long-term economic improvement in "distressed" communities. The bank makes loans to 1) small businesses that either relocate to or expand in the defined areas; 2) individuals purchasing and/or rehabilitating homes; and 3) developers pursuing residential and commercial projects. **Interestingly, the \$38+ million in loans made by LCDB have been exclusively funded through certificates of deposit (CD's) purchased by individuals, foundations and corporations that believe in rebuilding urban communities.** Investors earn market-rate CD returns that are insured by FDIC up to \$100,000, or can voluntarily accept below-market returns to subsidize development projects. **This is a simple, straightforward way to move investment capital to under-served communities, since investors continue to receive market returns and deposit insurance.**

To my knowledge, no such entity presently exists in our area that could accomplish a similar objective for Spring Hill. However, through its relationships with the banking community, the Foundation would again be willing to convene meetings to explore this opportunity further.



Using a different strategy, the HOPE Community Credit Union in Mississippi has tapped the Treasury Department's **New Markets Tax Credits (NMTC) program** to open a branch in Central City, a largely African-American community that had not had a mainstream bank branch for at least two decades. One leader of this effort describes their motivation: *"So many people in Central City were operating small businesses from their homes, such as catering or fixing bikes, that we knew if they had access to some capital they could open a real, physical business. But residents there were having a very difficult time trying to borrow money from a traditional banking institution."*

The Florida Community Loan Fund (FCLF) is Florida's only statewide CDFI and lends exclusively to community-based non-profits. With its \$15 million allocation of New Markets Tax Credits, FCLF is targeting new lending products that will foster economic growth and community development in low-income communities. This is but one of several lending opportunities offered by FCLF, and during our brief contact with them regarding this project, they expressed an interest in becoming involved.

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I hope this information has been of help to you. We are excited about what this initiative can do for the residents of Spring Hill, and are committed to making whatever contribution we can. Please do not hesitate to contact P-3's President/CEO, Nita Schmellick, or myself, should you have any questions or need additional information.

Sincerely,



Mike Barrett, MAI, SRA  
Chairman of the Board  
**P-3 Community Foundation, Inc.**



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7. Letter of Understanding Sample for Affordable Housing Program (Riverside Bank)

# LETTER OF UNDERSTANDING

## ST. LUCIE COUNTY – RIVERSIDE BANK AFFORDABLE HOUSING PROJECT

**Date:** \_\_\_\_\_, 2005.

**Parties:** St. Lucie County, Florida ("St. Lucie County")  
Riverside National Bank of Florida ("Riverside Bank")

**General.** St. Lucie County and Riverside Bank agree to work together to establish an affordable housing project ("Project") in St. Lucie County. The Project will involve certain buildable lots which St. Lucie County has acquired through escheatment tax deeds issued pursuant to Section 197.502(8), Florida Statutes. St. Lucie County will transfer the lots to Riverside Bank. Riverside Bank will arrange financing, construction and other benefits with respect to the lots, and the lots (with improvements) will be sold to low and moderate income first-time home buyers ("applicant" or "owner") who are qualified in accordance with the Florida State Housing Initiative Program ("SHIP") guidelines.

**St. Lucie County will:**

- a. Notify Riverside Bank of certain lots available for the Project.
- b. Upon acceptance of a proposed lot for the Project by Riverside Bank, transfer the surplus lot to Riverside Bank by County deed, free and clear of all St. Lucie County taxes, assessments or other charges owed to St. Lucie County. If possible, the lots will be transferred in phases or individually, to ensure that the Project is working successfully, before all lots are transferred;
- c. Provide a list to Riverside Bank of pre-approved applicants under the SHIP program;
- d. Cooperate with respect to SHIP financing for lots in the unincorporated County to provide the buyer with second mortgage funding for the down payment on the lot; and
- e. Cooperate in all respects to accomplish the purposes of the Project.

**Riverside Bank will**

- a. Notify the County within thirty (30) days whether a lot proposed for inclusion in the Project is acceptable; provided, however, that the failure to give such notice

shall not eliminate the right to terminate this agreement as to a specific lot, as set forth in Miscellaneous subparagraph "b" below.

- b. Take title to the lots transferred by St. Lucie County;
- c. Establish a mutually acceptable procedure to select applicants from among the individuals pre-approved under the SHIP program, or otherwise approved in accordance with SHIP guidelines;
- d. Enter into an arrangement with a mutually acceptable builder to design and construct housing on the lots. To the extent possible, the builder will offer more than one floor plan and some options with respect to the housing;
- e. Provide financing to the builder to fund construction of the housing;
- f. Provide permanent purchase money financing to the applicant, subject to Riverside Bank's approval guidelines. The Bank will explore available options to offer the lowest rate available to the owner;
- g. Coordinate with the St. Lucie County Housing Finance Authority to provide a grant to help pay closing costs;
- h. Coordinate with Freddie Mac to provide a grant to help pay closing costs, non-County liens and neighborhood beautification, and to provide marketing materials;
- i. Coordinate with GE Mortgage Insurance to provide low cost private mortgage insurance, if needed;
- j. Coordinate with St. Lucie Title Services to act as closing agent for a reduced closing fee;
- k. Coordinate with one or more home building supply companies to provide home improvement classes to owners, with a gift certificate to the owner at the completion of the class;
- l. Create a specific savings program for a period of up to three years to assist owners in saving funds for home improvement needs; and
- m. Cooperate in all respects to accomplish the purposes of the Project.

**Miscellaneous.**

- a. Each party will use its best efforts and to cooperate to the fullest extent reasonably possible, to achieve the objectives of the Project; however, neither party shall have liability to the other for a failure to perform any matter set forth herein; and
- b. Unless otherwise terminated as herein provided, the term of this Agreement shall begin on the date first written above and shall continue for a period of two years, subject to extension upon the prior written agreement of the parties. If, despite the best efforts and cooperation of the parties, it is not possible to achieve the objectives of the Project, or if the achievement of such objectives creates a financial hardship on one or both parties, then either party may terminate the Project upon fifteen (15) days written notice; additionally, either party may terminate this agreement as to a specific lot, if it is determined that the lot is non-buildable. Upon termination, (i) any lot for which construction financing has not been expended shall be returned to St. Lucie County free and clear of any claim by Riverside Bank, and (ii) any lot for which construction financing has been expended shall be retained by Riverside Bank and sold in a commercially reasonable manner. Any surplus proceeds after reimbursement to Riverside Bank of the amount expended shall be paid to St. Lucie County.

**ST. LUCIE COUNTY, FLORIDA**

**RIVERSIDE NATIONAL BANK OF  
FLORIDA**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Attest:

\_\_\_\_\_  
Deputy Clerk

Approved as to Form and Correctness:

\_\_\_\_\_  
County Attorney



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**8. Program Examples and Forms**

- **Business Development Program**
- **Subsidized Loan Program for Commercial Building and Businesses**
- **Site Development Assistance Program**
- **Paint Up Program (Painting and Pressure Washing)**
- **Parking Lot Improvement Program**

## STEPS FOR SUCCESS:

1. Application with the necessary attachments is submitted to the CRA
2. The CRA reviews applications for completeness, adherence to program guidelines and financial congruity. Incomplete or incongruent applications are returned to the applicant to be completed.
3. Complete applications are sent to the WARC board for review and approval (WARC meetings are the 2<sup>nd</sup> Wednesday of each month)
4. Applications then to the CRA board for review and final approval (CRA meetings are the 2<sup>nd</sup> and 4<sup>th</sup> Thursday of each month).
5. Approved applications will begin receiving rent subsidies the following month for rent due the first thereafter. (Example: applications approved in February will receive rent assistance funds beginning in March for their April 1 rent payment.)
6. Rental subsidy payments are mailed directly to the landlord and a copy of the subsidy details is sent to the tenant.

**OTHER:** The responsibility for all rental payments is between the contracted parties to the lease, as such the tenant and the landlord. As grantor, the CRA neither bears nor accepts any responsibility for payment of rent at any time, nor penalties incurred for the late arrival of payments by any party. Rental subsidies under the Business Development Program are at the sole discretion of the CRA and the receipt of past payments is not a guarantee of future subsidy payments. The CRA reserves the right to discontinue payments at any time if in its sole and absolute determination it feels such assistance is no longer benefiting the furtherance of the West Atlantic Redevelopment Area.

## Eligible:

1. New businesses in the West Atlantic Area that are either a) relocating from another, b) opening another location of an existing business, or c) starting a new business venture, **AND**
2. Have been in their West Atlantic location less than one year, **AND**
3. Either own the space they operate from or have a signed multi-year lease, **AND**
4. Employ two or more employees in addition to the business owner whose wages are reported to the state and federal government

## Ineligible:

5. Existing businesses relocating from one area of Delray Beach to the West Atlantic area
6. Businesses with less than two employees
7. Businesses that do not report employees' wages

## Other:

8. Rent subsidies are paid on the behalf of businesses that are open for business and paying wages **ONLY**. Subsidies will not be paid during renovations or construction.
9. Landlord must provide a EIN or social security number in order to receive payments.
10. Leases must define the landlord-tenant relationship and at the very least specify:
  - a) a description of the space being rented,
  - b) utilities included and not included, c) rental rate and deposits required, along with terms of lease and methodology for rent increases, d) responsibility for interior and exterior repairs, improvements, e) insurance requirements, f) abilities to terminate, and g) consequences of default.

## Delray Beach Community Redevelopment Agency Board of Commissioners

Howard Ellingsworth, Chairman  
Brenda Montague, Vice Chairman  
Lamar Shuler, 1<sup>st</sup> Vice Chairman  
Frank Wheat, Treasurer  
Chuck Ridley  
Howard Lewis  
Thomas Carney, Jr.

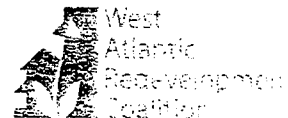
Diane Colonna, Executive Director



## West Atlantic Redevelopment Coalition Board of Directors

Lamar Shuler, Chairman  
Jimmy Weatherspoon, Vice Chairman  
Daisy Fulton, Secretary  
George Maso, Treasurer  
Evelyn Dobson  
Major William McCullom  
Norbert Poli  
Alfred Straghn  
Clay Wideman

Rosalind Murray, West Atlantic Program  
Manager



## West Atlantic Avenue Business Development Assistance

*Promoting Business  
Development  
in the West Atlantic  
Redevelopment Area*



Delray Beach  
Community Redevelopment Agency  
20 North Swinton Avenue  
Delray Beach, FL 33444  
561-276-8640  
Fax – 561-276-8558  
<http://www.delraycra.org>

The Business Development Program was created to facilitate the establishment of small businesses within the West Atlantic Redevelopment Area. The program is intended to assist start-up businesses during the critical first year of operation.

To qualify for the Business Development Program, the business must be new (less than one year old) to the West Atlantic Redevelopment Area and must employ at least two persons in addition to the business owner. Businesses must be open for business and employ two people in addition to the business owner to receive rental subsidies.

The Business Development Program provides rent subsidies of up to one-third of the business's monthly rent or \$500 per month (whichever is less) for the first year of a multi-year lease. The maximum subsidy per business is \$5,000 per year.

Funding is budgeted on an annual basis and is approved on a first-come, first-serve basis. Please allow up to four weeks for processing and board review.

The West Atlantic Redevelopment Coalition (WARC) reviews applications for the Business Development Program with final approval by the CRA Board of Commissioners.

The CRA has the right to approve or deny Business Development Program applications in its sole and absolute determination and evaluation as to the benefits such assistance would provide in the furtherance of the West Atlantic Redevelopment Area.



**PLEASE INCLUDE THE FOLLOWING WITH YOUR APPLICATION:**

- ✓ Business Plan or Executive Summary (must include a detailed description of the business) including a listing of its principals
- ✓ A detailed budget forecasting (revenues and expenses) for the next three years
- ✓ For existing businesses, historical financials going back three years
- ✓ A copy of a signed multi-year lease, or
- ✓ A copy of the Warranty Deed for the property, your loan documents and your most recent mortgage statement

**INCOMPLETE APPLICATIONS  
WILL NOT BE CONSIDERED**

**BUSINESS DEVELOPMENT  
ASSISTANCE APPLICATION**

Applicant Name \_\_\_\_\_

Business Name \_\_\_\_\_

Business Address \_\_\_\_\_

Mailing Address \_\_\_\_\_

Telephone \_\_\_\_\_

Fax \_\_\_\_\_

Federal ID # \_\_\_\_\_

Email \_\_\_\_\_

Date business began at present location: \_\_\_\_\_

Was this business in existence at another site prior to being at this location? If so, please give the dates and location address: \_\_\_\_\_

(cont'd)

Monthly Rent: \_\_\_\_\_

Landlord Name: \_\_\_\_\_

Landlord's Address: \_\_\_\_\_

I, the undersigned, being a principal of the business applying for assistance under the Business Development Program, certify that the business represented herein is a new business to the West Atlantic Redevelopment Area, and has been in business at its West Atlantic Area location for less than one year.

I understand that this application is not a guarantee of assistance. Should my application be approved I understand that the CRA may at its sole discretion discontinue subsidy payments at any time if in its sole and absolute determination it feels such assistance is no longer benefiting the furtherance of the West Atlantic Redevelopment Area.

I understand that if this application is incomplete it will not be processed.

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_ Title \_\_\_\_\_



### Participating Lending Institutions

AmTrust Bank  
6550 Glades Road  
Boca Raton, FL 33431  
561-268-9600

Enterprise National Bank  
11811 US Highway One  
North Palm Beach, FL 33408  
561-624-4400

SunTrust  
302 East Atlantic Avenue  
Delray Beach, FL 33444  
561-243-6712

Bank of America  
551 SE 8<sup>th</sup> Street  
Delray Beach, FL 33483  
561-243-1908

Regent Bank  
5255 North Federal Highway  
Boca Raton, FL 33487  
561-999-5100

### Loan Administration

All subsidized loans must be administered by either the bank or the CRA. The CRA has partnered with the City of Delray Beach Community Improvement Department for this service. Loan funds will be disbursed directly to the Loan Administrator. Loan Administrators are responsible for insuring the integrity of the work done, adherence to City building codes and requirements, and the timely disbursement of funds.

### Application Process

1. Fill out the attached Subsidized Loan Program Application and bring it to the CRA for review and approval.
2. Take the approved Subsidized Loan Program Application to one of the banks on the Program list and complete a loan application with the bank.
3. Upon approval of your loan, your lender will contact the CRA with a closing date and loan information. The CRA will coordinate with the bank to have your interest subsidy at the closing.

Please note: Loans must be fixed rate loans for a specific amount. Variable rate loans and lines of credit are ineligible for subsidy. Your loan is between you and the bank. The CRA is not a lender and has no say in your ability to secure financing for your project. The CRA also has no say as to the application of the interest subsidy it pays on your behalf. In most instances the bank will use this subsidy to make a lump sum payment toward the principle balance on your loan. If you have questions as to the application of your interest subsidy, please discuss this with your lender prior to closing.

You, the borrower, may negotiate a loan for longer than 5 years and include improvements not subsidized by the CRA in your loan. The CRA will establish its interest subsidy based on the value of the eligible improvements, the interest rate of your loan and an amortization of a maximum of five (5) years.

### **Delray Beach Community Redevelopment Agency Board of Commissioners**

Howard Ellingsworth, Chairman  
Brenda Montague, Vice Chairman  
Lamar Shuler, 1<sup>st</sup> Vice Chairman  
Frank Wheat, Treasurer  
Chuck Ridley  
Howard Lewis  
Thomas Carney, Jr.

Diane Colonna, Executive Director

# Subsidize d Loan Programs For Commercial

*Eliminating Slum and Blight  
through Business  
Development and Home  
Improvements*



Delray Beach  
Community Redevelopment Agency  
20 North Swinton Avenue

## SUBSIDIZED LOAN PROGRAMS

### Commercial Exterior Loans

Exterior renovation loans for commercial structures have a maximum loan limit of \$20,000 per building. Eligible improvements are identical to those under the residential program. The CRA contributes the equivalent of 50% of the interest charges, set at the prime rate of New York banks, paid directly to the bank at the closing of the loan.

### Business Loans

Business loans may be made to a business or property owner who wishes to renovate the interior of a structure. Loan limits are \$50,000 and the proceeds may be used for interior tenant improvements. Loans are amortized over a five-year period. The CRA contributes the equivalent of 50% of the interest charges, set at the prime rate of New York banks, paid directly to the bank at the closing of the loan.

### Combination Loans - (Exterior and Business)

An applicant may apply for both a business loan and a commercial exterior loan with a combined loan maximum of \$50,000. The CRA contributes the equivalent of 50% of the total interest costs, set at the prime rate of New York banks, paid directly to the bank at the closing of the loan.

### *Governmental Conformance*

All construction work must be in compliance with applicable Delray Beach building codes. Commercial uses must be properly zoned for the intended use. All contractors must be licensed by the City of Delray Beach. The City of Delray Beach Community Improvement Department will administer and disburse funds for any loans not administered by the lending institution. The borrower must sign an affidavit at the time of the loan closing, stating that the funds will be used for the purposes intended.

### *Bank Lending Requirements*

The decision to approve any type of loan under these programs and determination of the credit worthiness of the applicant is made at the sole discretion of the lending institution. The lending institution requires a complete credit investigation of the applicant and generally requires a copy of at least two years of federal income tax returns. The lender may require collateral as security to repay the loan. The decision as to whether the loans will be secured or unsecured is made at the sole discretion of the lending institution.

### *Fees and Loan Costs*

There are no fees charged by the CRA. The lending institution may charge a loan application fee. Fees vary from bank to bank. Other costs that may be incurred include but are not limited to recording fees, security agreement, filing fees, documentary taxes and other fees.

## Subsidized Loan Program Application

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/Zip: \_\_\_\_\_  
Home Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Address and/or Legal Description of the Property to be improved: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Type of Loan: \_\_\_\_\_  
Commercial Exterior \_\_\_\_\_  
Business \_\_\_\_\_

The City of Delray Beach will administer loan. Yes \_\_\_\_\_ NO \_\_\_\_\_

Do you own the property? Yes \_\_\_ No \_\_\_

Name of the business: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Type of improvements or expenditures that you want to make with the proceeds of this loan: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Approximate amount of loan you are applying for:

Exterior: \$ \_\_\_\_\_

Business: \$ \_\_\_\_\_

Work Phone: \_\_\_\_\_  
By signing this application, I acknowledge that I have read the CRA guidelines on this program set forth in this brochure. I understand and agree to comply with them.

Applicant \_\_\_\_\_

Witness \_\_\_\_\_

This is to certify to the participating lending institution that this project meets the guidelines established by the CRA for work to be done within the CRA district and qualifies for further consideration to participate in the Interest Free Loan Program.

\_\_\_\_\_  
Diane Colonna, Executive Director

**PLEASE NOTE: Any application not processed with the bank within 60 days of application date will be withdrawn. Also, any loan which has not closed with the bank within 90 days of application date will be withdrawn.**

\_\_\_\_\_  
Bank Providing Loan

**GENERAL PROVISIONS:** The CRA has the right to approve or deny Site Assistance Program applications in its sole and absolute determination and evaluation as to the benefits projected by such projects in the furtherance of the applicable redevelopment plan (i.e. the West Atlantic Avenue Plan, North Federal Highway Plan, etc.). Criteria that will be considered in the review of an application include, but are not limited to:

1. The visual impact of the project on the area;
2. The impact the project will have on property values in the area;
3. The project's probability of success;
4. The number of new jobs that the business will create, particularly for area residents; and
5. The amount of private funds being invested into the project.

Priority will be given to projects that primarily involve exterior improvements or show an increase in square footage.

Grantees under this program agree to complete the project the funding was awarded for according to the scope of work presented in the application.

Furthermore, all work done must be in compliance with City of Delray Beach ordinances and regulations and have the appropriate

permits and Certificates of Completion issued.



**REIMBURSEMENT PROCESS:** Grant disbursement(s) are on a reimbursement basis. No grant funds will be disbursed prior to the receipt of a Certificate of Occupancy or the necessary satisfactory inspection notices. To receive reimbursement, grantees must submit a detailed work invoice with proof of payment in the form of a cancelled check, credit card statement or vendor certification of payment. Reimbursement is at the approved grant award rate of 25% or 10% of the eligible expenses presented for reimbursement up to the maximum grant award approved. With regards to funding and reimbursement, the CRA can impose any conditions of approval it deems appropriate to protect the assets of the organization.

**Funding for approved projects may be carried from one fiscal year to the next at the sole discretion of the CRA.**



**APPLICATION PROCESS:** Applicants must complete and sign a Site Development Assistance Grant application and return it with the following required documentation to the offices of the CRA:

1. An Executive Summary or business plan for the business including a narrative describing the business and its operations and a listing of the business principals;
2. A three year projection of revenues and expenses; in addition, in a sealed envelope, existing businesses must also include three years of historical financial statements;
3. A copy of the Warranty Deed for the property being improved showing ownership of the property or a multi-year commercial lease;
4. For leased properties, unless permission is clearly given in the terms of the lease, the applicant must also provide a letter showing the landlord has given permission for any renovations being done;
5. A narrative description of and detailed budget for the entire renovation project being undertaken including the sources of financing for the project;
6. A detailed breakdown of the exterior renovations and improvements for which reimbursement under the grant programs is being requested.

Applicants are encouraged to meet with a CRA staff person to discuss their project qualifications and their eligibility for reimbursement under the program before applying.

## **Site Development Assistance Program**

***Promoting Business  
Development  
in the West Atlantic  
and Downtown Business  
Redevelopment Areas***



Delray Beach  
Community Redevelopment Agency  
20 North Swinton Avenue  
Delray Beach, FL 33444  
561-276-8640  
Fax – 561-276-8558  
<http://www.delraycra.org>

Rev. 01/2005

The Site Development Program is open to existing commercial projects within the Community Redevelopment Area. The Program encourages business owners to improve their existing business sites through exterior improvements and/or business expansion projects.

The Site Development Grant helps defray the cost of exterior improvements and project related engineering, architectural and permitting costs associated with building expansions and renovations.

**FUNDING:** Site Development Assistance is on a reimbursement basis only. Approved applicants in the West Atlantic Area may receive reimbursement for 25% of their eligible project costs up to a maximum grant award of \$50,000. All other areas of the CRA district may receive reimbursement of 10% of their eligible project costs up to a maximum grant award of \$25,000.

Funding for the Site Development Program is allocated annually for specific project areas (i.e. West Atlantic, North Federal, etc.) as needed. The program also focuses on those projects that are not eligible for Palm Beach County Development Regions Grant funds due to timing, program requirements such as job creation, or other similar factors.

Assistance from this program may, at the sole discretion of the CRA, be combined with assistance from other programs. When combined with the Development Regions Grant Program, grants from other CRA programs will serve as the CRA's

matching funds for the Development Regions Grant.

**ELIGIBLE EXPENSES:**

1. Site design fees, engineering fees, and permitting fees;
2. Landscape design, landscape material purchase and installation, and irrigation;
3. Exterior painting, exterior stucco, and exterior repair;
4. Roof repair and/or replacement;
5. Window upgrades;
6. All costs associated with the installation and improvement of parking, driveways and sidewalks;
7. Exterior lighting and related electrical work; and
8. Exterior signage.

**INELIGIBLE EXPENSES:**

1. Any and all interior repairs and/or improvements;
2. Interior lighting;
3. Interior painting;
4. The purchase of equipment, inventory, furnishings, decorations or supplies;
5. The purchase of real property;
6. Rent, lease or mortgage payments;
7. HVAC repair and/or replacement; and
8. Security system repair and/or replacement.



**SITE DEVELOPMENT  
ASSISTANCE APPLICATION**

Applicant Name \_\_\_\_\_

Business Name \_\_\_\_\_

Business Address \_\_\_\_\_

Mailing Address \_\_\_\_\_

Telephone \_\_\_\_\_

Fax \_\_\_\_\_

EIN # \_\_\_\_\_

Email \_\_\_\_\_

**Applicant's Business is:**

\_\_\_\_\_ Rented (attach copy of signed lease)

\_\_\_\_\_ Owned (attach copy of warranty deed)

Applicant's project is for the  
\_\_\_\_\_ startup of a new business  
\_\_\_\_\_ expansion of an existing business.

**Project Budget:**

A. Interior Renovations/ Improvement

\$ \_\_\_\_\_

B. Exterior Renovations & Improvements

\$ \_\_\_\_\_

C. Total Project Budget

\$ \_\_\_\_\_ (A+B)

I, the undersigned, being a principal of the business applying for assistance under the Site Assistance Program, certify that the business represented herein is an existing business in the City of Delray Beach Community Redevelopment Area.

I understand that this application is not a guarantee of assistance. Should my application be approved, I understand that I am committing to completing the project I have represented in this application and obtaining a Certificate of Occupancy or the necessary satisfactory inspection notices signifying that the work has been done in accordance with city ordinances and codes. Failure to do so may jeopardize my ability to receive reimbursement under this grant program.

I have read this program brochure in its entirety and by signing below accept the terms of the program as represented in this brochure.

I understand that if this application is submitted incomplete it will not be processed.

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

Printed Name \_\_\_\_\_ Title \_\_\_\_\_

(Cont'd from front)

I have enclosed the following with my application:

- ✓ Completed and signed application
- ✓ Two written estimates from a licensed vendor
- ✓ If the exterior painting is part of a larger renovation or improvement project, please provide a copy of the scope of the project and the total project budget.

I, the undersigned, being a principal of the business applying for assistance under the Paint-Up Program, understand that the Paint-Up Program is a reimbursement program. To receive reimbursement I will provide the Delray Beach Community Redevelopment Agency (CRA) with (a) a copy of the signed contract, estimate or proposal between the painting company and myself showing that I have agreed to have the work done and the cost of the work, and (b) copies of the front and back of the cancelled check(s) showing that I have paid at least 50% of the project costs to the painting company I have contracted with.

I understand that the CRA will only reimburse the property owner and will not pay painters directly. Payment of contractors is my sole responsibility as the property owner. I agree to obtain all the necessary City approvals prior to authorizing or beginning any painting.

As a grantor, the CRA is in no way responsible for my choice of a painting contractor or the quality of work that the company I contract with delivers.

The CRA may at their discretion ask that I choose new color combinations or direct me in choosing colors. The ultimate choice of paint color is mine as the property owner.

I understand that this application is not a guarantee of assistance. The CRA reserves the right to deny assistance to applicants whose color schemes do not follow the West Atlantic approved color scheme.

\_\_\_\_\_  
Applicant's Signature                      Date

\_\_\_\_\_  
Printed Name

**Delray Beach  
Community Redevelopment Agency  
Board of Commissioners**

Howard Ellingsworth, Chairman  
Brenda Montague, Vice Chairman  
Lamar Shuler, 1<sup>st</sup> Vice Chairman  
Frank Wheat, Treasurer  
Chuck Ridley  
Howard Lewis  
Thomas Carney, Jr.

Diane Colonna, Executive Director

**West Atlantic  
Redevelopment Coalition  
Board of Directors**

Lamar Shuler, Chairman  
Jimmy Weatherspoon, Vice Chairman  
Daisy Fulton, Secretary  
George Maso, Treasurer  
Evelyn Dobson  
Major William McCullom  
Norbert Poli  
Alfred Straghn  
Clay Wideman

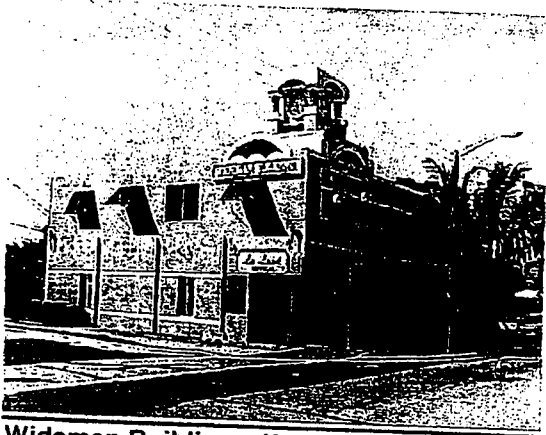
Rosalind Murray, West Atlantic Program  
Manager

# Paint-Up Program

*Enhancing the Business and  
Residential Environment in  
the West Atlantic  
Redevelopment Area*



Delray Beach  
Community Redevelopment Agency  
20 North Swinton Avenue  
Delray Beach, FL 33444  
561-276-8640  
Fax – 561-276-8558  
<http://www.delraycra.org>



Wideman Building – West Atlantic Avenue

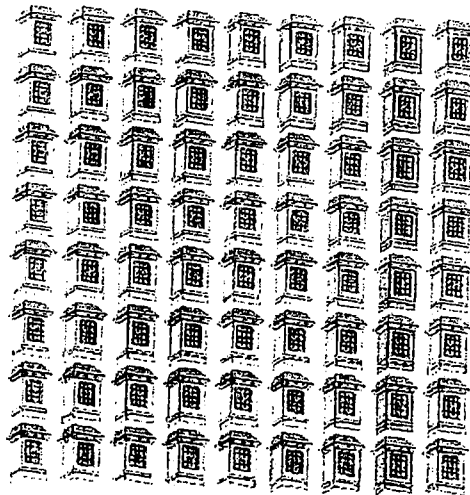
### Exterior Paint Program

The Exterior Paint Program was established by the CRA to encourage existing building owners or operators to improve the exterior of their buildings through a new coat of paint. The program allows the building owner to share the cost of painting and/or pressure cleaning an existing building with the Delray Beach CRA.

To qualify for the Exterior Paint Program the business must be located west of Swinton Avenue in the West Atlantic Redevelopment Area. The CRA will reimburse the business owner for up to for 50% of the cost of an approved exterior painting/pressure cleaning project. Business owners must submit a completed application accompanied by two estimates from licensed painters and, if the painting is part of a larger project, a total project budget. The request will go before the West Atlantic Redevelopment Coalition (WARC) with final approval by the CRA board. Review and approval of assistance

requests may take up to four weeks to process.

Business owners should review the West Atlantic Avenue Color Palette and make their color choices from the approved colors. Once the project is approved, the business owner must provide the agency with a copy of the signed painting contract along with proof of payment of at least 50% of the costs.



West Atlantic Color Palette

### *~ Additional Programs ~*

Please see individual program brochures for information on the following additional CRA programs:

- ♦ Palm Beach County Development Regions Grant Program
- ♦ Subsidized Loan Program
- ♦ Site Assistance
- ♦ Business Development Programs

### **Paint-Up Program Assistance Application**

Applicant's Name: \_\_\_\_\_

Business Name (if applicable): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone #: \_\_\_\_\_

Fax: \_\_\_\_\_

Soc. Sec. /Fed. ID #: \_\_\_\_\_

Address of Property: \_\_\_\_\_

Property is \_\_\_\_\_ Commercial

\_\_\_\_\_ Multi-Family

Color Choices:

Building      Trim      Other

1. \_\_\_\_\_

2. \_\_\_\_\_

Painting Estimates:

1. \_\_\_\_\_

2. \_\_\_\_\_

Describe Improvements Being Made:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(Cont'd on reverse)

(cont'd)

## APPLICANT'S CERTIFICATION

I (We), the undersigned, am/are the owner of the property listed on this application and as such have the capacity to initiate and make the improvements listed herein and enter into contracts with the vendors needed to do the work.

The CRA, as the grantor, is in no way responsible for my choice of contractor or the resulting quality of the work that the company that I contract with delivers. All contracts for work are between me, the property owner, and the vendors I choose to perform the work. I understand that the responsibility for payment of the work performed lies entirely with me as the property owner.

I understand that all work must be completed by licensed vendors and follow all applicable City of Delray code and permitting requirements.

I understand that this application is not a guarantee of funding. The CRA reserves the right to deny funding to applicants whose improvement plans, at the sole and exclusive determination of the CRA, do not meet the objectives of the program.

\_\_\_\_\_  
(1) Applicant's Signature                      Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
2) Applicant's Signature                      Date

\_\_\_\_\_  
Printed Name

**Delray Beach  
Community Redevelopment Agency  
Board of Commissioners**

Howard Ellingsworth, Chairman  
Brenda Montague, Vice Chairman  
Lamar Shuler, 1<sup>st</sup> Vice Chairman  
Frank Wheat, Treasurer  
Chuck Ridley  
Howard Lewis  
Thomas Carney, Jr.

Diane Colonna, Executive Director



## NE 3<sup>rd</sup> Avenue Parking Lot Improvement Grant



Delray Beach  
Community Redevelopment Agency  
20 North Swinton Avenue  
Delray Beach, FL 33444  
561-276-8640  
fax – 561-276-8558  
<http://www.delraycra.org>

### BACKGROUND:

The City of Delray Beach is in the final construction phase of the improvements to NE 3<sup>rd</sup> Avenue. These improvements include road resurfacing, installation of drainage swales, irrigation and landscaping, and removal of excess asphalt within the parking lots and at the entrances. The CRA would like to encourage property owners along this street to build upon the improvements that the City has done by adding some improvements of your own.

### THE PROGRAM:

The NE 3<sup>rd</sup> Avenue Parking Lot Improvement Grant was established by the CRA as an incentive to property owners of multi-family residential structures between NE 3<sup>rd</sup> Avenue and the FEC Railroad to help spruce up the neighborhood by improving their parking lots and perimeter landscaping. The program allows the building owner to share the cost of improving the parking area of an existing multi-family residential building with the Delray Beach CRA.

To qualify for the Parking Lot Improvement Grant the property must contain a multi-family residential structure and be located between NE 3<sup>rd</sup> Avenue and the FEC Railroad between NE 14<sup>th</sup> Street and the south property line of Atlantic High School. The CRA will reimburse property owners for up to for 50% of the cost of approved parking lot and landscaping improvements up to a maximum grant of \$2,500 per property. Eligible improvements include but are not limited to: resurfacing and/or repaving of the parking lot (including pavement removal), landscaping and irrigation installation and/or modification to

screen the parking lot, curbing, wheel stops, re-striping, handicap signage, and landscaping islands within the parking area.

**THE PROCESS:** Property owners must submit a NE 3<sup>rd</sup> Avenue Parking Lot Improvement Grant request describing the work to be done accompanied by two estimates from licensed companies and a plan or drawing of the proposed improvements to the CRA. The application will go before the CRA board for approval once applicable permits from the City have been issued.

To receive reimbursement, the property owner must provide the CRA with a copy of a work contract signed by both the property owner and the vendor, proof of payment of at least 50% of the project costs in the form of a copy of the front and back of a cancelled check or certification from the vendor that payment was made, and a copy of the required building permit(s).

This program will not reimburse for improvements that have been completed prior to the submission of a grant application. All work done must be in compliance with applicable permitting and code requirements of the City of Delray Beach. The CRA reserves the right to deny grants to applicants for improvement projects that the CRA deems, at its sole discretion and opinion, do not meet the intentions of this grant program. Funding is limited and applications are accepted on a first come, first serve basis.

For more information, please contact Thuy Shutt, Urban Designer, at the CRA at 561-276-8640 x-207.

## NE 3<sup>rd</sup> AVENUE PARKING LOT GRANT APPLICATION

Property Address: \_\_\_\_\_

# of Units: \_\_\_\_\_

Owner(s) Name: \_\_\_\_\_

Owner's Address: \_\_\_\_\_

Phone #: \_\_\_\_\_

Describe Improvements Being Made: \_\_\_\_\_

Estimated Cost (by item): \_\_\_\_\_

Enclosed:

- ✓ Completed & signed application
- ✓ Two written estimates from a licensed vendor
- ✓ Plan/drawing of the improvements to be made. Plans/drawings must be drawn to scale.

(see reverse)



# APPENDIX A

PARCEL ADDRESS	8130-57-00-0010
SIZE	1.04 Acres
ZONING	R
CURRENT USE	Vacant
APPRAISAL VALUE	\$1,560
INFRASTRUCTURE AVAILABLE	Water - Yes Sewer - No
ANY OTHER LIMITATION	Odd size - One possible lot

PARCEL ADDRESS	8130-59-00-0020
SIZE	8 Acres
ZONING	R
CURRENT USE	Vacant
APPRAISAL VALUE	\$52,000
INFRASTRUCTURE AVAILABLE	Water - Yes Sewer - No
ANY OTHER LIMITATION	Land is very low

PARCEL ADDRESS	9507-00-00-0360
SIZE	100'x 228'
ZONING	R-3
CURRENT USE	Vacant
APPRAISAL VALUE	\$3,527
INFRASTRUCTURE AVAILABLE	No
ANY OTHER LIMITATION	Land is low

# **CERTIFICATION TO FLORIDA HOUSING FINANCE AGENCY**

RE: Adoption of Incentive Plan for Volusia County/City

- ☒ All advisory committee meetings and records were open to the public.
- ☒ Notice of the time, date, and place of the public hearing of the advisory committee to adopt final affordable housing incentive recommendations was published in The News-Journal, a newspaper of general paid circulation in the county.
- ☒ The notice contained a short and concise summary of the affordable housing initiative recommendations to be considered by the advisory committee recommendations could be obtained by interested persons.
- ☒ The advisory committee recommendations were approved by an affirmative vote of a majority of the advisory committee membership taken at a public hearing.
- ☒ The advisory committee made recommendations on at least the following incentives:
  - (1) The affordable housing definition in the appointing resolution.
  - (2) The expedited processing of permits for affordable housing projects.
  - (3) The modification of impact-fee requirements, including reduction or waiver of fees and alternative methods of fee payment.
  - (4) The allowance of increased density levels.
  - (5) The reservation of infrastructure capacity for housing for very low-income persons and low-income persons.
  - (6) The transfer of development rights as a financing mechanism for housing for very low-income persons and low-income persons.
  - (7) The reduction of parking and setback requirements.
  - (8) The allowance of zero-lot-line configurations.
  - (9) The modification of street requirements.

(10) The establishment of a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that have a significant impact on the cost of housing.

(11) The preparation of a printed inventory of locally owned public lands suitable for affordable housing.

☒ The incentive plan was adopted by Volusia County/City within 90 days after receipt of the affordable housing incentive recommendations from the advisory committee.

☒ The incentive plan was adopted within 12 months from the date of adoption of the SHIP ordinance.

Dorothy Bures  
Witness

Robert E. Tuttle  
Chief Elected Official

Ann Lyle  
Witness

Robert Tuttle, Chairman  
Type Name and Title

OR

\_\_\_\_\_  
Attest:  
(Seal)

RESOLUTION NO. 93- 308

A RESOLUTION OF THE COUNTY COUNCIL  
OF THE COUNTY OF VOLUSIA, FLORIDA,  
PROVIDING FOR THE ADOPTION OF THE  
AFFORDABLE HOUSING INCENTIVE PLAN;  
PROVIDING AN EFFECTIVE DATE.

---

WHEREAS, the Legislature of the State of Florida adopted Chapter 92-317, Law of Florida, the William E. Sadowski Affordable Housing Act; and

WHEREAS, Section 420.907, et seq., in said act created the State Housing Initiative Partnership Act; and

WHEREAS, said act was created for the purpose of providing funds to local governments as an incentive for the creation of public/private partnerships to produce and preserve affordable housing; and

WHEREAS, in order to take advantage of the opportunities provided in the act, the Volusia County Council has adopted the Volusia County Housing Initiative Partnership Ordinance No. 93-3; and

WHEREAS, pursuant to Section 420.9076(1), Florida Statutes, the act also requires adoption of a Affordable Housing Incentive Plan. NOW THEREFORE,

BE IT RESOLVED BY THE COUNTY COUNCIL OF THE COUNTY OF VOLUSIA, FLORIDA IN OPEN MEETING DULY ASSEMBLED IN THE COUNCIL CHAMBERS AT THE VOLUSIA COUNTY ADMINISTRATION CENTER, DELAND, FLORIDA, THIS  
9TH DAY OF DECEMBER, 1993, AS FOLLOWS:

SECTION I: Pursuant to Section 420.9076(1), Florida Statutes, the Volusia County

Affordable Housing Incentive Plan, a copy of which is appended hereto, and by reference made a part hereof, is hereby adopted.

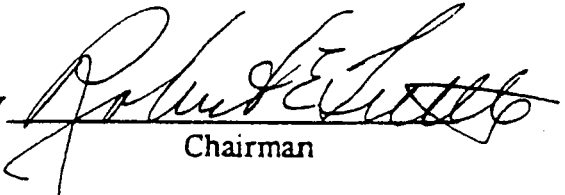
**SECTION II:** This resolution shall become effective immediately upon its adoption.

**DONE AND ORDERED IN OPEN MEETING.**

ATTEST:

COUNTY COUNCIL  
COUNTY OF VOLUSIA, FLORIDA

  
\_\_\_\_\_  
County Manager

BY   
\_\_\_\_\_  
Chairman

/Res/AFHSIP.res/PS03001