

## RESOLUTION 670-12

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

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

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

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

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

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

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

### **Section 1. Findings of Conditions**

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

(a) Conditions are present in the Area of the City to be considered a "Blight Area" as specified in s. 163.340 (8), F.S. (2011); and

(b) There are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government maintained statistics or other studies, are leading to economic distress or endanger life or property; and

(c) There is a predominance of defective or inadequate street layout, roadways, and public transportation facilities within the Area; and

(d) Within the Area, there is faulty layout in relation to size, adequacy, accessibility, or usefulness; and

(e) There exist unsanitary and unsafe conditions within the Area; and

(f) There is deterioration of site and other improvements within the Area; and

(g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of Volusia County or the City of Orange City; and

(h) There is governmentally owned property with adverse environmental conditions caused by a public or private entity located within the Area.

## **Section 2. Finding of Necessity**

The City Council does hereby make a legislative finding that the conditions in the Area meet the criteria described in Section 163.340(8), Florida Statutes (2011) and the following:

(a) One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in the City; and

(b) The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City.

## **Section 3. Community Redevelopment Area**

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

## **Section 4. Community Redevelopment Agency**

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

**Section 5. Delegation of Authority**

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

**Section 6. Effective Date**

This Resolution shall take effect immediately upon its passage.

**ROLL CALL VOTE AS FOLLOWS:**

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

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

**ATTEST:**

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

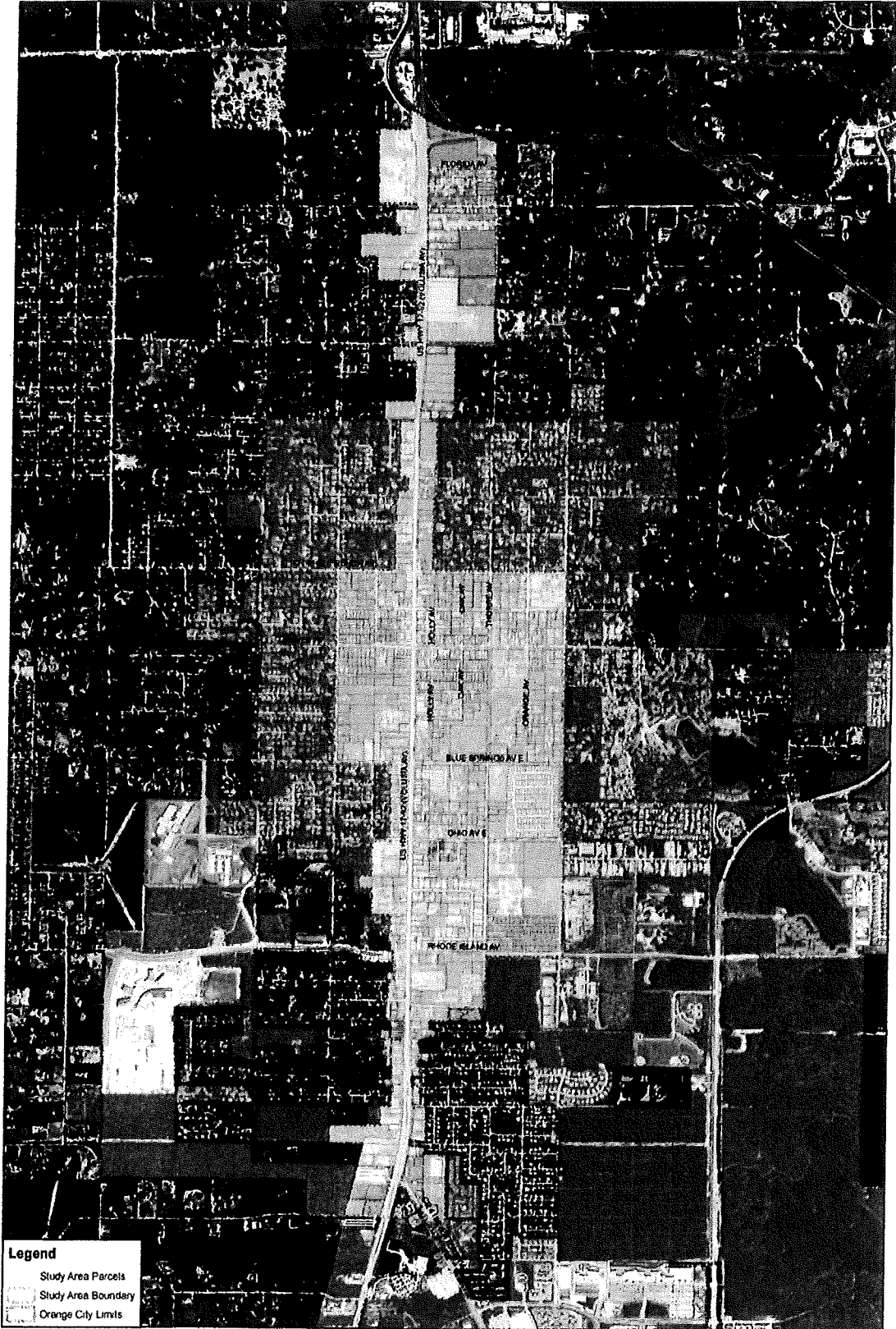
**AUTHENTICATED:**

Tom Laputka  
Tom Laputka, Mayor

Approved as to form and legal sufficiency:

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

RESOLUTION 670-12  
EXHIBIT A



Source: CPH Design Group