SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM

SUBJECT: Consider adoption of a Resolution that delegates to the City of Oviedo the authority to establish a Community Redevelopment Agency

DEPARTMENT: Planning and Development **DIVISION:** Planning

AUTHORIZED BY: Dori DeBord **CONTACT:** Tom Tomerlin **EXT:** 7430

MOTION/RECOMMENDATION:
Deny the attached resolution.

County-wide Dori DeBord

BACKGROUND:

The City of Oviedo is requesting a delegation from the Board that would authorize the City to establish a Community Redevelopment Agency. The attached resolution was provided by the City of Oviedo. The properties associated with the proposed Community Redevelopment Agency, commonly referred to as the Community Redevelopment Area (or CRA), are described in the attached Exhibit "A". The CRA encompasses several distinct areas that include commercial, residential and vacant parcel areas. The attached *Oviedo Community Redevelopment Plan* addresses each sub-area and lays out the findings of necessity associated with the proposed CRA.

County Planning Staff reviewed a prior finding of necessity report and provided the City with written comments in a memorandum dated May 22, 2007 (attached). The attached *Oviedo Community Redevelopment Plan* appears to have addressed some of these prior concerns. The proposed CRA boundaries, however, are inconsistent with Florida Statutes because they include unincorporated lands. Should the City desire to include these unincorporated lands, a joint CRA would be required, which would need to be ratified through an appropriate legal instrument.

According to the City, the formation of a Community Redevelopment Agency is consistent with ongoing strategic planning efforts as outlined in the City's Strategic Economic Development Plan, the City's Comprehensive Plan, and the City's Downtown Master Plan.

The decision to establish a Community Redevelopment Area should consider many factors. Among these factors, land planning and financial considerations are critical. The attached redevelopment plan appears to address land planning requirements in an adequate fashion. The financial considerations associated with this request are inherently complex, however, the central trade-off is the earmark of tax increment funds for expenditure within the CRA, versus the opportunity costs associated with using these tax revenues outside both the physical and policy boundaries associated with the Community Redevelopment Area.

STAFF RECOMMENDATION:

Staff recommends that the Board deny the attached resolution because the inclusion of unincorporated land into a City CRA is inconsistent Florida Statutes regarding Home Rule Charter. Given this, two options are available to the Board, as follows:

(1) Recommend appropriate changes to the attached resolution and bring back for Board consideration at a later date, or

(2) Deny the City of Oviedo's delegation request to establish a Community Redevelopment Agency.

ATTACHMENTS:

1. Resolution
2. Exhibit A - Legal Description
3. Oviedo Letter Requesting CRA Delegation
4. Planning Comment Memorandum
5. Oviedo Community Redevelopment Plan (Draft)
6. Miscellaneous Communication Regarding Timelines

Additionally Reviewed By:

☑ County Attorney Review (Kathleen Furey-Tran)

RESOLUTION NO. 08-R-_____ SEMINOLE COUNTY, FLORIDA

THE FOLLOWING RESOLUTION WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, AT THEIR REGULARLY SCHEDULED MEETING OF MARCH 25, 2008.

WHEREAS, Seminole County is a political subdivision of the State of Florida which has adopted a Home Rule Charter; and

WHEREAS, pursuant to Section 163.410, *Florida Statutes*, Seminole County may delegate to the governing bodies of municipalities within Seminole County, the exercise of such powers conferred upon Seminole County by Part III, Chapter 163, *Florida Statutes*, as amended, as Seminole County may deem appropriate; and

WHEREAS, Section 163.410, *Florida Statutes*, permits such a delegation to be made subject to such conditions and limitations as Seminole County may impose; and

WHEREAS, the City of Oviedo, a Florida municipal corporation which is wholly within the jurisdictional boundaries of Seminole County, has requested that Seminole County delegate to the City of Oviedo, pursuant to Section 163.410, *Florida Statutes*, the right and authority to exercise certain powers conferred upon Seminole County by Part III, Chapter 163, *Florida Statutes*, as amended, such powers to specifically include the power to create a community redevelopment agency as part of the municipal public body or taxing authority, together with necessarily appurtenant responsibilities, rights and authority, as a governing body

serving as a community redevelopment agency under Part III, Chapter 163, *Florida Statutes,* as amended; and

WHEREAS, the Board of County Commissioners of Seminole County have found and determined that the establishment of a community redevelopment agency within the City of Oviedo would serve a public purpose and would be consistent with the goals, objectives and policies of the *Seminole County Comprehensive Plan*, and will otherwise be consistent with the controlling provisions of State law,

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, THAT:

1. Pursuant to Section 163.410, *Florida Statutes*, the Board of County Commissioners of Seminole County, Florida, acting for and on behalf of Seminole County, Florida, hereby delegates to the City of Oviedo such authority, rights, and responsibilities conferred upon Seminole County pursuant to Part III, Chapter 163, *Florida Statutes*, as amended, in order that the City of Oviedo may create and establish a community redevelopment agency within its municipal boundaries subject to the conditions and limitations set forth herein and the controlling provision of State law.

2. The above delegation is subject to the following conditions:

(a) The delegation set forth herein shall relate solely and exclusively to that certain real property described in the Exhibit "A" attached hereto and made a part hereof.

(b) In accordance with Section 163.410, *Florida*

Statutes, this delegation ". . . shall confer only such powers. . . as shall be specifically enumerated in [this] . . . delegating resolution" and the City of Oviedo shall be charged with and solely responsible for making any and all necessary findings relative to the actions taken with regard to the creation of a community redevelopment agency and any and all actions taken subsequent to the creation of said City of Oviedo community redevelopment agency.

(c) The power delegated herein is the authority to create a City of Oviedo community redevelopment agency relating only to the property (the "Community Redevelopment Area") described in the Exhibit "A" attached hereto, which subject properties relate to the area proximate to or a part of the so-called "New Downtown" area within the City Limits of the City of Oviedo, containing numerous parcels of property.

(d) As to the Community Redevelopment Area described in the Exhibit "A", except for the ninety-five per cent (95%) of the "increment revenues" which shall be appropriated by Seminole County and by the City of Oviedo and deposited in the redevelopment trust fund which is created by the City of Oviedo in accordance with Section 163.3187, *Florida Statutes*, as amended, for a period not exceeding twenty-five (25) tax years, no Seminole County tax revenues, equivalent revenues, or any other County funds of any kind shall be used in any way to fund the City's community redevelopment agency created by the City of Oviedo nor any of said community redevelopment agency's programs or projects. The City of Oviedo may pledge its revenues to the community redevelopment agency, but in no event shall pledge or assert any interest in any Seminole County revenues or funds.

(e) If the City of Oviedo has not created and established the City's community redevelopment agency as contemplated herein on or before March 30, 2009, including the enactment of an ordinance establishing a redevelopment trust fund as and relating to the Community Redevelopment Area described in the Exhibit "A" hereto; then the delegation set forth in this Resolution shall be deemed terminated and shall be of no further force or effect.

(f) Any proposed additional community redevelopment areas or any proposed expansion of the community redevelopment area contemplated by this Resolution shall require that the City of Oviedo seek and request an additional delegating resolution which action, as well as the actions set forth herein, shall not be deemed or construed, in any way, as a general delegation by Seminole County of any powers nor a pledge of any Seminole County funds or revenues to be used by the City of Oviedo, the City's community redevelopment agency or within the Community Redevelopment Area.

(g) Neither the City of Oviedo nor the City's community redevelopment agency shall contest or challenge any provision, term or condition of this Resolution.

(h) The members of the City's community redevelopment agency's governing board shall be the City Council of the City of Oviedo, in accordance with the provisions of Section 163.357, *Florida Statutes*. Notwithstanding the foregoing, the City Council of the City of Oviedo shall appoint a citizen advisory committee consisting of five (5) residents of Seminole County; provided, however, that the City Council shall appoint two (2) of the members as nominated by the Board of County Commissioners of Seminole County.

(i) Any and all actions relative to the creation and implementation of the City's community redevelopment agency shall be structured and configured in such a way as to facilitate the consolidation of the City's community redevelopment agency, and all of its projects and programs, into any multi-jurisdictional or Countywide community redevelopment agency that may be established in the future by Seminole County. The potential consolidation of the City's community redevelopment agency authorized herein with other community redevelopment agencies relating to other community redevelopment areas into a multi-jurisdictional community redevelopment agency shall be optional with regard to the City of Oviedo. To address that potential, however, all documents of creation and implementation of the City's community redevelopment agency shall provide for the

contingent future transfer of any and all projects, programs, assets, property, funds, obligations and liabilities to Seminole County and/or a multi-jurisdictional or Countywide community redevelopment agency established by Seminole County.

(j) The City of Oviedo shall and hereby does hold harmless and indemnify Seminole County from and against any losses or claims of any type or nature whatsoever resulting in any way from the creation of the City's community redevelopment agency.

3. As to all activities of any type or nature of or by the City's community redevelopment agency, the City's community redevelopment agency shall hold harmless and indemnify Seminole County from and against any losses or claims of any type or nature whatsoever. This condition shall not preclude the City of Oviedo from obtaining indemnification from the City's community redevelopment agency.

4. Any action by the City of Oviedo or the City's community redevelopment agency in conflict with the limitations and requirements stated herein shall immediately revoke and rescind the authorization and delegation to the full extent made in this Resolution.

5. This delegation is made at the request of the City of Oviedo and shall not be construed to represent the taking on or acceptance of any obligation by Seminole County or the making of any required finding or action by Seminole County under Chapter 163, *Florida Statutes*, as amended, or any other law, rule or regulation except only as to Seminole County's consent that the

City of Oviedo may crate a community redevelopment agency pursuant to the terms and conditions hereof, and consistency with the provisions of the *Seminole County Comprehensive Plan* relative to the creation of community redevelopment agencies or areas of any actions relating thereto.

6. If any clause, paragraph, provision, sentence, term, conditions or part of this Resolution is found to be invalid, inoperable, unconstitutional, unenforceable or otherwise contrary to law; then this entire Resolution shall be of no force, effect or meaning.

ADOPTED this day of 2008.

ATTEST:

MARYANNE MORSE
Clerk to the Board of
the County Commissioners
of Seminole County, Florida

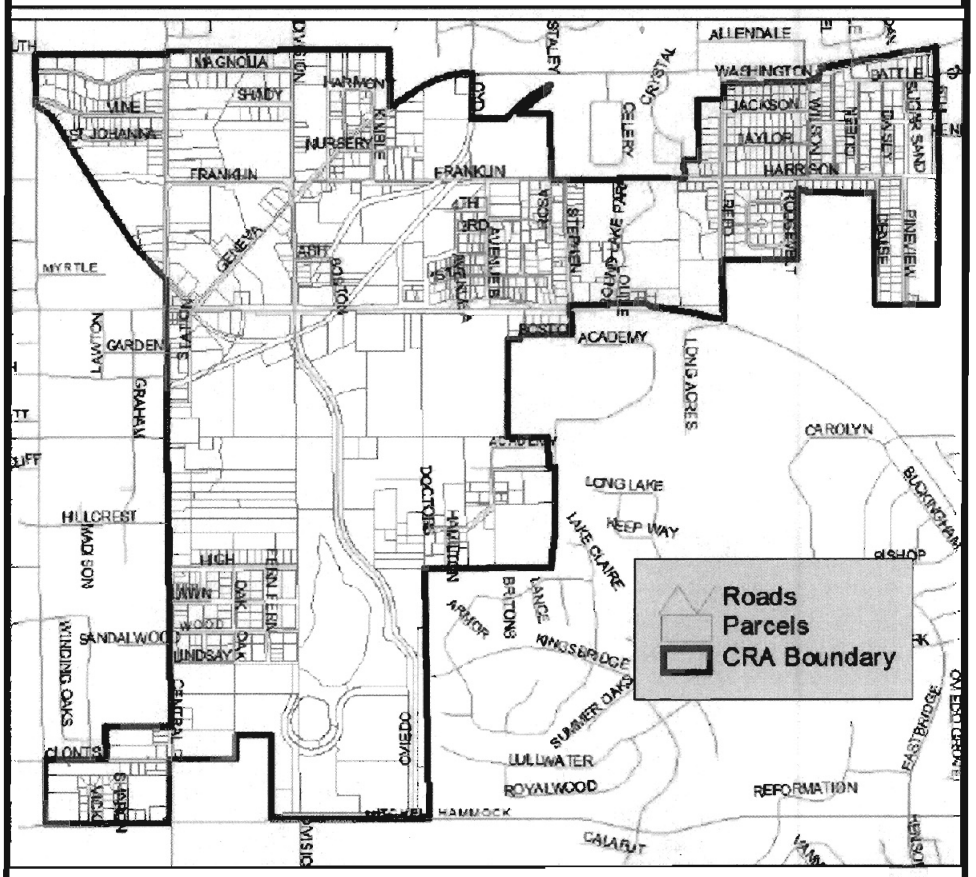
BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By:
BRENDA CAREY
CHAIRMAN

Exhibit "A" – Legal Description Oviedo CRA

FIGURE 1

Community Redevelopment Area Boundary



Source: GIS data provided by Oviedo Development Services

Created: January 2008 by BBPC

Appendix – Legal Description

The boundary of the Community Redevelopment Area is as follows:

- Starting at the intersection of West Mitchell Hammock Road and the southwest portion of parcel 15-21-31-300-057E-0000
- Continuing north along the western portions of the following parcels in Section 15 Township 21 Range 31 Subdivision 300: 057E-0000, 0570-0000, 0550-0000
- Continuing east along the northern portions of the following lots in Section 15 Township 21 Range 31 Subdivision 300: 0550-0000, 0560-0000, 0580-0000, 054A-0000, 054B-0000
- Continuing north along the centerline of Central Avenue (SR 434)
- At the intersection of Central Avenue (SR 434) & Railroad Street, continuing northeast through Section 10 Township 21 Range 31 Subdivision 300 Block 0950
- Continuing north along the center line of Lake Jessup Avenue
- Continuing east along the northern portions of the following lots in Section 10 Township 21 Range 31 Subdivision 503 Block 0000: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15
- Continuing north along the centerline of Central Avenue (SR 434)
- Continuing east along the northern portions of the following lots in Section 10 Township 21 Range 31 Subdivision 507 Block 0000 Lots: 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33
- Continuing east along the northern portions of the following Blocks in Section 10 Township 21 Range 31 Subdivision 300 Blocks: 0400, 0410, 0420 & the following lots of Section 10 Township 21 Range 31 Subdivision 510: 48, 17, 16
- Continuing south along the eastern portion of Section 10 Township 21 Range 31 Subdivision 300 Block 0420
- Continuing northeast along the centerline of Geneva Drive (CR 426)
- Continuing south on the centerline of Lloyd Drive
- Continuing north along the northern portion of Section 10 Township 21 Range 31 Subdivision 300 Block 0930

- Continuing south along the eastern portion of Section 10 Township 21 Range 31 Subdivision 300 Block 0930

- Continuing east along the northern portions of the following Blocks in Section 11 Township 21 Range 31 Subdivision 300: 0140, 019C, 0160, 016A, 0240, 0250

- Continuing north along the western portion of Section 11 Township 21 Range 31 Subdivision 300 Block 012B. Continuing east along the northern portion of the same parcel

- Continuing north along the western portion of Lots in Section 11 Township 21 Range 31 Subdivision 503 Block 0000: 0730, 0740, 0750, 0760, 0770, 0780, 0790, 0800, 0810, 0820, 0830, 0840, 0850

- Continuing east along the northern portion of Section 11 Township 21 Range 31 Subdivision 503 Block 0000 Lot 0730

- Continuing north along the centerline of Reed Avenue

- Continuing east along the centerline of Washington Street

- Continuing south along the centerline of 6th Street

- Continuing south along the eastern portion of Section 11 Township 21 Range 31 Subdivision 300 Block 0410

- Continuing west along the southern portions of the following blocks in Section 11 Township 21 Range 31 Subdivision 300: 0410, 0400, 0390

- Continuing west along the southern portions of the following lots in Section 11 Township 21 Range 31 Subdivision 507 Block 0000: 0010, 0410, 0400

- Continuing north along the centerline of Denise Street

- Continuing west along the northern portion of the following Lots in Section 11 Township 21 Range 31 Subdivision 515 Block 0000: 0010, 0020, 0030, 0040, 0050, 0060, 0070, 0080, 0090

- Continuing west along the northern portion of Section 11 Township 21 Range 31 Subdivision 300 Block 0360

- Continuing south along the western portions of the following Blocks in Section 11 Township 21 Range 31 Subdivision 300: 0360, 0370

- Continuing west along the northern portion of Section 11 Township 21 Range 31 Subdivision 300 Block 0010
- Continuing south along the centerline of Reed Avenue
- Continuing west along the centerline of E Broadway Street (SR 426 / CR 419)
- Continuing south along the centerline of Academy Avenue
- Continuing west along the centerline of Boston Avenue
- Continuing south through Section 15 Township 21 Range 31 Subdivision 300 Block 0010, then head east along the southern portion
- Continuing east along the centerline of Academy Place
- Continuing south along the centerline of Doctors Drive
- Continuing south along the western portion of the following Blocks in Section 15 Township 21 Range 31 Subdivision 300: 0020, 0040
- Continuing west along the southern portion of Section 15 Township 21 Range 31 Subdivision 300 Block 0040 & Section 15 Township 21 Range 31 Subdivision 501 Block 0000 Lots 0120, 0110, 0080
- Continuing south along the centerline of Oviedo Boulevard
- Continuing west along the centerline of Mitchell Hammock Road
- Continuing north along the eastern portion of the following Lots in Section 15 Township 21 Range 31 Subdivision 524 Block 0000: 0030, 0040
- Continuing west along the northern portion of Section 15 Township 21 Range 31 Subdivision 524 Block 0000 Lot 0040, then continuing south along the western portion of aforementioned parcel
- Continuing west along the northern portion of the following Lots in Section 15 Township 21 Range 31 Subdivision 524 Block 0000: 0020, 001B
- Continuing south along the centerline of S Central Avenue (SR 434)
- Continuing west along the center line of Mitchell Hammock Road
- Ending at the intersection of West Mitchell Hammock Road and the southwest portion of parcel 15-21-31-300-057E-0000

The following is a general legal description of the properties located within the Community Redevelopment Area for Oviedo, FL.

Section 10, Township 21, Range 31

- Subdivision 300
  - Blocks 6, 8, 10, 25C, 30, 30A, 31, 32, 33, 34, 35, 36, 37, 38, 40, 41, 41A, 42A, 43, 43A, 44, 45, 45A, 46, 46A, 46B, 47, 48, 49, 50, 51, 52, 53, 53A, 54, 54A, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 65A, 65B, 65C, 65D, 66, 68, 69, 70, 73B, 75, 75A, 75B, 75C, 77, 77A, 79, 80, 81, 81A, 83, 83A, 83B, 83C, 84, 85, 85A, 86, 86A, 86B, 87, 88, 89, 90, 91, 91A, 91B, 92, 92A, 93, 93B, 94, 94C, 95, 95A

- Subdivision 503
  - Block 0000
  - Lots 1, 4, 6, 11, 13, 16, 19, 21, 22, 26, 27, 28, 29, 30, 33, 35, 36, 38, 38A, 40, 42, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 57, 59, 61, 62, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73

- Subdivision 505
  - Block 0A00
  - Lots 1, 2

  - Block 0B00
  - Lots 1, 2, 2A, 3, 6, 7, 10, 10A, 12, 15, 18, 19, 20, 21

- Subdivision 505
  - Block 0C00
  - Lots 1, 7, 8, 10, 11, 11A, 13, 14, 15, 15A, 16

- Subdivision 506
  - Block 0000
  - Lots 1, 6, 7, 8, 9, 10, 11, 12, 13

- Subdivision 507
  - Block 0000
  - Lots 15, 16, 17, 19, 19A, 20, 23, 25, 26, 27, 28, 29, 30, 32, 34, 35, 38, 39

- Subdivision 508
  - Block 0000
  - Lots 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12

- Subdivision 509
  - Block 0000
  - Lots A, B, D, E, F, F1, G

- Subdivision 510
  - Block 0000
  - Lots 1, 3, 5, 6, 7, 8, 8A, 9, 11, 12, 12A, 13, 17, 19, 21, 23, 25, 26, 26A, 27, 27A, 29, 29A, 33, 33A, 34, 34A, 35, 36, 36A, 37, 41, 42, 43, 45, 47

- Subdivision 511
  - Block 0000
  - Lots 1, 2, 4, 6, 8, 9, A, B, C, D, E, 11, 13, 15, 17, 20, 22, 25, 27, 28, 29, 31, 32, 35, 35, 39

- Subdivision 512
  - Block 0000
  - Lots 1, 2, 2A, 3, 3A, 3B, 4, 4A, 4B, 4C, 5, 12, 12A, 13, 13A, 13B, 13D, 13E, 13F, 14

- Subdivision 513
  - Block 0000
  - Lots 1, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 21, 23, 27, 28, 29, 31, 33, 35, 37

- Subdivision 514
  - Block 0000
  - Lots 1, 2, 3, 7, 8, 11, 13, 19, 21, 24, 25, 27, 29, 31, 32, 33, 34, 36, 38, 41, 43, 45, 47, 51, 53, 54, 56, 57, 58, 89, 60, 61, 65, 66, 68, 70, 71, 75, 77, 79

- Subdivision 515
  - Block 0000
  - Lots 1, 4, 6, 7, 8, 11, 14, 15, 18, 19, 21, 23, 25, 27, 30, 33, 34, 35, 36, 38, 40, 41, 42, 44, 47

- Subdivision 516
  - Block 0000
  - Lots 8B, 9

- Subdivision 519
  - Block 0000
  - Lots 20, 21

- Subdivision 523
  - Block 0000
  - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

  - Block 0100, 0200, 0300, 0400

- Subdivision 525

- Block 0000
- Lots 1, 2, 3, 4, 5, 6, 7, 8

- Subdivision 528
  - Block 0000
  - Lots 1, 3

  - Block 0A00

Section 11, Township 21, Range 31

- Subdivision 300
  - Blocks 1, 1A, 6, 7, 8, 9, 12B, 14, 15, 16, 16A, 17, 18, 19, 19A, 19B, 19C, 20, 21, 22, 23, 24, 24A, 24B, 24C, 25, 26, 27, 28, 29, 29A, 29B, 29C, 30, 31, 32, 33, 34, 35, 36, 37, 38, 41, 45A

- Subdivision 503
  - Block 0000
  - 1, 1A, 1B, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 13A, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25A, 25B, 26, 27, 29, 30, 31, 32, 33, 34, 35, 36, 37, 37A, 39, 40, 40A, 41, 42, 43, 44, 45, 46, 47, 48, 49, 49A, 49B, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 77, 79, 81, 83, 84, 86, 87A, 87B

- Subdivision 504
  - Block 0A00
  - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 , 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 39, 40, 41, 42, 43, 44

  - Block 0B00
  - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15

  - Block 0C00
  - Lots 1, 1A, 2, 2A, 3, 4, 5, 6, 7

  - Block 0D00
  - Lots 1, 1A, 2, 5A, 7, 7A, 8

  - Block 0L00

- Subdivision 505
  - Block 0000
  - Lots 1, 3, 6, 8, 11, 19, 20

  - Block 0L00

- Subdivision 507
  - Block 0000
  - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41

- Subdivision 508
  - Block 0100
  - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19

  - Block 0200
  - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19

  - Block 0300
  - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20

  - Block 0400
  - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17

  - Block 0500
  - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15

  - Block 0600
  - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20

  - Block 0700
  - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20

  - Block 0800
  - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16

  - Block 0900
  - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16

  - Block 1000
  - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20

  - Block 1100
  - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13

  - Block 0P00

- Subdivision 510
  - Block 0B00
  - Lots 13, 14

  - Block 0B0A

- Subdivision 511
  - Block 0000
  - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12

- Subdivision 514
  - Block 0000
  - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9

Section 14, Township 21, Range 31

- Subdivision 300
  - Blocks 1B, 4

- Subdivision 501
  - Block 0000
  - Lots 1, 2, 4, 6, 8, 10, 12, 16, 18, 20, 21, 23, 24, 25, 26, 28

- Subdivision 504
  - Block 0C00

- Subdivision 5MC
  - Block 0000
  - Lots 337, 338, 339

Section 15, Township 21, Range 31

- Subdivision 300
  - Blocks 1, 2, 3, 4, 5, 6, 7, 8, 8A, 9, 10, 10A, 11, 11A, 11B, 11C, 11E, 12, 12B, 13, 13A, 14, 15, 15A, 16, 17, 17A, 17B, 17C, 18, 19, 20, 21, 22, 23, 23A, 24, 25, 26, 26A, 26B, 26D, 27, 27A, 28, 28A, 29, 29A, 30, 30A, 31, 32, 33, 33A, 33B, 35, 52, 52A, 52B, 53, 54A, 54B, 55, 56, 57, 57A, 57B, 57C, 57D, 57E, 58, 59, 60, 61, 62, 63, 63A, 65, 66, 69, 69A, 69B, 69C, 69D, 69E, 69F, 69G, 69H, 69J, 69K, 69L, 70, 74, 74A, 74B, 74C, 76, 76B, 77A, 82A, 84, 86, 87, 88, 89, 90, 91

- Subdivision 501
  - Block 0000
  - Lots 1, 2, 3, 3A, 3B, 5, 5A, 6, 6A, 6B, 7, 8, 8A, 8B, 9, 9A, 9B, 9C, A, H, H1, H2, 12, 12A, 12B, 13, 14

- Subdivision 502
  - Block 0000
  - Lots 1, 3

- Subdivision 504
  - Block 0000

- Lots 1, 2, 3, 4, 5, 5A, 6, 7, 11, 15

- Subdivision 506
  - Block 0A00
  - Lot 1

  - Block 0B00

  - 0E00
  - Lots 1, 2, 3, 11, 12, 15, 19

  - 0F00
  - Lot 1

- Subdivision 511
  - Block 0A00
  - Lots 1, 2, 4, 5

  - Block 0B00
  - Lots 1, 2, 4, 5, 7, 9, 11

  - Block 0C00
  - Lots 1, 3, 5, 7, 9, 11

  - Block 0D00
  - Lots 1, 7

- Subdivision 512
  - Block 0A00
  - Lots 1, 4, 6, 11

  - Block 0B00
  - Lots 1, 7, 11, 14, 17

  - Block 0C00

  - Lots 1, 4, 7, 11, 14, 17

  - Block 0D00
  - Lots 1

- Subdivision 513
  - Block 0A00
  - Lots 1, 5, 5A, 7

  - Block 0B00

- Lots 1, 3, 6, 8

- Block 0C00
- Lots 1, 3, 6, 8

- Block 0D00
- Lots 1, 6, 8

- Subdivision 515
  - Block 0000
  - Lots 1, 2, 3, 4, 5, 5A, 6, 6A, 7, 8, 9, 10

- Subdivision 516
  - Block 0000
  - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12

- Subdivision 517
  - Block 0000
  - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15

- Subdivision 521
  - Block 0C00

- Subdivision 522
  - Block 0000
  - Lot 1

- Subdivision 523
  - Block A, B, C

- Subdivision 524
  - Block 0000
  - Lots 1B, 2, 3, 3A, 4, 4A, 4B

- Subdivision 525
  - Block 0A00

- Subdivision 526
  - Block 0000
  - Lots A, B, C, D

- Subdivision 5KU
  - Block 0000
  - Lot 33

The City of
Oviedo
FLORIDA

RECEIVED
FEB 0 6 2008
SEMINOLE COUNTY
COUNTY MANAGER

400 ALEXANDRIA BOULEVARD • OVIEDO, FLORIDA 32765

February 4, 2008

Ms. Cindy Coto
County Manager
Seminole County Services Building
1101 East First Street
Sanford, FL 32771

Subject: Community Redevelopment Agency

Dear Ms. Coto:

Confirming our conversation in my office from Tuesday, January 29, the City of Oviedo wishes to renew its request for approval for the formation of a Community Redevelopment Agency with the Board of County Commissioners.

In June of last year, both the City Council and the Board of County Commissioners agreed to postpone a decision on the City's request to form a Community Redevelopment Agency until March 31, 2008. The date was chosen so that the Board and the City Council would have the opportunity to discuss these matters after the January 29th referendum election on property tax reform.

A number of meetings have been scheduled between members of the Oviedo City Council and members of the Board of County Commissioners for later this month. The City would like to see this matter listed on an agenda for a decision by the Board of County Commissioners at its March 25, 2008 regular meeting.

By separate e-mail communication, I am forwarding to you an electronic copy of the City's draft Community Redevelopment Plan that was shared with you on January 29th. We plan to share this document with the members of the Board when the meetings with Board members are convened later this month.

I look forward to hearing from you and your staff on the contents of the draft plan and we look forward to discussing this matter with you in anticipation of a Board decision in March.

Sincerely yours,

Gerald J. Seeber
City Manager

cc: City Council
Bryan Cobb

Planning & Development Department
Planning Division

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

Memorandum

To: Donald S. Fisher, Deputy County Manager

Through: Dori DeBord, Director

From: Sheryl Stolzenberg, Principal Coordinator
Tom Tomerlin, Principal Planner

Date: May 22, 2007

Subject: **City of Oviedo – Recommendation for Inclusion of Undeveloped Lands and Expansion of CRA Boundary, Report Dated May 8, 2007**

This memorandum is provided in response to the City of Oviedo's plans for inclusion of undeveloped lands and expansion of the boundaries of the Community Redevelopment Area (CRA). Previous County staff comments had been submitted to the City, requesting additional information to justify the inclusion of undeveloped lands.

Both of the above referenced issues are addressed in the subject report. Comments regarding these recommendations follow below.

1. The report places emphasis on preventing the spread of slum and blight through pursuit of a catalyst project (i.e., *Oviedo on the Park*) that maximizes opportunity for redevelopment by private enterprise. While this approach has merits, should the catalyst project indeed spur redevelopment, special consideration needs to be made to safeguard adjoining neighborhoods from displacement. Furthermore, the redevelopment plan for the area will need to address existing residential areas.
2. In regard to inclusion of the Washington Heights and Lone Pines residential areas, it is highly recommended that the City avoid declaration of "slum" conditions, and focus instead on the statute definition of "blight". A finding of necessity can be based on blight conditions alone, and needn't rely on the more acute definition of "slum area".
3. Given the criteria outlined in F.S. 163.360(8) that deals with inclusion of vacant land, Section 163.360(8).(a).1 identifies the shortage of affordable housing as a justification. Moreover, the City has identified affordable and workforce housing needs as a preliminary issue in its Comprehensive Plan Evaluation and Appraisal Report (EAR) scoping. Given this, a component of the catalyst project (i.e., *Oviedo in the Park*) should entail an affordable/workforce housing component. Although a final plan for the catalyst project is not expected at this point, justification for inclusion of the undeveloped land must specifically state that the final plan will include provisions for affordable and workforce housing.

The above notes are offered in response to the subject report. While Staff is in general agreement with the report's findings, it is respectfully requested that the above points be addressed by the City. Provision of additional data and analysis in support of the proposed modifications will help illustrate the merits of the changes. In addition, the County and City will need to begin crafting a delegating resolution for consideration by the Board of County Commissioners once these items have been addressed.

Should you have any questions, comments, or desire a detailed briefing, please do not hesitate to contact us.

Oviedo Community Redevelopment Plan

DRAFT

January 28, 2008

Prepared by Basile Baumann Prost Cole & Associates, Inc.

City of Oviedo City Council

Mary Lou Andrews, Mayor

Dominic Persampiere, Deputy Mayor

Keith Britton

Steve Henken

Stephen Schenck

Oviedo Community Redevelopment Plan

Table of Contents

Introduction _____ **Page 5**

Community Redevelopment Area Description _____ **Page 6**

Findings of Necessity _____ **Page 12**

Redevelopment Plan Objectives _____ **Page 42**

Redevelopment Issues _____ **Page 43**

Redevelopment Program / Uses of Funds _____ **Page 46**

Conformity with Existing Plans _____ **Page 53**

Neighborhood Impact / Housing _____ **Page 54**

Time Certain for all Redevelopment Activities _____ **Page 55**

Appendix – Legal Description _____ **Page 56**

List of Tables

Table 1 – Stormwater Project Costs in CRA _____Page 9

Table 2 – Water & Wastewater Project Costs in CRA _____Page 10

Table 3 – Findings of Necessity by Subarea _____Page 12

List of Figures

Figure 1 – Community Redevelopment Area Boundary_____Page 6

Figure 2 – CRA Residential Properties_____Page 7

Figure 3 – Study Area & Subarea Boundaries_____Page 15

Figure 4 – Vacant Land _____Page 19

Figure 5 – Parcels in Proposed CRA With No Structure _____Page 20

Figure 6 – Downtown Master Plan _____Page 22

Figure 7 – Study Area & Subarea Boundaries_____Page 26

Figure 8 – Survey of Physical Conditions_____Page 28

Figure 9 – Subarea 37_____Page 39

Figure 10 – Redevelopment Map_____Page 51

Introduction

This Community Redevelopment Plan was created to provide a framework for the City of Oviedo (the City) to make use of the community redevelopment powers outlined in Chapter 163 of the Florida Statutes. The Oviedo Strategic Economic Development Plan, completed in September 2006, calls for the City to "explore the establishment of an urban infill and redevelopment area to spur development in desired locations."

In 2006, the City hired Basile Baumann Prost Cole & Associates, Inc. (BBPC), the same company that prepared the Strategic Economic Development Plan, to prepare a findings of necessity report to determine whether or not the City should establish a community redevelopment area (CRA). The findings of necessity report included in this plan documents conditions of slum and blight necessary to support the creation of a CRA. Findings of necessity work was conducted in two phases, one phase for properties within the City of Oviedo and a separate report evaluating the inclusion of unincorporated Seminole County land in the CRA.

During findings of necessity evaluations, a number of key issues were identified, such as deteriorating residential properties, deteriorating commercial properties downtown and an inadequate street system downtown. The redevelopment issues section of this plan expands on the issues identified in the findings of necessity section. Strategies for mitigating these issues are outlined in the redevelopment program section. Each strategy specifically references the redevelopment issues it is designed to address.

The creation of a CRA is a continuation of ongoing strategic planning efforts consistent with the goals and strategies of the City's Strategic Economic Development Plan, Comprehensive Plan and Downtown Master Plan. This plan is consistent with the City's interest in catalyzing additional private investment in the community and expanding the tax base.

Community Redevelopment Area Description

The Oviedo Community Redevelopment Area (CRA) has an irregular shape which is illustrated in the maps on pages six and seven. It is generally bordered by Mitchell Hammock Road to the south and by Magnolia Street and Geneva Drive to the north. The western edge of the CRA is generally defined by Central Avenue (SR 434), but extends west to Lake Jessup Avenue in the northern portion to include Vine Street and St. Johanna Drive. Likewise, the boundary extends to Lake Jessup Avenue to include Sharon Court and Vicki Court in the southern portion. The CRA encompasses at least seven distinct areas, including:

- The "Old Downtown" area; extending east from Central Avenue to Oveido Boulevard, south from Franklin Street and including properties south of Broadway Street (SR 426/CR 419).

- The "New Downtown" north of Mitchell Hammock Road along Oviedo Boulevard

- The residential area adjacent to the New Downtown that includes High Street, Lawn Street, Wood Street, Oak Street, Lindsay Lane, and Fern Street

- The residential area southwest of Jackson Heights Middle school that includes Academy Place, Doctors Drive and Hamilton Avenue

- The residential area directly north of the Old Downtown, including St. Johanna Drive, Vine Street, Magnolia Street, Shady Lane, Harmony Way, Goodwin Street, Nursery Street and Kimble Street

- The Avenue B neighborhood, including the area immediately west of Round Lake Park

- The Reed Avenue neighborhood, including residential areas south of Geneva Drive (CR 426) and east of Reed Ave to 6th Street

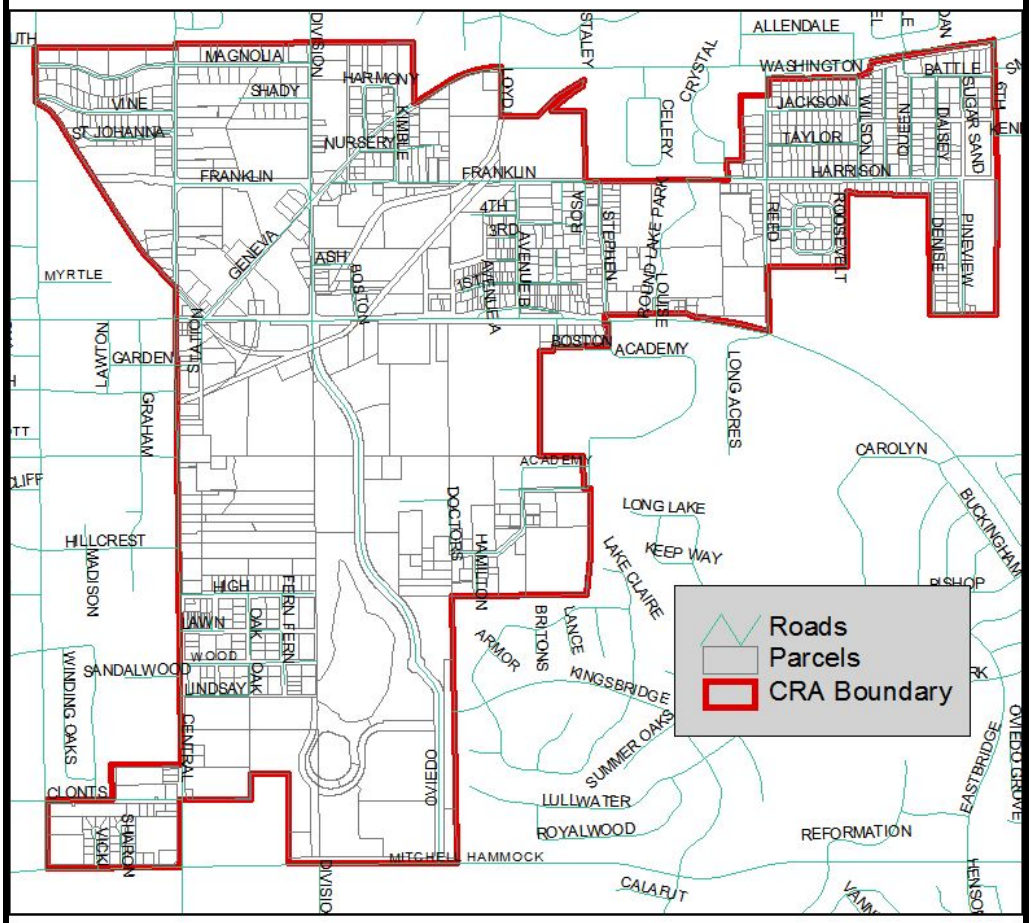
The CRA combines a number of distinct neighborhoods that are separate but interdependent. It is important that the well being of all neighborhoods within the CRA be addressed in this plan.

The Reed Ave, Avenue B and Jackson Heights Middle School neighborhoods have several deteriorating properties and inadequate infrastructure. While many property owners have maintained their properties, many others have neglected routine maintenance to the point where the properties are unsightly and, in some cases, likely unsafe as well. These neighborhoods are also suffering from a lack of road maintenance, lack of sidewalks, insufficient street lighting, and no access to public sewer.

The other residential areas in the CRA typically have structures that have been adequately maintained, but are suffering from some of the same infrastructure problems as the abovementioned neighborhoods. Street improvements are almost universally required in the CRA residential neighborhoods. The residential area adjacent to the New Downtown that includes High Street, Lawn Street, Wood Street, Oak Street, Lindsay Lane, and Fern Street is an example of a neighborhood with generally good housing stock, but deteriorated roadways.

FIGURE 1

Community Redevelopment Area Boundary



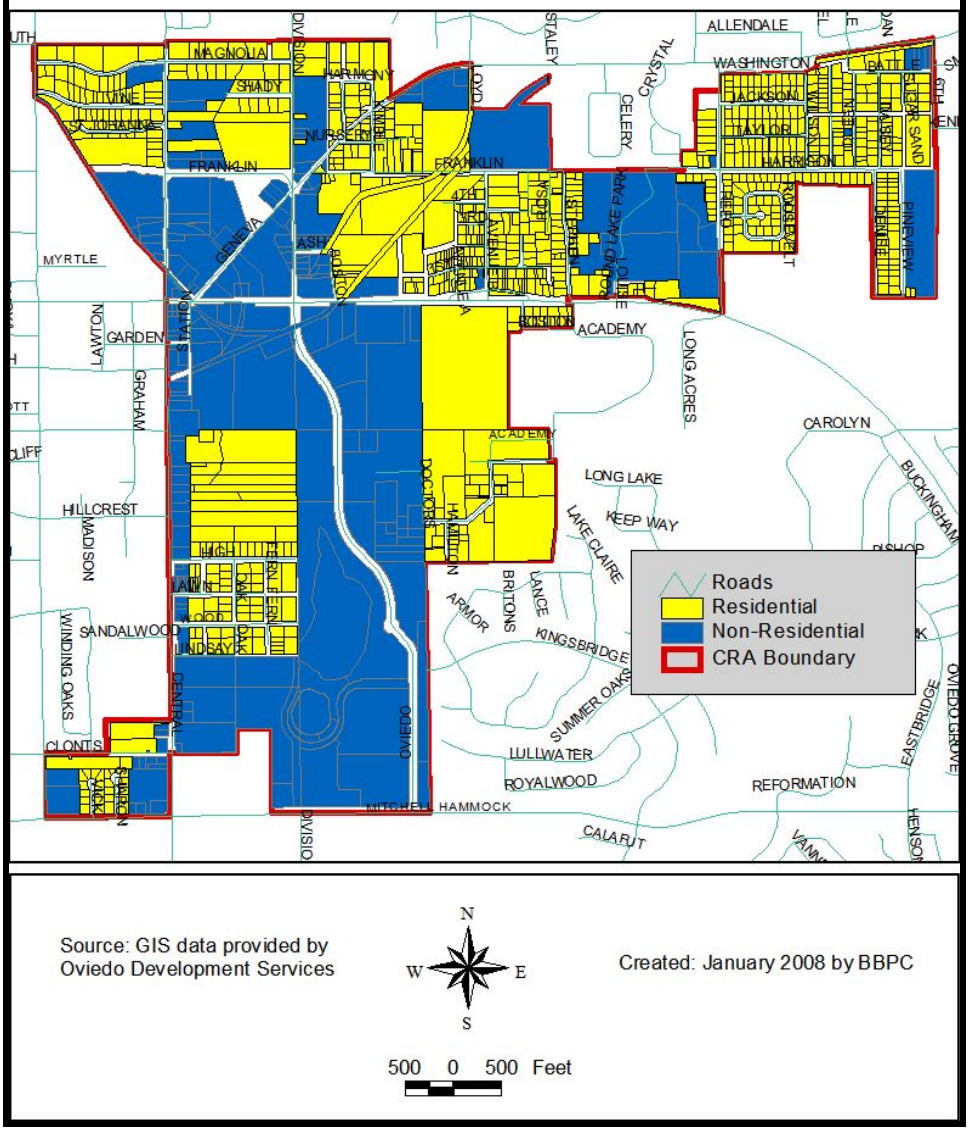
Source: GIS data provided by Oviedo Development Services

Created: January 2008 by BBPC

The City of Oviedo CRA and this redevelopment plan are heavily dependent upon the new downtown development area *Oviedo on the Park* in the heart of the City of Oviedo and the center of redevelopment efforts. The new development will act as a catalyst for new investment and development in the City of Oviedo, and strengthen City and Community Redevelopment Agency investment in eradicating slum and blight and developing on undeveloped lands with adverse environmental conditions.

FIGURE 2

CRA Residential Properties



Oviedo on the Park is being developed by Broad Street Partners, LLC, in association with the City of Oviedo and possibly Seminole County. It will include private use development consisting of residential, retail, restaurant, commercial, and office, as well

as public use development including a park, amphitheatre and proposed county public library.

The private portion of the development, aptly named *Oviedo on the Park*, is estimated to be valued at more than $200 million at total build-out. This will include between 1,000 and 1,200 residential units and a minimum 85,000 square feet of retail and commercial space, including restaurant space. The initial phase of construction will have 4-story buildings with future phases being potentially higher. All private development will occur on land owned or controlled by Broad Street Partners and their affiliates.

The public portion of the development will be under the ownership of the City of Oviedo. The City of Oviedo public amenities will cover approximately 21.91 acres and include a center lake, surrounding park, amphitheater, and environmental preservation area. The proposed Seminole County public amenity will be a new County Library.

The Old Downtown area is characterized by older commercial space and a difficult-to-navigate street grid. The planned SR 426 / CR 419 road widening project provides a great opportunity to revamp the downtown area, but also threatens the viability of small businesses in the short term. The conceptualization and planning for this project will be important to ensure that improving the efficiency of SR 426 / CR 419 as a primary automobile thoroughfare is balanced with improved urban design elements intended to encourage moderate speeds, a safe pedestrian environment, and an aesthetically pleasing and functional downtown street. The CRA should be especially involved in the planning stages of this project.

The City's Downtown Master Plan outlines the following redevelopment strategies for the Old Downtown:

- Anticipate that New Downtown investment will create redevelopment pressures on Old Downtown due to its location and character
- Invest in road improvements, sidewalk improvements and landscaping improvements to "set the stage" for private investment
- Develop a program for redevelopment assistance

This basic strategy of realizing the interconnectedness of the neighborhoods in the CRA and providing the necessary public investment to ensure that private investment in one area can catalyze additional investment in surrounding areas is a sound redevelopment strategy for the entire CRA.

Some of the necessary public investment that will be addressed in this Community Redevelopment Plan includes stormwater, water and sewer improvements identified in the City's Stormwater Master Plan and Water and Wastewater Master Plan, and park and trail improvements as outlined in the City of Oviedo Parks and Pedestrian System Master Plan. The development of a master stormwater system for the old downtown that will reduce the need for on-site stormwater mitigation is another key public investment that will be discussed later in this document.

Park improvements in the CRA will be limited primarily to Round Lake Park while the trail network, especially in the Old Downtown Area, must be an integral component of any planning effort. The Cross Seminole Trail, which will be a 24 mile long trail across the County when complete, cannot be completed until redevelopment plans for the Old Downtown are finalized and Broadway Street (SR 426/CR 419) road improvements are underway. The following tables show specific stormwater, water and wastewater improvements relevant to the CRA called for in the respective master plans.

TABLE 1 Stormwater Project Costs in CRA

Project Name	Estimated Cost	% in CRA	Total Estimated Cost
Station Street	$54,166	100%	$54,166
East Franklin Street Culvert	$44,467	100%	$44,467
Sweetwater Creek Detailed Study	$120,000	20%	$24,000
Division Street Culvert - Shady Lane	$206,412	100%	$206,412
C.R. 419 & Stephen Lane	$16,135	100%	$16,135
Railroad Street & C.R. 426	$133,530	100%	$133,530
Doctors Drive	$63,629	100%	$63,629
East High Street	$86,983	100%	$86,983
Stephen Ave & Rosa Ave	$34,820	100%	$34,820
Jackon Street & Wilson Ave	$38,685	100%	$38,685
Reed Ave & Washington Street	$7,636	100%	$7,636
		Total	**$710,463**

Source: Stormwater Master Plan, City of Oviedo, FL. Page 5-7

TABLE 2 — Water & Waste Water Project Costs in CRA

	Project Description	Estimated Quantity	Unit	Unit Cost	Amount	Mobilization / Demobilization (5%)	General Requirements (2%)	Bonds & Insurance (2.5%)	Design Fees (10%)	Contingency (20%)	Total Project Amount	Amount of Project in CRA	Total Project Amount in CRA
Water	Install 16" WM on CR 419 / SR 426 from North Avenue to Division Street	6,500	L.F.	$120.00	$780,000	$39,000	$15,600	$19,500	$78,000	$156,000	$1,088,100	25%	**$272,025**
	Install 16" WM on CR 419 / SR 426 from Division Street to Lockwood Blvd	6,500	L.F.	$120.00	$780,000	$39,000	$15,600	$19,500	$78,000	$156,000	$1,088,100	25%	**$272,025**
	Install 36" WM on West Mitchell Hammock Road from the WTP to Alfaya Woods Blvd	6,500	L.F.	$175.00	$1,137,500	$56,875	$22,750	$28,438	$113,750	$227,500	$1,586,813	20%	**$317,363**
	Install 20" WM on East Mitchell Hammock Road from Alafaya Woods Blvd to Lockwood Blvd	6,000	L.F.	$150.00	$900,000	$45,000	$18,000	$22,500	$90,000	$180,000	$1,255,500	20%	**$251,100**
Waste Water	Replace Pump & Wetwell Piping at Broadway & Ave C Lift Station	1	L.S.	$80,000	$80,000	$4,000	$1,600	$2,000	$8,000	$16,000	$111,600	100%	**$111,600**
	Installation of 10-inch Force Main and Misc. Valving to reroute the Downtown Lift Station to Division St Lift Station	3,000	L.F.	$90	$270,000	$13,500	$5,400	$6,750	$27,000	$54,000	$376,650	100%	**$376,650**
	Replacement of Pumps at the Division Street Lift Station	1	L.S.	$118,000	$118,000	$5,900	$2,360	$2,950	$11,800	$23,600	$164,610	100%	**$164,610**
	Install 12-inch Force Main on Division Street from the intersection of East Mitchell Hammock Rd to the intersection of Doctor's Dr & along East Michell Hammock Rd to the Master Lift Station	10,000	L.F.	$100	$1,000,000	$50,000	$20,000	$25,000	$100,000	$200,000	$1,395,000	90%	**$1,255,500**
												Total	**$3,020,873**

Source: Water & Wastewater Master Plan, City of Oviedo, Fl. Appendix F1, Appendix F2, Appendix F5, Appendix F6

Findings of Necessity

Basile Baumann Prost Cole & Associates, Inc. (BBPC), as consultant to the City of Oviedo in creating a redevelopment plan, set out to locate and document "findings of necessity" and establish the boundary of a recommended Community Redevelopment Area (CRA). The findings of necessity identify specific areas with a concentration of slum and blight conditions and undeveloped/open land where the City of Oviedo can implement a redevelopment plan. The findings of necessity work was conducted in two phases, one phase for properties within the City of Oviedo and a separate report evaluating the inclusion of Seminole County land in the CRA. These reports have been combined in this section of the Community Redevelopment Plan. This section also includes an extensive evaluation of the appropriateness of including vacant land in the CRA.

I. Recitation of Statutes and Criteria for Findings of Necessity

BBPC followed procedures set forth in Chapter 163 Florida Statutes in determining findings of necessity in the City of Oviedo. Findings of necessity, the establishment of a CRA, and the preparation of a redevelopment plan must follow the procedure and meet the criteria set forth in "Statute 163.355 – Finding of necessity by county or municipality". The statute states that "*No county or municipality shall exercise the community redevelopment authority conferred by this part until after the governing body has adopted a resolution, supported by data and analysis, which makes a legislative finding that the conditions in the area meet the criteria described in s.163.340(7) or (8).*"

The criteria described in s.163.340(7) and (8) are definitions of slum and blight, followed by conditions that, if identified and located in a city or municipality, determine findings of necessity and give a city or municipality the ability to enact a redevelopment plan. Florida Statute 163.360(8) provides additional criteria for findings of necessity for the establishment of a CRA, allowing the inclusion of undeveloped/open land under defined conditions.

BBPC reviewed all slum and blight conditions, and conditions for the acquisition of undeveloped/open land stated in s.163.340 (7) and (8), and s.163.360(8), respectively. Due to the characteristics particular to different cities and municipalities, not all conditions of slum and blight and conditions for the acquisition of undeveloped/open land exist or are viable methods in determining findings of necessity in the City of Oviedo. Therefore, BBPC separated the characteristics of findings of necessity into three categories: 1) Conditions used to determine findings of necessity, 2) Conditions that may potentially be used to determine findings of necessity, and 3) Conditions not relevant or inconclusive in determining findings of necessity.

Conditions used to determine findings of necessity were identified by BBPC and used to determine findings of necessity and establish the recommended CRA. These conditions – eleven (11) in all – are listed in Table 3 of this report, documenting where findings of

necessity were found. *Conditions that may potentially be used to determine findings of necessity* are those conditions that may or may not be used to further support the recommended CRA. These conditions were not used at this time to establish the current recommended CRA boundary and require further analysis. Lastly, *Conditions not relevant or inconclusive in determining findings of necessity* are those conditions that were reviewed by BBPC that did not assist in determining findings of necessity and are not anticipated to support the CRA boundaries in the future.

A list of the three categories of conditions of slum and blight, based on s.163.340(7) and (8), and s.163.360(8) is provided below:

1. **Conditions used to determine findings of necessity:**

   163.340(7) Slum Area Conditions:

   c) The existence of conditions that endanger life or property by fire or other causes.

   163.340(8) Blight Area Conditions:

   a) Predominance of defective street layout, parking facilities, roadways, bridges, or public transportation facilities;
   c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
   d) Unsanitary or unsafe conditions;
   e) Deterioration of site or other improvements;
   f) Inadequate and outdated building density patterns;
   i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;
   l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.

   163.360(8) Conditions in which open land may be acquired:

   Residential Purposes:

   A-4*: The acquisition of the area for residential uses is an integral part of and is essential to the program of the county or municipality.

   Non-Residential Purposes:

   B-1*: Such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives.

   B-2: e) Deterioration of Site; **f)** Economic Disuse

   * A-4 and B-1 were analyzed together interchangeably. The acquisition of land as an integral part to a redevelopment program and land acquisition to facilitate the proper growth and development of the community were viewed as shared goals and objectives.

2. **Conditions that may potentially be used to determine findings of necessity:**

   163.340(8) Blight Area Conditions:

b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;
g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
h) Tax or special assessment delinquency exceeding the fair value of the land;
m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area

163.360(8) Conditions in which open land may be acquired:
Residential Purposes:
A-2: That the need for housing accommodations has increased in the area.
A-1: That a shortage of housing of sound standards and design which is decent, safe, affordable to residents of low or moderate income, including the elderly, and sanitary exists in the county or municipality.
Non-Residential Purposes:
B-2: a) Defective, or unusual conditions of, title or diversity of ownership which prevents the free alienability of such land; **b)** Tax delinquency; **i)** Any combination of such factors or other conditions which retard development of the area; **h)** Lack of correlation of the area with other areas of a county or municipality by streets and modern traffic requirements. **d)** outmoded street patterns; **g)** Unsuitable topography or faulty lot layouts;

3. Conditions not relevant or inconclusive in determining findings of necessity:
163.340(7) Slum Area Conditions:
a) Inadequate provision for ventilation, light, air, sanitation or open spaces;
b) High density of population, compared to the population density of adjacent areas within the county or municipality, and overcrowding, as indicated by government maintained statistics or other studies and the requirements of the Florida Building Code.

163.340(8) Blight Area Conditions:
j) Incidence of crime in the area higher than in the remainder of the county or municipality;
k) Fire and emergency medical service calls to the area proportionately higher than the number of violations recorded in the remainder of the county or municipality;
n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.

163.360(8) Conditions in which open land may be acquired:
Residential Purposes:
A-3: That the conditions of blight in the area or the shortage of decent, safe, affordable, and sanitary housing cause or contribute to an increase in

> and spread of disease and crime or constitute a menace to the public health, safety, morals, or welfare.

It is important to note that Florida Statute 163.340(7) states the definition and conditions of "slum", while Florida Statute 163.340(7) states the definition and conditions of "blight". One or more conditions of slum must be present for an area to be defined as "slum", while two or more conditions of blight must be present for an area to be defined as "blighted". In establishing the recommended CRA, BBPC did not make the distinction between slum and blight, as both classifications qualify an area to be included in a CRA and subsequently be included in a city or municipality redevelopment plan.

II. Methodologies Employed to Apply Criteria –

BBPC used various methodologies to determine findings of necessity. These methodologies were used to identify where slum and blight conditions exist in the City of Oviedo, based on the conditions described in the preceding section. BBPC's methodologies consisted of a survey of physical conditions, interviews and discussions with City of Oviedo personnel and research/review of applicable data provided by the City.

The survey of physical conditions was conducted by a BBPC team to identify physical conditions of slum and blight. BBPC focused on the following conditions during the survey: deterioration of site or other improvements, unsanitary or unsafe conditions, residential and commercial vacancy, and conditions that endanger life or property by fire or other causes. In addition, notes were taken concerning areas with defective street layout and roadways, presumed building code violations, faulty lot layouts, and inadequate and outdated building density patterns, as well as the location of undeveloped/open lands. Over a three day period, BBP employees documented specific properties and acreages meeting conditions for findings of necessity, with photographs being taken to the greatest extent possible. In a few cases, no proper access existed that would allow for a proper assessment of a property.

BBPC conducted interviews and discussions with key City of Oviedo and Seminole County officials involved in planning, development and administration. These interviews and discussions both supported conclusions derived from the survey of physical blight, as well as add additional areas to the CRA. Interviews and discussions were conducted with Gerald Seeber, City Manager; Bryan Cobb, Development Services Director; Shawn O'Rourke, Code Enforcement Manager; Wayne Gamble, Engineering Technician III; Lars White, Fire Chief; Liz Sulken, Crime Analyst; and Janet Rufus, Seminole County Tax Department. The interviews and discussions informed and guided BBPC as to the locations and concentrations of Florida Building Code violations; faulty lot layouts, and inadequate and outdated building density patterns, as well as locate vacant / open properties inaccessible during the survey of physical conditions. Interviews and discussion also enabled BBPC to conclude that the relative even-distribution of police,

fire and medial emergency calls, and the condition of water and sanitation infrastructure in the City of Oviedo are inconclusive in determining findings of necessity.

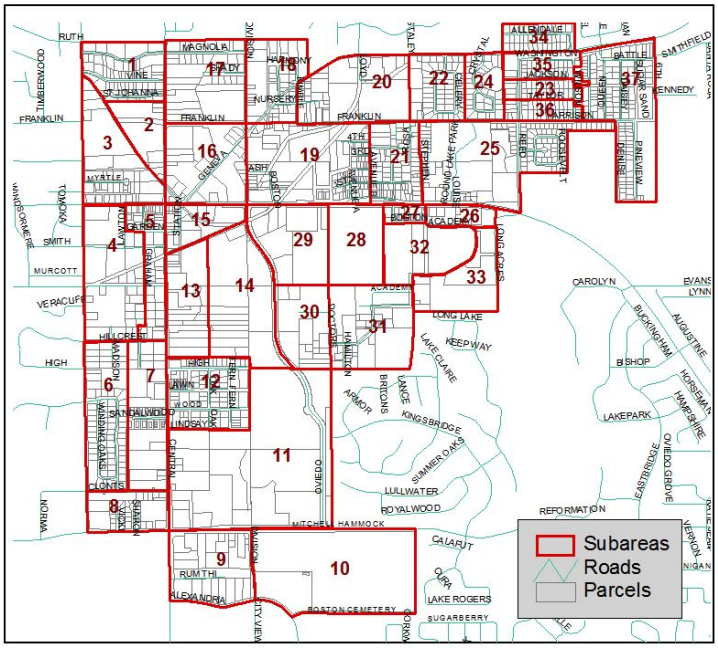
Lastly, data was made available to BBPC to assist in determining findings of necessity. Data was either directly related to conclusions reached during interviews and discussions or wholly separate information that requires further analysis that may potentially be used to determine findings of necessity. Data provided to BBPC included a crime analysis showing incidences of crime in neighborhoods and a list of City of Oviedo property assessments.

III. Study Area and Subareas

BBPC examined and surveyed a defined study area set by the City of Oviedo. The study area encapsulated the properties and acreage where BBPC searched for findings of necessity. This area is bordered by the properties along Allendale Avenue, Geneva Drive and Magnolia Street to the North; Boston Cemetery Road, Alexandria Boulevard and East Mitchell Hammock Road to the South; the properties along Wilson Avenue, Round Lake Estates, Academy Avenue, the Division Street Extension, and the Washington Heights and Lone Pines neighborhoods to the East; and Lake Jessup Avenue to the West. The boundaries are shown in Figure 3 below.

FIGURE 3

Study Area & Subarea Boundaries



Source: GIS data provided by Oviedo Development Services & subareas developed by BBPC

N W E S

500 0 500 Feet

Created: January 2008 by BBPC

The study area was divided into 37 subareas. These subareas were determined by the Development Services Department of the City of Oviedo for the purposes of organization and the need to define areas, rather than individual parcels, as part of the redevelopment area. The recommended CRA, to be discussed, is based upon BBPC's search for findings of necessity at all 37 subareas and the Washington Heights and Lone Pines neighborhood.

IV. Inclusion of Undeveloped Lands

The City of Oviedo and BBPC in this section provide the case for the right for the City to include undeveloped lands in its CRA, and the necessity to include such lands in the CRA for the most successful and beneficial community redevelopment programming. The merits for inclusion of undeveloped lands in the City of Oviedo CRA are supported and defended by Florida Statutes and the benefits and future redevelopment goals. Additional information is provided on the public-private development *Oviedo on the Park* – the new downtown area to be developed on undeveloped land and is recommended for inclusion into the CRA. Florida Statute reviews and recitations are provided to support the defense, by State Law, of inclusion of undeveloped land in the City of Oviedo CRA. Benefits and future redevelopment goals for inclusion of undeveloped land in the CRA is provided at the request of Seminole County.

The City of Oviedo's merits for inclusion of undeveloped lands in the CRA is listed below, proceeded by summary and analysis of each listed issue and category.

Florida Statutes

The inclusion of undeveloped lands into the City of Oviedo CRA is supported by 1) the prevention of the spread of slum and blight with a working program, as defined by Florida Statutes 163.340 (9) & s.163.350; 2) the directive to provide maximum opportunity for private development in a CRA in s.163.345; and 3) the by-right to include open land to be acquired per the criteria set forth in s.163.360(8), absent criteria set forth in s.163.340(9), s.163.350, and s.163.345. In total, there are five justifications in three categories for inclusion of undeveloped land into the City of Oviedo CRA.

1. Prevention of the Spread of Slum & Blight

Per Florida Statute 163.340(9), "*Community redevelopment" or "redevelopment" means undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight . . . in accordance with a community redevelopment plan and may include the preparation of such a plan.*

Community redevelopment activities may be undertaken by a City or County to best prevent the spread of slum and blight. The intent of Florida Statute 163 Part III

Community Redevelopment is to include the lands that correspond to the definition of Florida State 163.340(9) "Community Redevelopment" into a "Community Redevelopment Area" as defined in 163.340(10).

Areas in the CRA containing slum and blight outlined in this report are contiguous and/or in direct proximity to undeveloped lands, particularly in the case of the undeveloped lands to contain the new town center in the heart of the proposed CRA. Adoption of the undeveloped lands into the CRA will enable the City to prevent the spread of slum and blight with new development onto the currently undeveloped lands.

2. Maximum Opportunity for Redevelopment by Private Enterprise

Including undeveloped lands – and subsequently land to be developed by private enterprise – in the CRA is supported by the directive issued in Florida Statute 163.345.

> ***Encouragement of Private Enterprise –*** *Any county or municipality, to the greatest extent it determines to be feasible in carrying out the provision of this part, shall afford maximum opportunity, consistent with the sound needs of the county or municipality as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprise. Any county or municipality shall give consideration to the objective in exercising its powers under this part, including the formation of a workable program; the approval of community redevelopment plans, community wide plans or programs for community redevelopment.*

The statute gives the directive to counties and municipalities to "afford maximum opportunity" to redevelop a CRA by private enterprise. Including the planned private development of the new downtown development area *Oviedo on the Park* and future land development areas exercises the City's power to include such activities in its workable program and provide maximum opportunity for community redevelopment.

3. Undeveloped Lands are Integral to the CRA Workable Program

Per Florida Statute 163.350:

> ***Workable Program:*** *Any county or municipality for the purposes of this part may formulate for the county or municipality a workable program for utilizing appropriate private and public resources to eliminate and prevent the development or spread of slum and urban blight. . . Such workable program may include provision for the prevention of the spread of blight into areas of the county or municipality which are free from blight through replanning, providing parks, playgrounds, and other public improvements.*

Part of what the City of Oviedo envisions as a workable program for the City's CRA is a new development on the undeveloped lands in the heart of the CRA which, was first

proposed and outlined in the City of Oviedo Downtown Master Plan adopted in October, 2002 and amended in July, 2003. The new downtown development area *Oviedo on the Park*, is the City's utilization of private resources to curb the spread of blight through new housing, job creation, public institutions and open space, and overall property improvements to be created. It is widely held that such new development will hinder blight conditions and improve surrounding areas through renewed investment in the community by both commercial and residential property owners.

4. By Rights for Including Undeveloped Lands in a CRA

Thus far, BBPC and the City have established the lands to be considered for community redevelopment in accordance with Florida Statute 163.340(9), included those lands into a CRA in accordance with Florida Statute 163.340(10), in an attempt to offer maximum opportunity for the rehabilitation or redevelopment of the CRA by private enterprise in accordance with Florida Statute 163.345; so that a workable program may be formed to utilize public and private resources which eliminate and prevent the spread of slums and urban blight in accordance with Florida Statute 163.350.

The culmination of the work done by BBPC and the City in accordance with Florida Statute 163.340, F.S. 163.345, and F.S. 163.350 is the Community Redevelopment Plan as identified in F.S. 163.360. The inclusion of undeveloped lands into the City of Oviedo CRA is further supported by Florida Statute 163.360(8) criteria for open land to be acquired by the City.

What is provided below establishes that the undeveloped properties are applicable to F.S. 163.360(8). In order for these properties to meet the criteria of s.163.360, the properties must first be included in the Community Redevelopment Area, pursuant to s. 163.355.

Per Florida Statutes:

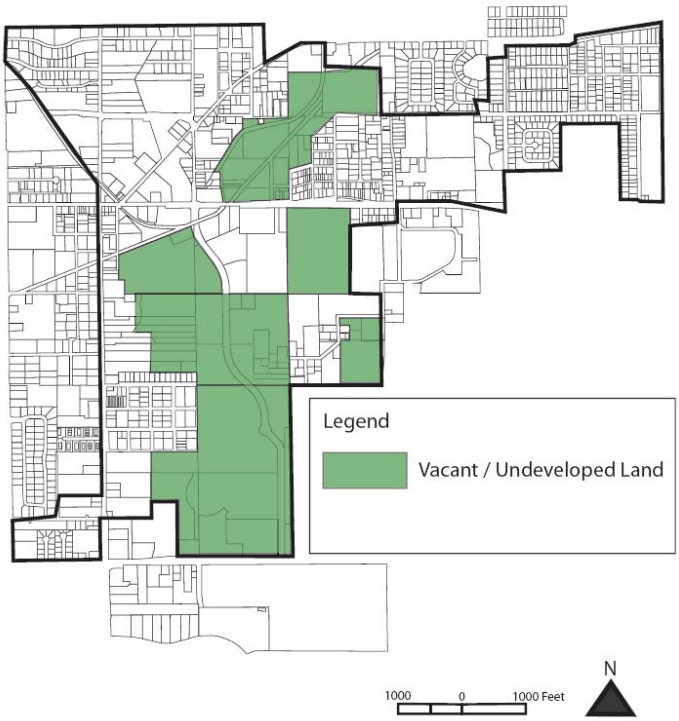
> ***163.360 (8)****: If the community redevelopment area consists of an area of open land to be acquired by the county or the municipality, such area may not be so acquired unless:*
>
> *a) In the event the area is to be developed in whole or in part for residential uses, the governing body determines:*
>
> > *4) That the acquisition of the area for residential uses is an integral part of and is essential to the program of the county or municipality.*
>
> *b) In the event the area is to be developed in whole or in part for nonresidential uses, the governing body determines that:*

a) Such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives.

b) Acquisition may require the exercise of government action, as provided in this part, because of:

f. Economic disuse
g. Unsuitable topography or faulty lot layouts
i. *Any combination of such factors or other conditions which retard development in the area.*

FIGURE 4 Vacant Land

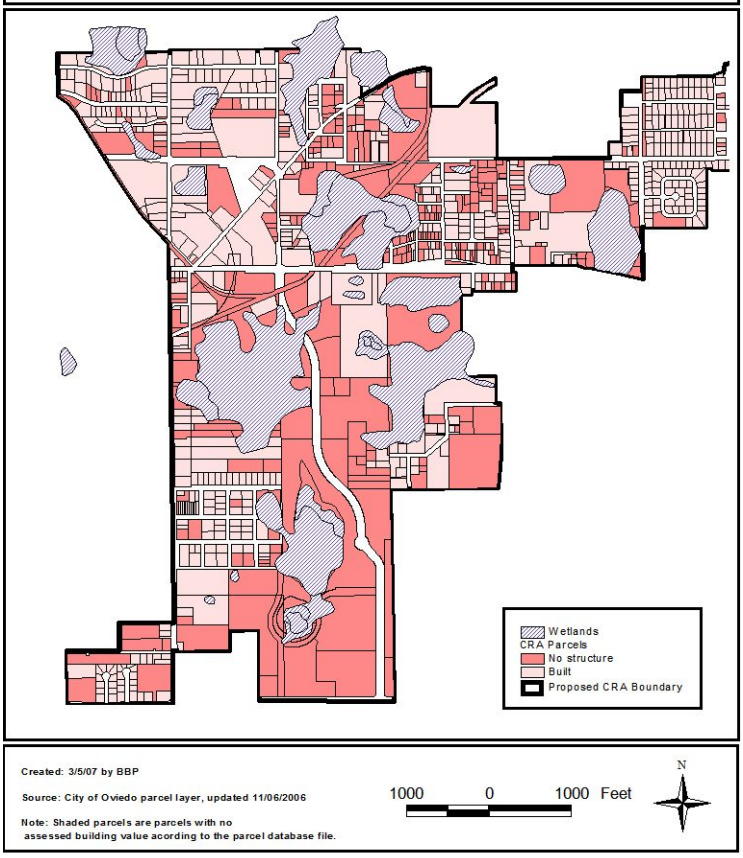


a) In accordance with Florida Statute 163.360(8)(a)(4), undeveloped land is essential to the redevelopment program. The undeveloped land falls squarely within the center of the City of Oviedo and current and future redevelopment efforts, as depicted in the image to the right. The future redevelopment program of the City of Oviedo and the City of Oviedo Community Redevelopment Agency will be dependent upon the "anchor" and "epicenter" created by the new downtown development area *Oviedo on the Park* currently under development. *Oviedo on the Park* is in the heart of the City of Oviedo on current undeveloped land, and served as the impetus behind the new Oviedo Boulevard (f.k.a. Division Street) extension and the transportation linkage between Mitchell Hammock Road and Broadway Street.

b) In accordance with Florida Statute 163.360(8)(b)(2)(f), undeveloped land is necessary to facilitate the proper growth and development of the community. As mentioned, undeveloped lands fall squarely within the center of the City of Oviedo and the recommended CRA boundary. To include such lands in future redevelopment programming and will encourage "organic" development from the center of the City of Oviedo outward. Encouraging the development of lands in the center of the City that have current economic disuse (to be discussed) will lessen suburban sprawl and create densification in the City's core. This

redevelopment goal is the very essence of modern community planning's definition and interpretation of "proper development and growth of a community."

FIGURE 5
Parcels in Proposed CRA With No Structures



c) In accordance with Florida Statute 163.360(8)(b)(2)(g), undeveloped lands in the City of Oviedo have unequivocal economic disuse and unsuitable topography. In the City of Oviedo, undeveloped land having economic disuse and unsuitable topography are inseparable. As shown the image to the left, wetlands have been a major cause of undeveloped land in the City of Oviedo. Wetlands have created economic disuse of centrally located real estate, retarding development and not serving a public benefit. Economic disuse is a result of increased development costs due to the hardship created by such adverse environmental conditions. It is the City's intent to encourage private development on the uplands adjacent to the wetlands. Much of the wetlands have already been purchased by the City for preservation and mitigation for impacts caused by the construction of Oviedo Boulevard.

Benefits and Future Redevelopment Goals

5. Benefits Realized by the City

The inclusion of undeveloped lands will allow for a greater amount of funds to be available for the Community Redevelopment Agency and subsequent programs and community improvements designed to eradicate slum and blight and enhance the quality of life of area residents. Additionally, the inclusion of undeveloped lands in the CRA and

the Community Redevelopment Plan (CRP) will likely streamline land improvements and appreciate land values to be captured by the Community Redevelopment Agency.

As shown in the previous image, a large contingent of undeveloped land is wetlands, including much City of Oviedo owned land. Any additional incentives to develop land that the current market deems not-developable due to environmental constraints would be a great benefit to the City of Oviedo and the Oviedo Community Redevelopment Agency.

6. Future Redevelopment Goals & Objectives

The redevelopment goals and objectives of the CRA are dependent upon the inclusion of the undeveloped lands. The City of Oviedo's official goals and objectives for development in the CRA are outlined in this Community Redevelopment Plan (CRP). Overall goals and objectives center on urban design concepts and urban planning and policy approaches that are dependent upon the inclusion of current undeveloped land.

The goals and objectives of the CRA are founded on the principals first stated in the Downtown Master Plan adopted by the City of Oviedo in October, 2002 and amended in July, 2003. The Downtown Master Plan not only covered the new downtown area now named *Oviedo on the Park* (identified in the Master Plan as *Oviedo Place)*; it also included the old downtown and surrounding neighborhoods, commercial areas, parks and conservation areas.

As stated in the Downtown Master Plan: *"The Synergy between Oviedo Place and the New Downtown and between the New Downtown and the Study Area (including the Old Downtown* [and surrounding neighborhoods]*), is expected to created a positive environment for private investment in high quality infill development and redevelopment projects within the study area. Indeed, the public investment in the new downtown will, over time, likely have a tremendous catalytic effect in terms of revitalization of the City's declining Old Downtown area."*

Inclusion of undeveloped lands in the CRA will allow for the full "synergy" to create the catalytic effect in revitalizing the community and raising the overall quality of life for residents.

Goals and objectives include, but are not limited to:

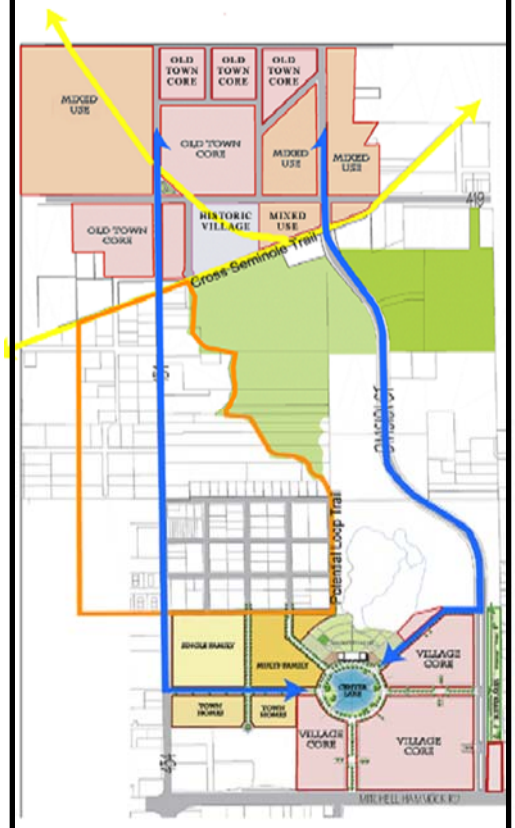
a) **Promotion of pedestrian traffic with increased walkways and bike lanes.** Promotion of pedestrian traffic – including walkways and bike lanes, and increasing accessibility between the new downtown development area *Oviedo on the Park* and the downtown redevelopment area to the north – is an integral part of the future vision of the City of Oviedo and the CRA. A boardwalk or greenbelt path has been discussed connecting the Cross Seminole Trail and Oviedo on the Park, this

boardwalk or greenbelt path would traverse through several pieces of what is currently undeveloped land along the wetland conservation areas between Old Downtown area and *Oviedo on the Park*. The inclusion of undeveloped lands in the CRA will allow for the potential funding of walkways and bike lanes that will promote public health and enhance the quality of life for area residents. A graphical representation of walkways and bike lanes is shown.

b) **Increase accessibility between the new downtown development area *Oviedo on the Park* and the downtown redevelopment area to the north.** The promotion of pedestrian traffic and the greater network of walkways and bike lanes will improve accessibility between the new downtown development area *Oviedo on the Park* and the downtown redevelopment area to the north and inevitably reduce vehicular traffic; thus lowering vehicular emissions and provide easier accessibility to jobs in and around the city center to area residents without automobiles. The new downtown development area *Oviedo on the Park* will be described in further detail in the proceeding sub-section of this document.

FIGURE 6

DOWNTOWN MASTER PLAN: LAND USE OLD AND NEW DOWNTOWN



*Trails shown in orange and yellow; automobile routes shown in blue.

c) **Adopt smart growth planning concepts that focus on development in city core.** The adoption of smart growth planning concepts that focus on development in the city core and the promotion of mixed-use development is part of the foundation of future redevelopment planning efforts and require the inclusion of current vacant land. As mentioned previously, undeveloped land falls squarely in the middle of the City of Oviedo and the City of Oviedo CRA. Development within the city's core – particularly in the case of mixed-use development – allows for the optimal use of community resources and land by using existing public utilities and fighting urban sprawl by creating residential and commercial nodes in proximity to one another. To leave a large portion of the center of the City of Oviedo undeveloped or out of the major redevelopment effort is counterintuitive to the City's foundation of the CRP. In addition, new development and the increase in impervious surface will require the need

for comprehensive stormwater management planning, as stated in the Downtown Master Plan. A portion of undeveloped lands are optimal locations for stormwater retention and treatment.

d & e) **(4) New mixed-use development in city core that promotes vitality and creates jobs for area residents; and (5) Accommodate target business sectors in future development in support of economic development initiatives and endeavors.** The CRP promotes mixed-use development and the accommodation of target business clusters. These two goals and objectives will serve the purpose of creating desirable development and spurring economic development. Mixed-use development will create more jobs within the City of Oviedo and the CRA, and jobs within easy access to residents living in the CRA. The new downtown development area *Oviedo on the Park* (see section below) is a testament to the City's desire to have mixed-use projects that create vibrancy from a live, work and play environment. The accommodation of target business sectors in future CRA mixed-use and commercial developments will bring about job growth by providing development opportunities for those business sectors outlined in the Target Cluster Analysis in the City of Oviedo Strategic Economic Development Plan. Attracting the target business sectors of finance & insurance and professional, scientific & technical services, based on BBPC research, will provide the greatest return to the City of Oviedo in the form of job creation and high paying and highly skilled jobs. These business sectors will be attracted to the City of Oviedo based on the area-wide clustering of like-businesses and skilled employees.

7. Conclusion: Undeveloped Lands

The inclusion of undeveloped lands in the City of Oviedo CRA is fully supported by Florida Statutes and the benefits to the community and future redevelopment goals and objectives.

Florida Statutes support a total of five justifications in three categories for the inclusion of undeveloped lands in the City of Oviedo CRA. In review, they are: 1) necessary to prevent the spread of slum and blight; 2) necessary to maximize opportunity for redevelopment in the CRA; and 3) by law right due to undeveloped land in the CRA being: a) essential to the redevelopment program, b) necessary to facilitate proper growth, and c) characterized by economic disuse and unsuitable topography.

The City and its residents wish to have the most successful and effective community redevelopment plan that can be supported by a CRA; this desire is dependent upon a CRA boundary that encapsulates the heart of the City and the immediate abutting slum and blight properties and areas. Inclusion of undeveloped lands will provide realized benefits to the community; meet redevelopment future goals and objectives, including smart growth planning and economic development; and assist in both public and private

development endeavors in the new downtown area *Oviedo on the Park.* Without undeveloped lands, a large "piece of the puzzle" would be missing from the City of Oviedo CRA.

V. Washington Heights and Lone Pines Neighborhoods

BBPC recommends the inclusion of the Washington Heights and Lone Pines neighborhoods lands into the City of Oviedo CRA based on its analysis of Florida Statutes Chapter 163 definitions of findings of necessity. The recommendation is based on documented findings of necessity, as defined in Chapter 163, Florida Statutes. Part of the Washington Heights and Lone Pines neighborhoods recommended for inclusion into the City of Oviedo CRA falls under the jurisdiction of Seminole County and are bordered by Geneva Drive to the north, 6th Avenue to the east, Wilson Avenue to the West, and the Denise Street and Pineview Drive block to the south.

Florida Statutes Used to Determine Findings of Necessity in Washington Heights

BBP followed procedures set forth in Chapter 163, Florida Statutes in determining findings of necessity in the Washington Heights neighborhood. If finding of necessity, as defined in Florida Statutes, is determined to be in a neighborhood then it would constitute the right to be considered for inclusion into a CRA. In its review, BBPC focused on slum and blight conditions s.163.340(7.c) and s.163.340 (8.e). These two (2) definitions of slum and blight were used due to the apparent evidence observed by BBPC during its physical survey of parcels located in the Washington Heights neighborhood.

Florida Statutes 163.340(7.c) and s.163.340(8.e) are defined as:

1. Conditions used to determine findings of necessity:
   163.340(7) Slum Area Conditions:
   c) The existence of conditions that endanger life or property by fire or other causes.

2. 163.340(8) Blight Area Conditions:
   e) Deterioration of site or other improvements;

Methodologies Employed to Apply Criteria

The survey of physical conditions was conducted by BBPC to identify properties that would qualify the surrounding neighborhood as having findings of necessity, or conditions of slum and blight. As mentioned, the physical conditions that meet the definition of findings of necessity are either 1) endanger life or property by fire or other causes or 2) have deterioration of site or other improvements. Due to the general conclusion that most, if not all, properties within the Washington Heights and Lone Pines neighborhoods that endanger life or property by fire or other causes have, to a degree,

deterioration of site and other improvements, BBPC documented properties with deterioration of site or other improvements. Properties that endanger life or property by fire or other causes can be further determined by the appropriate professionals with the information provided by BBPC in this findings of necessity report.

The physical survey was conducted by BBPC by driving and walking through the Washington Heights neighborhood block-by-block. Each parcel of property with improvements was reviewed by BBP to determine noticeable signs of deterioration of site and other improvements. Properties meeting conditions for findings of necessity were photographed to the greatest extent possible. Figure 8 shows the location of these properties with their assigned photograph numbers. In a few cases, due to respect for residents being outside of their residence at the time of the physical survey, pictures were not taken of properties with physical deterioration. These properties are marked with an asterisk (*) on the above mentioned map.

VI. Documented Conditions and Recommended CRA

BBPC, with assistance from the City of Oviedo, has established a recommended CRA for the City of Oviedo based on the criteria set forth by the State of Florida. The recommended CRA, as stated earlier in the report, will encompass the land area and properties to be part of the Redevelopment Plan. In total, 24 of 37 subareas in the study area contain findings of necessity to be included in the CRA. These 25 subareas are either entirely or partially included in the CRA.

Areas included in the CRA were determined based on concentrations of findings of necessity based on the criteria set forth in Florida Statutes 163.340(7), 163.340(8) & 163.360(8). BBPC gave special consideration to contiguous land areas with findings of necessity when creating the recommended CRA. Portions of the study area with concentrations of findings of necessity were excluded from the CRA based on BBPC's and the City's desire to have one contiguous land area as part of the CRA.

In summary, the CRA consists of all or part of the following subareas:

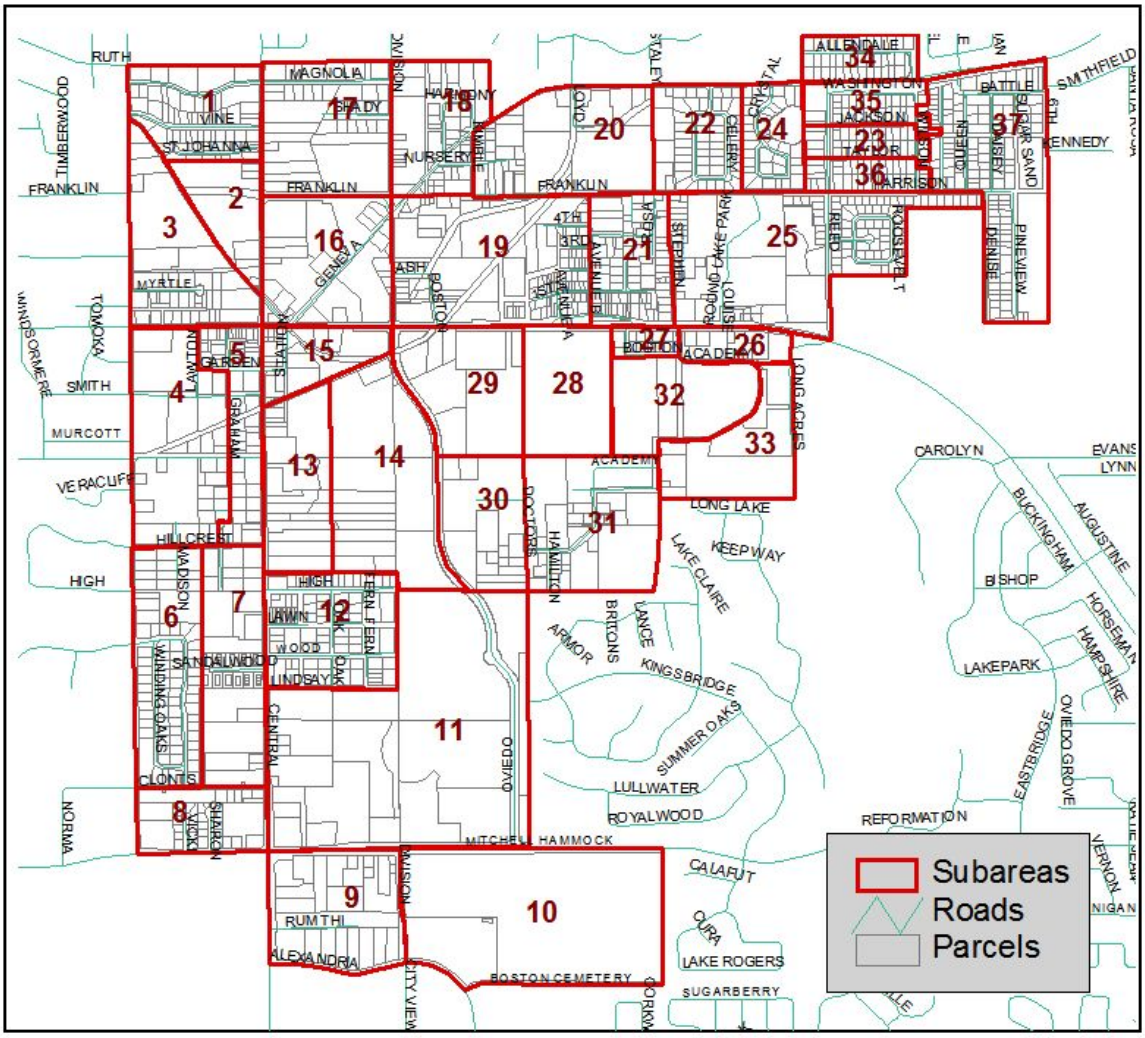
1, 2, 7*, 8, 11*, 12, 13, 14, 15, 16, 17, 18, 19, 20*, 21, 23, 25, 27, 28, 29, 30, 31*, 35, 36, 37

* denotes subareas with properties and acreage not included in the CRA.

Figure 7 and Table 3 show a break-out of findings of necessity by subarea. Figure 8 documents individual properties demonstrating characteristics of slum and/or blight. The numbers on this map correspond to the pictures on pages 29-38. Beginning on page 39 Figure 9 and an additional set of pictures documents conditions in subarea 37, the Washington Heights and Lone Pines neighborhoods.

FIGURE 7

Study Area & Subarea Boundaries



Source: GIS data provided by Oviedo Development Services & subareas developed by BBPC

N
W E
S

500 0 500 Feet

Created: January 2008 by BBPC

TABLE 3

Findings of Necessity, by Subarea

Subarea	CRA	Slum & Blight Conditions #1	#2	#3	#4	#5	#6	#7	#8	Undeveloped / Open Land #9	#10	#11
1	CRA				✓	✓						
2	CRA			✓	✓	✓	✓			✓	✓	✓
3		✓			✓	✓			✓			
4					✓	✓						
5						✓		✓				
6						✓						
7	CRA									✓		✓
8	CRA				✓	✓						
9						✓						
10												
11	CRA	✓			✓	✓				✓		✓
12	CRA		✓		✓	✓	✓					
13	CRA			✓			✓			✓		✓
14	CRA									✓		✓
15	CRA	✓			✓	✓		✓				
16	CRA			✓	✓	✓				✓		✓
17	CRA				✓	✓						
18	CRA				✓	✓						
19	CRA	✓	✓	✓	✓	✓	✓	✓	✓			
20	CRA	✓	✓		✓	✓				✓	✓	✓
21	CRA	✓	✓		✓	✓		✓	✓			
22						✓						
23	CRA				✓	✓						
24						✓						
25	CRA				✓	✓						
26												
27	CRA	✓			✓	✓			✓			
28	CRA									✓		✓
29	CRA				✓	✓						
30	CRA			✓			✓			✓		✓
31	CRA			✓			✓			✓		✓
32												
33												
34						✓						
35	CRA				✓	✓						
36	CRA				✓	✓						
37	CRA	✓			✓	✓					✓	

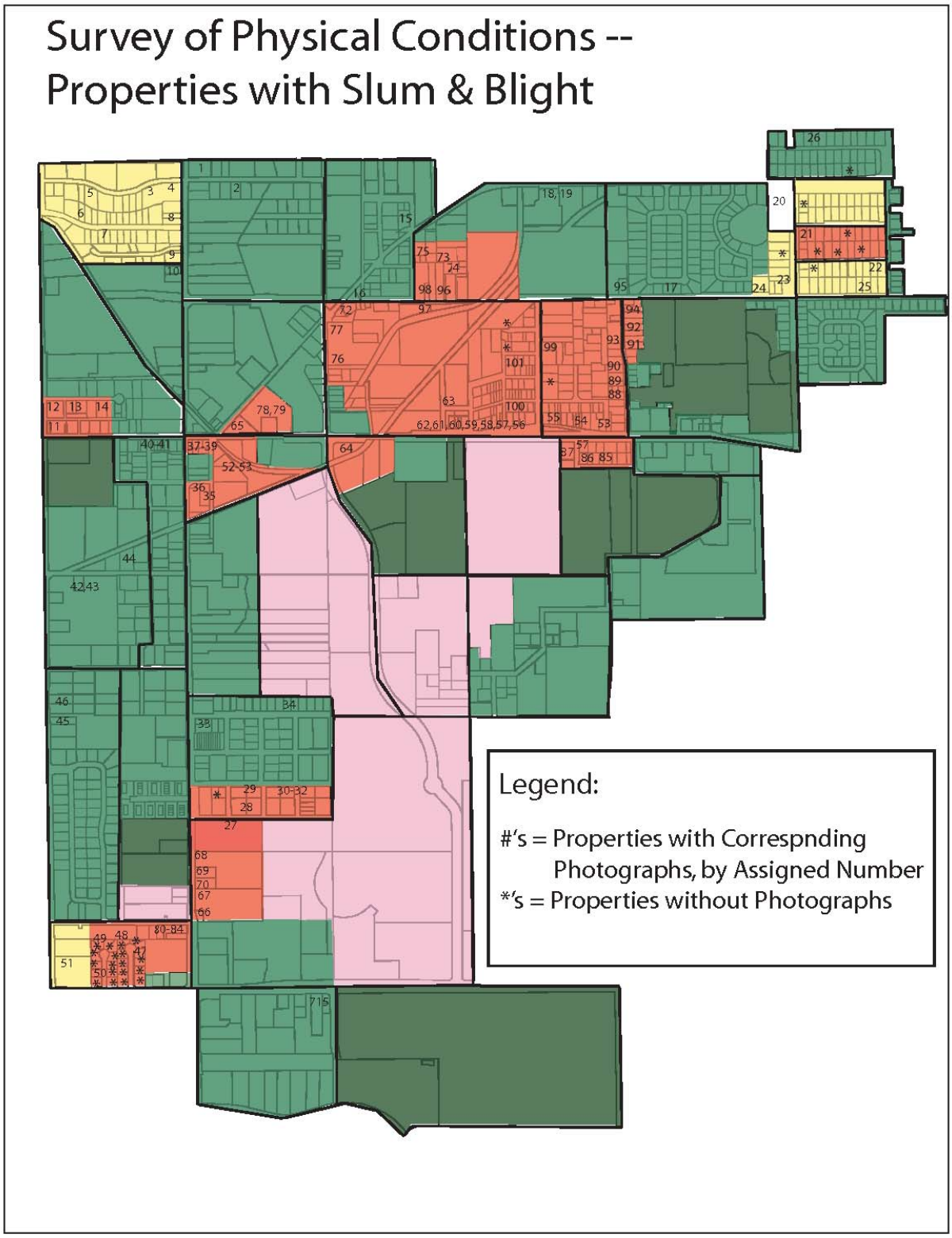
Findings of Necessity Conditions:

Slum (1 factor required)
#1: The existence of conditions that endanger life or property by fire or other causes

Blight (2 or more factors required)
#2: Predominance of defective street layout, parking facilities, or roadways.
#3: Faulty lot layout in relation to size, adequacy, accessibility, or usefullness
#4: Unsanitary or unsafe conditions
#5: Deterioration of site or other improvements
#6: Inadequate and outdated building density patterns
#7: Residential and commercial vacancy rates higher than in the remainder of the City.
#8: A greater number of violations of the Florida Building Code in the area.

Undeveloped / Open Land (At least one factor)
#9: Essential to City Redevelopment Program
#10: Deterioration of Site
#11: Economic Disuse

FIGURE 8



Corresponding photographs can be found on the following pages

1

2

3

4

5

7

8

9

10

15

16

21

22

23

24

25

27

28

29

30

31

32

33

34

35

36

37

39

47

48

49

952
50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

72

73

74

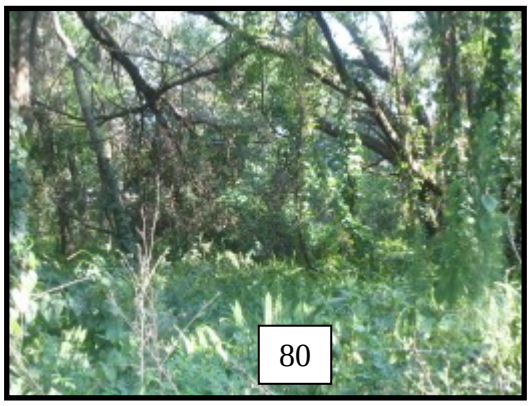
75

76

77

78

79


80

81

82

83

84

85

86

87

88

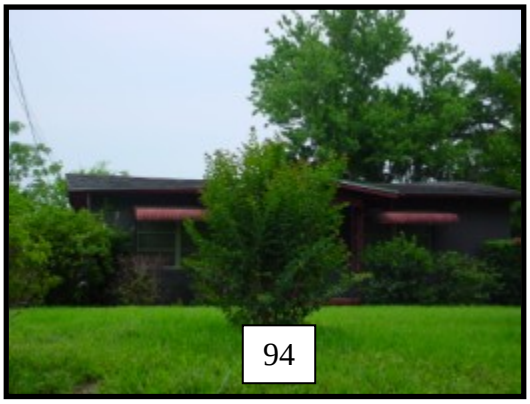
89

90

91

92

93


94

96

97

98

99

100

FIGURE 9 **Subarea 37**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23

Redevelopment Plan Objectives

This Redevelopment Plan has been prepared after reviewing the Oviedo Comprehensive Plan, Stormwater Master Plan, Water and Wastewater Master Plan, Parks and Pedestrian System Master Plan and current zoning districts throughout the CRA. This Plan does not call for any sweeping changes to any of the mentioned plans and is consistent with the goals of the Comprehensive Plan, which states "[T]he City adopts this plan update in order to protect and maintain its natural resources, to preserve its community character, and to direct growth and development to those areas best suited for various land uses."

The overarching goal of this redevelopment plan and the redevelopment efforts of the CRA is to provide a greater quality of life for all Oviedo residents, but most specifically the residents of the CRA. This plan proposes achieving this goal by:

- Providing for the improvement of housing stock and residential neighborhoods

- Conducting projects that stimulate non-residential redevelopment such as Broadway Street (SR 426/CR 419) road improvements, streetscape improvements, downtown planning and the creation of a master stormwater system.

- Providing public amenities such as a public library, improved public spaces and greenways

It is important to note that approximately 50 percent of the CRA is composed of residential uses. It is therefore important to include measures for residential rehabilitation and neighborhood improvement in all phases of redevelopment efforts. It is also important to attempt to include all property groups in redevelopment efforts.

However, participation by all property groups will not always be possible and this objective should not supersede the primary objective of the CRA, to efficiently allocate CRA resources for the stimulation of appropriate redevelopment.

Redevelopment Issues

1. Need for Public Amenities in the Oviedo Core

Commercial properties near the center of Oviedo have suffered because of large retail developments outside the Oviedo CRA. As in many downtowns across the Country, competing with big box development is difficult and is best done by capitalizing on unique public amenities and developing a unique shopping experience. In Oviedo these amenities can be in both the new and old downtowns. Public amenities can include sufficient parking, public space and public transportation.

This issue addresses the following findings of necessity items: Deterioration of site or other improvements and vacancy rates higher in the area.

2. Deteriorating Residential Properties

Residential properties in the CRA, and particularly in the Avenue B and Reed Avenue Neighborhoods, present unsightly and potentially unsafe conditions. This directly affects the quality of life, property values and commitment to reinvest in these neighborhoods. Additional disinvestment will cause further deterioration and ultimately the loss of this housing stock and these neighborhoods. Appropriate reinvestment will result in the maintenance and restoration of important affordable housing in the City of Oviedo.

This issue addresses the following findings of necessity items: Deterioration of site or other improvements and unsanitary or unsafe conditions.

3. Current lack of infrastructure in Residential Neighborhoods

Residential neighborhoods throughout the CRA lack basic infrastructure such as well maintained roadways, sidewalks, street lighting and other street improvements. Not all of these improvements are necessary in every neighborhood. However, every residential neighborhood included in the CRA would benefit from some public improvements. Additionally, many neighborhoods in the CRA are not connected to public sewer either because of a lack of public infrastructure and/or an unwillingness to pay connection fees and labor costs to connect to the system.

This issue addresses the following findings of necessity items: Predominance of defective street layout, parking facilities, roadways, bridges, or public transportation facilities and unsanitary or unsafe conditions.

4. Lack of Sufficient Businesses Downtown to Create a Draw

The Old Downtown does not currently have a sufficient number of businesses to draw people into downtown and the current road and sidewalk network does not promote a pedestrian oriented shopping experience. For these reasons, the Old Downtown cannot compete with newer, typically-suburban shopping. The City of Oviedo Downtown Master Plan recommends the Old Downtown should include a mix of retail, restaurant, residential, recreational and cultural uses and should "contain a regionally significant destination as an anchor." Further, the plan recommends "the scale of activity should be geared primarily to the community's primary market area (residents within 5 miles), with the occasional regional event."

This issue addresses the following findings of necessity items: Deterioration of site or other improvements and possible higher vacancy rates.

5. Downtown Street System

The current downtown street system with its numerous irregular intersections and lack of discernable grid pattern does not promote appropriate commercial development. The planned widening of Broadway Street (SR 426/CR 419) will further upset the functionality of downtown in the short-term, but will also provide a great opportunity to upgrade the downtown street system.

This issue addresses the following findings of necessity items: Predominance of defective street layout, parking facilities, roadways, bridges or public transportation facilities. This issue also addresses deterioration of site or other improvements downtown by providing necessary public investment to support private reinvestment.

6. Stormwater

The stormwater plan that will accommodate runoff from the New Downtown is a well-designed solution that will accommodate future demand. However, this system will tie into the existing Old Downtown system and the wetland features and overall stormwater system in the Old Downtown must be reevaluated and, where necessary, upgraded to provide a consistent level of quality throughout the total stormwater system. By developing a master stormwater system and implementing the improvements recommended in the Stormwater Master Plan then the redevelopment of the Old Downtown becomes much more feasible because stormwater can be handled off-site, allowing for higher, more appropriate densities required to address issues 1, 4, and 7. It is only with this public investment that the Old Downtown can create the critical mass of new businesses required to create a draw.

This issue addresses the following findings of necessity items: Unsanitary or unsafe conditions, deterioration of site or other improvements, and potentially higher than average vacancy rates.

7. Deteriorating Properties Downtown

As with residential areas in the CRA, commercial areas in the Old Downtown have some well-maintained and some deteriorating properties. Exterior improvements to any deteriorating commercial properties is essential for maintaining a viable commercial district. Some properties will ideally be replaced. However, a mechanism for stimulating the reinvestment in commercial properties in the CRA is important. Strategies will need to be able to address pecific issues, such as the possibility of small remnant properties caused by the SR 426 / CR 419 project.

This issue addresses the following findings of necessity items: Deterioration of site or other improvements and potentially higher than average vacancy rates.

8. Parking

Current parking arrangements in the Old Downtown will be insufficient for new commercial development. Adequate parking is essential for remaining competitive with suburban shopping. Other uses downtown, such as churches, will also require additional parking as they expand. Shared parking and structured parking are options.

This issue addresses the following findings of necessity items: Predominance of defective street layouts, parking facilities, roadways, bridges, or public transportation facilities.

9. Pedestrian Friendly Downtown

A pedestrian friendly downtown is necessary as a catalyst for new development and for the downtown to be competitive with other retail venues. The character of downtown must be developed to entice people to make the transition from highway business, auto-oriented shopping to downtown, pedestrian-oriented shopping. Key design components include human-scaled architectural and streetscape elements, shade provided by building overhangs and trees, and an infill of new retail uses to afford people the option of conducting shopping on foot and to provide a more aesthetically pleasing experience.

This issue addresses the following findings of necessity items: Predominance or defective street layout, parking facilities, roadways, bridges, or public transportation facilities, deterioration of site or other improvements and potentially higher than average vacancy rates.

Redevelopment Program / Use of Funds

In order to most effectively distribute available funds and ensure an equitable distribution of funds, the following general distribution categories will guide the use of CRA funds. However, the amount of funding for the CRA is unknown at this time and is dependent upon the level of participation of the Seminole County Board of County Commissioners. In view of this uncertainty, budgeting becomes problematic.

33% of CRA funds will be used for **residential neighborhood improvement**, which can include capital improvements, incentive programs, and land acquisition and public/private development.

33% of CRA funds will be used for **commercial neighborhood improvement**, which can include capital improvements, incentive programs, and land acquisition and public/private development.

25% of CRA funds will be used for **community amenities**

9% of CRA funds will be used for **administrative purposes**

It is not necessary that the disbursement of funds in any given year must match the distribution above. However, a compelling argument must be made for deviating from this basic distribution formula and an effort will be made to realize this distribution over the life of the CRA. Each of the specific redevelopment strategies listed below has been tied to a specific redevelopment issue and distribution category.

Strategy 1 – Develop a Residential Improvement Grant Program
Category: Residential Neighborhood Improvement
Addresses Redevelopment Issue 2

A grant program will be developed to encourage improvements to both residential and commercial properties. There will be three types of grants available:

1) 100% grant (no matching funds required) for *residential properties only*. This grant will be available for *exterior improvements only*, and will only be available for owner-occupied units where household income does not exceed an established threshold (e.g. 50% of area median income). The maximum award amount will be $5,000 with final approval resting with the CRA Board.

   The CRA Board will have the right to refuse an application or to approve an amount less than that requested. The award will be made as a line of credit against which the property owner can charge project costs. Funds will not be released directly to property owners.

2) 50% matching grant for *residential properties only*. This grant will require the property owner to match CRA money, dollar for dollar and there will be no

income restrictions for this grant. Additionally, this grant will be available for both exterior and interior improvements to residential structures. Interior improvements will be limited to structural improvements, fixing unsafe or unhealthy conditions (such as unsafe wiring, leaky plumbing, or unhealthy HVAC systems), painting, and replacing worn or damaged wall to wall carpet, hardwood, or other permanent floor material. The maximum grant amount will be $10,000.

A Grant Program document outlining allowable uses, administration of the program, and procedures for disbursement of funds will be assembled. The CRA Board needs to adopt the Grant Program document as a program separate from the Redevelopment Plan.

Implementation: *Funding for the Grant program will be established annually on or before September 30 as part of the CRA's annual budget.*

Strategy 2 – Develop a Commercial Improvement Grant Program
Category: Commercial Neighborhood Improvement
Addresses Redevelopment Issue 7

This will be a 25% matching grant for *commercial properties.* This grant will require the property owner to provide 75% of funding for the project and will be limited to façade improvements and possibly other exterior improvements to the commercial structure. The maximum award amount will be $5,000.

A Grant Program document outlining allowable uses, administration of the program, and procedures for disbursement of funds will be assembled. The CRA Board needs to adopt the Grant Program document as a program separate from the Redevelopment Plan.

Implementation: *Funding for the Grant program will be established annually on or before September 30 as part of the CRA's annual budget.*

Strategy 3 – Create a Redevelopment Loan Incentive Program
Categories: Commercial Neighborhood Improvement and Residential Neighborhood Improvement
Addresses Redevelopment Issues 2 and 7

The CRA will explore the merits of an improvement incentive program based on rehabilitation projects funded by debt. The incentive would be a percentage of debt incurred to complete a project and would be available for both residential and commercial projects in the CRA. Once an approved project is completed, the CRA would provide a percentage of the project costs funded by debt to the property owner in the form of a grant. This is a way of increasing the leverage of CRA funds and providing incentives for larger projects. Incentives would likely be in the 10 to 20 percent range and could accommodate projects of as little as $5,000 and as much as $100,000.

Implementation: *The CRA will explore the feasibility of such a program within its first year. If the CRA board approves such a program, it will be funded annually with a budget established on or before September 30 as part of the CRA's annual budget.*

Strategy 4 – Provide Funds for a New County Library in the New Downtown
Category: Community Amenities
Addresses Redevelopment Issue 1

The construction of a new Seminole County Library at Oviedo on the Park will be a key opportunity to draw people to the core of Oviedo and will compliment the other public amenities proposed within the Oviedo on the Park development and throughout the Oviedo CRA. Negotiations are currently underway with Broad Street Partners, developers of Oviedo on the Park, who have agreed that the Library is a project worth pursuing. However, public funds will be required to make the project financially feasible.

Specifically, construction of the 40,000 square foot public library is currently estimated to cost approximately $9.5 million and an additional $2.7 million will be required for structured parking, bringing the total cost to the CRA of $12.2 million. As part of a previous tax assessment district analysis, BBPC evaluated the ability of the Oviedo on the Park development to generate enough tax increment financing revenue to support the Library project. BBPC determined that the Library project could be supported solely with additional revenue generated by Oviedo on the Park.

In addition to providing a key public amenity, this project also meets the needs of Seminole County, an important factor considering the County's participation in the CRA.

Implementation: *The CRA will explore the use of CRA funds for this project as soon as possible.*

Strategy 5 – Fund Road Improvements in the Old Downtown
Category: Commercial Neighborhood Improvement
Addresses Redevelopment Issues 4 and 5

The CRA will attempt to fund the overall improvement of street conditions in the Old Downtown, including local street realignment, SR 426 / CR 419 improvements, streetscape items and planning studies. It is envisioned that the CRA will primarily fund items not directly related to roadwork, such as streetscape items (lighting, seating, etc.) and preliminary costs such as planning and engineering studies for the Downtown area.

Implementation: *The CRA will explore the use of CRA funds for this project as soon as possible.*

Strategy 6 – Fund Sewer Connections for Low-Income Residents
Category: Residential Neighborhood Improvement
Addresses Redevelopment Issue 3

Providing public sewer to neighborhoods in the CRA is a redevelopment item that may be funded by CRA funds (see "fund additional residential neighborhood improvements" below). However, some households are not able to afford the connection fee, impact fee, or labor costs, or necessary costs associated with annexation required to connect to the public sewer system. The CRA will explore implementing a program to partially or completely offset these expenses for low income families in the CRA.

Implementation: *The feasibility of this program will be assessed during the first year of the CRA. If adopted, this program will be funded annually with a budget established on or before September 30.*

Strategy 7 – Explore Public/Private Redevelopment Projects
Category: Commercial Neighborhood Improvement and Residential Neighborhood Improvement
Addresses Redevelopment Issues 4, 7, 8, 9

In addition to public improvements, it is possible for the City of Oviedo CRA to participate in public/private redevelopment projects where the CRA may use funds for land assemblage, specific public improvements, or other uses within their powers to stimulate the development of a specific project. Several opportunity sites and a market justification for their selection are presented elsewhere in this Plan.

In all cases where a public/private partnership is used to stimulate development, the goal must always be the development of a specific, predetermined project to be completed in a timely fashion.

Implementation: *The CRA will continually explore possible Public/Private redevelopment options. Ongoing communication with landowners and developers is essential.*

Strategy 8 – Fund Additional Community Amenities
Category: Community Amenities
Addresses Redevelopment Issues 1, 8, 9

Additional community amenities that may be funded by the CRA include, but are not limited to:

- Public park improvements, such as improvements to Round Lake Park called for in the City of Oviedo Parks & Pedestrian System Master Plan

- Public greenways including completion of the Cross Seminole Trail
- Pedestrian connections between Oviedo on the Park and the Old Downtown
- Bus shelters
- Public Transportation shuttle circulator between Oviedo on the Park and Old Downtown

Implementation: *The CRA will periodically evaluate deserving community amenities projects*

Strategy 9 – Fund Additional Residential Neighborhood Improvement
Category: Residential Neighborhood Improvement
Addresses Redevelopment Issues 2, 3, 6

Additional neighborhood improvements that may be funded include, but are not limited to:

- Lighting
- Street trees
- Streetscape improvements
- Public sewer system improvements
- Curbs and gutters
- Sidewalks
- Stormwater management
- Potable Water system improvements
- Reuse Water system improvements
- Bus Shelters (School and Transit)

Neighborhood improvements should be undertaken to meet minimum standards for infrastructure availability and appearance available in a typical Oviedo neighborhood outside the CRA.

Implementation: *The CRA will periodically evaluate deserving residential neighborhood improvement projects*

Strategy 10 – Fund Additional Commercial Neighborhood Improvement
Category: Commercial Neighborhood Improvement
Addresses Redevelopment Issues 4, 5, 7, 8, 9, 6

Additional commercial neighborhood improvements that may be funded include, but are not limited to:

- Lighting
- Street trees

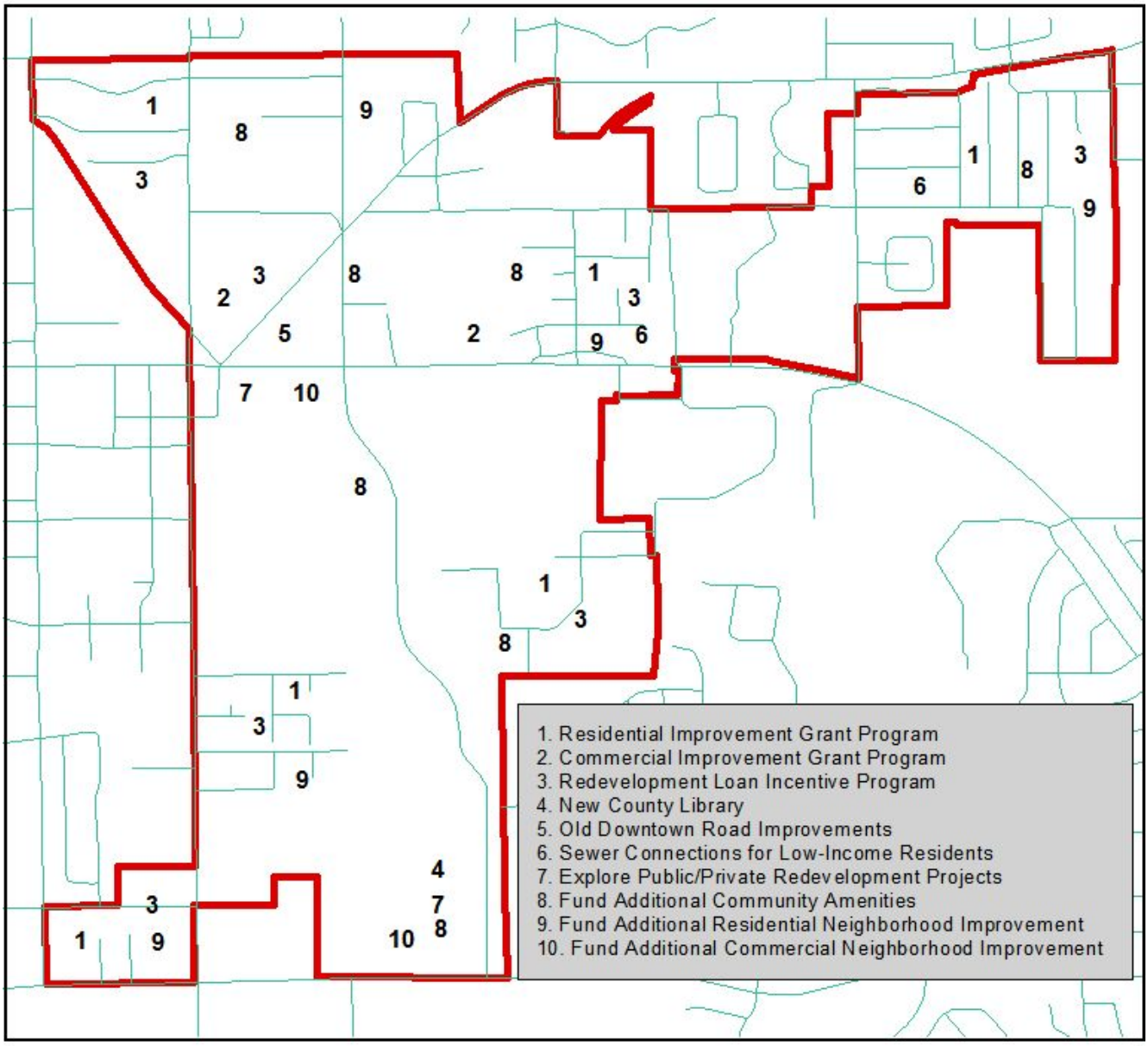
- Streetscape improvements
- Public sewer system improvements
- Curbs and gutters
- Sidewalks
- Parking
- Street networks
- Stormwater management
- Public Transportation
- Reuse Water system improvement

Implementation: *The CRA will periodically evaluate deserving residential neighborhood improvement projects*

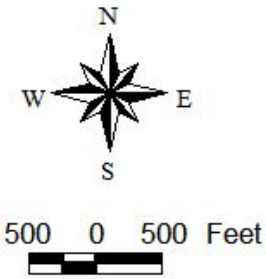
The map on the following pages illustrates general areas where each of the development strategies listed above will likely be implemented. This map is not intended to provide specific locations for any development strategy, but rather to illustrate the general distribution of across the CRA.

FIGURE 10

Redevelopment Map



Source: GIS data provided by Oviedo Development Services



Created: January 2008 by BBPC

Roads

CRA Boundary

Conformity with Existing Plans

This plan does not directly propose any changes to the City's current planning documents. Any changes that will occur will not be a direct result of this plan, but rather a result of subsequent planning efforts proposed in this plan.

This plan does provide opportunities for strategies identified by City planning documents to be implemented. Specifically, the following capital projects support strategies recommended by current planning documents:

1) Connections for area wide hiking and bicycling trails are recommended in the Parks and Pedestrian System Master Plan

2) Creating a master stormwater system for retention on an area-wide basis is consistent with the Stormwater Master Plan and the Downtown Master Plan

3) Creating shared or structured parking facilities is recommended by the Downtown Master Plan

Neighborhood Impact / Housing

A significant amount of moderately priced housing exists in the Oviedo CRA. Additionally, this housing stock represents much of the affordable housing available in the entire City. Therefore, the preservation of existing affordable housing stock in the CRA is of the utmost importance. Residential neighborhood improvements suggested in this plan are intended to improve the housing stock without gentrifying affordable areas to the point of eliminating affordable housing. It is not anticipated that any project proposed in this plan will negatively impact the affordable housing scenario in Oviedo. However, any project that is funded in part or full by CRA funds (such as a public private partnership development) that may displace individuals living in affordable housing must replace lost affordable units either at the site of the project or provide for construction of new units elsewhere in the community.

Time Certain for all Redevelopment Activities

All redevelopment activities, including repayment of financing, must be complete within 30 years of plan adoption, the maximum amount of time provided by Florida Statute. However, the actual timeframe for completion of redevelopment activities is dependent on an agreement between the City of Oviedo and Seminole County.

Appendix – Legal Description

The boundary of the Community Redevelopment Area is as follows:

- Starting at the intersection of West Mitchell Hammock Road and the southwest portion of parcel 15-21-31-300-057E-0000

- Continuing north along the western portions of the following parcels in Section 15 Township 21 Range 31 Subdivision 300: 057E-0000, 0570-0000, 0550-0000

- Continuing east along the northern portions of the following lots in Section 15 Township 21 Range 31 Subdivision 300: 0550-0000, 0560-0000, 0580-0000, 054A-0000, 054B-0000

- Continuing north along the centerline of Central Avenue (SR 434)

- At the intersection of Central Avenue (SR 434) & Railroad Street, continuing northeast through Section 10 Township 21 Range 31 Subdivision 300 Block 0950

- Continuing north along the center line of Lake Jessup Avenue

- Continuing east along the northern portions of the following lots in Section 10 Township 21 Range 31 Subdivision 503 Block 0000: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15

- Continuing north along the centerline of Central Avenue (SR 434)

- Continuing east along the northern portions of the following lots in Section 10 Township 21 Range 31 Subdivision 507 Block 0000 Lots: 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33

- Continuing east along the northern portions of the following Blocks in Section 10 Township 21 Range 31 Subdivision 300 Blocks: 0400, 0410, 0420 & the following lots of Section 10 Township 21 Range 31 Subdivision 510: 48, 17, 16

- Continuing south along the eastern portion of Section 10 Township 21 Range 31 Subdivision 300 Block 0420

- Continuing northeast along the centerline of Geneva Drive (CR 426)

- Continuing south on the centerline of Lloyd Drive

- Continuing north along the northern portion of Section 10 Township 21 Range 31 Subdivision 300 Block 0930

- Continuing south along the eastern portion of Section 10 Township 21 Range 31 Subdivision 300 Block 0930

- Continuing east along the northern portions of the following Blocks in Section 11 Township 21 Range 31 Subdivision 300: 0140, 019C, 0160, 016A, 0240, 0250

- Continuing north along the western portion of Section 11 Township 21 Range 31 Subdivision 300 Block 012B. Continuing east along the northern portion of the same parcel

- Continuing north along the western portion of Lots in Section 11 Township 21 Range 31 Subdivision 503 Block 0000: 0730, 0740, 0750, 0760, 0770, 0780, 0790, 0800, 0810, 0820, 0830, 0840, 0850

- Continuing east along the northern portion of Section 11 Township 21 Range 31 Subdivision 503 Block 0000 Lot 0730

- Continuing north along the centerline of Reed Avenue

- Continuing east along the centerline of Washington Street

- Continuing south along the centerline of 6th Street

- Continuing south along the eastern portion of Section 11 Township 21 Range 31 Subdivision 300 Block 0410

- Continuing west along the southern portions of the following blocks in Section 11 Township 21 Range 31 Subdivision 300: 0410, 0400, 0390

- Continuing west along the southern portions of the following lots in Section 11 Township 21 Range 31 Subdivision 507 Block 0000: 0010, 0410, 0400

- Continuing north along the centerline of Denise Street

- Continuing west along the northern portion of the following Lots in Section 11 Township 21 Range 31 Subdivision 515 Block 0000: 0010, 0020, 0030, 0040, 0050, 0060, 0070, 0080, 0090

- Continuing west along the northern portion of Section 11 Township 21 Range 31 Subdivision 300 Block 0360

- Continuing south along the western portions of the following Blocks in Section 11 Township 21 Range 31 Subdivision 300: 0360, 0370

- Continuing west along the northern portion of Section 11 Township 21 Range 31 Subdivision 300 Block 0010
- Continuing south along the centerline of Reed Avenue
- Continuing west along the centerline of E Broadway Street (SR 426 / CR 419)
- Continuing south along the centerline of Academy Avenue
- Continuing west along the centerline of Boston Avenue
- Continuing south through Section 15 Township 21 Range 31 Subdivision 300 Block 0010, then head east along the southern portion
- Continuing east along the centerline of Academy Place
- Continuing south along the centerline of Doctors Drive
- Continuing south along the western portion of the following Blocks in Section 15 Township 21 Range 31 Subdivision 300: 0020, 0040
- Continuing west along the southern portion of Section 15 Township 21 Range 31 Subdivision 300 Block 0040 & Section 15 Township 21 Range 31 Subdivision 501 Block 0000 Lots 0120, 0110, 0080
- Continuing south along the centerline of Oviedo Boulevard
- Continuing west along the centerline of Mitchell Hammock Road
- Continuing north along the eastern portion of the following Lots in Section 15 Township 21 Range 31 Subdivision 524 Block 0000: 0030, 0040
- Continuing west along the northern portion of Section 15 Township 21 Range 31 Subdivision 524 Block 0000 Lot 0040, then continuing south along the western portion of aforementioned parcel
- Continuing west along the northern portion of the following Lots in Section 15 Township 21 Range 31 Subdivision 524 Block 0000: 0020, 001B
- Continuing south along the centerline of S Central Avenue (SR 434)
- Continuing west along the center line of Mitchell Hammock Road
- Ending at the intersection of West Mitchell Hammock Road and the southwest portion of parcel 15-21-31-300-057E-0000

The following is a general legal description of the properties located within the Community Redevelopment Area for Oviedo, FL.

<u>Section 10, Township 21, Range 31</u>

- Subdivision 300
  - Blocks 6, 8, 10, 25C, 30, 30A, 31, 32, 33, 34, 35, 36, 37, 38, 40, 41, 41A, 42A, 43, 43A, 44, 45, 45A, 46, 46A, 46B, 47, 48, 49, 50, 51, 52, 53, 53A, 54, 54A, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 65A, 65B, 65C, 65D, 66, 68, 69, 70, 73B, 75, 75A, 75B, 75C, 77, 77A, 79, 80, 81, 81A, 83, 83A, 83B, 83C, 84, 85, 85A, 86, 86A, 86B, 87, 88, 89, 90, 91, 91A, 91B, 92, 92A, 93, 93B, 94, 94C, 95, 95A

- Subdivision 503
  - Block 0000
  - Lots 1, 4, 6, 11, 13, 16, 19, 21, 22, 26, 27, 28, 29, 30, 33, 35, 36, 38, 38A, 40, 42, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 57, 59, 61, 62, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73

- Subdivision 505
  - Block 0A00
  - Lots 1, 2

  - Block 0B00
  - Lots 1, 2, 2A, 3, 6, 7, 10, 10A, 12, 15, 18, 19, 20, 21

- Subdivision 505
  - Block 0C00
  - Lots 1, 7, 8, 10, 11, 11A, 13, 14, 15, 15A, 16

- Subdivision 506
  - Block 0000
  - Lots 1, 6, 7, 8, 9, 10, 11, 12, 13

- Subdivision 507
  - Block 0000
  - Lots 15, 16, 17, 19, 19A, 20, 23, 25, 26, 27, 28, 29, 30, 32, 34, 35, 38, 39

- Subdivision 508
  - Block 0000
  - Lots 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12

- Subdivision 509
  - Block 0000
  - Lots A, B, D, E, F, F1, G

- Subdivision 510
  - Block 0000
  - Lots 1, 3, 5, 6, 7, 8, 8A, 9, 11, 12, 12A, 13, 17, 19, 21, 23, 25, 26, 26A, 27, 27A, 29, 29A, 33, 33A, 34, 34A, 35, 36, 36A, 37, 41, 42, 43, 45, 47

- Subdivision 511
  - Block 0000
  - Lots 1, 2, 4, 6, 8, 9, A, B, C, D, E, 11, 13, 15, 17, 20, 22, 25, 27, 28, 29, 31, 32, 35, 35, 39

- Subdivision 512
  - Block 0000
  - Lots 1, 2, 2A, 3, 3A, 3B, 4, 4A, 4B, 4C, 5, 12, 12A, 13, 13A, 13B, 13D, 13E, 13F, 14

- Subdivision 513
  - Block 0000
  - Lots 1, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 21, 23, 27, 28, 29, 31, 33, 35, 37

- Subdivision 514
  - Block 0000
  - Lots 1, 2, 3, 7, 8, 11, 13, 19, 21, 24, 25, 27, 29, 31, 32, 33, 34, 36, 38, 41, 43, 45, 47, 51, 53, 54, 56, 57, 58, 89, 60, 61, 65, 66, 68, 70, 71, 75, 77, 79

- Subdivision 515
  - Block 0000
  - Lots 1, 4, 6, 7, 8, 11, 14, 15, 18, 19, 21, 23, 25, 27, 30, 33, 34, 35, 36, 38, 40, 41, 42, 44, 47

- Subdivision 516
  - Block 0000
  - Lots 8B, 9

- Subdivision 519
  - Block 0000
  - Lots 20, 21

- Subdivision 523
  - Block 0000
  - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

  - Block 0100, 0200, 0300, 0400

- Subdivision 525

    - Block 0000
    - Lots 1, 2, 3, 4, 5, 6, 7, 8

- Subdivision 528
    - Block 0000
    - Lots 1, 3

    - Block 0A00

<u>Section 11, Township 21, Range 31</u>

- Subdivision 300
    - Blocks 1, 1A, 6, 7, 8, 9, 12B, 14, 15, 16, 16A, 17, 18, 19, 19A, 19B, 19C, 20, 21, 22, 23, 24, 24A, 24B, 24C, 25, 26, 27, 28, 29, 29A, 29B, 29C, 30, 31, 32, 33, 34, 35, 36, 37, 38, 41, 45A

- Subdivision 503
    - Block 0000
    - 1, 1A, 1B, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 13A, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25A, 25B, 26, 27, 29, 30, 31, 32, 33, 34, 35, 36, 37, 37A, 39, 40, 40A, 41, 42, 43, 44, 45, 46, 47, 48, 49, 49A, 49B, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 77, 79, 81, 83, 84, 86, 87A, 87B

- Subdivision 504
    - Block 0A00
    - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 , 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 39, 40, 41, 42, 43, 44

    - Block 0B00
    - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15

    - Block 0C00
    - Lots 1, 1A, 2, 2A, 3, 4, 5, 6, 7

    - Block 0D00
    - Lots 1, 1A, 2, 5A, 7, 7A, 8

    - Block 0L00

- Subdivision 505
    - Block 0000
    - Lots 1, 3, 6, 8, 11, 19, 20

    - Block 0L00

- Subdivision 507
    - Block 0000
    - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41

- Subdivision 508
    - Block 0100
    - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19

    - Block 0200
    - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19

    - Block 0300
    - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20

    - Block 0400
    - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17

    - Block 0500
    - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15

    - Block 0600
    - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20

    - Block 0700
    - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20

    - Block 0800
    - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16

    - Block 0900
    - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16

    - Block 1000
    - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20

    - Block 1100
    - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13

    - Block 0P00

- Subdivision 510
    - Block 0B00
    - Lots 13, 14

    - Block 0B0A

- Subdivision 511
    - Block 0000
    - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12

- Subdivision 514
    - Block 0000
    - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9

<u>Section 14, Township 21, Range 31</u>

- Subdivision 300
    - Blocks 1B, 4

- Subdivision 501
    - Block 0000
    - Lots 1, 2, 4, 6, 8, 10, 12, 16, 18, 20, 21, 23, 24, 25, 26, 28

- Subdivision 504
    - Block 0C00

- Subdivision 5MC
    - Block 0000
    - Lots 337, 338, 339

<u>Section 15, Township 21, Range 31</u>

- Subdivision 300
    - Blocks 1, 2, 3, 4, 5, 6, 7, 8, 8A, 9, 10, 10A, 11, 11A, 11B, 11C, 11E, 12, 12B, 13, 13A, 14, 15, 15A, 16, 17, 17A, 17B, 17C, 18, 19, 20, 21, 22, 23, 23A, 24, 25, 26, 26A, 26B, 26D, 27, 27A, 28, 28A, 29, 29A, 30, 30A, 31, 32, 33, 33A, 33B, 35, 52, 52A, 52B, 53, 54A, 54B, 55, 56, 57, 57A, 57B, 57C, 57D, 57E, 58, 59, 60, 61, 62, 63, 63A, 65, 66, 69, 69A, 69B, 69C, 69D, 69E, 69F, 69G, 69H, 69J, 69K, 69L, 70, 74, 74A, 74B, 74C, 76, 76B, 77A, 82A, 84, 86, 87, 88, 89, 90, 91

- Subdivision 501
    - Block 0000
    - Lots 1, 2, 3, 3A, 3B, 5, 5A, 6, 6A, 6B, 7, 8, 8A, 8B, 9, 9A, 9B, 9C, A, H, H1, H2, 12, 12A, 12B, 13, 14

- Subdivision 502
    - Block 0000
    - Lots 1, 3

- Subdivision 504
    - Block 0000

    - Lots 1, 2, 3, 4, 5, 5A, 6, 7, 11, 15

- Subdivision 506
    - Block 0A00
    - Lot 1

    - Block 0B00

    - 0E00
    - Lots 1, 2, 3, 11, 12, 15, 19

    - 0F00
    - Lot 1

- Subdivision 511
    - Block 0A00
    - Lots 1, 2, 4, 5

    - Block 0B00
    - Lots 1, 2, 4, 5, 7, 9, 11

    - Block 0C00
    - Lots 1, 3, 5, 7, 9, 11

    - Block 0D00
    - Lots 1, 7

- Subdivision 512
    - Block 0A00
    - Lots 1, 4, 6, 11

    - Block 0B00
    - Lots 1, 7, 11, 14, 17

    - Block 0C00

    - Lots 1, 4, 7, 11, 14, 17

    - Block 0D00
    - Lots 1

- Subdivision 513
    - Block 0A00
    - Lots 1, 5, 5A, 7

    - Block 0B00

    - Lots 1, 3, 6, 8

    - Block 0C00
    - Lots 1, 3, 6, 8

    - Block 0D00
    - Lots 1, 6, 8

- Subdivision 515
    - Block 0000
    - Lots 1, 2, 3, 4, 5, 5A, 6, 6A, 7, 8, 9, 10

- Subdivision 516
    - Block 0000
    - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12

- Subdivision 517
    - Block 0000
    - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15

- Subdivision 521
    - Block 0C00

- Subdivision 522
    - Block 0000
    - Lot 1

- Subdivision 523
    - Block A, B, C

- Subdivision 524
    - Block 0000
    - Lots 1B, 2, 3, 3A, 4, 4A, 4B

- Subdivision 525
    - Block 0A00

- Subdivision 526
    - Block 0000
    - Lots A, B, C, D

- Subdivision 5KU
    - Block 0000
    - Lot 33

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

June 28, 2007

Mayor Tom Walters
City of Oviedo
400 Alexandria Boulevard
Oviedo, Florida 32765

Dear Mayor Walters:

Please find enclosed two (2) original letters regarding the CRA deadline extension to March 31, 2008. At your convenience, please sign both letters, return one to my attention and retain the other for your files. I have also enclosed a self-addressed, stamp envelop for your use.

Thank you for your expeditious handling of this extension. If you have any questions, please give me a call at 407-665-7201.

Sincerely,

Gretchen R Venn

Gretchen R Venn, Executive Assistant to
Chairman Carlton Henley
Commission District 4

cc: April Boswell, Assistant County Manager

Enclosure(s)

1101 EAST FIRST STREET SANFORD FL 32771-1468 TELEPHONE (407) 665-7219 FAX (407) 665-7958

SEMINOLE COUNTY
FLORIDA'S NATURAL CHOICE

June 27, 2007

Thomas G. Walters, Mayor
City of Oviedo
400 Alexandria Boulevard
Oviedo FL 32765

Re: CRA Deadline Extension until March 31, 2008

Dear Mayor Walters,

At the June 26, 2007 Board of County Commissioners meeting, the Board approved the City's request to extend the deadline for the Board's consideration of formation of a Community Redevelopment Area in the City until March 31, 2008.

We received the City Council's Resolution No. 1603-07 requesting the extension that was adopted by the City Council at your June 18, 2007 meeting. Per Florida Statute Chapter 163.410, such period may be extended by mutual consent in writing by the municipality and county.

This letter serves as the mutual written consent for the extension. Please execute both originals in the space provided and return one for the County's records. We will place the letter in our file along with the City's Resolution.

Sincerely,

Carlton D. Henley
Chairman

Thomas G. Walters, Mayor
City of Oviedo

C: Board of County Commissioners
Cynthia A. Coto, County Manager
Gerald Seeber, City Manager
Robert A. McMillan, County Attorney
Donald S. Fisher, Deputy County Manager
April Boswell, Assistant County Manager
Dori DeBord, Planning and Development Director
Bryan Cobb, Oviedo Director of Development Services

JUL 24 2007

1101 EAST FIRST STREET SANFORD FL 32771-1468 TELEPHONE (407) 665-7219 FAX (407) 665-7958

The City of
Oviedo
FLORIDA

RECEIVED
JUN 28 2007
SEMINOLE COUNTY
COUNTY MANAGER

400 ALEXANDRIA BOULEVARD • OVIEDO, FLORIDA 32765

June 25, 2007

Ms. Cynthia Coto
County Manager
Seminole County Services Building
1101 East First Street
Sanford, FL 32771

Dear Ms. Coto:

Enclosed is a corrected copy of Resolution No. 1603-07, requesting an extension of the deadline for consideration of the formation of a Community Redevelopment Area within the City of Oviedo, which was passed and adopted by the Oviedo City Council on June 18, 2007.

Sincerely,

Barbara J. Barbour, CMC
City Clerk

Enclosure

RESOLUTION NO. 1603-07

A RESOLUTION OF THE CITY OF OVIEDO, FLORIDA REQUESTING AN EXTENSION OF THE DEADLINE FOR CONSIDERATION OF THE FORMATION OF A COMMUNITY REDEVLOPMENT AREA WITHIN THE CITY OF OVIEDO; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Oviedo, on August 8, 2006, met in joint session with the Seminole County Commission to discuss, among other things, the formation of a Community Redevelopment Area in the City; and,

WHEREAS, the City of Oviedo submitted its needs assessment report to Seminole County in support of its request for the formation of a Community Redevelopment Area; and,

WHEREAS, the needs assessment report has been revised to reflect changes requested by the Board of County Commissioners and the Seminole County staff; and,

WHEREAS, the City Council and the County Commission have previously agreed to extend the deadline for consideration of the formation of a Community Redevelopment Area until June 30, 2007; and,

WHEREAS, the proposed legislation affecting property tax valuations and collections by city and county government is currently being debated in Tallahassee; and

WHEREAS, it is likely that some constitutional amendments may be posed affecting property tax valuations throughout the state with such constitutional amendments presented to the voters in early 2008; and,

WHEREAS, the City Council finds that it is in the City's best interest to postpone consideration of the formation of a Community Redevelopment Area until such time as the impact of property tax reform is understood in the City and in Seminole County.

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

SECTION 1. The City Council hereby requests the Board of County Commissioners to extend the deadline for consideration of the formation of a Community Redevelopment Area in the City of Oviedo until March 31, 2008.

SECTION 2. This resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED THIS 18th DAY OF JUNE, A.D., 2007.

THOMAS G. WALTERS
MAYOR of the City of Oviedo, Florida

ATTEST:

BARBARA J. BARBOUR
CITY CLERK

SEAL
CITY OF OVIEDO, FLORIDA

The City of
Oviedo
FLORIDA

400 ALEXANDRIA BOULEVARD • OVIEDO, FLORIDA 32765

RECEIVED
JUN 22 2007
SEMINOLE COUNTY
COUNTY MANAGER

June 20, 2007

Ms. Cynthia Coto
County Manager
Seminole County Services Building
1101 East First Street
Sanford, FL 32771

Dear Ms. Coto:

Enclosed is a copy of Resolution No. 1603-07, requesting an extension of the deadline for consideration of the formation of a Community Redevelopment Area within the City of Oviedo, which was passed and adopted by the Oviedo City Council on June 18, 2007.

Sincerely,

Barbara J. Barbour, CMC
City Clerk

Enclosure

RESOLUTION NO. 1603-07

A RESOLUTION OF THE CITY OF OVIEDO, FLORIDA REQUESTING AN EXTENSION OF THE DEADLINE FOR CONSIDERATION OF THE FORMATION OF A COMMUNITY REDEVLOPMENT AREA WITHIN THE CITY OF OVIEDO; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Oviedo, on August 8, 2006, met in joint session with the Seminole County Commission to discuss, among other things, the formation of a Community Redevelopment Area in the City; and,

WHEREAS, the City of Oviedo submitted its needs assessment report to Seminole County in support of its request for the formation of a Community Redevelopment Area; and,

WHEREAS, the needs assessment report has been revised to reflect changes requested by the Board of County Commissioners and the Seminole County staff; and,

WHEREAS, the City Council and the County Commission have previously agreed to extend the deadline for consideration of the formation of a Community Redevelopment Area until June 30, 2006; and,

WHEREAS, the proposed legislation affecting property tax valuations and collections by city and county government is currently being debated in Tallahassee; and

WHEREAS, it is likely that some constitutional amendments may be posed affecting property tax valuations throughout the state with such constitutional amendments presented to the voters in early 2008; and,

WHEREAS, the City Council finds that it is in the City's best interest to postpone consideration of the formation of a Community Redevelopment Area until such time as the impact of property tax reform is understood in the City and in Seminole County.

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

SECTION 1. The City Council hereby requests the Board of County Commissioners to extend the deadline for consideration of the formation of a Community Redevelopment Area in the City of Oviedo until March 31, 2008.

SECTION 2. This resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED THIS 18th DAY OF JUNE, A.D., 2007.

THOMAS G. WALTERS
MAYOR of the City of Oviedo, Florida

ATTEST:

BARBARA J. BARBOUR
CITY CLERK

SEAL

October 19, 2006

Registered Mail

Mr. Gerald Seeber, City Manager
City of Oviedo
City Hall
400 Alexandria Boulevard
Oviedo, Florida 32765

Subject: Oviedo Community Redevelopment Agency

Dear Mr. Seeber:

Thank you for the additional information submitted by the City on September 19 and received on September 21, 2006 pertaining to the City's request for creation of a community redevelopment area. The County's planning staff has completed their review of the information submitted and have found the information to be incomplete. I have reviewed their findings and concur. In order to expedite our review process, my office will be contacting you to set a meeting to discuss the additional information needed. I believe this approach will be more productive in attempting to resolve these issues.

Don Fisher, Deputy County Manager, and I look forward to meeting with you and your staff soon to discuss and hopefully resolve our concerns.

Very truly yours,

Cynthia A. Coto /sp

Cynthia A. Coto

c: Board of County Commissioners
Bob McMillan, County Attorney
Don Fisher, Deputy County Manager
April Boswell, Planning Manager ✓

1101 EAST FIRST STREET SANFORD FL 32771-1468 TELEPHONE (407) 665-7219 FAX (407) 665-7958

RESOLUTION NO. 1603-07

A RESOLUTION OF THE CITY OF OVIEDO, FLORIDA REQUESTING AN EXTENSION OF THE DEADLINE FOR CONSIDERATION OF THE FORMATION OF A COMMUNITY REDEVLOPMENT AREA WITHIN THE CITY OF OVIEDO; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Oviedo, on August 8, 2006, met in joint session with the Seminole County Commission to discuss, among other things, the formation of a Community Redevelopment Area in the City; and,

WHEREAS, the City of Oviedo submitted its needs assessment report to Seminole County in support of its request for the formation of a Community Redevelopment Area; and,

WHEREAS, the needs assessment report has been revised to reflect changes requested by the Board of County Commissioners and the Seminole County staff; and,

WHEREAS, the City Council and the County Commission have previously agreed to extend the deadline for consideration of the formation of a Community Redevelopment Area until June 30, 2007; and,

WHEREAS, the proposed legislation affecting property tax valuations and collections by city and county government is currently being debated in Tallahassee; and

WHEREAS, it is likely that some constitutional amendments may be posed affecting property tax valuations throughout the state with such constitutional amendments presented to the voters in early 2008; and,

WHEREAS, the City Council finds that it is in the City's best interest to postpone consideration of the formation of a Community Redevelopment Area until such time as the impact of property tax reform is understood in the City and in Seminole County.

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

SECTION 1. The City Council hereby requests the Board of County Commissioners to extend the deadline for consideration of the formation of a Community Redevelopment Area in the City of Oviedo until March 31, 2008.

SECTION 2. This resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED THIS 18th DAY OF JUNE, A.D., 2007.

_____
THOMAS G. WALTERS
MAYOR of the City of Oviedo, Florida

ATTEST:

_____
BARBARA J. BARBOUR
CITY CLERK