

**AN ORDINANCE APPROVING AND ADOPTING THE UNITED STATES HIGHWAY 17-92 CORRIDOR COMMUNITY REDEVELOPMENT PLAN FOR THE UNITED STATES HIGHWAY 17-92 CORRIDOR REDEVELOPMENT AREA; IMPLEMENTING ACTIONS TAKEN BY THE BOARD OF COUNTY COMMISSIONERS IN RESOLUTION NUMBERS 97-R-120 AND 97-R-130; FURTHER IMPLEMENTING THE PROVISIONS OF THE COMMUNITY REDEVELOPMENT ACT OF 1969 (AS AMENDED); PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR DEFINITIONS; PROVIDING FOR CAPITAL PROJECTS AND PROGRAMS TO BE IMPLEMENTED AS PART OF THE SAID REDEVELOPMENT PLAN; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Board of County Commissioners of Seminole County, Florida, (the "Board") has determined that the United States Highway 17-92 Corridor Redevelopment Area (the "Area")(as created and defined in Resolution Numbers 97-R-120 and 97-R-130 and *which legal description is ratified, affirmed and adopted herein*), is a blighted area appropriate for community redevelopment projects pursuant to Chapter 163, Part III, Florida Statutes(the "Community Redevelopment Act of 1969" as amended) or the "Act"); and

**WHEREAS**, the redevelopment of the Area is necessary in the interest of the public health, safety, morals and welfare of the residents of Seminole County, and furthers and is in the interest of revitalizing the area economically and socially, improving the tax base, promoting sound growth, and providing improved conditions; and

**WHEREAS**, the Board has authorized, established and provided for the funding of a "United States Highway Corridor Redevelopment Trust Fund to finance a community project or projects within the Area as provided in Section 163.387 of the Act to be funded by tax increment revenues for the purposes of financing the diverse elements of the United States Highway 17-92 Corridor Community Redevelopment Plan (the "Plan"); and

**WHEREAS**, the Board, acting as the United States Highway 17-92 Corridor Redevelopment Agency (the "Agency") of the Area, has caused the Plan to be prepared and has identified in the Plan particular elements of a community redevelopment projects to be financed from tax increment revenues; and

**WHEREAS**, the Local Planning Agency of Seminole County has reviewed the Plan and has found that it is in conformance with the Seminole County Comprehensive Plan; and

**WHEREAS**, the local planning agencies of the cities of Casselberry, Longwood, Sanford, and Winter Springs have reviewed the Plan and have found that it is consistent with their respective Comprehensive Plans and the local planning agency for the city of Lake Mary will review the plan for a determination of consistency with its Comprehensive Plan; and

**WHEREAS**, the city commissions of the cities of Casselberry and Winter Springs have concurred with the contents of the Plan by adopting resolutions so stating, and that the city commissions of the cities of Longwood, Lake Mary, and Sanford will consider like resolutions concurring with the contents of the Plan; and

**WHEREAS**, the Board has held a public hearing on the Plan in accordance with the requirements of Section 163.360 of the Act; and

**WHEREAS**, the Economic Impact Statement required by the Home Rule Charter of Seminole County has been prepared and adequately made available for public review.

**NOW, THEREFORE, BE IT ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:**

**SECTION 1. RECITALS/ADOPTION AND APPROVAL OF PLAN/**  
**LEGISLATIVE FINDINGS.**

- a) The above recitals and the recitals set forth in Resolution Numbers 97-R-120 and 97-R-130 represent and are hereby ratified, adopted and incorporated as legislative

findings of the Board of County Commissioners relative to the provisions of this Ordinance.

- b) The Board hereby adopts and approves the United States Highway 17-92 Corridor Community Redevelopment Plan for the United States Highway 17-92 Corridor Redevelopment Area, dated as of December, 1997, and as set forth in Exhibit "1" to this Ordinance as applicable to the legal description set forth in Exhibit "2" to this Ordinance, said exhibits being adopted and incorporated herein by this reference thereto.
- c) The programs and projects set forth in the Plan are hereby adopted and approved consistent with the requirements of Section 163.360 of the Act and further finds that:
  - 1) The Plan conforms with the Act and is necessary in the interest of the public health, safety, morals, and welfare of the residents of Seminole County and its impacted municipalities, and will effectuate the purposes of the Act by revitalizing the Area economically and socially, thereby increasing the tax base, promoting sound growth, improving conditions, and eliminating the conditions which the Florida Legislature in the Act found constituted a menace which was injurious to the public health, safety, morals, and welfare of residents;
  - 2) The Plan conforms to and is consistent with the comprehensive plans of Seminole County and the cities of Casselberry, Longwood, Lake Mary, Sanford and Winter Springs, as a whole;
  - 3) The Plan gives due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for community

improvement, with special consideration for the health, safety and welfare of children residing in the general vicinity of the area covered by the Plan;

- 4) The Plan will afford maximum opportunity, consistent with the sound needs of the County as a whole, for the redevelopment or rehabilitation of the Area by private enterprise and/or joint public/private partnerships;
- 5) Non-residential 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; and
- 6) Acquisition and disposition of property within the Area may require the exercise of governmental action because of any or all of the following:
  - a) defective, or unusual conditions of, title or diversity of ownership which prevents the free alienability of such land;
  - b) tax delinquency;
  - c) outmoded street and traffic circulation patterns;
  - d) deterioration of site(s);
  - e) economic disuse;
  - f) unsuitable topography or faulty lot layouts;
  - g) lack of correlation of the area with other areas of the County by streets and modern traffic requirements;
  - h) development occurring prior to the establishment of contemporary stormwater management regulations; or,
  - i) any combination of such factors or other conditions which serve to retard the sound growth and development of the Area, and

j) complies with all applicable law.

**SECTION 2. DEFINITIONS.** The terms contained in this Ordinance shall have the meanings set forth in the Act.

**SECTION 3. REDEVELOPMENT PLAN PROJECTS.** Those various elements of the redevelopment projects set forth in the Plan are hereby designated as the United States Highway 17-92 Corridor Community Redevelopment Projects for the purposes authorized by the Act and Resolution Numbers 97-R-120 and 97R-130.

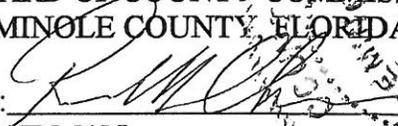
**SECTION 4. CODIFICATION.** It is the intention of the Board of County Commissioners that the provisions of this Ordinance, including its preamble, shall become and be made part of the Seminole County Code and the word "ordinance" may be change to "section," "article," or other appropriate word or phrase and the sections of this Ordinance may be renumbered or relettered to accomplish such intention; provided, however, that Sections 4, 5 and 6 shall not be codified.

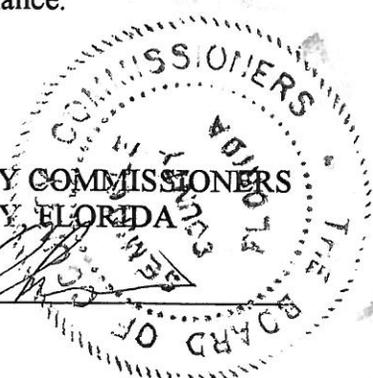
**SECTION 4. SEVERABILITY.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board that such invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and, to this end, the provisions of this Ordinance are declared severable.

**SECTION 5. EFFECTIVE DATE.** This Ordinance shall take effect upon a filing of a copy of this Ordinance with the Department of the State by the Clerk to the Board of County Commissioners. The Ordinance shall remain in effect for a period of ten (10) years; provided, however, that the Board of County Commissioners may authorize the extension of the provisions of this Ordinance but in no event, shall extend for more than thirty (30) years from the effective date of this Ordinance.

**ENACTED THIS 16<sup>th</sup> DAY OF Dec., 1997.**

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By:   
CHAIRMAN



## ECONOMIC IMPACT STATEMENT

DATE: December 16, 1997

DEPT./DIVISION: Comprehensive Planning

CONTACT PERSON: Kevin Fall

EXTENSION: 7353

**DESCRIBE PROJECT/PROPOSAL:** This Ordinance provides for the authorization and approval of a Redevelopment Plan for the United States Highway 17-92 Corridor within Seminole County, excluding the existing Casselberry and Sanford Community Redevelopment Areas. The Redevelopment Plan contains various strategies and objectives and a set of specific capital improvements to be accomplished as part of the Plan, with the primary purpose of enhancing property values along the US 17-92 corridor.

**DESCRIBE THE DIRECT ECONOMIC IMPACT OF THE PROJECT/PROPOSAL UPON THE OPERATION OF THE COUNTY:** The Redevelopment Plan utilizes tax increment financing as a means to finance certain improvements of the Plan. The amount of the existing tax increment dedicated to the Project by the County depends on the growth rate of the taxable value within the Area. At the current rate of growth in taxable value in the Area and at the present millage rates, the County will initially commit an annual amount approximating \$12,000.

It is anticipated that the County will provide administrative support (Comprehensive Planning) to the US 17-92 Community Redevelopment Agency throughout the initial year of implementation of the Plan.

**DESCRIBE THE DIRECT ECONOMIC IMPACT OF THE PROJECT/PROPOSAL UPON THE PROPERTY OWNERS/TAX PAYERS/CITIZENS WHO ARE EXPECTED TO BE AFFECTED:** The Redevelopment Plan imposes no additional taxes and/or assessments on property owners. All recommendations of the Plan will be approved by the Board of County Commissioners and City Councils impacted by the Plan.

**IDENTIFY ANY POTENTIAL INDIRECT ECONOMIC IMPACTS, POSITIVE OR NEGATIVE WHICH MIGHT OCCUR AS A RESULT OF THE PROJECT PROPOSAL:** Ideally, implementation of the Redevelopment Plan should increase the taxable values of properties within the Area, thus providing additional revenues to the County upon the implementation of the Redevelopment Plan. The Plan also targets private sector investment for the Area, thus enabling the County to potentially capture a larger share of sales tax and other spin off revenues.

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# FLORIDA COUNTY ORDINANCE DATA RETRIEVAL SYSTEM CODRS CODING FORM

**Instructions:** Florida's Department of State, Bureau of Administrative Code has developed the County Ordinance Data Retrieval System (CODRS) to facilitate the tracking of County ordinances in Florida's 67 Counties. CODRS' data base is composed of over 25,000 county ordinances enacted since 1974.

We request your cooperation in completing this coding form. It is to be completed whenever your county enacts a new ordinance. Simply complete this form and include it with other pertinent ordinance information that is submitted to the Bureau of Administrative Code.

To code this form properly, please refer to the "keyfields" description sheet that has been given to your County Attorney's Office. If you do not have this sheet please contact the Bureau. We will be happy to fax one to you for referencing purposes. Please fill out this form as completely as is possible.

Thank you for your assistance. Should you need further assistance please contact the Bureau of Administrative Code, Department of State at (904)-488-8427 or Suncom 278-8427.

<b>COUNTY:</b> ( <u>SEMINOLE</u> )	<b>COUNTY ORDINANCE #</b> ( <u>97-54</u> ) <small>(e.g., 93 - 001)</small>
<b>PRIMARY KEYFIELD</b>	
<b>DESCRIPTOR:</b> ( <u>PLANNING</u> )	
<b>SECONDARY KEYFIELD</b>	
<b>DESCRIPTOR:</b> ( <u>SPECIAL DISTRICTS</u> )	
<b>OTHER KEYFIELD</b>	
<b>DESCRIPTOR:</b> ( <u>PROPERTY TAXES</u> )	
<b>ORDINANCE DESCRIPTION:</b> ( <u>17-92 REDEVELOPMENT PLAN</u> ) <small>(25 characters maximum including spaces)</small>	
<b>ORDINANCES AMENDED:</b> <small>(List below the ordinances that are amended by the this legislation. If more than two, list the most recent two.)</small>	
AMENDMENT # 1: ( _____ ); AMENDMENT # 2: ( _____ ).	
<b>ORDINANCES REPEALED:</b> <small>(List below the ordinances that are repealed by this legislation.)</small>	
REPEAL # 1: ( _____ ); REPEAL # 3: ( _____ );	
REPEAL # 2: ( _____ ); REPEAL # 4: ( _____ );	
<small>(Others repealed: list all that apply):</small> _____	

<small>(FOR OFFICE USE ONLY):</small>	COUNTY CODE NUMBER: ( _____ )
KEYFIELD 1 CODE: ( _____ )	KEYFIELD 2 CODE: ( _____ )
KEYFIELD 3 CODE: ( _____ )	<small>Rev. 6/29/93</small>

BK 236 PG 2546