

RESOLUTION NO. 219

A RESOLUTION OF VOLUSIA COUNTY DELEGATING THE EXERCISE OF ALL POWERS OF THE COMMUNITY REDEVELOPMENT ACT OF 1969 (CHAPTER 163, PART III, FLORIDA STATUTES) CONFERRED UPON THE COUNTY OF VOLUSIA WITHIN THE BOUNDARIES OF THE CITY OF SOUTH DAYTONA TO THE CITY COUNCIL OF THE CITY OF SOUTH DAYTONA; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING WHEN THIS RESOLUTION SHALL TAKE EFFECT.

WHEREAS, the County of Volusia is a charter county, pursuant to Article VII, Section I(g), Florida Constitution (1968), and

WHEREAS, the City of South Daytona is a municipality wholly within the boundaries of the County of Volusia; and

WHEREAS, there exists the Community Redevelopment Act of 1969 as appears in Chapter 163, Part III, Florida Statutes (1995);

WHEREAS, pursuant to Section 163.410, Florida Statutes (1995) the County Council of the County of Volusia desires to delegate all the powers conferred upon it by Chapter 163, Part III, Florida Statutes, within the boundaries of the City of South Daytona, to the City Council of the City of South Daytona; and

WHEREAS, attached hereto marked as Exhibit A are the goals and objectives that the City of South Daytona hopes to achieve through community redevelopment.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF THE COUNTY OF VOLUSIA, FLORIDA:

SECTION 1. There is hereby delegated the exercise of all powers conferred upon the County of Volusia by Chapter 163, Part III, Florida Statutes (1995), known as the Community Redevelopment Act of 1969, within the boundaries of the City of South Daytona to

the City Council of the City of South Daytona.

SECTION 2. In accordance with and in furtherance of the delegation of powers as provided in Section I above, the powers hereby delegated are specifically enumerated as follows:

1. All the authority and power granted pursuant to Section 163.345, Florida Statutes (1995), including but not limited to the authority to encourage private enterprises to participate in community redevelopment projects.

2. All the authority and power granted pursuant to Section 163.350, Florida Statutes (1995), including but not limited to the authority to formulate a workable program to eliminate and prevent the development or spread of slums and urban blight and to encourage rehabilitation and redevelopment.

3. All the authority and power granted pursuant to Section 163.353, Florida Statutes (1995), including but not limited to the power to tax or appropriate funds to a redevelopment trust fund in order to preserve and enhance the tax base of the authority.

4. All the authority and power granted pursuant to Section 163.355, Florida Statutes (1995), including but not limited to the authority to adopt a resolution finding that one or more slum or blight areas exist within the City of South Daytona and that rehabilitation, conservation or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals or welfare of the residents of the City of South Daytona.

5. All the authority and power granted pursuant to

8. All the authority and power granted pursuant to Section 163.360, Florida Statutes (1995), including but not limited to the authority to adopt a resolution determining a slum or blighted area or combination thereof and designating such area as

Florida Statutes (1995).

responsibility to bear loss as provided in Section 163.370(3), 163.370(3), Florida Statutes (1995), and the power to assume the demolition, removal or disposal of property as provided in Section

(d) The power to approve the acquisition, bonds as set forth in Section 163.385, Florida Statutes (1995) (c) The power to authorize the issuance of revenue

redevelopment plans and modifications thereof

(b) The power to grant final approval to community

public hearing required with respect thereto.

appropriate for a community redevelopment project, and to hold any blighted area, or combination thereof, to designate such area as (a) The power to determine an area to be a slum or

to the following powers:

7. All the authority and power granted pursuant to Section 163.358, Florida Statutes (1995), including but not limited

of South Daytona to be the redevelopment agency.

6. All the authority and power granted pursuant to Section 163.357, Florida Statutes (1995), including but not limited to the authority to adopt a resolution declaring the City Council

creation of the community redevelopment agency.

to the authority to follow all procedural requirements for the Section 163.356, Florida Statutes (1995), including but not limited

appropriate for a community redevelopment plan, causing a community redevelopment plan to be prepared and reviewed, conducting public hearings on the community redevelopment plan, making determinations concerning the area for the plan and modifying the plan.

9. All the authority and power granted pursuant to Section 163.361, Florida Statutes (1995), including but not limited to the authority to modify the community redevelopment plan and conduct public hearings thereon and give notice thereof.

10. All the authority and power granted pursuant to Section 163.362, Florida Statutes (1995), including but not limited to the authority to provide and adopt a community redevelopment plan.

11. All the authority and power granted pursuant to Section 163.365, Florida Statutes (1995), including but not limited to the authority to prepare neighborhood and community wide area development plans.

12. All the authority and power granted pursuant to Section 163.367, Florida Statutes (1995), including but not limited to the authority to comply with all public disclosure requirements.

13. All the authority, power and requirements granted pursuant to Section 163.367, Florida Statutes (1995), including but not limited to the authority and requirements to comply with the code of ethics and disclosure of interest in property which may be included in a community redevelopment area

14. All the authority and power granted pursuant to Section 163.370, Florida Statutes (1995), including but not limited to the authority to exercise all powers necessary or convenient to

carry out and effectuate the purposes and provisions of Chapter 163, Part III.

15. All the authority and power granted pursuant to Section 163.375, Florida Statutes (1995), including but not limited to the authority to exercise the power of eminent domain.

16. All the authority and power granted pursuant to Section 163.380, Florida Statutes (1995), including but not limited to the authority to dispose of real property or any interest therein.

17. All the authority and power granted pursuant to Section 163.385, Florida Statutes (1995), including but not limited to the authority to issue negotiable redevelopment revenue bonds and negotiable bond anticipation notes.

18. All the authority and power granted pursuant to Section 163.387, Florida Statutes (1995), including but not limited to the authority to adopt an ordinance providing for the funding of the redevelopment trust fund, however Community Development Block Grant Funds cannot be used for the repayment of indebtedness incurred by the Community Redevelopment Agency.

19. All the authority and power granted pursuant to Section 163.390, Florida Statutes (1995), including but not limited to the authority to issue bonds or other obligations, to use any funds for the purchase of bonds or other obligations, and to allow the investment in such bonds or obligations by persons or businesses engaged in the banking or investment business.

20. All the authority, power and privilege granted pursuant to Section 163.395, Florida Statutes (1995), including but

not limited to the authority and privilege that property and funds be exempt from taxes, and from levy and sale by virtue of execution or other judicial process.

21. All the authority and powers granted pursuant to Section 163.400, Florida Statutes (1995), including but not limited to the authority to cooperate with community redevelopment projects and issue general obligation bonds.

SECTION 3. It is hereby declared that the delegation of powers found in Section 2 above is intended to be a specific enumeration of each and every power which has been delegated to the County of Volusia pursuant to Chapter 163, Part III, Florida Statutes (1995). Any power the county of Volusia has pursuant to Chapter 163, Part III, Florida Statutes (1995), which was not specifically enumerated in Section 2 was done inadvertently and not intentionally. The County of Volusia hereby agrees to delegate in the future any powers which were inadvertently not specifically enumerated in Section 2 and which the County of Volusia has been granted pursuant to Chapter 163, Part III, Florida Statutes (1995); as may be amended. It is further the intent of this Resolution that the City Council of the City of South Daytona shall exercise all powers provided in Chapter 163, Part III, Florida Statutes (1995), without any concurrence, review, approval or other action of the County Council of the County of Volusia, save the adoption of this Resolution and the delegation of any powers inadvertently not specifically enumerated.

SECTION 4. If anyone or more of the Sections or Provisions of this Resolution shall for any reason whatsoever be held invalid,

then such Section or Provision shall be null and void and shall be deemed separable from the remaining Sections and Provisions and shall in no way affect the validity of any of the other Sections or Provisions hereof.

SECTION 5. That each of the foregoing recitals set forth hereinabove are incorporated herein and made a part hereof for purpose of delegating the powers conferred upon the County Council of the County of Volusia pursuant to Chapter 163, Part III, Florida Statutes (1995) to the City Council of the City of South Daytona, and for the purpose of giving affect to this Resolution.

SECTION 6. That nothing contained herein shall be construed to make the County Council of the County of Volusia the agent of the City Council of the City of South Daytona, or any respective authorities thereto, nor shall the City Council of the City of South Daytona be the agent of the County Council of the County of Volusia, or any respective authorities thereto. Further, nothing contained herein shall constitute a waiver by the County Council of the County of Volusia or the City Council of the City of South Daytona or any respective authorities thereto, of the rights and privileges of sovereign immunity. All right and privileges of sovereign immunity are hereby expressly retained.

SECTION 7. The delegation of authority pursuant to this Resolution shall be for the area as designated in the attached Exhibit B. The Community Redevelopment Area to be determined shall be no larger than that area designated in Exhibit B. In the areas of the City of South Daytona that lie outside of the area designated in Exhibit B, the County of Volusia hereby specifically

reserves all powers conferred by Chapter 163, Part III, Florida Statutes (1995).

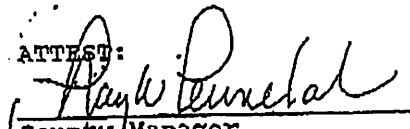
SECTION 8. This Resolution shall take effect immediately upon its adoption and shall remain in effect for a period of time not to exceed thirty (30) years, unless extended by the County Council of the County of Volusia.

DONE AND ORDERED IN OPEN MEETING.

COUNTY COUNCIL
VOLUSTA COUNTY, FLORIDA

BY: 
Chairman

ATTEST:


County Manager

SOUTH DAYTONA COMMUNITY REDEVELOPMENT PROGRAM
(10-31-96)

(1) Currently we are working on our blight study in conjunction with the consultant, David Taylor of Hanson-Taylor. The blight study should be completed by December, 1996.

(2) As part of the study, the consultant will analyze the tax and revenue implications for a tax increment financing program.

(3) It is important to remember that until the blight study is completed, the City will not decide upon the precise boundaries of the Community Redevelopment Area (s). The City's consultant will help us analyze the pros and cons of any particular boundary configuration. The selected CRA must combine opportunities for significant redevelopment along with an adequate financial base.

(4) The final CRA area will be no larger than the blight study area, but it is likely to be smaller. The main focus of the CRA will be along the U.S.-1 corridor on the east side of the city.

(5) A Redevelopment Plan cannot be done until the blight study is completed.

(6) The Redevelopment Plan should be done during the first few months of 1997.

(7) THE MAIN PURPOSE OF THE REDEVELOPMENT PROGRAM IS TO ACHIEVE THE PHYSICAL AND ECONOMIC REVITALIZATION OF THE TARGET AREA, WHICH INCLUDES SIGNIFICANTLY INCREASING THE TAX BASE.

(8) SPECIFIC OBJECTIVES INCLUDE:

- UPGRADING SUBSTANDARD PROPERTIES.
- IMPROVING THE OVERALL APPEARANCE OF THE COMMERCIAL CORRIDOR (U.S.-1).
- GETTING VACANT LAND DEVELOPED WITH PROJECTS THAT WILL BE A SOUND ADDITION TO THE TAX BASE.
- EITHER TURNING AROUND OR GETTING RID OF DETERIORATED APARTMENT BUILDINGS.

- *GETTING RID OF VACANT DILAPIDATED STRUCTURES AND REDEVELOPING THOSE SITES.*
- *REDEVELOPMENT OF THE OUTLET MALL PROPERTY— "REMAGNETIZE" IT AS THE KEY COMMERCIAL CENTER OF THE CITY.*
- *GETTING INDIVIDUAL BUSINESSES TO UPGRADE AND IMPROVE THE APPEARANCE OF THEIR PROPERTIES, INCLUDING FACADES AND SIGNAGE AND LANDSCAPING.*

(9) The CRA program must be built around a public-private partnership that involves significant private and public investment in selected projects.

(10) An effort will be made to "scratch for" funding from a variety of sources, not just depending upon TIF revenues.

(11) It must be recognized that the CRA program will be an effort carried out over many years.

(12) A key redevelopment neighborhood will be the Outlet Mall and vicinity.

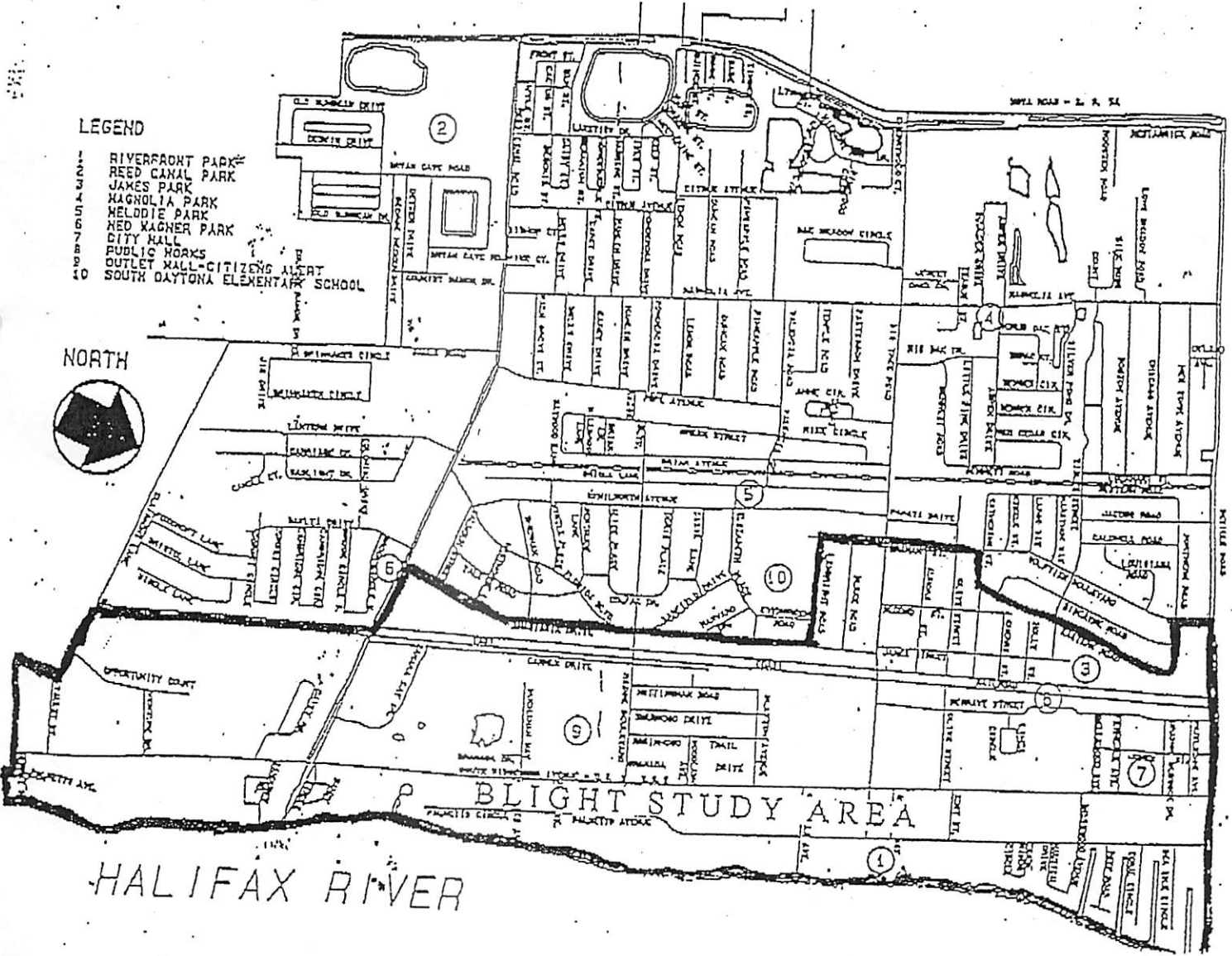
(13) Some possible projects or tools include (These are just a few ideas; as the planning process evolves, solutions will be refined to meet specific needs):

- Purchase of undeveloped and deteriorated properties for clearance and/or marketing to developers (possibly even substandard apartment properties).
- Beautification/landscaping along key streets.
- Provide matching grants and/or loans to small businesses for facade and signage improvements.
- Construction of new streets.
- Bringing into the target area grant monies from other programs such as CDBG.
- Stormwater drainage improvements.
- Waiving of a variety of City development-related fees for developers and business improvements in targeted areas (targeted incentives).
- Small park and rec sites.
- Special assistance for new businesses that create significant number of jobs.
- Professional assistance for specific types of plans.

CITY OF SOUTH DAYTONA

LEGEND

- 1 RIVERFRONT PARK
- 2 REED CANAL PARK
- 3 JAMES PARK
- 4 MAGNOLIA PARK
- 5 HELODIE PARK
- 6 RED KAGHER PARK
- 7 CITY HALL
- 8 PUBLIC WORKS
- 9 OUTLET WALL-CITIZENS ALBERT
- 10 SOUTH DAYTONA ELEMENTARY SCHOOL



HALIFAX RIVER