



**City of Orange City**  
Community Redevelopment Plan



# Orange City CRA Annual Report

FY 2015-2016



Prepared by:



**ORANGE CITY COMMUNITY REDEVELOPMENT AGENCY**

**205 E. GRAVES AVE**

**ORANGE CITY, FL 32763**

<http://www.ourorangecity.com>

## OVERVIEW

In 2014, the City Council of Orange City, Florida established a Community Redevelopment Agency (CRA), in accordance with the Community Redevelopment Act of 1969, to implement a Community Redevelopment Plan to remove the conditions of slum and blight that exists within a large portion of the City's core and the adjacent historic district. The City Council serves as the CRA board and performs the legislative functions, governing duties and corporate responsibilities of the agency. The City Manager, or designee, serves as the director of the agency, performs the administrative duties and oversees the day to day operations of the agency. Several City departments, including Development Services, Finance, and Public Works, provide assistance in planning and implementing project activities that are designed to revitalize and restore the identified blighted areas.

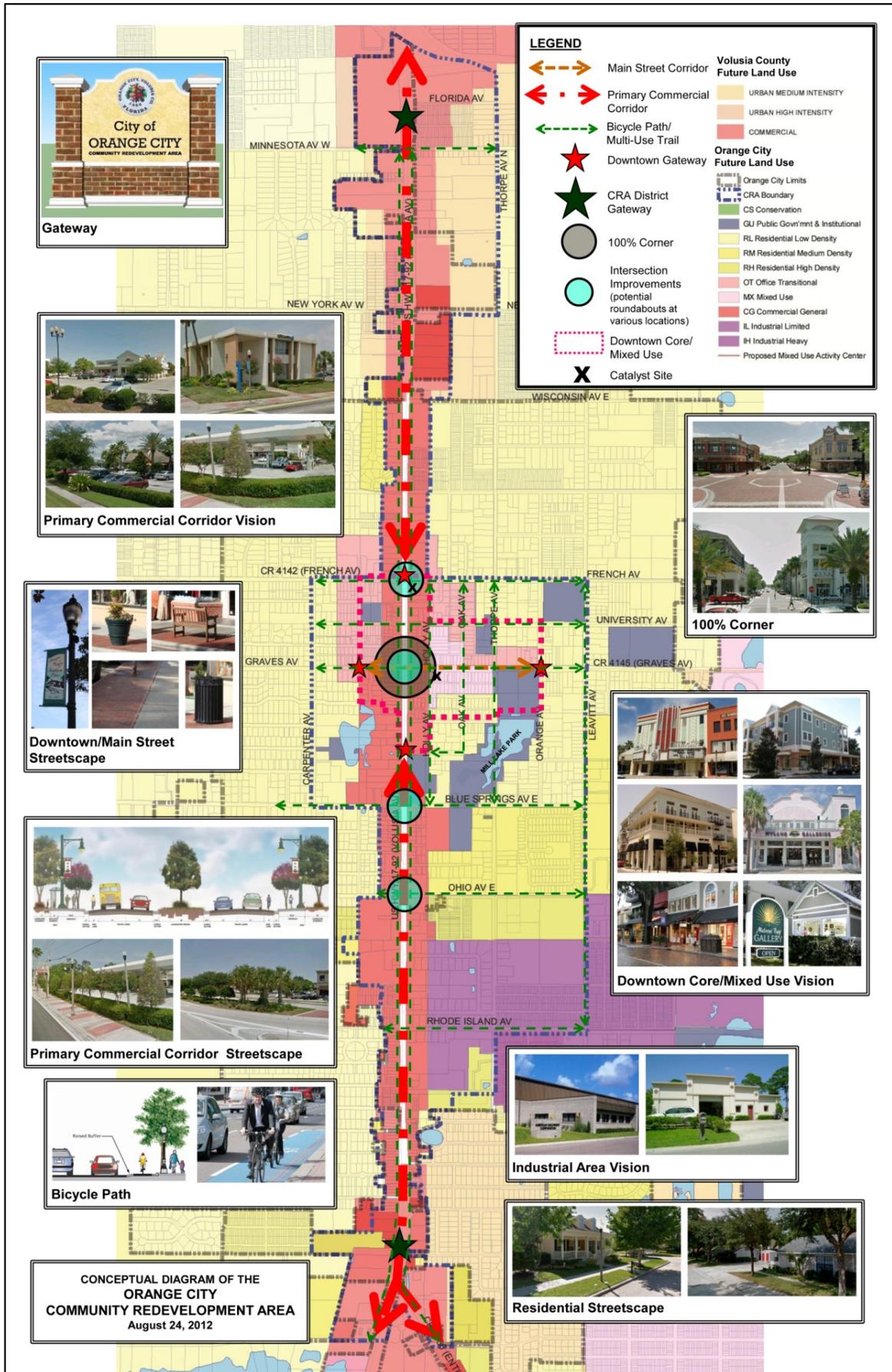
## PURPOSE

As stipulated in Florida Statute chapter 163.356(3)(c), each Community Redevelopment Agency is required to file an annual report of activities for the preceding fiscal year. This report, which is being filed to comply with that requirement, includes a description of projects, activities and expenditures as well as a financial statement setting forth the assets, liabilities, income, and operating expenses of the Orange City CRA as of the end of fiscal year 2015-2016.

## A VISION FOR REDEVELOPMENT

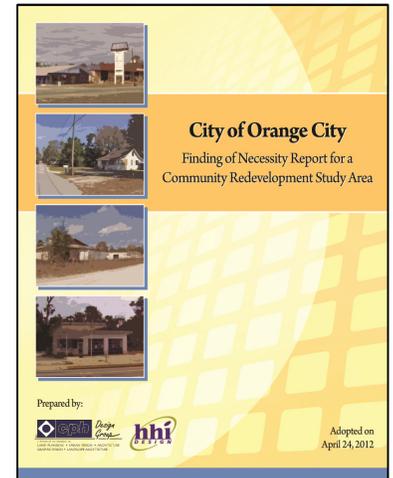
On April 24, 2012, the City Council of the City of Orange City adopted Resolution 670-12 determining that portions of the municipality contained blighted conditions as defined in the Community Redevelopment Act making a "Finding of Necessity" as required by Section 163.355, Florida Statutes and designating the Orange City Community Redevelopment Area as appropriate for community redevelopment.

The Redevelopment Area is confined to a specific area along and adjacent to US 17-92 (Volusia Avenue) within the City of Orange City in Volusia County, Florida. This area boundary was delineated due to blighted conditions, such as: underutilized land uses, faulty lot layouts, deteriorating buildings and site conditions, lack of pedestrian facilities, congested and unsafe roadways, and inadequate and deteriorating infrastructure along US 17-92 and surrounding parcels, as identified in the "Finding of Necessity Report". The declining nature of the business community along US 17-92 and the industrial areas within the peripheral, and the housing foreclosures also contribute to the blighted conditions within this area boundary. In addition, based on the 2010 census the City of Orange City has the lowest median household income (\$30,111.00 per household) of any other city in Volusia County, which further demonstrates the need for funding sources, such as the CRA, to direct funds to upgrade deteriorating infrastructure.



The adopted Orange City Community Redevelopment Plan addresses the blighted area conditions observed in the "Finding of Necessity Report" and creates a vision for a sustainable community with commercial/mixed-use areas that offer visitors, businesses and residents a high quality local destination; safe transportation network; pedestrian connections; public space/recreation facilities; and an adequate level of service and infrastructure.

Improvements within the Redevelopment Area benefits the overall west Volusia area by improving the environment adjacent to Blue Spring State Park; reducing septic systems to improve and protect water resources; reversing the declining urban form along US 17-92; and strengthening the commercial viability and overall community livability.



## Financial Outlook

The CRA received its first contribution of increment revenue amount of \$50,735 in FY 14/15.

In fiscal year 2015-2016, the CRA generated \$46,188 in City increment revenue, and \$37,018 in County increment revenue for a total of \$83,206. Total CRA revenue for FY 15-16, including the previous year fund balance, is \$133,941. At this time the CRA has not acquired any assets or liabilities.

On September 27, 2016, the governing board of the CRA adopted a budget for Fiscal Year 2016-2017, via Resolution No. 845-16. The FY16-17 projected tax increment from Volusia County is \$62,789 and \$77,720 for the City. Projected expenditures are \$10,309 for personnel services (allocating 0.08 FTE for the Development Services Director) and \$264,141 for future redevelopment capital projects.

There are no projected capital project expenditures for FY 16-17, as it is the intent of the CRA Board to build-up funds so that significant redevelopment goals may be accomplished.

## CRA ACHIEVEMENTS FOR 2015-2016

### Mill Lake Park Phase I, II and III

The Orange City CRA area is very active. The City, with the help of a \$775,122 Environmental, Cultural, Historical and Outdoor (ECHO) grant, opened a new park called Mill Lake. Phase I opened on January 7, 2015 and includes a walking trail, picnic pavilions, an interactive fountain and natural viewing areas. Phase II redevelopment of the adjacent 16-acre, underutilized former FDOT pond into a vibrant 1.5 mile walking and bicycling community park is transforming the area, and is currently underway. Phase III, includes a \$2 million lake restoration and removal of stormwater nutrient loadings to the Blue Springs watershed, with project completion estimated to be mid-to-late 2017.



## Infrastructure Improvements

Carpenter Avenue Main Water. This water quality improvement project began in July 2015 and was completed in December 2016 for a total construction cost of \$1,591,000.

ADA Pedestrian Retrofit. This sidewalk and pedestrian access improvement project at the intersection of E. Graves Avenue and N. Orange Avenue began in August 2016 and was completed in September 2016 for a total construction cost of \$96,285.

Stormwater Drainage Improvements. The design of stormwater drainage improvements in Graves Avenue/Carpenter Avenue area began in January 2016. Design is projected to be complete in June 2017 with construction beginning in FY 2018 for a total estimated cost of \$3.5 million.

W. French Avenue sidewalk. The French Avenue sidewalk, known as “Little French” is approximately 5,500 in linear feet and connects the City’s Valentine Park to state road 17-92. Design began in January 2015 and was completed in November 2016. Construction will begin in mid-2017.

Coleman Park ADA Playground. This is a proposed CDBG grant project scheduled for construction in March 2017.

## Festivals and Events

The City’s downtown area is very active with events scheduled monthly. In Dickinson Park there is a farmers market every Friday. Also at Dickinson the City sponsors a movie in the park on the first Friday of the month. In addition, the City holds events to attract people to the downtown core including a Halloween Block Party with a pet costume contest, a light up event, a Christmas Village and Parade, National Night Out, Arbor Day Celebration, the Mayor’s Fitness Challenge and Walk to School Events. Other events also occur in the CRA that are not sponsored by the City, including University High School’s homecoming parade, the African American Heritage Festival and the Volusia Baptist Church’s Journey Through Christmas which attracts over 5,000 visitors.



## LOOKING FORWARD- FY 2016-2017

The primary focus for the CRA Board in fiscal year 2016-2017 is establishing a list of priority projects based on the redevelopment plan. Creation of the priority projects list will be initiated through a community involvement process held with CRA stakeholders, and approved by the CRA Board by the end of the fiscal year.