



# CITY COUNCIL AGENDA FORM

REQUESTED COUNCIL MEETING DATE: 4/6/2010

**SUBJECT: ADOPTION OF EASTPORT BUSINESS CENTER COMMUNITY REDEVELOPMENT PLAN 2010 UPDATE**

**DEPARTMENT:** City Manager/Community Redevelopment Agency

**RECOMMENDED MOTION:**

To recommend adoption of Ordinance No. 2010 - 11, updating the Eastport Business Center Community Redevelopment Plan.

**SUMMARY:**

Early in 2009, the Eastport Business Center CRA approved a Professional Services Agreement with TMH Consulting, Inc., for services associated with the review and update of the Redevelopment Plan for the Eastport Business Center CRA. This is the first time the Plan has been subject to a comprehensive review and update since the Plan's initial adoption in 1995. The proposed Plan Update provides a review of redevelopment goals and objectives, assesses Plan achievements to date, identifies items that remain to be accomplished, and proposes Plan amendments. Input into the Redevelopment Plan Update was sought from Eastport business owners and property owners through letters and surveys, on-site visits, and public review of the draft amendment. The proposed Plan Update has been provided to the City's redevelopment and tax increment financing (TIF) partners -- the County of Volusia and Halifax Hospital. Additionally, copies of the CRA Plan Update have been provided to the Port Orange/South Daytona Chamber of Commerce and VCARD, and all Eastport Business and Property owners were mailed notice of the impending Plan Update. Pursuant to Florida Statutes, the City Planning Commission will review the proposed Plan amendments on March 25, 2010 for conformance to the City's Comprehensive Plan. Upon recommendation for approval by the CRA and Planning Commission, the City Council may adopt the proposed *Eastport Business Center Community Redevelopment Plan 2010 Update*.

**ATTACHMENTS:**  Ordinance  Resolution  Budget Resolution  
 Other  Support Documents/Contracts

**DEPARTMENT**

**FINANCE DEPARTMENT**

**CITY ATTORNEY**

**CITY MANAGER**

Donna J. Steinebach  
Approved as to Budget Requirements  
Approved Legal Form & Content  
Approved Agenda Item For:

Date 03-18-10  
Date  
Date 3-29-10  
4/6/10

**COUNCIL ACTION:**  Approved as Recommended  Disapproved  
 Tabled Indefinitely  Continued to Date Certain  Approved with Modification

ORDINANCE NO. 2010 - 11

AN ORDINANCE OF THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA, AMENDING ORDINANCE NO. 1995-41 RELATING TO THE EASTPORT BUSINESS CENTER COMMUNITY REDEVELOPMENT PLAN; PROVIDING FOR CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Resolution No. 95-7 adopted on February 28, 1995, the City Council of the City of Port Orange, Florida, determined that a blighted area exists within the City of Port Orange, and that the rehabilitation, conservation, or redevelopment, or a combination thereof of such area is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City of Port Orange; and

WHEREAS, pursuant to Resolution No. 95-7 adopted on February 28, 1995, the City Council of the City of Port Orange, Florida, found that there is a need for a community redevelopment agency to function in the City of Port Orange to carry out the community redevelopment purposes of Chapter 163, Part III, Florida Statutes; and

WHEREAS, pursuant to Resolution No. 95-23 adopted on May 16, 1995, the City Council of the City of Port Orange, Florida, declared itself to be the community redevelopment agency of the community redevelopment area for Eastport Business Center; and

WHEREAS, pursuant to Ordinance No. 1995-41 adopted on December 19, 1995, the City Council of Port Orange, Florida, adopted the Eastport Business Center Redevelopment Plan dated September, 1995; and

WHEREAS, the City of Port Orange Community Development Department has prepared an amended and restated community redevelopment plan for Eastport Business Center to provide for changed conditions, new priorities and current economic circumstances; and

WHEREAS, the Planning Commission, sitting as the local planning agency, has reviewed and recommended approval of the amended and restated community redevelopment plan at its regular meeting on March 25, 2010, and has made a finding of conformity to the City's Comprehensive Plan; and

WHEREAS, after due consideration, the Community Redevelopment Agency for Eastport Business Center has reviewed and recommended approval of the amended and restated community redevelopment plan; and

WHEREAS, after due consideration and public hearing as required by law, the City Council of the City of Port Orange has reviewed and approved the amended and restated community redevelopment plan for Eastport Business Center; and

WHEREAS, public notice has been provided and notices have been mailed by registered mail to all taxing authorities as required by Section 163.346 and Section 163.360, Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORT ORANGE, VOLUSIA COUNTY, FLORIDA:

SECTION ONE: The City Council of the City of Port Orange hereby approves and adopts the amended and restated Eastport Business Center Redevelopment Plan prepared by the Community Development Department dated March, 2010, a copy of which is attached hereto as Exhibit "A" and made a part hereof. Said plan is hereby designated as the official community redevelopment plan for the community redevelopment area, the boundaries of which are described in the Plan.

SECTION TWO: Pursuant to Section 163.360(6), Florida Statutes, the City Council of the City of Port Orange hereby finds and determines in connection with the community redevelopment plan for Eastport Business Center that the amended and restated community redevelopment plan conforms to the Comprehensive Plan of the City of Port Orange, Florida.

SECTION THREE: Upon the effective date of this ordinance, the amended and restated community redevelopment plan for Eastport Business Center shall be deemed in full force and effect for the community redevelopment area. The Community Redevelopment Agency for Eastport Business Center shall carry out the amended and restated community redevelopment plan in accordance with its terms.

SECTION FOUR: All other resolutions, ordinances or parts of resolutions or ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION FIVE: If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of this 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 SIX: This ordinance shall become effective immediately upon adoption.

\_\_\_\_\_  
MAYOR ALLEN GREEN


ATTEST:

\_\_\_\_\_  
Kenneth W. Parker, City Manager

Passed on first reading on the \_\_\_\_ day of \_\_\_\_\_, 2010.

Passed and adopted on second and final reading on the \_\_\_\_ day of \_\_\_\_\_, 2010.

Reviewed and Approved:

  
\_\_\_\_\_  
Margaret T. Roberts, City Attorney

# EASTPORT BUSINESS CENTER

## Redevelopment Plan 2010 Update



EXHIBIT A

A COMPLETE COPY IS AVAILABLE IN THE CITY CLERK'S OFFICE