



City of Oviedo

Community Redevelopment Plan

September 2010



Prepared By:
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Prepared For:

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Community Redevelopment Agency

400 Alexandria Boulevard

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I. INTRODUCTION

A Community Redevelopment Area or Agency (CRA) is a mechanism used to help direct ad valorem tax revenue within a designated boundary of a City or County. The long-term goal of the CRA is to rejuvenate blighted areas by enabling and stimulating new development, creating new job opportunities, and focusing public investment in an area to foster additional private development. Programs, projects, and improvements identified in this Community Redevelopment Plan provide an action item schedule and identify resources to provide guidance and direction to the City's Community Redevelopment Agency efforts to address the community objectives of enabling and stimulating new development, creating new job opportunities, and focusing public investment. Funds derived from a Tax Increment can only be used within the CRA boundary on public investment or public improvement projects. Tax Increment Financing or Funds (TIF) is the funding method generated by establishing a base year of property values at the date of the establishment of the CRA. Subsequent years' ad-valorem taxes that are collected by the City and County beyond the base-year's value are placed in a special redevelopment trust fund. Over time, the amount of TIF funds available for use within the CRA can become significant. Redevelopment trust funds may be used for programs, projects, and improvements within the CRA area that have been identified in the Community Redevelopment Plan.

The City of Oviedo (City) initiated the Community Redevelopment Planning process in 2005 with the drafting of a Finding of Necessity (FON) study. The FON study is a state required process (Florida Statutes 163.355) which determines if the area has a demonstrated need or necessity to justify the establishment of a CRA. The City's FON was completed in August of 2006 and presented to the Seminole County Board of County Commissioners (BCC) at a joint meeting with the City Council. On June 24, 2008, the City was granted the delegation of authority from Seminole County through a Delegation of Authority Resolution (DAR). On June 30, 2008 the Oviedo City Council formally adopted the DAR with Resolution 1836-08. Based on discussions with



Seminole County the City of Oviedo requested that Resolution 1836-08 be revisited and the terms modified to reflect the City's recent accomplishments and the outcome of discussions with the County. On October 26th, 2010 Seminole County revised the terms of Resolution 1836-08 with the approval of the Delegation of Authority Resolution No. 2010-R-231.

This Community Redevelopment Plan is the next step in the City's process to activate the Oviedo CRA.

A. City of Oviedo History

Officially incorporated in 1925, the City of Oviedo began with a population of 800 residents. The City's history dates back to just after the Civil War in 1865, when homesteaders arrived on the shores of Lake Jesup to found a new settlement. Before the arrival of the homesteaders—who included former slaves and immigrants from Europe, primarily from Sweden—the area was populated by the Timucua, a group of Native Americans who were a clan of the Seminole tribe. There is no remaining evidence of the early Timucuan settlements today. Their villages and hunting grounds were eliminated just prior to the establishment of the Lake Jesup Community, which, decades later, became the site of modern housing developments, shopping centers, parks, recreation facilities, conservation areas, and interstate roadways.

Early settlers to the area took advantage of the rich soils found in Oviedo. They grew bountiful crops of celery and citrus, which they sold during their travels to nearby Orlando and Sanford. Transportation to and from Orlando was achieved by way of wagon-wheel rutted roads, but primarily goods and produce were circulated by way of steam ships like the Volusia or the Hattie Baker and other small boats. These ships and boats docked at Solary's Wharf and Mitchell Dock during their routes. By 1875 mail arrived in a similar fashion, via riverboat twice per week and eventually a post office was established. Mr. Andrew Aulin, a Swedish immigrant who spoke four languages, was appointed the City's first



postmaster and asked to name the new post office. In 1879, the name Lake Jesup Community faded into history as Aulin chose the name Oviedo. The City name was pronounced “O-vee-a-dough” back then, which was the name of the post office and eventually the surrounding community. Aulin assumed the Spanish name of the post office because of the strong heritage the State of Florida had with Spain. The original Oviedo is a city in northern Spain established in the 8th century and known for its architecture, a magnificent ancient cathedral and its dedication to higher education through the University of Oviedo. Today we pronounce Oviedo “O-vee-dough,” but the City’s link to Oviedo, Spain still remains. The two local governments, Oviedo, Spain and Oviedo, Florida have established an informal sister city relationship.

The more recent history of the City of Oviedo is every bit as notable as its early history as a center of agricultural productivity in Central Florida. In 1970, the United States Census indicated a population of 1,870. By the year 2000, the population ballooned to tens of thousands of people who were attracted by good schools, attractive and affordable



The Historic Lawton House

housing, superior access to secondary education, as well as by what Oviedo was not: the miles and miles of strip malls and faceless, tree-less subdivisions that characterize much of the Orlando Metropolitan Area.

Oviedo is also known for a large population of free-roaming chickens that wander the downtown area near the "Popeye's Chicken" restaurant. The chickens have been featured on t-shirts, coffee mugs and a poster commemorating one of Oviedo's yearly festivals, "A Taste of Oviedo". The chickens were also the subject of a short documentary shown during the 2009 Florida Film Festival.



Roaming Oviedo Chicken



B. Community Redevelopment Plan Purpose

The purpose of the Community Redevelopment Plan is to establish the redevelopment priorities for the newly designated Oviedo CRA. The community planning process began in 2003 with the drafting of the Downtown Master Plan, the Strategic Economic Development Plan, the Delegation of Authority Resolution, and the Finding of Necessity (FON). The City Ordinance and Resolution that established the Oviedo Community Redevelopment Agency are contained in **Appendix A**, Establishing Documents. The Community Redevelopment Plan will identify programs, projects and improvements, and provide an action item schedule and identify resources to address the shared community concerns and objectives articulated in the following plans and reports:

- Downtown Master Plan, 2003
- Comprehensive Plan, Amended 2009 (currently going through the EAR-Based Amendment process)
- Strategic Economic Development Plan, 2006
- Findings of Necessity and Redevelopment Strategies, 2008

Each of these plans utilized community resources, public workshops and local knowledge to identify specific issues, challenges, objectives and tasks to improve distinct areas of Oviedo. Each of these plans has complementary objectives for the downtown area. The Community Redevelopment Plan will build upon the previous plans and reports and the input from community groups and public workshops to introduce new strategies, programs, and specific prioritized actions and tasks to implement the community's shared development goals.

This updated plan evaluates the Redevelopment Area's physical and economic conditions and the current development opportunities and challenges facing the community. The plan presents redevelopment strategies and critical tasks. Implementing these tasks will enable the City to capitalize on planned and pending development opportunities, stimulate and encourage economic



development and job creation and address the conditions of blight, while providing increased public amenities and improved pedestrian safety within the Redevelopment Area.

C. Delegation of Authority

Seminole County is a Home Rule Charter County authorized by the Florida Statutes Chapter 163.410 to delegate the redevelopment powers of a CRA to the City. On June 24, 2008, the City was granted the delegation of authority from Seminole County through a Delegation of Authority Resolution (DAR). On June 30, 2008 the Oviedo City Council formally adopted the DAR with Resolution 1836-08. On October 26th, 2010 Seminole County revised the terms of Resolution 1836-08 with the approval of the Delegation of Authority Resolution No. 2010-R-231. The Oviedo City Council formally adopted the revised DAR on November 1st 2010.

The Terms and Conditions of the *revised* DAR (No, 2010-R-231) are listed below.

Adopted DAR (No, 2010-R-231) October 26, 2010, Conditions

- The Resolution delegates authority to the City of Oviedo to create a CRA.
- Approves the City to fund the CRA at a minimum 50% of the increment revenues.
- Enables Seminole County TIF contribution if either of two (2) certain conditions are met:
 - Condition 1: (Valuation) Seminole County will initiate contribution to the Oviedo CRA TIF at the time that the certification of the current year's taxable values for all parcels within the Oviedo CRA exceeds 115% of the Base Year taxable value.



- Condition 2: (Time) Seminole County will initiate contribution to the Oviedo CRA TIF not later than the beginning of fiscal year 2017.
- County participation in the TIF shall be limited to twenty (20) years in duration.
- Seminole County's TIF contribution shall be at 50% of the increment amount.
- Whichever condition occurs first (Valuation or Time) shall initiate the County's participation in TIF contributions.
- When the County begins to participate in the Oviedo CRA TIF contribution it will be eligible to appoint two (2) representatives of Seminole County Government to serve upon the Oviedo CRA Governing Board.
- The term of the CRA is thirty (30) years.
- Neither the City nor the CRA shall contest any provision or condition of the Resolution.
- City Council shall serve as the CRA's governing board in accordance with the provisions of Section 163.357, Florida Statutes.
- Expansion of the CRA shall require an amendment to the Resolution that must be approved by the BCC.
- If the County creates a CRA with jurisdiction over the City's CRA, the County's delegation of authority to the City shall automatically terminate.
- The CRA shall be structured in such a way as to facilitate the consolidation of the CRA and all of its projects and programs into any multi-jurisdictional or countywide CRA that may be established in the future by Seminole County.
- Any action by the City or the CRA in conflict with the DAR limitations shall immediately revoke and rescind the County's delegation.
- The County's delegation of authority became effective upon adoption of a resolution by the City on or before November 15th, 2010.



II. CURRENT PHYSICAL CONDITION ASSESSMENT

This chapter describes the existing physical features of the area encompassed by the City's CRA boundary. The CRA's physical features include existing land uses, environmental resources, historical resources, and existing infrastructure.

A. Redevelopment Area Boundary

The City of Oviedo CRA boundary is shown on **Map 1**. The boundary of the CRA encompasses the Old Downtown Oviedo and New Downtown Oviedo areas. Limits of the boundary include Mitchell Hammock Road to the south, Magnolia Street and Geneva Drive to the north, Central Avenue (State Road [SR] 434) and Lake Jessup Avenue to the west and Stephen Avenue and Oviedo Boulevard to the east. The CRA boundary contains approximately 674 acres of developed and undeveloped land. Six diverse areas were identified in the Finding of Necessity (FON) which include:

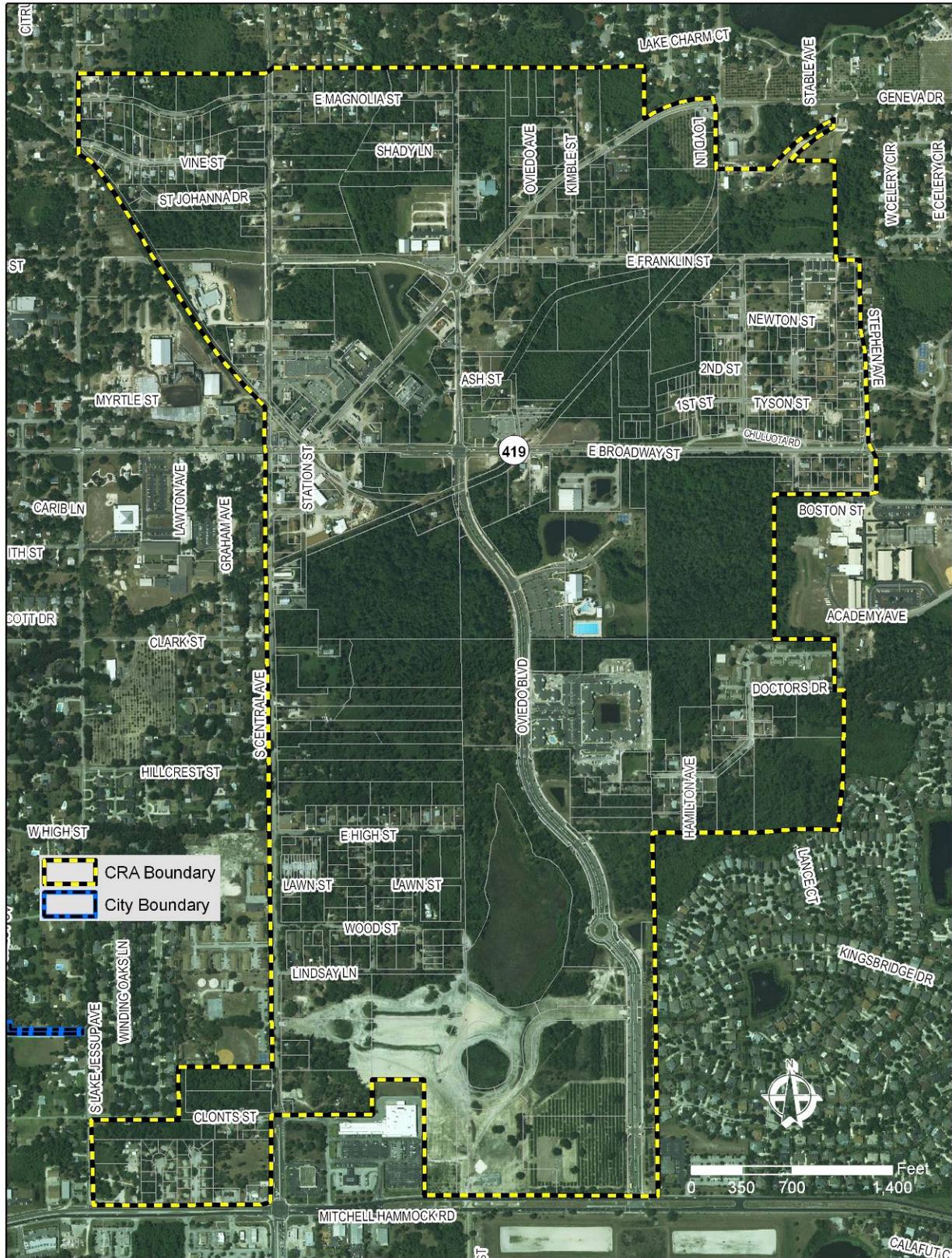
- The “Old Downtown Oviedo” area, which is located generally at the intersection Central Avenue (SR 434), Broadway Street (CR 419) and Geneva Drive (CR 426).
- The “New Downtown Oviedo,” or Oviedo on the Park development area, is north of Mitchell Hammock Road and east of Oviedo Boulevard in the southern portion of the CRA.
- The residential neighborhood adjacent and east of the New Downtown, which includes High Street, Lawn Street, Wood Street, Oak Street, Lindsay Lane, and Fern Street.
- The residential neighborhood south and west of Jackson Heights Middle School which includes Academy Place, Doctors Drive and Hamilton Avenue.



- The residential neighborhood due 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 just west of Round Lake Park.



Map 1: CRA Boundary Map





The four residential neighborhoods within the CRA are unique and independent of each other. These residential neighborhoods represent some of the original settled areas of the City, including many historic structures, a number of which are in deteriorating condition. Most of these neighborhoods lack road maintenance, sidewalks and street lighting. The residential area adjacent to the New Downtown Oviedo 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 conditions, but deteriorated infrastructure.

B. Existing Land Uses

The existing or current land uses within the Oviedo CRA are determined through an analysis of the State of Florida Department of Revenue (DOR) Use Codes assigned to each of the parcels. **Map 2** shows the existing land uses and their general locations within the redevelopment area.

The five primary existing uses within the CRA, in descending order of acreage, are:

- Vacant
- Institutional or Municipal Land
- Single Family Residential
- Right of Way (ROW)
- Professional Office

The Vacant land use represents approximately 30% of the total acreage of the Oviedo CRA. Municipal lands or Institutional uses represent approximately 22% of the total acreage within the CRA. The Single Family Residential use represents approximately 15% of the total acreage of the CRA. City owned ROW accounts for approximately 13% of the total CRA, which is equal to 84 acres. Professional Office use represents approximately 5% of the total acreage of the CRA.



Table 1 and **Figure 1** provide more detail of the distribution of existing land uses within the Redevelopment Area.

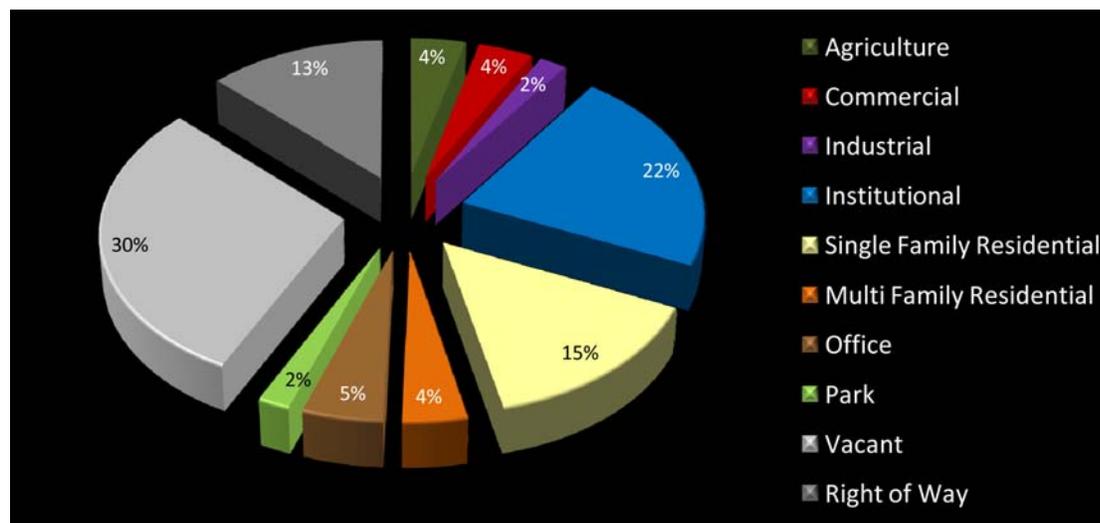
Single family residences comprise the primary residential type found within the CRA. There are 253 parcels within the CRA with a single-family residential use. There is one parcel within the CRA with a mobile or manufactured home residential use.

Table 1: Existing Land Uses

Existing Land Use	Parcels	Acres	Percent of Total
Agriculture	5	24	4%
Commercial	37	30	4%
Industrial	7	12	2%
Institutional	56	150	22%
Single Family Residential	253	99	15%
Multi Family Residential	64	28	4%
Office	17	33	5%
Park	5	14	2%
Vacant	254	201	30%
ROW	-	84	13%
Total	698	674	100%

Source: Seminole County Property Appraiser, 2008.

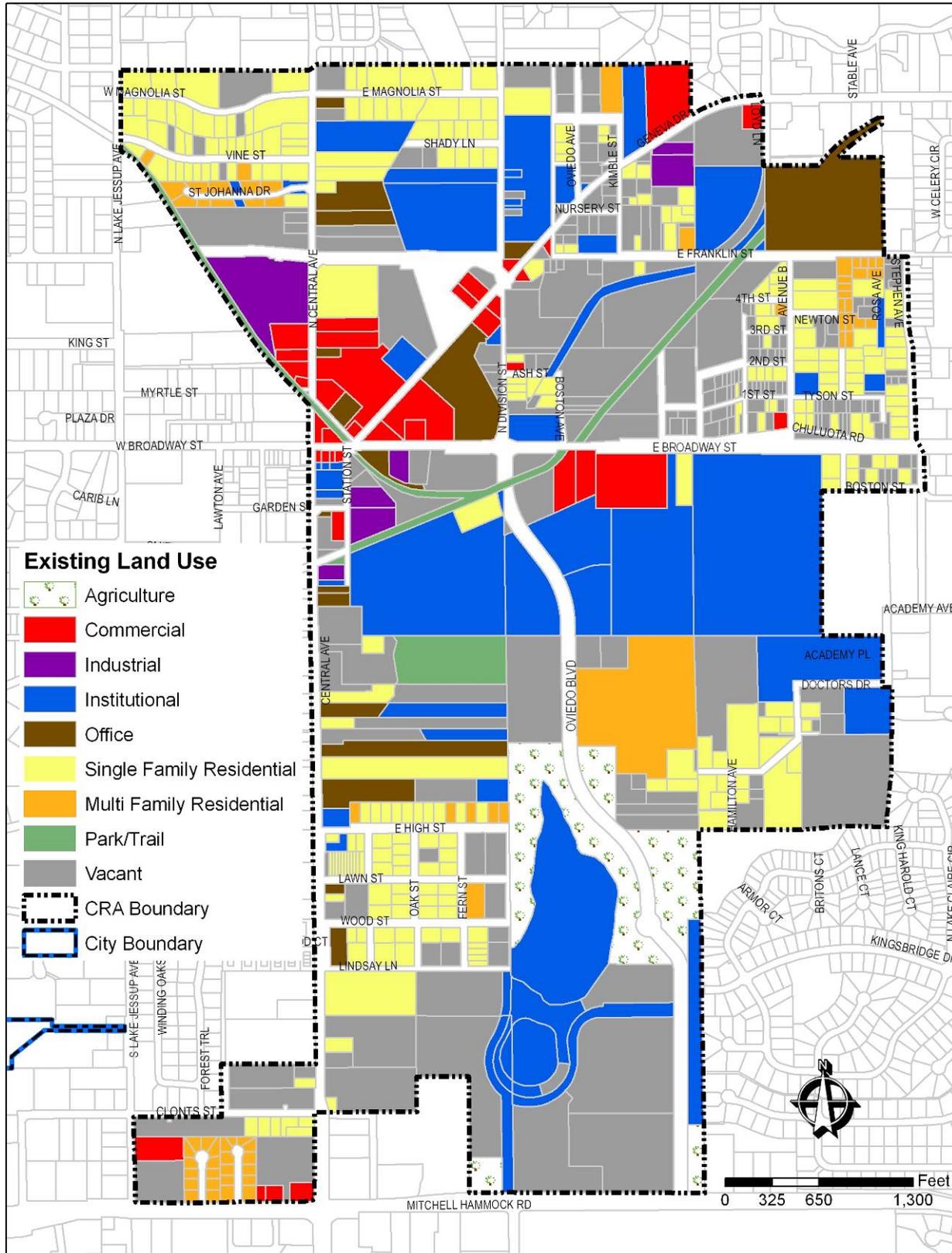
Figure 1: Existing Land Uses



Source: Seminole County Property Appraiser, 2008.



Map 2: Existing Land Use Map





1. Existing Vacant Land Use Analysis

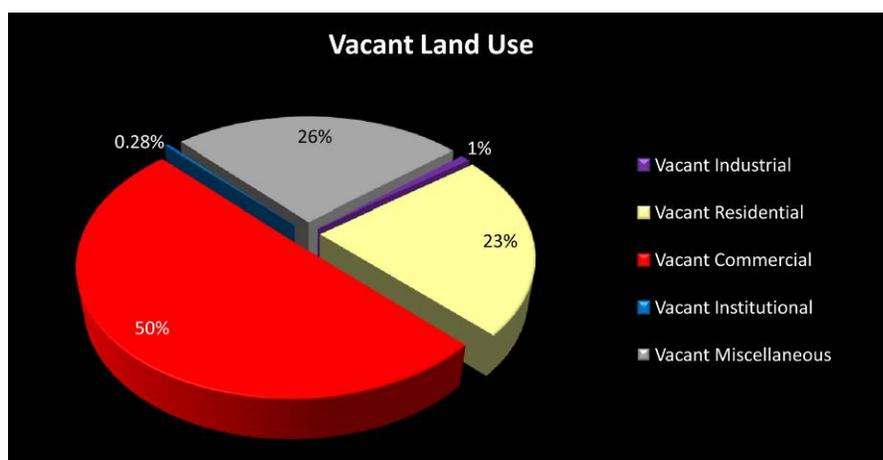
As part of the Seminole County Property Appraiser data, the DOR use codes identify different types (use) of vacant land. The most predominant existing vacant land use is commercial, which accounts for approximately 50% of the total existing vacant land in the CRA. The remaining significant existing vacant land uses are Residential and Miscellaneous, comprising 23% and 26% respectively of the total vacant uses. **Table 2** and **Figure 2** show a more detailed distribution of the vacant land within the CRA. A map showing the vacant parcels in the CRA is found in **Appendix B**.

Table 2: Existing Vacant Land Uses

Vacant Land Use	Parcels	Acres	Percent of Total
Vacant Residential	177	46	22.60%
Vacant Commercial	52	102	50.40%
Vacant Industrial	1	2	0.84%
Vacant Institutional	1	1	0.28%
Vacant Miscellaneous	23	52	25.89%
Total	254	201	100.00%

Source: Seminole County Property Appraiser, 2008.

Figure 2: Existing Vacant Land Uses



Source: Seminole County Property Appraiser, 2008.



C. Environmental Resources

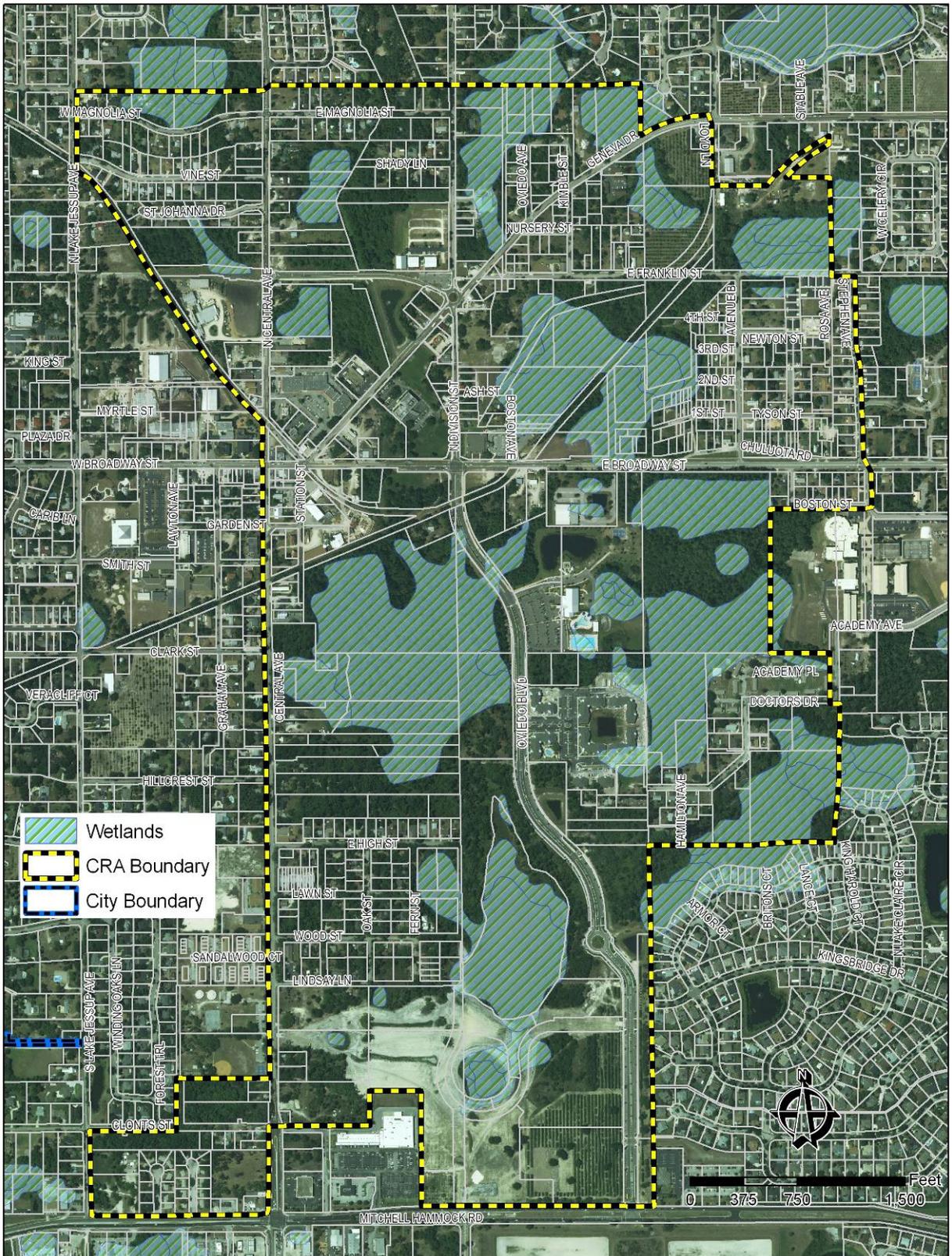
The City of Oviedo is located along the Big and Little Econlockhatchee Rivers. The Econlockhatchee river system is classified as one of 41 rivers within the state as an Outstanding Florida Waters, which entails additional regulatory preservation requirements. The river system has long been a source of transportation, fresh water, moist and fertile soils, natural landscape and recreation. The Econlockhatchee Rivers do not extend to the CRA area. However, the effects of the rivers and the overall discharge of water do affect the CRA.

The Oviedo CRA contains approximately 156 acres of wetlands. The wetland acreage is derived from aerial photography and may require ground based delineation. Wetland delineation should be conducted as part of the site development phase or determined during an environmental assessment study.

Map 3 illustrates the relationship of wetlands with the CRA boundary.



Map 3: Wetlands Map





D. Historical Resources

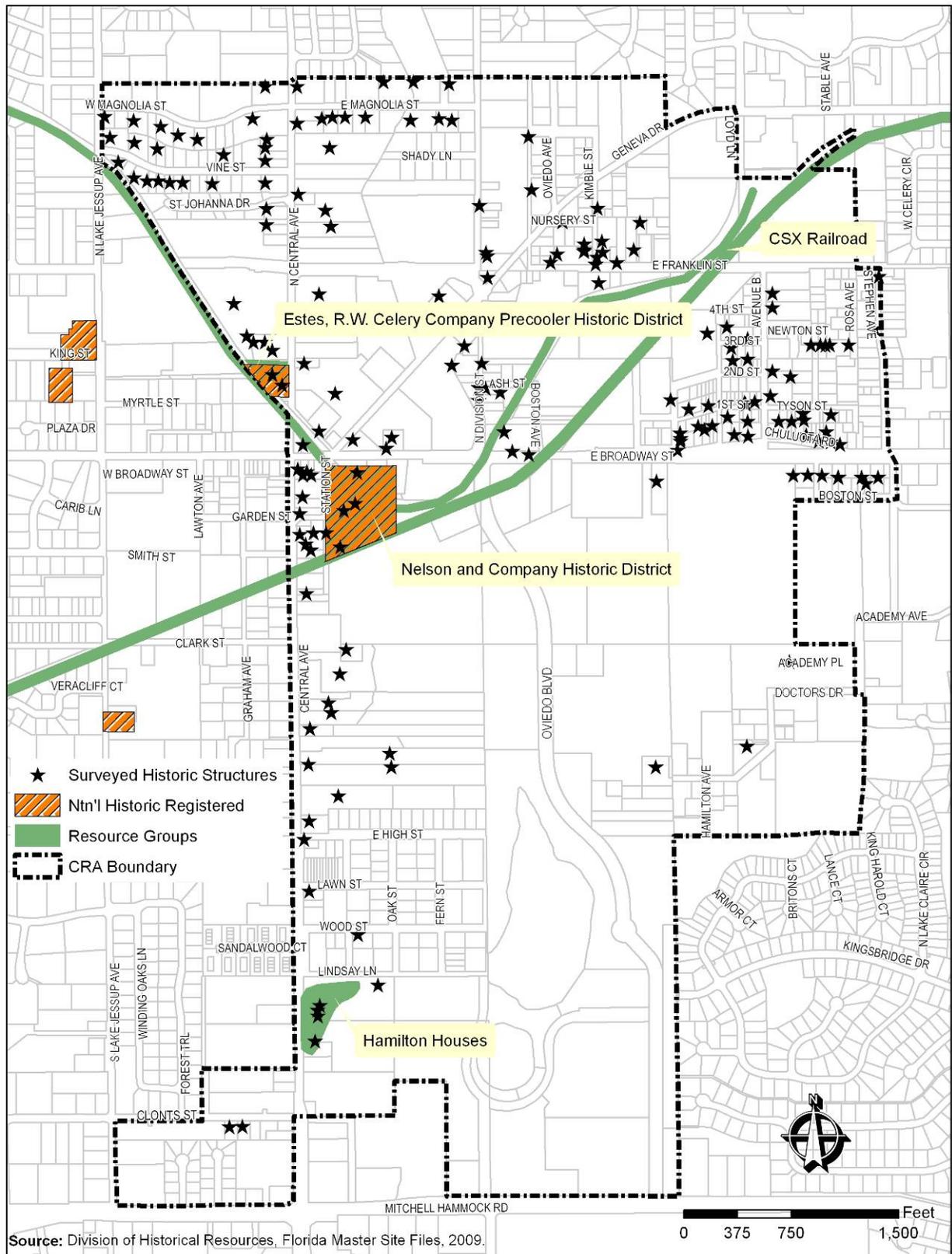
As previously mentioned, the CRA contains many of the original structures built during the early establishment of the City. The list of surveyed structures was derived from the Division of Historical Resources Florida Master Site Files, which maintains the local, state and national register of historic resources for the state. The CRA contains approximately 183 structures that have been surveyed. Structures must be a minimum of 50 years old to be eligible to be surveyed. There are two National Registered Historic Districts within the CRA, which are the Nelson and Company Historic District and the Estes, R.W. Celery Company Precooler Historic District. In addition to the two National Registered Historic Districts, the CRA contains the old CSX railroad easements which are planned to be converted to future multi-use trails and the Hamilton Houses. All of the elements described above are shown on **Map 4**.

The photographs show examples of historic structures within or near the CRA that have been surveyed for their historical significance.





Map 4: Historic Resources





E. Infrastructure and Public Services

Infrastructure is a vital part of the built environment. Most of the infrastructure in a city is not visible above the ground, and is more commonly referred to as utilities. The City of Oviedo, in conjunction with Seminole County and Alafaya Utilities, provides potable water, wastewater, reclaimed water and transportation (roadway) services. All of these services are currently provided within the CRA boundary, but some of the services are provided on a limited basis. For example, wastewater lines and service are currently operating within the CRA, but this utility has not yet been extended to all properties within the CRA due to limited funding and the cost of connecting to older existing infrastructure serving the downtown area.

1. Transportation

Transportation infrastructure includes roadways, sidewalks, trails, parking, and bike lanes. The location of the CRA is at the hub of the original City proper. The main transportation corridors within the CRA all generally intersect at the Old Downtown, which include SR 434 (Central Avenue), County Road (CR) 426 (Geneva Drive), CR 419 (East Broadway Street), Oviedo Boulevard and SR 426 (West Broadway Street).



a. Existing Roadway Performance

Roadways are evaluated based on their rated capacity and the adopted level of service standard that the City has adopted in the Comprehensive Plan. **Table 3** shows the current level of service and the adopted level of service standard for each major roadway in the CRA. As shown in **Table 3**, there is one roadway segment



that is not meeting the adopted level of service within the CRA: SR 434 from SR 426 (W. Broadway St.) to Mitchell Hammock Rd.

Table 3: Existing CRA Roadway Performance

Roadway/Segment	Jurisdiction	Lanes	Adopted LOS	Peak Hour Peak Dir. Capacity	PM Peak Hour Peak Directional	LOS	Source
CR 419 (E. Broadway Street)							
SR 434 (Central Ave.) to CR 426 (Geneva Dr.)	County	2	D	890	130	B	5
CR 426 (Geneva Dr.) to Division St.	County	2	D	890	137	B	5
Division St to Reed Rd.	County	2	D	890	586	B	4
CR 426 (Geneva Drive)							
CR 419 (E. Broadway St.) to Reed Rd.*	County	2	D	870	437	B	5
Division Street							
Artesia Ave to CR 426 (Geneva Dr.)	City	2	C	560	95	C	2
Franklin Street							
SR 434 (Central Ave.) to CR 426 (Geneva Dr.)	City	2	D	760	-	-	-
CR 426 (Geneva Dr.) to Stephen St.	City	2	D	760	35	C	2
Magnolia Street							
Lk Jessup Ave. to SR 434 (Central Ave.)	City	2	C	480	138	C	4
SR 434 (Central Ave.) to Division St.	City	2	C	480	316	C	5
Oviedo Boulevard							
CR 426 (Geneva Dr.) to CR 419 (E. Broadway St.)	City	2	D	760	14	C	2
CR 419 (E. Broadway St.) to Mitchell Hammock Rd.	City	2	D	0	-	-	-
SR 426 (W. Broadway Street/Aloma Avenue)							
SR 434 (Central Ave.) to Lake Jessup Ave.	State	2	E	1,075	638	C	1
SR 434 (Alafaya Trail/Central Avenue)*							
Magnolia St. to SR 426 (W. Broadway St.)	State	2	E	1,020	591	B	1
SR 426 (W. Broadway St.) to Mitchell Hammock Rd	State	2	E	890	999	F	3

Source: City of Oviedo 2025 Transportation Master Plan Update, 2009.

LOS Source: 2003 City of Oviedo Transportation Concurrency Management System

* LOS capacities for these segments were obtained from FDOT 2002 Q/LOS Handbook Table 4-4

- (1) denotes a count provided by FDOT (2004)
- (2) denotes a count provided by Seminole County (2003)
- (3) denotes a count provided by Seminole County (2005)
- (4) denotes a count provided by HDR (2005)
- (5) denotes a count provided by HDR (2006)



b. Planned Improvements

The SR 426/CR 419 is a road widening and realignment project that is being funded jointly by the Florida Department of Transportation (FDOT), Seminole County, and the City of Oviedo. The total project cost in current dollars is estimated at \$66 million of which \$42 million is estimated for ROW acquisition. To date, funding for engineering/design (for half of the project) and the ROW acquisition and construction of Phase I improvements has been secured through a combination of the following funding sources:

- **City of Oviedo:** \$ 6.6 million - Local Option Sales Tax (through 2011)
- **Seminole County:** \$ 6.0 million - Local Option Sales Tax
- **State:** \$ 9.5 million - Transportation Regional Incentive Program (TRIP)
- **Federal:** \$ 1.4 million - Received in FY 07 for design only

Design of this project is underway and is anticipated to be completed by the end of 2010. The limits of the widening and realignment improvements are from Pine Avenue to Avenue B. Construction of Phase I of the SR 426/CR 419 improvements is anticipated to be completed by 2013.

Phase I Improvements

- ROW Acquisition and Construction of SR 434 and CR 426 Intersection improvements and all necessary stormwater facilities (ponds).
- Eight foot wide sidewalks and bike lanes along both sides of road with trail connection.



- Improve lane capacity and movement of vehicles in the north-south direction (eliminating one-way pair) at the SR 434 intersection.
- Re-alignment of CR 426 for added queue length and improved signalization.
- ROW acquisition (based on TRIP agreement).
- Streetscape lighting and hardscape items are NOT included in the costs outlined above.

Total Estimated Cost: \$23.5 million

Phase II of the SR 426/CR 419 Improvements (Not Funded)

- ROW Acquisition and Construction of SR 426/CR 419 (from a two-lane, undivided road to a four-lane, divided road) with a raised median from Pine Avenue to Oviedo Boulevard (approximately 1 mile).
- Street section consists of four 11-foot travel lanes separated by a raised landscaped 22-foot wide median. The typical section will vary through the downtown area and will utilize a “pedestrian-friendly” cross section.
- Five foot to eight foot sidewalks and designated bike lanes along both sides of road.
- Drainage improvements at the intersection of South Lake Jessup and SR 426 as well as correction of other localized drainage problems in the surrounding downtown area.
- Water quality improvements and attenuation of site runoff resulting from construction of stormwater facilities.

Total Estimated Cost: \$31 Million



Phase III of the SR 426/CR 419 Improvements (Not Funded)

- Design, ROW acquisition, and construction of CR 419 (from a two-lane, undivided road to a four-lane, divided road) with a raised median from Oviedo Boulevard to Lockwood Boulevard (approximately 2 miles).
- Minimal ROW acquisition.
- Continuous 5 foot to 8 foot sidewalks and designated bike lanes along both sides of the widened road.

Total Estimated Cost: \$12 Million

Potential funding sources for Phase II and III improvements

include:

- One Cent (3rd generation) Local Option Sales Tax (subject to voter approval)
- Additional Local Option Gas Tax
- Transportation Impact Fees (City and County)
- Regional TRIP funding
- Federal appropriations (such as the reauthorized Transportation Equity Act)
- CRA TIF Funds

c. Long Term Improvements

There are several roadway improvements and extensions of existing roadways within the CRA that are proposed in the City's 2025 Transportation Master Plan.

Long term roadway improvements within the CRA include the following projects:

- Pedestrian Connection to Kingsbridge West



- Cross Seminole Trail improvements
- Widening of SR 426/CR 419
- Right-of-way vacation and realignment in Old Downtown
- SR 434 and CR 426 intersection improvements
- Oviedo Court construction improvements
- Oviedo Way construction improvements
- Oviedo Circle construction improvements
- Hillcrest Street extension from SR 434 to Oviedo Boulevard and connection to Doctors Drive
- Clark Street extension from SR 434 to Oviedo Boulevard
- Lindsay Lane connection to Oviedo Way
- Widening of SR 434
- Expanded LYNX fixed route transit service

d. Sidewalks

Pedestrian travel is a mode of transportation that not only helps reduce vehicular traffic, but also promotes a healthy lifestyle and healthy communities. The CRA is an environment that benefits from pedestrian travel because parking is limited and many of the downtown businesses require an abundance of walk-up customers. Pedestrian facilities in the CRA include sidewalks, trails and street crossings. All of the major roadways in the CRA have at least one side of the roadway with a sidewalk except for Oviedo Boulevard, which has sidewalks on both sides. In much of the Old Downtown Oviedo area pedestrians are forced to cross a busy street multiple times in order to arrive at their destination. Some of the sidewalks in the CRA are in need of repair due to tree roots, surface cracking, subsidence, and general wear.



The newly constructed Oviedo Boulevard is the optimal street design for a downtown walkable area. Oviedo Boulevard exhibits wide (5 to 15 feet) sidewalks as well as clearly marked crosswalks, street furniture (benches and trash receptacles), on-street parking, pedestrian scaled lighting, landscaping and pedestrian signals at all intersections. All of these elements contribute to a safer pedestrian environment.



*E. Broadway Street
Deteriorating Sidewalk*



*Oviedo Boulevard
15 Foot Wide Sidewalk*

e. Planned Pedestrian Improvements

Connectivity of the pedestrian system is essential to a cohesive, safe, and walkable downtown. The 2025 Transportation Master Plan evaluated the City's pedestrian network using the Pedestrian Level of Service (PLOS) model to rank the top priorities projects based on many components. Seven of the top twelve pedestrian segments are located wholly or partially within the CRA.

The following roadways have been recommended for sidewalk improvements within the CRA, in priority ranking.

- CR 419: SR 434 to Stephen Avenue
- SR 434: SR 426 to Hillcrest Street
- SR 434: Florida Avenue to SR 426
- Mitchell Hammock Road: SR 426 to SR 434



- Mitchell Hammock Road: SR 434 to Lockwood Boulevard
- SR 434: Hillcrest Street to Mitchell Hammock Road
- CR 426: SR 434 to Lockwood Boulevard

The City has not identified funding sources for the prioritized improvements list above. Sidewalk improvements associated with SR 426 /CR 419 roadway improvements are funded.

f. Bicycle Facilities

Bicycle facilities are essential transportation features in an urbanized area. Enabling another transportation option helps reduce dependency on the automobile and facilitates the creation of a walkable downtown. The 2025 Transportation Master Plan identified corridors that were in need of bicycle facilities based on the Florida Department of Transportation's (FDOT's) Bicycle Level of Service (BLOS) model. Much of the downtown area, specifically the Old Downtown Oviedo, lacks bicycle facilities. The CRA contained seven of the top ten priority corridors needing bicycle facilities.

g. Planned Bicycle Improvements

The following corridors within the CRA were rank based on the BLOS model. The corridors are in listed in order of priority for improvements.

- CR 419: SR 434 to Stephen Avenue
- Mitchell Hammock Road: SR 426 to SR 434
- SR 434: Florida Avenue to SR 426
- Mitchell Hammock Road: SR 434 to Lockwood Boulevard
- SR 426: SR 434 to Lake Jessup Road
- SR 434: SR 426 to Hillcrest Street
- CR 426: SR 434 to Lockwood Boulevard



The City has not identified funding sources for the prioritized improvements list above. Bicycle facility improvements associated with SR 426 /CR 419 roadway improvements are funded.

h. Public Transit

LYNX Central Florida Transportation Authority provides the City with regular fixed route service, and paratransit (Access LYNX) service upon request. Currently, the CRA has one fixed transit route that provides service Monday through Saturday. Formerly, fixed route or Link 47 was the only transit service line within the City. Link 47 was discontinued in December 2009 and was replaced by Link 434's Crosstown service line. The Link 434 Crosstown, which goes from the Oviedo Marketplace Mall to the Winter Springs Town Center and into Orange County, will be extended down along SR 434 to the University of Central Florida (UCF), absorbing and eliminating the Link 47, see **Map 5**.

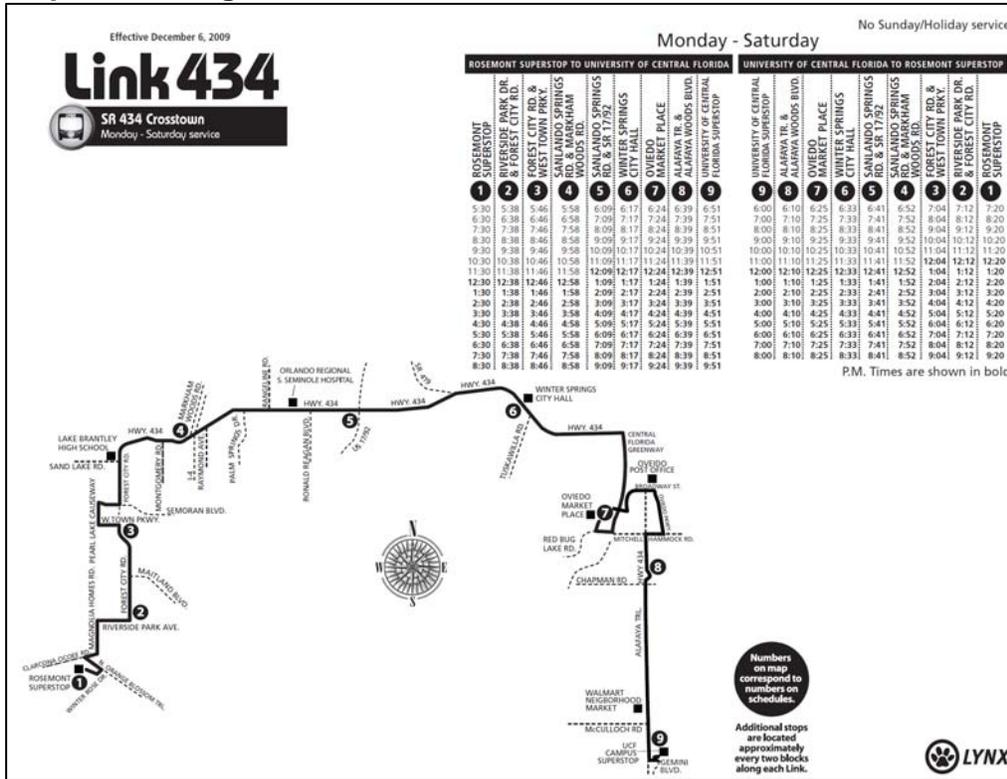
In addition to the Link 434 Crosstown, LYNX will start offering Link 622, a Pick Up Line for the portion of Oviedo east of SR 434, going from the Oviedo Marketplace Mall to Seminole State College (formerly Seminole Community College). The Pick Up Line is different from a regular bus line: residents can call to request a van to pick them up; it will then either to a destination located along the route, or will drop the resident off at a transfer station. The cost is the same as regular bus fare.

Access LYNX is available to individuals with disabilities on a request basis. Individuals can use this service to travel to medical appointments, work, school or other destinations. A nominal fare is charged based on the length of the trip and can be discounted if the trip/passenger meet certain criteria.



LYNX also provides a van pool “Park N Ride” facility at the Publix shopping plaza at Alafaya Woods Boulevard and Alafaya Trail (with service to Lockheed Martin on Sand Lake Road) and at the Albertson’s shopping plaza on Mitchell Hammock Road and Alafaya Trail (with service to Harris Corp. in Palm Bay, Florida).

Map 5: Existing Transit Route



Source: LYNX Central Florida Transportation Authority, 2009.

i. Future Planned Transit Improvements

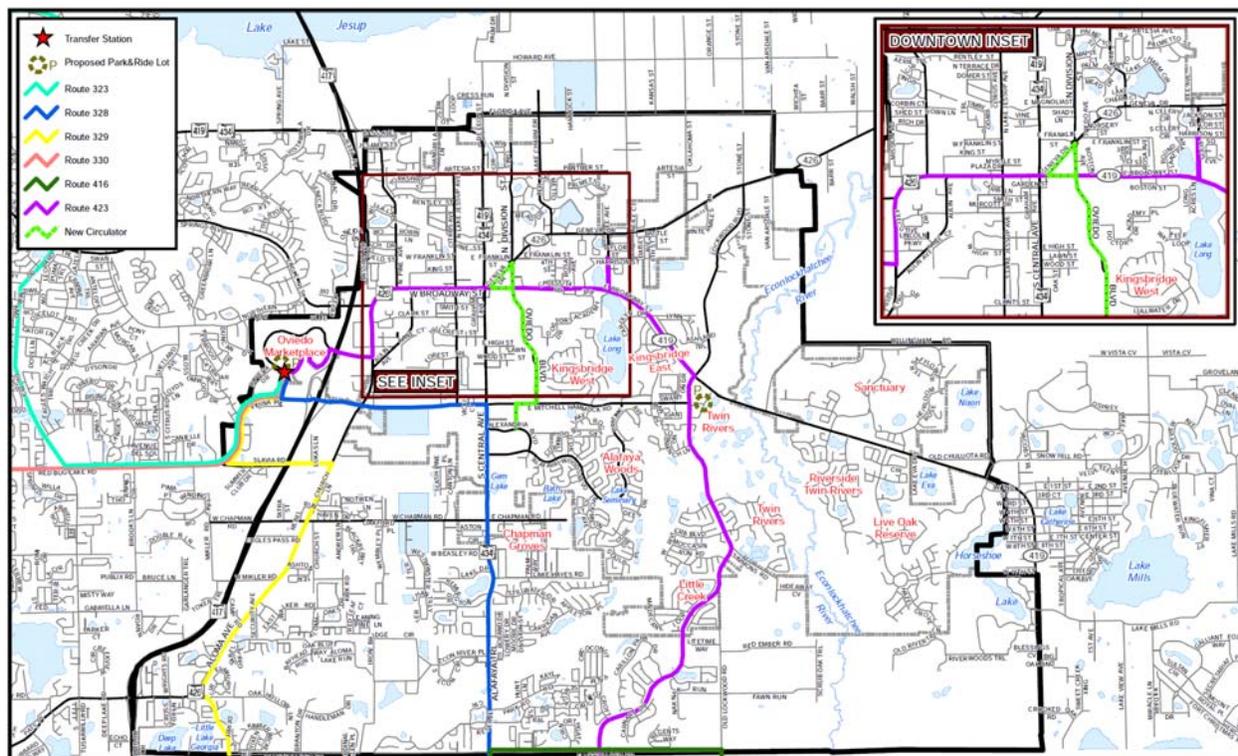
As part of the LYNX Comprehensive Operations Analysis, the City will be receiving upgraded transit service in the future. There are several planned new fixed routes for the City. However, only two will affect the CRA. Link 423 which will extend from the UCF Superstop to the Oviedo Marketplace passing through Old Downtown Oviedo along CR 419 and the new downtown circulator. As shown in **Map 6**, the Oviedo Marketplace is the proposed location of a new transfer station that will allow a transit passenger



to choose from any one of five new transit routes serving the City and outlying areas.

In addition to the new fixed routes in the City, a new downtown circulator has also been proposed. This new downtown circulator will only service the CRA and the municipal complex on Alexandria Drive. The proposed route starts at the municipal complex at Division Street and Alexandria Drive, heads north along Oviedo Boulevard, left on Geneva Drive, left again on CR 419, and returns along Oviedo Boulevard. The estimated cost for the entire transit system upgrade is approximately \$400,000 annually. Specific dates have not been determined for each improvement, but the services are anticipated to be operational within a ten year window.

Map 6: Future Transit Routes



Source: City of Oviedo Year 2025 Transportation Master Plan Update, 2009.

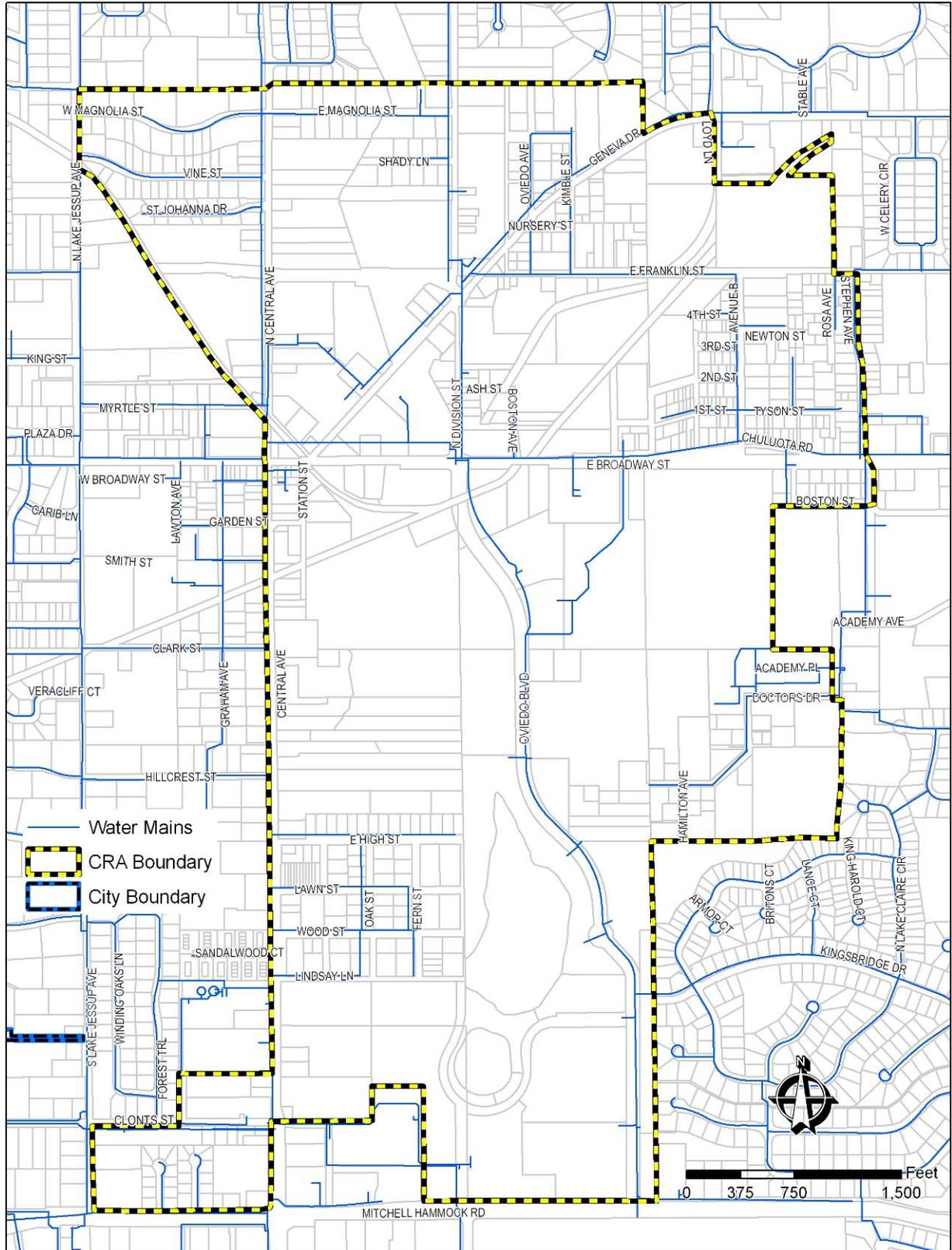


2. Potable Water Service

The City of Oviedo provides potable water service to most of the City residents and limited potable water service outside of the City to the Black Hammock subdivision in unincorporated Seminole County. The entire CRA is currently served by the City's potable water system **Map 7**. The City has sufficient current and planned capacity in the water treatment facility to accommodate the anticipated development and population growth within the CRA.



Map 7: Potable Water Service Map



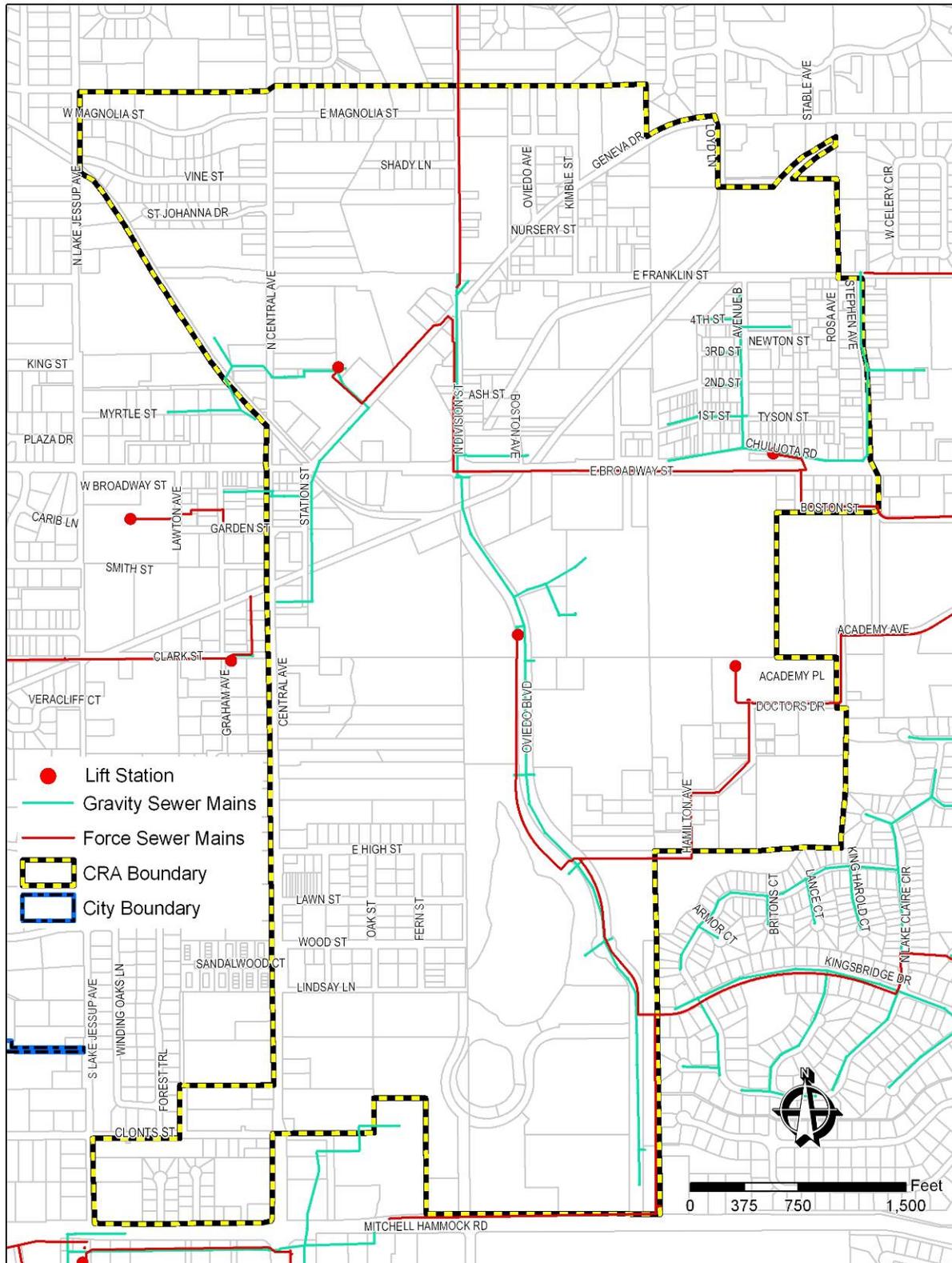


3. Wastewater Service

Seminole County provides wastewater service to most of the City's residents. Utilities, Inc. also provides wastewater service to the limited areas not served by the County. However, the CRA is provided wastewater services by the County for a portion of the redevelopment area, shown on **Map 8**. There are several areas of the oldest residential subdivisions of the City that do not currently receive sewer service. Most of the buildings west of Oviedo Boulevard/Division Street use private septic systems.



Map 8: Wastewater Service Map



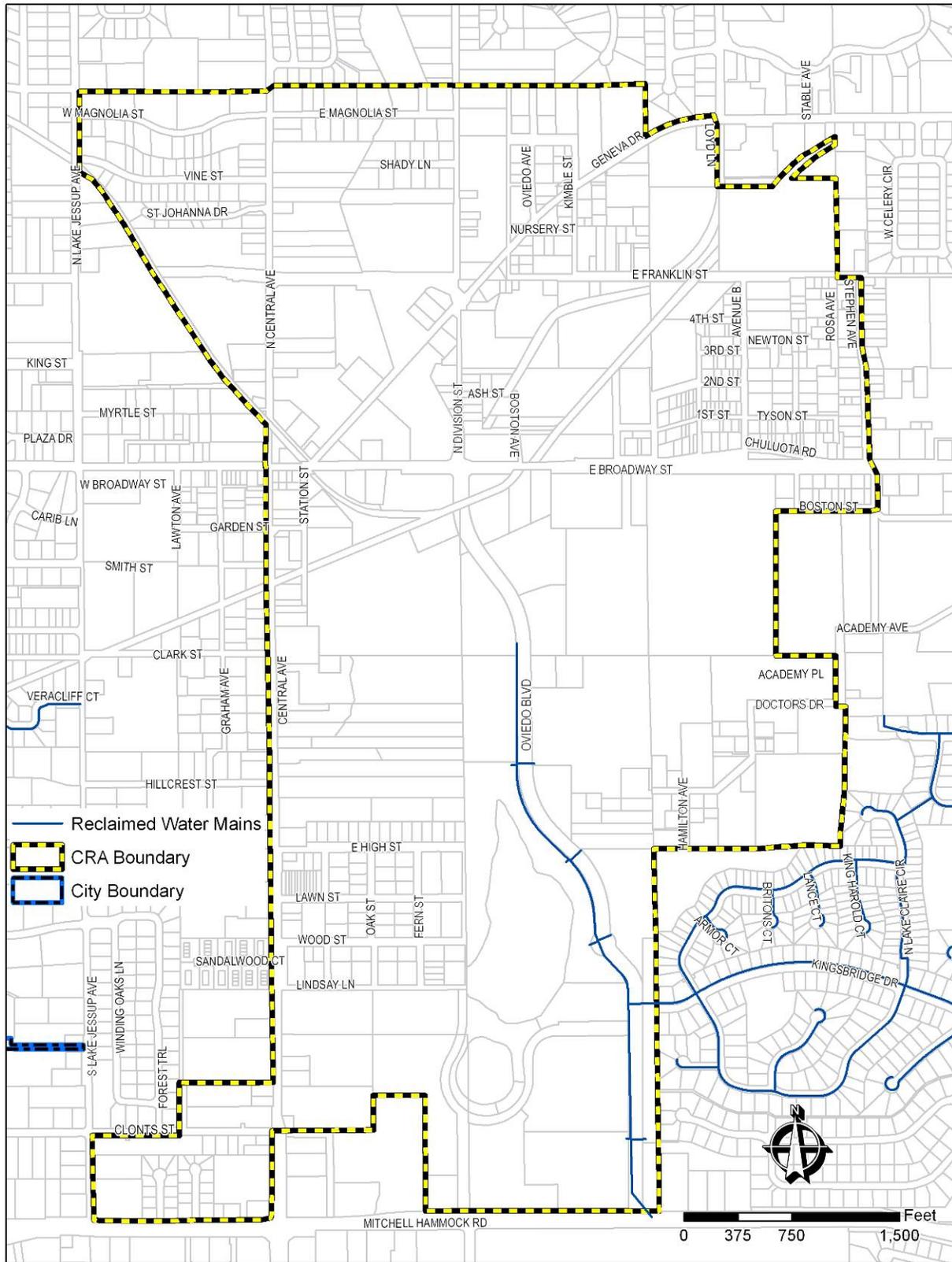


4. Reclaimed Water Service

Reclaimed water service is a limited commodity currently being offered by the City. There are small pockets of the City that utilize reclaimed water service to irrigate their landscape. Reclaimed water service is a required component of infrastructure for all new development. However, the retrofitting process for existing developments is cost prohibitive and has yet to be undertaken. The section of the CRA that currently has this infrastructure is along the newly constructed Oviedo Boulevard as shown in **Map 9**.



Map 9: Reclaimed Water Service Map





III. ELEMENTS OF THE CURRENT REGULATORY ENVIRONMENT

This chapter describes the existing regulatory features of the area encompassed by the Oviedo CRA boundary. The CRA's regulatory features include future land uses and zoning districts affecting the CRA area.

A. Future Land Uses

The City's Comprehensive Plan includes an adopted Future Land Use Map (FLUM) within the Future Land Use Element (FLUE) that depicts future development allowed within the City through the 2010 planning horizon. The FLUE not only identifies the future development pattern, but also allows for the identification of future infrastructure needs and capital budgeting needs. **Map 10** shows the City's FLUM categories located within the CRA.

The primary future land use within the CRA is Downtown Mixed Use, representing approximately 302 acres, or roughly 45% of the total redevelopment area. The next most prevalent land use is Medium Density Residential, making up approximately 102 acres or 15% of the area. The remainder of the CRA, 270 acres, or approximately 40%, is comprised of the following land uses: Office, Commercial, Low Density Residential, Public, Conservation, and ROW. **Table 4** illustrates the future land use distribution within the CRA.

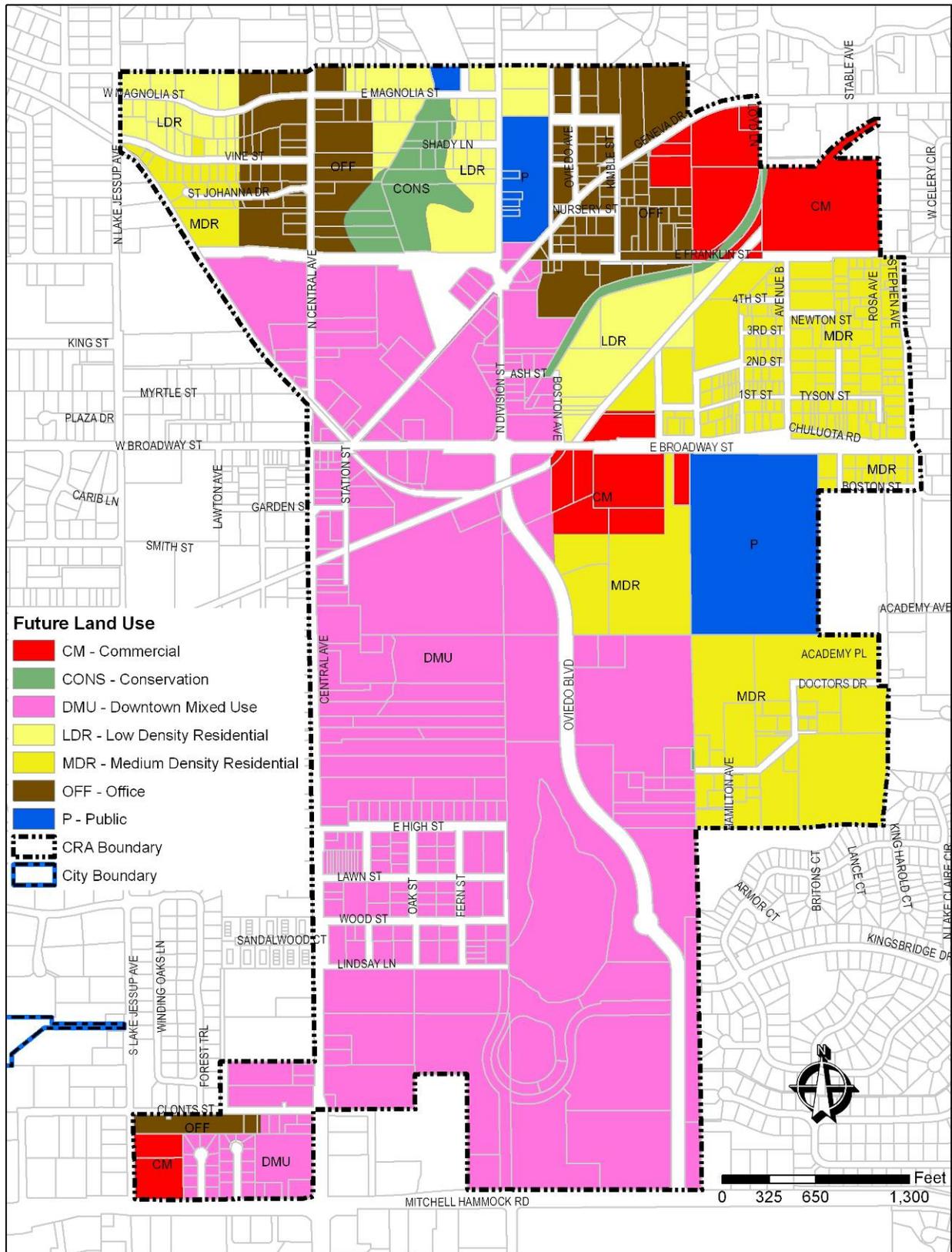
Table 4: Future Land Uses

Future Land Use Category	Parcels	Acres	Percent of Total
Commercial	6	42	6%
Conservation	6	15	2%
Downtown Mixed Use	30	302	45%
Low Density Residential	10	39	6%
Medium Density Residential	19	102	15%
Office	17	51	8%
Public	3	33	5%
ROW	–	91	13%
Total	91	674	100%

Source: City of Oviedo, Future Land Use Map, 2007.



Map 10: CRA Future Land Use Map



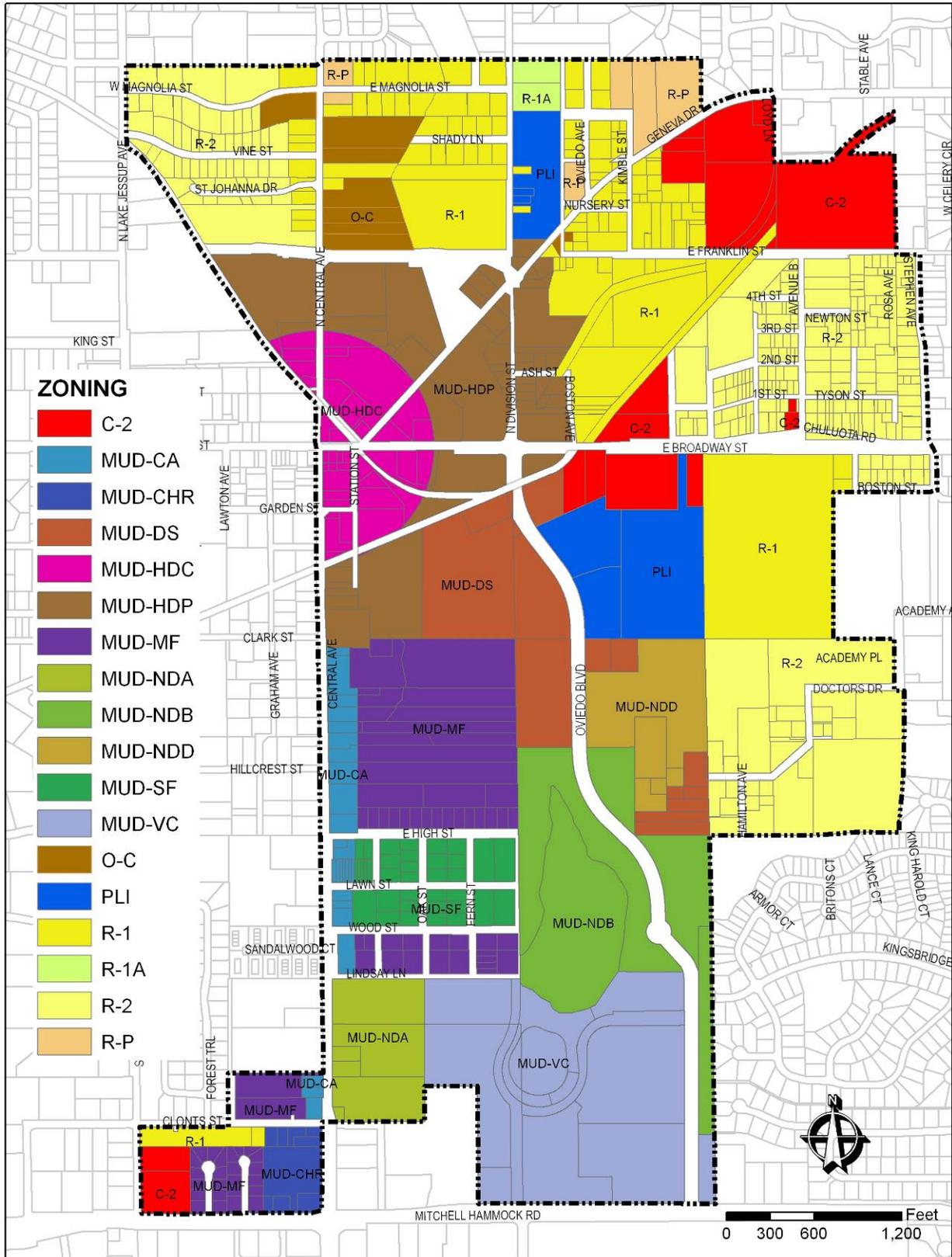


B. Zoning Districts

The City's Land Development Code includes the Official Zoning Map of the City as well as the Zoning District regulations which provide specific development requirements and allowable uses. The CRA is unique in that the area is primarily comprised of the Downtown Mixed Use Districts (DMUD). These districts correspond with the Downtown Mixed Use Future Land Use category and were developed based on location. For example, the Mixed Use District Historic Downtown District Core (MUD-HDC) encapsulates an 800 foot radius around the intersection of Central Avenue and Broadway Street. **Map 11** shows the City's Zoning Districts located within the CRA.



Map 11: Zoning Map





The primary zoning districts within the CRA are the Mixed Use Downtown Districts. These districts account for approximately 302 acres or approximately 45% of the total redevelopment area. The next most prevalent districts are R-1 and R-2, which makes up approximately 193 acres or 29% of the area. The remainder of the CRA, 175 acres, or approximately 26%, is comprised of the following districts: O-C, C-2, PLI, R-1A, R-P, Trail and ROW. **Table 5** illustrates in further detail the zoning distribution within the CRA.

Table 5: Zoning Districts

Zoning Districts	Acres	Percentage
C-2	40	5.99%
MUD-CA	9	1.34%
MUD-CHR	5	0.80%
MUD-DS	32	4.70%
MUD-HDC	19	2.88%
MUD-HDP	52	7.65%
MUD-MF	47	6.90%
MUD-NDA	14	2.10%
MUD-NDB	41	6.05%
MUD-NDD	15	2.27%
MUD-SF	12	1.79%
MUD-VC	56	8.28%
O-C	12	1.80%
PLI	26	3.88%
R-1	93	13.77%
R-1A	3	0.39%
R-2	100	14.86%
R-P	9	1.29%
TRAIL	1	0.22%
ROW	88	13.05%
TOTAL	674	100.00%

Source: City of Oviedo, Zoning Map, 2009.



IV. ELEMENTS OF THE CURRENT ECONOMIC ENVIRONMENT

This chapter describes the current economic environment affecting the area encompassed by the CRA boundary. Elements of the economic environment include employment sectors (business composition), income data of residents, and service providers that serve businesses and residents of the CRA.

A. Employment Sectors

In 2009, the workforce population—defined as individuals over 16 years of age—for the City was 18,445, with an unemployment rate of 5.6%¹. In 2002 (2002 Population: 27,597), the primary employment sectors in the City were, in descending order:²

1. Retail Trade (1,620 Employees)
2. Accommodation and Food Services (767 Employees)
3. Health Care and Social Assistance (623 Employees)
4. Administrative and Support, and Waste Management and Remediation Service (319 Employees)
5. Other services, except public administration (246 Employees)
6. Wholesale Trade (173 Employees)
7. Real Estate and Rental Leasing (109 Employees)

Although the City's economy has historically been dominated by agriculture, many former agricultural areas have been developed. The City's economic status has shifted to a more service oriented economy. The City is striving to create a more diverse economic base utilizing targeted industry (primary industry) recruitment.

¹ Decision Data Resources 2009 (Metro Orlando EDC)

² US Census: Selected Statistics by Economic Sector: 2002



B. Income Data

The 2009 Metro Orlando EDC estimated the median household income for the City of Oviedo was \$74,732. This is higher than the median household income of Seminole County of \$61,374. The City of Oviedo is one of seven major cities in the County, with the other cities being the City of Altamonte Springs (median household income: \$53,035), the City of Casselberry (median household income: \$49,607), the City of Lake Mary (median household income: \$77,145), the City of Longwood (median household income: \$65,217), the City of Sanford (median household income: \$42,669), and the City of Winter Springs (median household income: \$63,232).³

In 2009 estimates, almost 12% of the households in the City of Oviedo had incomes under \$30,000 per year. These figures indicate the need for economic development and the creation of higher paying job opportunities. **Table 6** lists the distribution of household income levels for the City of Oviedo.

Table 6: Income Data Table

Income Range	% of Households
\$0-\$10,000	2.14%
\$10,000-\$19,999	4.64%
\$20,000-\$29,999	5.19%
\$30,000-\$39,999	6.51%
\$40,000-\$49,999	8.57%
\$50,000-\$59,999	9.61%
\$60,000-\$74,999	13.58%
\$75,000-\$99,999	18.28%
\$100,000-\$124,999	12.65%
\$125,000-\$149,999	6.83%
\$150,000-\$199,999	7.55%
\$200,000 +	4.44%

Source: Decision Data Resources (Metro Orlando EDC), 2009.

³ Decision Data Resources 2009 (Metro Orlando EDC)



C. Business Support Service Providers and Programs

This section presents information about service providers, agencies, and programs that are currently available or may be available to businesses in the near future. The following business support services are available to Oviedo business owners and business owners within the CRA.

1. Metro Orlando Economic Development Commission

The Metro Orlando Economic Development Commission (EDC) is a public private partnership whose mission includes: (1) attracting new business investment to the Orlando region and (2) working with local companies to assist them with expansion plans and other business concerns.

The EDC is dedicated to meeting the needs of today's industries and creating a competitive economic climate where businesses can thrive. To meet this goal, the EDC provides key services and support which range from relocation and expansion expertise, to expert counsel, to long-term planning with community partners.

The EDC is also home to the [Metro Orlando Film & Entertainment Commission](#), which markets the region as a top production location. Metro Orlando EDC is also comprised of [bioOrlando](#), a council that works to accelerate growth of the life science and biotech industry in Central Florida.

Since 1977, the Metro-Orlando EDC has successfully assisted thousands of companies to relocate, expand, and grow in the Orlando metropolitan area. This has led to the creation of more than 158,000 jobs, over \$8.8 billion in capital investment, and almost 75 million square feet of office and industrial space leased or constructed. More than 2,000 film and television production projects have been filmed here during the past 10 years. The EDC serves Orange, Seminole, Lake and Osceola Counties, and the City of Orlando.

<http://www.orlandoedc.com>



2. **Seminole County Advisory Board Council**

The Seminole County Advisory Board Council is an economic development program that operates within Seminole Community College's Small Business Services Department and is funded by Seminole County Government.

The Council acts as a matchmaker between established businesses and area professionals who volunteer their expertise as members of an advisory board.

The Council's mission is to positively impact Seminole County businesses as measured by revenue and profit increases, job creation and retention, improved operations and customer service. The Council exists to help businesses grow and reach the next level.

<http://www.seminoleadvisoryboard.com>

3. **Seminole County Economic Development Office**

The Seminole County Economic Development Department under the Seminole County Government was developed to help businesses grow and prosper in Seminole County. The Economic Development Department specializes in developing public/private partnerships as well as many other business assistance functions. The business assistance programs include the following:

- Business Finance
- Development Information
- Foreign Trade Zones (FTZ)
- Potential Development Sites
- Small Business Resources
- State/Local Business Incentives
- State/Local Taxes
- Workforce Development

<http://www.businessinseminole.com/ecodev>



4. United States Small Business Administration

The U.S. Small Business Administration (SBA) was created in 1953 as an independent agency of the federal government to aid, counsel, assist and protect the interests of small business concerns, to preserve free competitive enterprise, and to maintain and strengthen the overall economy of our nation. The United States SBA offers a large quantity of programs that help small businesses maintain and grow into the future. Some of the programs available to small businesses include technical assistance, contracting assistance, financial assistance, disaster recovery assistance, and many others.

<http://www.sba.gov>

5. Oviedo Winter Springs Regional Chamber of Commerce

The purpose of the Oviedo-Winter Springs Regional Chamber of Commerce (OWSRCC) is to promote and advance the interests of the business community in a manner which enhances economic prosperity, encourages business growth and expansion and serves the civic interests within the Chamber's service area.

The Oviedo-Winter Springs Regional Chamber of Commerce is a private, 501 (c) (6) not-for-profit business membership association. The Chamber is an action-oriented organization dedicated to serving the needs of business and community as a whole. With many networking activities, educational seminar offerings, and promotional opportunities, member companies capitalize on the contacts and resources provided by the OWSRCC.

<http://www.oviedowintersprings.org/pages/home/default.aspx>

6. Seminole County Lake Mary Regional Chamber of Commerce

The Seminole County Lake Mary Regional Chamber of Commerce is a non-profit organization representing a broad-based coalition of business organizations throughout Seminole County and Central Florida. Funding comes from membership, special events, and publications. Although not a



government agency, the chamber works closely with the State of Florida, Seminole County, cities, and officials. The Seminole County partner-cities are Altamonte Springs, Casselberry, Lake Mary, Longwood, Oviedo, Sanford, and Winter Springs.

<http://www.seminolebusiness.org/>

7. **The Disney Entrepreneur Center**

The Disney Entrepreneur Center provides a single location where small businesses can access a variety of business resources, technology, research tools, and more. Eight resident support organizations provide:

- Free one-on-one business coaching
- Low-cost Seminars
- Powerful networking events
- Access to business building tools and resources
- Certification assistance for Minority Owned Businesses
- Connections to procurement opportunities
- Publicity opportunities

This one-of-a-kind resource is available to any small business and is continually evolving to serve the needs of Central Florida's dynamic and diverse small business community.

<http://www.disneyec.com>

8. **Seminole State College (formerly Seminole Community College)**

Seminole State College plays a vital role in the economic development of Seminole County, Central Florida and the state. Seminole State offers business and industry partners:

- An array of services to meet various educational and employment needs
- Assistance locating candidates for internships and permanent employment
- Professional certification opportunities
- Assistance in starting or purchasing a small business



http://www.seminolestate.edu/business_community.htm

**9. Center for Economic Development at Heathrow
(Seminole State College)**

Located in the heart of the Interstate 4 high-tech corridor, Seminole State College's \$20 million Center for Economic Development at Heathrow was built to meet the demands of the Central Florida workforce.

The campus partners Central Florida's economic development leaders with the College to train the region's workforce in business/technology-related programs, attract and retain leading technology companies to Central Florida, and sustain the driving force behind the region's economic engine. It offers relevant programming for the area's emergent workforce, as well as professional and continuing education classes. The Center also functions as a collaborative space, where students, community residents and professionals can converge, learn and create.

<http://www.scc-fl.edu/heathrow>

10. Small Business Development Center (SBDC) at UCF

The SBDC at UCF serves an eight-county area that includes Brevard, Flagler, Lake, Orange, Osceola, Sumter, Seminole, and Volusia counties.

The SBDC at UCF is a member of the Florida SBDC Network, a statewide service funded in part through a cooperative agreement with the U.S. Small Business Administration.

<http://www.bus.ucf.edu/sbdc>



11. UCF Business Incubation Program

The goal of the UCF Business Incubation Program (UCFBIP) and its community partners is to facilitate smarter, faster startup and growth of emerging companies so those companies will become financially successful, high growth companies in the community.

Business Incubator clients are provided an array of business development services and resources to help accelerate growth. The formal incubation process takes place through a series of strategic and tactical working sessions. The strategic sessions are designed to help define the company business, market, and capital strategies and to build the business plan. Expertise and resources are identified for the company to utilize in addressing tactical needs as they are identified through the strategy sessions or through other informal interactions with Incubator staff and advisors.

Regular education and networking programs also are designed to address the shared needs identified among UCFBIP clients. Graduation takes place when a client has achieved a level of financial and corporate growth that enables them to leave the incubator and enter the second stage of corporate growth.

<http://www.incubator.ucf.edu>

12. UCF Florida Economic Gardening Institute GrowFL Program

Funded by the Florida Legislature for a one-year trial period, the GrowFL program is based at UCF's new Florida Economic Gardening Institute (FEGI). Designed to serve as a statewide resource center for established Florida companies with 10 to 50 employees, the program will help qualified companies expand and create additional jobs. The GrowFL Center provides free business consulting and access to business growth tools.

www.GrowFL.com



13. Agency for Workforce Innovation

The Agency for Workforce Innovation is responsible for providing One-Stop Program Support services (workforce program information, guidance and technical assistance) to the Regional Workforce Boards, as well as providing Labor Market Statistics information to workforce partners and the general public, job placement, job opportunities and education guidance.

<http://www.floridajobs.org/onestop/onestopdir/index.htm>

14. Enterprise Florida Inc.

Enterprise Florida, Inc. (EFI) is a public-private partnership promoting economic development at the state level. EFI works toward diversifying Florida's economy, creating high paying jobs by supporting existing businesses and attracting business in high-growth sectors. Some of these high-growth sectors include information technology, life science, aviation, defense, and financial and professional services. EFI collaborates with a statewide network of regional and local economic development organizations to improve Florida's economic climate and ensure competitiveness.

EFI provides local data, financial assistance, and counseling to companies. It also provides access to local university resources, incubators, and accelerators to the companies interested in expansion and relocation in the state as well to local companies trying to expand in the international marketplaces.

<http://www.eflorida.com/default.asp>

15. Seminole County Public Schools

The mission of the Seminole County Public Schools is to ensure that all students acquire the knowledge, skills and attitudes necessary to be successful in life.

Seminole County Public Schools is responsible for providing quality education in the County, which is a key to economic development. Their goals are to provide a safe learning environment, place the most qualified



teachers in classrooms, and provide any and all resources necessary to make the students productive members of society. The school board is governed by a five-member, elected board.

<http://www.scps.k12.fl.us/index7b.cfm>

16. Progress Energy

Progress Energy is a Fortune 250 diversified energy company with more than 23,000 megawatts of generation capacity and \$10 billion in annual revenues. They hold two electric utilities that provide services in North Carolina, South Carolina, and Florida. The firm also acts as an investor to help communities develop: they support organizations and programs that focus on improving the quality of life in the communities they serve, and provide incentives for relocation and expansion to businesses that want to locate in their service areas. In 2005, the company received the prestigious J.D. Power and Associates Founder's Award for dedication, commitment, and sustained improvement in customer service.

<http://www.progress-energy.com>

17. Division of Workers' Compensation Re-employment Program

The Division of Workers' Compensation is a State agency providing re-employment services to injured workers that sustained injuries after 10/1/89 and are covered under Florida Statute 440. The re-employment services include, but are not limited to, vocational counseling, job development and placement, employability skills training, comprehensive vocational evaluation and training, medical assessments, on the job training and labor market information. These services are provided through collaboration with some of the following agencies: Division of Vocational Rehabilitation, Agency for Workforce Innovation, Pensacola Junior College and physicians, insurance carriers, and employers.

<http://www.fldfs.com/WC/organization/brrs.html>



18. Impact Fee Assistance Program (City of Oviedo)

The City established an impact fee assistance program to assist a developer with the payment of required transportation, fire and rescue (emergency medical service), law enforcement, recreation and parks, potable water, wastewater, and administrative facilities impact fees based on specific eligible land uses.

19. Jobs Growth Incentive Program (City of Oviedo)

The Oviedo Jobs Growth Incentive program is a cash incentive program that is available to the targeted industries identified by the City. Oviedo's targeted industries include: Finance and Insurance; Professional Services; and Scientific and Technical Services. Applicant companies must satisfy specific criteria including minimum job creation amounts, salary levels to apply for consideration of an award. The incentive is an inducement to relocate or expand a facility within the City. The incentive must be applied for before the applicant has finalized the relocation decision process or initiated the construction or expansion of their facility.

No JGI Funds may be disbursed prior to the satisfactory execution of a Performance Agreement between the applicant and the City. JGI funds may be used to reduce impact fees, offset expansion costs, or offset relocation costs.

20. Oviedo Seminole Economic Enhancement District (Oviedo SEED)

The Oviedo Community Redevelopment Area is located entirely within the Oviedo SEED Area (brownfield area). Sites located within the Oviedo SEED area may be eligible to receive State, Federal and Local incentives.

These incentives include:

- Tax refunds up to \$2,500 per new job created for new jobs created in the SEED area. Refunds apply to taxes paid by the business, including corporate



income, sales, ad valorem, intangible personal property, insurance premium, and certain other taxes.

- Loan guarantee program
 - 50% loan guarantee on site rehabilitation and development
 - 75% for affordable housing
 - Sales/use tax exemption on building materials

Applicable to any property within a designated brownfield area provided eligibility criteria for each incentive are met

- Voluntary Site Clean Up Tax Refund
 - Applies to Florida Corporate Income Tax
 - Maximum Refunds up to \$500,000

Participants may be private or public entities, but they must meet the eligibility criteria established under Sections 376.3078, 376.30781, and 376.82, F.S, as applicable, and they must enter into either a Voluntary Cleanup Agreement, for drycleaning solvent cleanup, or a Brownfield Site Rehabilitation Agreement.



V. PAST AND CURRENT PLANNING INITIATIVES AND PROJECTS

The City of Oviedo is committed to developing a vibrant downtown setting. The City has completed several planning studies to help guide the future development of the downtown area: the Findings of Necessity, Downtown Master Plan and the Economic Development Strategic Plan.

A. Finding Of Necessity and Redevelopment Strategy (2008)

In 2008, the City of Oviedo adopted the Finding of Necessity (FON) Resolution (1836-08), which established the CRA boundary and determined the area to be blighted. Florida Statutes 163.355 requires a county or municipality to adopt a resolution supported by data and analysis that meets the criteria stated under 163.340 (7) or (8). The criteria under 163.340 (7) or (8) are the definitions for Slum Area or Blighted Area as defined by the legislature. A Slum Area “means an area having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or nonresidential, which are impaired by reason of dilapidation, deterioration, age, or obsolescence.” A Blighted Area “means an area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property.”





The City’s FON established that the area within the CRA boundary exhibits the conditions necessary to be determined a CRA. In addition to determining the conditions of slum and blight for the redevelopment area, the FON established several strategies the CRA could use as implementation items. The redevelopment strategies are discussed in further detail at the end of this section. A legal description for the CRA boundary is also required as part of the FON. The FON evaluated the potential redevelopment area based on 37 separate subareas using 11 different criteria, which are based on the slum and blight definitions. An excerpt of the table used to determine areas that exhibit slum and/or blight qualities, and the corresponding map, are attached.

Table 3: Findings of Necessity, by Subarea

Subarea	CRA	Slum & Blight Conditions							Undeveloped / Open Land			
		#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11
1	CRA											
2	CRA			✓	✓	✓	✓		✓	✓	✓	
3		✓			✓	✓						
4					✓	✓						
5							✓					
6						✓						
7	CRA								✓			
8	CRA				✓							
9						✓						
10												✓

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 usefulness

#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.

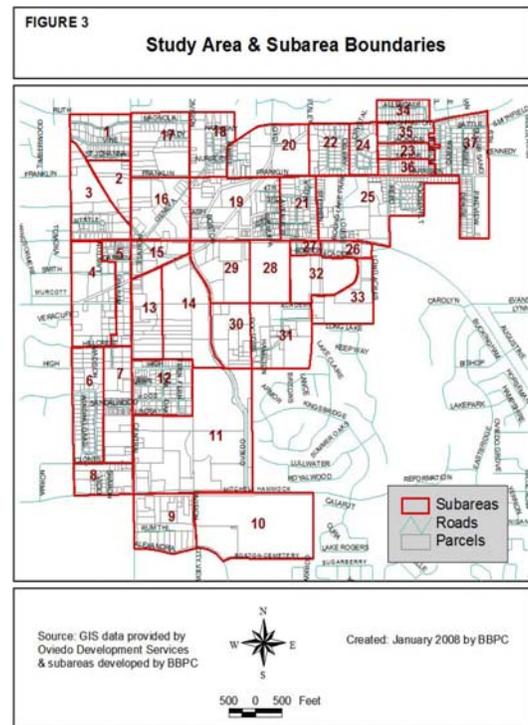
#8: A greater number of violations of the Florida Building Code in the area.

Undeveloped / Open Land (At least one factor)

#9: Essential to City Redevelopment Program

#10: Deterioration of Site

#11: Economic Disuse



Source: City of Oviedo and Basile Baumann and Prost Cole & Associates, Inc. Finding of Necessity, 2008.



1. Recommended Strategies (FON)

The redevelopment strategies recommended by the FON range from funding percentages (i.e. 20% for residential, 40% for commercial, 25% for community amenities and 15% for administrative costs) to community amenities to sewer connection assistance. Strategies that were developed during the FON planning process have been incorporated the recommendations within this plan.

a. Develop a Residential Improvement Grant Program

A grant program was recommended to assist homeowners with improving their property two types of possible grants were proposed. One type of grant would be for a maximum of \$5,000 with no match required by the applicant. The second would require a 50% match by the homeowner for a maximum of \$10,000. The allowable use of grant funds would primarily include exterior improvements.

b. Develop a Commercial Improvement Grant Program

This proposed grant program would require the property owner to provide 75% of the total cost of the project. The grant dollars are limited to façade improvements and other exterior improvements for commercial properties only. Maximum award of the grant is \$5,000.

c. Create a Redevelopment Loan Incentive Program

The FON recommends that the CRA evaluate the opportunity to develop an improvement incentive program for residential and commercial properties. 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 would allow the CRA to increase financial leveraging for



substantially larger future projects. A range of \$5,000 to \$100,000 was recommended.

d. Provide Funds for New County Library in the New Downtown

The CRA currently contains the East Branch Seminole County Library at 310 N. Division Street. Undersized and lacking some amenities, the East Branch Library is in need of upgrades. The FON recommends that the CRA evaluate how much tax increment will be available to fund the new library project. The new library is proposed to be 40,000 square feet and is intended to be developed as part of the Oviedo on the Park project.

e. Fund Road Improvement in the Old Downtown

Several roadways within the CRA are scheduled for improvements. The current priorities include (in order of priority): CR 419 widening/realignment, new roadways (Oviedo Way, Oviedo Court and Oviedo Circle), CR 426 right-of-way vacation, SR 434 and CR 426 intersection improvements, SR 434 widening and multiple roadway extensions. It was recommended that the CRA fund streetscape items, rather than roadwork-related costs.

f. Fund Sewer Connections for Low-Income Residents

Funding sewer connections for low-income residents is one of the recommendations of the FON. The proposed program would enable the CRA to partly or entirely fund costs associated with a low-income resident connecting to the City's wastewater collection system.

g. Explore Public/Private Partnerships

The FON also recommends that the CRA continually explore potential public/private partnerships to facilitate development and investment within the CRA. This process will consist of ongoing channels of communication with CRA staff, landowners and developers.



h. Fund Additional Community Amenities

The funding of additional communities is recommended by the FON. These public amenities could consist of public park improvements, streetscape improvements, connections to the Cross Seminole Trail, pedestrian connection between Old Downtown Oviedo and the New Downtown Oviedo and the installation of transit features and bus shelters.

i. Fund Additional Residential Neighborhood Improvements

This recommendation from the FON proposes the CRA fund additional residential neighborhood improvements. These improvements may include street lights, sidewalks, curb and gutters, stormwater improvements, potable water improvements, reclaimed water improvements, sewer improvements, streetscape improvements, bus shelters (school and transit) and street trees.

j. Fund Additional Commercial Neighborhood Improvements

This recommendation from the FON proposes the CRA fund additional commercial neighborhood Improvements. The improvements consist of street lights, sidewalks, street trees, curb and gutters, parking, stormwater improvements, reclaimed water improvements, sewer improvements, street network, public transportation, and streetscape improvements.

Recommendations developed by the 2008 FON study will be assessed as to their efficacy and applicability for use by the CRA and inclusion in the Redevelopment Plan.



B. Downtown Master Plan (2003)

The goal of the Downtown Master Plan was to create a sense of place for the City of Oviedo where residents and visitors could assemble, shop, eat, live, work and play. In 2001, the Downtown Master Plan Committee was created to develop a master plan for a new and revitalized downtown Oviedo. The plan was divided into four parts including the Study Area, Place Making, the Downtown Master Plan, and Implementation.

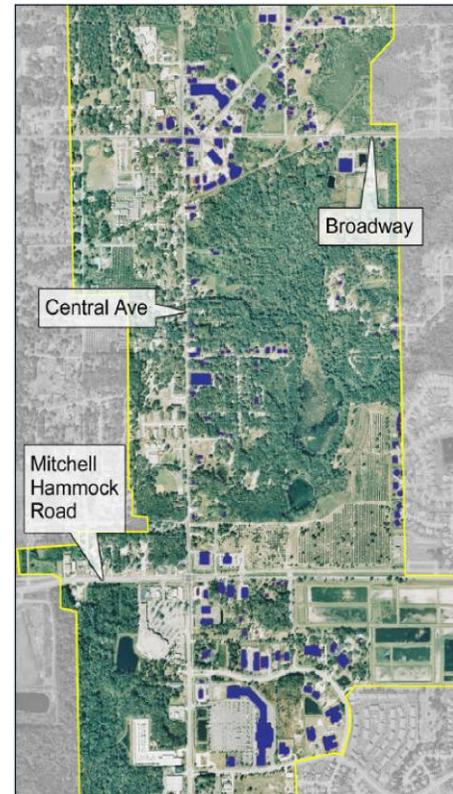
1. The Study Area

The Study Area chapter of the Downtown Master Plan details the existing physical conditions of the Study Area and the market environment within the Study Area.

a. Physical Conditions

Land Use and Community Character

The Downtown Master Plan area is divided into four sub-areas, which include North of Broadway Street, West of Central Avenue, East of Central Avenue and South of Mitchell Hammock Road. The area North of Broadway contains a mix of low-scale commercial, agricultural, residential and institutional development concentrated around the intersection of Broadway Street and Central Avenue. The area west of Central Avenue includes single and multi-family residential development, some commercial buildings, Friendship Park and Lawton Elementary School. East of Central Avenue is sparsely developed with a mixture of residential uses, commercial uses, an environmental preserve, a City park and aquatic center, the ROW for the planned Division Street extension (Oviedo Boulevard), vacant lots and undeveloped land. The scale and



*Downtown Master Plan
Study Area*



character of the area South of Mitchell Hammock Road is distinctly different from the other areas within the Downtown Master Plan. The area includes highway commercial uses, linear shopping centers, and the City's municipal complex.

Water, Wastewater, and Stormwater Infrastructure

The Downtown Master Plan physical analysis identified that the stormwater management in the City of Oviedo is parcel-specific and fragmented. An opportunity to utilize a regional stormwater system/facility was also identified in the Master Plan.

Permit Requirements and Wetland Mitigation

The presence of wetlands in the Downtown Master Plan Study Area will warrant that if any impacts occur to wetlands due to future development, a State of Florida Environmental Resource Permit (ERP) will be required, and techniques for mitigation must be applied.

Ownership and Parcelization

Portions of the Study Area include large vacant, underdeveloped and single ownership parcels that may be suitable for new development or redevelopment. A large portion of the Study Area is comprised of smaller, fragmented ownership parcels. These smaller parcels would require aggregation to accommodate larger redevelopment projects or would work well for smaller infill projects.

Assessed Property Values

The aggregate assessed value of the Downtown Master Plan Study Area was approximately \$83.8 million in 2003.



b. Market Conditions

Population

The City of Oviedo experienced enormous population growth with a population increase from 1,870 in 1970 to 26,316 in 2000 and is expected to continue growing.

Housing

The predominant form of housing in Oviedo is single-family detached homes with several small apartment complexes in the Study Area.

Lifestyle Clusters

PRIZM is a system of organizing households into 62 distinct lifestyle “clusters” based on consumption patterns, age, income, educational attainment, and household size. 85% of the people in Oviedo’s primary market fall into three of the 62 “clusters.” The Oviedo clusters include “Kids & Cul-de-Sacs,” affluent single-family home dwellers with college educations employed in executive, managerial and professional roles; “Greenbelt Families,” which is similar to the Kids & Cul-de-Sacs category but also includes upper-middle incomes; married couples without children and other workers; and “Upstarts & Seniors,” a mix of middle income single people and college educated couples.

2. Place Making

In the context of the Downtown Master Plan, a “place” is a community focal point where citizens gather, work, eat, shop, live, and play. There are a number of identifiable factors that contribute to a sense of place. These factors include the function of the place, the scale of activity to be accommodated, the form of the place, the vertical landscape, and the nature of access and parking.



a. Function of the Place

A place's function will help to guide its form. A downtown generally has multistory buildings with different uses on the first floor and upper story. For example, a building may have retail uses on the bottom floor with offices above or offices on the first floor and residential in the upper stories. The requirements of the various uses will be integral in determining the form of streets, sidewalks and parking.

b. Scale of Activity

The scale of the desired activity affects the character of the place. A retail street scaled to serve only local residents will have a different character than a street designed to accommodate very large groups of people. While the characteristics of a small retail street include heavy landscaping and human scaled sidewalks and buildings, the street designed to draw regional clientele will generally have much wider sidewalks and a continuous façade of buildings with vertically mixed uses.

c. Form of the Place

The size, shape, street characteristics, block patterns and public space characteristics of a "place" have direct impacts on the place's uses and functions. The size and shape of a place should be designed for pedestrian convenience and to encourage the creation of a critical mass of activity. Narrow street widths or wide streets combined with on-street parallel parking and appropriately scaled buildings and landscaping increase the retail synergy of a place and provide a sense of "enclosure" for pedestrians. Small, grid-like blocks promote pedestrian circulation by providing many short routes between uses.



d. Vertical Landscape

The vertical landscape is shaped by the size, character, and placement of buildings and landscaping.

e. Character of Access and Parking

Key considerations in the area of access and parking include how the area will be tied into the existing road network and the existing downtown, including whether cars and pedestrians will share the same space, whether transit will serve the downtown, whether the parking will be surface or structured parking, and the distances which visitors will be willing to walk from their cars to their destinations.

3. Implementation – Development and Redevelopment Strategies

The Oviedo Downtown Master Plan was derived from the City's desire to give itself an identity and to create a place which would serve as a focal point for the City's social, cultural, and economic well-being. The strategy of the Plan was to create a New Downtown Oviedo, which is conceived to accommodate an intensity of development that is consistent with the new growth the City has experienced. The Old Downtown Oviedo area is anticipated to rely upon revitalization, redevelopment, and infill development to create a rejuvenated neighborhood that is supported by the economic vitality of the New Downtown Oviedo. Several development and redevelopment strategies were formulated for both the New and Old Downtown Oviedo areas.

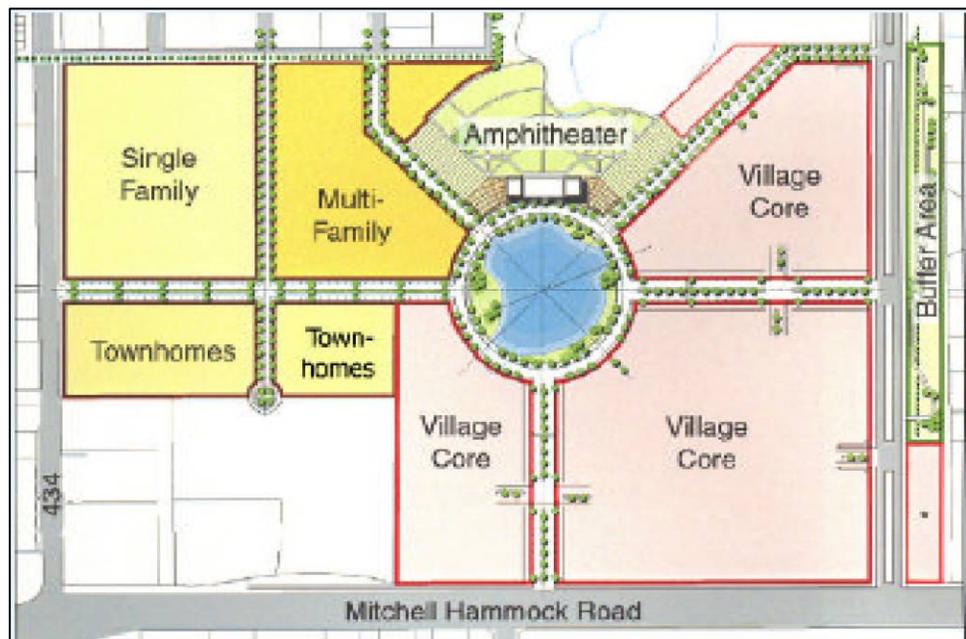
a. Strategies ~ New Downtown Oviedo

- Invest in the public realm to facilitate private investment, including construction of "Oviedo Place" (Oviedo on the Park) and associated improvements, and establishment of a comprehensive lighting and signage program (Beautification and Wayfinding Study) for the core areas



- Tie public investment to private commitment to construct critical mass of residential and retail
- If necessary (after a period of one year), accelerate the development of New Downtown Oviedo by seeking a qualified developer through a public recruitment and selection process

Figure 3: New Downtown Concept



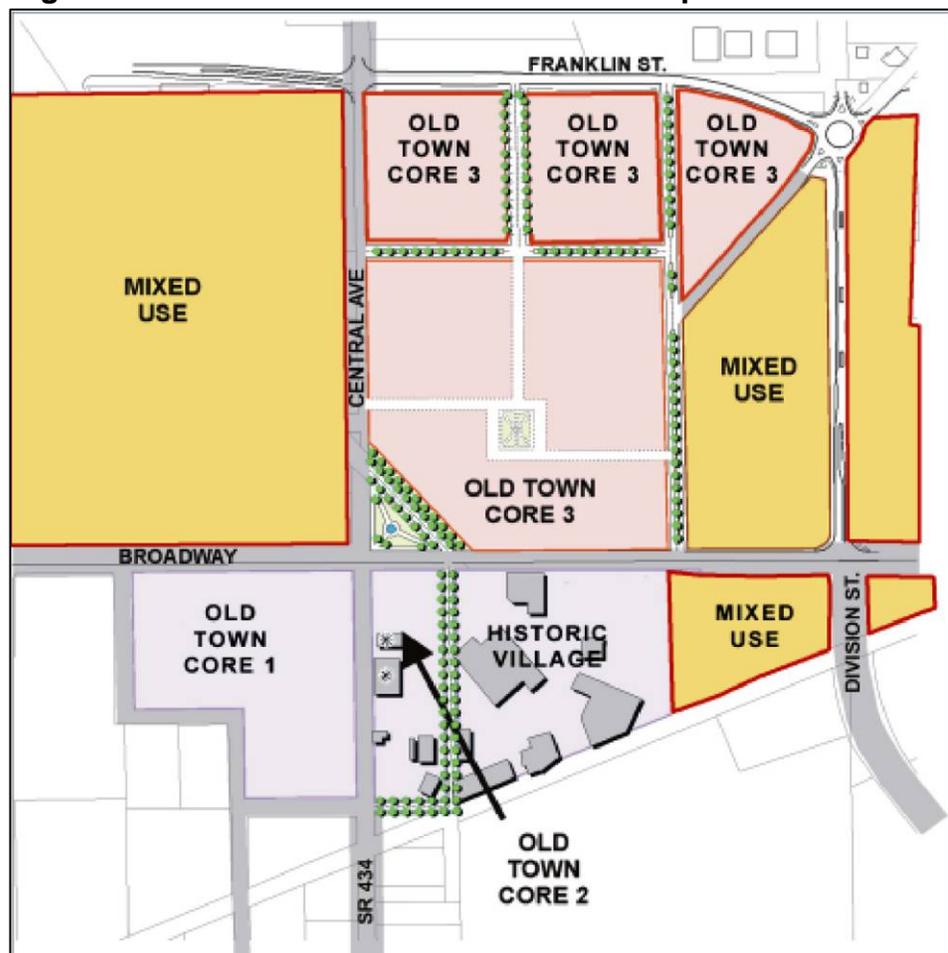
Source: City of Oviedo Downtown Master Plan, 2003.



b. Strategies ~ Old Downtown Oviedo

- Investment in the New Downtown Oviedo will create economic opportunities and redevelopment pressures on Old Downtown Oviedo due to its location and character
- Invest in the public realm to “set the stage” for private investment, including road, sidewalk and landscaping improvements
- Develop programs for redevelopment assistance

Figure 4: Old Downtown Master Plan Concept



Source: City of Oviedo Downtown Master Plan, 2003.



C. Strategic Economic Development Plan

In 2006, the City of Oviedo Economic Development Task Force developed a Strategic Economic Development Plan for the City of Oviedo. The purpose of the study was to outline strategies and programs that would help guide the City for the subsequent five years, and to provide specific recommendations that would assist in accomplishing long-term economic development objectives identified in the Plan.

1. Purpose and Goals

The Strategic Economic Development Plan was formulated to provide recommendations for the City to accomplish specific goals addressing job creation and retention, wealth generation, tax-base diversification, property value enhancement, future economic stability, and self sufficiency. Several analyses/studies were conducted to arrive at specific economic development recommendations for the City. These recommendations included additional future studies including demographic/market analysis, an assessment of economic factors influencing economic development, and an economic base study known as cluster analysis, as well as specific program recommendations that included establishing an economic development department, establishing an electronic database of available sites and facilities, implementing a primary industry incentive program, and initiating an aggressive business recruitment and retention program.

2. Recommendation: Establish an Urban Infill and Redevelopment Area

An additional recommendation of the Strategic Economic Development Plan was that the establishment of an Urban Infill and Redevelopment Area be explored in Oviedo to stimulate private investment in development project areas through the use of Tax Increment Financing (TIF).



D. Oviedo on the Park

The new downtown development area known as Oviedo on the Park—located in the southern portion of the CRA—is intended to be the catalyst project that will spark redevelopment, turning the CRA into a burgeoning redevelopment district.

Figure 5: Oviedo on the Park Site Plan



Source: Broad Street Partners, 2007.

Planning for Oviedo on the Park started prior to the Downtown Master Plan, which was developed in 2002. The City has committed significant time and public investment on behalf of this project. The original developer, Broad Street Partners, LLC, due to the economic downturn and unanticipated circumstances, has sold their development rights and ownership to M&I Bank of Sarasota, Florida. M&I is committed to the timely development of the Oviedo on the Park project. As the majority property owner for the project, the City has issued a bond to fund specific public improvements and infrastructure improvements to assist private sector development with the project. The proposed development program will consist of private use development including multi and single family residential, retail, restaurant, commercial, and office space, as well as public use development including a park, amphitheatre, and the proposed County public library.

Figure 6: Oviedo on the Park Building Elevation



Source: Broad Street Partners, 2007.



1. Proposed Private Development Features

- Residential: between 1,000 and 1,200 residential units.
- Retail and Commercial: a minimum of 85,000 square feet, including restaurant space.
- The first phase of construction is proposed to have 4-story buildings with subsequent phases being potentially taller. All private development is anticipated to occur on land owned or controlled by the developer and their affiliates.

2. Proposed Public Development Features

The public portion of the development will occur under the ownership of the City of Oviedo. The public amenities are proposed to be located on approximately 22 acres and include Center Lake, a lakeside park, a community amphitheater, and an environmental preservation area with passive recreation and nature trails. Additionally, the public development will include the proposed relocation of the East Branch of the Seminole County Public Library.



VI. OPPORTUNITIES & CHALLENGES FACING THE OVIEDO CRA

Opportunities and challenges come from the physical, economic, and regulatory environments and will affect the successful development of the Oviedo CRA. This chapter describes these opportunities and challenges, and the “Recommendations and Strategies” section offers potential programs and projects that seek to address these issues.

A. Physical Environment

The physical environment provides the CRA with both its greatest opportunities and challenges. The most immediate physical challenge is the CRA's location at the heart of a historic rural City which is crossed by multiple intersecting arterial roadways. These roadways were built with a sole focus on the automobile, without the planned functionality or design to accommodate a larger, denser urban area in the future. As a result, many of the roadway facilities within the CRA lack minimum pedestrian facilities and connectivity, as well as bicycle facilities. Retrofitting and potential realignment of these roadways is a challenge. The downtown environment should have more of an emphasis on pedestrian and bicycle mobility rather than a single, auto-centric mode choice. Certain roadways within the CRA have the opportunity to become gateways to the CRA as well as enhanced, beautified corridors. Particularly, the major thoroughfares that intersect with the CRA would benefit from the installation of streetscape improvements and beautification.

The need for additional pedestrian and bicycle facilities will increase as the New Downtown Oviedo (Oviedo on the Park) develops and the Old Downtown Oviedo revitalizes. A primary linkage between the two areas will become very important. The location of the CRA provides an opportunity to connect to the Seminole County regional trail network and to develop trail amenities, making downtown a regular destination for trail users. Access to public transportation is another challenge that affects the CRA due to the limited transit services.



The environmental aspects of the CRA provide a both challenge and an opportunity due to the presence of wetlands and natural resources. Although wetlands may reduce the potential development and utilization of specific parcels within the CRA, these environmental features also create an opportunity to develop visually appealing water features in the urbanized area. Improvements to water features and the utilization of existing 'low-areas' may enable future development of a regional stormwater pond system. A regional stormwater system in the CRA will create the opportunity for a more efficient development pattern, increased economic utilization of parcels within the CRA, and reduce the future development impact upon existing wetlands, in turn reducing or precluding the need for associated mitigation.

Downtown Oviedo is the oldest section of the City and includes many of the oldest buildings and infrastructure. The age of buildings in downtown and the lack of infrastructure in certain areas is a significant challenge affecting the CRA. Another challenge affecting the CRA is the presence of many historic structures which have deteriorated over time.

Establishing and maintaining a consistent development character (visual style) in the Old and New Downtowns will be a challenge as development and redevelopment start to occur. The challenge is developing a theme and urban form desirable for City residents and reflective of Oviedo's downtown character.

The CRA's proximity to Seminole State College and University of Central Florida (UCF) provides an opportunity for the Oviedo based businesses and residents. Each educational facility provides small business incubation programs, as well as a continuous talent pool of technical and professional employees.



B. Economic Environment

The CRA has an opportunity to capitalize on the demographic characteristics of the City and the surrounding areas. Following the development of Oviedo on the Park, the demographic characteristics of the CRA will change. These demographic characteristics and the concentration of commercial and residential development in the CRA will increase the desirability of the CRA to additional developers and businesses, and will stimulate further spin-off development.

1. Economic Recession

No City or CRA in the United States has been immune to the current economic recession. This challenge has affected the City's development market and was responsible for the delayed development of the Oviedo on the Park project, which has all necessary entitlements, approvals and infrastructure in place to be built.

2. Economic Development Initiatives

The City's commitment to enhancing economic development and pro-business attitude are opportunities for the CRA. This is evidenced by the City's innovative Impact Fee Assistance program. This program may be utilized by a range of targeted businesses that may seek to develop within the CRA. Programs and incentives that are under development including a primary business recruitment program, existing business retention program, and the aggressive marketing of targeted sites will generate activity and additional private sector investment in and around the CRA. The potential utilization of the CRA's TIF revenues in the future is also an opportunity to enhance the City's nascent economic incentive program and catalyze additional investment within the CRA.

3. Seminole Economic Enhancement District Program

An opportunity exists with the Seminole Economic Enhancement District (SEED) program, which operates similar to a Brownfield designation. The SEED program is a joint effort between Seminole County, the participating



cities (Altamonte Springs, Casselberry, Sanford, Lake Mary and Winter Springs), and the Department of Environmental Protection. The purpose of the SEED program is to prevent the premature development of greenspace, facilitate job creation, encourage the highest and best use of blighted properties, and to support community revitalization.

C. Regulatory Environment

Currently, the regulatory environment in the CRA is stable and has no major issues related to challenging redevelopment objectives. There is an opportunity to use the current regulatory framework as a marketing tool. The Downtown Mixed Use (DMU) future land use category and the corresponding zoning districts make up the majority of the CRA, see **Maps 10 and 11**. This is a significant asset to the CRA, which will enable administrative review and approval of potential development and preclude the need for rezonings and additional public hearings.



VII. COMMUNITY VISIONING AND PLANNING PROCESSES

On October 26, 2009 the CRA Plan Workshop was conducted at the City of Oviedo's City Council Chambers. Over twenty five participants took part in the workshop activities. A brief presentation was given highlighting the history of the CRA, previous planning exercises, economic conditions, and an explanation of a CRA as a planning mechanism. Workshop participants then prioritized the items identified and discussed during the workshop.

A. Ranked Priorities Established by Participants

The ranking of priorities as determined by the workshop participants are:

1. Ensure Phase 1A of Downtown Master Plan Infrastructure is in place (Master Stormwater Pond).
2. Oviedo on the Park Uses – Predominantly establishing a Hospital in the CRA.
3. Development of new Library, Community Center and Museum.
4. Establish the CRA as a Seminole Economic Enhancement District (SEED)
5. Expand the same Densities and Intensities as Oviedo on the Park north to the Old Downtown.
6. Secure a Developer for Oviedo on the Park.
7. Expand the Connectivity of Trails throughout the CRA, connecting the Old and New Downtowns.
8. Revitalize Old Downtown.
9. Underground infrastructure and capacity throughout the CRA (Potable Water, Wastewater and Reclaimed).



Photographs of the November 26, 2009 Community Workshop are attached.





B. Summary of Base Map Comments

Below is a summary of the comments that were provided by each group on the base maps. The list of priorities presented by each group is also shown under each corresponding group header.

Group 1

Priorities

1. Developer for Oviedo on the Park
2. Establish a SEED & Green Program
3. Develop a Library / Museum in downtown

General Comments

- Road Widening along CR 419
- Ensure all permits and engineering are complete for CR 419: stormwater, sanitary, PD&E, etc.
- Connect the downtowns to the Florida trail system
- Large and small grants for improvements
- Develop stormwater regional ponds
- Develop free Wi-Fi in downtown
- Encourage solar energy
- Ensure sanitary sewer is available
- Location of the Aquatic Center Pool
- Develop a trailhead in Old Downtown
- Increase sidewalk connectivity
- Increase pedestrian friendliness in downtown
- Not on track (Oviedo on the Park)
- Ensure reuse water / potable water are available
- Expand CRA to square off the area along Mitchell Hammock
- Expand transit service
- Develop a fiber optic backbone



Group 2

Priorities

1. Secure Oviedo on the Park Developer
2. Revitalize Old Downtown
3. Trail Connectivity throughout the CRA

General Comments

- Show intersection realignment
- Dangerous intersection (SR 434 and Franklin Street)
- Better road signs
- Viable use for old library
- Parking for Old Downtown
- Common Streetscape elements: plants / fountains / benches
- More walking/bike trails
- New trail connecting existing trail
- Revitalize old downtown
- Develop a connector street from Geneva Drive to SR 434
- Establish a trailhead with a bike shop
- Attract Panera to downtown
- Attract a developer for Oviedo on the Park
- Develop extra parking for the library
- Develop an amphitheater as part of Oviedo on the Park
- Emergency care clinic desired in downtown
- Develop a transit circulator – Old Downtown to New Downtown
- Establish more restaurants downtown with large meeting rooms



Group 3

Priorities

1. Phase IA Downtown Master Plan Infrastructure/Master Stormwater
2. Amphitheater / Community Center
3. Underground Utilities – No Reclaimed / Sewer

General Comments

- Establish a community center (adult / senior Activities)
- Potential – Old Post Office Site (Multipurpose / Museum)
- Good Price / Evaluate Parking (owned by Nelson) (on the trail)
- Enhance library with more choices – New Downtown Location – or restore and enhance current location
- Establish a home enhancement / CRA \$5,000 matching grant
- Additional code enforcement along Magnolia Street
- Add streetscape elements to Johanna / Shady Lane
- Add sidewalks and lights to Magnolia Street
- Viable reuse of the old library, if it is relocated
- Connect trails with Old Downtown and New Downtown



VIII. STRATEGIES AND RECOMMENDATIONS

The following section of the Redevelopment Plan presents specific strategies and recommendations for the continued redevelopment of the City's downtown and adjacent neighborhoods. The recommendations and strategies presented build upon the City's previous planning activities, as well as the improvements planned for the New Downtown Oviedo and the Oviedo on the Park development.

Specific recommendations and strategies are proposed as well as the individual tasks and activities necessary to implement the proposed recommendations. All of the tasks and activities listed are shown in the "Implementation Section" of this plan with estimated implementation costs, proposed resources and timeframes. At the end of this chapter is the **Conceptual CRA Master Plan** that illustrates the specific improvements listed in the implementation plan, see **Map 12**.

A. Administrative

The CRA shall determine staffing needs for the administration and operation of the CRA. It is recommended that the City and CRA hire a full time director or add this responsibility to a current City employee. To aid the director with daily tasks, an assistant and planning technician are recommended.

B. Land Use and Urban Form

Land use and urban form are important aspects in the redevelopment of a CRA or downtown. The types of uses and the character of the built environment directly affect the draw or desirability a downtown has on residents or visitors.

1. Future Land Use and Zoning

The predominant future land use within the CRA is the Downtown Mixed Use category. Other future land uses include Low Density Residential, Medium Density Residential, Commercial, Office, Public and Conservation. The redevelopment agency should evaluate the need to amend the City's Future



Land Use Map (FLUM) or Zoning Map to ensure the CRA's goals are consistent with the Comprehensive Plan.

The redevelopment agency should also determine areas within the CRA that need assistance in determining their redevelopment potential by amending the zoning map to make the properties consistent with FLUM.

2. Consistent Urban Form

As the CRA redevelops, it is crucial for the Old and New Downtowns to develop consistent with existing or proposed forms. In order to ensure that future development is consistent with the identity and quality the City intends, context sensitive architectural design standards should be established. These standards should be specific to the blending of the Old and New Downtowns' identified characters.

3. Hospital

The City currently does not have hospital within a close proximity of the City limits. CRA workshop participants identified recruiting a hospital to the downtown as a high priority. A hospital is desired to provide the residents of Oviedo with emergency level healthcare services within close proximity. The City should actively seek to facilitate the development of a hospital facility within or adjacent to the CRA area.

C. Business Development and Grant Programs

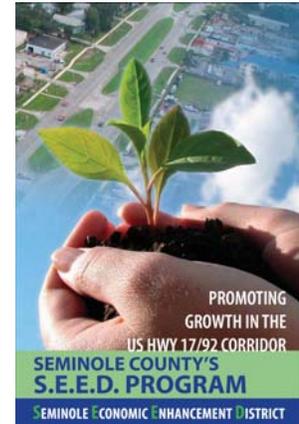
1. Oviedo on the Park

Oviedo on the Park is the public/private new downtown concept that is fully entitled with development approvals. The City has secured funds for the project's infrastructure and has initiated the infrastructure installation. Due to the economic downturn and unanticipated business circumstances the project has temporarily been placed on hold until market conditions improve. The Oviedo on the Park project is seen as the catalyst to kick-start development within the CRA.



2. Classify the CRA as a Seminole Economic Enhancement District (SEED)

The Seminole Economic Enhancement District (SEED) program administered by Seminole County allows access to an area to federal funding for site preparation and development. The program operates similar to a Brownfield designation. A resolution must be passed by the local governing body (City Council) in order to designate an area as a SEED district. The classification of the CRA as a SEED area would reduce potential site development costs within the CRA.



3. Business Incubator

In partnership with the City, UCF, and the Metro Orlando Economic development Commission, the CRA should consider developing a business incubator site within the CRA. This would help the City in their economic development endeavors to create jobs and foster new companies.

4. Encourage Retail and Commercial Relocation and Development

a. Develop Targeted Marketing Pieces and Incentives

As a component of the proposed market study, it is also recommended that the CRA develop and produce targeted marketing promotional materials for desired specialty commercial, retail, entertainment and restaurant development.

b. Identify Targeted Development Sites

The CRA should identify areas targeted for a specific type of desired development or facility. Once the site(s) have been identified, the City may initiate discussion with the property owners regarding redevelopment opportunities. The CRA may seek to solicit developers through the Request for Proposal (RFP)/Request for Qualifications (RFQ) process to develop specific sites or



aggressively market the targeted sites to the development community.

c. Identify, Evaluate and Market Vacant Parcels

It is recommended that the CRA evaluate the vacant sites identified in **Appendix B** for potential redevelopment and reuse. Upon evaluation of the parcels' redevelopment potential (size, elevation, presence of wetlands and other environmental constraints) the CRA will be able to determine which vacant parcels have the highest redevelopment potential.

It is recommended that the CRA identify and prioritize the smaller vacant parcels for potential purchase and aggregation.

It is also recommended that the CRA develop a listing or database of vacant parcels for directed marketing to potential buyers and listing with commercial realtors.

d. Prepare RFP's for Targeted Parcel Development

It is recommended that the CRA develop RFPs for the redevelopment of specific parcels and targeted areas.

e. Downtown Banner Program

The CRA should implement a downtown banner program as a method to increase community awareness of downtown events, activities and retail opportunities (merchants). The banner would be affixed to pedestrian scaled lighting and display a theme common to the City of Oviedo or associated with seasonal or cultural events.

5. Neighborhood Enhancement

The downtown area is comprised of approximately 50% single family residential properties. Many of these homes are among the oldest in the City, and are deteriorating due the age of the properties. The downtown neighborhoods are the fabric of the City, and would benefit from façade



improvements and upgrading of roadway infrastructure. It is recommended that the CRA establish a façade improvement grant program to help restore the character of early Oviedo. This effort should coincide with the City's Improving Oviedo's Neighborhoods (ION) program.

The residential neighborhoods in the downtown would benefit from the development of neighborhood plans. These plans would identify specific potential public improvements (sidewalks, roadways, lighting, gateways, crosswalks, etc.) within the neighborhoods as well help solidify an identity for each, helping each neighborhood to develop a sense of pride and ownership.

6. Explore Public/Private Partnerships

The City well understands the importance of partnerships with developers and private interests to ensure quality development occurs within the City's limits, and has previously established public/private partnerships with developers to ensure infrastructure upgrades and public improvements are in place prior to construction. The CRA should continue to evaluate and identify opportunities to develop partnerships with the development community and private entities.

D. Redevelopment, Cultural and Historic Preservation

1. Connections to Trails, Paths and Parks

To further enhance the vibrancy, activity, and livability of the City and increase recreation options and non-automobile transportation alternatives, an increased network of connected bicycle/pedestrian paths is recommended. The Cross Seminole Trail ends in the CRA at the intersection of SR 434 (Central Avenue) and SR 426 (W. Broadway Street). There are planned improvements to connect the southern portion of the Cross Seminole Trail, which runs southwest of the City generally along SR 417, with the portion that ends in the CRA in fiscal year 2009-2010. Connecting the existing and proposed trails with the New Downtown Oviedo (or Oviedo on the Park) and creating a loop is recommended. This will provide additional pedestrian connectivity throughout the entire CRA.



The City's Parks and Pedestrian System Master Plan identifies the Center Lake area park improvements, the centerpiece of Oviedo on the Park, as the highest priority. These improvements are scheduled to be completed as part of the construction of the Oviedo on the Park development.

2. Downtown Trailhead

It is recommended that the CRA partner with existing businesses and the Seminole County Public Works department to evaluate the potential installation of trailhead facilities as a feature on the trail/path system described above. The proposed trailhead facilities may be located in the Old Downtown, roughly where the Seminole Cross Trail terminates. The trailhead should feature a small bike repair and refreshment shop as an amenity for cyclists and users



Example of a Trailhead Facility

of the trail system. Other recommended amenities contained at the trailhead facility include parking, bike racks, picnic tables, restrooms, shade and a water fountain.

3. Community Center and Community Oriented Uses

The CRA currently includes a Seminole County branch library, known as the East Branch Library, located at 310 Division Street. This facility is long overdue for upgrades and additional space. As part of the Oviedo on the Park development several community oriented uses have been proposed. One such use includes new library facilities.

Other community oriented uses that are desired within the redevelopment area include a community center and historical museum. These uses may be



developed as part of the Oviedo on the Park project or may be developed in other areas of the CRA.

4. Support Affordable Housing Programs

It is recommended that the CRA support the City's affordable housing programs to encourage a mixture of incomes within the CRA. The CRA may support the affordable housing programs by contributing to the impact fee assistance program or other City programs.

5. Revitalization of Old Downtown

Old Downtown Oviedo, which is generally located at the intersection of CR 426 (Geneva Drive), SR 434 (Central Avenue) and CR 419 (E. Broadway Street), includes some of the City's oldest structures. The form is consistent with downtowns that were developed in the late 1800s and early 1900s: buildings have two stories with storefronts close to the streets and awnings covering the sidewalks. Much of the Old Downtown Oviedo character is still in place; however, the buildings are deteriorating due to age and lack of maintenance. To ensure the character and structures of the Old Downtown are preserved into the future, a grant program should be developed to assist store owners with historically appropriate and compatible façade improvements. The CRA should support and coordinate with The Oviedo Preservation Project (TOPP) regarding the historical revitalization of downtown and the CRA.

6. Support Community Oriented Policing (COP) Programs

It is recommended that the CRA support the City's Community Oriented Policing (COP) programs to enhance communication between law enforcement and property owners in downtown. The CRA may support the Community Oriented Policing programs by contributing funds on a yearly basis or helping establish sub-stations within downtown.



7. Support and Sponsor Downtown Festivals and Events

It is recommended that the CRA support the downtown festival and events to encourage traffic and activity in the CRA. The CRA may support these events by contributing funds, staff time or other in-kind services.

E. Streetscape

The recent construction of Oviedo Boulevard demonstrates the City's commitment to developing a pedestrian-oriented downtown and pedestrian-oriented roadways. The City will continue to improve the overall aesthetics and landscaping within the redevelopment area and ensure alternative modes of transportation other than the automobile. The Oviedo Boulevard streetscape project is an example of the type of project that can make a strong physical impact and improve pedestrian safety. This streetscape project also provides a visual demonstration and example of the desired high level of finish and quality expected from subsequent corridor development within the redevelopment area. The proposed recommendations and improvements will enable the City to install pedestrian/streetscape features in the CRA and downtown Oviedo. It is also recommended that gateways are established at the entrances of the CRA to help identify downtown to visitors. The proposed streetscape enhancements and gateways are shown on the Oviedo CRA Conceptual Master Plan at the end of this chapter, see **Map 12**

F. Transit and Transportation

1. Roadway Improvements

Traffic volumes on the roadways within the CRA are not currently within critical levels, except for SR 434 (Central Avenue) between SR 426 (W. Broadway Street) and Mitchell Hammock Road. Central Avenue is the west boundary of the redevelopment area and represents a major north-south thoroughfare within the City. This roadway is planned to be widened in the long term, and should be improved with pedestrian-oriented streetscaping.



Several new roadways have been planned as part of the Oviedo on the Park development, and are scheduled for construction in the near term (within the next 2 to 5 years). Oviedo Way, Oviedo Circle, and Oviedo Court are all expected to have similar streetscape features as Oviedo Boulevard, with a strong emphasis on pedestrian safety and walkability.

Old Downtown Oviedo has a different set of circumstances than Oviedo on the Park as most of the infrastructure is already in place, but needs significant improvements, as well as potential realignments. It is recommended that the road network improvements in the Old Downtown are consistent with the improvements identified in 2003 Oviedo Downtown Master Plan.

2. Public Transit

Transit facilities will become more important as the redevelopment area becomes denser as vacant properties develop and other areas redevelop. Bus shelters, stops with benches, and trash receptacles as well as additional transit routes and service including a future circulator between the Old and New Downtowns will encourage the use of transit and other alternate transportation options. The CRA should evaluate opportunities to partner with LYNX, Seminole County, and the City of Oviedo to provide transit service to the CRA.

3. Parking Facilities

Currently, Old Downtown Oviedo has adequate parking facilities for the established businesses. However, as the downtown area redevelops, additional commercial square footage and residential units are added, and the value of downtown property increases, the area will require further evaluation and the potential use of structured parking or more lenient shared parking standards.



G. Stormwater Management

The amount of land available for development within the CRA is limited. Requiring on-site storage of stormwater reduces the economic potential and viability of individual parcels within the CRA and significantly discourages redevelopment of smaller parcels. The use of regional master stormwater ponds are the most efficient use of land within a constricted area. Establishing a regional pond system allows developments to have their required stormwater management and treatment handled off-site. Off-site stormwater allows more use of the land for additional building space and public amenities. A master stormwater system would be an incentive to develop smaller individual sites. Additional funds are recommended to retrofit existing pond with water features or fountains. It is also recommended that the CRA set aside funds to be used to upgrade and improvement stormwater facilities on a location-by-location basis.

H. Utilities

1. Overhead Utility Lines

It is recommended that the City evaluate the potential costs to relocate underground the overhead utilities along the main thoroughfares and corridors of the CRA. This would eliminate the unsightly overhead power lines in areas that will have the greatest amount of business, community and visitor activities. Undergrounding overhead utilities would need to be assessed on a location-by-location basis. However, opportunities may arise where road widening projects present the potential for concurrent undergrounding of electrical and other utilities. One example of an opportunity for concurrent installation of underground utilities is the planned widening of CR 419. Coupling the installation of underground utilities with road widening of improvement projects provides a cost-effective opportunity to install the utilities while the site is already disturbed.



2. Underground Utilities

The City operates and maintains water and wastewater utilities within the CRA, but some areas lack wastewater services. The main lines do pass through the majority of the CRA, however, individual hook-ups to residential properties, predominantly to the north and west, have not been established due to the age of the developments and associated cost of hook-up. The homes within the CRA are some of the oldest in the City and predated the City's wastewater utility. These homes are currently using septic tanks and drainfields to dispose of wastewater. Adding these properties to the wastewater collection system is imperative to protect the City's water supply and to protect the aquifer. It is recommended that the CRA establish a sewer fund to assist low-income residents with the hook-up costs associated with connecting to the wastewater collections system.

Some of the CRA is also in need of potable water improvements. It is recommended that Community Redevelopment Agency set aside funds to upgrade potable water infrastructure on a location-by-location basis.



IX. OTHER FUNDED PROJECTS AND PROGRAMS

Construction and development of infrastructure to accommodate the Oviedo on the Park project began in 2006. The City has issued a general obligation bond to fund several improvements associated with Oviedo on the Park. As part of the Development Agreement, the developer of Oviedo on the Park is responsible for the additional infrastructure improvements.

The following infrastructure improvements are funded by the general obligation bond issuance, impact fees and developer contributions⁴. The total value of the below listed infrastructure improvements is \$8,676,339.00.

Oviedo Way

City Commitment: Total \$492,922

Oviedo Court

City Commitment: Total \$272,791

Oviedo Circle

City Commitment: Total \$2,018,978

Downtown Amphitheater

City Commitment: Total \$3,473,720

Center Lake Park

City Commitment: Total \$1,378,828

Engineering and Design of All Above Projects

City Commitment: Total \$1,039,100

⁴ Based upon the terms of (Extant) Executed Development Agreement with the City Council and Developer.



X. REDEVELOPMENT AGENCY IMPLEMENTATION PLAN

Activity/Project	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Per Item
Administrative ⁵⁶											
CRA Director	\$75,000	\$77,250	\$79,568	\$81,955	\$84,413	\$86,946	\$89,554	\$92,241	\$95,008	\$97,858	\$859,791
CRA Director's Assistant	\$45,000	\$46,350	\$47,741	\$49,173	\$50,648	\$52,167	\$53,732	\$55,344	\$57,005	\$58,715	\$515,875
Planning Technician	\$40,000	\$41,200	\$42,436	\$43,709	\$45,020	\$46,371	\$47,762	\$49,195	\$50,671	\$52,191	\$458,555
Land Use and Urban Form											
Identify Small Scale FLUM Amendment Opportunities within CRA Area	CRA/City Staff (TBD)										
Develop Architectural Design Standards for Downtown ²		\$80,000									\$80,000
Adopt Proposed Land Uses in Conceptual Land Use Master Plan (CRA Plan)	City Staff (TBD)										
Amend Future Land Use and Zoning Maps			\$16,000								\$16,000
Continue dialogue with Hospital Reps. to explore public/private partnership	CRA/City Staff (TBD)										
Coordinate and participate in the Improving Oviedo's Neighborhoods (ION) Program	CRA/City Staff (TBD)										
Business Development and Grant Programs											
Implement development of Oviedo on the Park	CRA / City Staff										
Initiate identification and cataloging of vacant parcels for development of marketing brochure (CRA Only).		CRA / City Staff (TBD)									
Prepare catalog and marketing brochure of vacant opportunity sites located in CRA (includes printing cost) ³		\$15,000									\$15,000
Establish the CRA as a SEED district		CRA / City Staff									
Evaluate vacant parcels for re-use opportunities; land banking and potential aggregation (Appendix B)			CRA/City Staff (TBD)								
Set-aside funds for future purchase of small vacant parcels for aggregation		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$450,000
Prepare RFP and Developer's agreement for targeted parcel development			CRA/City Staff (TBD)								
Develop neighborhood improvements grant program		CRA Staff									
Set-aside funds for neighborhood improvements grant program	CRA Staff	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$900,000
Develop façade grant program		CRA Staff									
Develop a business incubator site					\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$150,000
Set-aside funds for façade grant program	\$2,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$362,000
Create downtown banner project	CRA Staff	\$20,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$100,000
Explore public/private partnerships	CRA Staff										
Redevelopment, Cultural and Historic Preservation											

⁵ Conditional upon available funds. Supplementary funds may be available through General Fund or other finds transfer.

⁶ Conditional upon available funds. Interim staffing may be accommodated upon availability of appropriate City staff as needed.



Activity/Project	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Per Item
Trail Improvements within the CRA			CRA/City Staff /Seminole Co.								
<i>Cross Seminole Trail (SR 434 to Franklin Street)</i> ⁴	Coordinated with Seminole County Develop ⁷	\$249,196									
<i>Downtown CRA Trail Loop (20 ft width ROW)</i> ⁵											
<i>Phase I ROW Acquisition</i>				\$164,000							\$164,000
<i>Phase II Design & Engineering</i>					\$33,000						\$33,000
<i>Phase III Construction/Renovation</i>						\$333,340					\$333,340
<i>Trailhead in Old Downtown</i> ⁶											
<i>Phase I Land Acquisition</i>	Owned by City										
<i>Phase II Design & Engineering</i>							\$40,000				\$40,000
<i>Phase III Construction/Renovation</i>								\$300,000			\$300,000
Develop Community Center			CRA Staff								
<i>Phase I Land Acquisition</i>	Owned by City/ Oviedo on the Park										
<i>Phase II Design & Engineering</i>							\$89,994				\$89,994
<i>Phase III Construction/Renovation</i>								\$1,501,869			\$1,501,869
Support the City's Affordable Housing Development Programs (including impact fee assistance for workforce housing)	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$250,000
Seminole County Oviedo East Branch Library Relocation (Includes structured parking) ⁸											
<i>Phase I Land Acquisition</i>	Owned by City/ Oviedo on the Park										
<i>Phase II Design & Engineering</i>									\$1,300,000		\$1,300,000
<i>Phase III Construction/Renovation</i>										\$12,200,000	\$12,200,000
Evaluate Opportunities for Historic Building Preservation Grants			CRA Staff								
Support Local Community Oriented Policing Program		\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$90,000
Support and Sponsor Downtown Festivals and Events		\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$135,000
Streetscape											
Prepare Streetscape designs, Identify ROW acquisition requirements and construction of CR 419 streetscape enhancements ⁹											
<i>Phase I Design & Engineering</i>					\$113,000						\$113,000
<i>Phase II ROW Acquisition Identification</i>	Coordinated w/ County										
<i>Phase III Construction of Streetscape enhancements</i>						\$1,035,000					\$1,035,000
Prepare designs, ROW acquisition and construction of N. Division Street (Oviedo Blvd) streetscape											
<i>Phase I Design & Engineering</i>							\$74,000				\$74,000

⁷ Does not obligate use of any County funds.



Activity/Project	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Per Item
<i>Phase II ROW Identification & Acquisition</i>	Owned By City										
<i>Phase III Construction of Streetscape Enhancements</i>								\$679,000			\$679,000
Prepare designs, ROW acquisition and construction of Geneva Drive streetscape Enhancements											
<i>Phase I Design & Engineering</i>							\$102,000				\$102,000
<i>Phase II ROW Identification & Acquisition</i>	Coordinated w/ County										
<i>Phase III Construction of Streetscape Enhancements</i>								\$937,000			\$937,000
Prepare designs, ROW acquisition and construction of SR 434 streetscape											
<i>Phase I Design & Engineering</i>								\$190,000			\$190,000
<i>Phase II ROW Identification & Acquisition</i>	Coordinated w/ County										
<i>Phase III Construction of Streetscape Enhancements</i>									\$1,800,000		\$1,800,000
Gateway Features ¹⁰											
<i>Phase I Design & Engineering</i>					\$4,500						\$4,500
<i>Phase II Construction</i>						\$18,900					\$18,900
Pedestrian facilities upgrades and improvements			\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$120,000
Transit and Transportation											
Expand transit service within CRA											
Support additional transit service			\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$400,000
Downtown trolley circulator ¹¹											
<i>Trolley Car</i>					\$200,000						\$200,000
<i>Maintenance</i>					\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$60,000
<i>Operator</i>					\$28,000	\$28,840	\$29,705	\$30,596	\$31,514	\$32,460	\$181,115
Develop a downtown transit super station ¹²											
<i>Phase I Land Acquisition</i>	Owned by City										
<i>Phase II Design & Engineering</i>							\$45,000				\$45,000
<i>Phase III Construction/Renovation</i>								\$420,000			\$420,000
Pedestrian Connection from Kingsbridge Dr to Oviedo Blvd (5' wide sidewalk) ¹³											
<i>Phase I Design & Engineering</i>					City Staff						
<i>Phase II ROW Acquisition</i>	Owned by City										
<i>Phase III Construction</i>						\$6,000					\$6,000
Prepare designs, ROW acquisition and construction for the Clark Street Extension ¹⁴											
<i>Phase I Design & Engineering</i>				\$280,636							\$280,636
<i>Phase II ROW Acquisition</i>					\$120,000						\$120,000
<i>Phase III Construction</i>						\$1,870,909					\$1,870,909
Prepare designs, ROW acquisition and construction for the Hillcrest Street Extension											
<i>Phase I Design & Engineering</i>					\$447,682						\$447,682
<i>Phase II ROW Acquisition</i>						\$1,087,515					\$1,087,515



Activity/Project	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Per Item
<i>Phase III Construction</i>							\$2,984,545				\$2,984,545
Prepare designs, ROW acquisition and construction for the Lindsay Lane Extension											
<i>Phase I Design & Engineering</i>						\$212,148					\$212,148
<i>Phase II ROW Acquisition</i>	Owned by City										
<i>Phase III Construction</i>							\$1,414,318				\$1,414,318
Stormwater											
Develop a Downtown Master Stormwater Regional Pond ¹⁵											
<i>Downtown master stormwater plan</i>	\$120,000										\$120,000
<i>Design of regional pond system based on master plan</i>		TBD									
<i>Land Acquisition</i>			TBD								
<i>Construction of regional pond system</i>				TBD							
Set Aside funds to Develop retention ponds as water features	\$10,000	\$12,500	\$15,000	\$16,500							\$54,000
Set Aside funds for general Stormwater System upgrades		\$15,000	\$15,000	\$15,000	\$15,000	\$15,000					\$75,000
Utilities											
Evaluate and prioritize underground electric utility installation areas		CRA Staff (TBD)									
Initiate installation of utilities underground			TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
Residential sewer connection assistance (App. 10 per year) ¹⁶			\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$520,000
Potable water infrastructure improvements ¹⁷					\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,200,000
Wastewater infrastructure improvements ¹⁸			\$300,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,700,000
Total Implementation Costs Estimates	\$317,000	\$547,300	\$895,744	\$1,230,972	\$1,956,263	\$5,608,136	\$5,785,611	\$5,070,245	\$4,149,197	\$13,256,223	\$38,816,692

Note: Costs reflect 2009 pricing.



A. Cost Estimating Assumptions

1. Assumes a 3% cost of living increase each year
2. Assumes a consultant will complete the design standards
3. Assumes a consultant will design targeted sites brochure
4. Cost of the portion of Cross Seminole Trail through CRA, which is programmed and funded by the County
5. ROW Acquisition is based on the market value of the property needed for purchase. Source: Seminole County Property Appraiser
6. Trailhead facilities based on a similar facility constructed in another jurisdiction
7. Cost assumes a consultant will complete the historic resources study with an emphasis on establishing a grant program
8. Library construction cost based on Finding of Necessity Report
9. Streetscape assumptions include landscaping, 5' sidewalks, lighting and site furnishings with a 20% contingency based on the Oviedo Boulevard costs
10. Gateway feature costs are based on materials listed by the Beautification and Wayfinding Study
11. Trolley system costs are based on a similar system currently operating in Florida
12. Transit station costs are based on LYNX transfer center estimates. Source: LYNX
13. Assumes City staff will design the 100 ft section of a 5' wide sidewalk on property already owned by the City
14. Roadway extensions are based on 2009 FDOT's 2 lane undivided urban section with 11' travel lanes, 4' bike lanes, 5' sidewalks, lighting with a 20% contingency. Source: FDOT
15. Assumes an engineering consultant will complete the study
16. Designated cost assumes 10 homes per year will be assisted at an average cost of \$6,500 per connection. Source One Vac, LLC. and RS Means
17. Set aside funds are based on the City's planned potable Water improvements from the Water and Wastewater Master Plan
18. Set aside funds are based on the City's planned sewer improvements from the Water and Wastewater Master Plan



XI. LOCAL FUNDING SOURCES

A. Redevelopment Agency Tax Increment Fund (TIF)

The primary funding mechanism for the Oviedo CRA projects is the Tax Increment Fund (TIF). This fund is comprised of the tax increment revenue that is collected from the City of Oviedo ad valorem property tax. These funds are then placed into a Redevelopment Trust Fund where they are utilized for projects identified within this redevelopment plan that are located within the established CRA boundaries. The estimated revenue of the TIF available to the Community Redevelopment Agency, which is based on the current property taxable valuations, City and County TIF participation as detailed in Seminole County Resolution 2010-R-231, current millage rates and pending development projects within the CRA, in 2039 will be approximately **\$30,042,887.00**.

The TIF revenue estimates are based on the base year values, the current City and County millage rates, and a conservative estimated rate of property value appreciation. The base year is the year at which the redevelopment area is established and provides the benchmark property value with which to measure tax increment growth. The tax increment is the additional ad-valorem tax revenue generated from increases in property values in excess of the base year values.

These estimates should be revisited annually as new properties are developed and as changes in property valuation trends occur.

Appendix D details the current and anticipated tax increment revenue that may be available for community redevelopment projects and programs from TIF revenue.



B. Other Funding Sources

Alternative funding sources have been identified based on their applicability to the project recommendations.

1. Florida Recreation Development Assistance Program (FRDAP)

FRDAP is a competitive grant program that provides financial assistance to local governments for development and acquisition of land for public outdoor recreational purposes. All county governments and municipalities in Florida and other legally constituted local governmental entities with the legal responsibility for the provision of outdoor recreational sites and facilities. The Florida Department of Environmental Protection (FDEP) accepts grant applications for the FRDAP annually.

<http://www.dep.state.fl.us/parks/oirs/default.htm>

2. Florida Communities Trust (FCT)

FCT is a state land acquisition grant program that provides funding to local governments and eligible non-profit environmental organizations for acquisition of community-based parks, open space and greenways that further outdoor recreation and natural resource protection needs identified in local government comprehensive plans.

The FCT appropriates two grant programs, although only one grant is applicable to the Oviedo CRA: the Parks and Open Space Florida Forever Grant Program.

<http://www.floridacommunitiestrust.org/>

3. Community Reinvestment Act

The Community Reinvestment Act is a federal law created to encourage commercial banks and savings associations to meet the needs of borrowers in all segments of their communities, including low- and moderate-income neighborhoods. The Act was passed by Congress in 1977 to reduce discriminatory credit practices against low-income neighborhoods, a practice known as redlining. The Act requires the appropriate federal financial



supervisory agencies to encourage regulated financial institutions to meet the credit needs of the local communities in which they are chartered, consistent with safe and sound operation. To enforce the statute, federal regulatory agencies examine banking institutions for Community Reinvestment Act compliance, and take this information into consideration when approving applications for new bank branches or for mergers or acquisitions.

Participating Financial Institution in Oviedo:

Citizens Bank Oviedo
156 Geneva Drive, Oviedo, FL 32765
Phone: (407) 365-6611

4. Economic Development Transportation Fund (EDTF)

The Economic Development Transportation Fund, commonly referred to as the “Road Fund,” is an incentive tool designed to alleviate transportation problems that adversely impact a specific company’s location or expansion decision. The elimination of the problem must serve as an inducement for a specific company’s location, retention, or expansion project in Florida and create or retain job opportunities for Floridians.

Eligible projects are those that facilitate economic development by the eradication of location-specific transportation problems (e.g., access roads, signalization, road widening, etc.) on behalf of a specific eligible company (e.g., a manufacturing, corporate/regional headquarters, or recycling facility). Up to \$2,000,000 may be provided to a local government to implement the improvements. The actual amount funded is based on specific job creation and/or retention criteria.

<http://www.eflorida.com/ContentSubpage.aspx?id=472>



5. Community Development Block Grants (CDBG)-Small Cities Program

The purpose of this federal grant program is to provide annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent affordable housing and a suitable living environment, and by expanding economic opportunities, principally for low and moderate-income persons. The program is authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended: 42 U.S.C.-5301 et seq. A grantee must develop and follow a detailed plan which provides for, and encourages, citizen participation and which emphasizes participation by persons of low or moderate-income, particularly residents of predominately low and moderate-income neighborhoods, slum or blighted areas, and areas in which the grantee proposes to use CDBG funds.

The program, administered and funded by the United States Department of Housing and Urban Development, consists of two components: Entitlement - provides funds directly to urban areas and Small Cities (or State CDBG) - provides funds to the states for distribution to rural areas.

The Department of Community Affairs administers Florida's Small Cities Community Development Block Grant Program. This is a competitive grant program that awards funds to rural areas. Each year since 1983, Florida has received between 18 and 35 million dollars. One of the factors in the competitive process is the Community Wide Needs Score. This is a numerical representation of the needs of a community based on the following census data:

- Low and Moderate Income Population
- Number of Persons Below the Poverty Level
- Number of Housing Units with More than One Person Per Room



The program is an excellent opportunity for communities to obtain funds for projects that the community cannot otherwise afford. Further, it provides a means to implement projects that local governments may not have staff to complete. Popular examples of community projects include:

- Downtown Revitalization
- Water and Sewer Improvements
- Drainage Improvements
- Economic Development Activities
- Creating Jobs for Low and Moderate Income People
- Rehabilitation and Preservation of Housing
- Parks and Recreation Projects
- Street Improvements

a. Project Requirements

To be eligible for funding, an activity must meet at least of the following national objectives:

- Low-Moderate National Objective - at least 51 percent of the beneficiaries must be low and moderate income persons (total family income is at or below 80 percent of the area's median income)
- Slum and Blight National Objective - the area must be a slum or blighted area as defined by state or local law
- Urgent Needs National Objective - the activity must alleviate existing conditions which pose a serious and immediate threat to those living in the area and are 18 months or less in origin. The local government must demonstrate that it is unable to finance the activity on its own and that other funding is not available.



b. Funding Categories

The program gives the community the ability to determine which projects - with a focus on the following five categories - are most needed within the overall eligibility and scoring priorities. The Florida Legislature requires that each of the first four categories be allocated funding based on a percentage of the total amount received from the United States Department of Housing and Urban Development (subject to change):

- Housing (receives 20 percent)
- Neighborhood Revitalization (receives 40 percent)
- Commercial Revitalization (receives 10 percent)
- Economic Development (receives 30 percent)
- Section 108 Loan Guarantee Program (approximately \$160,000,000 in loan guarantees can be issued)

c. Eligible Applicants

The following communities are eligible to apply for funds:

- Non-entitlement cities with fewer than 50,000 residents
- Counties with fewer than 200,000 residents
- Cities that opt out of the urban entitlement program



d. **Funding Requirements**

Upon receipt of the award, communities must comply with specific recording obligations. Examples include:

- Procurement
- Record Keeping
- Wages
- Public Participation
- Acquisition
- Protection of the Environment
- Relocation
- Civil Rights and Non-Discrimination
- Construction Standards
- Minority Business Participation

Additional Information

DCA Regional Staff Contact:

Debbie Boyette
Program Specialist,
debbie.boyette@dca.state.fl.us
(850) 922-1883

<http://www.floridacommunitydevelopment.org/cdbg/>

6. **American Recovery and Reinvestment Act (ARRA) of 2009**

The 2009 American Recovery and Reinvestment Act (also known as the Stimulus Package) is a Federal program administered by the Economic Development Administration (EDA) of the Department of Commerce, and other agencies such the US Department of Agriculture (USDA), to provide



grant funds to stimulate economic development and public infrastructure investment.

a. EDA Grants

Under this federal funding opportunity (FFO) announcement, EDA is soliciting applications for the EDA American Recovery Program under the auspices of the Public Works and Economic Development Act (PWEDA). Specifically, the FFO pertains to applications for funding under EDA's Public Works and Economic Adjustment Assistance programs only. Under this FFO, EDA will give priority consideration to those applications that will significantly benefit regions "that have experienced sudden and severe economic dislocation and job loss due to corporate restructuring," as stipulated under the Recovery Act.

The EDA provides financial assistance to distressed communities in both urban and rural regions. Such distress may exist in a variety of forms, including high levels of unemployment, low income levels, large concentrations of low-income families, significant declines in per capita income, large numbers (or high rates) of business failures, sudden major layoffs or plant closures, trade impacts, military base closures, natural or other major disasters, depletion of natural resources, reduced tax bases, or substantial loss of population because of the lack of employment opportunities.

Under the EDA American Recovery Program, EDA will help restore, replace and expand economic activity in regions that have experienced job loss due to corporate restructuring, and prioritize projects that will diversify the economic base and lead to a stronger, more globally competitive and resilient regional economy. EDA's economic development activities help create jobs by encouraging business inception and growth.

The application time is limited with final application deadlines expiring in 2011.



Additional Information

Regional Staff Contact:

Phillip Trader

ptrader@eda.doc.gov

(404) 730-3017

b. Additional Programs Administered by the EDA

- Global Climate Change Mitigation Incentive Fund
- Economic Adjustment Assistance Program
- Research and National Technical Assistance
- Local Technical Assistance
- Planning Program
- University Center Economic Development Program
- Trade Adjustment Assistance for Firms Program

<http://www.eda.gov/AboutEDA/Programs.xml>

c. USDA Grants

The USDA administers Rural Business Enterprise Grant (RBEG). Applicants eligible for RBEG funds are public bodies and private nonprofit corporations, such as States, counties, cities, townships, and incorporated towns and villages, boroughs, authorities, districts and Indian tribes on Federal and State reservations which will serve rural areas. "Rural area" for this program is defined as a city, town, or unincorporated area that has a population of 50,000 inhabitants or less, other than an urbanized area immediately adjacent to a city, town, or unincorporated area that has a population in excess of 50,000 inhabitants. Applications will only be accepted from eligible entities.

In addition to meeting the requirements of the RBEG program, applicants must also comply with applicable provisions of the ARRA and any related regulations and guidance. For non-construction



projects, this will include ARRA reporting requirements. For construction projects, this will include the ARRA reporting requirements as well as the Davis-Bacon and Buy America requirements. Type of Award: Grant. Grant Matching Funds: Not required. Fiscal Year Funds: FY 2009 and 2010 Total Funding: \$38.7 million. Number of Awards: Estimate 200. Average Award: \$99,000. Anticipated Award Date: Ongoing as projects are funded.

Additional Information

USDA State Office:

(800) 670-6553

http://www.rurdev.usda.gov/recd_map.html

Ocala Area Office (Serves Seminole County)

2441 NE 3rd Street, Suite 204 – 1

Ocala, Florida 34470

(352) 732-7534

Fax: (352) 732-9728

E-Mail: roderick.quinton@fl.usda.gov

d. Additional Programs Administered by the USDA

- Rural Business and Cooperatives
- Community Programs - Rural Utilities
- Community Programs - Rural Facilities
- Rural Housing - Single Family Programs
- Rural Housing - Multi-Family Programs
- Special Rural Development Initiatives

<http://www.rurdev.usda.gov/fl/Matrix.pdf>



7. **Historic Preservation Grants (Small Matching Preservation Grants)**

Grants are awarded annually for the restoration of historic structures, archaeological excavations, recording of the historic and archaeological sites, state historical markers and historic preservation education projects.

The purpose of Historic Preservation Grants is to assist in the identification, excavation, protection and rehabilitation of historic and archeological sites in Florida; to provide public information about these important resources; and to encourage historic preservation in smaller cities through the Florida Main Street Program.

Types of historic preservation projects that can be funded include Acquisition and Development projects (including excavation of archeological sites and building rehabilitation, stabilization or planning for such activities); Survey and Planning activities (including surveying for historic properties, preparing National Register nominations, and preparing ordinances or preservation plans): and Community Education projects (such as walking tour brochures, educational programs for school children, videos and illustrating historic preservation principles, and Florida Historical Markers).

<http://www.flheritage.com/grants/preservation/>



8. Florida Department of Transportation (FDOT) Grants

The Florida Department of Transportation (FDOT) has several grant programs available for Cities and Counties. Available grants may be used for roadway enhancements (streetscaping/hardscaping, crosswalks, etc.) roadway landscape improvements (SB 1446) and safety improvement grants. These grants are available annually and program funding is limited to available department funding and a competitive award process. The grants are administered by the local FDOT Regional office in Chipley, Florida.

Additional Information

Enhancement Funds (Hardscape)

Contact: Thomas Moscoso, Enhancement Coordinator

FDOT District 5

(386) 943-5466

Enhancement Funds Application may be found online at

<http://www.dot.state.fl.us/emo/enhance/how.shtm>

Beautification Grants

Contact: Taleb Shams, Grant Coordinator

FDOT District 5

(386) 943-5377

Federal Discretionary Fund Grants

Contact: Greg Patterson, Federal Aid Coordinator

FDOT District 5

(386) 943-5441

Community Safety Grants

Contact: Tony Nosse, P.E., District Safety Engineer

FDOT District 5

(386) 943-5334



9. Private Funding Sources

The following organizations provide philanthropic grants to individuals, communities, civic organizations or non-profit organizations that share their philanthropic goals. These organizations were selected for inclusion in this report based on their service areas and the applicability of their philanthropic objectives to the long-term objectives of the Oviedo Community Redevelopment Agency.

Bank of America

The Bank of America (BOA) provides three philanthropic programs for the 45 markets in which they serve. The three programs include Neighborhood Builders, Local Heroes and Student Leadership.

Neighborhood Builders offers a \$200,000 grant for operating support for local non-profit organizations. The Local Heroes program is a \$5,000 grant for a heroes' choice charitable organization. Student Leadership is a program given to 5 qualified students to join in a week-long summit in Washington DC and an eight-week paid internship.

http://www.bankofamerica.com/foundation/index.cfm?template=fd_grantprograms

Progress Energy Grant Programs

Progress Energy has invested over \$67 million in local communities through their grant programs since 2000. There are two grant programs that Progress Energy offers to communities in which they serve, known as corporate and foundation grants.

Corporate grants are available for programs that are relatively small in scope. Typically, these programs serve a single community up to a few counties, although they may sometimes have a statewide impact. The grants range in size from several hundred dollars up to \$10,000.



Most corporate grants focus on education, economic development and the environment, although they may support other important community issues.

The Progress Energy Foundation partners with nonprofits to improve the lives of our customers. Programs funded by foundation grants are typically larger in scope and impact than corporate grants, serving multiple regions or the entire state. Foundation grants are a minimum of \$10,000 and target specific issues within education, economic development and the environment – the "Three E's" (Education, Economic Development and Environment).

<http://progress-energy.com/community/foundation/index.asp>

The Amber Foundation

Amber is a private foundation which focuses primarily on helping women to start small local home-based or online businesses.

<http://www.womensnet.net/ambergrants>



XII. APPENDIX A – ESTABLISHING DOCUMENTS

A. Findings of Necessity Resolution No. 1836-08

RESOLUTION NO. 1836-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OVIEDO, FLORIDA, PROVIDING FOR FINDINGS OF NECESSITY RELATING TO THE EXISTENCE OF ONE (1) OR MORE CONDITIONS IN A CERTAIN AREA OF THE CITY OF OVIEDO THAT MEET THE CRITERIA DESCRIBED IN SECTION 163.340(7) OR (8), *FLORIDA STATUTES*; PROVIDING FOR OTHER FINDINGS; PROVIDING FOR THE ACCEPTANCE, APPROVAL AND ADOPTION OF THE OVIEDO COMMUNITY REDEVELOPMENT AREA FINDINGS OF NECESSITY AND REDEVELOPMENT STRATEGY; PROVIDING FOR THE CREATION OF A COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR THE CREATION OF A COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR IMPLEMENTATION; DECLARING THAT THE CITY OF OVIEDO CITY COUNCIL SHALL SERVE AS THE COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR LIMITATION OF EFFECT; PROVIDING FOR SEVERABILITY, CONFLICT, AND EFFECTIVE DATE.

WHEREAS, on June 24, 2008, the Seminole County Board of County Commissioners adopted a Resolution delegating authority to the City of Oviedo to create a community redevelopment agency within the City of Oviedo in accordance with the provisions of Section 163.410, *Florida Statutes*, related to the exercise of community redevelopment powers in counties with home rule charters and provides, in pertinent part, that “[i]n any county which has



adopted a home rule charter, the powers conferred by this part shall be exercised exclusively by the governing body of such county”, but that “. . . the governing body of any such county which has adopted a home rule charter may, in its discretion, by resolution delegate the exercise of the powers conferred upon the county by this part within the boundaries of a municipality to the governing body of such a municipality”; and

WHEREAS, the Seminole County Board of County Commissioners Resolution confers certain community redevelopment powers upon the City of Oviedo as specifically enumerated in the Resolution with the County reserving powers not specifically delegated in the Resolution; and

WHEREAS, the City of Oviedo City Council adopted Resolution No. 1261-06 on February 6, 2006 approving the selection of the firm Basil Baumann Prost & Associates for the preparation of a Findings of Necessity to determine whether or not (1) or more conditions that meet the criteria described in Section 163.340(7) or (8), *Florida Statutes*, exist within the City of Oviedo; and

WHEREAS, Basil Baumann Prost & Associates prepared the *Oviedo Community Redevelopment Area Findings of Necessity and Redevelopment Strategy*, dated May 5, 2008, (the “Study”), that provides supporting data and analysis for resultant findings that (1) or more conditions that meet the criteria described in Section 163.340(7) or (8), *Florida Statutes*, exist within a Community Redevelopment Area (the “Redevelopment Area”) defined in the Study; and

WHEREAS, the City of Oviedo City Council, based on the supporting data and analysis and resultant findings in the Study, finds the existence of one (1) or more conditions that meet the criteria described in Section 163.340(7) or (8), *Florida Statutes*, within the boundary of a the



Redevelopment Area, and determines that the rehabilitation, conservation or redevelopment, or a combination thereof, of the Redevelopment Area by a community redevelopment agency is necessary and in the best interests of the public health, safety, morals, or welfare of the residents and citizens of the City of Oviedo; and

WHEREAS, conditions are present that are detrimental to the sound economic growth of the Redevelopment Area and that substantially distress, impair or arrest the economic growth within the Redevelopment Area and adjacent territory, and present conditions and uses are detrimental to the public health, safety, morals and welfare; and

WHEREAS, unsafe and unsanitary conditions exist within the Redevelopment Area; and

WHEREAS, the Study provides substantial evidence of the presence of one (1) or more conditions that meet the criteria described in Section 163.340(7) or (8), *Florida Statutes*, in the Redevelopment Area as evidenced by the following:

- (1) The existence of conditions that endanger life or property by fire or other causes;
- (2) Predominance of defective street layout, parking facilities, roadways, bridges, or public transportation facilities;
- (3) Faulty lot layout in relations to size, adequacy, accessibility or usefulness;
- (4) Unsanitary and unsafe conditions;
- (5) Deterioration of site or other improvements;
- (6) Inadequate and outdated building density patterns;
- (7) Residential and commercial vacancy rates higher in the area than in the remainder of the County or the City; and
- (8) 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 the City; and



WHEREAS, the following additional condition exists within the Redevelopment Area that pertains to open land which may be acquired with regard to residential purposes: The acquisition of the area for residential uses in an integral part of and is essential to the program of the County or the City; and

WHEREAS, the following additional conditions exist within the Redevelopment Area that pertain to open land which may be acquired with regard to non-residential purposes:

- (1) Such 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;
- (2) Deterioration of site; and
- (3) Economic disuse; and

WHEREAS, deterrents to sound future growth and development exist in the Redevelopment Area; and

WHEREAS, these above stated conditions endanger life and property and substantially impair or arrest the sound economic growth of the Redevelopment Area and are a menace to the public health, safety, or welfare in its present condition and use; and

WHEREAS, action must be taken to prevent further blight and deterioration and to protect and enhance public expenditures in the Redevelopment Area; and

WHEREAS, the City of Oviedo City Council desires to proceed under Part III, Chapter 163, *Florida Statutes*, to establish the necessary means by which sound and positive redevelopment can be accomplished within the Redevelopment Area; and

WHEREAS, the City of Oviedo City Council finds that there is a need for a the creation of a Community Redevelopment Agency to carry out the community redevelopment purposes of



the provisions of Part III, Chapter 163, *Florida Statutes*, and such other resolutions, ordinances and laws that may be utilized to further redevelopment within the Community Redevelopment Area; and

WHEREAS, the City of Oviedo City Council, pursuant to Section 163.357, *Florida Statutes*, finds that it may by Resolution declare itself to be the Community Redevelopment Agency, in which case all the rights, powers, duties, privileges, and immunities vested by Part III, Chapter 163, *Florida Statutes*, will be vested in the City Council, subject to all responsibilities and liabilities imposed or incurred; and

WHEREAS, the provisions of this Resolution are consistent with the goals, policies, and objectives of the *City of Oviedo Comprehensive Plan*; and

WHEREAS, all prerequisites having been accomplished and, it is now appropriate and necessary in order to proceed further to provide for sound economic growth in the Redevelopment Area that a community redevelopment plan be prepared.

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

SECTION 1. FINDINGS OF NECESSITY.

- (a) The City of Oviedo City Council, based upon evidence presented to it and submitted in the public record, hereby expressly finds that (1) or more conditions that meet the criteria described in Section 163.340(7) or (8), *Florida Statutes*, exist within the Redevelopment Area as defined in the Study.
- (b) The recitals set forth in this Resolution are hereby adopted as legislative findings.
- (c) The Study is hereby accepted, approved and adopted as if set forth herein verbatim.



- (d) The City of Oviedo City Council does hereby expressly find that the rehabilitation, conservation or redevelopment, or a combination thereof, of the Redevelopment Area more particularly described in Exhibit 1 and depicted in Exhibit 2, attached hereto and adopted herein by this reference, is necessary and in the interest of the public health, safety, morals or welfare of the residents and citizens of the City of Oviedo.
- (e) The City Manager is hereby delegated full authority to take all actions necessary to implement the provisions of this Resolution.
- (f) The City of Oviedo City Council desires to encourage and give opportunity to private enterprise in its community redevelopment activities.

SECTION 2. Creation of Community Redevelopment Area. For the purpose of this Resolution, the Community Redevelopment Area shall be that Area more particularly described in Exhibit 1 and depicted in Exhibit 2, attached hereto and adopted herein by this reference.

SECTION 3. Creation of Community Redevelopment Agency.

- (a) The City of Oviedo City Council does hereby expressly find that it is necessary, appropriate, proper and timely that a Community Redevelopment Agency be created to carry out the community redevelopment purposes of the provisions of Part III, Chapter 163, *Florida Statutes*, and such other resolutions, ordinances and laws that may be utilized to further redevelopment within the Community Redevelopment Area.
- (b) The City of Oviedo City Council hereby creates a Community Redevelopment Agency, pursuant to Section 163.357, *Florida Statutes*, to be named the “Oviedo Community Redevelopment Agency”, which Agency shall be a public body, corporate and politic, and constitute a public instrumentality.

SECTION 4. Powers and Implementation.



- (a) The City of Oviedo City Council does hereby expressly authorize the Oviedo Community Redevelopment Agency created in Section 3 to exercise all powers conferred by Part III, Chapter 163, *Florida Statutes*, necessary or convenient to carry out and effectuate the purposes of community redevelopment within the boundaries of the Community Redevelopment Area created in Section 2.
- (b) The City Manager is hereby delegated all authority necessary to implement the provisions of this Resolution.

SECTION 5. City Council to Serve as Community Redevelopment Agency. The City of Oviedo City Council shall serve as the governing body of the Oviedo Community Redevelopment Agency in accordance with Section 163.357(1)(a), *Florida Statutes*, with all rights, powers, duties, privileges, and immunities vested in an agency subject to all responsibilities and liabilities imposed or incurred.

SECTION 6. Limitation of Effects of Resolution.

- (a) Notwithstanding anything set forth in this Resolution, the City of Oviedo shall not exceed the delegation of powers made by the Seminole County Board of County Commissioners Resolution adopted on June 24, 2008, in accordance with the provisions of Section 163.410, *Florida Statutes*.
- (b) The City of Oviedo shall comply with all conditions and requirements imposed by the Seminole County Board of County Commissioners Resolution.

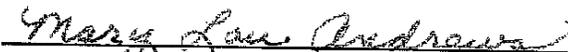
SECTION 7. Severability. If any provisions of this Resolution or the application thereof to any person or circumstance are held invalid, the remainder shall nevertheless be given full force and effect, and to this end the provisions of this Resolution are declared severable.



SECTION 8. Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

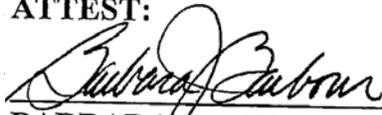
SECTION 9. Effective Date. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 30th day of June, A.D., 2008.



MARY LOU ANDREWS
MAYOR of the City of Oviedo, Florida

ATTEST:



BARBARA J. BARBOUR
CITY CLERK

B. Delegation of Authority Resolution No. 2008-163

RESOLUTION NO. 2008-R- 163

SEMINOLE COUNTY, FLORIDA

THE FOLLOWING RESOLUTION WAS ADOPTED AT THE
REGULAR MEETING OF THE BOARD OF COUNTY
COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA ON THE
24th DAY OF JUNE, 2008, A.D.

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

WHEREAS, the City of Oviedo is a Florida municipal corporation which is wholly located within the jurisdictional boundaries of Seminole County; 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 has adopted Resolution Number 1818-08 on May 5, 2008 requesting 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 necessary appurtenant responsibilities, rights, and authority as a governing body serving as a Community Redevelopment Agency pursuant to Part III, Chapter 163, Florida Statutes.

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, policies, and objectives 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 (2007), the Board of County Commissioners of Seminole County, Florida, acting for and on the behalf of Seminole County, Florida, as limited by the provisions hereof and as conditioned upon the performance of the City of Oviedo relative to certain

Community Redevelopment Agency - Oviedo
Page 1 of 5

CERTIFIED COPY
MARYANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
BY S. McLean
DEPUTY CLERK



performance criteria set forth herein, hereby delegates to the City of Oviedo such authority, rights, and responsibilities conferred upon Seminole County pursuant to Part III, Chapter 163, Florida Statutes (2007), 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 fund the Community Redevelopment Agency at a minimum fifty percent (50%) of the "increment revenues".

- (2) The above delegation is subject to the following conditions which, by accepting the delegation made herein, the City of Oviedo fully and completely agrees to perform, implement, abide by, act consistent with and adhere to:
- (a) In accordance with Section 163.410, Florida Statutes (2007), 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 Community Redevelopment Agency.
 - (b) No Seminole County tax revenues, equivalent revenues, or any other County funds of any kind shall be used in any way to fund the Community Redevelopment Agency created by the City of Oviedo nor any of said Agency's programs or projects. In no event may the City of Oviedo pledge or assert any interest in any Seminole County revenues or funds.
 - (c) The power delegated herein is the authority to create a City of Oviedo Community Redevelopment Agency for a period of twenty (20) years relating only to the property (the "Community Redevelopment Area") described in the Exhibit A attached hereto, within the City Limits of the City of Oviedo, containing numerous parcels of property. 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.
 - (d) If the City of Oviedo has not created and established the City's Community Redevelopment Agency as contemplated herein on or before September 30, 2010, including the enactment of an ordinance establishing a redevelopment trust fund as and relating to the Community Redevelopment Area described in the Exhibit A attached hereto; then the delegation set forth in this Resolution shall be deemed terminated and shall be of no further force or effect.

- (e) 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.
- (f) Neither the City of Oviedo nor the City's Community Redevelopment Agency shall contest or challenge any provision, term or condition of this Resolution.
- (g) 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.
- (h) 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 and all activities of any type or nature of or by the Community Redevelopment Agency. This condition shall not preclude the City of Oviedo from obtaining indemnification from the City's Community Redevelopment Agency.
- (i) Should Seminole County in the future create a Community Redevelopment Agency with jurisdiction over the City of Oviedo's Community Redevelopment Area as set forth herein, the delegation set forth herein shall automatically terminate and expire and the Community Redevelopment Agency created hereunder shall terminate and cease to exist in accordance with whatever schedule Seminole County may establish when creating the new Community Redevelopment Agency. The City of Oviedo shall structure and implement all actions relative to the creation and implementation of the Community Redevelopment Agency in order to facilitate and contemplate such contingent termination, expiration and dissolution.
- (j) Any and all actions relative to the creation and implementation of the Community Redevelopment Agency shall be structured and configured in such a way as to facilitate the consolidation of the 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. To that end, all documents of creation and implementation of the 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; provided, however, that any funds on account at the time of termination, expiration, or dissolution of the City of Oviedo Community Redevelopment Agency that are not encumbered or pledged as security for any indebtedness shall be transferred to the City of Oviedo for use, as the City of Oviedo deems fit, within the proposed City of Oviedo CRA; provided, further, however, that any real or personal property that has been purchased with Community Redevelopment Agency funds shall become the property of the City of Oviedo unless pledged or encumbered.

- (3) 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.
- (4) This delegation is in response to a 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 create 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.
- (5) If any clause, paragraph, provisions, sentence, term, condition, 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 and, to that end, this Resolution is non-severable.
- (6) The delegation of authority and the powers conferred therein shall become effective upon adoption of a resolution by the City of Oviedo on or before July 1, 2008, accepting the



delegation and conditions as set forth in this Resolution. If no such resolution is adopted by the City of Oviedo in a timely manner, then the delegation set forth in this Resolution shall be deemed terminated and shall be of no further force or effect.

ADOPTED this 24th day of June, 2008, A.D.

ATTEST:

By [Signature] CDC
MARYANNE MORSE
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: [Signature] vice
BREND A CAREY Chairman

Date: 6/24/08



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C. Delegation of Authority Resolution No. 2010-R-231

RESOLUTION NO. 2010-R-231 SEMINOLE COUNTY, FLORIDA

THE FOLLOWING RESOLUTION WAS ADOPTED AT THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA ON THE 26th DAY OF OCTOBER, 2010, A.D.

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

WHEREAS, the City of Oviedo is wholly located within the jurisdictional boundaries of Seminole County; and Oviedo is a Florida municipal corporation; 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, the Board of County Commissioners has authorized, and delegated the County's authority and duly supported the redevelopment efforts of the Cities located within its borders including Altamonte Springs, Casselberry, Lake Mary, Sanford, and Winter Springs and seeks to continue the ongoing redevelopment efforts and equitable support of redevelopment activities throughout Seminole County in order to create job opportunities for Seminole County residents, as outlined within the Seminole County Comprehensive Plan; and

WHEREAS, the Board of County Commissioners has found that the Community Redevelopment Plan for the Oviedo Community Redevelopment Area is in accordance with, and supports, the long-term redevelopment objectives of the adopted Seminole County Comprehensive Plan; and

WHEREAS, the Board of County Commissioners fully supports the ongoing redevelopment activities within the downtown Oviedo area in accordance with the implementation of the Seminole County Goals, Objectives and Policies; and

WHEREAS, Section 163.410, specifies that delegation of authority to a municipality is to be made subject to such limitations as Seminole County may impose; and Florida Statutes, permits such conditions and limitations; and

WHEREAS, the City of Oviedo has adopted Ordinance No. 1496, on September 20, 2010, establishing the Oviedo CRA Redevelopment Trust Fund and also adopted Resolution No. 2215-10, on September 9, 2010, adopting the Oviedo CRA Community Redevelopment Plan.

Resolution Number 1818-08 on May 5, 2008 requesting that Seminole County delegate to the City of Oviedo, pursuant to Section 163; 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 necessary appurtenant responsibilities, rights, and authority as a governing body serving as a Community Redevelopment Agency pursuant to Part III, Chapter 163 Florida Statutes; 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, support the County's ongoing commitment to community redevelopment and the County's continuing commitment to creating job opportunities for Seminole County residents and is consistent with

CERTIFIED COPY
MARYANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
BY *Maryanne Morse*
DEPUTY CLERK



the goals, policies, and objectives 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 (2007), the Board of County Commissioners of Seminole County, Florida, acting for and on the behalf of Seminole County, Florida, as limited by the provisions hereof and as conditioned upon the performance of the City of Oviedo relative to certain performance criteria set forth herein, hereby delegates to the City of Oviedo such authority, rights, and responsibilities conferred upon Seminole County pursuant to Part III, Chapter 163, Florida Statutes (2007), 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 fund the Community Redevelopment Agency at a minimum fifty percent (50%) of the increment revenues.

(2) The above delegation is subject to the following conditions which, by accepting the delegation made herein, the City of Oviedo fully and completely agrees to perform, implement, abide by, act consistent with and adhere to:

(a) In accordance with Section 163.410, Florida Statutes (2007), 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 Community Redevelopment Agency.

(b) Seminole County is committed to the redevelopment of the Oviedo CRA area; however, current economic conditions and funding constraints limit the County's immediate and full participation. The following conditions constitute the criteria for Seminole County's participation in the Tax Increment Funding (TIF) mechanism for the City's Community Redevelopment Agency. When the criteria for participation are met, Seminole County shall contribute 50% of the County's increment amount at that time.

Either of the conditions below shall supersede the other upon satisfaction. The below conditions are not cumulative, but are intended to be EITHER/OR conditions designed to accommodate the achievement of specific performance requirements or passage of specific time relevant deadlines.

1. Condition 1 (Valuation)

Seminole County will initiate participation and contribution to the Oviedo Tax Increment Trust Fund (TIF) at the time that the certification of the current year's taxable values for all properties within the Oviedo CRA exceed 115% of the Base Year taxable value of the CRA. County participation in the City of Oviedo's Community Redevelopment Trust Fund shall be limited to twenty (20) years in duration.

2. Condition 2 (Time)

Seminole County will initiate participation and contribution to the Oviedo Tax Increment Trust Fund (TIF), not later than the beginning of Seminole County's Fiscal Year 2017. County participation in the City of Oviedo's Community Redevelopment Trust Fund shall be limited to twenty (20) years in duration. This paragraph will not apply should Seminole County already be participating in the City of Oviedo's CRA TIF program as per Paragraph (2) (b) 1. of this section.



(c) The power delegated herein is the authority to create a City of Oviedo Community Redevelopment Agency for a period of thirty (30) years relating only to the property (the "Community Redevelopment Area") described in the Exhibit A attached hereto, within the City Limits of the City of Oviedo, containing numerous parcels of property. 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.

(d) 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.

(e) IF Seminole County is participating in the City of Oviedo's Community Redevelopment Area Tax Increment Fund (TIF) as per Paragraphs (2) (b) 1 or 2 of this Section, THEN, the members of the City's CRA governing board shall be the City of Oviedo City Council PLUS two (2) members appointed by the Seminole County Board of County Commissioners in accordance with Chapter 163, Part III, FS, unless specifically authorized by the terms and conditions of this Agreement. If Seminole County is NOT participating in the City of Oviedo's Community Redevelopment Area Tax Increment Fund (TIF) as per Paragraphs (2) (b) 1 or 2 of this Section, then the Oviedo City Council shall be the Oviedo Community Redevelopment Agency's Governing Board.

(f) 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 and all activities of any type or nature of or by the Community Redevelopment Agency. This condition shall not preclude the City of Oviedo from obtaining indemnification from the City's Community Redevelopment Agency.

(g) Should Seminole County in the future create a Community Redevelopment Agency with jurisdiction over the City of Oviedo's Community Redevelopment Area as set forth herein, the delegation set forth herein shall automatically terminate and expire and the Community Redevelopment Agency created hereunder shall terminate and cease to exist in accordance with whatever schedule Seminole County may establish when creating the new Community Redevelopment Agency. The City of Oviedo shall structure and implement all actions relative to the creation and implementation of the Community Redevelopment Agency in order to facilitate and contemplate such contingent termination, expiration and dissolution.

(h) Any and all actions relative to the creation and implementation of the Community Redevelopment Agency shall be structured and configured in such a way as to facilitate the consolidation of the 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. To that end, all documents of creation and implementation of the 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; provided, however, that any funds on account at the time of termination, expiration, or dissolution of the City of Oviedo Community Redevelopment Agency that are not encumbered or pledged as security for any indebtedness shall be transferred to the City of Oviedo for use, as the City of Oviedo deems fit, within the proposed City of Oviedo CRA; provided, further, however, that any real or personal property that has been purchased with Community Redevelopment Agency funds shall become the property of the City of Oviedo unless pledged or encumbered.

(3) This delegation is in response to a request of the City of Oviedo and shall acknowledge the sufficiency and completeness of the City's previously furnished Finding Of Necessity as an indicator of the overall



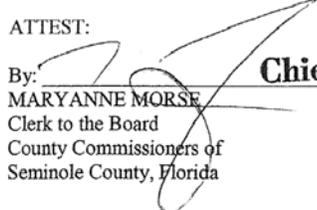
condition of the Study Area as per the criteria outlined under Chapter 163, Florida Statutes, as amended, or any other law, rule or regulation, regarding the necessity for redevelopment activities within the subject area, except only as to Seminole County's consent that the City of Oviedo may create 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.

(4) If any clause, paragraph, provisions, sentence, term, condition, 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 and, to that end, this Resolution is non-severable.

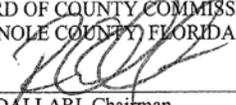
(5) The delegation of authority and the powers conferred therein shall become effective upon adoption of a resolution by the City of Oviedo on or before November 15, 2010 accepting the delegation and conditions as set forth in this Resolution. If no such resolution is adopted in a timely manner, then the delegation Resolution shall be deemed terminated.

ADOPTED this 26th day of October, 2010, A.D.

ATTEST:

By:  **Chief Deputy**
MARYANNE MORSE
Clerk to the Board
County Commissioners of
Seminole County, Florida

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: 
BOB DALLARI, Chairman

Date: 11/04/10

EXHIBIT A

The boundary of the CRA is as follows:

- Starting at the intersection of the centerline of West Mitchell Hammock Road and the centerline of Lake Jessup Avenue; hereafter to be known as the starting point
- Continuing approximately 217 yards north along the centerline of Lake Jessup Avenue
- Continuing approximately 163 yards east along Clonts Street.
- Continuing approximately 128 yards north along the western portion of parcels Section 15 Township 21 Range 31 Subdivision 300 Blocks: 520 & 530
- Continuing approximately 275 yards east along the northern portion of Section 15 Township 21 Range 31 Subdivision 300 Block 520
- Continuing approximately 1,520 yards north along the centerline of Central Avenue (SR 434)
- At the intersection of Central Avenue (SR 434) & Railroad Street, continuing approximately 761 yards northwest along the center of a ROW boarding the western portion of Section 10 Township 21 Range 31 Subdivision 300 Blocks: 030A, 0320, 0310 and the eastern portion of Section 10 Township 21 Range 31 Subdivision 300 Blocks: 0260, 026A, 0270, 0280, 029E, 029A.
- Continuing approximately 115 yards north along the center line of Lake Jessup Avenue
- Continuing approximately 451 yards 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 east approximately 445 yards 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 approximately 311 yards 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 approximately 135 yards south along the eastern portion of Section 10 Township 21 Range 31 Subdivision 300 Block 0420
- Continuing approximately 330 yards northeast along the centerline of Geneva Drive (CR 426)
- Continuing approximately 137 yards south on the centerline of Lloyd Drive
- Continuing approximately 308 yards north along the northern portion of Section 10 Township 21 Range 31 Subdivision 300 Block 0930
- Continuing approximately 222 yards south along the eastern portion of Section 10 Township 21 Range 31 Subdivision 300 Block 0930
- Continuing approximately 70 yards east along the centerline of East Franklin Street
- Continuing approximately 453 yards south along the centerline of Stephen Avenue
- Continuing approximately 100 yards south along the centerline of Academy Avenue
- Continuing approximately 186 yards west along the centerline of Boston Avenue
- Continuing approximately 376 yards south through Section 15 Township 21 Range 31 Subdivision 300 Block 0010
- Continuing approximately 202 yards east along the northern portion of Section 15 Township 21 Range 31 Subdivision 501 Block 00A0.
- Continuing approximately 65 yards south along the centerline of Doctors Drive
- Continuing approximately 331 yards south along the western portion of the following Blocks in Section 15 Township 21 Range 31 Subdivision 300: 0020, 0040
- Continuing approximately 430 yards 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 approximately 890 yards south along the eastern portion of Section 15 Township 21 Range 31 Subdivision 300 Blocks: 077A, 074B, 082A, 074A
- Continuing approximately 502 yards west along the centerline of Mitchell Hammock Road



- Continuing approximately 278 yards north along the eastern portion of the following Lots in Section 15 Township 21 Range 31 Subdivision 524 Block 0000: 0030, 0040
- Continuing approximately 117 yards 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 approximately 215 yards west along the northern portion of the following Lots in Section 15 Township 21 Range 31 Subdivision 524 Block 0000: 0020, 001B
- Continuing approximately 210 yards south along the centerline of S Central Avenue (SR 434)
- 437 yards west along the center line of Mitchell Hammock Road
- Ending at the starting point

The following is a general legal description of the properties located within the CRA for Oviedo, FL. **Note that all land within the boundary described above is included in the CRA;** including, but not limited to, roadways, ROWs, public and private lands.

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 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

Section 14, Township 21, Range 31

- Subdivision 300
 - Blocks 1B
- 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



D. TIF District/Redevelopment Trust Fund Ordinance

ORDINANCE NO. 1496

AN ORDINANCE OF THE CITY OF OVIEDO, FLORIDA, ESTABLISHING REDEVELOPMENT TRUST FUND; PROVIDING FOR THE FUNDING OF A REDEVELOPMENT TRUST FUND FOR COMMUNITY REDEVELOPMENT WITHIN THE CITY OF OVIEDO COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR ADMINISTRATION OF THE REDEVELOPMENT TRUST FUND; DETERMINING THE TAX INCREMENT TO BE DEPOSITED IN THE REDEVELOPMENT TRUST FUND; ESTABLISHING THE BASE YEAR FOR DETERMINING ASSESSED VALUES RELATING TO PROPERTY LOCATED IN THE COMMUNITY REDEVELOPMENT AREA FOR TAX INCREMENT PURPOSES; PROVIDING FOR THE ANNUAL APPROPRIATION OF THE TAX INCREMENT BY TAXING AUTHORITIES WITHIN THE COMMUNITY REDEVELOPMENT AREA; APPOINTING THE GOVERNING BODY OF THE COMMUNITY REDEVELOPMENT AGENCY AS THE TRUSTEES OF THE REDEVELOPMENT TRUST FUND; PROVIDING FOR DUTIES OF THE CITY CLERK; PROVIDING FOR A SAVINGS PROVISION, IMPLEMENTING ADMINISTRATIVE ACTIONS, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, on June 24, 2008 the Seminole County Board of County Commissioners adopted Resolution 2008-R-163 delegating authority to the City of Oviedo to create a community redevelopment agency within the City of Oviedo in accordance with the provisions of Section 163.410, *Florida Statutes*, related to the exercise of community redevelopment powers in counties with home rule charters which statutory provision provides, in pertinent part, that “[i]n



any county which has adopted a home rule charter, the powers conferred by this part shall be exercised exclusively by the governing body of such county”, but that “. . . the governing body of any such county which has adopted a home rule charter may, in its discretion, by resolution delegate the exercise of the powers conferred upon the county by this part within the boundaries of a municipality to the governing body of such a municipality”; and

WHEREAS, Seminole County Resolution 2008-R-163 confers certain community redevelopment powers upon the City of Oviedo as specifically enumerated in the Resolution with the County reserving powers not specifically delegated in the Resolution; and

WHEREAS, by Resolution 1836-08 adopted by the City Council of Oviedo Florida (the City Council”) on June 30, 2008, and it was determined that blighted conditions and areas existed within the City of Oviedo, Florida (the “City”), and that the rehabilitation, conservation or redevelopment, or a combination thereof, of such area is necessary and is in the interest of the public health, safety, morals or welfare of the residents of the City, and

WHEREAS, by City Resolution 1836-08, adopted on June 30, 2008, the City Council created the Community Redevelopment Agency of Oviedo, Florida (the “Agency”); and

WHEREAS, by City Resolution 2215-10, adopted on September 9, 2010, the City Council adopted a community redevelopment plan (the “Plan”) for the City of Oviedo Community Redevelopment Area as fully described in Exhibit “A” attached hereto and hereby made a part hereof (the “Community Redevelopment Area”); and

WHEREAS, in order to plan and implement community redevelopment within the City of Oviedo Community Redevelopment Area it is necessary that a redevelopment trust fund be established and created for said area as provided in Section 163.387, *Florida Statutes*; and



WHEREAS, notice of the City Council’s intention to enact an Ordinance creating a redevelopment trust fund for the City of Oviedo Community Redevelopment Area has been published in a local newspaper of general circulation and mailed to all “taxing authorities” (as hereinafter defined) in accordance with Section 163.346, *Florida Statutes*; and

WHEREAS, The City of Oviedo has complied with all requirements and procedures of Florida law in processing and advertising this Ordinance; and

WHEREAS, the foregoing recitals (whereas clauses) are hereby adopted as the legislative findings of the City Council of the City of Oviedo as well as the City staff report and City Council agenda memorandum relating to this matter as if fully set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY the City Council of the City of Oviedo as follows:

SECTION 1. CREATION OF COMMUNITY REDEVELOPMENT TRUST FUND/COMPLIANCE WITH STATE LAW. A new section of the *City Code of the City of Oviedo* is created to read as follows:

(a). There is hereby established and created, in accordance with the provisions of the Act, a Community Redevelopment Trust Fund (the “Fund”) for the Community Redevelopment Area, which Fund shall be utilized and expended for the purposes of and in accordance with the Plan, including any amendments or modifications thereto, and the controlling provisions of State law including, but not limited to, the requirement to expend funds from the Trust Fund only for the purposes of “community development”, as that term is defined in Section 163.340 (9), *Florida Statutes*, and under the Plan.



(b). The use of the phrase “controlling State law” shall include, but not be limited to, the provisions of the "Community Redevelopment Act of 1969" as codified in Part III, Chapter 163, *Florida Statutes*.

SECTION 2. PURPOSE OF TRUST FUND; USE OF REVENUES DEPOSITED IN TRUST FUND. A new section of the *City Code of the City of Oviedo* is created to read as follows:

The monies to be allocated to and deposited into the Fund shall be used to finance “community redevelopment” within the Community Redevelopment Area according to tax increment revenues attributed to the Community Redevelopment Area, which shall be appropriated by the Agency. The Agency shall utilize the funds and revenues paid into and earned by the Fund for community redevelopment purposes as provided in the Plan and as permitted by law. The Fund shall exist for the duration of the “community redevelopment” undertaken by the Agency pursuant to the Plan to extent permitted by the Act. Monies shall be held in the Fund by the City, for and on behalf of the Agency, and disbursed from the Fund as provided by the Agency.

SECTION 3. PAYMENTS INTO TRUST FUND. A new section of the *City Code of the City of Oviedo* is created to read as follows:

There shall be paid into the Fund each year by each of the “Taxing Authorities”, as that term is defined in Section 163.340 (24), *Florida Statutes*, levying ad valorem taxes within the City of Oviedo Community Redevelopment Area, a sum that is at a minimum equal to fifty-percent (50%) and a maximum of ninety-five percent (95%) of the incremental increase in ad valorem taxes levied each year by that taxing authority, as calculated in accordance with Section 5 of this Ordinance and the controlling provisions of State law, based on the base tax year established in



Section 4 of this Ordinance (such annual sum being herein after referred to as the “tax increment”). As per the terms of the County Resolution 2008-R-163, Seminole County will not contribute to or pay into the Fund.

SECTION 4. ESTABLISHMENT OF BASE YEAR. A new section of the *City Code of the City of Oviedo* is created to read as follows:

The most recent assessment roll used in connection with the taxation of property prior to the effective date of this Ordinance shall be the preliminary assessment roll of taxable real property in Seminole County, Florida, prepared by the Property Appraiser of Seminole County, Florida, and certified pursuant to Section 193.116, *Florida Statutes*, reflecting valuation of real property for purposes of ad valorem taxation as of January 1, 2010 (the “base year value”), and all deposits into the Fund shall be in the amount of tax increment calculated as provided in Section 5 of this Ordinance hereof based upon increases in valuation of taxable real property from the base year as reflected on the final assessment roll of taxable real property in the Community Redevelopment Area in Oviedo, Florida, filed with the Department of Revenue pursuant to Section 193.1142, *Florida Statutes*.

SECTION 5. CALCULATION OF TAX INCREMENT. A new section of the *City Code of the City of Oviedo* is created to read as follows:

(a). The tax increment shall be determined and appropriated by each taxing authority, and shall be an amount at a minimum equal to fifty-percent (50%) and a maximum of ninety-five percent (95%) of the difference between:

(1). That amount of ad-valorem taxes levied each year by all taxing authorities on taxable real property located within the geographic boundaries of the Community Redevelopment Area; and



(2). That amount of ad-valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for all taxing authorities, upon the total of the assessed value of the taxable real property in the Community Redevelopment Area as shown upon the assessment roll used in connection with the taxation of such property by all taxing authorities, prior to the effective date of this Ordinance.

(b). The annual reports and audits required by State law shall fully account for the receipt and expenditure of all tax increment revenues.

SECTION 6. ANNUAL APPROPRIATIONS INTO TRUST FUND. A new section of the *City Code of the City of Oviedo* is created to read as follows:

All taxing authorities shall annually appropriate to and cause to be deposited in the Fund the tax increment determined pursuant to the Act and Section 5 of this Ordinance at the beginning of each fiscal year thereof as provided in the Act. The obligation of each taxing authority to annually appropriate the tax increment for deposit in the Fund shall commence immediately upon the effective date of this Ordinance and continue to the extent permitted by the provisions of controlling State law.

SECTION 7. ADMINISTRATION OF THE TRUST FUND. A new section of the *City Code of the City of Oviedo* is created to read as follows:

The Fund shall be established and maintained as a separate trust fund by the Agency so that the Fund may be promptly and effectively administered and utilized by the Agency expeditiously and without undue delay for its statutory purpose pursuant to the Plan.

SECTION 8. TRUSTEES OF THE TRUST FUND. A new section of the *City Code of the City of Oviedo* is created to read as follows:



The governing body of the Agency shall be the trustees of the Fund and shall be responsible for the receipt, custody, disbursement, accountability, management, investment and proper application of all monies paid into the Fund.

SECTION 9. DUTIES OF THE CITY CLERK. A new section of the *City Code of the City of Oviedo* is created to read as follows:

The City Clerk is hereby authorized and directed to send a certified copy of this Ordinance to each of the applicable taxing authorities and to the Property Appraiser of Seminole County.

SECTION 10. IMPLEMENTING ADMINISTRATIVE ACTIONS. A new section of the *City Code of the City of Oviedo* is created to read as follows:

The City Manager, or designee, is hereby authorized and directed to implement the provisions of this Ordinance and to take any and all necessary administrative actions to include, but not be limited to, the adoption of administrative policies, procedures, processes and rules.

SECTION 11. SAVINGS.

The prior actions of the City of Oviedo relating to the City's actions relative to the implementation of community redevelopment activities are hereby ratified and affirmed.

SECTION 12. CONFLICTS.

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 13. SEVERABILITY.

If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.



SECTION 14. CODIFICATION.

The provisions of this Ordinance shall become and be made a part of the *Code of Ordinances of the City of Oviedo, Florida* and the sections of this Ordinance may be renumbered or relettered to accomplish such intention and the word “Ordinance”, or similar words, may be changed to “Section,” “Article”, or other appropriate word; provided, however, that Sections 11, 12, 13, 14 and 15 shall not be codified.

SECTION 15. EFFECTIVE DATE.

This Ordinance shall become effective immediately upon enactment.

FIRST READING: _____

SECOND READING: _____

PASSED AND ADOPTED this _____ day of _____, 2010.

Dominic Persampiere
DEPUTY MAYOR of the City of Oviedo, Florida

ATTEST:

BARBARA J. BARBOUR
CITY CLERK

ORDINANCE NO. 1510**AN ORDINANCE OF THE CITY OF OVIEDO, FLORIDA, AMENDING SECTION 4 OF ORDINANCE NO. 1496 UPDATING THE MONTH USED FOR THE BASE YEAR CALCULATION OF THE COMMUNITY REDEVELOPMENT TAX INCREMENT TRUST FUND; PROVIDING FOR A SAVINGS PROVISION, IMPLEMENTING ADMINISTRATIVE ACTIONS, CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.**

WHEREAS, the City Council of the City of Oviedo enacted Ordinance No. 1496 on September 20, 2010, thereby establishing the Tax Increment Trust Fund for the Oviedo Community Redevelopment Agency; and

WHEREAS, the purpose of the Tax Increment Trust Fund is to provide a funding mechanism for the improvement and development of the Oviedo Community Redevelopment Area; and

WHEREAS, based on discussions with the Seminole County Property Appraiser's Office and an owners of several properties located within the Oviedo Community Redevelopment Area, it was determined that at the time of adoption of Ordinance No. 1496, the taxable value of several properties located within the Oviedo Community Redevelopment Area were undergoing the formal appraisal valuation appeals process with the Seminole County Property Appraiser's Office; and

WHEREAS, in order to reflect the resolution of valuation appeals process that was not yet resolved at the time of the enactment of Ordinance No. 1496, the City of Oviedo desires to change the date of calculation of the Base Year from January 1, 2010, to December 31, 2010, but does not desire to change the Base Year of 2010; and

WHEREAS, notice of the City Council's intention to amend Ordinance No. 1496, which created a redevelopment trust fund for the City of Oviedo Community Redevelopment Area, has been published in a local newspaper of general circulation and mailed to all "taxing authorities" (as hereinafter defined) in accordance with Section 163.346, *Florida Statutes*; and

WHEREAS, the City of Oviedo has complied with all requirements and procedures of Florida law in processing and advertising this Ordinance; and

WHEREAS, the foregoing recitals (whereas clauses) are hereby adopted as the legislative findings of the City Council of the City of Oviedo as well as the City staff report and City Council agenda memorandum relating to this matter as if fully set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY the City Council of the City of Oviedo as follows:

SECTION 1. Amendment of Section 4. Section 4 of Ordinance No. 1496 is hereby revised and amended in its entirety and the following text is substituted in its place:

The most recent assessment roll used in connection with the taxation of property contained within the boundaries of the Oviedo Community Redevelopment Area (CRA) shall be



the final assessment roll of taxable real property in Seminole County, Florida, prepared by the Property Appraiser of Seminole County, Florida, and certified pursuant to Section 193.116, *Florida Statutes*, reflecting valuation of real property for purposes of ad valorem taxation as of December 31, 2010, (the "base year value"), and all deposits into the Fund shall be in the amount of tax increment calculated as provided in Section 5 of this Ordinance hereof based upon increases in valuation of taxable real property from the base year as reflected on the final assessment roll of taxable real property in the Community Redevelopment Area in Oviedo, Florida, filed with the Department of Revenue pursuant to Section 193.1142, *Florida Statutes*.

SECTION 2. Savings. The prior actions of the City of Oviedo relating to the City's actions relative to the implementation of community redevelopment activities are hereby ratified and affirmed.

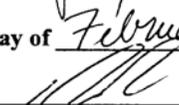
SECTION 3. Conflicts. All parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4. Severability. If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

SECTION 5. Codification. The provisions of this Ordinance shall become and be made a part of the *Code of Ordinances of the City of Oviedo, Florida* and the sections of this Ordinance may be renumbered or relettered to accomplish such intention and the word "Ordinance", or similar words, may be changed to "Section," "Article", or other appropriate word; provided, however, that Sections 2, 3, 4, 5 and 6 shall not be codified.

SECTION 6. Effective Date. This Ordinance shall become effective immediately upon enactment.

FIRST READING: January 24, 2011
SECOND READING: February 7, 2011
PASSED AND ADOPTED this 7th day of February, 2011.



DOMINIC PERSAMPIERE
MAYOR of the City of Oviedo, Florida

ATTEST:

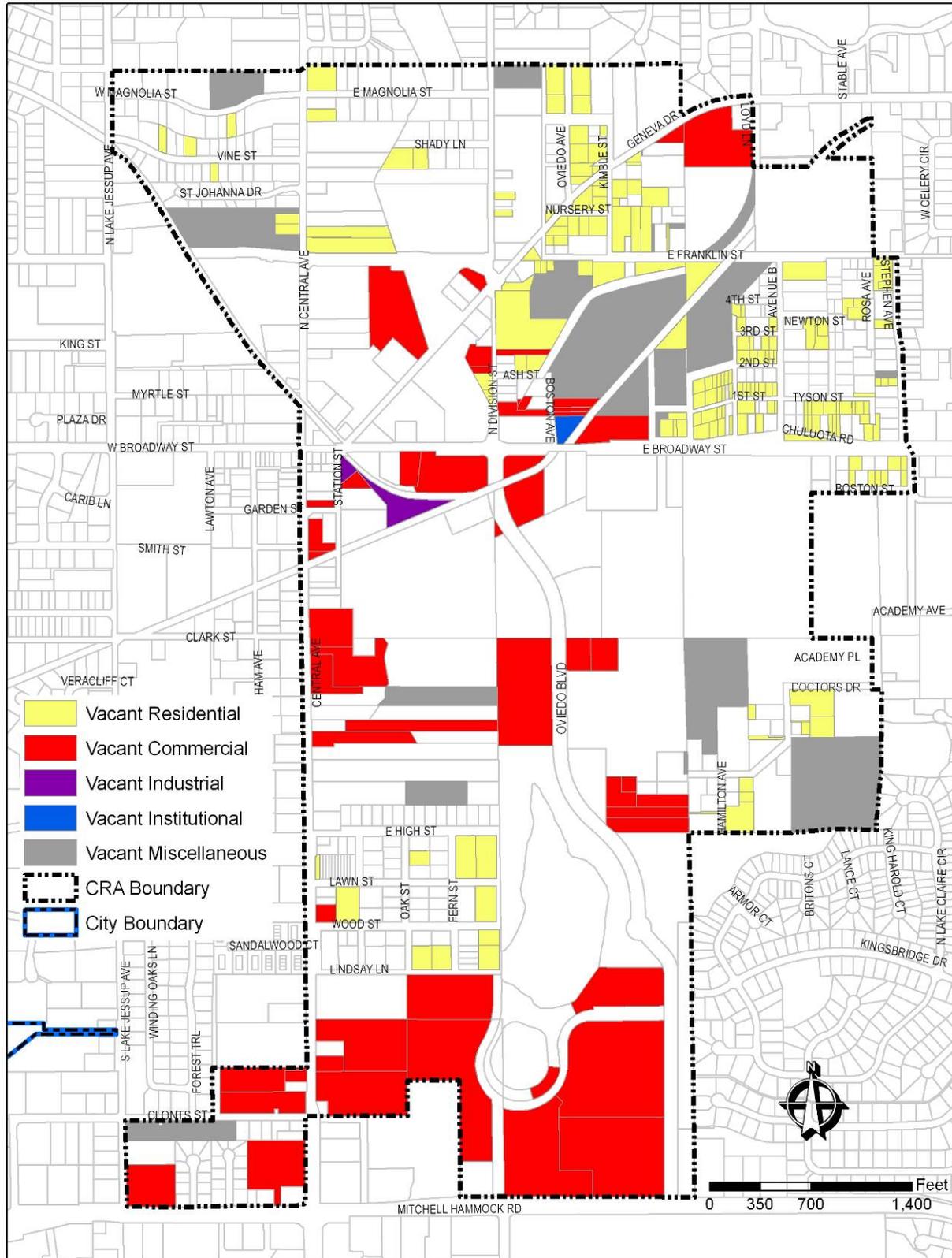

Barbara J. Barbour
City Clerk



Ordinance No. 1510
Page 2



XIII. APPENDIX B VACANT PARCELS





XV. APPENDIX D TAX INCREMENT FUND REVENUE ESTIMATES

Oviedo Community Redevelopment Agency TIF Projections								
50% City Participation and 50% County Participation in 2015								
Year	City of Oviedo Base Year	Incremental Value	Seminole County		City Tax	County Tax	Total TIF	@95%
	Value (2010)		Base Year Value	Incremental Value				
	\$69,546,934		(2015)		50% Collected	50% Collected		
			\$161,138,472					
Taxable Value								
2010	\$69,546,934	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2011	\$71,285,607	\$1,738,673	\$71,285,607	\$0	\$4,227	\$0	\$4,227	\$4,016
2012	\$73,067,748	\$3,520,814	\$73,067,748	\$0	\$8,560	\$0	\$8,560	\$8,132
2013	\$74,894,441	\$5,347,507	\$74,894,441	\$0	\$13,001	\$0	\$13,001	\$12,351
2014	\$76,766,802	\$7,219,868	\$76,766,802	\$0	\$17,554	\$0	\$17,554	\$16,676
2015 ¹	\$161,138,472	\$91,591,538	\$161,138,472	\$91,591,538	\$222,687	\$224,399	\$447,086	\$424,731
2016	\$197,954,434	\$128,407,500	\$197,954,434	\$36,815,962	\$312,197	\$90,199	\$402,396	\$382,276
2017	\$236,278,295	\$166,731,361	\$236,278,295	\$75,139,823	\$405,374	\$184,093	\$589,467	\$559,993
2018	\$277,622,752	\$208,075,818	\$277,622,752	\$116,484,280	\$505,895	\$285,386	\$791,281	\$751,717
2019	\$310,438,321	\$240,891,387	\$310,438,321	\$149,299,849	\$585,679	\$365,785	\$951,464	\$903,891
2020	\$318,199,279	\$248,652,345	\$318,199,279	\$157,060,807	\$604,548	\$384,799	\$989,347	\$939,880
2021	\$326,154,261	\$256,607,327	\$326,154,261	\$165,015,789	\$623,889	\$404,289	\$1,028,178	\$976,769
2022	\$334,308,118	\$264,761,184	\$334,308,118	\$173,169,645	\$643,714	\$424,266	\$1,067,979	\$1,014,581
2023	\$342,665,821	\$273,118,887	\$342,665,821	\$181,527,348	\$664,034	\$444,742	\$1,108,776	\$1,053,337
2024	\$351,232,466	\$281,685,532	\$351,232,466	\$190,093,994	\$684,862	\$465,730	\$1,150,592	\$1,093,063
2025	\$360,013,278	\$290,466,344	\$360,013,278	\$198,874,805	\$706,211	\$487,243	\$1,193,454	\$1,133,781
2026	\$369,013,610	\$299,466,676	\$369,013,610	\$207,875,137	\$728,093	\$509,294	\$1,237,387	\$1,175,518
2027	\$378,238,950	\$308,692,016	\$378,238,950	\$217,100,478	\$750,523	\$531,896	\$1,282,419	\$1,218,298
2028	\$387,694,924	\$318,147,990	\$387,694,924	\$226,556,451	\$773,513	\$555,063	\$1,328,577	\$1,262,148
2029	\$397,387,297	\$327,840,363	\$397,387,297	\$236,248,825	\$797,078	\$578,810	\$1,375,888	\$1,307,093
2030	\$407,321,979	\$337,775,045	\$407,321,979	\$246,183,507	\$821,232	\$603,150	\$1,424,382	\$1,353,163
2031	\$417,505,029	\$347,958,095	\$417,505,029	\$256,366,556	\$845,991	\$628,098	\$1,474,089	\$1,400,384
2032	\$427,942,654	\$358,395,720	\$427,942,654	\$266,804,182	\$871,368	\$653,670	\$1,525,038	\$1,448,786
2033	\$438,641,221	\$369,094,287	\$438,641,221	\$277,502,749	\$897,379	\$679,882	\$1,577,261	\$1,498,398
2034	\$449,607,251	\$380,060,317	\$449,607,251	\$288,468,779	\$924,041	\$706,749	\$1,630,789	\$1,549,250
2035	\$460,847,433	\$391,300,499	\$460,847,433	\$299,708,960	\$951,369	\$734,287	\$1,685,656	\$1,601,373
2036	\$472,368,618	\$402,821,684	\$472,368,618	\$311,230,146	\$979,380	\$762,514	\$1,741,894	\$1,654,800
2037	\$484,177,834	\$414,630,900	\$484,177,834	\$323,039,362	\$1,008,092	\$791,446	\$1,799,539	\$1,709,562
2038	\$496,282,280	\$426,735,346	\$496,282,280	\$335,143,807	\$1,037,522	\$821,102	\$1,858,624	\$1,765,693
2039	\$508,689,337	\$439,142,403	\$508,689,337	\$347,550,864	\$1,067,687	\$851,500	\$1,919,187	\$1,823,227
Total					\$18,455,700	\$13,168,391	\$31,624,092	
TIF Projection Assumptions							Cumulative Revenue 2010-2039²	\$30,042,887
2010-2011 Tentative Millage Rates								
	Seminole County Millage	0.0049000						
	Oviedo Millage	0.0048626						
	Rate of Growth	0.025 (2.5%)						
¹ Oviedo on the Park Improvements on the tax roll starting 2015								
	2015	\$82,452,500						
	2016	\$32,787,500						
	2017	\$33,375,000						
	2018	\$35,437,500						
	2019	\$25,875,000						
² Does not include any carryover/loss from previous years								



XVI. APPENDIX E CRA BOUNDARY LEGAL DESCRIPTION

The boundary of the CRA is as follows:

- Starting at the intersection of the centerline of West Mitchell Hammock Road and the centerline of Lake Jessup Avenue; hereafter to be known as the starting point
- Continuing approximately 217 yards north along the centerline of Lake Jessup Avenue
- Continuing approximately 163 yards east along Clonts Street.
- Continuing approximately 128 yards north along the western portion of parcels Section 15 Township 21 Range 31 Subdivision 300 Blocks: 520 & 530
- Continuing approximately 275 yards east along the northern portion of Section 15 Township 21 Range 31 Subdivision 300 Block 520
- Continuing approximately 1,520 yards north along the centerline of Central Avenue (SR 434)
- At the intersection of Central Avenue (SR 434) & Railroad Street, continuing approximately 761 yards northwest along the center of a ROW boarding the western portion of Section 10 Township 21 Range 31 Subdivision 300 Blocks: 030A, 0320, 0310 and the eastern portion of Section 10 Township 21 Range 31 Subdivision 300 Blocks: 0260, 026A, 0270, 0280, 029E, 029A.



- Continuing approximately 115 yards north along the center line of Lake Jessup Avenue
- Continuing approximately 451 yards 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 east approximately 445 yards 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 approximately 311 yards 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 approximately 135 yards south along the eastern portion of Section 10 Township 21 Range 31 Subdivision 300 Block 0420
- Continuing approximately 330 yards northeast along the centerline of Geneva Drive (CR 426)
- Continuing approximately 137 yards south on the centerline of Lloyd Drive
- Continuing approximately 308 yards north along the northern portion of Section 10 Township 21 Range 31 Subdivision 300 Block 0930
- Continuing approximately 222 yards south along the eastern portion of Section 10 Township 21 Range 31 Subdivision 300 Block 0930



- Continuing approximately 70 yards east along the centerline of East Franklin Street
- Continuing approximately 453 yards south along the centerline of Stephen Avenue
- Continuing approximately 100 yards south along the centerline of Academy Avenue
- Continuing approximately 186 yards west along the centerline of Boston Avenue
- Continuing approximately 376 yards south through Section 15 Township 21 Range 31 Subdivision 300 Block 0010
- Continuing approximately 202 yards east along the northern portion of Section 15 Township 21 Range 31 Subdivision 501 Block 00A0.
- Continuing approximately 65 yards south along the centerline of Doctors Drive
- Continuing approximately 331 yards south along the western portion of the following Blocks in Section 15 Township 21 Range 31 Subdivision 300: 0020, 0040
- Continuing approximately 430 yards 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 approximately 890 yards south along the eastern portion of Section 15 Township 21 Range 31 Subdivision 300 Blocks: 077A, 074B, 082A, 074A
- Continuing approximately 502 yards west along the centerline of Mitchell Hammock Road
- Continuing approximately 278 yards north along the eastern portion of the following Lots in Section 15 Township 21 Range 31 Subdivision 524 Block 0000: 0030, 0040
- Continuing approximately 117 yards 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 approximately 215 yards west along the northern portion of the following Lots in Section 15 Township 21 Range 31 Subdivision 524 Block 0000: 0020, 001B
- Continuing approximately 210 yards south along the centerline of S Central Avenue (SR 434)
- 437 yards west along the center line of Mitchell Hammock Road
- Ending at the starting point

The following is a general legal description of the properties located within the CRA for Oviedo, FL. **Note that all land within the boundary described above is included in the CRA;** including, but not limited to, roadways, ROWs, public and private lands.

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 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

Section 14, Township 21, Range 31

- Subdivision 300
 - Blocks 1B
- 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



City of Oviedo
Community Redevelopment Plan
Acknowledgements

City Staff & Residents

