

RESOLUTION NO. 13-2003

**A RESOLUTION OF THE CITY OF MAITLAND, FLORIDA, RELATING TO
COMMUNITY REDEVELOPMENT; MAKING FINDINGS; APPROVING A
COMMUNITY REDEVELOPMENT PLAN FOR THE CITY OF MAITLAND
COMMUNITY REDEVELOPMENT AREA; AUTHORIZING AND
DIRECTING THE COMMUNITY REDEVELOPMENT AGENCY TO
IMPLEMENT THE PLAN; PROVIDING FOR CONFLICTS AND AN
EFFECTIVE DATE.**

WHEREAS, in response to the aging and deficient public infrastructure and blighted conditions in the Maitland Downtown Area, the City prepared a Finding of Necessity Report for Downtown Maitland and declared the Downtown Area a blighted area after a series of public workshops during the week of May 19, 2003, and after a public hearing on May 27, 2003, the City Council adopted Resolution No. 7-2003, which found the existence of a blighted area in the corporate limits of the City of Maitland (the "Downtown Area") and a depiction of such Downtown Area is attached hereto as Exhibit "A;" and

WHEREAS, after the City adoption of the resolution finding the blighted area exists in the Maitland Downtown Area, the Orange County Board of County Commissioners accepted the Finding of Necessity Report and did delegate redevelopment authority to the City of Maitland for this blighted area by adopting Resolution No.2003-M-32 on August 19,2003; and

WHEREAS, the City has prepared a Master Plan for the redevelopment of the Downtown Area as required by Orange County, and consistent with the provisions of Chapter 163, Part III, Florida Statutes, which document is entitled "Downtown Maitland Revitalization Plan", dated July 2003; and

WHEREAS, in accordance with the Part III, Chapter 163, Florida Statutes (2001), as amended by Chapter 2002-294, Laws of Florida (the "Redevelopment Act"), a plan for the redevelopment of the Downtown Area has been prepared and reviewed in accordance with Redevelopment Act; and

WHEREAS, the Agency has considered the proposed redevelopment plan and has recommended to the City Council that the proposed plan be approved; and

WHEREAS, the City Council has convened a public hearing after notice to the public and to each taxing authority as provided in the Redevelopment Act concerning the proposed redevelopment plan;

WHEREAS, the City Council of the City of Maitland, Florida, considers that said Downtown Maitland Community Redevelopment Plan ("Downtown Maitland Revitalization Plan, dated July 2003) will be in the best interest of the residents of the City of Maitland, Florida, and that said Downtown Maitland Community Redevelopment Plan ("Downtown Maitland Revitalization Plan, dated July 2003) is in compliance with the 2001 – 2020 Comprehensive Development Plan of the City of Maitland, Florida;

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Maitland, Florida:

SECTION 1. Findings. The City Council does hereby find, after the public hearing concerning the proposed redevelopment plan (the "Plan") a copy of which is attached hereto as Exhibit "B," that the Plan:

- (a) Conforms to the comprehensive plan for the municipality under the Local Government Comprehensive Planning and Land Development Regulation Act.
- (b) Is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the Downtown Area; zoning and planning changes, if any; land uses; maximum densities; and building requirements.
- (c) Provides for the development of affordable housing in the Downtown Area, or states the reasons for not addressing the development of affordable housing in the Downtown Area.

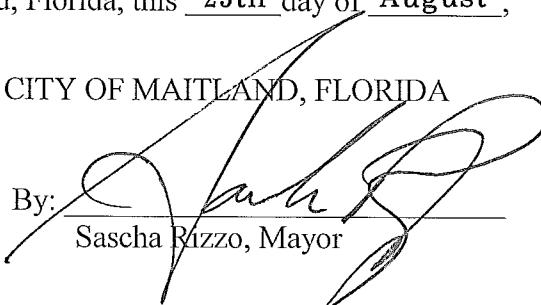
SECTION 2. Additional Findings. The City Council does hereby find that with respect to the Plan:

- (a) A feasible method exists in the Plan for the location of families who will be displaced from the community redevelopment area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;
- (b) The Plan conforms to the general plan of the county or municipality as a whole;
- (c) The Plan gives due consideration to the utilization of community policing innovations, and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the Downtown Area;
- (d) The Plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the Downtown Area by private enterprise; and

SECTION 3. Plan Implementation. The Community Redevelopment Agency is hereby authorized and directed to proceed with the implementation of the Plan.

SECTION 4. Effective Date. This resolution shall take effect immediately upon its approval.

ADOPTED by the City Council of the City of Maitland, Florida, this 25th day of August, 2003.

CITY OF MAITLAND, FLORIDA
By: 
Sascha Rizzo, Mayor

Attest: Donna L. Williams
Donna L. Williams, City Clerk

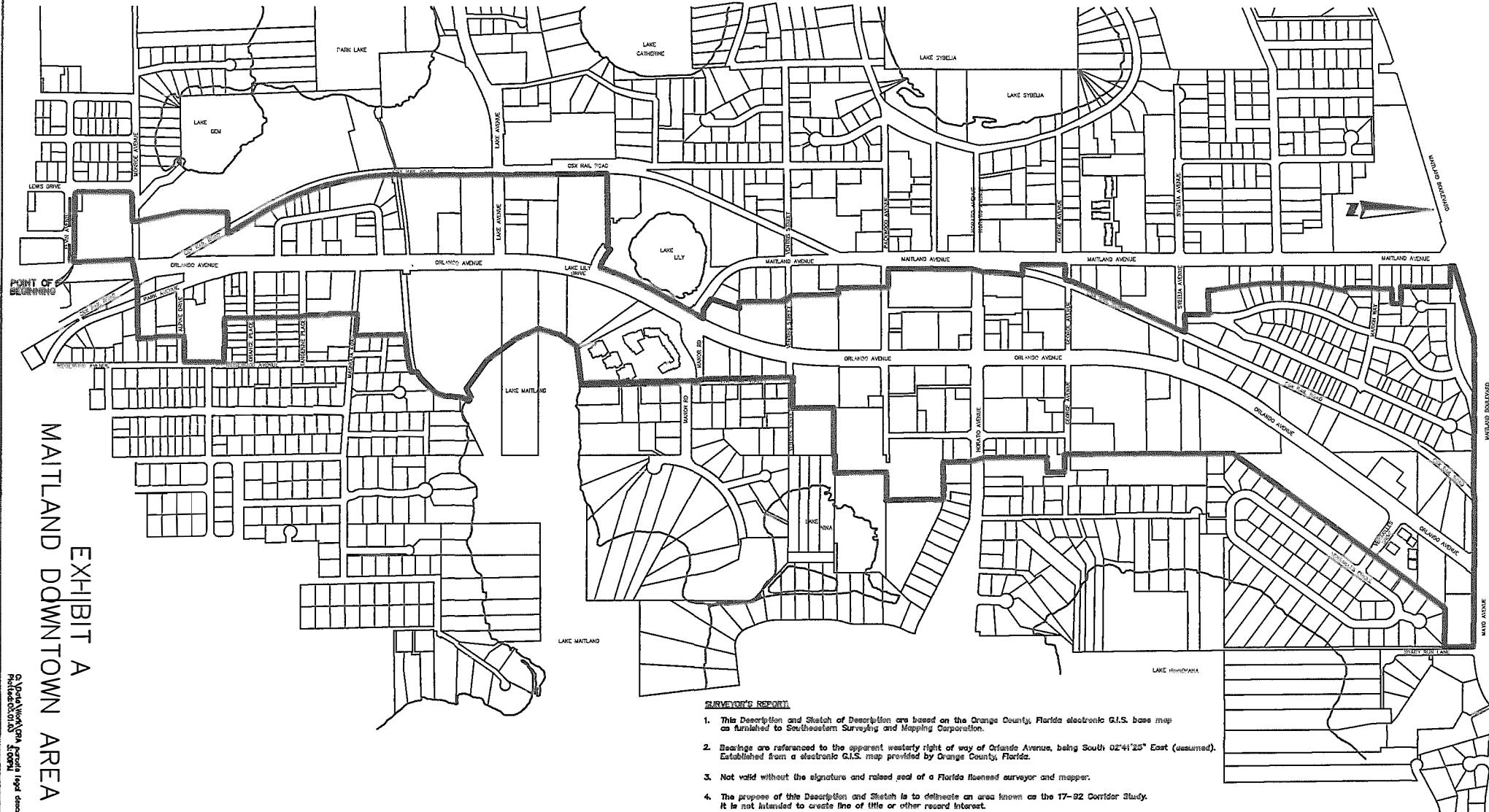


EXHIBIT A
MAITLAND DOWNTOWN AREA

SURVEYOR'S REPORT

1. This Description and Sketch of Description are based on the Orange County, Florida electronic G.I.S. base map as furnished to Southeastern Surveying and Mapping Corporation.
2. Bearings are referenced to the apparent westerly right of way of Orlando Avenue, being South 02°41'25" East (assumed). Established from a electronic G.I.S. map provided by Orange County, Florida.
3. Not valid without the signature and raised seal of a Florida licensed surveyor and mapper.
4. The purpose of this Description and Sketch is to delineate an area known as the 17-82 Corridor Study. It is not intended to create title or other record interest.
5. The area referenced as the 17-82 Corridor as herein is representative of the map provided by the City of Maitland G.I.S. Community Development Department.