

ORDINANCE NO. 2019-58

AN ORDINANCE OF THE CITY OF MELBOURNE, BREVARD COUNTY, FLORIDA, RELATING TO THE MELBOURNE DOWNTOWN REDEVELOPMENT PLAN AND THE REDEVELOPMENT TRUST FUND; MAKING FINDINGS; REAFFIRMING THE CURRENT TERM OF EXISTENCE AS PREVIOUSLY ADOPTED UNDER ORDINANCE NO. 2016-52; AMENDING CHAPTER 20 OF THE CITY CODE, ENTITLED "COMMUNITY PLANNING AND DEVELOPMENT;" AMENDING SECTION 20-64, ADOPTION, TO PROVIDE UPDATES TO PROJECTS AND PROGRAMS WITHIN THE REDEVELOPMENT PLAN PRIORITIES; PROVIDING FOR SEVERABILITY AND INTERPRETATION; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN ADOPTION SCHEDULE.

WHEREAS, the City operates a Florida Statutes, Chapter 163, Community Redevelopment Agency ("CRA") known as the Downtown Melbourne Community Redevelopment Agency ("Agency") within the area established by the City Council and described in Section 20-40 of the City Code; and

WHEREAS, Florida Statutes, Section 163.361, provides that if it becomes necessary or desirable to amend or modify a redevelopment plan, a governing body may amend such plan upon the recommendation of the agency; and

WHEREAS, based on amendments to Chapter 163, Florida Statutes, adopted by the Florida Legislature in 2019, the Melbourne City Council finds it prudent to reaffirm the Agency's term of existence and sunset date and to amend the Agency's redevelopment plan; and

WHEREAS, adoption of this ordinance reaffirms the Agency's term of existence within Sections 20-44 and 20-64, Melbourne City Code, and is intended to satisfy the requirements of Section 163.3755(1), Florida Statutes; and

WHEREAS, attached as Exhibit "A" and incorporated herein by this reference is the amendment to the redevelopment plan describing prioritized projects and programs for implementation by the CRA; and

WHEREAS, the Melbourne City Council and the Local Planning Agency reviewed the plan and found the proposed amendment to the redevelopment plan to be consistent with Section 163.360, Florida Statutes, and the Comprehensive Plan.

BE IT ENACTED BY THE CITY OF MELBOURNE, FLORIDA:

SECTION 1. That consistent with Section 20-44(b), Melbourne City Code, the termination date of the Melbourne Downtown Community Redevelopment Agency, as previously adopted, is reaffirmed as December 31, 2042 at 11:59 p.m.

SECTION 2. That Section 20-64 of the City Code of Melbourne, Florida, is hereby amended to read as follows:

Sec. 20-64. Adoption.

The Community Redevelopment Plan for the Melbourne Downtown Redevelopment Area consists of the document entitled "Community Redevelopment Plan for the Melbourne Downtown Redevelopment Area," adopted by Ordinance No. 82-58 on December 28, 1982, together with amendments entitled:

* * * *

(13) "December 10, 2019 Amendment to Community Redevelopment Plan," adopted by Ordinance No. 2019-58 on January 14, 2020.

A copy of the plan, and the amendments, are on file in the City Clerk's office.

SECTION 3. That attached hereto as Exhibit "A" and incorporated herein by this reference is the amendment to the Community Redevelopment Plan dated December 10, 2019.

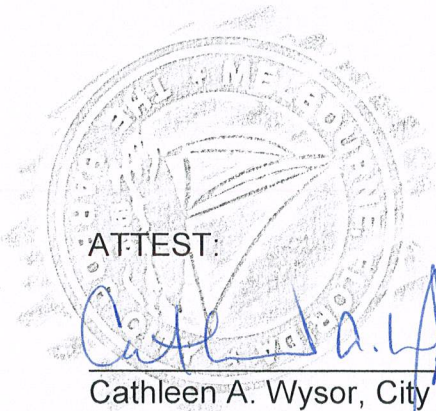
SECTION 4. Severability/Interpretation Clause.

(a) That it is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional, illegal or otherwise void by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality, illegality, or other declaration shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance.

(b) That in interpreting this ordinance, underlined words indicate additions to existing text and ~~stricken words~~ indicate deletions from existing text. Asterisks (* * * *) indicate an omission from the ordinance of text, which exists in the Code of Ordinances. It is intended that the text in the Code of Ordinances denoted by the asterisks and not set forth in this ordinance shall remain unchanged from the language existing prior to adoption of this ordinance.

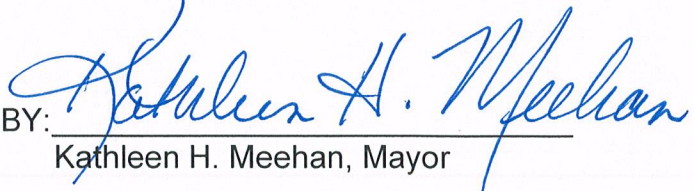
SECTION 5. That this ordinance shall become effective immediately upon its adoption in accordance with the Charter of the City of Melbourne.

SECTION 6. That this ordinance was passed on the first reading at a regular meeting of the City Council on the 10th day of December, 2019 and adopted on second/final reading at a regular meeting of the City Council on the 14th day of January, 2020.



ATTEST:

Cathleen A. Wysor, City Clerk

BY: 
Kathleen H. Meehan, Mayor

Ordinance No. 2019-58

Attachment: Exhibit "A" – Amendment to the Community Redevelopment Plan

Melbourne Downtown Redevelopment Plan – Prioritization Program 2019 Update

Exhibit A – Ordinance 2019-58

Sunset Date:

Reaffirmation of the December 31, 2042 termination date pursuant to Sec. 163.3755(1), Florida Statutes.

Extend Public Private Development Program Application Period:

Extension of the Public Private Development Program new application eligibility to December 31, 2024, at which time the CRA Board will reevaluate the program in terms of accepting new applications. Each project application is considered on a case-by-case basis. Submittal of an application does not guarantee any CRA/City participation.

*CRA Capital Projects and Programs Priorities:

CRA Capital Projects	
Five + Year Focus	Riverview Park
	South Expansion Streetscape
	Crane Creek Pedestrian Bridge
	Parking Management
	Public Restrooms
Ten+ Year Focus	Riverview Park
	South Expansion Streetscape
	Crane Creek Pedestrian Bridge
	Riverview Village Streetscape
	New Haven Avenue Sidewalk Widening/Pedestrian Mall
	Gateway Signage
	Parking Supply
Multi-use Ped Way (Melbourne Avenue)	

CRA Programs		
Program Name	Length	Strategy
Façade Improvement	Ongoing	Continue renovation of existing commercial/mixed-use building stock, elimination of blight, business attraction and retention
Public Private Development	New Applications 12/31/2024; Program Duration 2042	Continue incentives for residential, hotel, office or retail catalyst developments with a real estate investment over \$5,000,000. Each project is considered on case-by-case basis. ❖ Approved Commitments of CRA Funding extends no later than 2042: 1. Highline Apartments, LLC, \$2.4 M Bond 2. 801 Strawbridge Hotel, LLC, 20-Yr TIF Reimbursement
Parking Management	Ongoing	Implement a parking management plan as an economic development tool to benefit both businesses and the public by creating a short- and long-term parking strategy to financially sustain current and future parking demand
Community Policing	Ongoing	Crime prevention and business relations
Nighttime Economy	Ongoing	Achieve a clean and safe nighttime environment with policies that promote a proper balance of uses
Opportunity Development Sites	Ongoing	Market opportunity sites for redevelopment, promoting office, retail, residential and hotel projects

*Listing highlights major priorities of the CRA; however, other programs, projects, initiatives previously adopted within the redevelopment plan, including amendments, may be funded as approved within the annual budget of the CRA.