Coral Springs Community Redevelopment Agency
Annual Report
October 1, 2018 to September 30, 2019

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Chair’s Message

It is a pleasure to transmit the Fiscal Year 2018-2019 Annual Report for the Coral Springs Community Redevelopment Agency (CRA). The Coral Springs CRA allows for the Tax Increment Financing (TIF) to be used for the benefit of the district to intervene in the declining economic and physical character of the area using a variety of efforts. Those include facade grants to improve the aesthetics of commercial properties, improvements to the Master Parking, placemaking, and attraction of private investment and development. As the Coral Springs CRA continues its efforts to improve the area, the Agency is enthusiastic in continuing its support to the upcoming Cornerstone project and further conversations for the development of Village Square. It is with great excitement that we welcome these development opportunities!

Thank you to Staff for their dedication and to Broward County, the North Broward Hospital District and the City of Coral Springs for the financial support to the Coral Springs CRA.

Sincerely,

John Walsh
Chair, Coral Springs Community Redevelopment Agency

Message from the Director

The Corals Springs CRA is committed to continue utilizing TIF funding for the improvement of the area and to attract private investment by incentivizing projects that meet the goals of the redevelopment plan. Additionally, the Corals Springs CRA in collaboration with the Office of Economic Development will continue to support existing businesses and attracting new businesses in the CRA by providing resources and tools to encourage growth and success.

We are eager to continue our collaborative efforts with the CRA Board, the business community and residents to achieve a vibrant and enhanced Downtown Coral Springs.

Sincerely,

Kristi J. Bartlett, CEcD
Director of Economic Development
City of Coral Springs
CRA Board

The CRA is served by a seven-member Board appointed by the City Commission for four-year staggered terms. The CRA Board has a broad base of representation from the local community with individual expertise in real estate, retail, finance, law, hospitality, education and general management.

John Marshall Walsh, JD, Chairman
Andrew Kasten, Vice Chair
Germain Bebe, Board Member
Lorna Brown-Burton, Board Member
David Harper, Board Member
Allan J. Koch, Board Member
William Vasquez, Board Member

From Left to Right: Lorna Brown-Burton, Vice-Chair Andy Kasten, Germain Bebe, Allan Koch, David Harper, William Vasquez, Chair John Walsh
Mission

The mission of the Coral Springs Community Redevelopment Agency is to create a vibrant and sustainable downtown in which Coral Springs’ residents, businesses and visitors can live, work, shop and entertain.

Overview

The Coral Springs Community Redevelopment Agency (CRA) was created in 2001 and sunsets in 2032. The CRA allows the City of Coral Springs to commit resources to intervene in the declining economic and physical characteristics of the downtown area by promoting economic revitalization, upgrading infrastructure and creating a sense of place for the community. CRAs provide local government with a funding and planning mechanism to redevelop areas where market forces are not performing.

The CRA area is 136 acres, about 1% of the City. This is relatively small compared to other CRAs in the County. Consequently, the tax increment generated by the area is much smaller for the purpose of funding redevelopment activities. Redevelopment projects such as the new City Hall are a catalyst for redevelopment as well as the Downtown Mixed-Use Zoning overlay. The goal of the new zoning is to create a more urban feel for Downtown, with a lively mix of uses that includes commercial, office, residential and entertainment.

The current Implementation Plan for the Coral Springs CRA was adopted in 2014 and will be updated in the upcoming months. The updated Plan will include the strategic actions for the Agency to accomplish redevelopment projects and programs. The Coral Springs CRA will continue to focus on improvements that will restore the aesthetics of the area and the support of large-scale development projects that ultimate stimulate the local economy.
CSCRA Boundaries

The Coral Springs CRA area is the general vicinity of the intersection between Sample Road and University Drive. Exact boundaries are shown in the map below.
Financials

The Coral Springs Trust Fund is funded through Tax Increment Financing (TIF). These are revenues from increases in property values over the base year. Revenues generated from the base year continue to be received by the taxing authorities. Any ad valorem tax revenues generated by increases in real property values after the base year are deposited in the CRA’s trust fund and available for redevelopment activities in the established redevelopment area. The taxable value in 2002 was $66,321,640 and has increased 95.30% resulting in $129,528,420 as of 2018. TIF revenues are utilized for projects and programs within the redevelopment area to promote private sector activity according to the Implementation Plan.

The contributing taxing authorities to the Coral Springs CRA are Broward County, North Broward Hospital, Children Services Council of Broward County and the City of Coral Springs. It is important to highlight that the revenues received from the Children Services Council of Broward County are refunded, and the County’s base year is 2011 minus the taxable value of One Charter Place.

The table and chart provide the taxable values and increment values during the last five years for the Coral Springs CRA. The chart includes property valuation for year 2019 to highlight the up-to-date trends.

<table>
<thead>
<tr>
<th>Tax Roll As of July 1st</th>
<th>Taxable Value</th>
<th>Annual Growth ($)</th>
<th>Annual Change (%)</th>
<th>Incremental Growth ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
<td>$103,265,700</td>
<td>$2,896,840</td>
<td>2.9%</td>
<td>$36,404,060</td>
</tr>
<tr>
<td>2016</td>
<td>$108,804,050</td>
<td>$5,538,350</td>
<td>5.4%</td>
<td>$42,482,410</td>
</tr>
<tr>
<td>2017</td>
<td>$122,343,180</td>
<td>$13,539,130</td>
<td>12.4%</td>
<td>$56,021,540</td>
</tr>
<tr>
<td>2018</td>
<td>$129,528,420</td>
<td>$7,185,240</td>
<td>5.9%</td>
<td>$63,206,780</td>
</tr>
<tr>
<td>2019</td>
<td>$129,824,180</td>
<td>$295,760</td>
<td>0.2%</td>
<td>$63,502,540</td>
</tr>
</tbody>
</table>

Taxable Property Values
Summary of the revenues by the Coral Springs CRA for the year ended September 30, 2019.

<table>
<thead>
<tr>
<th>Revenue Sources</th>
<th>FY 2018-2019 Amended Budget</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>TIF City of Coral Springs</td>
<td>$353,223.00</td>
<td>46%</td>
</tr>
<tr>
<td>TIF North Broward Hospital District</td>
<td>$65,282.00</td>
<td>9%</td>
</tr>
<tr>
<td>TIF Broward County</td>
<td>$110,433.00</td>
<td>14%</td>
</tr>
<tr>
<td>TIF Children Services Council of Broward County</td>
<td>$29,361.00</td>
<td>4%</td>
</tr>
<tr>
<td>Interest Earnings Projections</td>
<td>$3,500.00</td>
<td>0%</td>
</tr>
<tr>
<td>Event Sponsorship</td>
<td>$5,000.00</td>
<td>1%</td>
</tr>
<tr>
<td>Transfer from the CRA Trust Fund for Projects (Remaining TIF from FY 2018)</td>
<td>$113,829.00</td>
<td>15%</td>
</tr>
<tr>
<td>Transfer from the CRA Trust Fund (Not TIF)</td>
<td>$85,000.00</td>
<td>11%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$765,628.00</strong></td>
<td><strong>100.00%</strong></td>
</tr>
</tbody>
</table>

![Revenue Summary Chart]

- TIF City of Coral Springs: 46%
- TIF North Broward Hospital District: 9%
- TIF Broward County: 14%
- TIF Children Services Council of Broward County: 4%
- Interest Earnings Projections: 0%
- Event Sponsorship: 1%
- Transfer from the CRA Trust Fund (Not TIF): 11%
- Transfer from the CRA Trust Fund for Projects (Remaining TIF from FY 2018): 15%
Expenditures Summary

Summary of the expenditures by the Coral Springs CRA for the year ended September 30, 2019.

<table>
<thead>
<tr>
<th>Expenditures</th>
<th>FY 2018-2019 Amended Budget</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administrative</td>
<td>$149,061.00</td>
<td>19.47%</td>
</tr>
<tr>
<td>Professional Services</td>
<td>$245,247.00</td>
<td>32.03%</td>
</tr>
<tr>
<td>Operating Expenses</td>
<td>$37,516.00</td>
<td>4.90%</td>
</tr>
<tr>
<td>Capital Outlay</td>
<td>$113,829.00</td>
<td>14.87%</td>
</tr>
<tr>
<td>Reimbursement to Children Services Council</td>
<td>$29,361.00</td>
<td>3.83%</td>
</tr>
<tr>
<td>Additional Expenses</td>
<td>$190,614.00</td>
<td>24.90%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$765,628.00</strong></td>
<td><strong>100.00%</strong></td>
</tr>
</tbody>
</table>

*Loan Interest Payment, Debt Service Contribution & CRA Grants*
Annual Financial Audit

The CRA Fiscal Year 2019 Annual Financial Audit, dated September 30, 2019, was accepted by the CRA Board of Directors at its February 24, 2020 meeting. The audit is prepared by the certified public accounting firm RSM US LLP.

On September 30, 2019, the restricted fund balance was $405,404 and the unassigned fund balance was $370,875. There was a net increase in the General Fund balance in FY 2019 of $219,883. At the end of FY 2019, the total net position of the CRA was $834,706. Governmental activities increased the CRA’s net position by $220,999 for the year that ended September 30, 2018. There was an increase in tax increment financing revenues received by the CRA in FY 2019 due to an increase in property values within the CRA District; this resulted in a net increase in net position. Copies of the audited Financial Statements can be obtained electronically from the Coral Springs CRA website at: www.coral springscra.org.

Fiscal Year 2018-2019 Amended Budget

Revenues:
1.0 Tax Increment Revenue
   1.1 City of Coral Springs $ 353,223.00
   1.2 North Broward Hospital District $ 65,282.00
   1.3 Broward County $ 110,433.00
   1.4 Children Services Council of Broward County $ 29,361.00
   1.5 Interest Earnings Projection $ 3,500.00
   1.6 Event Sponsorship $ 5,000.00
   ** 1.7 Transfer from the CRA Trust Fund for Projects (remaining TIF from FY 2018) $ 113,829.00
   1.8 Transfer from the CRA Trust Fund (Not TIF) $ 85,000.00
   $ 765,628.00

Expenditures:
1.0 Administrative
   1.1 - 1.2 Salaries
      CRA Administrator Staff Position - includes performance merit raise $ 58,999.00
      Part-Time / Intern / Temporary Employee $ 19,000.00
   1.3 Benefits - FICA, ICMA, Disability, health, Life Insurance, Worker's Comp. $ 24,242.00
   1.4 Benefits - Car Allowance $ 1,820.00
   1.5 CRA Legal Counsel (Based on monthly retainer of $3,500 and annual reimbursable expenses at $3,000) $ 45,000.00
2.0 Professional Services
   2.1 Architectural/Urban Planning (ex. Master Parking Construction Design) $ 50,000.00
   2.2 Engineering $ 1,000.00
   2.3 Appraisals $ 8,000.00
   2.4 CRA Financial Audit - Per Agreement $ 13,800.00
   2.5 Marketing & Promotion - initiatives to promote CRA Projects & Downtown Awareness (ex. Merchants Association, Giveaways, Event Booth, Downtown Branding, Collateral, Web, etc.) $ 12,447.00
   2.6 Other Professional Services 9ex. Master Planning the Downtown Core; Pop-Up Shop Consulting) $ 135,000.00
   2.7 Innovate Downtown Event ($20,000 from CRA; $5,000 potential sponsorship contributions) $ 25,000.00
### 3.0 Operating Expenses

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.1 Advertisements - Board Vacancy, calendar, Annual report, Award Applications, merchants Ads, Misc.)</td>
<td>$7,000.00</td>
</tr>
<tr>
<td>3.2 Meeting Expenses - CRA Board Meetings, Merchant meetings, Misc. Meetings</td>
<td>$2,500.00</td>
</tr>
<tr>
<td>3.3 Office Supplies</td>
<td>$500.00</td>
</tr>
<tr>
<td>3.4 Postage - Mailings</td>
<td>$250.00</td>
</tr>
<tr>
<td>3.5 Printing &amp; Publishing</td>
<td>$1,500.00</td>
</tr>
<tr>
<td>3.6 Special Events - CRA Downtown Community Events promotional (Coral Springs Art Festival $2,500, Artwalk programming $5,500)</td>
<td>$8,000.00</td>
</tr>
<tr>
<td>3.7 Membership(s) - (ex. FRA $495, IEDC $345, ULA $100, Chamber $265, ICSC $50, Association of Children Museum $290)</td>
<td>$1,500.00</td>
</tr>
<tr>
<td>3.8 CRA Consultants - Lobbyist</td>
<td>$1,000.00</td>
</tr>
<tr>
<td>3.9 General Liability Insurance for CRA</td>
<td>$4,991.00</td>
</tr>
<tr>
<td>3.1 Property maintenance (Artwalk and Interactive Icon)</td>
<td>$3,500.00</td>
</tr>
<tr>
<td>3.11 DEO Special District Fee</td>
<td>$175.00</td>
</tr>
<tr>
<td>3.12 Communication Costs - Cellphone Allowance</td>
<td>$600.00</td>
</tr>
<tr>
<td>3.13 Payment to Children Services Council of Broward County as per ILA</td>
<td>$29,361.00</td>
</tr>
<tr>
<td>3.14 Travel, meals, Lodging (ex. FRA, ICSC Conferences, IEDC Classes)</td>
<td>$3,500.00</td>
</tr>
<tr>
<td>3.15 registration/Educational (ex. FRA &amp; ICSC, IEDC Classes, Local Conferences, Summits, Events)</td>
<td>$2,500.00</td>
</tr>
</tbody>
</table>

### 4.0 Capital Outlay

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.1 Capital Outlay (ex. Wayfinding Signage)</td>
<td>$113,829.00</td>
</tr>
</tbody>
</table>

### 5.0 Additional Expenses

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.1 Loan Interest Payment</td>
<td>$-</td>
</tr>
<tr>
<td>5.2 RZEDB Debt Service Contribution - Build America Bonds</td>
<td>$50,000.00</td>
</tr>
<tr>
<td>** 5.3 Parking Garage Maintenance</td>
<td>$20,614.00</td>
</tr>
<tr>
<td>5.4 CRA Grants (ex. NEA, Commercial Enhancement Grant)</td>
<td>$120,000.00</td>
</tr>
</tbody>
</table>

**Total: $765,628.00**

Note: Chapter 163(7)(d) F.S. authorizes on the last day of the Fiscal Year of the CRA, any remaining TIF funds to be

**"Appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan which project will be completed within 3 years from the date of such appropriation."**

***Transaction was reversed and funds have been allocated to the trust fund and will be transferred to FY 2020.
1. **Economic Development Strategy— Redevelopment Plan Section 6.2.1 (1.1)**

In 2019, the EDO, CRA and the City embarked on an economic development strategic planning process. The nine-month effort engaged residents, businesses and used the latest economic data to capitalize on the City’s human capital, physical assets and market potential. The purpose of the strategic plan is to improve the business climate and promote businesses from within; establish a vision and define a value proposition for the Corporate Park capitalize on regional strengths and infrastructure; align marketing and communications tactics with market opportunities for Coral Springs; and define specific geographical development priorities around the city. The activities and initiatives within the plan have been put into four categories (Business Climate, Municipal Functions and Leadership, Physical Environment and Placemaking, Marketing and Communications) and defined as low, medium and high priorities and short, mid and long-term efforts.

During the process a public workshop was held as an opportunity for City residents to directly engage with elements of the Economic Development Strategic Plan. Residents were asked to locate their community meeting spot, reflect and indicate their preference on several design aesthetics, and propose ideas for development within the CRA boundary. The total cost of the Economic Development Strategy was covered by the City of Coral Springs.
2. **Public Private Partnerships** – *Redevelopment Plan Section 6.2.2 (2.2, 2.3, 2.5 & 2.10) & Section 6.2.3 (3.6).*

   a. **Cornerstone Project** – The Coral Springs CRA has recently entered into a Development Agreement with Cornerstone where the developer will receive a TIF rebate based on the percentage of the Tax Increment Financing received by the CRA from increased assessment on the property. The new mixed-use project will be built on the site where the Financial Plaza is located. The existing building will be demolished during the summer of 2020 and replaced with 350 residential units, hotel, restaurants, office space, entertainment and retail. The project is estimated to be completed by year 2022.

   b. **Village Square** – This property is located on the Northwest corner of Sample Road and University Drive and is slated for a mixed-use development as well. The Developer and the Coral Springs CRA have been in communication regarding the project and possible financial incentives.
3. Commercial Enhancement Matching Grant – Redevelopment Plan Section 6.2.3 (3.4 & 3.6).

The Commercial Enhancement Grant was implemented to encourage existing building owners and tenants located in the CRA to improve the aesthetics of commercial buildings and enhance safety in the rear of the buildings. Eligible improvements included signs, paint, awnings/canopies, exterior windows and doors, lighting, landscaping and enclosures. In FY 2018-2019 the program would pay for 50%, up to $20,000, of the documented hard costs for the improvements. This program required the commercial structured to be located within a section of the CRA area (on Sample Road between Coral Hills Drive and NW 99th Way).

During FY 2018-2019 the CRA Board approved two grant recipients:

- **Eden Sample, LLC** – Exterior of the building was painted with a new fresh and modern grey color. Total project cost was $30,500. Grant award was for $15,250.

- **Santa Barbara Paints** – Project included new signage and paint. Total project cost was $10,191. Grant award was for $5,095.
4. **Downtown Urban Design Guidelines** – *Redevelopment Plan Section 6.2.2 (2.2)*.

In 2019, the City Commission approved guidelines within the CRA with the intention to supplement the standards in the Downtown Mixed-Use (DT-MU) Zoning District and foster a pattern/form of development consistent with the City’s and Community’s shared vision for the future of Downtown Coral Springs. The guidelines include but are not limited to architecture such as Art Deco and South Florida Contemporary as well as wall, window, awning and other signage. The CRA expended $13,676 on this project in FY 2019.

5. **Wayfinding Signage Program** – *Redevelopment Plan Section 6.2.3 (3.10)*.

During FY 2018-2019, the CRA Board approved the Wayfinding sign designs. The aesthetically pleasing directional signage will direct pedestrians and vehicular traffic to City Hall, the ArtWalk, public parking and other downtown facilities. Currently, staff is evaluating the existing signage throughout the City and will work collaboratively with the CRA to implement a cohesive sign appearance in the Downtown and the entire City. The CRA expended $4,205 in this project on FY 2019.
6. **Infrastructure Improvements** – *Redevelopment Plan Section 6.2.2 (2.11) & Section 6.2.3 (3.10).*

The Coral Springs CRA removed unappealing and inconsistent landscaping along Sample Road from Coral Hills Drive to NW 99th Way and replaced it with attractive, sustainable and low maintenance native landscaping. The total cost of this project was $61,370 in FY 2019.

Further, Broward County will be replacing the existing light poles in the CRA with new LED lights to improve visibility and enhance the safety of the area.

7. **Community Events & Outreach** – *Redevelopment Plan Section 6.2.3 (3.7, 3.9, 3.11 & 3.12)*

The City and the CRA partner to host and sponsor a variety of events to attract people to the Downtown area and create a sense of place and belonging in the community. The cost to the CRA for these events and sponsorships during FY 2019 was just over $13,000. The events are the following:

   c. **Coral Springs Festival of the Arts:** The CRA sponsored and participated in the event to inform the public about upcoming Downtown projects and programs available.
d. **Downtown in December**: This family event features holiday movies playing on a large screen, snow zones, free cookies and cocoa, photo oops and “ice” skating. There were more than 2,500 attendees.

e. **Unplugged**: This evening event features artists, bands, local craft beer, food trucks and oversized games. There were more than 2,500 attendees.

f. **Savor the Notes**: This is a relaxing event, with smooth life jazz music, where local vendors serve brunch and adult beverages. There were more than 1,000 attendees.
g. **Bites-N-Sips:** This food truck event is held four times throughout the year. This fun event features entertainment, adult beverages and the best food trucks of South Florida. There were more than 2,000 attendees per event.

![Bites-N-Sips](image)

h. **Farmers Market:** The CRA sponsors the Farmers Market, which is now taking place in the Old City Hall Parcel. The larger open space provides better access and parking for vendors and attendees. The event is now more visible and successful.

i. **Sunset Yoga Classes:** The CRA has partnered with a local yoga instructor to provide free yoga classes every Saturday at the ArtWalk.

8. **Improvements on NW 94th Ave - Redevelopment Plan Section 6.2.2 (2.1) & 6.2.3 (3.10).**

   The CRA Board approved the purchase and installation of decorative posts and signage for NW 94th Avenue. Further, the street will be renamed in honor of the City’s passed Mayor Walter Skip Campbell. $27,900 were allocated in FY 2019 for this project.

9. **Holiday Lighting and Decoration - Redevelopment Plan Section 6.2.3 (3.7, 3.11 & 3.12).**

   The CRA funded the installation of temporary holiday lighting around trees and decorative items in the Downtown area where all the major events are held. The lighting enhanced and beautified the area for the holiday season. The total cost of the Holiday lighting during FY 2019 was $9,600.
10. **Innovate Downtown - Redevelopment Plan Section 6.2.3 (3.1, 3.7, 3.9 & 3.11).**

This event motivates start-ups, entrepreneurs and artists to bring them to the Downtown area to showcase new creative products and ideas. The goals of this event are to cultivate relationships between creators, angel investors and residents. It also creates a sense of community, displays the City and especially the Downtown as a place that encourages and supports innovation, showing creators that Downtown Coral Springs would be a great place for them to live and open their business.

The creators or innovators pitched their ideas and products during the Innovate Downtown event to a panel of distinguished judges and then showcased to the public the next day during the City’s Unplugged event. The top two winners, the “Judge Favorite” and the “Crowd Favorite”, selected by attendees, were announced in front of hundreds of event attendees. The cost of the event was just over $12,000 for FY 2019.

11. **Economic Development Office and the Coral Springs Regional Chamber of Commerce - Redevelopment Plan Section 6.2.2 (2.5) & Section 6.2.3 (3.1, 3.2, 3.3 & 3.9).**

The Economic Development Office, the Coral Springs Chamber of Commerce and the Coral Springs CRA continue to strongly collaborate and support economic development efforts and initiatives to strategically create higher impact in redevelopment, business retention, expansion and attraction to the Downtown area. This partnership has created momentum in promoting the Downtown to new businesses and developers. Additionally, staff has created a robust business retention, expansion and attraction program that includes outreach to existing businesses in the Downtown area to discuss business climate and resources for workforce development, small business development and marketing opportunities.
Coral Springs CRA Current Goals

The current Redevelopment Plan for the Coral Springs CRA was adopted in 2014. Numerous redevelopment projects and improvement programs in this plan have been successfully accomplished or implemented. The Coral Springs CRA anticipates updating the existing Redevelopment Plan to adapt to the present environment and establish new goals for the upcoming years based on current trends, community needs and past accomplishments.

The ArtWalk, a 2-acre urban oasis, is a signature CRA project. Transformed from a road and canal rights-of-ways into a new urban plaza, it creates a vibrant and unique downtown park with large sculptures and other art installations. Other projects completed or underway include beautification improvements along NW 94th Avenue; demolition of blighted structures such as the old City Hall and the upcoming demolition of the Financial Plaza; landscaping and irrigation improvements along the Master Parking on Sample Road; and exterior improvements to commercial properties in the area through participation in the Commercial Property Enhancement Grant. Additionally, the CRA continues to provide financial incentives to promote redevelopment and construction of new mixed-use projects that will significantly improve the community’s economy and physical characteristics. The Downtown Mixed-Use (DT-MU) Zoning District creates a zoning framework that requires all new development within the District to be pedestrian friendly and mixed-use with an emphasis on the creation of places with an identity to transform Downtown Coral Springs. This mirrors downtown redevelopment trends and allows the City to be more economically competitive and attractive to a diverse demographic.

The CRA continues its efforts in implementing community improvement programs, including meeting with area businesses to provide information on resources and tools to help retain and expand in the City. The CRA is working in conjunction with redevelopment projects to attract a coworking space into the Downtown to assist with a company’s growth, including affordable rental space, flexible lease terms, shared services, equipment and technical support. The Coral Springs CRA also participates and sponsors downtown events to help build a sense of community, stimulate economic development and create stronger neighborhoods.
Required Reports & Records

Pursuant to Florida Statutes Chapter 163, the Coral Springs Community Redevelopment Agency must file with the governing body, on or before March 31st of each year, a report of its activities for the preceding fiscal year. The Agency will publish a notice in a newspaper of general circulation which states that the FY 2018-2019 CSCRA Annual Report has been filed and is available for review in the CSCRA Office and the City Clerk’s Office. The notice of publication will be set in the Sun Sentinel newspaper as a legal notice. Also, the report will be available for review in the CSCRA’s website (www.CoralSpringsCRA.com).