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RESOLUTION 2001-018

A RESOLUTION OF NECESSITY OF THE CITY OF CORAL SPRINGS, FLORIDA, PROMULGATED PURSUANT TO §163.355, FLORIDA STATUTES, IN ORDER TO BEGIN THE FORMAL PROCESS OF CREATING A COMMUNITY REDEVELOPMENT AGENCY TO FUNCTION WITHIN THE CITY OF CORAL SPRINGS; APPROVING A SLUM AND BLIGHT STUDY; DEFINING THE REDEVELOPMENT AREA; DETERMINING THAT THE REDEVELOPMENT AREA SUFFERS FROM ONE OR MORE INDICATORS OF BLIGHT; DETERMINING THAT THE REDEVELOPMENT AREA IS APPROPRIATE AND CRITICALLY NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS, AND WELFARE OF THE RESIDENTS OF THE CITY; MAKING CERTAIN OTHER REQUIRED FINDINGS AND DETERMINATIONS; AND PROVIDING EFFECTIVE DATE.

21 WHEREAS, in 1997 the City of Coral Springs committed to the transformation of an area of
22 approximately 136 acres in the vicinity of the intersection of Sample Road and University Drive into
23 a “town center;”

24 WHEREAS, in 1998 the City of Coral Springs acquired the failed Coral Springs Mall and the
25 Mall was redeveloped as a charter school with a new County library;

26 WHEREAS, the City of Coral Springs has completed several planning studies in regard to the
27 development of a town center;

28 WHEREAS, in 1999 the City of Coral Springs selected Amera Urban Developers, Inc. as the
29 master developer for the town center project;

30 WHEREAS, the town center project, functioning as a CBD, is to be named “Downtown
31 Coral Springs” (“Downtown” or “Downtown Area”);

1 WHEREAS, the City Commission of the City of Coral Springs commissioned a “Slum &
2 Blight Study” (“Study”) under the provisions of Chapter 163, Part III, Florida Statutes to determine
3 whether Downtown Coral Springs displays sufficient indications of blight, as required by the
4 statutes, to warrant designation of the area as a community redevelopment area;

5 WHEREAS, blight constitutes a serious menace injurious to the public health, safety, morals
6 and welfare of the County and the City, imposing onerous burdens which decrease the tax base and
7 reduce tax revenues, substantially impairing or arresting sound growth, aggravating traffic problems
8 and substantially hampering the elimination of traffic hazards and the improvement of traffic
9 facilities, and increasing the costs of providing public services to blighted areas;

10 WHEREAS, while the City has determined that the Downtown demonstrates conditions of
11 blight, the area can be conserved and rehabilitated through appropriate public action as authorized
12 under the Florida statutes, preserving and enhancing the tax base for the benefit of all taxing
13 authorities;

14 WHEREAS, Broward County is a charter county and is authorized under Florida law to
15 delegate such powers provided in Part III of Section 163 to the governing bodies of municipalities
16 within the County;

17 WHEREAS, Section 18.86 of Broward County’s Administrative Code provides procedures
18 for creating community redevelopment agencies;

19 NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY
20 OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA, as follows:

21
22 **SECTION 1. Findings.** The City Commission hereby finds:

1 (a) Based upon the facts and evidence presented to and considered by the City Commission, the
2 following conditions exist in the Downtown:

- 3 1. Conditions are present in the Downtown that are detrimental to the sound growth of the
4 City and substantially impair or arrest the growth of the City and present conditions and
5 uses in the Downtown that are detrimental to the public health, safety, morals and public
6 welfare;
- 7 2. There is a predominance of defective or inadequate street layout;
- 8 3. Lot layout in the Downtown is faulty in relation to its size, adequacy, accessibility, or
9 usefulness;
- 10 4. There are examples of unsanitary and unsafe conditions;
- 11 5. There are examples of deterioration of site and other improvements;
- 12 6. There are inadequate and outdated building density patterns;
- 13 7. There are inadequate transportation and parking facilities;
- 14 8. There is a diversity of ownership and defective or unusual conditions of title which
15 prevent the free alienability of land within the deteriorated or hazardous area.
16

17 (b) The notices required by Section 163.346, Florida Statutes, have been timely published or
18 mailed in accordance with said statutes.

19 (c) Action must be taken immediately to prevent further blight and deterioration and to protect
20 and enhance public expenditures previously made in the Downtown.

21 (d) The preservation or enhancement of the tax base from which a taxing authority realizes tax
22 revenues is essential to its existence and financial health; that the preservation and
23 enhancement of such tax base is implicit in the purposes for which a taxing authority is

1 established; that tax increment financing is an effective method of achieving such
2 preservation and enhancement in areas in which such tax base is declining; that community
3 redevelopment in such areas, when complete, will enhance such tax base and provide
4 increased tax revenues to all affected taxing authorities, increasing their ability to accomplish
5 their other respective purposes; and that the preservation and enhancement of the tax base in
6 such areas through tax increment financing and the levying of taxes by such taxing
7 authorities therefore and the appropriation of funds to a redevelopment trust fund bears a
8 substantial relation to the purposes of such taxing authorities and is for their respective
9 purposes and concerns.

10 **SECTION TWO: Finding of Necessity.**

11 The City Commission, based upon evidence presented to it and in the public record, does hereby find
12 that a “blighted area”, as defined in the Florida Statutes, exists in the Downtown Area that is
13 deteriorating and economically distressed due to outdated building density patterns, inadequate
14 transportation and parking facilities, faulty lot layout or inadequate street layout and does further find
15 that the rehabilitation, conservation or development or a combination thereof, of such Area described
16 is necessary in the interest of the public health, safety, morals or welfare of the residents of the City
17 of Coral Springs, Florida and that such area constitutes a “community redevelopment area” as
18 defined by Florida Statutes.

19 **SECTION THREE: County Approval.** The City hereby requests that the Board of County
20 Commissioners delegate the exercise of all powers and responsibilities conferred upon Broward
21 County by §163.410, Florida Statutes to the City of Coral Springs for the purpose of establishing a

1 Community Redevelopment Agency and the preparation of a Redevelopment Plan to be submitted to
2 the County for approval.

3 **SECTION 4: Severability.** If any section or portion of a section of this resolution proves to be
4 invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force,
5 or effect of any other section or part of this resolution.

6 **SECTION 5: Effective Date.** This resolution shall become effective immediately upon its passage
7 and adoption.

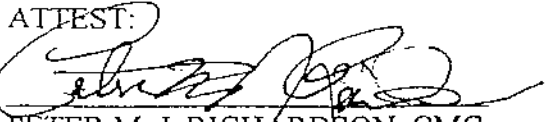
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1 PASSED AND APPROVED this 6 day of March, 2001.

6 BY: 
JOHN SOMMERER, MAYOR

8 ATTEST:
9 
11 PETER M. J. RICHARDSON, CMC
12 CITY CLERK

16 APPROVED AS TO FORM

17 
19 OFFICE OF THE CITY ATTORNEY

23 Unanimous ✓

Motion/2 nd	Yes	No
___ ___ MAYOR SOMMERER	___	___
___ ___ VICE MAYOR BERK	___	___
___ ___ COMMISSIONER CALHOUN	___	___
___ ✓ ___ COMMISSIONER POLIN	___	___
✓ ___ ___ COMMISSIONER STRADLING	___	___