

**RESOLUTION NO. 2002-022**

**A RESOLUTION OF NECESSITY OF THE CITY OF CORAL SPRINGS, FLORIDA, PROMULGATED PURSUANT TO § 163.355, FLORIDA STATUTES DETERMINING THAT IT IS APPROPRIATE TO EXPAND THE COMMUNITY REDEVELOPMENT AREA; DETERMINING THAT THE COMMUNITY REDEVELOPMENT AGENCY EXPANSION AREA SUFFERS FROM ONE OR MORE INDICATORS OF BLIGHT; DETERMINING THAT THE COMMUNITY REDEVELOPMENT AGENCY EXPANSION 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 AN EFFECTIVE DATE.**

WHEREAS, the City Commission of the City of Coral Springs adopted Resolution No. 2002-022, containing findings of necessity, approving a slum and blight study, and requesting Broward County to delegate the exercise of all powers and responsibilities conferred to the County by section 163.410, Florida Statutes, to the City for the purposes of establishing a Community Redevelopment Agency and the preparation of a Community Redevelopment Plan; and

WHEREAS, Broward County adopted Resolution No. 2001-538, delegating to the City Commission of the City of Coral Springs the authority to adopt a resolution declaring the need for a community redevelopment agency within the City, to create a community redevelopment agency, to appoint its board, to adopt procedures, and to prepare a community redevelopment plan; and

WHEREAS, the City Commission of the City of Coral Springs adopted Ordinance No. 2001-128, declaring the need for a community redevelopment agency, establishing the boundaries of the community redevelopment agency, establishing the community redevelopment

agency, providing for its organization and procedures, and delegating the community redevelopment agency certain powers as necessary and appropriate for community redevelopment; and

WHEREAS, pursuant to section 163.360, Florida Statutes, the Community Redevelopment Agency has developed a Community Redevelopment Plan that is consistent with each of the enumerated requirements of sections 163.360 and 163.362, Florida Statutes; and

WHEREAS, during the course of preparing the Community Redevelopment Plan, the Community Redevelopment Agency found that an additional seven (7) acres (plus or minus) of land located South of Northwest 31st Court and adjacent to the West side of University Drive, contiguous to the designated community redevelopment area (as indicated on Exhibit "A"), hereinafter referred to as the "CRA Expansion Area," also exhibited the statutory characteristics required for CRA designation; and

WHEREAS, the condition of the CRA Expansion Area is similar to the condition of the designated community redevelopment area in that the facts and evidence presented show that conditions are present in the CRA Expansion Area that:

1. Are detrimental to the sound growth of the City and substantially impair or arrest the growth of the City and present conditions and uses are detrimental to the health, safety, morals and public welfare,
2. Lot layout is faulty in relation to its size, adequacy, accessibility, or usefulness,
3. There are examples of unsanitary or unsafe conditions,
4. There are examples of deterioration of site and other improvements,
5. There are inadequate and outdated building density patterns;

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

WHEREAS, while the City has determined that the CRA Expansion Area demonstrates conditions of blight, the area can be conserved and rehabilitated through appropriate public action as authorized under the Florida Statutes, preserving and enhancing the tax base for the benefit of all taxing authorities; and

WHEREAS, the notices required by section 163.346, Florida Statutes have been timely published or mailed in accordance with said statute; and

WHEREAS, action must be taken immediately to prevent further blight and deterioration and to protect and enhance public expenditures previously made in the CRA Expansion Area; and

WHEREAS, the Community Redevelopment Plan includes plans and programs for the redevelopment of the CRA Expansion Area; now therefore

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

**Section 1.**     **Findings.**

(a) Based upon the facts and evidence presented to and considered by the City Commission, the foregoing findings are hereby confirmed and incorporated herein by reference.

(b) The preservation and enhancement of the tax base from which a taxing authority realizes tax revenues is essential to its existence and financial health; that the

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

**Section 2.**     **Finding of Necessity.** The City Commission, based upon the evidence presented to it and in the public record, does hereby find that a “blighted area,” as defined in the Florida Statutes, exists in the CRA Expansion Area that is deteriorating and economically distressed due to outdated building density patterns, faulty lot layout in relation to its size, adequacy, accessibility, or usefulness, unsanitary or unsafe conditions, and deterioration of site and other improvements, and does further find that the rehabilitation, conservation or development or a combination thereof, of the CRA Expansion Area is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City of Coral Springs, Florida, and that such area constitutes a “community redevelopment area” as defined by Florida Statutes.

**Section 3.**     **Amendment to Community Redevelopment Area.** The land described as the CRA Expansion Area, depicted in Exhibit “A,” shall be added to the designated Community Redevelopment Area.

**Section 4.**     **County Approval.** The City hereby requests that the Board of County Commissioners of Broward County approve the addition of the CRA Expansion Area to the designated Community Redevelopment Area in the City of Coral Springs.

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

**Section 6.**     **Effective Date.** This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED the \_\_\_\_\_ day of \_\_\_\_\_, 2002.

CITY OF CORAL SPRINGS, FLORIDA

\_\_\_\_\_  
JOHN SOMMERER, MAYOR

ATTEST:

\_\_\_\_\_  
PETER M.J. RICHARDSON, CMC, CITY CLERK

<i>Unanimous</i>	<i>___</i>	<i>Motion/2nd</i>	<i>Yes</i>	<i>No</i>
___	___	<i>Mayor Sommerer</i>	___	___
___	___	<i>Vice Mayor Polin</i>	___	___
___	___	<i>Commissioner Berk</i>	___	___
___	___	<i>Commissioner Brook</i>	___	___
___	___	<i>Commissioner Calhoun</i>	___	___