

City of Coral Springs
**COMMUNITY
REDEVELOPMENT
AGENCY**



**ANNUAL
REPORT**

Period Ending March 31, 2003



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CRA Highlights

Creation of Seven-Member CRA Board of Directors

City Commission appointed the members of the Community Redevelopment Agency Board of Directors on February 19, 2002. The seven-member Board has broad-based representation from the local community with individual expertise in finance, banking, technology, architecture, retail and management. The CRA Board meets on the first Monday of every month.

CRA Redevelopment Plan

After three public meetings and a community workshop, the CRA Board adopted the Community Redevelopment Plan on May 6, 2002. The CRA Plan is regarded as the single most comprehensive document guiding the redevelopment process throughout the term of the CRA.

On June 4, 2002, the City Commission adopted Resolution No. 2002-019, approving the Community Redevelopment Plan for the Downtown Coral Springs Community Redevelopment Area. On September 24, 2002, the Broward County Commission adopted Resolution No. 2002-871, approving the Plan and delegating certain community redevelopment powers to the City.

The CRA Plan outlines the broader limits of the proposed mixed-use redevelopment program, which is urban in character and adds over \$350 million of new, private investments to the Downtown area in the next 10 to 12 years. The CRA Plan estimates that approximately \$25 million in tax increments will result from the new developments, contributed by the City, County, and North Broward Hospital District. Tax increments will be utilized to pay for qualifying public projects; i.e., roadways, sidewalks, signage, utilities, and other infrastructure improvements. The Plan also contemplates the use of tax increments for limited land acquisition for the public space. However, no tax increments will be used to support private development.

Urban and Landscape Design Guidelines

Urban and Landscape Design Guidelines were prepared along with the CRA Plan for the purpose of establishing uniform design guidelines for vertical developments and horizontal improvements. The guidelines will govern all public street, walkway, and public space improvements, including front set-back areas of private developments. The intent of the design guidelines is to define a distinct public realm that results from the coordination of public and private redevelopment efforts in the CRA area to create a unique, pedestrian-friendly, mixed-use activity center.





Charter School Plat Approval

The Coral Springs Charter School plat was approved by the Broward County Commission in September 2002. The plat includes 75,000 square feet of office space and 24,000 square feet of commercial space on the southeast corner of the University Drive and Sample Road intersection.

CRA Redevelopment Trust Fund

On November 19, 2002, in accordance with Chapter 163.356 of the Florida State Statutes, the City established a Redevelopment Trust Fund for the purpose of utilizing and expending future tax increment revenue and other qualified funds in connection with the implementation of the CRA Plan.

Development of Regional Impact/Pre-Development Agreement

The City of Coral Springs has formally initiated the Development of Regional Impact (DRI) process in connection with the implementation of the CRA plan. David Plummer and Associates (DPA), the City's DRI consultants, has completed all preliminary work related to the preparation and submission of the application for development approval (ADA). A preliminary development agreement (PDA) has also been approved by the City, CRA, and Florida Department of Community Affairs for the redevelopment of the southeast corner prior to completion of the DRI process.





Southeast Corner Design

Staff has reviewed conceptual plans for the southeast corner, which show a four-story office building, two retail structures, a multi-use parking garage, and free-standing bank building. The proposed design fits well with existing structures on the site, namely the Coral Springs Charter School and the Broward County Northwest Regional Library. A site plan for the southeast corner will be submitted for approval within the next few weeks.

Neighborhood Transit Center

The City received a \$500,000 matching grant from the Broward County Incentive Grant Program for a neighborhood transit center. The neighborhood transit center is proposed within a five-minute walk from the Downtown area and is designed to increase mobility by providing commuters with safe and convenient mobility options. Through appropriate planning efforts, the construction of the neighborhood transit center will act as a catalyst for mixed-use development, thereby promoting economic opportunities.



Upcoming Activities

Interlocal Cooperation Agreement with Broward County

The proposed ILA is a management agreement which delineates the parties' areas of responsibility with respect to the redevelopment of the Coral Springs Community Redevelopment Area. The proposed ILA offers a unique financing alternative to traditional tax increment financing which enables the County to pay its future tax increment obligations up front based on a maximum 20-year term.

The Walk on Wednesday

The City introduced "The Walk on Wednesday," a monthly event, on March 26, 2003. The Walk on Wednesday features free live music with refreshments available from sidewalk vendors at The Walk on University, a retail/office/restaurant complex within the CRA area. The function is intended to emphasize the after hours entertainment possibilities offered by a pedestrian-friendly Downtown.



Public Design Charette

The CRA will hold a charette regarding design of the public spaces within the CRA area. Stakeholders in the Downtown (residents, design professionals, city officials, etc.) will meet in a collaborative atmosphere. The inclusion of many viewpoints will result in well-rounded, realistic proposals and ultimately, uses which fit Downtown Coral Springs because the public open space has been designed by those who know the City best.

Sample Road Façade Program

The City will introduce a partnership program to business owners within the CRA from Coral Hills to NW 99 Way. The CRA Plan contemplates a revitalization of the existing commercial properties located in this section of the CRA area and fronting the Sample Road commercial corridor. The program is intended to encourage improvement of the façade of the buildings along Sample Road within established design standards for the Downtown area. The proposed initiative will likely be funded by the Community Development Block Grants (CDBG) funds and be offered in FY 2004.



Land Acquisition/Assembly

Amera Urban Developers, Inc., the master developer for the Downtown project, has been actively negotiating with a number of property owners in the CRA area for the purpose of acquiring properties that are required for the development of future phases. Land acquisition and assembly is the responsibility of Amera Urban Developers and as such, the CRA is not actively involved in the negotiations at this time.

Northeast Corner Redevelopment

Redevelopment has started on the northwest corner of the Sample Road and University Drive intersection. Plans have been submitted which show demolition of the existing Walgreens and construction of a more aesthetically-appropriate building for the Downtown. The Publix supermarket, one of the oldest in the City, will be renovated in the near future, according to company officials.



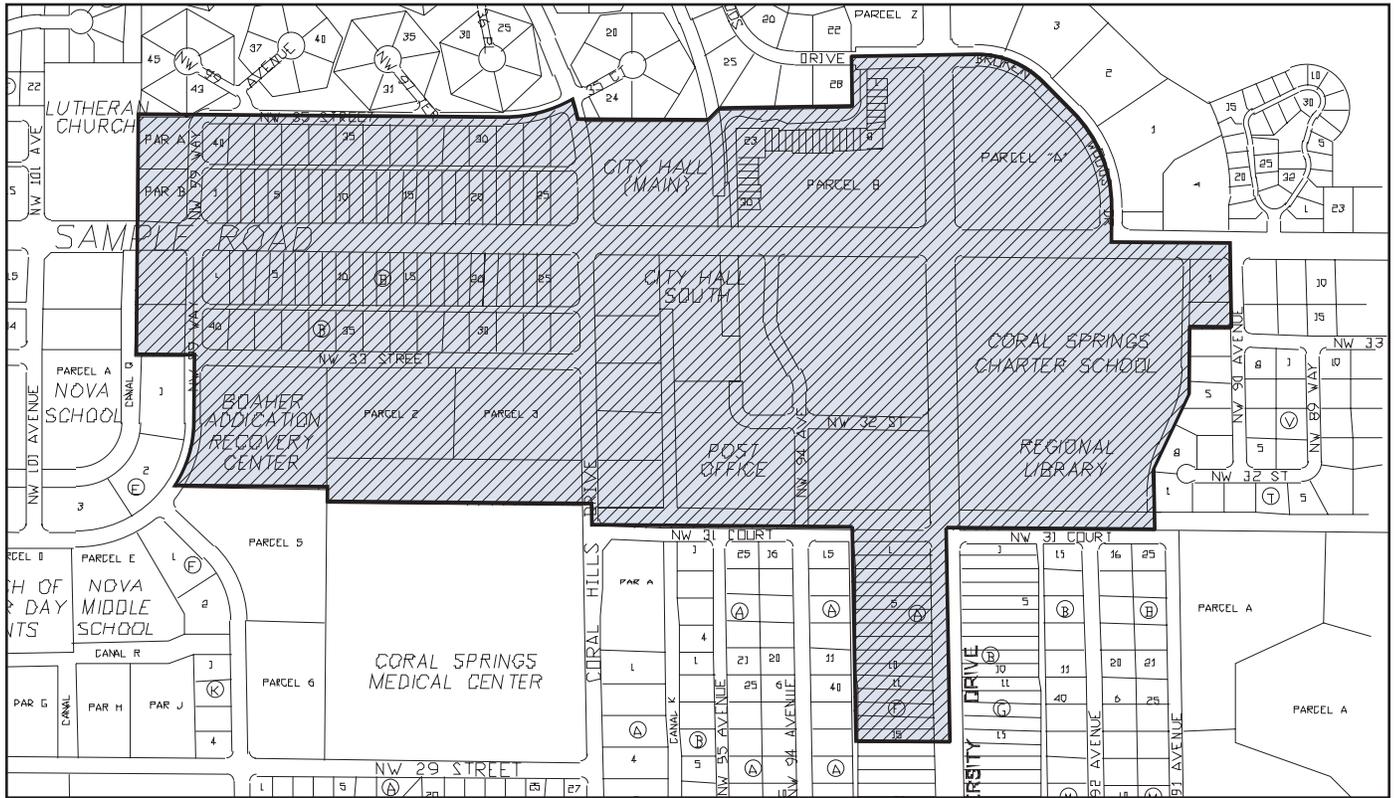
Project Phasing

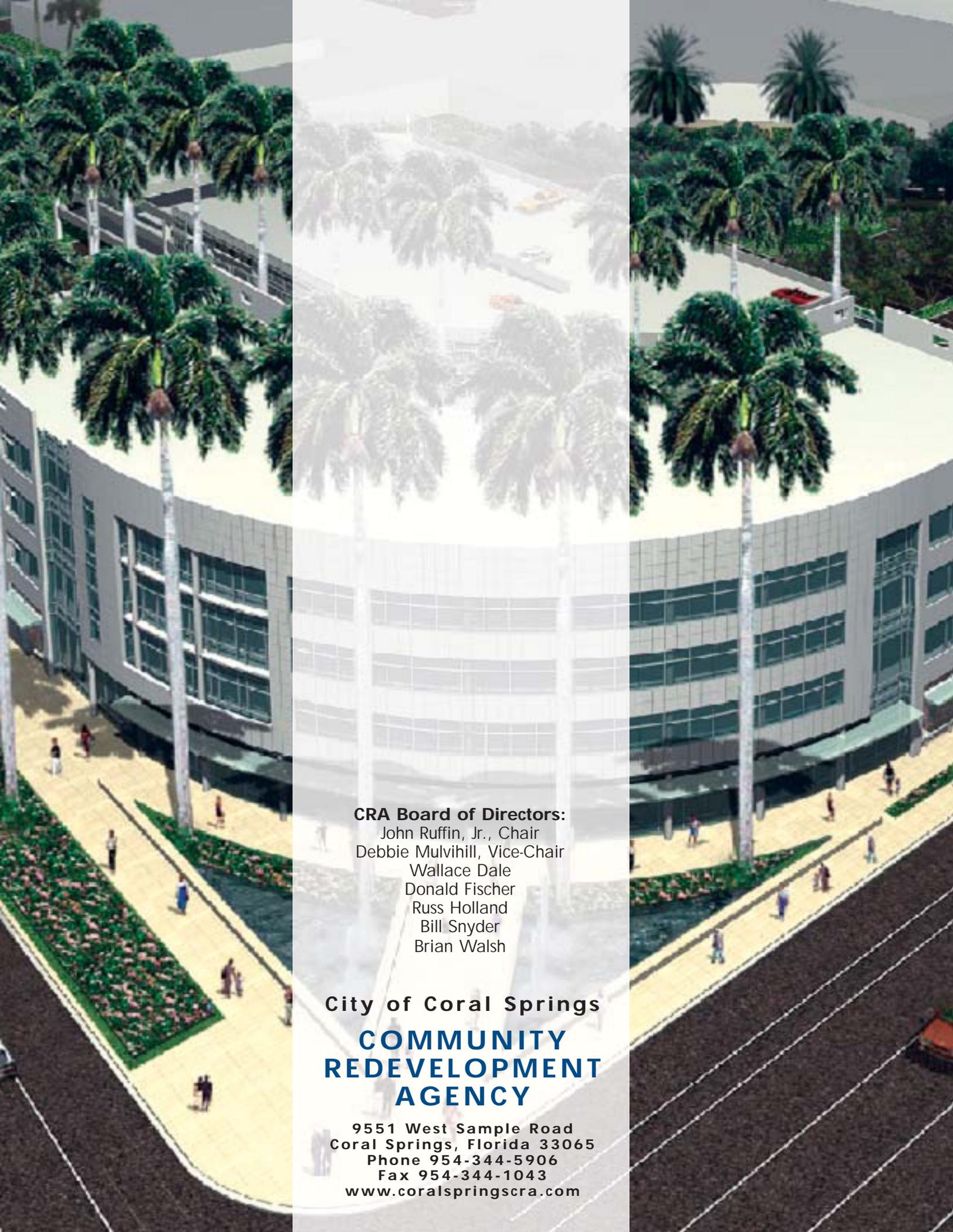
Phase	Location	Construction Period	Estimated Project Value
Phase 1	Charter School Site (southeast quadrant)	June 03 – Sep 04	\$15,000,000
Phase 2	SW Quadrant	Oct 04 – Apr 06	\$30,000,000
Phase 3	SW Quadrant	June 06 – Feb 08	\$30,000,000

Phase 1 of the project encompasses mixed-use development with 72,000 square feet of office space, 24,000 square feet of retail space, a multi-purpose parking garage and significant improvements to existing traffic access and circulation at the Charter School site. Phase 1 ground breaking is expected to occur in Summer 2003.



CRA Boundary Map





CRA Board of Directors:

John Ruffin, Jr., Chair
Debbie Mulvihill, Vice-Chair
Wallace Dale
Donald Fischer
Russ Holland
Bill Snyder
Brian Walsh

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