ANNUAL REPORT
2014-2015
Coral Springs Community Redevelopment Agency
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CRA Board of Directors
The CRA is served by a seven-member Board of Directors that is 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.

<table>
<thead>
<tr>
<th>Board Member</th>
<th>Position</th>
<th>Term Expires</th>
</tr>
</thead>
<tbody>
<tr>
<td>John M. Walsh</td>
<td>Chairman</td>
<td>2018</td>
</tr>
<tr>
<td>Elissa L. Harvey</td>
<td>Vice Chair</td>
<td>2019</td>
</tr>
<tr>
<td>Lorna Brown-Burton</td>
<td>Board Member</td>
<td>2018</td>
</tr>
<tr>
<td>Xiomara Fraga</td>
<td>Board Member</td>
<td>2016</td>
</tr>
<tr>
<td>Andrew Kasten</td>
<td>Board Member</td>
<td>2018</td>
</tr>
<tr>
<td>Allan J. Koch</td>
<td>Board Member</td>
<td>2017</td>
</tr>
<tr>
<td>William Vasquez</td>
<td>Board Member</td>
<td>2018</td>
</tr>
</tbody>
</table>

Vision
To create a vibrant and sustainable Downtown in which Coral Springs’ residents, businesses, and visitors can live, work, shop and entertain.
Downtown Coral Springs Facts

Our CRA Was:

- Established and adopted by the City Commission on November 6, 2001, pursuant to Ordinance 2001-128.
- Dependent Special District Pursuant to Ch. 163 and 189, Florida Statutes
- Separate Legal Entity
- Created by Broward County and by City

Our CRA Is:

- 136 Acres with 173 Parcels
- Current Value - $100 Million
- Funded by tax increment financing (TIF)
  - City of Coral Springs
  - Broward County
  - Broward Health Coral Springs
  - Children Services Council
- Focused on redevelopment
- As defined by Ch. 163, Part III, Florida Statutes
- Activities authorized by adopted Master Redevelopment Plan
- Upgrade public infrastructure and amenities
- Encourage economic development

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>TOTAL USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>2,000,000 Sq. Ft.</td>
</tr>
<tr>
<td>Retail</td>
<td>1,200,000 Sq. Ft.</td>
</tr>
<tr>
<td>Residential</td>
<td>2,400 DU</td>
</tr>
<tr>
<td>Library</td>
<td>existing</td>
</tr>
<tr>
<td>School</td>
<td>existing</td>
</tr>
<tr>
<td>Government Office</td>
<td>100,000 Sq. Ft</td>
</tr>
<tr>
<td>Hotel</td>
<td>350 rooms</td>
</tr>
<tr>
<td>Theater (Movies)</td>
<td>80,000 Sq. Ft.</td>
</tr>
</tbody>
</table>
Downtown CRA Boundaries
Introduction

The 12-month period, ending March 31, 2015, continued to show gradual improvement in our economic recovery. The Bureau of Economic Analysis reported on March 27, 2015 that the real gross domestic product (GDP) increased 2.4 percent in 2014 (that is, from the 2013 annual level to the 2014 annual level), compared with an increase of 2.2 percent in 2013. In the third quarter, real GDP increased 5.0 percent. It is forecasted that it will grow to 3% in 2015. Florida’s unemployment rate was 5.6% percent in February of 2014, and down 1.0% points from 6.6% a year ago. More importantly, the City of Coral Springs’ unemployment rate fell to below the national and Florida’s unemployment rate of 6.5%. The taxable property value in the Coral Springs Community Redevelopment Agency (CRA) district increased 1.9%, another positive indicator over the recent years. The Coral Springs real estate market is making strides in reducing commercial vacancy rates. The office commercial vacancies remain the biggest challenge with some properties still reporting rates as high as 50%, although beginning to trend down slightly this year.

Along with the improving local and national economy, the CRA made progress on several important projects this past year ensuring that future private sector confidence and investment would take place. The City and CRA continue to plan infrastructure improvements that encourage private sector development in the designated Downtown. Additionally, the City and CRA will continue to work with Broward County to insure all levels of transit needs are met and planned for as the city’s redevelopment plans are implemented. Finally, the City, CRA, and Broward College through its rapidly growing Coral Springs Academic Center, will continue to plan and provide for high level educational facilities that will ensure the City of Coral Springs has a local talented workforce pool to attract corporate headquarters for the future.

Many economic indicators continue to point towards a steady recovery, which will continue to make 2015 a transitional year for economic growth for the City and CRA. Diligent efforts have been taken and will be continued to prepare Downtown Coral Springs to attract new private redevelopment. The City is already experiencing new private investment momentum with both commercial and residential projects underway throughout the City and in the designated Downtown Area. Opportunities remain and are being taken to improve public infrastructure which will encourage new private development.

The City and CRA’s focused efforts on the following activities are positioning Downtown for future redevelopment opportunities: 1) Completion of the Downtown ArtWalk on NW 31st Court; 2) Coordination with the City for the development of the Municipal Complex in the CRA’s Southwest Corner of Sample Road and University Drive, which will encourage mixed use development on the adjacent corners; 3) Plans for implementation of the CRA’s Master Plan phases to ensure design and execution of a more “liveable and walkable” downtown with landscaping and streetscaping and, 4) Exploring transportation improvements through partnerships with the Broward County Transit, the Broward Metropolitan Planning Organization and the cities east of Downtown along Sample Road. Finally, the partnership and support of the City’s new economic development division will ensure accelerated success of the City’s and CRA’s economic development strategic plans.
Master Storm Study

A conceptual permit has been submitted to South Florida Water Management District to allow for a more simplified storm water process for future development. This submittal will save future developers time and costs due to no requirement of individual permits and potential mitigated requirements. (Development Services, $30,000 Grant)

Shared Parking Study

Traf Tech Engineering, Inc. is in the final stages of the parking inventory/need study for Downtown Coral Springs. Utilizing the information contained in the Urban Land Institute (ULI) Shared Parking document and the Institute of Transportation Engineers (ITE) Parking Generation Manual, Traf Tech analyzed the existing number of spaces and the required number of parking spaces in order to recommend potential new parking requirements for Downtown Coral Springs. Recommendations will be made for each quadrant (NE, NW, SE and SW) and for the Sample Road Sections, as outlined in the Community Redevelopment Master Plan. (June 2015. $4,000 CRA)
Transportation

Broward Metropolitan Planning Organization-
Neighborhood Transit Center

The City and CRA will continue to work with Broward County Transit and the Broward Metropolitan Planning Organization (MPO) to identify and evaluate the transit needs of Downtown. The City and CRA will continue to work on plans to identify locations within the Downtown that are appropriate and adequate for a neighborhood transit center. FY 2016-20, $9 million is identified in the MPO’s Long Range Transportation Plan (LRTP).

Sample Road Corridor Coalition

The CRA will collaborate with the City in promoting cooperation amongst cities along the Sample Road corridor to bring attention to the much needed east-west connection, specifically between the proposed gateway hubs at State Road 7 and University Drive/Sample Road. This coalition aims to improve the transit and transportation corridor connecting the Tri-Rail station in Pompano Beach to Downtown Coral Springs.

An Education Corridor Transit Study was initiated by the Metropolitan Planning Organization (MPO) in January 2015. This study will evaluate existing transit services along the Sample Road, State Road 7, and Coconut Creek Parkway corridors in an effort to improve existing transit service or to add new services that will connect the various educational institutions, job centers, and transportation hubs. Completion of the study is expected by the end of 2015. Entities involved in the coalition are the MPO and cities along Sample Road including Coconut Creek, Margate, Deerfield Beach, and Pompano Beach. FY 2016-20, $9 million is identified in the MPO’s Long Range Transportation Plan (LRTP).
Current Projects
Development

New “ArtWalk” at NW 31st Court

Provides the perfect downtown space for residents to live, work, and be entertained with its’ 1300 linear feet (LF) of ArtWalk, 300 LF of seating wall, 6 art sculpture locations, 52 tent capacity, and beautiful streetscaping and landscaping. The addition of a median on NW 31st Court will provide a new safe harbor for pedestrians accessing the ArtWalk. The estimated completion date or “walking the ArtWalk” is September 2015. ($4M approx. Recovery Zone Economic Development Bond Funds (RZEDB)

Additional infrastructure projects completed/started in conjunction with the ArtWalk construction are as follows:

1. 31st Court Waterline Project - new 12” inch main tie in at University Dr. and extended west onto Coral Hills Dr. serves as an upgrade to the entire downtown water supply system needed for future development of the southwest quadrant which will save time and money for private development. (1st quarter 2015, $387,635 City funds)

2. FP&L Electrical Facilities - rerouting of electrical facilities for optimum future utilization of facilities in the southwest quadrant. (1st quarter 2015, $20,979 RZEDB)
ArtWalk Entrance Art Piece - Beyond

The new ArtWalk is located at NW 31st Court and will be a premier place for residents to visit and view Public Art. Scheduled for completion in October 2015, installation of an entranceway public art piece is Beyond, which is a 13-foot tall infinity glass sculpture with powder-coated aluminum and LED lights. Due to its size and technical aspects, Coral Springs is the first known city in the country, and perhaps the world to have an infinity glass sculpture of this style and magnitude. Beyond was selected from thirty-five proposals submitted by artists from around the world. The Public Art Committee then selected three finalists, who then submitted detailed designs and models for the Committee to review. The Public Art Committee selected and the City Commission approved Zachary Knudson, The Glass Artist, to create his work Beyond for a cost of $100,000.00 (Public Art Fund)

The sculpture will be a combination of several unique glass etching and lighting techniques using multiple layers of specialty glass to create an infinite feeling for pedestrians when viewed.

Municipal Complex Development

The new downtown Municipal Complex development is well underway with an estimated completion of the planning phase and construction beginning sometime in September 2015.

The CRA Board enthusiastically embraced the final determinations of three separate consulting entities, The Urban Land Institute (ULI), Angelou Economics and Redevelopment Management Associates (RMA), who in late 2013 and early 2014 recommended that the City’s Municipal Complex should be constructed in the city’s designated downtown for a number of reasons. The separate consultancy reports pointed towards not only the necessity of the Municipal Complex, but the importance of the positioning of the Municipal Complex in the southwest corner of Sample Road and University Drive, which would serve the community and also provide and encourage private sector confidence to drive the necessary private investment in our designated downtown. (City Development)

Land Parcel Transfer

ULI’s final determination that the placement of the Municipal Complex should generally be west of NW 94th Avenue generated the need for the City and CRA to proceed with the process of selling and transferring the CRA owned 2.84 Acres of property to the City. The transfer was completed in March 2014. The CRA looks to take the necessary actions that will aggressively encourage the redevelopment of the four corners of Sample Road and University Drive. (March 2014, $1,435,000 loan forgiveness)
Downtown Pathway
**Bus Shelters**

Through a partnership with Broward County Transit, the CRA erected two additional Kaleidoscope bus stops at Sample Road and University Drive (SW corner) and Sample Road and Coral Hills Dr. (NE corner). The supplementary benches, trashcans and bicycle racks are a great amenity for our community. Remaining locations have been identified, however, will require coordination with private owners and will take some time to install. (February 2014, Broward County Funds approx. $25,000 ea.)

**Downtown Pathway**

The Downtown Pathway will connect Downtown Coral Springs with the various civic and cultural organizations along Ben Geiger Drive (NW 29th Street) and Coral Hills Drive between Coral Springs Drive and Sample Road. The Downtown Pathway will consist of an 8-foot concrete sidewalk and will include pedestrian amenities such as lighting, landscaping, benches and trash receptacles. (January 2015, City & Florida Dept. of Transportation Local Agency Program (LAP) Agreement. Estimated completion Dec. 2015/$532,550 City Transportation Enhancement Grant / $90,000, City Community Development Block Grant (CDBG)

**Façade Grant Improvements**

The Storefront Improvement program provides federal grant assistance to small businesses along Sample and Wiles Roads located in the City’s Community Development Block Grant (CDBG) Target Area, focusing on façade improvements, signage and exterior lighting. The Colonial Building at 9825 West Sample Road was the most recent project completed in 1st Qtr 2015. (Project Cost $141,689, Grant $40,000)

*ArtWalk - Coming September 2015*
As per one of the top Economic Development Strategic Recommendations per Angelou Economic’s Consulting, the City recently reestablished the previous Economic Development Foundation’s (EDF) economic development accountabilities under the City as a division, beginning Fiscal Year October 2014-15.

During 2014 the CRA partnered with the Economic Development Foundation (EDF), which conducted strategic broker meetings and responded proactively to feedback received from the brokers. Additional economic development resources utilized were from CoStar data analysis, relationships developed at the Florida Venture Capital Forum and the International Council of Shopping Centers Florida Conference. Finally, they conducted Business Retention and Visitation Outreach (BRAVO) meetings in partnership with the Greater Fort Lauderdale Alliance in order to determine future expansion, retention and workforce development opportunities that would benefit the City and CRA, as well as Broward College’s workforce development efforts.

Broward College in partnership with the City of Coral Springs and the Community Redevelopment Agency continues to grow the “Coral Springs Academic Center”, an arm of the college’s North Campus in Coconut Creek. The convenient City of Coral Springs Downtown location on University Drive at Sample Road has attracted and enrolled over 5,800 students in the past year. This represents a 20% increase in enrollment over year two. Students love the small classes, faculty interaction, convenience and access to quality programs that lead to relevant high-wage and high-demand job opportunities. Programs offered at the center include courses within the Associate in Arts (A.A.), International Business Management (A.S.), Global Trade Logistics (A.S.), Business Administration (A.S.) and the Bachelor of Applied Science in Supervision and Management. New curriculum added to the center’s offerings this past year are the “Teacher Education Bachelor Programs,” offering five bachelor’s degrees. Students register for conveniently scheduled day, evening and weekend classes.

2014 - 2015 Additionally, the City and CRA continue to sponsor partnerships in order to provide community outreach access to our 1000’s of residents who attend a variety of events designed to draw people to the Downtown area. The events provide artists, craft vendors, as well as performance art, literary readings and musical entertainment. It is estimated that 1000’s of people attend these signature community events, a cornerstone of the programming designed to promote a pedestrian-friendly, vibrant urban lifestyle in Downtown.

The CRA continues to be on the lookout for new and innovative partnership opportunities that will benefit the Downtown area, the residents and the businesses of Coral Springs.

Sculpture on Sample Exhibition

The Public Art Committee continuing in 2014 funded the Sculpture on Sample Program selected Cecilia Lueza to temporarily display two sculptures at the NW and SW corner of Sample Road and University Drive.
On November 19, 2002, in accordance with Chapter 163.356 of the Florida 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. The CRA Trust Fund witnessed impressive growth during the 2002-2008 period by more than doubling its base value. Nevertheless, the prolonged recession has caused taxable values to drop by 7.5% in 2012.

As was expected, a very slight increase in property values was reflected in the 2013 tax roll, which was released by the Broward County Property Appraisers Office in July 2013. The Trust Fund will see a slight increase in revenue in the next year.

The Redevelopment Trust Fund is primarily funded by tax increments received from the respecting taxing authorities pursuant to the following parameters:

### FY 2015 Incremental Value

<table>
<thead>
<tr>
<th>2014 Aggregate Taxable Value</th>
<th>$ 100,256,180</th>
</tr>
</thead>
<tbody>
<tr>
<td>CRA Base Year Total Value (2002)</td>
<td>-$ 66,321,640</td>
</tr>
<tr>
<td>Incremental Value</td>
<td>$ 33,934,540</td>
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</tbody>
</table>

### FY 2014 Tax Increments Paid to CRA

<table>
<thead>
<tr>
<th>Tax Increments</th>
<th>Actual</th>
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<tbody>
<tr>
<td>City of Coral Springs</td>
<td>$147,317</td>
</tr>
<tr>
<td>North Broward Hospital District</td>
<td>$ 51,384</td>
</tr>
<tr>
<td>Children Services of Broward County</td>
<td>$ 15,739</td>
</tr>
<tr>
<td>Broward County*</td>
<td>$None Due*</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$214,439</td>
</tr>
</tbody>
</table>

*Pursuant to Broward County’s ruling, the Coral Springs CRA will be paid its share of tax increments beginning in FY2011 with FY2011 as a base year.
In accordance with Chapter 163.387, F.S., the CRA Fiscal Year 2014 Annual Financial Audit, dated September 30, 2014, is anticipated to be accepted by the CRA Board at their March 30, 2015 meeting. The CRA audit report is prepared by the certified public accounting firm of McGladrey LLP.

On September 30, 2014, the unassigned fund balance in the CRA’s governmental fund was $453,154.

At the end of the current fiscal year, the net position of the CRA was $453,154. The current year fund balance of the CRA’s general fund decreased by $1,559,287, primarily due to the transfer of CRA land valued at $1,435,000 to the city in order to satisfy the remaining balance that was due on the promissory note of $1,435,000 due to the City. The transfer of land from the CRA to the City is shown as a special item (expense) on the CRA’s fund level financial statement for the year ended September 30, 2014. (see further details in the CRA’s Financial Report FY Ended September 30, 2014)
### Base Taxable Value and Projected Annual Growth

<table>
<thead>
<tr>
<th>As of July 1&lt;sup&gt;st&lt;/sup&gt;</th>
<th>Taxable Value</th>
<th>Annual Growth ($)</th>
<th>Annual Change (%)</th>
<th>Incremental Growth ($)</th>
<th>Incremental Growth (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2002</td>
<td>$66,321,640</td>
<td>n/a</td>
<td>-</td>
<td>n/a</td>
<td>-</td>
</tr>
<tr>
<td>2003</td>
<td>$70,008,890</td>
<td>$3,687,250</td>
<td>5.6%</td>
<td>$3,687,250</td>
<td>5.6%</td>
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<tr>
<td>2004</td>
<td>$72,397,460</td>
<td>$2,388,570</td>
<td>3.4%</td>
<td>$6,075,820</td>
<td>9.2%</td>
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<tr>
<td>2005</td>
<td>$84,731,530</td>
<td>$12,334,070</td>
<td>17.0%</td>
<td>$18,409,890</td>
<td>27.8%</td>
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<tr>
<td>2006</td>
<td>$96,982,070</td>
<td>$12,250,540</td>
<td>14.5%</td>
<td>$30,660,430</td>
<td>46.2%</td>
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<tr>
<td>2007</td>
<td>$117,591,000</td>
<td>$20,608,930</td>
<td>21.3%</td>
<td>$51,269,360</td>
<td>77.3%</td>
</tr>
<tr>
<td>2008</td>
<td>$129,506,298</td>
<td>$11,915,298</td>
<td>10.1%</td>
<td>$63,184,658</td>
<td>95.3%</td>
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<tr>
<td>2009</td>
<td>$126,348,610</td>
<td>(3,157,688)</td>
<td>-2.4%</td>
<td>$60,026,970</td>
<td>90.5%</td>
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<tr>
<td>2010</td>
<td>$115,437,820</td>
<td>(10,910,790)</td>
<td>-8.6%</td>
<td>$49,116,180</td>
<td>74.1%</td>
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<tr>
<td>2011</td>
<td>$104,440,300</td>
<td>(10,997,520)</td>
<td>-9.5%</td>
<td>$38,118,660</td>
<td>57.5%</td>
</tr>
<tr>
<td>2012</td>
<td>$96,659,160</td>
<td>(7,781,140)</td>
<td>-7.5%</td>
<td>$30,337,520</td>
<td>45.7%</td>
</tr>
<tr>
<td>2013</td>
<td>$98,389,690</td>
<td>1,730,530</td>
<td>1.8%</td>
<td>$32,068,050</td>
<td>48.4%</td>
</tr>
<tr>
<td>2014</td>
<td>$100,256,180</td>
<td>1,866,490</td>
<td>1.9%</td>
<td>$33,934,540</td>
<td>51.2%</td>
</tr>
<tr>
<td>2015</td>
<td>$103,263,865</td>
<td>3,007,685</td>
<td>3.0%</td>
<td>$36,942,225</td>
<td>55.7%</td>
</tr>
<tr>
<td>2016</td>
<td>$106,361,781</td>
<td>3,097,916</td>
<td>3.0%</td>
<td>$40,040,141</td>
<td>60.4%</td>
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<tr>
<td>2017</td>
<td>$109,552,635</td>
<td>3,190,853</td>
<td>3.0%</td>
<td>$43,230,995</td>
<td>65.2%</td>
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<tr>
<td>2018</td>
<td>$112,839,214</td>
<td>3,286,579</td>
<td>3.0%</td>
<td>$46,517,574</td>
<td>70.1%</td>
</tr>
<tr>
<td>2019</td>
<td>$116,224,390</td>
<td>3,385,176</td>
<td>3.0%</td>
<td>$49,902,750</td>
<td>75.2%</td>
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<tr>
<td>2020</td>
<td>$119,711,122</td>
<td>3,486,732</td>
<td>3.0%</td>
<td>$53,389,482</td>
<td>80.5%</td>
</tr>
<tr>
<td>2021</td>
<td>$123,302,456</td>
<td>3,591,334</td>
<td>3.0%</td>
<td>$56,980,816</td>
<td>85.9%</td>
</tr>
<tr>
<td>2022</td>
<td>$127,001,529</td>
<td>3,699,074</td>
<td>3.0%</td>
<td>$60,679,889</td>
<td>91.5%</td>
</tr>
<tr>
<td>2023</td>
<td>$130,811,575</td>
<td>3,810,046</td>
<td>3.0%</td>
<td>$64,489,935</td>
<td>97.2%</td>
</tr>
<tr>
<td>2024</td>
<td>$134,735,922</td>
<td>3,924,347</td>
<td>3.0%</td>
<td>$68,414,282</td>
<td>103.2%</td>
</tr>
</tbody>
</table>

1 CRA Base Year
Annual Appreciation Rate (2011 -2012) 0%
Annual Appreciation Rate (2014 -2024) 3%
Projected Phases *
CRA Information

Auditor
McGladrey LLP
100 N.E. Third Avenue Suite 300
Fort Lauderdale, FL 33301
Tel: 954.356.5730 · Fax: 954.462.4607

General Counsel
Susan F. Delegal, Esq.
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
515 Las Olas Blvd.
6th Floor, Suntrust Center
Fort Lauderdale, Florida 33301
Tel: 954.764.7150 · Fax: 954.764.7279

Lead Development Partner
Amera Urban Developers, Inc. is the CRA’s Development Partner for the Downtown Coral Springs project.

For additional information, please contact:
Amera Urban Developers, Inc.
2900 University Drive
Coral Springs, FL 33065
Tel: 954.753.9500
www.ameracorporation.com

Staff
CRA Administrator - Elizabeth Taschereau
City Staff Liaison – Jennifer K. Bramley, Deputy City Manager

Board Meetings and Further Information
The CRA Board of Directors conducts its meetings on the fourth Monday of every month at 6:30 p.m. at Coral Springs City Hall, 9551 West Sample Road, Coral Springs, Florida, 33065.
Please call 954.344.1121 for further information or visit www.CoralSpringsCRA.com.
Other Notable Accomplishments

2012

Launched Public Safety Pilot Camera Project

Installed Street Indexing Signs

2011

City-County Partnership Investment and TIF On September 2, 2010, the CRA’s five-year pilot program expired and Coral Springs CRA reverted to traditional tax increment financing (TIF) for the year 2011 with 2011 becoming the base year and will expire in 2031.

City Plaza Plat, which is comprised of 5.8 acres of land and which include the City Hall South property, a CRA-owned parcel and a canal right-of-way owned by Sunshine Water Control District was platted and recorded on February 3, 2011 following the placement of the exact location of a bus easement at the intersection of Sample Road and University Drive.

Broward College Coral Springs Academic Center opened October 2012. The partnership formed in June 2010, resulted in a Broward College, CRA, and City Interlocal Agreement (ILA) which became effective upon execution of the lease in January of 2011. The established scope was for a 19,000 sq. ft. renovated leased office space. The projected enrollment is for 5,000 students over the next five years. The Coral Springs Academic Center campus offers day and night classes for degree and non-degree programs, including courses in general education, business and information technology. The Coral Springs campus is also seen as a strong anchor for the Northwest Corner, which will stimulate commercial retail vacancy absorption in the area. (June 2010, CRA $400,000 renovation contribution)

Coral Springs Festival of the Arts, the CRA became a partner and sponsor of the Annual Festival of the Arts to further its goals of increased marketing and visibility. The Festival is held in The Walk, adjacent to Downtown, and is one of the most well-attended events in Coral Springs.

County Incentive Grant Program, 2010-2015 ($752,813) In June 2010, the City of Coral Springs and the CRA submitted and obtained funding under the County Incentive Grant Program (CIGP) for the funding of sections of the Sample Road and University Drive Infrastructure Master Plan. The City was awarded. However, due to challenges with private easements and right of way acquisition the City, CRA and FDOT met and agreed to that the City and CRA would resubmit the transportations related projects in the future for their review and reallocation of funding.

Agreement with Economic Development Foundation

Facilitated NE Parcel Demolition (Publix) / Interim Green Space

Master Planning of Infrastructure Improvements, July 2010 Rescoped September 2013 to the Downtown projects. In July 2010, Broward County approved the Sample Road and University Drive Infrastructure Master Plan. Implementation of this plan includes the construction of right turn lanes, power and cable line burial, the installation of new traffic light mast arms, the installation of new school zone flashers, and enhanced pedestrian environment, improved landscaping, the installation of new bus shelters and the construction of public art fountains at the Four Corners.
Recovery Zone Economic Development Bonds Under the American Recovery and Reinvestment Act (ARRA) of 2009, the City of Coral Springs was allocated $5,913,000 for qualified economic development purposes. The Recovery Zone Economic Development Bonds (RZEDB) The City plans allocated approximately $4.2 million for implementation of the Sample Road and University Drive Infrastructure Master Plan with the balance of the funds going to other governmental projects as determined by the City.

Implemented Façade Improvements

Completed One Charter Place ($25M) One Charter Place, a 95,000 square-foot, four-story, Class A office building is surrounded by a free-standing bank, parking garage and retail structures in total for a 210,000 sq. property on 3.8 acres.

Purchased 2.8 Acre Parcel (Wachovia Drive-Thru)

Expanded CRA Boundaries

Established Urban & Landscape Design Guidelines

Developed Redevelopment Plan

Selected Phase I (One Charter Place) Master Developer

Designated Development of Regional Impact (DRI)
Coral Springs Community Redevelopment Agency

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