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ORDINANCE NO. 2001-128

AN ORDINANCE OF THE CITY OF CORAL SPRINGS PROMULGATED PURSUANT TO PART III OF THE COMMUNITY REDEVELOPMENT ACT, CHAPTER 163, FLORIDA STATUTES DECLARING THE NEED FOR A COMMUNITY REDEVELOPMENT AGENCY, ESTABLISHING THE BOUNDARIES OF A COMMUNITY REDEVELOPMENT AGENCY AS DESCRIBED IN EXHIBIT "A", ESTABLISHING THE COMMUNITY REDEVELOPMENT AGENCY, ITS ORGANIZATION AND PROCEDURES, AND DELEGATING TO THE COMMUNITY REDEVELOPMENT AGENCY CERTAIN POWERS AS NECESSARY AND APPROPRIATE FOR COMMUNITY REDEVELOPMENT.

19 WHEREAS, the City Commission of the City of Coral Springs adopted  
20 Resolution No. 2001-018, containing findings of necessity, approving a slum and blight  
21 study, and requesting Broward County to delegate the exercise of all powers and  
22 responsibilities conferred to the County by Section 163.410, Florida Statute, to the City  
23 for the purposes of establishing a Community Redevelopment Agency and the  
24 preparation of a Redevelopment Plan, and  
25

26 WHEREAS, Broward County adopted Resolution No.2001-538, delegating to the  
27 City Commission of the City of Coral Springs the authority to adopt a resolution  
28 declaring the need for a community redevelopment agency within the City, to create a  
29 community redevelopment agency, to appoint its board, to adopt procedures, and to  
30 prepare a community redevelopment plan, and  
31

32 WHEREAS, the City Commission of the City of Coral Springs has determined  
33 that there is a need for a community redevelopment agency within the City, and  
34

35 WHEREAS, the City Commission has determined that the Community  
36 Redevelopment Area for the City of Coral Springs shall be the area depicted on Exhibit  
37 A, attached hereto and incorporated herein, and  
38

39 WHEREAS, the City Commission has commenced the preparation of a  
40 Redevelopment Plan for the Community Redevelopment Area,  
41

42 NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF  
43 THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA, as follows:  
44

45 **Section 1.** The foregoing findings are hereby confirmed and incorporated herein by  
46 reference.

1  
2  
3 **Section 2. Community Redevelopment Agency Established.** A new Chapter 23 of the  
4 City of Coral Springs Code of Ordinances, to be entitled "Community Redevelopment,"  
5 is hereby enacted to read as follows:  
6

7  
8 **Article I**  
9 **General Provisions**

10 **Sec. 23-1. Declaration of Intent.**

11 It is the intent of the City of Coral Springs to create a Community Redevelopment  
12 Agency and to prepare and adopt a Community Redevelopment Plan in order to  
13 achieve the goals and objectives of Resolution No. 2001-018 and Resolution No.  
14 2001-538 of Broward County and the purposes of Part III of the Community  
15 Redevelopment Act, Chapter 163, Florida Statutes.  
16

17 **Sec. 23-2 - 23.4. Reserved**

18  
19 **Article II**  
20 **Community Redevelopment Agency**

21  
22 **Sec. 23-5. Community Redevelopment Agency Established.** A Community  
23 Redevelopment Agency for the City of Coral Springs, which shall have all the  
24 rights, powers, duties, privileges and immunities vested by Part III of the  
25 Community Redevelopment Act, Chapter 163, Florida Statutes, is hereby  
26 established. The Community Redevelopment Agency shall be a separate, distinct  
27 and independent legal entity and shall be known as the City of Coral Springs  
28 Community Redevelopment Agency and shall be referred to in the City's Code as  
29 the "Agency"  
30

31 **Sec. 23-6. Definitions.**

32  
33 (a) "Agency" shall mean the Community Redevelopment Agency established by  
34 the City Commission of the City of Coral Springs pursuant to the provisions of  
35 this Chapter.  
36

37 (b) "Board" shall mean the governing body of the Community Redevelopment  
38 Agency.  
39

40 (c) "Community Redevelopment Area" shall mean the area portrayed on Exhibit  
41 A hereto, legally described in the Community Redevelopment Plan, and subject to  
42 a Resolution of Necessity, adopted as Resolution 2001-018 by the City of Coral  
43 Springs on March 6, 2001.  
44

1 (d) "Community Redevelopment Plan" shall mean the plan for redevelopment  
2 adopted by the City Commission of the City of Coral Springs pursuant to the  
3 provisions of this Chapter and the provisions of 163.360, Florida Statutes  
4 (e) "Member" or "Board Member" shall mean the individuals appointed by the  
5 City Commission of the City of Coral Springs as the commissioners composing  
6 the Board as provided by s. 163.385, Fla. Stat. (2001) and this Chapter.

7  
8 **Sec. 23-7. Organization of the Community Redevelopment Agency**  
9 **Board**

10  
11 (a) **Composition of Board:** The Agency shall be governed by a Board  
12 composed of seven (7) persons, appointed by the City of Coral Springs  
13 City Commission.

14  
15 (b) **Terms:** The terms of office for the members of the Board shall be four  
16 (4) years; provided however, that three (3) of the members first appointed  
17 shall be designated to serve terms of one (1), two (2) and three (3) years  
18 respectively from the date of their appointment. Each member shall hold  
19 office until his or her successor has been appointed and has qualified. A  
20 certification of the appointment or reappointment of any member shall be  
21 filed with the City Clerk and such certificate is conclusive evidence of the  
22 due and proper appointment of such member.

23  
24 (c) **Qualifications of Members:** Any person may be appointed as a  
25 member if he or she resides or is engaged in business, which means  
26 owning a business, practicing a profession, or performing a service for  
27 compensation, or serving as an officer or director of a corporation or other  
28 business entity so engaged, within the area of operation of the Agency and  
29 the City. One (1) of the members shall be experienced in finance, one (1)  
30 in real estate, one (1) in retail business and one (1) in urban design.

31  
32 (d) **Compensation:** No members shall receive compensation for services,  
33 but is entitled to the necessary expenses, including travel expenses,  
34 incurred in the discharge of his or her duties.

35  
36 **Sec. 23-8. Powers of the Board:** The Board shall exercise the following  
37 powers:

38  
39 (a) Prior to a Community Redevelopment Plan being approved by  
40 Broward County's Board of County Commissioners:

- 41  
42 (i) to employ an Executive Director, technical experts and  
43 such other agents and employees as the Board deems  
44 necessary for the Agency;  
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46 (ii) to employ or retain legal counsel and staff,

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(iii) to receive and administer funds from the City or other sources and make such expenditures as the Board deems necessary, for the administrative expenses and overhead of the Agency; and

(iv) to prepare and recommend the adoption of a Community Redevelopment Plan to the City Commission, in accordance with the provisions of Sec. 23-163.360, Fla Stat. (2001).

(b) After the Community Redevelopment Plan is approved by Broward County's Board of County Commissioners: all powers which are capable of being exercised by community redevelopment agencies as set forth in Sec. 23-163.340 through 163.395, Fla. Stat. (2001) unless the Board of County Commissioners reserves any such powers in its Resolution delegating permanent powers to the Agency pursuant to Sec. 23-163.410, Fla. Stat. (2001)

(c) After the Community Redevelopment Plan is approved by Broward County's Board of County Commissioners: the power to acquire by condemnation any interest in real property, including a fee simple title interest, is hereby expressly delegated to the Agency whenever it deems such interest necessary for, or in connection with, community redevelopment and related activities pursuant to the provisions of Section 163.375, Fla. Stat. (2001).

(d) After the Community Redevelopment Plan is approved by Broward County's Board of County Commissioners: the power to approve the acquisition, demolition, removal, or disposal of property and the power to assume the responsibility to bear loss as provided in s. 163.370(3) is hereby expressly delegated to the Agency;

(e) The Board may not exercise the following powers:

(i) the power to determine an area to be a slum or blighted area, or combination thereof; to designate such area as appropriate for community redevelopment; and to hold any public hearings required with respect thereto;

(ii) the power to grant final approval to community redevelopment plans and modifications thereof;

(iii) the power to approve the development of community policing innovations.

1 (f) The Board may not exercise the power to authorize the issuance of  
2 revenue bonds, as provided in s. 163.385, Fla. Stat. (2001) without the  
3 prior approval of the City Commission.  
4

5 **Sec. 23-9. Procedures of the Board.**  
6

7 (a) **Quorum.** A majority of the Board's members constitutes a quorum  
8 for the purpose of conducting business and exercising the powers of the  
9 Agency and for all other purposes. Action may be taken by the Agency  
10 upon the vote of a majority of the members present, unless the bylaws of  
11 the Board require a larger number.  
12

13 (b) **Chair and Vice Chair:** The City Commission of the City of Coral  
14 Springs shall designate a chair and vice chair from among the members of  
15 the Board.  
16

17 (i) The Chair shall be the presiding officer, when present  
18 and eligible, at all meetings of the Board.  
19

20 (ii) The Vice Chair shall become the Chair pro-tempore in  
21 the absence of the Chair at any meeting of the Board.  
22

23 (c) **Staff.** The Board of the Agency may employ an executive director,  
24 technical experts, legal staff and such other agents and employees,  
25 permanent and temporary, as it requires, and determine their  
26 qualifications, duties and compensation.  
27

28 (d) **Meetings** Annually the Board shall establish a schedule of regular  
29 meetings. Special meetings may be called by the Chair, any three Board  
30 members or the Executive Director whenever, in their opinion, Board  
31 business requires it. At least twenty-four hours notice and the nature or  
32 purpose of the special meeting shall be delivered to the Board and the  
33 public.  
34

35 (e) **Governing Rules.** Except as otherwise provided by this section, the  
36 methods or organization and the conduct of business of the Board shall be  
37 governed by *Robert's Rules of Order Newly Revised, 1990 edition.*  
38

39 (f) **Public Hearings.** All public hearings and meetings of the Agency  
40 shall be conducted in accordance with the requirements of City Code and  
41 as provided by law.  
42

43 (g) **Annual Report.** The Agency shall file with the City Commission and  
44 with the Auditor General, on or before March 31 of each year, a report of  
45 its activities for the preceding fiscal year, which report shall include a  
46 complete financial statement setting forth its assets, liabilities, income, and

1 operating expenses as of the end of such fiscal year. At the time of filing  
2 of the report, the Agency shall publish in a news paper of general  
3 circulation in the City a notice to the effect that such report has been filed  
4 with the City and that the report is available for inspection during business  
5 hours in the office of the City Clerk and in the office of the Agency.  
6

7 **Sec. 23-10. Severability.** If any section or portion of a section of this Ordinance is  
8 declared to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or  
9 impair the validity, force, or effect of any other section or part of the Ordinance.  
10

11 **Sec. 23-11. Effective Date.** This Ordinance shall become effective upon approval of the  
12 City Commission.  
13

14  
15 PUBLISHED the 6 day of Oct., 2001.

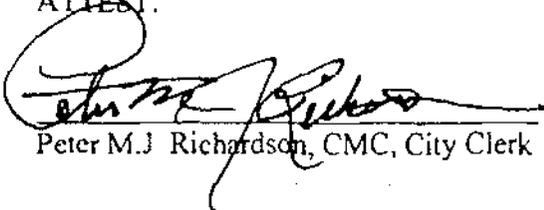
16 PASSED FIRST READING the 16 day of Oct., 2001.

17 PASSED SECOND READING the 6 day of Nov., 2001  
18

19 CITY OF CORAL SPRINGS, FLORIDA

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21   
22 JOHN SOMMERER, Mayor  
23

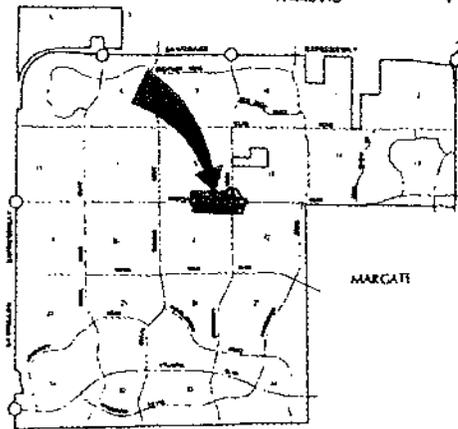
24 ATTEST.

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28 Peter M.J. Richardson, CMC, City Clerk  
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30

31 Unanimous   
32 Motion/2nd

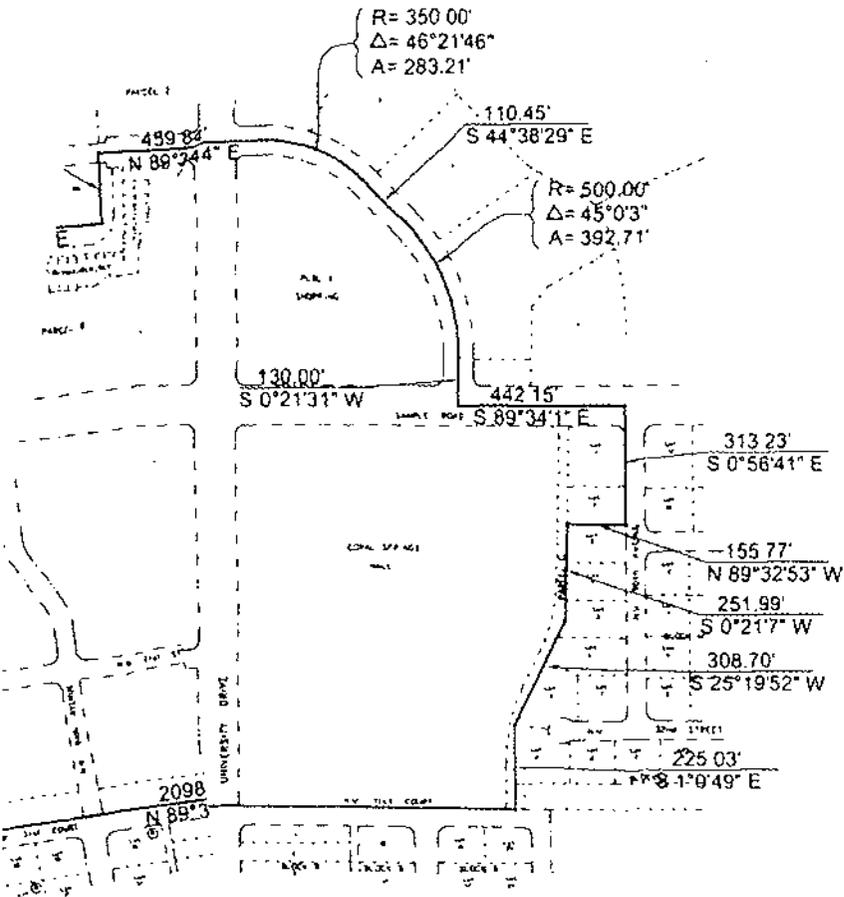
		Yes	No
33			
34	___ Mayor Sommerer	___	___
35	<input checked="" type="checkbox"/> Vice Mayor Berk	___	___
36	___ Commissioner Stradling	___	___
37	___ Commissioner Calhoun	___	___
38	<input checked="" type="checkbox"/> Commissioner Polin	___	___

FARELAND



### LOCATION PLAN

N T S



URVEY

01-111

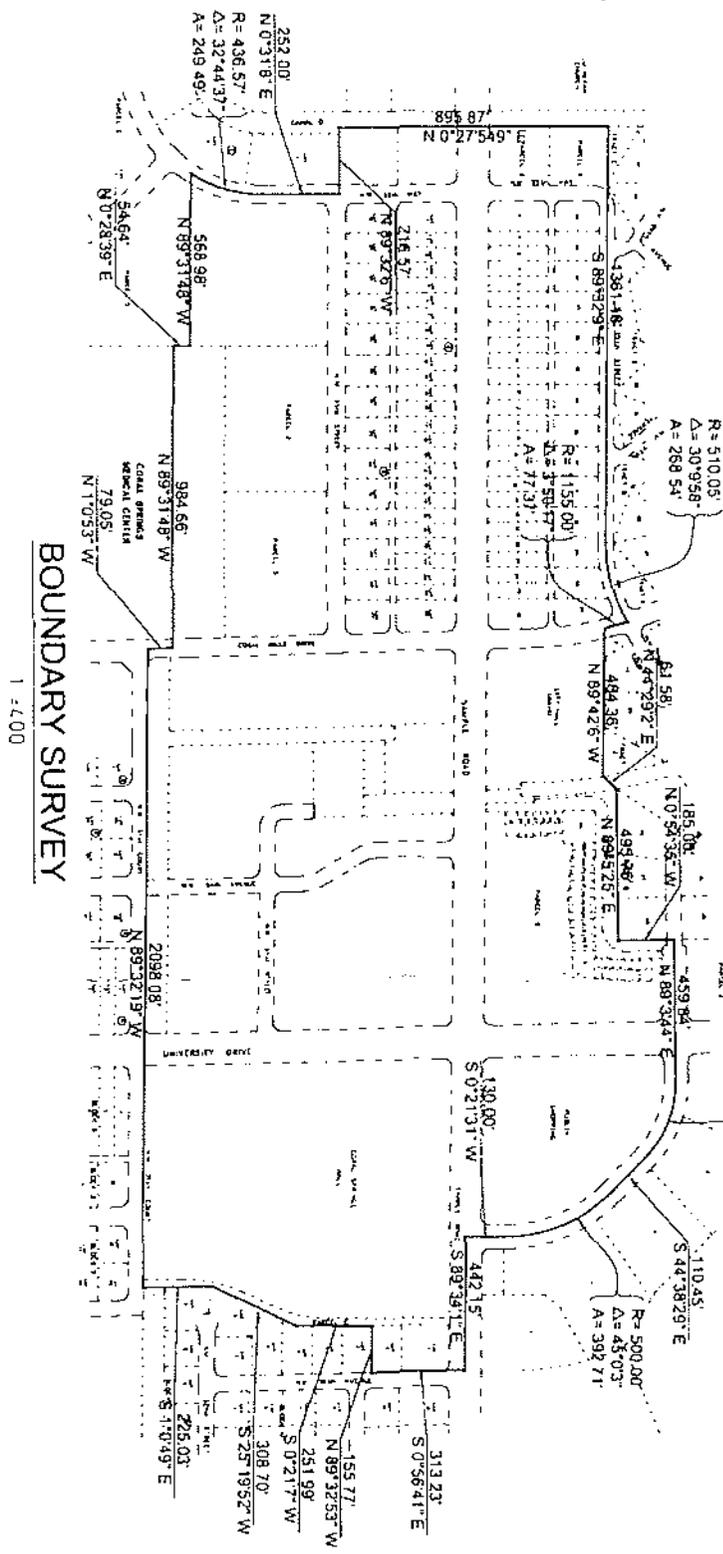


CITY OF CORAL SPRINGS ENGINEERING DIVISION

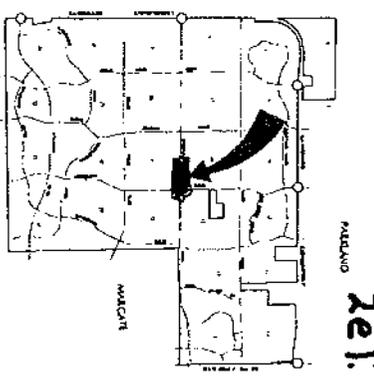
## DOWNTOWN CORAL SPRINGS

Drawn by ELK  
 Date 8-6-01  
 Scale AS SHOWN  
 Checked by

# EXHIBIT A COMMUNITY REDEVELOPMENT AREA



BOUNDARY SURVEY  
1:2,000



LOCATION PLAN  
N.T.S.



CITY OF CORAL SPRINGS ENGINEERING DIVISION

DOWNTOWN CORAL SPRINGS

Drawn by: SLK  
Date: 8-6-01  
Scale: AS SHOWN  
Checked by: SH/VN