



Coral Springs Community Redevelopment Agency

Community Redevelopment Master Plan



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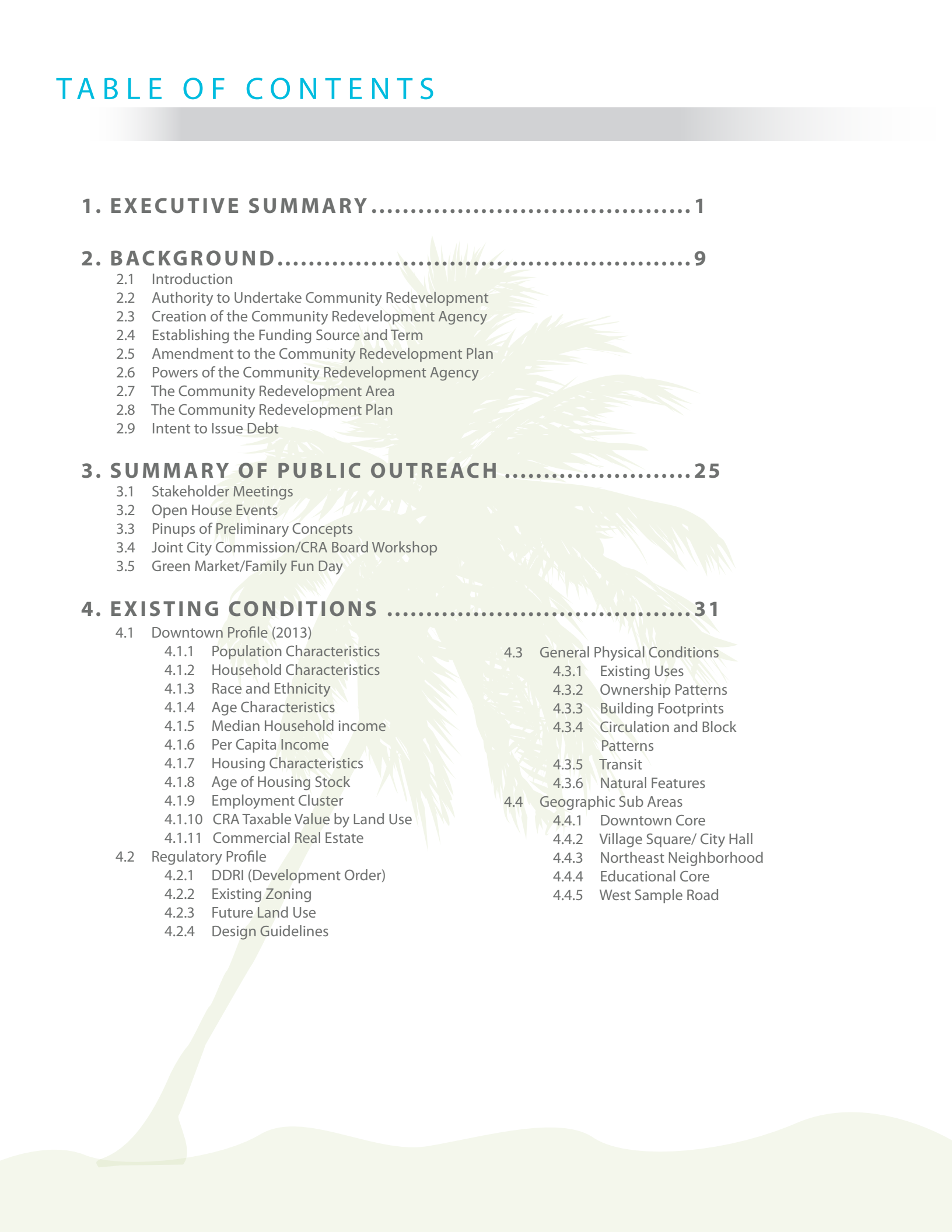
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ADOPTED
JUNE 18, 2014

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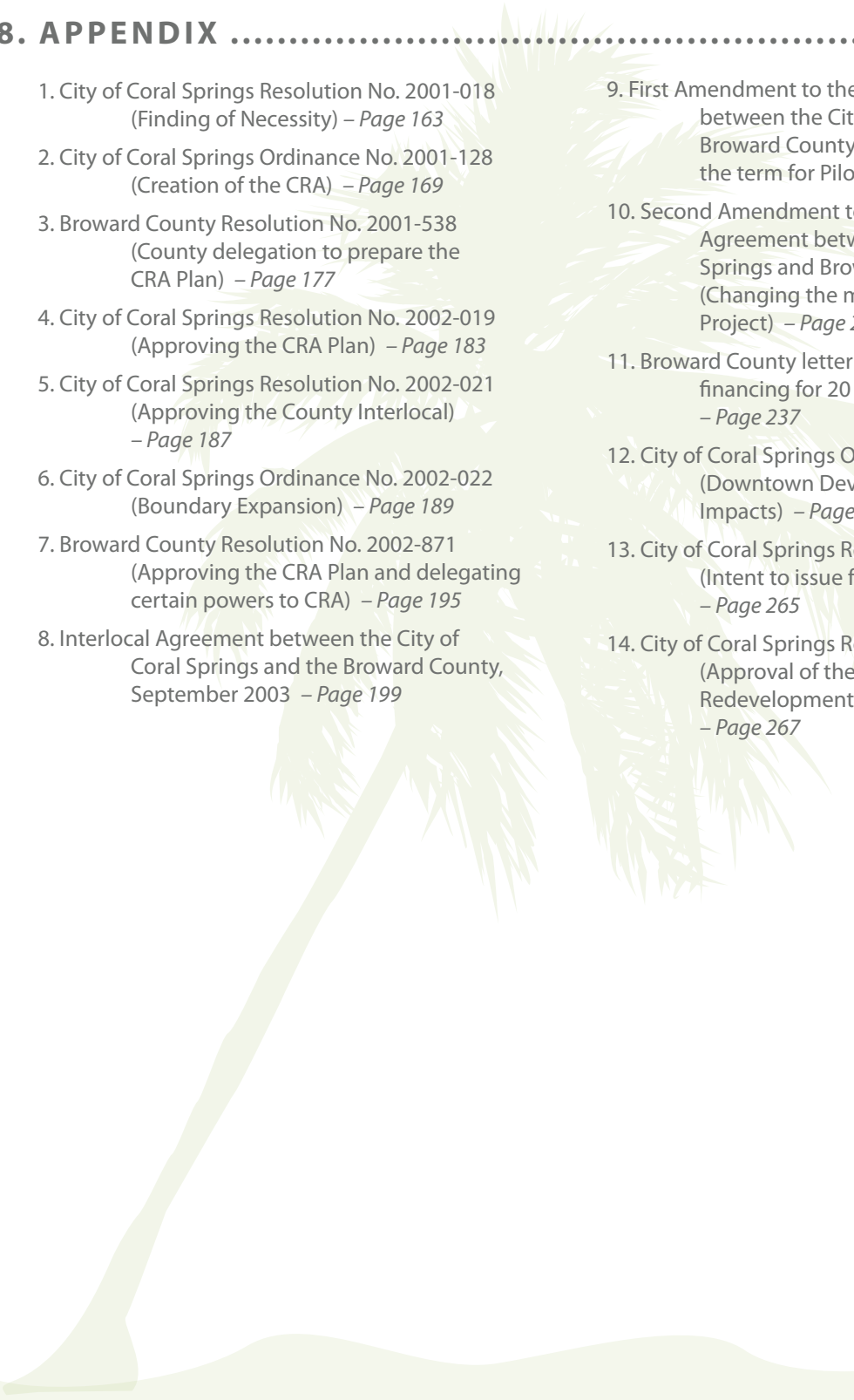
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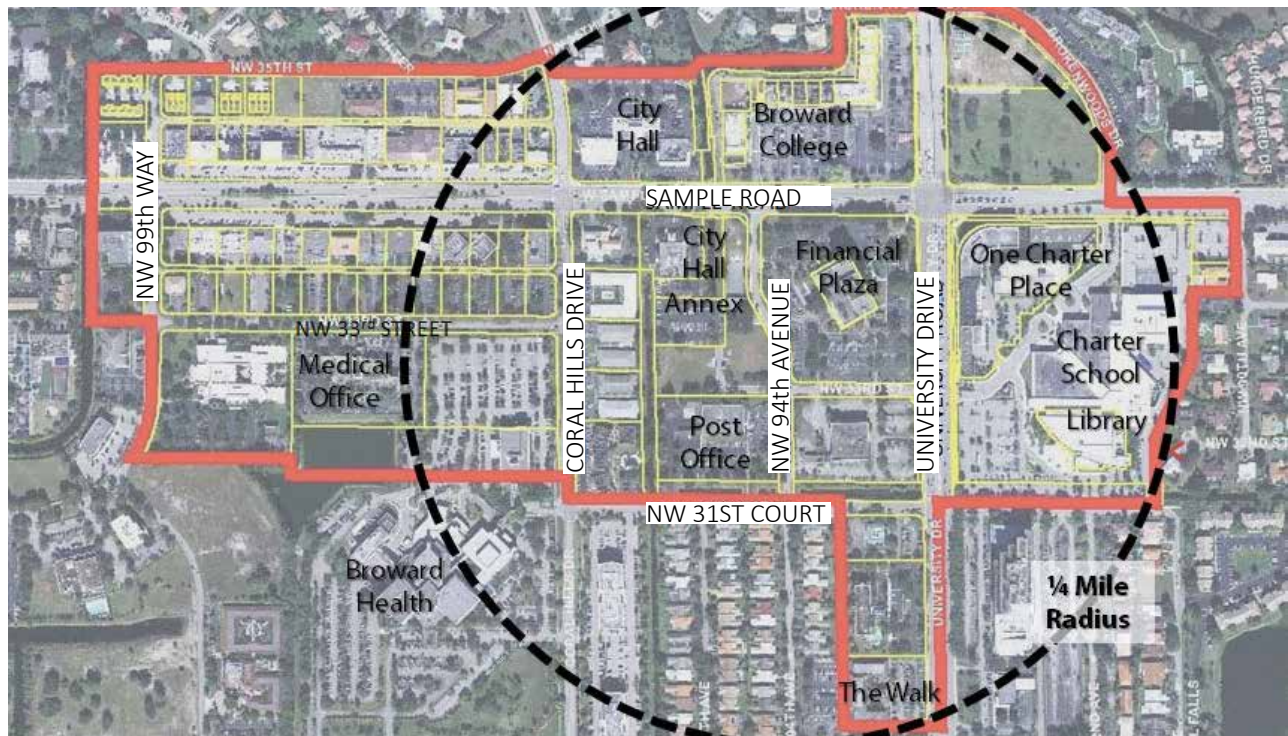
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1. EXECUTIVE SUMMARY

INTRODUCTION:

Downtown Coral Springs is the Coral Springs Community Redevelopment Area. Since the City was established in 1963, there was a time when the intersection of University Drive and Sample Road was going to be the financial hub when the mall came in. It featured the City's most prominent buildings including City Hall, the Coral Springs Mall and Financial Plaza. But because these buildings were designed based on a suburban model, they were stand-alone buildings that could never foster cross connectivity and a traditional downtown walking environment. In addition, deed restrictions limited uses and prohibited any changes to building footprints making it impossible to create new building forms or uses as the original property developer, WCI, held all of the deed restrictions. While this approach worked well in the 1960s and gave property owners certainty about future development, it did not account for the changing demographics and needs of the present day community.

Coral Springs was developed as a premiere community for families with excellent schools, parks, and student athletics, but it lacks the social and entertainment infrastructure that builds long-term attachment and loyalty. This is especially true of young professionals and recent college graduates who might have grown up in Coral Springs, but are less inclined to move back to establish their career and family. It is also true for older retirees who would like to move into a smaller home in the center of town. This Plan identifies real opportunities to introduce more housing, retail, and entertainment into the Downtown, and to create a connected urban center with parks and open spaces that enhance the community's experience. This amendment, when duly adopted by the City Commission, will serve as the Community Redevelopment Plan for the Coral Springs Community Redevelopment Area.



CRA boundary and site map shown with a quarter mile walking radius illustrates a five minute walk from the Downtown Core.

CONTEXT:

On March 6, 2001, the City Commission determined the existence of slum and blight in the downtown area and approved the findings of necessity as Resolution No. 2001-018 in order to avoid additional economic and physical decline. On November 6, 2001 by Ordinance No. 2001-128 the City Commission formally created the Community Redevelopment Agency (CRA). By City Ordinance No. 2002-22, the City Commission expanded the CRA boundaries.

The Broward County Commission adopted Resolution No. 2001-538 on June 2, 2001, which delegated certain powers to the City of Coral Springs to create a Community Redevelopment Agency (CRA) and to prepare a Community Redevelopment Plan. A Plan was prepared and formally adopted by the City Commission on June 4, 2002 by Resolution No. 2002-019. The current version of the CRA Plan is dated May 1, 2002. On September 24, 2002, the Broward County Commission adopted Resolution No. 2002-871 approving the CRA Plan and delegating certain redevelopment powers to the City.

The City entered into an Interlocal Agreement with Broward County on September 2, 2003 that created a pilot period of five years, in which the County agreed to pay the net present value of the County's share of tax increment up to \$8M total, for a specific phase of the redevelopment project. The first amendment to the Interlocal Agreement changed the effective date of the pilot period from 2003 to September 2, 2005. A second amendment reduced the minimum project value required for County investment in CRA projects. After the first term of the pilot period expired, the County had the option to extend the pilot period for fifteen additional years with the same terms and conditions, or revert to traditional tax increment financing using a base year of 2011. The County chose to revert to tax increment payments by a letter dated September 23, 2010 (included in the Appendix). Subject to certain exceptions, increment will be contributed by the County through 2031. The CRA will expire in 2032.

Additional funds come from tax increment payments from the City of Coral Springs, North Broward Hospital District, and Children's Services Council. The CRA returns the payment to the Children's Services Council with the provision that the Council expends such funds for the benefit of children within the CRA area.

The initial Community Redevelopment Area as described in the Finding of Necessity was 129 acres. The CRA was later expanded by 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. The overall boundaries of the Community Redevelopment Area are shown graphically to the left and by legal description in the Appendix. Compared to other Community Redevelopment Areas, the Coral Springs Community Redevelopment Area is quite small and will, consequently, generate a much smaller tax increment for the purpose of funding redevelopment activities.

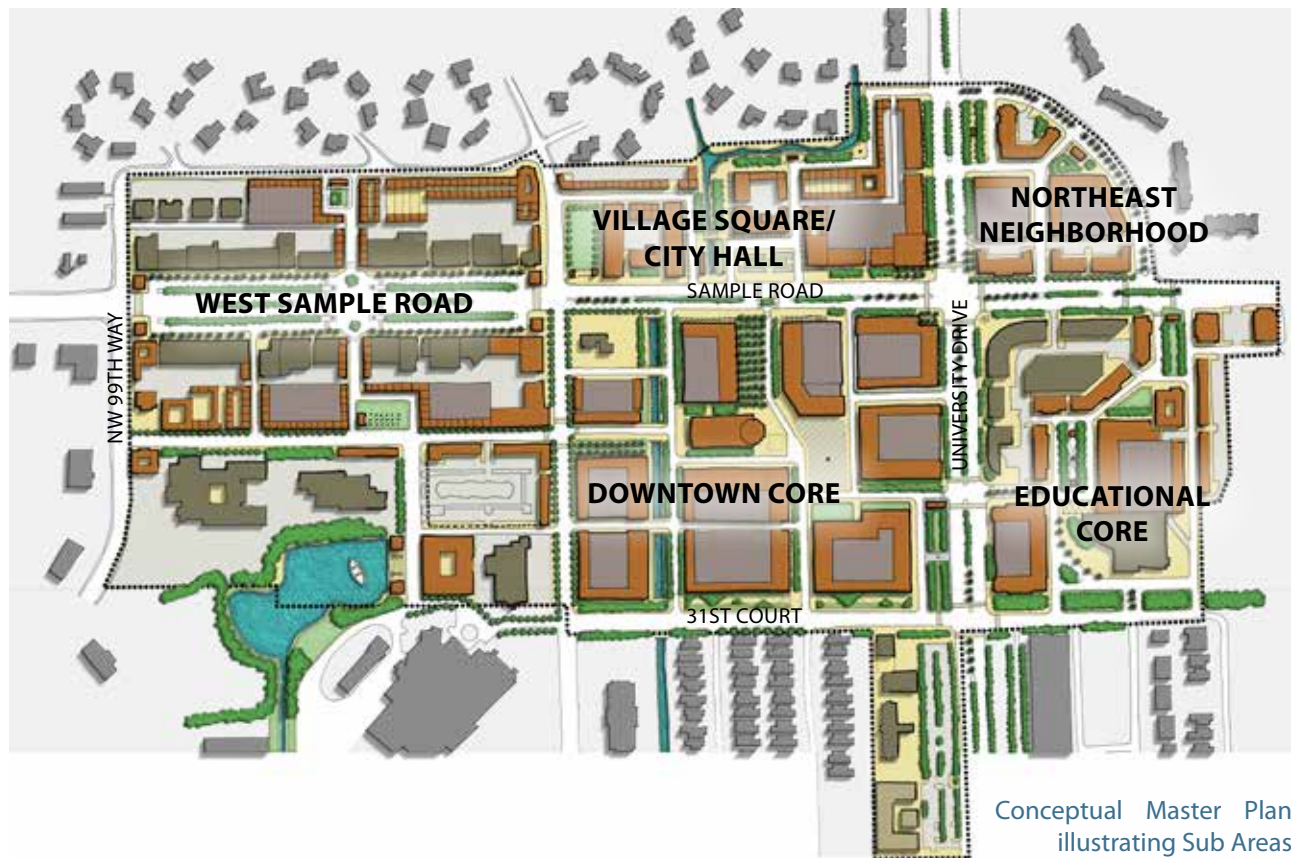
Furthermore, the 2002 CRA Plan relied on a development scheme created by the Master Developer, Amera Urban Developers. After a competitive bidding process, the City entered into a development partnership with Amera Urban Developers, to lead redevelopment of the downtown core, while supporting private development efforts in the remainder of the CRA. The southeast parcel was the only project that was completed before the economic downturn. In addition, in 2005 CRAs lost their power to use eminent domain. As a result, most of the assumptions in the 2002 CRA Plan are no longer current or relevant. Therefore, this CRA Plan revision reflects current economic conditions and potential new redevelopment opportunities in light of these changes.

THE PLAN CONCEPT:

This plan amendment reflects substantial and targeted input from the community, the City staff, and elected officials which was gathered using a variety of outreach tools. The public outreach was led by the consultant team of Redevelopment Management Associates (RMA), who was contracted to write the CRA Plan Revision. Overall, RMA was able to reach over 100 individuals in this accelerated planning process.

The programs and projects in this CRA plan were conceived as an overall design concept which was developed in collaboration with the community, CRA Board, City Commission, property owners, businesses, and City staff. Each comment, concern, and idea was evaluated and considered in the design process.

The overall plan concept suggests a more integrated street network with new streets, new pedestrian paths and passageways, aesthetic upgrades to drainage canals, 12.65 acres of open space and great plazas, a dynamic mix of uses including up to 2,100 new residential units over the long term and 215,000 square feet of retail, 22,000 square feet of office, as well as cultural and educational opportunities. These elements are incorporated into distinct districts each with their own identity and character.



- **Sub Area 1: Downtown Core**

The Downtown Core is the proposed center and will have the initial redevelopment activities described as phase one. The strategy for this area is to capitalize on the momentum from the planned municipal complex with an urban block pattern and form. This includes new streets, multi-level residential with structured parking, designated retail oriented streets, upgrades to the canal, a central plaza and the Art Walk extension behind the municipal complex. It also suggests connections south to The Walk retail center. The most intense development would occur in the first phase with subsequent phases planned through year 2032.

- **Sub Area 2: Northeast Neighborhood**

The strategy for the Northeast Neighborhood District is to create a transition between the residential neighborhoods to the north and the more intense development in the Downtown Core with a potential grocery store, multi-level residential and neighborhood retail in the short term.

- **Sub Area 3: Village Square/ City Hall**

The redevelopment opportunities for the Village Square/ City Hall Sub Area are tied to future development of the City Hall property which will become available for development once the municipal complex is completed. The strategy for this sub area is to introduce low scale residential townhouses oriented towards the waterway with neighborhood retail in phase one once the City hall site becomes available for redevelopment. Mid term development is envisioned for the Village Square property, once the downtown has stabilized.

- **Sub Area 4: Educational Core**

The Educational Core development is envisioned in the first phase of development and its primary purpose is to capitalize on the City's brand as a center for educational excellence. The strategy is to expand the existing educational facilities on site and to introduce new facilities, including higher education, related residential both apartment and townhomes, some retail, and office. The design scheme includes additional uses with plazas and an extension of the Art Walk.

- **Sub Area 5: West Sample Road**

West Sample Road's redevelopment is also long term. The strategy is to transition the sub area into a more traditional retail corridor and reconfigure the right of way based on Broward County's Complete Streets initiative which balances the needs of all modal users-pedestrians, bicycles, cars and transit. In the long term, the scheme depicts the current master parking area being replaced with surface parking that is internal to the block and/or structured parking. Residential uses may be upgraded or replaced with townhomes. Existing retail will be upgraded and the block will have more breaks to facilitate better access for pedestrians. The scheme also includes a neighborhood transit center which will be needed to offset traffic congestion and to create a truly multi-modal downtown. All development described for this sub area is long term.

REDEVELOPMENT PROGRAM AND PROJECTS:

The projects and programs of the Community Redevelopment Agency are designed to solve underlying problems which have a blighting influence on the Community Redevelopment Area, satisfy basic needs of the populace or take advantage of opportunities for economic, social or aesthetic improvements. Overall redevelopment strategies of both the CRA and the City are embodied within these projects and programs undertaken by the CRA.

- **Group 1:** Planning, includes preparing and implementing large scale and small scale plans which are comprehensive and collaborative. Typically, these plans take several months to prepare following detailed research, analysis, and community input, and must be approved by the CRA Board and City Commission in a public process.
- **Group 2:** Redevelopment Projects, includes projects created and/or funded by the CRA to address specific geographic locations, for example property redevelopment and infrastructure improvements.
- **Group 3:** Community Improvement Programs, includes ongoing grant and subsidy programs that promote CRA objectives, for example small business development, façade improvements, property upgrades, affordable housing, maintenance, special event programming and business recruitment.

The immediate objective for the next five years is to focus on the Downtown Core to capitalize on the redevelopment activities from the Municipal Complex and to build new infrastructure to support additional development. The key priorities include completing the Art Walk, making improvements to NW 94th Way, streetscape improvements on NW 32nd Street, constructing the extension to NW 32nd Street, planning to design and construct a new roadway along the north/south canal behind the new Municipal Complex to extend the Art Walk and enhance connectivity, and extending the Art Walk to the Educational Core. Another key priority is property acquisition for the purposes of redeveloping the Downtown Core and the Northeast Neighborhood. (Note eminent domain powers are no longer available to the CRA and all property acquisitions must be conducted in partnership with the private sector.) Additional priorities include a planning study for West Sample Road and for the Educational Core to redevelop the Educational Core in the next five years.

Funding projections for the next ten years are included in Chapter 7 of this Plan.

Proposed Programs and Projects

The following is a list of proposed programs and projects which are further described in Chapter 6.

6.2.1 Group 1: Planning

- 1.1 Areawide and Sub Area Plans

6.2.2 Group 2: Redevelopment Projects

- 2.1 Sub Area Capital Improvement Plans
- 2.2 Mixed-Use Redevelopment
- 2.3 Workforce Housing and Market Rate Housing
- 2.4 Transportation Gateway Hub
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- 2.7 Northwest Regional Library
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- 2.9 City Hall Redevelopment
- 2.10 Village Square
- 2.11 West Sample Road Improvement Program

6.2.3 Group 3: Community Improvement Programs

- 3.1 Job Placement and Entrepreneurship
- 3.2 Retail and Restaurant Business Development Program
- 3.3 Economic Development Incentives for Job Creation
- 3.4 Site and Building Development Assistance Program
- 3.5 Grant Administration Program
- 3.6 Incentive Programs
- 3.7 Community Activities Sponsorship Programs
- 3.8 Downtown Community Trolley
- 3.9 Arts Based Economic Development Program
- 3.10 Clean and Safe Program
- 3.11 Downtown Marketing and Events
- 3.12 Public Space and Public Property Improvement Program

ORGANIZATION:

This Plan Revision is organized into several chapters as follows:

Chapter 1 provides an overview of the key findings and recommendations for the Plan Revision.

Chapter 2 provides the background for the Community Redevelopment Agency, why and how it was established, its powers, funding structure and term of life.

Chapter 3 provides an overview of the community outreach effort and describes the various events and interviews which led to the Plan Revision.

Chapter 4 includes an assessment of the existing conditions, regulatory framework, and economic climate and establishes the five sub areas.

Chapter 5 provides an analysis of needs and opportunities within each of the sub areas and establishes the rationale for the redevelopment projects and programs.

Chapter 6 describes the allowable redevelopment projects and programs in the context of the conceptual design scheme which was developed based in coordination with the community outreach efforts. This section gives the agency legislative authority to carry out redevelopment activities.

Chapter 7 contains the financial analysis and projections.

The Appendices include all of the resolutions, ordinances, and Interlocal Agreements which govern the Community Redevelopment Agency. It also includes the relevant regulatory documents.



2. BACKGROUND

2.1 INTRODUCTION

Coral Springs is a master planned community created in the 1960s by Coral Ridge Properties. The City was initially conceived by Coral Ridge Properties as developable land became scarce in the Fort Lauderdale Area. It was incorporated in 1963 and further developed by Westinghouse Electric Corporation who used the City to test their home products. At that time, the population was projected to be 50,000 and Coral Springs and was branded as an ideal City with homes equipped with modern conveniences and appliances. In fact, Westinghouse developed the Electra Center (which later became the current City Hall) to display the company's modern appliances and technologies. The City rapidly developed and population increased with new families in search of a better quality of life.

Today, the population has reached over 122,944, according to the 2013 Bureau of Economic and Business Research (BEBR). However the City's development patterns, which were based on an old ideal of limited access neighborhoods and strip commercial shopping centers on a limited roadway network, are no longer viable and must be adapted for the current and future downtown. The City also realized that it could never redevelop downtown given the deed restrictions imposed by the original developer, Florida National Properties, against certain property within the downtown which limited uses and prohibited any changes to building footprints without approval from the developer. Although the developer's successor, WCI Communities, had recorded Notices of Non-Enforcement of Declaration of Restrictions and Protective Covenants in 1996 relating to the affected property, it contended in 2003 that WCI maintained a right of enforcement of these restrictions. Such contention was made despite the issuance of Broward County Circuit Court orders in 1999 and 2000 the net effect of which was to vest title to the property in the City of Coral Springs without awarding compensation to the property developer for the value of



Before and after development in the 1960s

the deed restrictions. As a result of the position taken by WCI, in 2004 Amera Urban Developers, as the selected master developer for the initial phase of development within the downtown area, filed suit against WCI for a declaration that the deed restrictions were of no force and effect against the property. Both the City and the CRA joined in the lawsuit on behalf of Amera Urban Developers. Ultimately, the matter was satisfactorily resolved which allowed the property to be conveyed to the master developer for construction of the initial phase of redevelopment of the downtown area.

In 2001, the City initiated a study to create a funding source and entity to manage downtown's redevelopment. The first step in this process--the findings of necessity report--documented the need to focus on upgrading downtown Coral Springs to avoid its decline sooner rather than later. It noted that the land parcelization and commercial development had become functionally obsolete as evident with the Coral Springs Mall failure and subsequent purchase by the City. It found several factors which contributed to the area's impending blight specifically: unsanitary and unsafe conditions related to poor infrastructure and pedestrian amenities, inadequate and outdated building density patterns of a suburban character, faulty lot layout and fragmented pattern of ownership and vacant or underutilized land, transportation facilities which are incapable of handling traffic flows, faulty and inadequate street layout, inadequate parking and inadequate pedestrian and bicycle facilities. Therefore, in order to avoid additional economic and physical decline, the City approved the Findings of Necessity by Resolution No. 2001-018 and formally created a Community Redevelopment Agency (CRA) on November 6, 2001 by Ordinance No. 2001-128. The CRA area was later expanded by Ordinance No. 2002-22 on June 4, 2002.



Westinghouse Electra Center

The Downtown Coral Springs concept was incorporated into the 2002 CRA Plan, and was implemented in 2005 through the City Commission's Development of Regional Impact (DRI) through Ordinance No. 2005-105 which was done in conjunction with the City adopting a mixed-use land use category (Local Activity Center (LAC)) to the Future Land Use Element of the City's Comprehensive Plan through Ordinance No. 2004-119. Although the zoning was not updated to reflect the LAC, the City adopted the Urban Landscape and Design Guidelines for the Downtown Coral Springs concept in 2002, which is incorporated into the City's zoning code by reference.

The 2002 CRA Plan relied on the Amera Urban Developers scheme which divided the entire CRA into sub areas with the southwest quadrant as the downtown core. In this scheme, the City entered into a development partnership with Amera Urban Developers to lead redevelopment of the downtown core, while supporting private development efforts in the remainder of the CRA. The southeast parcel was the only project completed before the economic downturn in 2008. As a result, most of the assumptions in the 2002 CRA Plan are no longer current or relevant.

The City Commission, on June 4, 2002, by Resolution No. 2002-019, formally adopted the current version of the CRA Plan dated May 6, 2002. On September 24, 2002, the Broward County Commission adopted Resolution No. 2002-871 approving the CRA Plan and delegating certain redevelopment powers to the City.

This amendment, when duly adopted by the City Commission, will serve as the Community Redevelopment Plan for the Coral Springs Community Redevelopment Area.

Coral Springs advertisement for new homes from the 1960s



2.2 AUTHORITY TO UNDERTAKE COMMUNITY REDEVELOPMENT

This document has been prepared under the direction of the Coral Springs Redevelopment Agency in accordance with the Community Redevelopment Act of 1969, F.S. 163, Part III. In recognition of the need to prevent and eliminate slum and blighted conditions within the community, the Act confers upon counties and municipalities the authority and powers to carry out "Community Redevelopment". For the purposes of this Community Redevelopment Plan, the following definition, taken from the Florida State Statutes, Section 163.340, shall apply:

Community redevelopment or redevelopment means undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area, or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan.

The ability of a county or municipality to utilize the authority granted under the Act is predicated upon the adoption of a "Finding of Necessity" by the governing body. This finding must demonstrate that:

1. One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in the county or municipality; and
2. The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the county or municipality.

The City Commission of the City of Coral Springs determined the existence of slum or blighted conditions and designated a certain area appropriate for community redevelopment by Resolution No. 2001-018 on March 6, 2001. The Broward County Commission adopted Resolution No. 2001-538 on June 2, 2001, which delegated certain redevelopment powers to the City and authorized the City to prepare a community redevelopment plan. Further, the City Commission made an additional determination of slum or blighted conditions in order to expand the original redevelopment area by Resolution No. 2002-022 to include an additional portion of University Drive. The County Commission approved this expansion, approved the CRA Plan and delegated certain redevelopment powers to the City by Resolution No. 2002-871 on September 24, 2002.

2.3 CREATION OF THE COMMUNITY REDEVELOPMENT AGENCY

Upon the adoption of a “Finding of Necessity” by the governing body and upon further finding that there is a need for a Community Redevelopment Agency to function in the county or municipality to carry out community redevelopment purposes, any county or municipality may create a public body corporate and politic to be known as “Community Redevelopment Agency”. The Agency shall be constituted as a public instrumentality, and the exercise by the Agency of the powers conferred by Chapter 163, Part III, Florida Statutes shall be deemed and held to be the performance of an essential public function. (Section 163.356(1) Florida Statutes)

The City of Coral Springs City Commission established the Coral Springs Community Redevelopment Agency on November 6, 2001 by Ordinance No. 2001-128. The organizational structure of the agency was also established at that time to include a Board of Directors and appointed a seven member board, with each member having a four year term. The City Commission approved the Coral Springs CRA Plan by Resolution No. 2002-019 on June 4, 2002 as the guiding document of the redevelopment process.

2.4 ESTABLISHING THE FUNDING SOURCE AND TERM

The City entered into an Interlocal Agreement with Broward County on September 2, 2003 that created a pilot period of five years, in which the County agreed to pay the net present value of Broward County’s share of tax increment up to \$8M total, for a specific phase of the redevelopment project. The Interlocal Agreement was approved by the City Commission by Resolution No. 2002-21. Broward County made a payment to the CRA of \$2.2M for the net present value of the County’s share of tax increment for the pilot project, One Charter Place, in August, 2006. The first amendment to the Interlocal Agreement changed the effective date of the pilot period from September 2003 to September 2, 2005. A second amendment reduced the minimum project value required for County investment in CRA projects. After the first term of the pilot period expired, Broward County had the option to extend the pilot period for fifteen additional years with the same terms and conditions, or revert to traditional tax increment financing using a base year of 2011. Broward County chose to revert to tax increment payments by a letter dated September 23, 2010 (included in the Appendix). Subject to certain exceptions, increment will be contributed by Broward County through 2031. The CRA will expire in 2032.

Additional funds come from tax increment payments from the City of Coral Springs, North Broward Hospital District, and Children’s Services Council. The CRA returns the payment to the Children’s Services Council with the provision that the Council expends such funds for the benefit of children within the CRA area.

2.5 AMENDMENT TO THE COMMUNITY REDEVELOPMENT PLAN

This amendment to the CRA Plan is allowed in Chapter 163, Part III, Florida Statutes.

2.6 POWERS OF THE COMMUNITY REDEVELOPMENT AGENCY

As authorized by the Community Redevelopment Act, a wide variety of powers are available to the City of Coral Springs to carry out redevelopment activities. These powers were delegated to the City by Broward County by Resolution No. 2002-871.

In addition, on November 6, 2001, by Resolution No. 2001-128, the City established the Coral Springs Community Redevelopment Agency. Powers conferred upon the CRA are set forth in the Community Redevelopment Act, Section 163.370 Florida Statutes.

The powers of the Board are as follows:

1. To employ an Executive Director, technical experts and such other agents and employers.
2. To employ or retain legal counsel and staff.
3. To receive and administer funds from the City or other sources to make such expenditures as the Board deems necessary, for the administrative expenses and overhead of the agency.
4. To prepare and recommend the adoption of a Community Redevelopment Plan to the City Commission.
5. After the CRA Plan is approved by Broward County:
 - a. All powers which are capable of being exercised by community redevelopment agencies as set forth in Section 163.340 through 163.395, Florida Statutes.
 - b. To acquire by condemnation any interest in real property, including a fee simple title interest whenever it deems such interest necessary for, or in connection with community redevelopment and related activities pursuant to the provisions of Section 163.375, Florida Statutes.

On September 24, 2002, by Resolution No. 2002-871, Broward County delegated all of the powers designated by Chapter 163.330 of the Florida Statutes to the City except the following:

1. A boundary change.
2. An extension to the term of the Plan involving the continuing contribution by the taxing authorities beyond the original plan adoption as may have been amended.
3. A change to the Plan of such magnitude as would require a county or municipal land use plan amendment.

Chapter 163.370 Florida Statutes grants the following authority to redevelopment agencies:

1. Counties and municipalities may not exercise the power of eminent domain for the purpose of preventing or eliminating a slum area or blighted area as defined in this part; however, counties and municipalities may acquire property by eminent domain within a community redevelopment area, subject to the limitations set forth in Section 73.013 and 73.014 Florida Statutes or other general law.
2. Every county and municipality shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this part, including the following powers in addition to others herein granted:
 - a. To make and execute contracts and other instruments necessary or convenient to the exercise of its powers under this part.
 - b. To disseminate slum clearance and community redevelopment information.
 - c. To undertake and carry out community redevelopment and related activities within the community redevelopment area, which may include:
 - i. Acquisition of property within a slum area or a blighted area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition.
 - ii. Demolition and removal of buildings and improvements.
 - iii. Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, public areas of major hotels that are constructed in support of convention centers, including meeting rooms, banquet facilities, parking garages, lobbies, and passageways, and other improvements necessary for carrying out in the community redevelopment area the community redevelopment objectives of this part in accordance with the community redevelopment plan.
 - iv. Disposition of any property acquired in the community redevelopment area at its fair value as provided in Section 163.380 Florida Statutes for uses in accordance with the community redevelopment plan.
 - v. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the community redevelopment plan.
 - vi. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of real property in the community redevelopment area which, under the community redevelopment plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property.

- vii. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of any other real property in the community redevelopment area when necessary to eliminate unhealthful, unsanitary, or unsafe conditions; lessen density; eliminate obsolete or other uses detrimental to the public welfare; or otherwise to remove or prevent the spread of blight or deterioration or to provide land for needed public facilities.
 - viii. Acquisition, without regard to any requirement that the area be a slum or blighted area, of air rights in an area consisting principally of land in highways, railway or subway tracks, bridge or tunnel entrances, or other similar facilities which have a blighting influence on the surrounding area and over which air rights sites are to be developed for the elimination of such blighting influences and for the provision of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.
 - ix. Acquisition by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition of property in unincorporated enclaves surrounded by the boundaries of a community redevelopment area when it is determined necessary by the agency to accomplish the community redevelopment plan.
 - x. Construction of foundations and platforms necessary for the provision of air rights sites of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income.
- d. To provide, or to arrange or contract for, the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with a community redevelopment; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements; and to agree to any conditions that it deems reasonable and appropriate which are attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the undertaking or carrying out of a community redevelopment and related activities, and to include in any contract let in connection with such redevelopment and related activities provisions to fulfill such of the conditions as it deems reasonable and appropriate.

- e. Within the community redevelopment area:
 - i. To enter into any building or property in any community redevelopment area in order to make inspections, surveys, appraisals, soundings, or test borings and to obtain an order for this purpose from a court of competent jurisdiction in the event entry is denied or resisted.
 - ii. To acquire by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition any personal or real property, together with any improvements thereon.
 - iii. To hold, improve, clear, or prepare for redevelopment any such property.
 - iv. To mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real property.
 - v. To insure or provide for the insurance of any real or personal property or operations of the county or municipality against any risks or hazards, including the power to pay premiums on any such insurance.
 - vi. To enter into any contracts necessary to effectuate the purposes of this part.
 - vii. To solicit requests for proposals for redevelopment of parcels of real property contemplated by a community redevelopment plan to be acquired for redevelopment purposes by a community redevelopment agency and, as a result of such requests for proposals, to advertise for the disposition of such real property to private persons pursuant to Section 163.380 Florida Statutes prior to acquisition of such real property by the community redevelopment agency.
- f. To invest any community redevelopment funds held in reserves or sinking funds or any such funds not required for immediate disbursement in property or securities in which savings banks may legally invest funds subject to their control and to redeem such bonds as have been issued pursuant to Section 163.385 Florida Statutes at the redemption price established therein or to purchase such bonds at less than redemption price, all such bonds so redeemed or purchased to be canceled.
- g. To borrow money and to apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the Federal Government or the state, county, or other public body or from any sources, public or private, for the purposes of this part and to give such security as may be required and to enter into and carry out contracts or agreements in connection therewith; and to include in any contract for financial assistance with the Federal Government for or with respect to community redevelopment and related activities such conditions imposed pursuant to federal laws as the county or municipality deems reasonable and appropriate which are not inconsistent with the purposes of this part.

- h. To make or have made all surveys and plans necessary to the carrying out of the purposes of this part; to contract with any person, public or private, in making and carrying out such plans; and to adopt or approve, modify, and amend such plans, which plans may include, but are not limited to:
 - i. Plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements.
 - ii. Plans for the enforcement of state and local laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.
 - iii. Appraisals, title searches, surveys, studies, and other plans and work necessary to prepare for the undertaking of community redevelopment and related activities.
- i. To develop, test, and report methods and techniques, and carry out demonstrations and other activities, for the prevention and the elimination of slums and urban blight and developing and demonstrating new or improved means of providing housing for families and persons of low income.
- j. To apply for, accept, and utilize grants of funds from the Federal Government for such purposes.
- k. To prepare plans for and assist in the relocation of persons (including individuals, families, business concerns, nonprofit organizations, and others) displaced from a community redevelopment area and to make relocation payments to or with respect to such persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the Federal Government.
- l. To appropriate such funds and make such expenditures as are necessary to carry out the purposes of this part; to zone or rezone any part of the county or municipality or make exceptions from building regulations; and to enter into agreements with a housing authority, which agreements may extend over any period, notwithstanding any provision or rule of law to the contrary, respecting action to be taken by such county or municipality pursuant to any of the powers granted by this part.
- m. To close, vacate, plan, or replan streets, roads, sidewalks, ways, or other places and to plan or replan any part of the county or municipality.

- n. To organize, coordinate, and direct the administration of the provisions of this part, as they may apply to such county or municipality, in order that the objective of remedying slum and blighted areas and preventing the causes thereof within such county or municipality may be most effectively promoted and achieved and to establish such new office or offices of the county or municipality or to reorganize existing offices in order to carry out such purpose most effectively.
 - o. To develop and implement community policing innovations.
3. The following projects may not be paid for or financed by increment revenues:
- a. Construction or expansion of administrative buildings for public bodies or police and fire buildings, unless each taxing authority agrees to such method of financing for the construction or expansion, or unless the construction or expansion is contemplated as part of a community policing innovation.
 - b. Installation, construction, reconstruction, repair, or alteration of any publicly owned capital improvements or projects if such projects or improvements were scheduled to be installed, constructed, reconstructed, repaired, or altered within 3 years of the approval of the community redevelopment plan by the governing body pursuant to a previously approved public capital improvement or project schedule or plan of the governing body which approved the community redevelopment plan unless and until such projects or improvements have been removed from such schedule or plan of the governing body and 3 years have elapsed since such removal or such projects or improvements were identified in such schedule or plan to be funded, in whole or in part, with funds on deposit within the community redevelopment trust fund.
 - c. General government operating expenses unrelated to the planning and carrying out of a community redevelopment plan.
4. With the approval of the governing body, a community redevelopment agency may:
- a. Prior to approval of a community redevelopment plan or approval of any modifications of the plan, acquire real property in a community redevelopment area by purchase, lease, option, gift, grant, bequest, devise, or other voluntary method of acquisition; demolish and remove any structures on the property; and pay all costs related to the acquisition, demolition, or removal, including any administrative or relocation expenses.
 - b. Assume the responsibility to bear any loss that may arise as the result of the exercise of authority under this subsection, in the event that the real property is not made part of the community redevelopment area.

2.7 THE COMMUNITY REDEVELOPMENT AREA

Pursuant to State Statutes, a community redevelopment area must be a slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly. The City of Coral Springs Community Redevelopment Agency generally consists of the four quadrants at the intersection of Sample Road and University Drive which have become functionally obsolete and are beginning to show signs of decline and disinvestment. The CRA was created as a way to avoid further physical and economic decline. Deterioration is self-perpetuating because as conditions become worse, businesses and residents are less likely to make property improvements and economic investment in the area. This cycle severely limits the ability of private enterprise to stop the spread of slum and blight without public assistance. The CRA was also created as a mechanism to use eminent domain to lift deed restrictions which were prohibiting any changes to building footprints and uses. During the 2006 Legislative Session, the Florida Legislature enacted amendments to State Law that prohibit the condemnation of private property to prevent or eliminate slum or blight conditions, and to prohibit the transfer of seized private property to private parties for a period of ten years following the condemnation. Due to this amendment eminent domain is no longer a significant redevelopment tool.

A Finding of Necessity for the initial 129 acres of the Coral Springs Community Redevelopment Area was approved as Resolution No. 2001-018 and formally created a Community Redevelopment Agency (CRA) on November 6, 2001 by Ordinance No. 2001-128. The CRA was later expanded by Ordinance No. 2002-22 for 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. The overall boundaries of the Community Redevelopment Area are shown graphically below and by legal description in the Appendix.



2.8 THE COMMUNITY REDEVELOPMENT PLAN

All public redevelopment activities expressly authorized by the Community Redevelopment Act and funded by tax increment financing must be in accordance with a redevelopment plan which has been approved by the City Commission. Like the City's Comprehensive Plan, the Community Redevelopment Plan is an evolving document which must be evaluated and amended on a regular basis in order to accurately reflect changing conditions and community objectives. The City adopted the CRA Plan by Resolution No. 2002-019 on May 1, 2002 as the guiding document of the redevelopment process.

In accordance with 163.362 Florida Statutes, the Community Redevelopment Plan must include the elements described below. The following section includes language from the statute shown in italic type, with a brief response to each element in normal type.

1. *Contain a legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries shown in the plan.*

A legal description of the boundaries of the Coral Springs CRA are included in the Appendix. The area within the boundaries was shown to contain slum and blight in Resolution No. 2001-018, is included in the Appendix.

2. *Show by diagram and in general terms:*
 - a. *The approximate amount of open space to be provided and the street layout.*
 - b. *Limitations on the type, size, height, number, and proposed use of buildings.*
 - c. *The approximate number of dwelling units.*
 - d. *Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.*

Maps and diagrams of the Coral Springs CRA and a general description of existing physical and regulatory conditions are included in Section 3: Existing Conditions, in this document. The area within the CRA is regulated by the City's Comprehensive Plan and the zoning regulations of the City's Land Development Code, which provide specific limitations on density, intensity, height, and use. The Plan includes recommendations for improving deficiencies in these regulatory tools.

3. *If the redevelopment area contains low or moderate income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.*

A neighborhood impact analysis is included in Section 4: Analysis of Issues and Opportunities, in this Plan.

4. Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area.

Specific programs and projects are described in Section 5: Redevelopment Program including publicly funded capital projects.

5. Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan.

Specific programs and expenditures must be enumerated in the Plan in order for the CRA to have the authority to undertake them. CRA activities are overseen by a Board of Commissioners that meets periodically in public session to review and monitor all CRA activities. Refer to Section 5: Redevelopment Programs for a description of both specific and general programs.

6. Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part.

Regulatory and zoning authority within the CRA is governed by the City. Any recommendations regarding regulatory amendments and design guidelines to assist with redevelopment efforts must be implemented by City Commission.

7. Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.

Section 4: Analysis of Issues and Opportunities includes a discussion of neighborhood impacts of redevelopment and includes a recommendation that the CRA adopt a relocation policy to provide adequate protections and assistance for any persons displaced by redevelopment activities.

8. Provide an element of residential use in the redevelopment area if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly, or if the plan is not intended to remedy such shortage, the reasons therefor.

The plan calls to add a variety of housing in the CRA to improve and diversify housing stock, and to create additional housing opportunities with a range of affordability. In addition, the City has a citywide affordable housing program which requires residential developments of five (5) or more units to provide inclusionary units, which may include bonus density units, or payment of an in-

lieu fee to the affordable housing trust fund. On November 7, 2012, the City Commission passed Ordinance 2012-116, which extended the moratorium on Affordable Housing Programs through January 17, 2015 after finding that the City had sufficient affordable housing.

9. Contain a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency, the county, or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment revenues.

Detailed financial projections for the next ten years are provided in Section 6: Financial Analysis, of this plan. These financial projections will be reviewed and updated at least annually so that the CRA is always able to look ahead and plan for adequate financial resources to undertake its activities.

10. Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to s. 163.361(1). However, for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted.

The City entered into an Interlocal Agreement with Broward County on September 2, 2003 that created a pilot period of five years, in which the County agreed to pay the net present value of Broward County's share of tax increment, up to \$8M total, for a specific phase of the redevelopment project. The Interlocal Agreement was approved by the City by Resolution No. 2002-21. Broward County made a payment to the CRA of \$2.2M for the net present value of the County's share of tax increment for the pilot project, One Charter Place, in August, 2006. The first amendment to the Interlocal Agreement changed the effective date of the pilot period from September 2003 to September 2, 2005. A second amendment reduced the minimum project value required for Broward County investment in CRA projects. After the first term of the pilot period expired, Broward County had the option to extend the pilot period for fifteen additional years with the same terms and conditions, or revert to traditional tax increment financing using a base year of 2011. Broward County chose to revert to tax increment payments by a letter dated September 23, 2010 included in the Appendix. Subject to certain exceptions, increment will be contributed by Broward County through 2031. The CRA will expire in 2032.

Additional funds come from tax increment payments from the City of Coral Springs, North Broward Hospital District, and Children's Services Council. The CRA returns the payment to the Children's Services Council with the provision that the Council expends such funds for the benefit of children within the CRA area.

11. Subsections (1), (3), (4), and (8), as amended by s. 10, chapter 84-356, Laws of Florida, and subsections (9) and (10) do not apply to any governing body of a county or municipality or to a community redevelopment agency if such governing body has approved and adopted a community redevelopment plan pursuant to s. 163.360 before chapter 84-356 became a law; nor do they apply to any governing body of a county or municipality or to a community redevelopment agency if such governing body or agency has adopted an ordinance or resolution authorizing the issuance of any bonds, notes, or other forms of indebtedness to which is pledged increment revenues pursuant only to a community redevelopment plan as approved and adopted before chapter 84-356 became a law.

The effective date of this law was prior to the date of the establishment of the Coral Springs CRA in 2001-2002. Therefore, the provisions of 163.362 apply to the Coral Springs CRA.

2.9 INTENT TO ISSUE DEBT

The CRA has intent to issue debt. Resolution No. 2014-011 was approved by City. Intended debt is described in the ten year Finance Plan in Chapter 7.

3. SUMMARY OF PUBLIC OUTREACH

This plan amendment reflects substantial and targeted input from the community, City staff, and elected officials which was gathered using a variety of outreach tools. Public outreach was led by the consultant team of Redevelopment Management Associates (RMA), who was contracted to write the CRA Plan Revision. Overall, RMA was able to reach over 100 individuals in this accelerated planning process.

3.1 STAKEHOLDER MEETINGS:

RMA interviewed 27 key stakeholders in the community during October and November 2013 to understand their key issues and ideas. Interviewees included Mayor and City Commissioners, CRA Board members, City staff, organizations including the Economic Development Foundation, property owners, businesses, institutions including Northwest Regional Library and Broward College, and local agencies including the Broward Metropolitan Planning Organization and Broward County Transit. Collectively, stakeholders identified two main issues. The first is related to economic development and the second is related to physical improvements.

In terms of **economic development issues**, stakeholders observed the following:

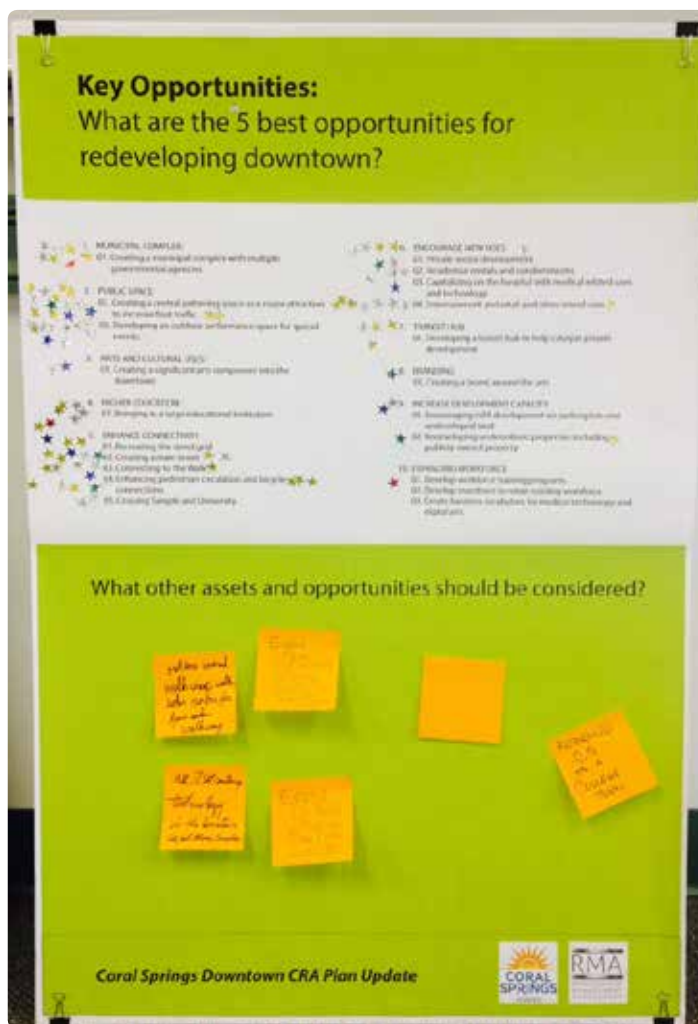
- A weak office market due to limited access to major highways and competition from other, newer markets. Offices in this part of Coral Springs serve the local market only.
- Difficulty in developing key commercial properties which have little incentive to redevelop.
- Growing competition from new medical facilities in an oversaturated medical market.
- A shift in City demographics and disposable income which has become less attractive to national retailers.
- Competition from newer neighborhoods, like Heron Bay, which attract new development.
- A diminishing workforce of young professionals and recent college graduates.
- A need to maximize tax base with private development.

In terms of **physical issues**, stakeholders shared concerns related to:

- Pedestrian circulation: How will pedestrians circulate through downtown?
- Vehicular circulation: How can cars circulate through downtown?
- Limited highway access to downtown makes this difficult to attract non-locals.
- Crossing Sample Road and University Drive on foot.
- Ownership patterns and publicly owned land.
- Configuration of current uses on the southeast parcel.
- Inadequate street network.
- Residential adjacencies.
- Unattractive canals.

Stakeholders also identified several important **opportunities** for redeveloping downtown and key elements to include in a new concept. These are:

- Increasing public spaces, creating a central gathering space and an outdoor performance space for special events.
- Creating an arts component into the downtown.
- Bringing in a large educational institution and fostering existing relationships with Broward College.
- Enhancing connectivity by recreating the street grid, creating a main street, connecting to The Walk, and enhancing pedestrian circulation and bicycle connections.
- Encouraging new private sector development including residential rentals and condominiums, entertainment and retail and other mixed uses.
- Capitalizing on Broward Health with medical related uses and technology.
- Developing a transit hub to help catalyze private development.
- Creating a brand around the arts, family, and student athletics.
- Increasing development opportunity by encouraging infill development on parking lots and undeveloped land and under-utilized properties.
- Expanding the workforce by developing workforce training programs, incentives to retain existing workforce, and business incubators for medical technology and digital arts.
- Building the municipal complex.



3.2 OPEN HOUSE EVENTS

These ideas were presented on large format boards to the community in two Open House events on December 9th and 11th, 2013. Participants were asked to rank the best opportunities for redeveloping downtown and the most critical challenges to be addressed immediately by placing stickers next to their choices. They also had the opportunity to add new ideas and concerns to the discussion by noting them on the large format boards with sticky back note paper. Participants ranked the best **opportunities** for redevelopment as follows:

1. Enhancing connectivity: recreating the street grid, creating a main street, improving bicycle and pedestrian circulation, and improved crossings at major thoroughfares.
2. Increasing public space
3. Encouraging new uses including entertainment, retail, residential, and medical
4. Building the municipal complex

Participants ranked the **greatest challenges** that should be addressed in the following order:

1. Competition from newer neighborhoods. Identifying ways to make the downtown more attractive to retailers, and making the demographics stronger.
2. Improving limited connectivity and creating a better street network for pedestrians.
3. The brain drain and developing incentives and strategies to retain the City's educated college students.



Community Open House

3.3 PINUPS OF PRELIMINARY CONCEPTS

During the week of the open house events, RMA developed a variety of design schemes which were shared with the community. The team held an informal community presentation on December 13, 2014, to share preliminary concepts. Participants from the City and the community offered observations about improving nightlife for young professionals, making downtown a corporate center, planning for adequate parking, enhancing connectivity, and limiting height adjacent to single family homes. Overall, participants were supportive of redeveloping the downtown with more intense buildings and uses, more public spaces, and a more extensive street grid. Several of the participants included public and private property owners within the downtown, as well as representatives from the Broward Metropolitan Planning Organization (MPO) and Broward County Transit (BCT).



Preliminary concept in progress



Pinup of preliminary concept.

3.4 JOINT CITY COMMISSION/CRA BOARD WORKSHOP

The results of these public outreach efforts and the resultant design concept were presented at a joint meeting with City Commissioners and the CRA Board on December 18, 2013. The plan, as it was presented, is organized according to the key elements of public open space, connectivity, and new uses. A major component of the presentation was the market assessment and inventory of uses, preliminary concept site plan, and computer renderings. Commissioners and Board members were generally supportive of the concept and very enthusiastic about the opportunities, and wanted to understand its financial feasibility and phasing. They all agreed that they would like to move forward on the concept.

3.5 GREEN MARKET | FAMILY FUN DAY

RMA and the CRA hosted a booth at the Green Market and Family Fun Day event on February 1, 2014 to capture additional reactions to the downtown concept and to encourage participation in the online survey. The booth included the renderings shown at the Joint Commission/CRA Board Workshop. Participants were able to learn more about the preliminary concept, ask questions, and provide additional comments. The team had in depth conversations with approximately twenty individuals and provided information to additional passersby. The conversations were meaningful and enlightening.



Family Fun Day booth

4. EXISTING CONDITIONS

The following section describes the general characteristics of the overall CRA. All of the data was collected from the 2010 US Census and ESRI, Inc.

4.1 DOWNTOWN PROFILE (2013)

The CRA has very few people living within its boundaries. For the purposes creating a broad and robust snapshot of the CRA, the population and housing characteristics include the area around the CRA and within a five, ten, and fifteen minute drive.

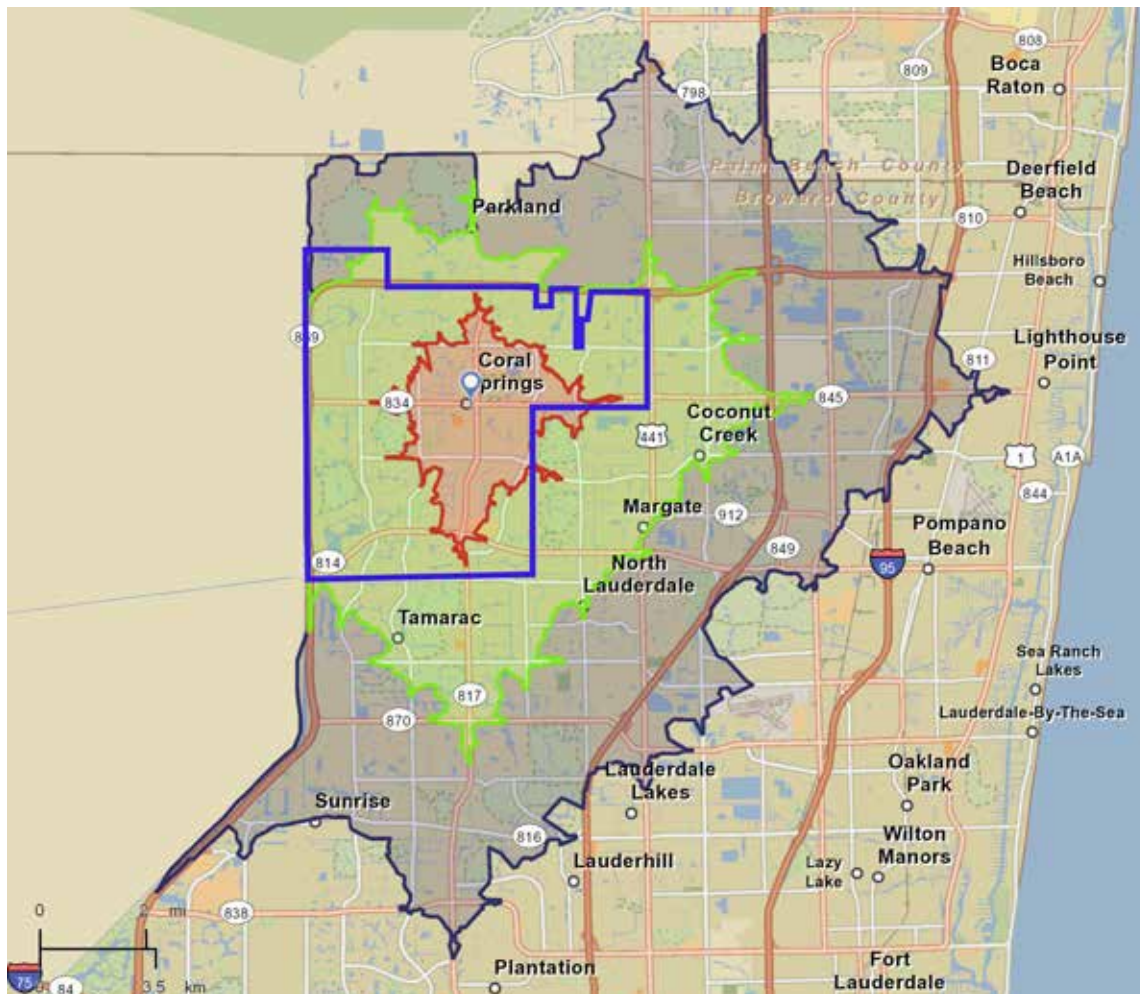


Illustration of five, ten, and fifteen minute drive times for the purposes of the existing conditions analysis.

4.1.1 Population Characteristics

According to the 2013 Bureau of Economic and Business Research (BEBR), the City of Coral Springs has a population of 122,944. ESRI, Inc. data shows the CRA has a population of only 722 or 0.5% of the total City population. The ESRI, Inc. data shows there are 36,989 people living within 5 minutes of the CRA, 223,639 within 10 minutes, and 505,685 within 15 minutes. That means that the CRA has access to a potential market of more than 504,000 additional people for the purposes of supporting new development within its boundaries.

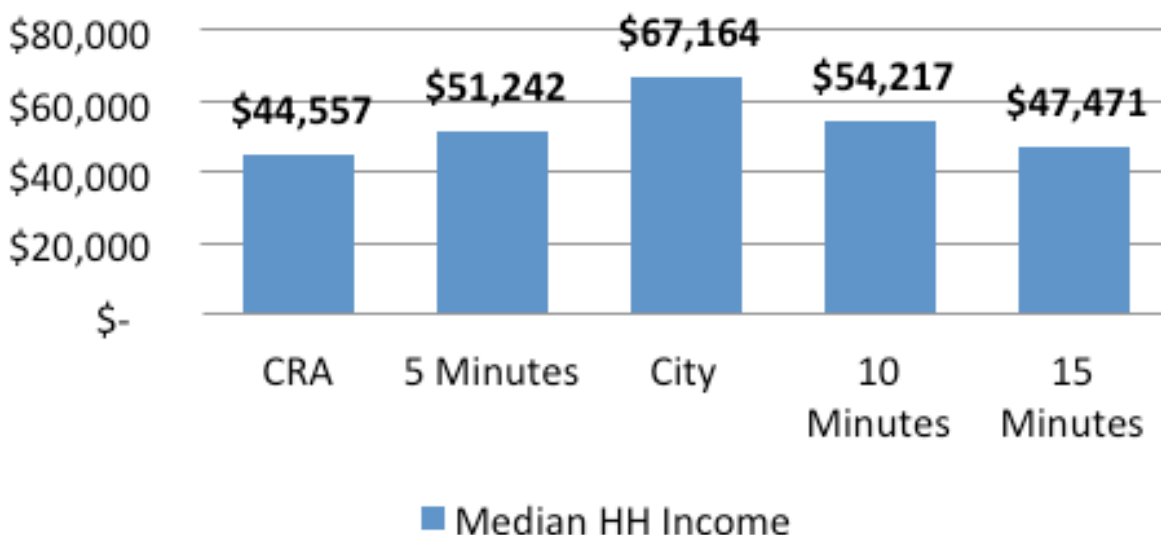
4.1.2 Household Characteristics

In addition, there are 272 households within the CRA compared to 41,538 within the City and 193,828 households within a fifteen minute drive time of the CRA. The CRA average household size is 2.65 people compared to 2.91 people in the City. While many of the households in the CRA are families, the smaller household size indicates that many of these households are likely younger, startup families due to the majority of household units being multi-family.

4.1.3 Race and Ethnicity

While 69% of the population is White, and 19.6% is Black or African American, 23% of the total population considers themselves to also be Hispanic or Latino of any race. The population within the CRA is similar, with 62% White and 21.5% African American. There is a higher proportion of the population that is Hispanic, 33.5%.

Median Household Income



Source: ESRI, Inc.

4.1.4 Age Characteristics

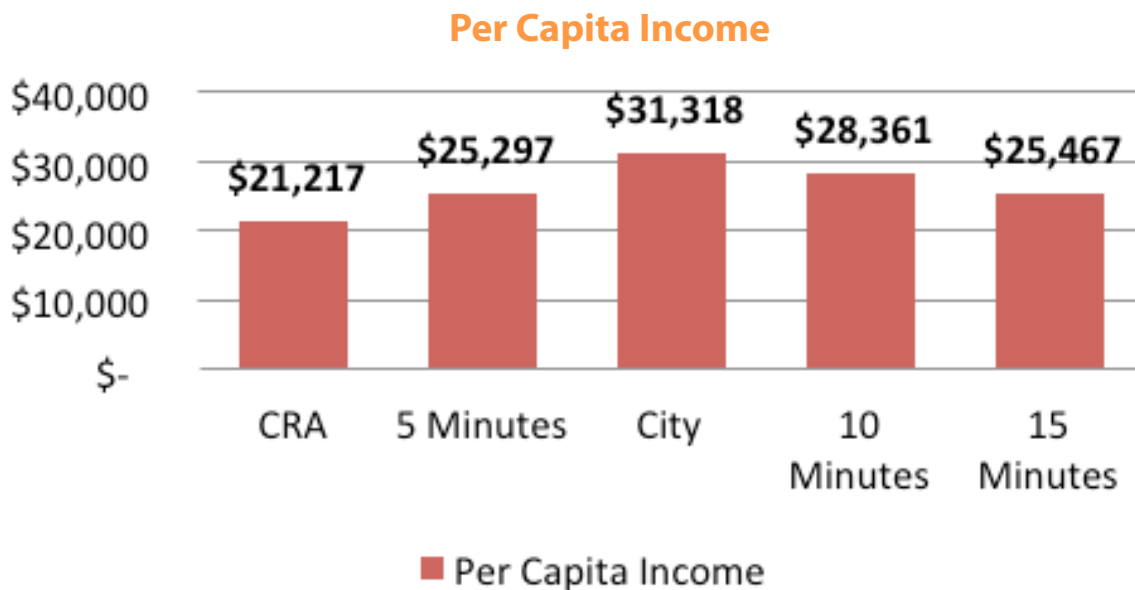
The median age in the City is 36.5. There are many families in Coral Springs, and 72% of the households in the CRA are Family Households, 44% of which have children. The median age of the population that lives in the CRA is 33.4.

4.1.5 Median Household Income

Median household income divides the income distribution into two equal groups, one having incomes above the median, and the other having incomes below the median. It gives a good snapshot of the overall household income of a particular geography. The median household income in the CRA \$44,557 is nearly two thirds or 66% of the City's median household income which is \$67,164. This significant difference can partially be attributed to the low population in the CRA in comparison to the overall City population, and is consistent with the CRA population's workforce characteristics, which are primarily retail and services. However in comparison to the five, ten, and fifteen minute drive time geographies, the citywide median income is the highest.

4.1.6 Per Capita Income

Per capita income is an average obtained by dividing aggregate income by the total population of an area. The aggregate income is the sum total of all incomes and is used to evaluate the mean income of a geography—in this case the CRA, the City, and geographies within a five, ten, and fifteen minute drive from the CRA. The per capita income for the CRA is \$21,217 while the City's is nearly 50% greater at \$31,318—the highest of all the geographic areas. The CRA's greatest opportunity is to create new development which leverages the citywide population's wealth.



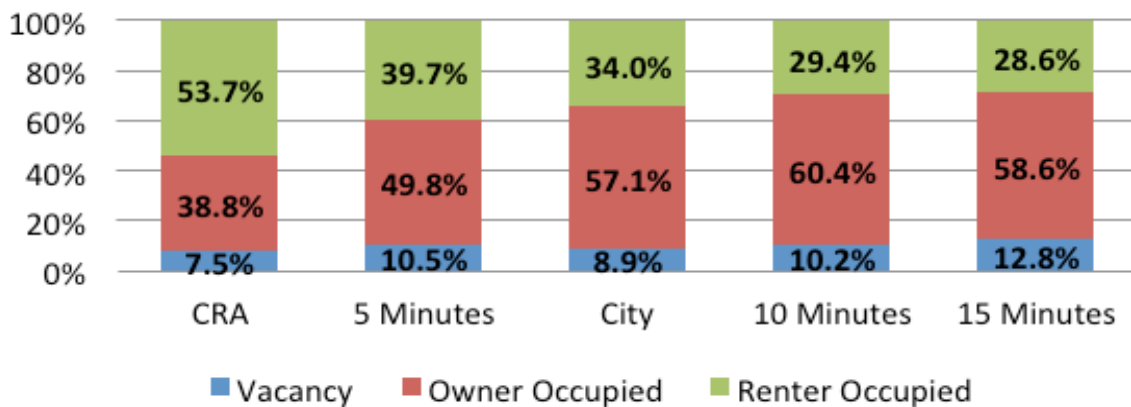
Source: ESRI, Inc.

4.1.7 Housing Characteristics

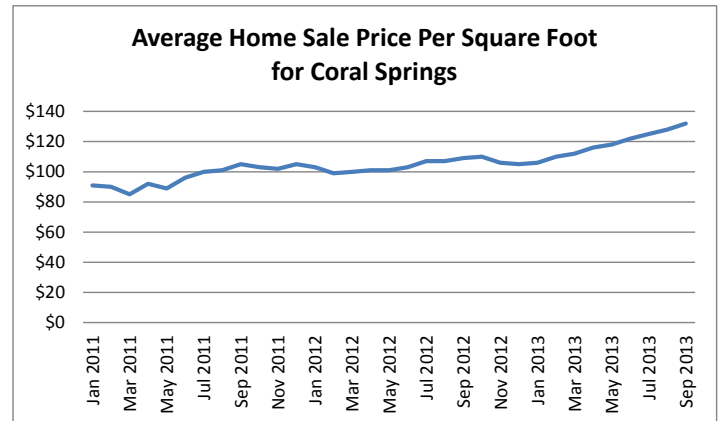
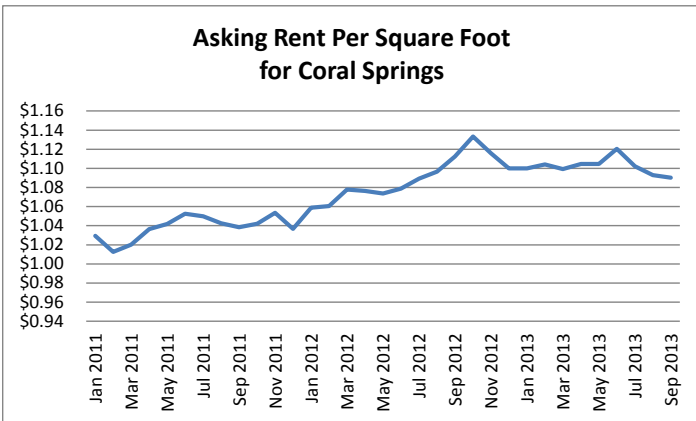
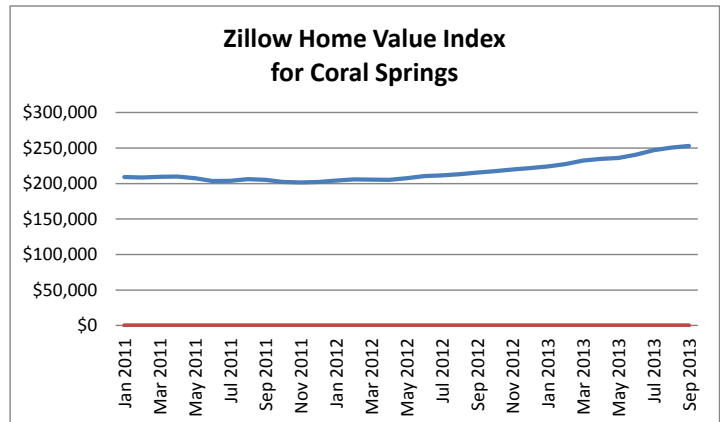
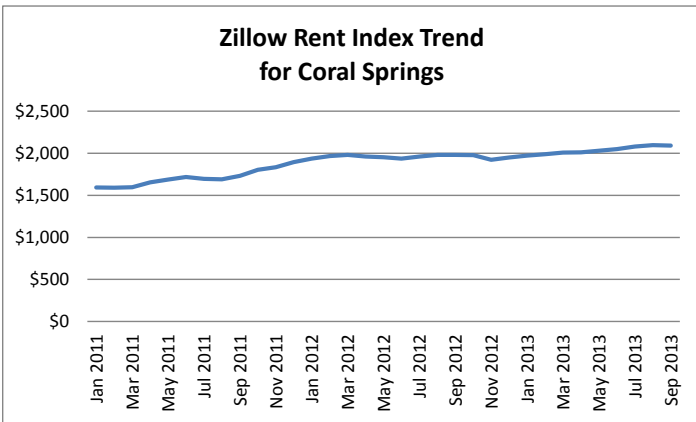
According to ESRI, there are 294 housing units within the boundaries of the CRA. There are 45,600 housing units within the City and 222,301 within a fifteen minute drive of the CRA. All of the units within the CRA are multi-family with a high percentage of renters. In fact, at 53.7%, the CRA has the highest percentage of rental property in all of the geographies. Additionally, they have the lowest vacancy rate of all the geographies at 7.5%. From this data, one can conclude that there is a demand for rental housing in the area. The data also shows that median home values within the CRA area, at \$148,557 are similar to the other geographies with the exception of the City where the median home value is \$227,900.

The Coral Springs housing market continues to improve, and these conditions should benefit the potential of residential development within the CRA as shown in the tables to the right on page 35. Home sales are healthy, and the inventory of homes for sale continued to decline, with only a 3-4 month supply of homes on the market as of February 2014. Average Home Sale Prices and Home Sale Prices Per Square Foot continue to increase, and the Zillow Home Value Index, which is an average of the market value of all homes in Coral Springs, has increased above \$250,000. The Coral Springs Rental market is also improving, with a 21% increase in the asking rent from September 2011 to September 2013. Asking Rents Per Square Foot have increased to between \$1.12 and \$1.14. Housing Vacancy ranges between 6-8% in Coral Springs, and approximately 30% of housing units are occupied by renters.

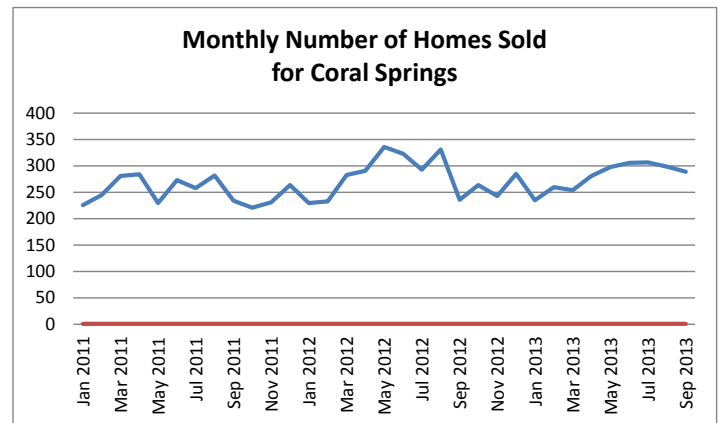
Housing Unit Vacancy



Source: ESRI, Inc.



Summary of the housing market in Coral Springs for 2014 first quarter.



Source: Zillow

4.1.8 Age of Housing Stock

Most of the housing within the CRA is modest, but well maintained. Additionally, it is all low rise, multi-family housing with three to twenty-one units per building. The majority of the buildings were built in the early 1970s this includes the four buildings along Coral Hills Drive and many of the buildings on NW 35th Street. There is also a cluster of five apartment buildings on the west end of NW 35th Street which were constructed in the 1990s.

4.1.9 Employment Clusters

The primary employment clusters in the CRA are Construction, Transportation & Utilities, Education & Health Care, and Finance, Insurance and Real Estate. Employment clusters are identified as those industries that have a higher percentage of the total jobs in the area compared to the larger, regional economy. Of the 1,770 jobs in the CRA, 22.5% are in the Education and Health Care sector, while only 14.2% of the jobs in all of Coral Springs and 15% of all the jobs within a 15 minute drive are in that sector.

4.1.10 CRA Taxable Value by Land Use

Of the roughly 114 acres of property in the CRA, 60.27 are taxable. (The 114 acres does not include right of ways which are included in the total acreage.) This accounts for \$106.4M in taxable value. Compared to other CRAs, this number is considerably low. More than half the land in the CRA is publicly owned and not taxable, and the remaining land area is only 61 acres. It is important to note the One Charter Place is not eligible for County tax increment as a pilot project which already received a \$2.2M lump sum payment in 2006. It is eligible for only City tax increment, the North Broward Hospital District, and Children Services Council.

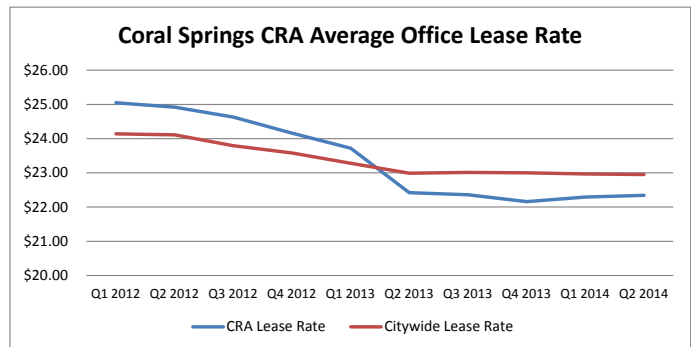
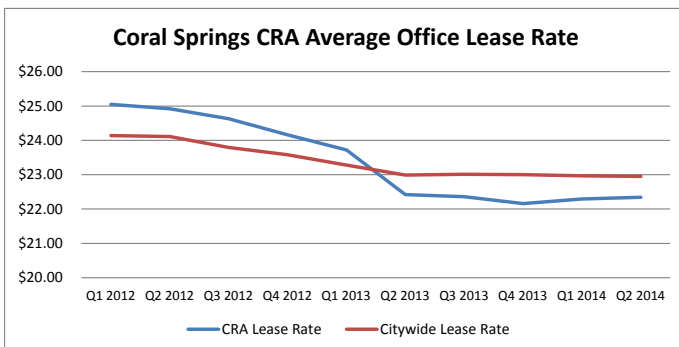
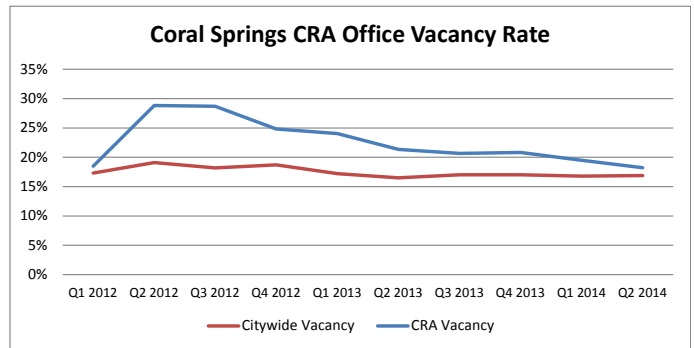
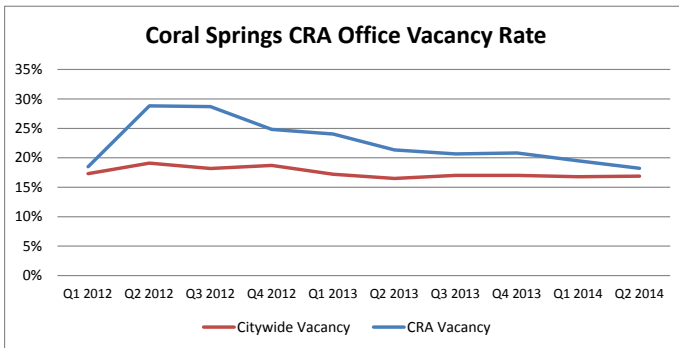
Use	Taxable Value	% of Base
Vacant	\$4,502,180.00	4%
Single Family Residential	\$1,004,990.00	1%
Multi-Family Residential	\$7,857,840.00	7%
Retail	\$40,085,170.00	38%
Office	\$40,598,060.00	38%
Parking Lots	\$5,888,070.00	6%
Hotel	\$5,204,470.00	5%
Open Storage/Gas Station	\$1,215,410.00	1%
Public Land	-	
	<hr/>	
	\$106,356,190.00	100%

Source: Broward County

4.1.11 Commercial Real Estate

The Broward County office market is weak, with high vacancy and competitive incentives being offered by landlords. Within the Coral Springs market area there are 530,000 square feet within the boundaries of the CRA. 18% of this office was vacant in the second quarter of 2014. Citywide, the Coral Springs vacancy rate is 17%, and the office space within the CRA has declined from a high vacancy rate of 29% in 2012 to almost the citywide average vacancy as demonstrated by the chart. One reason for the decline in vacancy is discounting of space to make it more competitive; in 2012 office lease rates within the CRA were higher than the citywide average, after the average lease rates dropped below the citywide average the vacancy rate of office space within the CRA declined.

In the retail sector, citywide vacancy has consistently declined from 10% at the beginning of 2012 to 6% in the second quarter of 2014, while retail space within the CRA has demonstrated a different trend, remaining in the 13-15% range. Additionally, while the reduced citywide retail supply has helped push lease rates higher, lease rates in the CRA have declined slightly but have not yet led to additional occupancy.



Source: ESRI, Inc.

4.2 REGULATORY PROFILE: ZONING AND LAND USE

Land development for the CRA is governed by the Coral Springs Downtown Development of Regional Impacts (DDRI), the Future Land Use Element of the Comprehensive Plan, the Land Development Code, and through Downtown Design Guidelines which accompany the first CRA Plan. The following section describes each of these regulations.

4.2.1 DDRI (Development Order)

The DDRI was adopted in 2005 by Ordinance No. 2005-105 to govern all development within the boundaries of the CRA and was partly designed in conjunction with the master developer's development program. It was approved by the South Florida Regional Planning Council on January 3, 2005 pursuant to Section 380.06(14), Florida Statute, Chapter 187 of the State Comprehensive Plan, Florida Statute, and Section 380.06(25), Florida Statute.

According to the General Provisions: "Until December 31, 2020, the City agrees that the DDRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, unless the City can demonstrate that substantial changes in the conditions underlying the approval of this Development Order have occurred or the Development Order was based upon substantially inaccurate information provided by the Applicant, or that the change is clearly essential to the public health, safety, or welfare."

The Development Order build out date has been extended to December 1, 2035.

The terms of the Development Order are tied to the impacts of development on stormwater, traffic and transit, sustainability, air quality, workforce development, and other infrastructure and services.

It also specifies total allowable development by use:

Office	2,000,000 square feet gross floor area
Retail	1,200,000 square feet gross leasable area
Residential	2,400 dwelling units
Library	72,000 square feet gross floor area
School	1,600 students
Hotel	750 rooms
Movie Theater	80,000 square feet gross leasable area
Government Office	100,000 square feet gross floor area
Open Space	3 Acres +/-

Laboratories, warehouses, and storage facility which may have hazardous materials are not permitted uses.

The Development Order caps development when total vehicle trips per hour reaches 2,802 throughout the entire CRA, as shown in the Consolidated ADA. In addition, transportation improvements must be made when traffic counts reach 10%, 30%, and 50% of total estimated traffic specified in the DRI. Specific improvements are specified in Exhibit E of the DDRI, and may include:

- Bus pullouts
- Turn lane improvements
- Sidewalks
- Signalization improvements
- School zone flashers
- Roadway widening

Additional transportation improvements may include:

- University Drive/Wiles Road, add NB and SB through lanes, add NB and SB LT lanes, add EB and WB left turn lanes.
- University Drive/Sample Road, add SB right turn lane, EB right turn lane and WB right turn lane.
- Sample Road/Coral Springs Drive, add EB right turn lane, and WB right turn lane.
- Sample Road/Riverside Drive, add EB right turn lane, NB left turn lane and SB left turn lane.
- Sample Road/NW 85 Avenue, add NB left turn lane and SB left turn lane.
- Sample Road/Sportplex Drive, install new traffic signal. (completed)
- Coral Hills Drive, Sample Road to NW 29 Street, widen to provide a 3-lane cross section.
- NW 33 Street, Coral Hills Drive to NW 99th Way, widen to provide a 3-lane cross section.
- Other improvements, as determined in consultation with the Florida Department of Transportation, if needed.

Reimbursable improvements include:

- University Drive, Wiles Road to NW 40 Street, widen from 4 lanes to 6 lanes;
- Wiles Road, University Drive to Riverside Drive, widen from 4 lanes to 6 lanes.

In addition, new development should be energy efficient and feature sustainable designs whenever possible. The Development Order also requires that tenants are provided with information about employee training and maintain a database of skilled workers.

4.2.2 Existing Zoning

Zoning in Coral Springs addresses use, height, setbacks, and Floor Area Ratio (FAR). The underlying zoning for the majority of the property within the CRA is Community Business (B-2), although there are some lots which are zoned Medium Density Multiple Family (RM-20) and Medical Center (MC) and one lot which is zoned Two Family Dwelling (RD-8). The RM-20, MC, and RD-8 create a transition from the more intense B-2 building massing, to the adjacent single-family neighborhoods. The B-2 zoning has additional triggers to ensure an appropriate transition to single family zoning districts to avoid incompatibilities.

The main discrepancy between the underlying Local Activity Center (LAC) future land use and the B-2 zoning is that B-2 does not permit the mix of uses and intensity of uses within the CRA while the LAC allows a mix of uses. In addition, the LAC promotes compact and high density development to support downtown style development while B-2 was designed to accommodate more suburban style development which is typical of Coral Springs. It assumes large out-parcel development with generous buffers from residential uses and wide setbacks from roadways. It allows commercial uses only, including restaurants and hotels. Maximum height in B-2 is 100' with additional height restrictions for buildings within 200 and 300 feet from R (residentially) zoned districts. Parking requirements are quite high and drive-through lanes are permitted.

The downtown is also impacted by Section 250154 of the Land Development Code which specifies allowable locations for mixed use. Here, the downtown is not called out as an allowable location for mixed use development. However, if the downtown is added to this section, they would be subject to the following restrictions:

No more than fifty (50) per cent of the total floor area of the mixed use development may be devoted to residential uses.

1. Density is capped at 15 dwelling units/acre
2. There are additional restrictions for flex zones.
3. Minimum lot size for mixed use development 9 acres. Individual parcels minimum 1 acre.
4. Setbacks:
 - a. Nonresidential building 65'
 - b. Residential buildings 25'
 - c. Overall 25' from any other building
5. 20' separation from windows, doors, balconies of facing buildings for residential units.

A small amount of land is zoned RM-20 on the north and south side of Sample Road behind the commercial strip centers, and along Coral Springs Drive where the existing multi-family occurs. There is also a sliver of land zoned RM-20 along the southern edge of the Northwest Regional Library, as well as on the corner of Sample Road and NW 90th Avenue adjacent to the Charter School.

RM-20 for multi-family uses requires a minimum plot size of one acre and 100 feet of depth. Multiple dwellings shall be a minimum of five acres and 300 feet in depth. Height is limited to thirty-five feet or three stories. In addition, vehicles cannot park in the first twenty feet of the setback. Buildings may not exceed 160 feet in length. There is also a requirement to provide a minimum of forty-five percent of the lot area for landscaped open space.

Properties fronting NW 33rd Street between Coral Hills Drive and NW 99th Way and abutting Broward Health are zoned MC, which is the zoning district for medical uses. Maximum height is fifty feet.



- RS - 3,4,5, ONE FAMILY DWELLING
- RD-8, TWO-FAMILY DWELLING
- RM-15, LOW MEDIUM DENSITY MULTIPLE FAMILY
- RM-20, MEDIUM DENSITY MULTIPLE FAMILY
- B-2, COMMUNITY BUSINESS
- MC, MEDICAL CENTER

Diagram of existing zoning

4.2.3 Future Land Use

Unlike the zoning in the downtown, land use has already been updated to reflect the DDRI/ Development Order. The Future Land Use designation for the entire CRA is Local Activity Center (LAC), a mixed-use district. The Comprehensive Plan outlines the requirements for the LAC. It states that Commercial or office space which exceeds an FAR of 2.0 must meet 20% residential, support retail, or entertainment/dining services.

In addition, the LAC caps development and the total impact of development growth such that it will generate no more than 2,802 vehicle trips at the PM peak hour as calculated per the DDRI. Specific development allowances match the DDRI as follows:

Office	2,000,000 square feet gross floor area
Retail	1,200,000 square feet gross leasable area
Residential	2,400 dwelling units
Library	72,000 square feet gross floor area
School	1,600 students
Hotel	750 rooms
Movie Theater	80,000 square feet gross leasable area
Government Office	100,000 square feet gross floor area
Open Space	3 Acres +/-

The maximum Floor Area Ratio of the Local Activity Center shall average 2.0 for all land uses.

Finally, a minimum of three acres of open space is required.

4.2.4 Downtown Design Guidelines

The Downtown Design Guidelines were adopted in 2002 concurrent with the initial CRA Plan. They called for a new street grid with various street hierarchy requirements in the southwest quadrant of the CRA. These streets do not currently exist.

The height diagram allows tallest buildings at Sample Road/University Drive intersection and at the back corner at NW 31st Court and Coral Hills Drive. The southwest quadrant is further divided into sectors. FAR and height is determined depending on the sector.

The guidelines also call for plazas at key corners including Sample Road and University Drive and a central plaza lined with retail.

In addition, the design guidelines waive the master parking requirements including the sixty-five foot parking setbacks on Sample Road and the one hundred thirty-seven foot setback on University Drive for surface parking.

The new mixed use zoning, which is being created for downtown, will include new design standards to replace the current guidelines.

4.3 GENERAL PHYSICAL CONDITIONS

The building stock within the CRA dates back to the 1960s and 1970s. While most of the buildings are adequately maintained, many of them are no longer considered suitable space and are quickly becoming obsolete.

4.3.1 Existing Uses

The land use analysis describes how property is being used according to the Broward County Property Appraiser. It indicates which uses are most prevalent, where similar uses are clustered, the size of those uses, and opportunities for new uses.

The existing land use analysis reveals that public and quasi-public uses are the most common uses in the CRA, accounting for 47% of the total land area. These include City Hall, the Broward County Northwest Regional Library, the Charter School, the County Addiction Clinic, Broward Health surface parking, and vacant surplus land.

Commercial is the second most common use in the CRA with 31% of the total land area. This includes restaurant, personal service, professional office, the gas station, and open storage. Most of the retail centers are older strip commercial centers with some viable businesses. There are three prominent office buildings within the CRA. One is on the corner of Coral Hills Drive and Sample Road, the second is the Financial Plaza building, and the third is One Charter Place.

Residential is the least common use in the CRA. The residential, as discussed earlier, is all low-rise multi-family.

The diagram on page 45 illustrates uses for each parcel according the Broward County Property Appraiser.

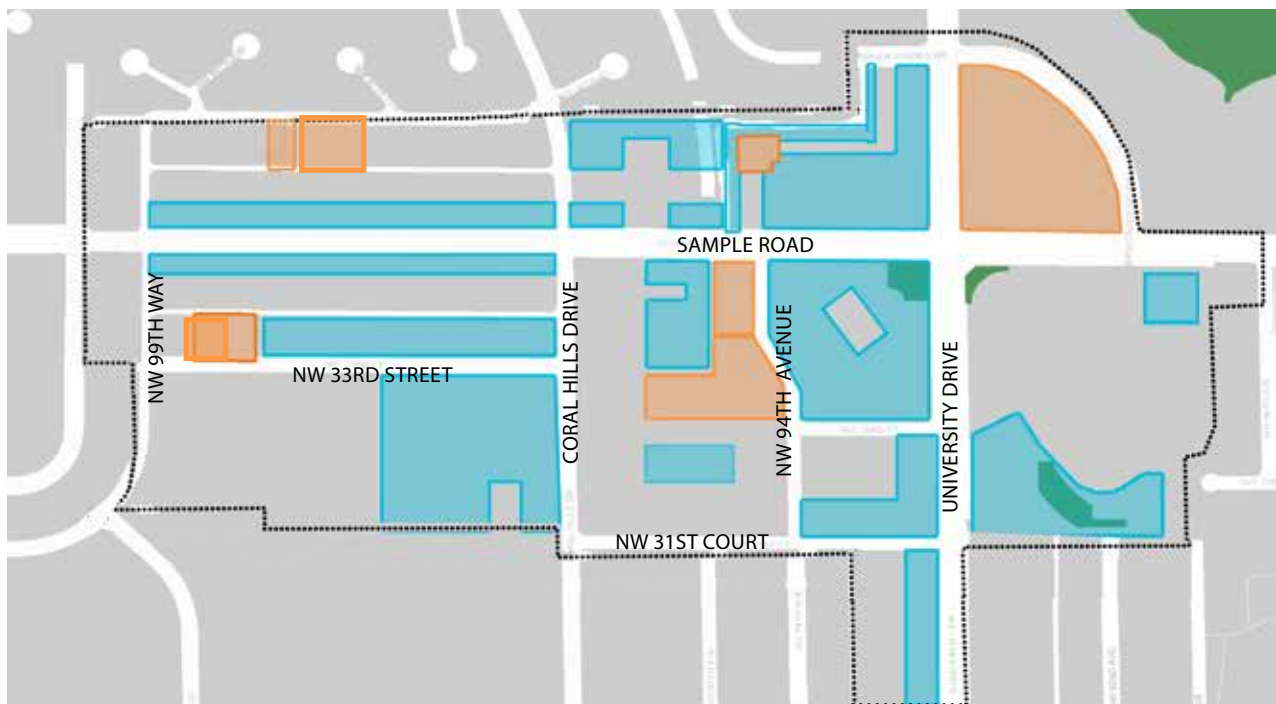
SUMMARY OF EXISTING LAND USES		
Use	Acreage	Percentage
Vacant	7.17	6%
Single Family Residential	0.62	1%
Multi-family Residential	4.74	4%
Retail	14.61	13%
Office	16.83	15%
Parking Lots	12.93	11%
Hotel	2.24	2%
Open Storage/Gas Station	1.15	1%
Public Land	53.43	47%
	113.70	100%



Diagram of existing uses according to Broward County Property Appraiser 2013.

- RESIDENTIAL - MULTI-FAMILY
- COMMERCIAL
- HOTEL/MOTEL
- INSTITUTIONAL
- VACANT BUILDINGS OR LAND

There is also a small portion of land which is listed as vacant by the property appraiser, however, a closer look reveals that there is actually a substantial amount of additional property and portions of properties which are either vacant, undeveloped buffers or berms, and surface parking lots. The diagram below shows vacant land and land which is dedicated to surface parking. Most of the vacant land is concentrated in the downtown core also known as the southwest quadrant. But each of the quadrants has a fair amount of land dedicated to surface parking lots.



- VACANT LAND
- SURFACE PARKING
- CRA BORDER

Diagram of vacant and underdeveloped land by RMA site survey. Note, the existing conditions may not match the Broward County Property Appraiser which may not have the most current property information at the time that this site survey was conducted in 2013.

There are no parks in the downtown, although the City is currently using its vacant property adjacent to the Financial Plaza to host community events including the Green Market. However, in terms of designated parks and recreation space, there is only 0.6 acres of open space within the downtown area. The most prominent space is the plaza at the Northwest Regional Library which is used every day by the Charter School students at day's end. But compared to the citywide estimated 425 acres of parks, the downtown is greatly underrepresented.



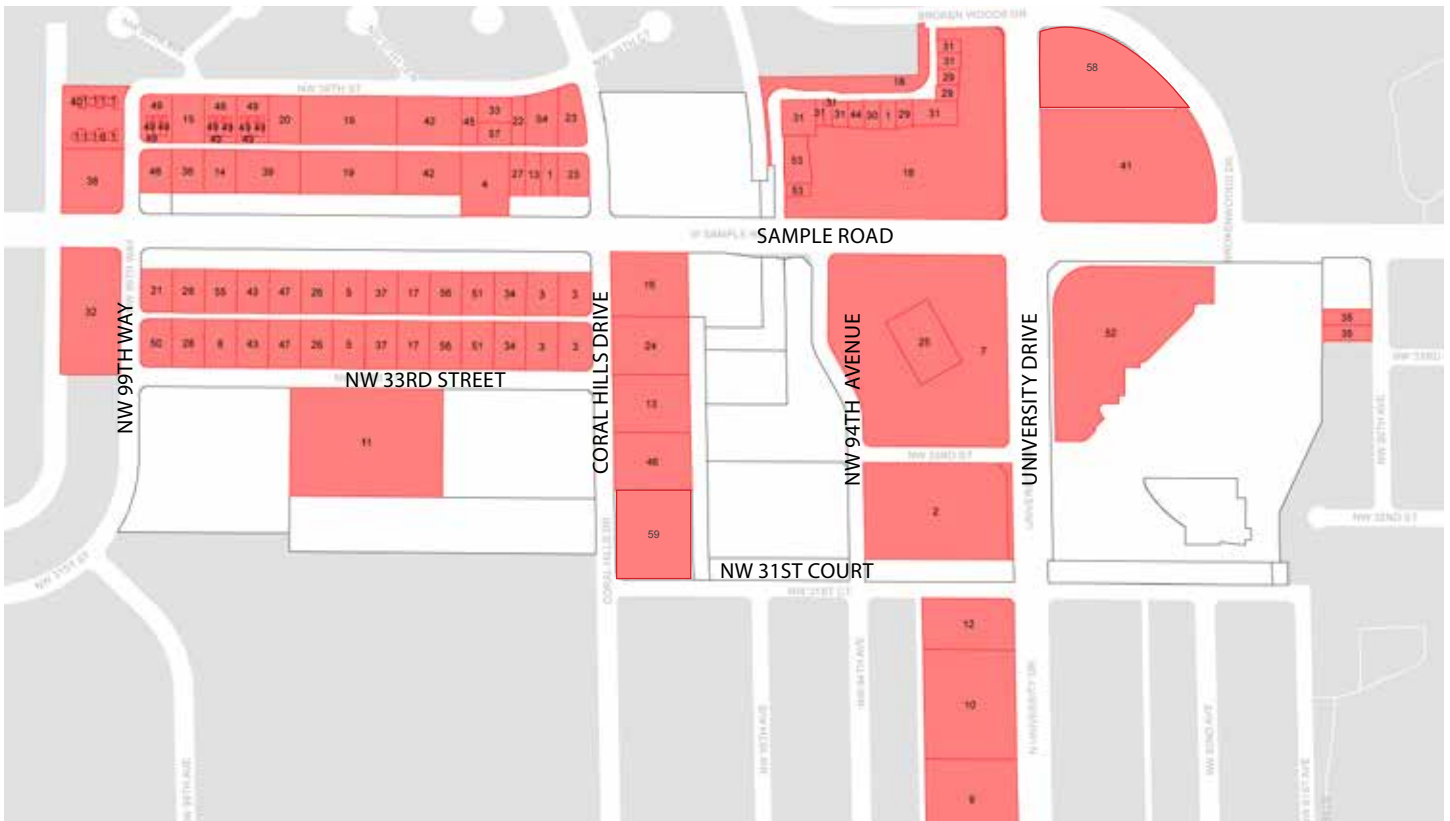
The Northwest Regional Library plaza is the only public and open space in the CRA.

4.3.2 Ownership Patterns

The CRA has large tracts of land under single ownership which will make it easier to facilitate redevelopment. 47 % of the property is owned by the public sector as noted in the existing land use section. This includes the large surface parking lot surrounding the Charter School and Northwest Regional Library.

There is also significant land ownership by the private sector including a site owned by Publix and the land surrounding the Financial Plaza, the Bank of America property and the medical office tower on NW 31st Court and the residential properties on Coral Hills Drive.

In addition, two of the most significant redevelopment parcels—the Financial Plaza parking lot and the Northwest Regional Library’s parking lot are tied to a restrictive covenant which protects a set number of parking spaces for use by the Financial Plaza and the Northwest Regional Library. The property surrounding the Financial Plaza is owned by Amara Urban Developers. They are contractually obligated to provide 400 plus parking spaces for the building which is under separate ownership. Similarly, the property surrounding the Northwest Regional Library is owned by the City and the City is contractually obligated to provide 300 plus parking spaces to the Northwest Regional Library.



■ PRIVATE

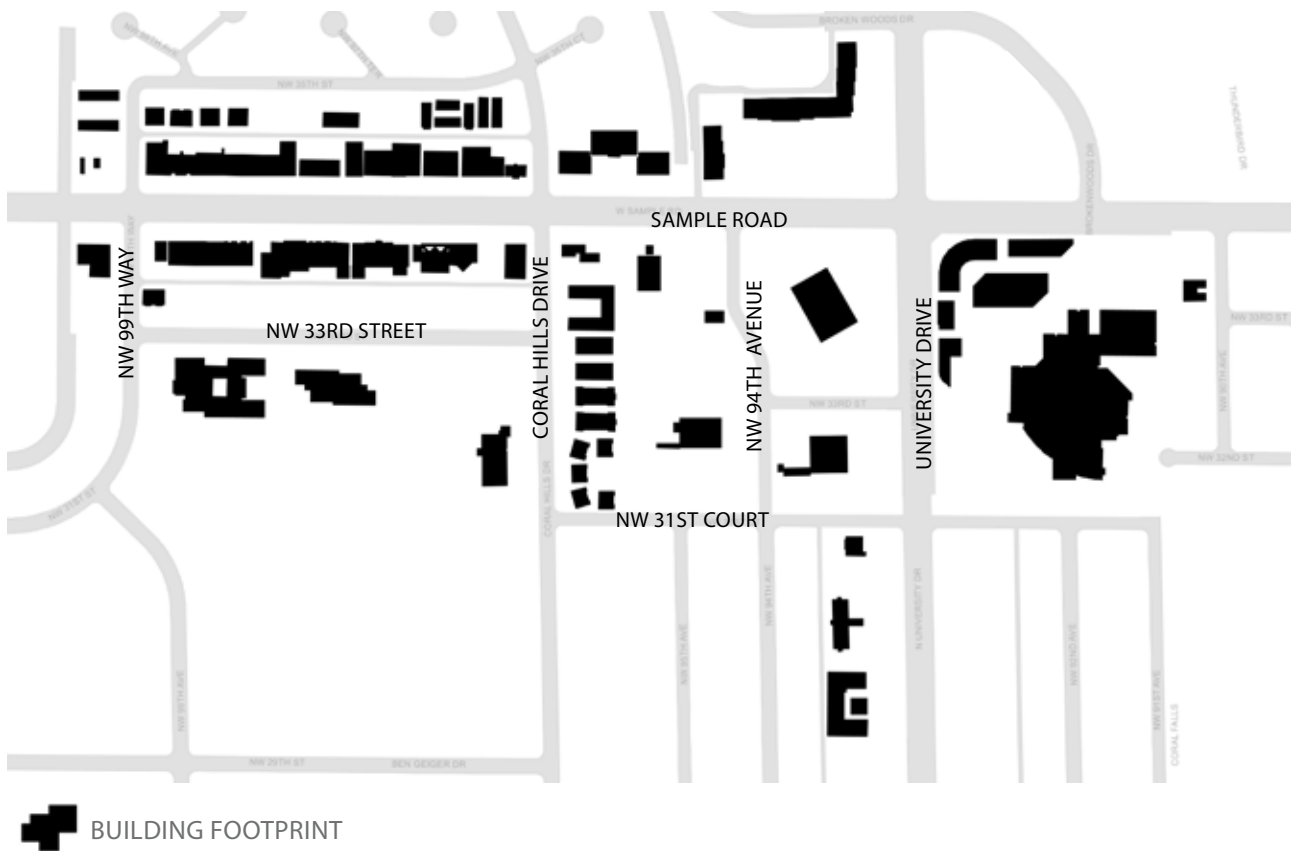
Diagram of private ownership according to Broward County Property Appraiser as of 2013.

- | | | | |
|---|---|--|---|
| <ul style="list-style-type: none"> 1. HOMEOWNER 2. 3200 UNIVERSITY LLC 3. 9600 SAMPLE ROAD LLC 4. 9645 LLC 5. 9760 CORAL SPRINGS CORP 6. ACOSTA, MARIO & BERSELIS 7. AMERA 3300 LANDS LTD 8. B WALSH INC 9. BELLE TERRE (Multiple Owners) 10. BRE/WELLESLEY PROPERTIES LLC 11. CAPLAN, GARY V TRSTEE 12. CNL INCOME & GROWTH FUND V & VI 13. CORAL HILLS LLC 14. CORAL PLAZA INC 15. CORAL SPRINGS FIPLEX CONDOS LLC | <ul style="list-style-type: none"> 16. CORAL SPRINGS GULF INC 17. CORAL SPRINGS PROFESSIONAL CTR 18. CORAL SPRINGS VILLAGE SQ ASSN INC 19. DECO INN INC 20. DI GIULIAN, BRUNO TR 21. DKB REAL ESTATE HOLDINGS LLC 22. EBHC LLC 23. GRANTIC LLC 24. GREENACRE APARTMENTS LLC 25. GS 2006-GG6 CORAL SPRINGS 26. INTEL GROUP LLC 27. J P DANCE ENTERPRISES INC 28. J W N CORP 29. JERRY KLEIN L REV LIV TR | <ul style="list-style-type: none"> 30. KMP INC 31. LARA PROPERTIES LTD 32. LARSE CORPORATION 33. LION PROPERTY GROUP LLC 34. LOEFFLER, JOHN M TRSTEE 35. MOLINO, JOSEPH F 36. NICK'S SAMPLE ROAD LLC 37. OFFICE COURT WEST LLC 38. ORION VENTURE CHEC CORAL LLC 39. POMPANO INVESTMENTS LLC 40. POWELL, PATRICK G H/E 41. PUBLIX SUPER MARKETS INC 42. RED WHITE & BROWN HOLDINGS LLC 43. RVR DEVELOPMENT 44. SCP HOLDINGS LC | <ul style="list-style-type: none"> 45. SHU KAN CHEUNG REV TR 46. SPRING AIRE APARTMENTS LLC 47. STAKE ASSOCIATES 48. STRAUSS, RAY 49. SUAREZ, OLGA 50. THE DAVENPORT REAL ESTATE 51. THERMOFIN INC 52. TNHIF REIV KILO LLC 53. TRINITY PROPERTIES CORAL SPRING 54. VILLA APTS OF CORAL SPRINGS INC 55. VLN DEVELOPMENT LLC 56. WONG, K L & EILEEN 57. ZETRENNE, DUQUENNE 58. CITY NATIONAL BANK 59. SUN COUNTRY CONDOS (MULTIPLE OWNERS) |
|---|---|--|---|

4.3.3 Building Footprints

The building footprint diagram illustrates the building patterns in the CRA study area and the areas which are most developed. Also described as a figure ground, buildings are shown in black and the undeveloped land area in white. This contrast provides a very quick understanding of the ratio between built and unbuilt area and shows that the CRA is greatly underdeveloped.

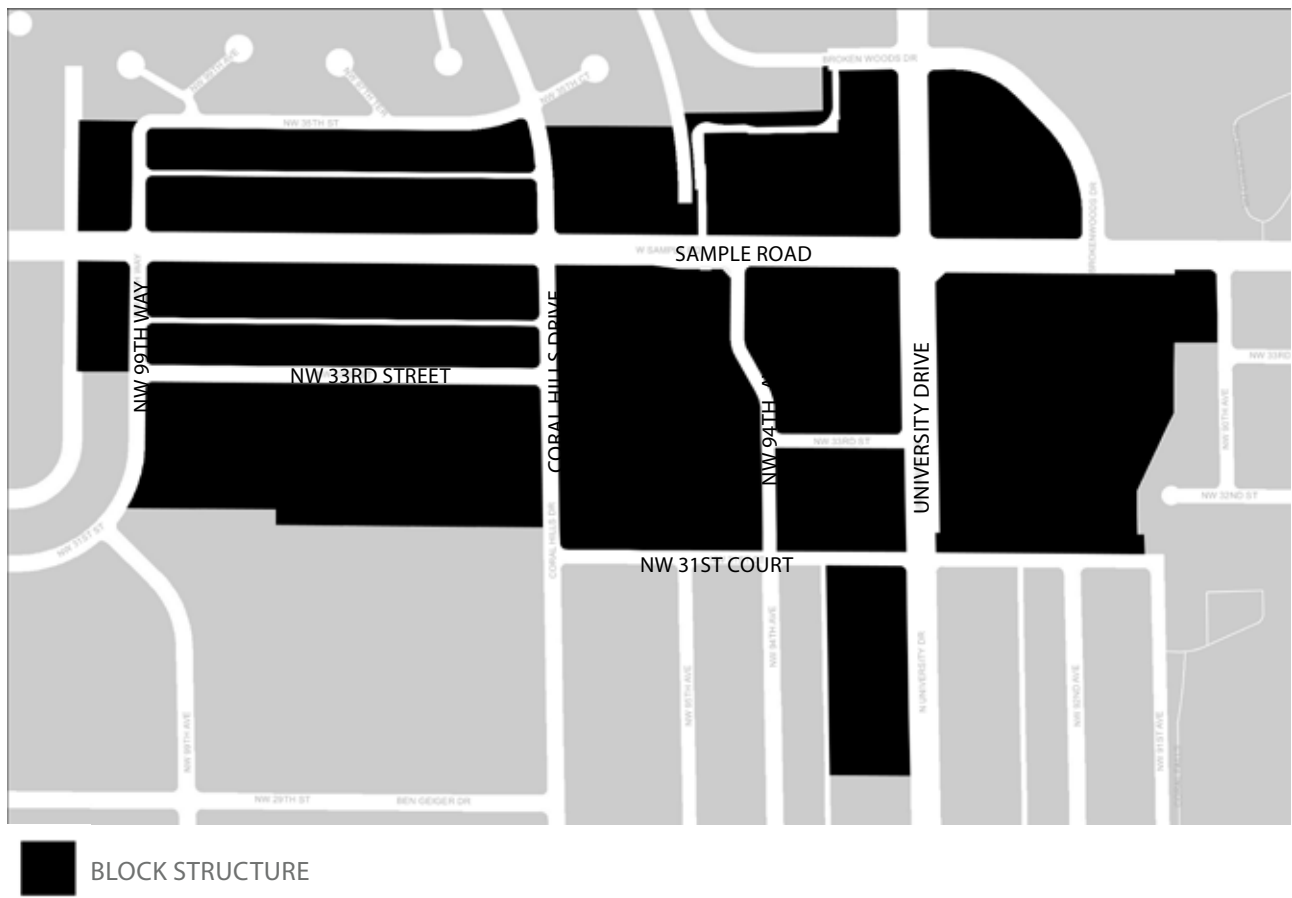
What we see is that the building pattern is inconsistent. This shows that the highest concentration of buildings are the collection of one-story commercial buildings on Sample Road, and the multi-family residential on the east side of Coral Hills Drive. The largest building is the site of the old Coral Springs Mall and currently the Northwest Regional Library and Charter School. The remainder of the buildings are very much in isolation and disconnected from one another. This includes the hospital, Broward Health, which is southwest of the study area. Interestingly, the building patterns which surround the downtown are more consistent as they are primarily single family homes in subdivisions.



4.3.4 Circulation and Block Pattern

Block pattern describes the way in which the lots, blocks, and streets are laid out in the context of natural features. Block patterns reflect the historic context, as well. For example, if the primary mode of transportation was walking, the blocks tend to be shorter, as is the case in older communities like Fort Lauderdale. Newer communities, like Coral Springs, have longer blocks to support automobile traffic.

The downtown study area can be characterized as having quite large blocks in an irregular pattern with limited cross connections. There are few signalized intersections and even fewer safe pedestrian crossings. This block pattern is reflective of the period of time that the City was developed. Although it was always meant to be the downtown—at the crossroads of Sample Road and University Drive—it was designed as a modern center with large parcels to accommodate the original Coral Springs Mall, the Westinghouse sales center, and the iconic office tower (Financial Plaza).



The major roadways within the CRA are University Drive and Sample Road. In fact, these are the main access roads in the entire City. Both facilities experience heavy traffic congestion at peak hours and have been designed to maximize traffic flow by limiting access points onto the roadways with medians. This forces vehicles to make left turns or to access businesses on the opposite side of the street by making u-turns. The secondary streets which connect to the major arterials divert some of this traffic, but there are very few tertiary streets to handle local traffic to access businesses. The diagram below shows the current street grid with limited connectivity. A more interconnected street network could divert this traffic.

The roadway network located within the Coral Springs CRA includes two (2) east-west facilities and two (2) north-south facilities. These four roadways include Sample Road, NW 31st Court, University Drive and Coral Hills Drive. University Drive south of Sample Road is a six-lane corridor with three lanes in each direction, a grass median, multiple turn lanes and two three foot wide urban shoulders—one in each direction. The entire right-of-way measures approximately 135 feet including the sidewalks, with roughly 120 feet of paved roadway. This segment of the corridor is under FDOT’s jurisdiction. North of Sample Road, the right of way narrows to 115 feet. This segment of the roadway is owned by the City. There are fewer turn lanes and there are no bicycle lanes.

Sample Road east of University Drive is a Florida Department of Transportation roadway. This is a six-lane facility with two, four-foot wide urban shoulders and a grass median. The right of way is approximately 130 feet with 110 feet of paved roadway. Sample Road west of University Drive changes ownership to a County facility. It has six travel lanes, multiple turn lanes, and a narrow grass median in roughly 110 feet of right of way.

The secondary streets or connectors are NW 32nd Street, NW 31st Court, Coral Hills Drive, NW 99th Way, and Broken Woods Drive. The tertiary or local streets are NW 94th Avenue and NW 32nd Street east of NW 94th Avenue.

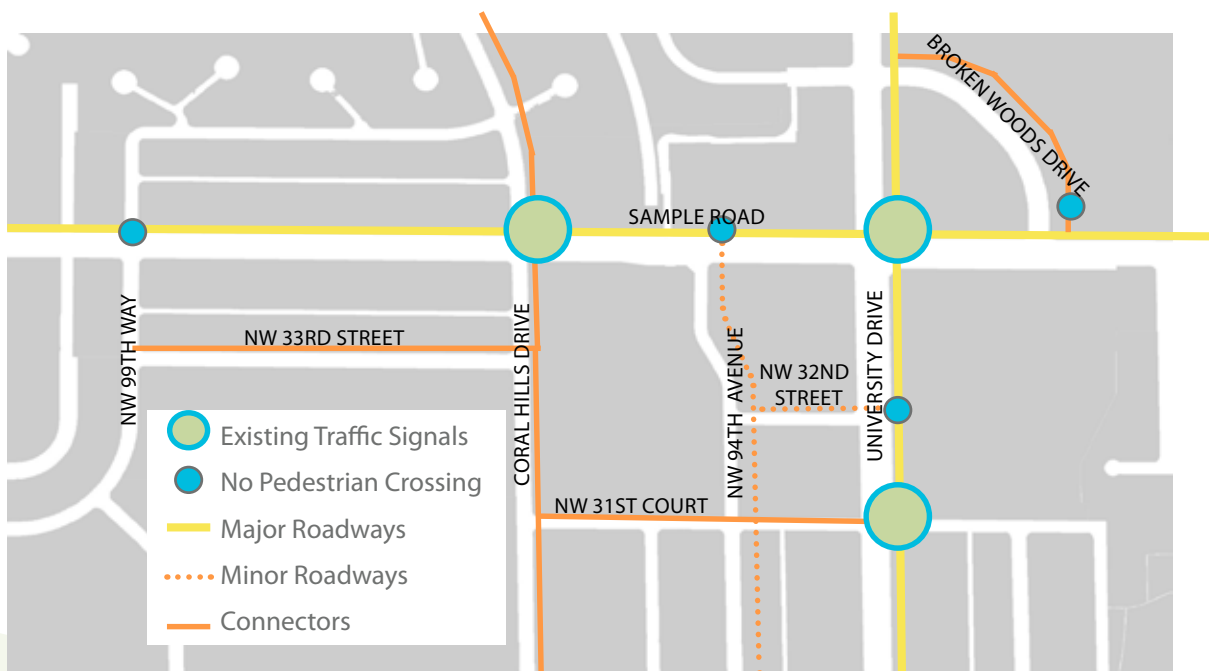


Diagram of existing street network.

The number of lanes, current traffic volumes, adopted levels of service (LOS), and current operating conditions of the roadways located within the study area are documented in Tables 1a and 1b. Table 1a documents the existing conditions on all study roadways for daily conditions while Table 1b presents the current conditions during the critical PM peak hour. As shown in these two tables, all study roadways are currently operating at acceptable level of service.

Coral Springs CRA Existing Traffic Conditions (Daily Volumes)						
Roadway	From	To	Number of Lanes	Year 2012 Current AADT	Level of Service	
					Adopted	Current
Sample Road	Coral Springs Dr	University Dr	6	37,000	D	C
	University Dr	Riverside Dr	6	35,000	D	C
University Drive	Royal Palm Blvd	Sample Rd	6	41,500	D	C
	Sample Rd	NW 40th St	6	33,500	D	C
Coral Hills Drive	NW 29th St	Sample Rd	2	9,500	D	D

Source: Broward County Metropolitan Planning Organization (MPO)

Coral Springs CRA Existing Traffic Conditions (PM Peak Hour Volumes)						
Roadway	From	To	Number of Lanes	Year 2012 Current AADT	Level of Service	
					Adopted	Current
Sample Road	Coral Springs Dr	University Dr	4	3,515	D	C
	University Dr	Riverside Dr	6	3,325	D	C
University Drive	Royal Palm Blvd	Sample Rd	6	3,943	D	C
	Sample Rd	NW 40th St	6	3,183	D	C
Coral Hills Drive	NW 29th St	Sample Rd	2	903	D	D

Source: Broward County Metropolitan Planning Organization (MPO)

Source: Roadway capacity and level of service analysis 2012 and 2035

4.3.5 Transit

The Broward County Mass Transit Division operates Broward County Transit (BCT), a fixed-route bus system servicing a significant percentage of the residents of the City of Coral Springs. More specifically, the Coral Springs CRA area is served by two BCT routes including Route 2 and Route 34. Sample Road and University Drive are identified in the MPO's 2035 Long Range Transportation Plan as premium corridors for transit. Route 34 runs along Sample Road, Route 2 runs north/south on University Drive, and Route 102 (University Breeze) is a limited service bus which runs south to Golden Glades. These transit routes are accessible through bus stops located along University Drive and Sample Road.

BCT Route 2 travels between the north Miami-Dade County (NW 207th Street) and Magnolia Shops near Westview and University Drive. This route currently provides 20-minute headways during peak periods. BCT Route 34 travels between the City's corporate park and Federal Highway. This route currently provides 20-minute headways during peak periods.

In addition to these routes, the City's two Community Bus transit routes include the CRA and the transfer from each route, and BCT routes occur within the CRA.

4.3.6 Natural Features

One of the ways that Coral Springs differentiates itself from other suburban communities is by its mature tree canopy, especially along the main commercial corridors. Natural features, like trees in an urban space, elevate the quality of that space by providing physical beauty, creating a sense of enclosure, and as green infrastructure thereby preventing stormwater runoff and reducing the urban heat island effect. Although the land in downtown is zoned for commercial uses, the City has carefully created ordinances and code which set an extremely high standard for tree planting, maintenance, and protection in these high traffic volume corridors.

Existing stormwater canals, though not natural features, could provide an additional aesthetic amenity. There are several canals throughout the downtown which help to manage stormwater overflow. However, when the canals are dry, they are unsightly.



Natural features





Existing canal can be enhanced

4.4 GEOGRAPHIC SUB AREAS

While the CRA is relatively small at 136 acres, it can be subdivided into five smaller areas. A general description of each geographic sub area is provided below.



-  CRA BORDER
-  SUB AREAS

Geographic Sub Areas

4.4.1 Downtown Core Sub Area (29 acres)

The Downtown Core is the focus of the redevelopment. It has the largest tracts of undeveloped land and is the site of the new municipal complex. It includes the seven acre Financial Plaza, the three acre Bank of America property, four and half acres of multi-family residential—both condominium and rental, and a gas station which is just over an acre. It also includes 7 acres to the south which connects to The Walk. The Downtown Core also includes several publicly owned properties including 5.7 acres of vacant land and owned by the CRA and the City which has been set aside for the municipal complex, and three acres owned by the US Post Office. The Downtown Core also has direct access to Broward Health.

The area has seen little investment, if any, since the CRA was created. Most buildings are in fair condition and are being maintained, but most are modest. The municipal complex will be the first major complex in this sub area.

The most prominent building in this area is the Financial Plaza. It was built in the 1960s as the main office for Westinghouse and is the tallest building in the area at eleven stories. This was once an iconic building symbolizing the growth and new development of the once small community. However, many see the building as out of date and its site orientation and surrounding surface parking area as inefficient.



Downtown Core Sub Area

The second private property is the Bank of America Building. The existing lease agreement between the current property owner and the bank restricts the owner from making changes to the site. Until the market changes and the value of the property increases, there is no real incentive for the owner to redevelop the property. The current owners have done tenant improvements to the second floor of the building.

There are four residential properties within the Downtown Core. Three are owned by one family as multi-family one story rental properties. The one bedroom and studio apartments are modest, but well maintained. The fourth property is a multi-level condominium complex which is not maintained as well.

The two public properties, those owned by the City and CRA, will become part of the municipal complex. The post office site may also be incorporated into the municipal complex or could be redeveloped for other uses.

This is the only sub area which abuts the highly successful commercial development The Walk and it would make sense to create a stronger visual and physical connection to this asset.

The City is already designing public improvements to the roadways and introducing an Art Walk on NW 31st Court. This includes culverting the canal along NW 31st Court. Another canal runs behind the residential multi-family properties and will connect to the culvert. A third canal runs through the City/CRA property. All canals are owned by Sunshine Water Control District.

4.4.2 Village Square/City Hall Sub Area (11.5 acres)

Village Square/ City Hall is located directly north of the Downtown Core and includes seven and a half acres of commercial condominiums called Village Square, and the four acre City Hall property. The two properties are separated by a canal which also runs along Village Square's rear property line.

The City Hall site will become available for sale or lease and redevelopment once the municipal complex is completed. Village Square also has potential redevelopment opportunities. It is primarily owned by Amera Urban Developers with Broward College as the major tenant. The building is in fair condition.

Both properties abut single family residential and are zoned B-2 which allows up to 100 feet in height with additional setbacks for properties within 200 and 300 feet of residential uses.

No new redevelopment has occurred in this sub area, however the CRA did give Broward College a monetary incentive to make upgrades to their property. Currently 4,000 to 5,000 students are using this location.



Village Square/ City Hall Sub Area

4.4.3 Northeast Neighborhood Sub Area (6.1 acres)

The Northeast Neighborhood Sub Area consists of two parcels owned by Publix and City National Bank. Both sites have been cleared and are currently vacant. The Publix site is owned by the company's real estate arm and consists of 4.2 acres. The City National Bank site consists of 1.9 acres. There are currently no active redevelopment plans by either entity.



Northeast Neighborhood Sub Area

4.4.4 Educational Core (17.1 acres)

The Educational Core includes the only redevelopment projects in the downtown which are One Charter Place, an office complex and parking garage, and the Northwest Regional Library. One Charter Place was the first redevelopment project for the CRA. It is 3.8 acres and was lost in foreclosure by the previous master developer, Amera Urban Developers. It includes 210,000 square feet of office space, a free standing garage, and retail structures.

The second property, Northwest Regional Library includes the Charter School and is 13.9 acres. This was the site of the original Coral Springs Mall. The Charter School and the parking area are owned by the City and the Northwest Regional Library is owned by the County. The City entered into an agreement with Broward County to provide parking spaces for the Northwest Regional Library in exchange for the Northwest Regional Library expansion to a regional hub.

The Charter School creates significant traffic at peak school hours for roadways which are already highly congested. The school has already outgrown its facility and is examining opportunities to relocate to a larger space with assistance from the City. Currently, the school does not have any fields for sports practice and would like a space that can incorporate this need.



Educational Core



One Charter Place

4.4.5 West Sample Road Sub Area(43 acres)

West Sample Road is the most established sub area in the CRA. It includes property on both sides of the corridor. Buildings fronting Sample Road are commercial strip centers in fair condition and with a variety of tenants. There is no visual unification and the type of tenants varies greatly.


Buildings front the Master Parking Areas which are owned by the City, however buildings on the south side of Sample Road has large surface parking lots to the rear for overflow parking, which are separated by a service road. The commercial center on the north side directly abuts multi-family and has minimal overflow parking. Businesses on this north side of Sample Road rely primarily on the master parking area to meet their parking needs.

The residential uses on the north side of Sample Road are located behind the commercial. A small service road separates the two uses, but the condition is not ideal and this is the area which has the most blight and need for improvement. The residential units are modest and in fair to poor condition.



Restaurant and outdoor seating on West Sample Road. An example of high quality improvements and outdoor spaces.

West Sample Road



The parcels south of Sample Road and behind the commercial shopping center are medical uses related to Broward Health. They include an addiction rehabilitation center owned by Broward County, a privately owned medical office building, and additional surface parking for Broward Health.

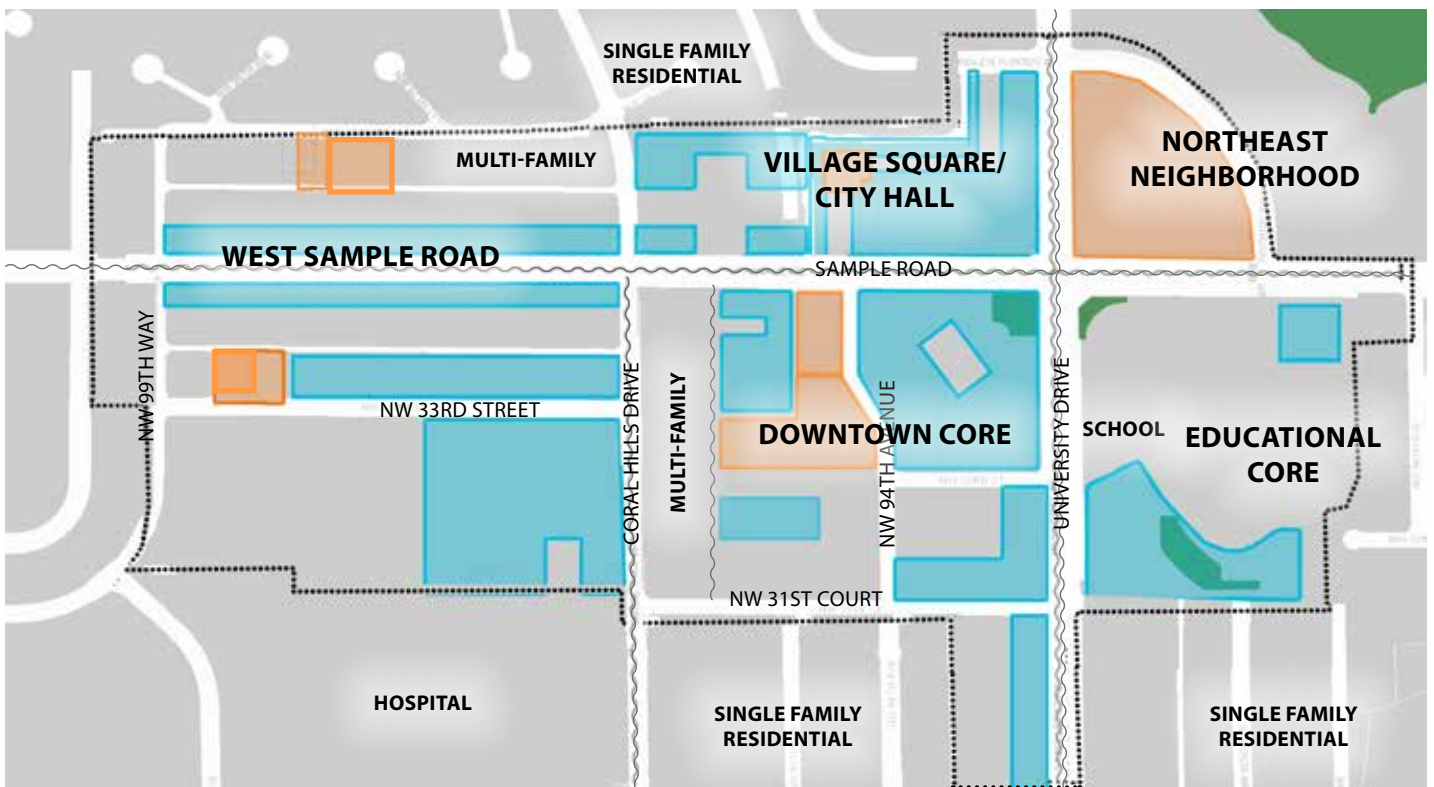
Although the Broward Health building is not within the CRA boundary, it is an important economic driver and will influence development in the CRA. Its workforce population can help support new uses in the downtown core including retail, residential, and office.

There is one additional property on the southwest side of NW 99th Way and West Sample Road which is an office building.

5. ANALYSIS

5.1 NEEDS BY GEOGRAPHIC SUB AREA

The purpose of this section of the plan is to provide a list of problems and needs identified within each of the geographic sub areas of the Community Redevelopment Area. These items are then addressed within the Community Redevelopment Plan through sub area redevelopment strategies which include the implementation of specific programs and projects of the Community Redevelopment Agency, the City of Coral Springs or other governmental agencies operating within the Community Redevelopment Area.



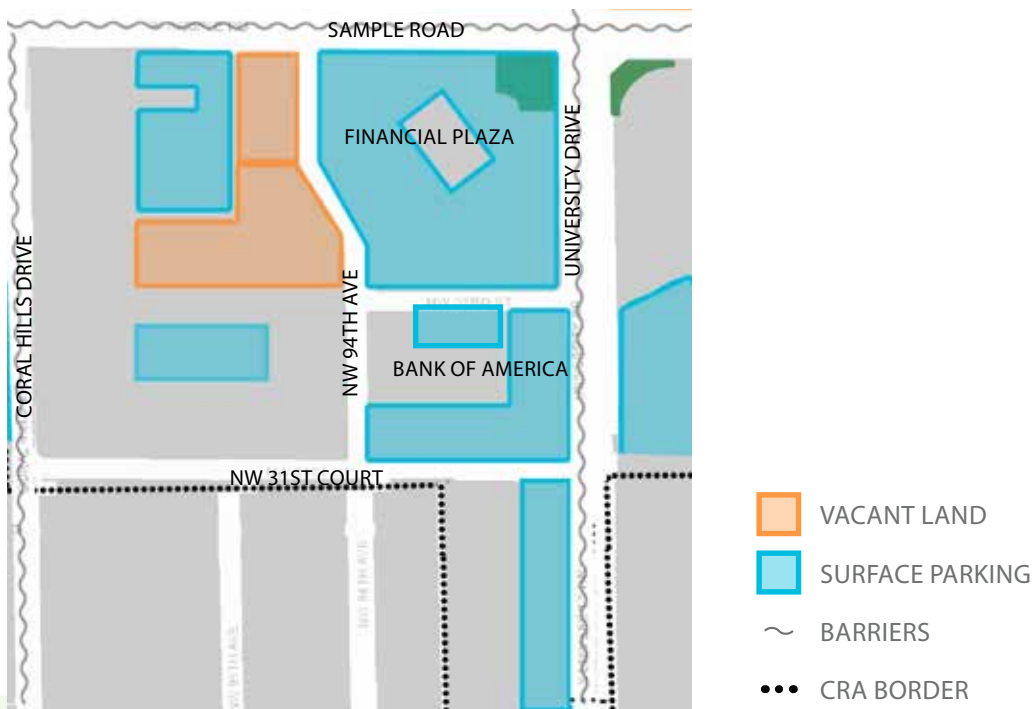
- VACANT LAND
- SURFACE PARKING
- ~ BARRIERS
- CRA BORDER

Predominant Issues

5.1.1 Downtown Core (29 acres)

Problems:

- The most significant problem in the Downtown Core is the overall layout of the streets and parcels because they are not conducive to an urban development pattern and the fact that most of the area is vacant and underutilized.
- Large parcels and blocks limit connectivity and access to properties.
- A significant amount of land is dedicated to surface parking which degrades the overall visual quality of the downtown and fosters a suburban character.
- The canal acts as a barrier. It is particularly unattractive when it is dry.
- The key property in the Downtown Core, the Financial Plaza, has been carved into two pieces so that the building and the parking are under separate ownership. There are additional covenants which reserve parking for both the Financial Plaza building and Broward College. Additionally, this property is not platted.
- Other properties which are not platted include the Post-office parcel and multi-family parcels along Coral Hills Drive.
- There is a surplus of vacant office space which is obsolete and effectively unleaseable and has hindered opportunity to bring in new office.
- Sample Road and University Drive act as barriers. They are difficult to cross by foot and difficult to maneuver around by car and the signalized crosswalks are spaced too far apart to support pedestrian circulation.
- The Bank of America property is tied up in a long term lease. This property has seven dedicated drive-through lanes.
- The condominiums on the southwest corner of Coral Hills Drive and NW 31st Court are in fair condition.



Predominant Issues

- The one-story rental apartments on Coral Hills Drive are not the highest and best use for the property.
- There is an existing gas station on the corner of Coral Hills Drive and Sample Road.
- Existing internal streets have a suburban character and do not support walking.
- NW 31st Court is a barrier. It is too wide.
- There is no transition from the residential on the south side of NW 31st Court and the north side of the roadway.
- There are no parks or formal public spaces.

Needs:

- A connected street grid.
- A hierarchy of streets.
- Platting for the Financial Plaza, Post-office, and multi-family and new streets.
- Cleaning up the canal and maintaining the water level.
- Improve connections across Sample Road, University Drive and NW 31st Court.
- A grand park to give identity to the downtown.
- An identifiable image.
- New development with distinct architecture and an urban character which is customized to Coral Springs.
- New residential.
- New retail.



Surface parking is the predominant use in the Downtown Core

5.1.2 Village Square/City Hall (11.5 acres)

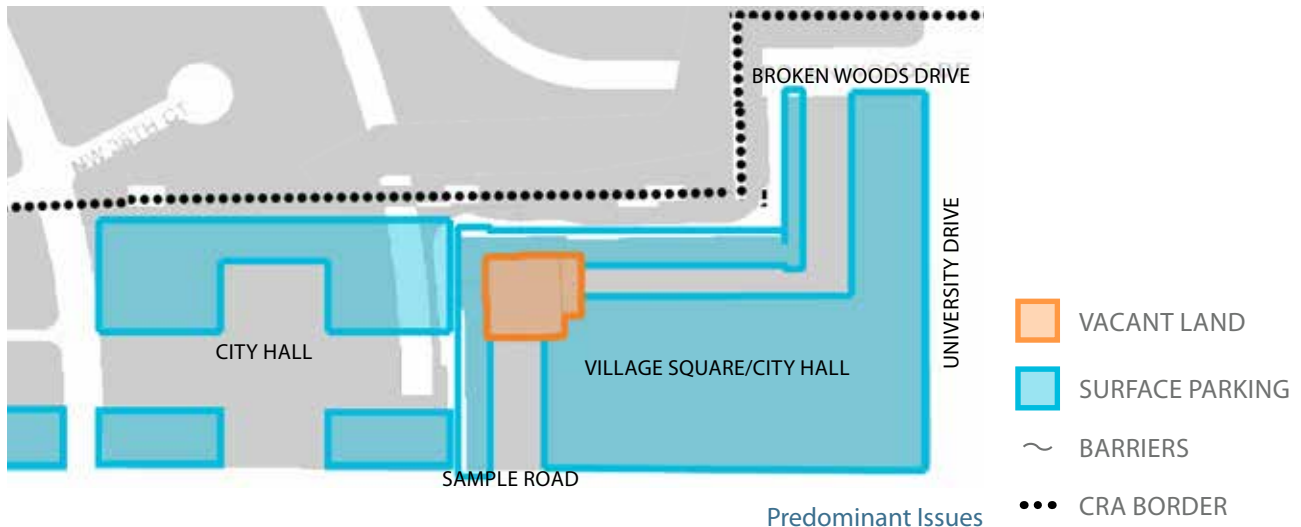
Village Square/City Hall includes the current Village Square building, as well as the current City Hall property. The most significant problems are the outdated building configurations and the ownership.

Problems:

- The Village Square property has a deficit of parking to serve the expanding needs of Broward College.
- Its current structure is a condominium with multiple owners making this a challenge for redevelopment although Amera Urban Developers owns a majority of the holdings.
- Its parking lot is under common ownership by the condominium association.
- The Village Square building is in fair condition with a real mix of uses, some with marginal uses.
- The canal to the rear of the property is completely hidden from view and separates the Village Square from the City Hall site.
- Both the City Hall and Village Square abut single family residential uses.
- Village Square is set back from the road in a typical suburban configuration with a large and unattractive parking lot fronting University Drive.

Needs:

- Redevelop both parcels.
- Upgrade the canals and highlight them as an amenity.
- Improve connectivity and ease of movement across University Drive and Sample Road.



5.1.3 Northeast Neighborhood (6.1 acres)

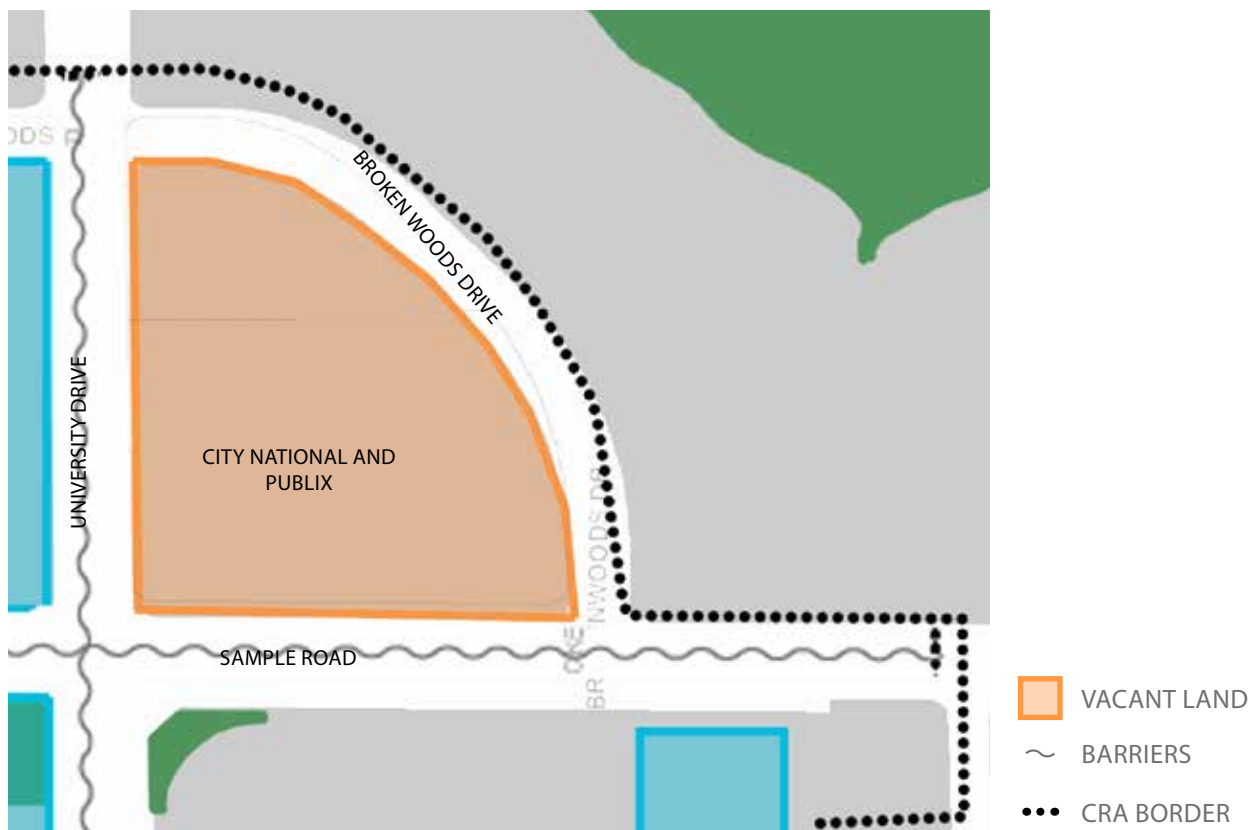
The most significant challenge for this area is the ownership and the triangular geometry of the two lots.

Problems:

- Both parcels are vacant.
- Current owners appear to have little motivation to redevelop the property.
- Both sites are small with difficult geometries.
- The sites could be difficult to park.

Needs:

- Redevelop both sites.
- New grocery store to replace the store that was demolished.
- Multi-level structures with ground floor commercial with residential uses above.
- Work with owners to incentivize redevelopment.
- Revitalize Broken Woods Drive and improve connectivity to the adjacent neighborhood.



Predominant Issues

5.1.4 Educational Core (17.1 acres)

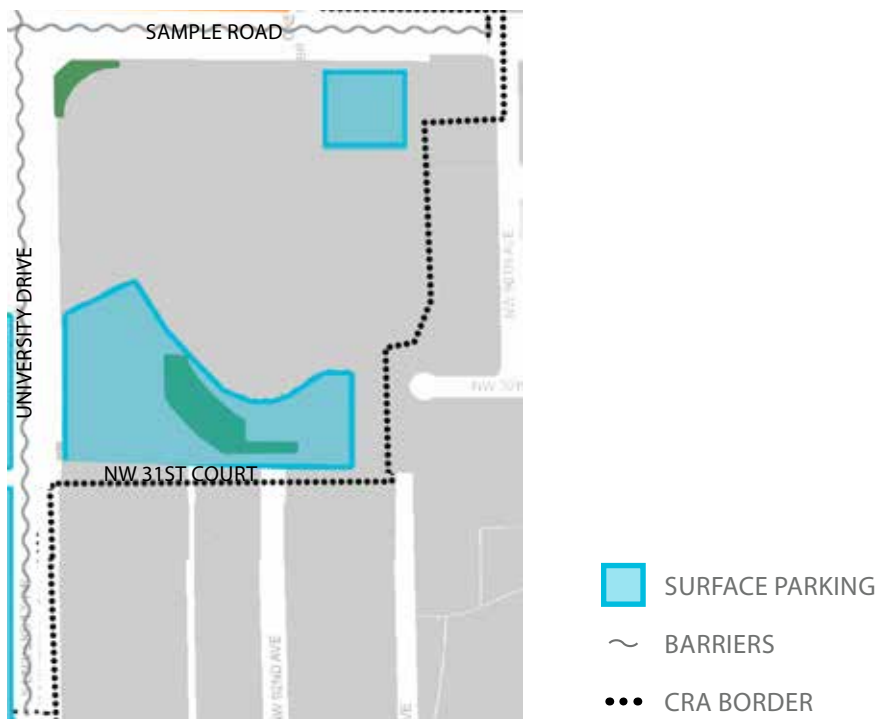
The properties within the Educational Core are repurposed buildings which were originally part of the Coral Springs Mall. The roadway pattern and lot configuration never evolved beyond the original use.

Problems:

- Large surface parking lots take up the majority of the property and limit connectivity.
- One Charter Place is physically separated from the other uses on the quadrant.
- Vehicular circulation is poorly designed.
- Traffic congestion from the Charter School limits circulation and functionality for other uses.
- The Charter School is outgrowing its facility.
- Students crossing University Drive at unsignalized intersections or midblock.

Needs:

- Better parking solutions.
- Better roadways and dedicated right of ways for streets.
- Better connections among the different parcels and uses.
- Signalized pedestrian crossings.
- Overall redevelopment scheme tied to education including higher education.



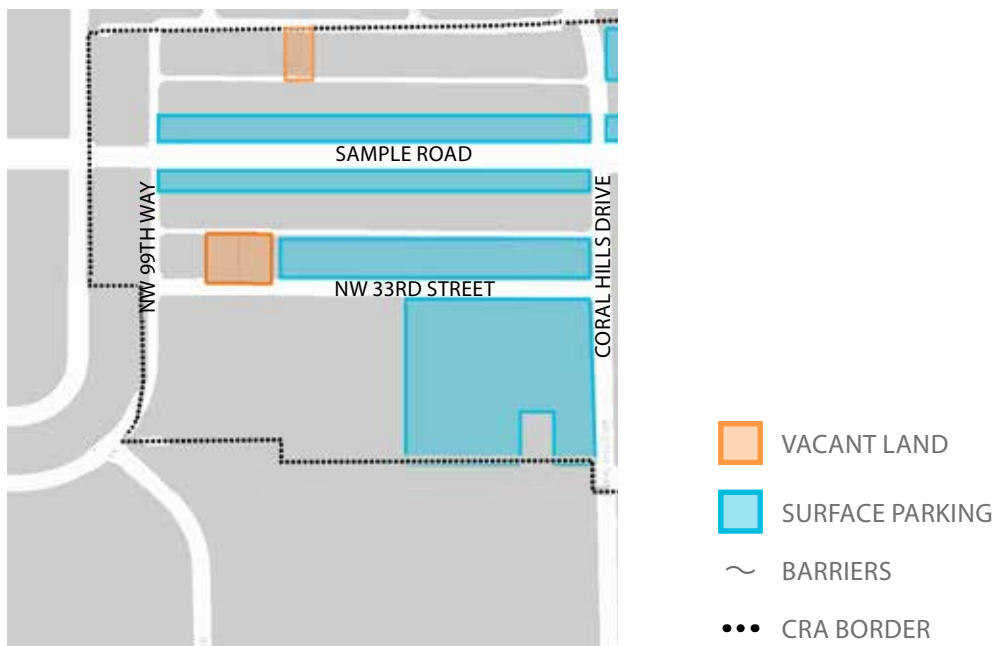
Predominant Issues

5.1.5 West Sample Road (43 acres)

The biggest challenge for West Sample Road is the block configurations and the subsequent building layouts and uses, and the lack of visual and physical cohesion from one side of the street to the other.

Problems:

- Extremely long blocks are difficult to walk.
- Façades are not consistent and lack any unifying characteristics.
- The quality of the uses is widely varied and there is no commonality that links businesses together.
- There is no buffer between the commercial lots on the north side of Sample Road and the multi-family behind it. Additionally, the service road which separates the two zones is poorly maintained and unsightly.
- The rear parking lots on the south side of Sample Road are owned by the commercial lots, but are separated by a service road.
- Each lot is individually owned and there is very little common ownership for ease of redevelopment.
- The Master Parking Area in front of the commercial is the primary parking for the businesses on the north side of Sample Road.
- Both Master Parking Areas have an awkward one-way circulation pattern which forces maneuvering back onto Sample Road.
- The residential multi-family to the north is in fair to poor condition. Most is rental, but some is owner-occupied.



Predominant Issues

Needs:

- Breaks in the blocks.
- Improved façades.
- An identifiable image to create a better synergy among different uses.
- Redevelop the parking lots to the rear of the southern commercial lots.
- Improve or remove the service alleys.
- Reconfigure or redevelop the master parking area to improve circulation.
- Upgrade existing multi-family.
- Better buffer between commercial and residential uses.



Rear alley offers no buffer between residential and commercial properties on the north side of West Sample Road.

5.2 OVERALL NEEDS WITHIN THE CRA

As opposed to specific needs identified within the various sub areas of the Community Redevelopment Area, these “Overall Needs” are area wide in scope and encompass some of the more serious problems that are prevalent throughout the area and contribute to the overall state of decline.

5.2.1 Removal of Slum and Blight

The Community Redevelopment Area contains a substantial number of areas with deteriorated and deteriorating structures that are a detriment to the health, safety or welfare of area residents. The existence of these slum and blighted conditions contribute to crime, decrease the tax base and substantially impair or hinder sound growth. The major charge of the Community Redevelopment Agency is the consistent removal of these conditions while subsequently preserving and enhancing the tax base of the Community Redevelopment Area. Were it not for CRAs, eliminating slum and blight by replacing it with economically viable uses could not occur.

5.2.2 Land Use

While residential is the predominant land use throughout the City of Coral Springs, residential is not permitted in most of the CRA due to existing zoning. Land uses should be balanced so that the commercial, recreational, and public service needs of all its residents can be conveniently provided within the community. The CRA’s current housing deficit has hindered its ability to grow and thrive. In addition, one of the most significant development parcels, Financial Plaza, has limited capacity for redevelopment because of its ownership structure.

5.2.3 Physical Barriers to Redevelopment

The two most significant physical barriers are the arterial roadways (Sample Road and University Drive) and the stormwater canals. The arterials are almost impossible to cross by pedestrians and are a significant barrier to redeveloping across parcels and integrating all four quadrants of the CRA. Inevitably, the CRA will have to develop in phases, one quadrant at a time to eventually overcome these highways. The stormwater canals are easier to address because they can be improved as water features and can be bridged, to some degree. Sunshine Water Control District oversees these canals and is amenable to improvements.

5.2.4 Economic Development

The City’s survival as a governmental entity is dependent upon the generation of adequate tax revenues to meet the service needs of its residents. Projects that increase the overall marketability of the City as a commercial, recreational and residential area will ultimately increase the tax base.

Slum and blight have a negative impact on the tax base of the City and are self-perpetuating. Although there is often a tendency to focus on individual redevelopment projects at the expense of resolving underlying problems in order to set the stage for redevelopment, the existing and planned CRA projects and programs stress the importance of both. The success of this community

redevelopment effort is largely dependent upon the economic vitality of the area. The CRA's programs, which are focused on eliminating slum and blighted conditions and improving the standard of living for its residents, are intended to be catalysts for the revitalization of the entire area. Additional projects aimed at increasing job growth and generating pedestrian activity in the downtown complement the process by focusing some of the underlying problems that originally resulted in slum and blighted conditions.

5.2.5 Affordable Housing

The provision of adequate housing is one of the key determinants of a community's success. In today's local climate, a major problem for local government is the provision of sufficient affordable housing to meet the needs of its current and projected population. In general, the housing delivery system is driven by the private sector, which is a market driven system. Local government, particularly redevelopment agencies, can have an effect on the process through maintaining an adequate supply of buildable land and infrastructure to support future development. Local government can often stimulate housing development by providing incentives, facilitating the process or by actually being a developer itself.

There are a number of programs in place which already support affordable housing within Coral Springs.

- The City receives State Housing Initiative Partnership (SHIP) funds annually; a Local Housing Assistance Plan (LHAP) is established every three years to meet the housing needs of the very low, low and moderate income households, to expand production of and preserve affordable housing, to further the housing element of the City's comprehensive plan specific to affordable housing.
- The City's Affordable Housing Advisory Committee, as required by Section 420.9076 FS and the State of Florida Housing Initiative Partnership Act, recommends specific actions and initiatives to encourage and facilitate affordable housing while protecting property value appreciation. The committee submits a triennial report to the City Commission recommending incentives and other strategies to promote and support affordable housing in the City.
- The CRA also has a Housing Affordability Study dated February 24, 2005 which provides evidence that development in the downtown, as outlined in the DDRI, will not adversely affect the ability of people to have adequate housing which is reasonably accessible to their places of employment.
- The City is an entitlement recipient of Community Development Block Grant (CDBG) funds through the Department of Housing and Urban Development (HUD). The City develops a Consolidated Plan every five years; the plan is designed to assess affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions. In addition, each year the City completes an Annual Action Plan which outlines the programs the City will undertake in the current year to benefit very low, low and moderate-income residents.
- The City receives Home Investment Partnership (HOME) funds annually through the Broward

County HOME consortium. The funds are provided by HUD to provide affordable housing programs to very low, low and moderate income households in the City of Coral Springs

- Through the funding sources listed above the City provides Home Repair Assistance to very low, low and moderate income owner-occupied residents of the City. The program is offered through a deferred loan.
- The Affordable Housing Trust Fund, as outlined in Sec 231 of the Land Development Code, was established to collect any and all funds related to the City's Affordable Housing Programs. Funds include but not limited to payment of fees in lieu of inclusionary units.
- To further incentivize developers to build inclusionary units, the City provides a variety of density bonuses depending on the target household income level. Residential developments that provide inclusionary units also qualify for expedited plan review. The program targets Coral Springs Charter School teachers, Broward County Public School teachers working at a school in Coral Springs and Broward Health licensed health professionals with at least one adult working in Coral Springs.

Inevitable, housing will remain a universal need and Coral Springs should position itself to provide an adequate supply and variety of housing within the downtown. The CRA can facilitate this process by providing incentives for additional investment in the area. Current programs and new programs found in this document are intended to provide incentives to developers and non-profit community development corporations to enhance housing development, both affordable and market rate.

5.2.6 Downtown Housing

The survival of retail in the downtown is directly linked to the number of local consumers supporting the market. Downtown housing comes in different forms: single-family housing, town homes, apartments, live-work and condominiums (low-rise, mid-rise, and high-rise). Successfully renewed downtowns have the important element of housing, particularly housing for young professionals, young retirees, and downtown employees. In other communities, these residents have become strong supporters of local businesses and, in turn, local businesses are able to improve and expand their goods and services.

The current land use supports housing in downtown, but the underlying zoning does not. At the time that this document was written, the City was in the process of creating a new zoning district for the downtown to allow residential uses.



Examples of townhomes and mid rise apartments

5.2.7 Infrastructure

Support infrastructure and community services is primarily the City's responsibility, however, the CRA will participate when needed and in association with specific redevelopment projects on a case by case basis. On- and off-site infrastructure improvements such as parking, roadway improvements, utility upgrades, and other improvements may be used by the CRA as incentives to secure private sector redevelopment.

In July 2010, Broward County approved the Sample Road and University Drive Infrastructure Master Plan. Implementation of this plan includes construction of right turn lanes, power and cable line burial and installation of new traffic light mast arms. The CRA's initiative to collaborate with Broward County has resulted in a successful partnership agreement whereby the County has committed to installing the new mast arms and a signal at the University Drive and Sample Road intersection. The partnership requires the CRA to provide engineering design and limited foundation work, and Broward County to complete the balance of the installation work.

The CRA will also install three new Kaleidoscope bus shelters: one on the northeast corner in front of the former Publix site, one on the southeast corner north of One Charter Place and one on the southwest corner east of Financial Plaza. One is already installed at the intersection of University Drive and NW 31st Court.

5.2.8 Cultural and Recreational Facilities

As with infrastructure, the City, County and other institutions will provide recreational facilities for residents except in cases where the CRA develops a specific program to develop facilities that encourage and enhance other programs and incentivize development. Coral Springs has a reputation for its parks and student athletics so it will be important to embed this image into the downtown. In addition, cultural uses compliment downtowns and add life and character to places especially when paired in downtowns with a high residential population. There are many examples of downtowns that have invested in arts and culture as a catalyst for redevelopment including Bilbao, Spain and Miami Beach.

Currently the CRA supports the BizArt Festival and the Festival of the Arts. The Festival of the Arts, an annual event that raises awareness of the arts and culture in northwest Broward County, will eventually make its permanent home in the CRA's Downtown area.

The CRA may support additional cultural uses in the downtown and, perhaps, in partnership with the Northwest Regional Library and the City. They may also facilitate a variety of open spaces both small and grand and in collaboration with the City's municipal complex. The preliminary design schemes which were developed in December depicted a relationship between the new City Hall and the art museum.

The City also has a Public Art Program which also applies an impact fee to new development within the City. The Program as outlined in Sec. 601 of the City's Land Development Code requires non-residential developments and redevelopments of more than 12,500 feet, and on lots that are one acre or greater, to participate in the Public Art Program. Owners may either pay into the City's Public Art Fund or provide on site artwork.



Example of art festival

5.2.9 Education and Civic Institutions

While education is mostly administered by the Broward County, Coral Springs continues to be an active partner with its schools to protect and promote its reputation for high quality schools. This commitment is quite evident in the CRA which has shepherded two educational institutions: the Coral Springs Charter School and Broward College. In an effort to meet educational demands, the City partnered with the Charter School and provided them with the land and building to operate for 1,653 students grades 6-12. Adult education classes run on campus in the evenings. The City also helped bring Broward College to Village Square and provided funding for tenant improvements. In June 2010, the CRA, City and Broward College entered into an Interlocal Agreement (ILA) which became effective upon execution of the lease in January 2011 establishing the scope for a 19,000 sq. ft. renovation of a leased office space. The CRA and City's financial assistance was for the purpose of defraying the build-out cost for the proposed expansion. The CRA provided \$400,000 toward tenant improvements for the classroom space. Broward College is the largest tenant in Village Square and enrollment continues to grow.



Charter School

5.3 TRAFFIC AND TRANSPORTATION

Although redevelopment actions will inevitably increase overall traffic, proposed new streets and a more connected street grid will divert traffic from Sample Road and University Drive. In addition, new parking structures will help reduce the number of trips within the downtown as people park in one spot and walk or take a circulator trolley to their destination. This is also true for downtown's anticipated residential population who will park their cars once to access most of the downtown.

5.3.1 Transit

The proposed Coral Springs CRA area should be designed in a manner that provides safe movement and pedestrian connectivity within the existing sidewalk network and provides safe access to local mass transportation facilities. This will ensure that future residents will have safe and adequate access to existing bus stops associated with BCT Routes 2 and 102 (limited service Breeze) and the City's Community Bus Service.

The CRA began exploring the need for a stronger east-west transportation network, specifically focusing on connecting Downtown Coral Springs with the major transportation routes, vital businesses and population centers along the Sample Road corridor. It was proposed that the City begin approaching municipalities along Sample Road including Coconut Creek, Margate, Pompano Beach and Deerfield Beach to begin a coalition to bring public/private investment capital along Sample Road focusing on major intersections such as University Drive, State Road 7, the Pompano Beach Tri-Rail Station at Andrews Avenue and Federal Highway. City planners from Coral Springs, Coconut Creek and Margate meet quarterly to discuss this issue along with other transportation issues within northwest Broward County. A CRA Board Member has been appointed as a liaison and the MPO is projecting funding will be available in 2016.

5.3.2 Traffic

The major traffic impact will be in the downtown core which is planned to have the most intense uses. Tables 2a and 2b document the projected level of service for the roadways located within the Coral Springs CRA. The short term horizon year was assumed to be the year 2020 while the long term planning horizon was assumed to be the year 2035. The 2020 and 2035 projected traffic volumes (AADT) and PM peak hour volumes were based on information contained in Broward County's Roadway Level of Service Analysis for 2012 and 2035.

Based on the MPO's traffic counts and projections the only roadway segment around this area that would fail in 2035 is University Drive south of Sample Road. This indicates that any potential build-out as outlined in the DRI (i.e., 10% or 285 net new trips, 30% or 840 net new trips, 50% or net new 1401 trips) will not significantly affect future conditions. This plan proposes additional access to the downtown core from Sample Road, Coral Hills Drive, and NW 31st Court through a more integrated network of streets.

As indicated in the future conditions analysis tables, Coral Hills Drive is projected to operate deficiently in the year 2020. (It is recommended that signal timing optimization be implemented at the intersection of Sample Road and Coral Hills Drive in order to correct the short term level of service deficiency anticipated on Coral Hills Drive. Moreover, Sample Road, west of University Drive is projected to operate at level of service "E" during the critical PM peak hour in the year 2035. However, the implementation of an eastbound right-turn lane at Sample Road/University Drive should alleviate the projected deficiency on Sample Road.)

Although implementation of individual redevelopment projects may require improvements or modifications to the existing roadway network, these localized impacts will be reviewed when specific project designs are undertaken. It is also recommended that architectural and site-specific design solutions be considered to mitigate potential traffic and parking impacts of specific projects which abut residential neighborhoods.

Coral Springs CRA Future Traffic Conditions (Daily Volumes)							
Roadway	From	To	# of Lanes 2020/2035	Short Term (2020)		Long Term (2035)	
				AA DT	LOS	AA DT	LOS
Sample Road	Coral Springs Dr	University Dr	6/6	38,918	C	48,592	C
	University Dr	Riverside Dr	6/6	36,426	C	42,129	C
University Drive	Royal Palm	Sample Road	6/6	41,171	D	53,856	C
	Sample Road	NW 40th St	6/6	36,384	D	49,918	C
Coral Hills Drive	NW 29th St	Sample Rd	2/2	10,153	F	11,967	D

Source: Broward County Metropolitan Planning Organization (MPO)

↑ Year 2020/Year 2035

Coral Springs CRA Future Traffic Conditions (PM Peak Hour Volumes)							
Roadway	From	To	# of Lanes 2020/2035	Short Term (2020)		Long Term (2035)	
				AA DT PM Peak	LOS	AA DT PM Peak	LOS
Sample Road	Coral Springs Dr	University Dr	6/6	3,698	C	4,616	C
	University Dr	Riverside Dr	6/6	3,460	C	4,002	C
University Drive	Royal Palm	Sample Road	6/6	3,911	D	5,116	C
	Sample Road	NW 40th St	6/6	3,456	D	4,742	C
Coral Hills Drive	NW 29th St	Sample Rd	2/2	965		1,137	D

Source: Broward County Metropolitan Planning Organization (MPO)

↑ Year 2020/Year 2035

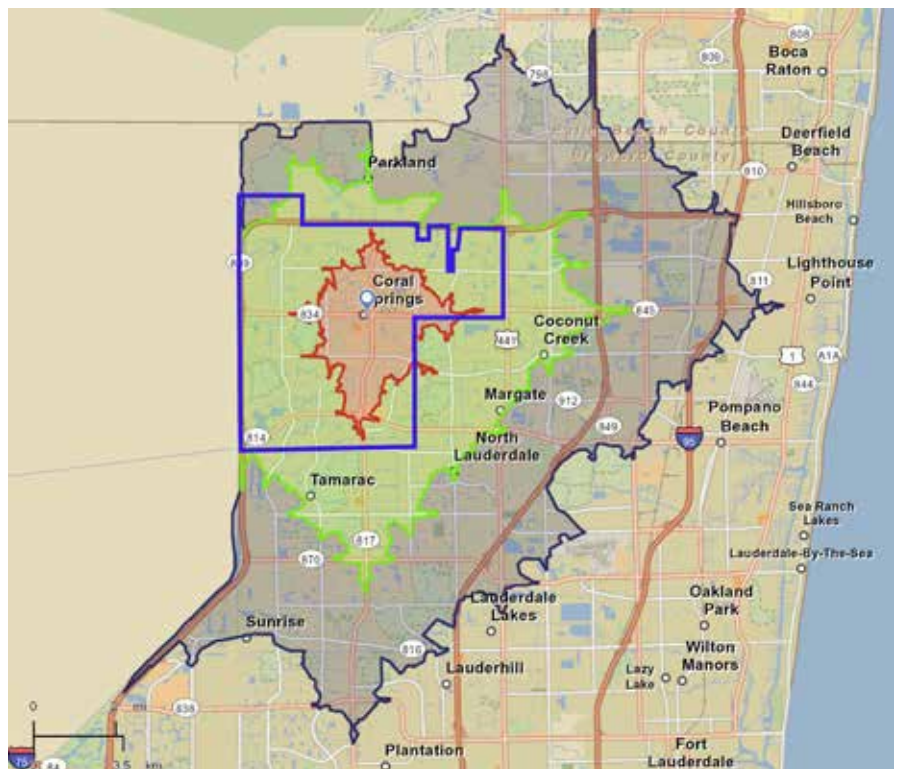
5.4 MARKET CONDITIONS AND DEVELOPMENT POTENTIAL

The CRA has been focused on revitalizing the downtown core since the CRA's inception in 2001. This area has shown the most potential because of its size, proximity to retail uses to the south, and predominance of vacant land and publicly owned property. The recommendations below include the entire CRA area, but are primarily focused on the Downtown Core, the City Hall site which will become available after the municipal complex is built, and the site on the northeast corner which is owned by Publix. There are additional opportunities related to creating an Educational Core, to develop additional medical related offices in the long term, and additional residential in West Sample Road and the Northeast Neighborhood District. Conclusions are based on a combination data analysis, interviews, and an extensive urban design study to analyze building capacity and massing as it relates to parking and uses. In addition the demand analysis described below is based on the 2010 Census and 2013 and 2018 data and projections provided by ESRI, Inc. for the following geographic areas:

- CRA
- 5 minute drive time from the CRA
- Citywide
- 10 minute drive time from the CRA
- 15 minute drive time from the CRA

The primary market identified for this analysis is the area within a five minute drive.

The City currently has an Economic Development Foundation (EDF) which serves as the economic development arm for the City. While their focus is citywide, they have been a great resource in developing the CRA plan. The findings from the market study have been coordinated with the EDF.



Drive time diagram indicating market potential with in a 5, 10, and 15 minute drive from the CRA.

5.4.1 Retail Potential/Downtown Market Study

There is no traditional downtown in Coral Springs. Retail generally is either older, strip commercial centers like that which is found on Sample Road, or a mix of old or new outparcel development. Both are suburban models which do not facilitate walking. But downtown should be different. Like The Walk, which runs south of downtown on University Drive, buildings should be configured to accommodate comfortable spaces for walking and a range of uses.

Revitalized downtown retail environments typically involve reconceiving downtown's role. Downtown has to be a unique, niche market that offers high quality space, walkable streets, cultural amenities, and uses which combine to create a distinct and specialized character. As such, it can target a much larger geographic area, in a fifteen minute drive time and even a 20 mile radius. A properly targeted downtown must rely on other uses to draw from its larger market area. A true downtown should be an employment center as well, and the employees can help to support the local businesses.

A properly configured downtown environment must also try to accomplish several other objectives:

- Clustering similar uses to create synergies and influence walking patterns. Uses such as art galleries, furniture stores, and antiques cater to shoppers who tend to browse and comparison shop. Restaurants, as well, tend to cluster to create a particular ambiance with outdoor seating and increased opportunities to view people.
- A comprehensive and area-wide approach to parking that relies on consolidating parking so that users park a single time and then walk.
- Continuity of the pedestrian experience. Blank walls, vacant lots, unarticulated façades, few ground floor windows, and large surface parking lots diminish the interest of the pedestrian. Active ground floor uses which are open to the public combined with large windows that increase the sense that there are people inside building, and varied and architecturally interesting façades engage people and create a vibrant and dynamic place for walking.

A good downtown retail environment can also tap underserved markets that are not targeted by the typical consumer establishment including full-time retirees, seasonal residents, students and business commuters. Uses might include art and antiques and specialty crafts, restaurants and food specialties like bakeries, charcuterie and coffee shops. Others might include entertainment, specialty apparel, and spas.

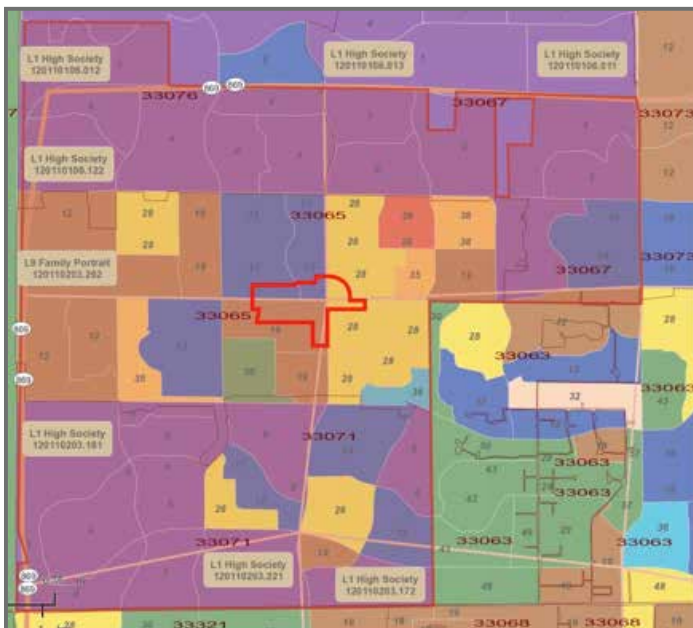
Downtown must be managed as a coordinated retail environment with a consistent image campaign, marketing program, and area-wide promotion. A central business directory and wayfinding system is also recommended. The CRA may, in the future, provide centralized marketing and management similar to what is provided in shopping centers, to promote the downtown as a destination.

The initial economic assessment revealed that the CRA is sandwiched between two geographic areas which are in the eightieth percentile for highest income and highest educational attainment nationwide. Those in the hundredth percentile are considered super zip codes according to the Washington Post. This number becomes even more meaningful when the population is evaluated by geographies which are within five, ten, and fifteen minute drive times from the CRA. Areas within ten and fifteen minutes from the CRA fall within this eightieth percentile of super zip codes which illustrates a real opportunity to introduce new development which draws from this population. The tapestry segmentation analysis provided by ESRI reinforces the Washington Post's analysis. It showed that these higher earning households (in purple) are within close proximity to the CRA.

The initial demand analysis evaluated demand in four phases and suggests how demand might grow and change. These are estimates which may change over time as the market changes. Estimates show that the first phase can accommodate 140,000 square feet of retail and restaurant in the Downtown Core. There is also demand for a 40,000 square foot grocery store.

The second phase can occur after stabilization of phase one and when new residential is established. The downtown could absorb an additional 30,000 square feet of retail and restaurant.

Phase three and four can support over 100,000 square feet of retail and restaurant in the CRA.



Tapestry Segmentation show higher earning households in purple, surround the CRA. (Left)

Washington Post graphic describing super zip codes as having the highest percentage of income earners and educational attainment in the United States. The area around the CRA is at the 80th percentile and is shown in green. (Bottom)



5.4.2 Office

In terms of employment, the data shows that finance, insurance, real estate related services, education and healthcare are clustered most in the CRA compared to the other geographic sub areas. Healthcare is tied to Broward Health which is not within the boundaries of the CRA, but has certainly influenced the office market and can benefit greatly from downtown's growth. There is also a high employment cluster for professional services which is at a similar percentage as the other geographic sub areas. The weakest employment cluster is retail trade.

Despite this strong concentration of professional related employers, demand for new office and new users is weak because the data shows a surplus of vacant space. This is directly attributed to high vacancy rates in the Financial Plaza building which has 80,000 square feet of vacant space, as well as the medical office buildings which have 25,000 square feet of vacant space. All together there are 160,000 square feet of vacant office space in downtown.

These characteristics are not unique to Coral Springs or the CRA. The overall Broward County office market is weak, with high vacancy rates and only one new Class A building currently under construction in Fort Lauderdale. Creation of new office space is unlikely in the near term, but a strategy to upgrade the existing inventory and targeting users in education, health care, finance, insurance, and real estate would help to improve the office market. There is also an opportunity to remove some of the un-leasable space from the market and replacing it with other uses.

Initially there is a limited opportunity for approximately 20,000 square feet of office during the development of a mixed-use downtown core. As stabilization occurs and more retail is developed, there is potential demand for 15,000 additional square feet. This demand may increase if the current vacant and obsolete inventory is removed.



Broward Health



Financial Plaza

5.4.3 Housing

Inevitably, downtown's success will be determined by the amount of residential development. Residential uses drive demand for all other uses, especially retail and other commercial uses. While the predominant housing typology has been single-family detached housing, the demographics are changing and there is demand for smaller and varied housing. There is substantial demand for new residential product in the downtown and a wide range of types. These can vary from townhomes and condominiums to mid rise apartment buildings and live/work units. There is demand for both homeownership and rental projects and a mix of unit sizes and amenities for single professionals and married couples, and also for families.

Based on housing market conditions, population growth projections, and existing migration trends, there is currently local demand within the CRA for 365 units. This can be filled immediately without any other new development in the downtown. Additional demand presented in the section are estimates which may change over time as the market changes, and are based on population growth projections, regional migration patterns, and housing demand generated by the creation of new jobs as redevelopment and investment occurs. They reveal additional demand for 634 new units as part of the development scheme for downtown. There is also demand for 159 townhomes. Once the downtown has had successful stabilization, it can absorb an estimated additional 523 units. For a total demand of 1,681 dwelling units.

Further analysis shows the potential benefits of increased residential demand includes new spending that can support additional new investment, including retail, restaurant and office. This new residential demand can potentially lead to \$66 million in annual household spending, which can support over 1,000 additional jobs, many that could be provided locally. By developing this active downtown with additional foot traffic, the downtown will generate additional demand for residential uses.

5.4.4 Industrial

The intent of the downtown is to create a vibrant center with active uses that support walking and strolling for a complete downtown. Industrial uses are not compatible with this vision and are not recommended for the downtown. The City of Coral Springs has an industrial park which is best suited for industrial uses.

5.4.5 Hotel

There is demand for 135 to 220 hotel keys in the CRA. However, as the downtown grows, and, particularly, as cultural arts and educational programming expands, demand could increase. The DRI includes 750 hotel rooms

There is currently one hotel in the downtown CRA south of NW 31st Court. The La Quinta is a 103 room hotel. A second La Quinta is just outside the CRA one block north of Sample Road with 121 rooms. The largest and most modern hotel in the City is the Marriott in Heron Bay with 214 rooms.

5.5 NEIGHBORHOOD IMPACTS

The following section describes the potential impacts of redevelopment efforts on the residential neighborhood of the Community Redevelopment Area and surrounding areas. While neighborhood impacts have been considered for the specific redevelopment actions recommended in this Plan, it should be noted that some of these projects are in the early stages of planning. Therefore, some impacts resulting from their implementation may as yet to be undetermined. As these projects become more clearly defined, and additional impacts are identified, this section of the Plan will be amended. Other actions described in the Plan for subsequent years are subject to further refinement and elaboration in the intervening period and are consequently not included in the consideration of short range impacts.

5.5.1 Relocation of Displaced Residents and Businesses

Residential relocations may be contemplated by this plan in connection with projects. While very limited relocations are anticipated, it is important to note that changing conditions and modifications to planned projects may result in some additional residential and/or business displacement through sale and purchase of private property. In the event that existing or future CRA projects do require the relocation of residents or businesses, a relocation plan will be submitted as a component of the project as part of the official action by the Board of Directors on the project.

It also anticipated that the CRA and the City, as well as private developers, will expand the housing stock and housing variety. This will provide additional opportunities to relocate residents within the CRA boundaries.

To protect the residents and businesses within the Community Redevelopment Area, the CRA will formally adopt a relocation policy containing procedures for relocation. When required by redevelopment actions, the relocation of residents and businesses within the Community Redevelopment Area will follow the officially adopted procedures. Expenses and financial assistance required by these procedures will become the responsibility of the CRA.

Relocation Policy

Each redevelopment program adopted by the CRA which shall cause the temporary or permanent displacement of persons from housing facilities within the Community Redevelopment Area will contain an element and provision for providing or replacing housing for such persons in decent, safe and sanitary dwelling accommodations within their means and without undue hardships to such families, which such relocation assistance shall include but not be limited to the following methods:

1. All affected residents will receive a timely written notice of the CRA's intent to relocate them.
2. The CRA will identify reasonable alternative housing opportunities for such displaced family which shall be reasonably comparable to the property being taken in size, price, rent, and quality.

3. The CRA may provide moving expenses in a reasonable amount for each displaced family.
4. The CRA may elect to provide subsidies to displaced families in cases where suitable replacement housing is not available in order to make another replacement housing available within the displaced family's means.
5. The CRA may permit a former owner or tenant to occupy the property after acquisition for a period of time either with or without rent and any such rent charge shall not exceed the fair market rent for such occupancy; the fair market rent should comply with rent specified under Federal Regulations that are used in the Rent Subsidy Programs.
6. The CRA will endeavor to participate with the City of Coral Springs to provide priority assistance to eligible displaced persons under the City's current affordable housing programs.

5.5.2 Availability of Community Facilities and Services

Implementation of individual redevelopment projects and streetscape beautification projects may require improvements or modifications to existing systems by both the public and private sector. The CRA is currently planning streetscape and roadway improvements for Coral Hills Drive, NW 94th Avenue, NW 32nd Street, and NW 31st Court, as well as water main extensions on Coral Hills Drive and NW 31st Court, turn lanes, and new mast arms as outlined in the table of "Potential Infrastructure Improvement Projects".

The City currently provides master parking in front of businesses on Sample Road between Coral Hills Drive and NW 99th Way as part of its master parking plan. These areas may be improved or reconfigured as part of this plan.

There are currently no public parks within the boundaries of the CRA, although the site which has been set aside for the new municipal complex is used as an informal event space and hosts the Green Market every Saturday. This plans calls for a variety of new parks and plazas in collaboration with the new municipal complex and other new development.

Stormwater is under the jurisdiction of Sunshine Water Control District. The CRA's civil engineer is currently developing a scheme to manage new stormwater needs associated with this development plan. In addition, the CRA may work with the Sunshine Water Control District to improve the existing canal aesthetics with improved plantings and water pumps to maintain consistent water levels year round.

At the present time there is one public school within the CRA, the City-sponsored Charter School. The school is looking to expand and relocate to a location outside of and south of the CRA district and adjacent to Mullins Park which is located off Coral Springs Drive. While there are no other public schools within the CRA, there are opportunities to partner with different cultural and civic institutions to enhance educational offerings, especially in collaboration with the planned municipal complex.

5.5.3 Environmental Quality

Redevelopment actions proposed in the Plan are intended to improve the environmental quality within the Redevelopment Area. The City's Commercial Façade Improvement Program provides funding for businesses and residents to make exterior improvements to their buildings. Using U.S. Department of Housing and Urban Development's Community Development Block Grant Funds, the CRA provides matching grants up to \$40,000 for businesses on both sides of Sample Road.

The CRA is also developing roadway and landscape improvements on NW 94th Avenue and NW 31st Court. The canal which runs along NW 31st Court will be culverted to accommodate a new pedestrian path dedicated to art and sculpture, to be known as the Art Walk. This will help connect the downtown to The Walk retail center, improve the aesthetic character of the street, and provide an amenity for the public. This is being funded through Recovery Zone Bonds from the Federal government.

5.6 RELATIONSHIP TO THE CITY'S COMPREHENSIVE PLAN

Florida Statutes require that the Community Redevelopment Plan be consistent with the City's Comprehensive Plan. In order to remain current, the Community Redevelopment Plan will have to be amended when programs are changed or as new programs and projects that were not included in the original plan are proposed. To maintain consistency with the City's Comprehensive Plan, a two-tiered approach will be used during the amendment process.

The first step is an administrative determination by the City Manager as to whether the proposed amendment is procedural or substantive. A procedural amendment would go directly to the City Commission accompanied by a written staff "finding". A substantive amendment would be reviewed by the Planning and Zoning Board (LPA) to determine consistency with the City's Comprehensive Plan and then forwarded to the City Commission with recommendations.

Since amendments to the City's Comprehensive Plan require a time consuming process, the CRA Plan may not be completely incorporated into the City's Comprehensive Plan at all times. In addition, amendments which involve CRA resources only will not be included in the Comprehensive Plan. The CRA Plan should, however, be consistent with the Capital Improvement Element of the Comprehensive Plan.

The City has already amended the Future Land Use Element and Future Land Use Map to accommodate mixed-use development, as outlined in the DDRI, within the CRA area by adding the Local Activity Center (LAC) land use designation.

The CRA Plan includes an analysis and memo that determines the Plan is consistent with the City's Comprehensive Plan. The memo will be transmitted to the Planning and Zoning Board for their consideration.

6. REDEVELOPMENT PROGRAM



Overall conceptual design

The redevelopment program provides a summary of recommended projects, programs and activities to support redevelopment. The first part of this section describes specific strategies by sub-area, based on an overall design concept. The second part describes specific projects and programs to be implemented by the CRA.

6.1 REDEVELOPMENT STRATEGIES BY SUB AREA

It would be very difficult for the CRA to implement all of the proposed programs and projects on its own because of limited resources, manpower, and time. Therefore each program and project should be evaluated and prioritized in the context of the CRA's goals and objectives listed below and their ability to leverage private investment. They should also be evaluated in terms of time horizon and their ability to maximize benefits and overall impact. The programs and projects with the highest priorities will act as catalysts for private redevelopment efforts as follows:

- Enhance connectivity
 - Improves connections internal to the sub areas
 - Improves safety
 - Improves opportunity for private investment
 - Improves circulation for multiple modes of transportation
- Create great public spaces for the public benefit
 - Supports neighborhood identity
 - Promotes unique character and sense of place
- Maximize development potential with a mix of uses that activate the Downtown Core based on market analysis
 - Increases downtown population
 - Creates a regional draw
 - Generates additional tax increment
 - Promotes economic development
- Emphasizes cultural and educational opportunities

The programs and projects in this CRA plan were conceived as an overall design concept which was developed in collaboration with the community, the CRA Board, the City Commission, property owners, businesses, and City staff. Each comment, concern, and idea was evaluated and considered in the design process. Below is a brief description of the concept as it applies to the overall CRA and the individual sub-areas.

- **OVERALL**

The overall plan concept suggests a more integrated street network with new streets, new pedestrian paths and passageways, aesthetic upgrades to drainage canals, 12.65 acres of open space and great plazas, a dynamic mix of uses including 1,900 multi-level residential units, 200 townhomes, and 215,000 square feet of retail, as well as cultural and educational opportunities. These elements are incorporated into distinct sub areas each with their own identity and character described below.

- **SUB AREA 1: DOWNTOWN CORE**

The Downtown Core is the proposed center and will have the initial redevelopment activities described as phase one. The strategy for this area is to capitalize on the momentum from the planned municipal complex with an urban block pattern and form. This includes new streets, multi-level residential with structured parking, designated retail oriented streets, upgrades to the canal, a central plaza and the Art Walk. It also suggests connections south to The Walk retail center. The design scheme plans for multi-level residential, as well as restaurant, retail, and some office. The most intense development would occur in the first phase with subsequent phases planned through year 2032.



Conceptual Plan



Proposed Plaza looking northwest

- **SUB AREA 2: NORTHEAST NEIGHBORHOOD**

The strategy for the Northeast Neighborhood District is to create a transition between the residential neighborhoods to the north and the more intense development in the Downtown Core with a potential grocery store, multi-level residential and neighborhood retail. The grocery could be absorbed in the phase one.

- **SUB AREA 3: VILLAGE SQUARE/ CITY HALL**

The redevelopment opportunities for the Village Square/ City Hall Sub Area are tied to future development of the City Hall property which will become available for development once the municipal complex is completed. The strategy for this sub area is to introduce low scale residential townhouses oriented towards the waterway with neighborhood retail in phase one once the City Hall site becomes available for redevelopment. Mid term development is envisioned for the Village Square, once the downtown has stabilized. Broward College would potentially be relocated to the Educational Core.



Village Square/City Hall



Northeast Neighborhood

- **SUB AREA 4: EDUCATIONAL CORE**

The Educational Core development is envisioned in the first phase of development and its primary purpose is to capitalize on the City’s brand as a center for educational excellence. The strategy is to expand the existing educational facilities on site and to introduce new facilities, including higher education, related residential both apartment and townhomes, some retail, and office. The design scheme includes additional uses with plazas and an extension of the Art Walk.

- **SUB AREA 5: WEST SAMPLE ROAD**

West Sample Road’s redevelopment is long term. The strategy is to transition the sub area into a more traditional retail corridor and reconfigure the right of way based on Broward County’s Complete Streets initiative which balances the needs of all modal users-pedestrians, bicycles, cars and transit. In the long term, the scheme depicts the current master parking area, which is owned by the City of Coral Springs, as being replaced with surface parking that is internal to the block and/or structured parking on private property. In addition, existing privately owned residential uses may be upgraded or replaced with townhomes. Existing retail will be upgraded and the block will have more breaks to facilitate better access for pedestrians. The scheme also includes a neighborhood transit center which will be needed to offset traffic congestion and to create a truly multi-modal downtown. All development described for this sub area is long term (2025).



West Sample Road



Educational Core

6.2 COMMUNITY REDEVELOPMENT AGENCY PROJECTS AND PROGRAMS

The projects and programs of the Community Redevelopment Agency are designed to solve underlying problems which have a blighting influence on the Community Redevelopment Area, satisfy basic needs of the populace or take advantage of opportunities for economic, social or aesthetic improvements. Overall redevelopment strategies of both the CRA and the City are embodied within these projects and programs undertaken by the CRA. This section of the CRA Plan is the blueprint for the community redevelopment program.

The sections that follow include a detailed description of all current and proposed projects. For simplicity, these projects and programs have been divided into three groups which are not mutually exclusive as many of the projects and programs may overlap with one or more groups.

Group 1: Planning includes preparing and implementing large scale and small scale plans which are comprehensive and collaborative. Typically, these plans take several months to prepare following detailed research, analysis, and community input, and must be approved by the CRA Board and City Commission in a public process.

Group 2: Redevelopment Projects, includes projects created and/or funded by the CRA to address specific geographic locations. For example, property redevelopment and infrastructure improvements.

Group 3: Community Improvement Programs includes ongoing grant and subsidy programs that promote CRA objectives. For example, small business development, façade improvements, property upgrades, affordable housing, maintenance, special event programming, business recruitment.

The descriptions following describe the project or program, its objectives and action items. The information is primarily for planning purposes and may change as the project or plan proceeds.

Proposed Program

6.2.1 Group 1: Planning

- 1.1 Areawide and Sub Area Plans

6.2.2 Group 2: Redevelopment Projects

- 2.1 Sub Area Capital Improvement Plans
- 2.2 Mixed-Use Redevelopment
- 2.3 Workforce Housing and Market Rate Housing
- 2.4 Transportation Gateway Hub
- 2.5 Downtown Coral Springs
- 2.6 Educational Core
- 2.7 Northwest Regional Library
- 2.8 Northeast Neighborhood
- 2.9 City Hall Redevelopment
- 2.10 Village Square
- 2.11 West Sample Road Improvement Program

6.2.3 Group 3: Community Improvement Programs

- 3.1 Job Placement and Entrepreneurship
- 3.2 Retail and Restaurant Business Development Program
- 3.3 Economic Development Incentives for Job Creation
- 3.4 Site and Building Development Assistance Program
- 3.5 Grant Administration Program
- 3.6 Incentive Programs
- 3.7 Community Activities Sponsorship Programs
- 3.8 Downtown Community Trolley
- 3.9 Arts Based Economic Development Program
- 3.10 Clean and Safe Program
- 3.11 Downtown Marketing and Events
- 3.12 Public Space and Public Property Improvement Program

6.2.1 Group 1: Planning

1.1 Areawide and Sub Area Plans

Background

This CRA Plan was developed from an overall design concept which was described in the beginning of this section. The concept provides a visual framework for new development which is driven by current market demand and future growth. It suggests block layout and street pattern, building massing, and use distribution, as well as locations for open space. The planning program discussed below intends to identify more specific studies to implement the various components of this design concept which require more evaluation and new ideas and opportunities which may become available in the future.

Objectives

- Further the vision for downtown.
- Provide a basis to refine ideas and research for grants.
- Promote the CRA as the City's downtown.
- Continue to plan for improving long range strategies.
- Identify new issues which may arise that meet the CRA's objectives.

Action Items

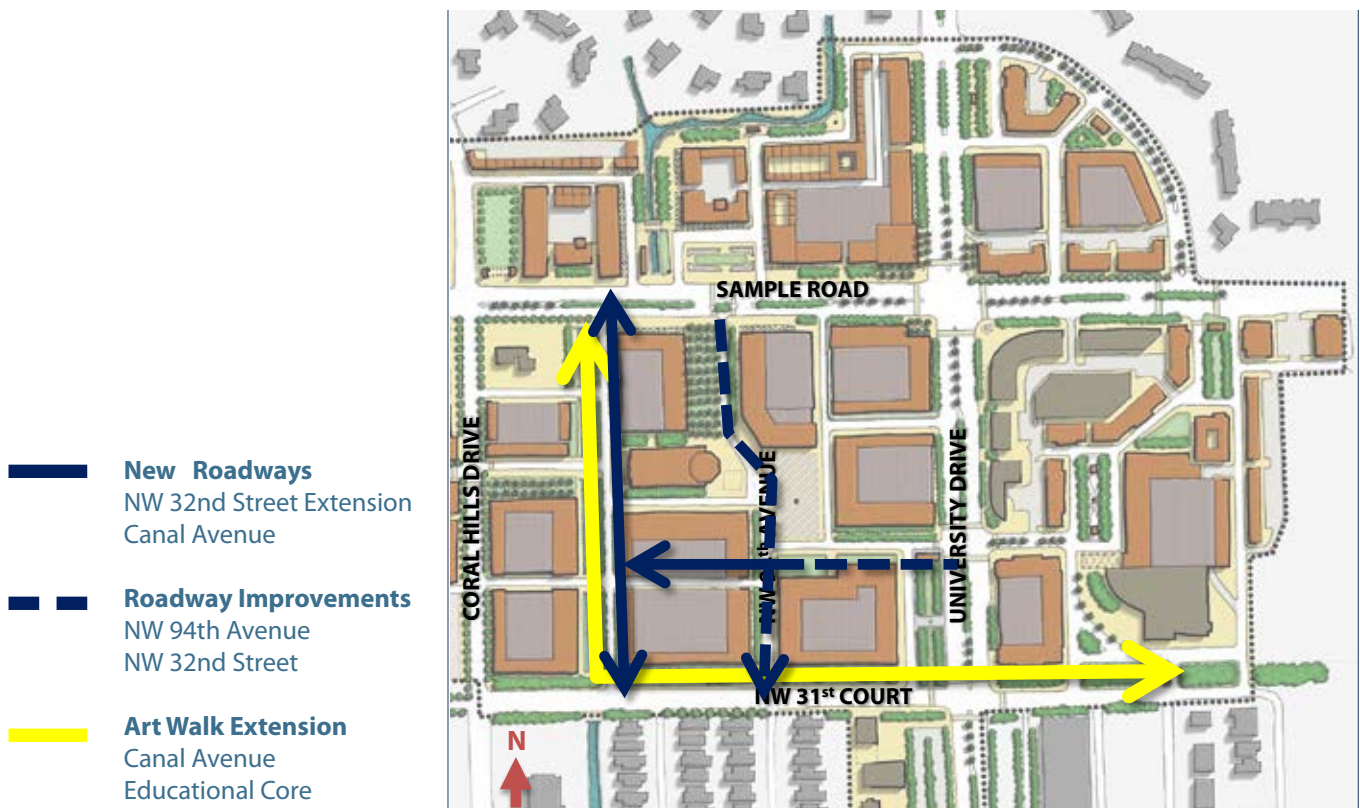
- Study the parking needs in each sub area.
- Evaluate the overall block pattern.
- Create a hierarchy of streets to guide street character and functionality.
- Evaluate overall automobile and pedestrian traffic patterns and make recommendations for new roadways, crosswalks, and signalized intersections.
- Create a master plan for parks and open space in the CRA.
- Create a plan for Broward Health and how it might be better integrated as an extension of downtown.
- Evaluate a plan for the Educational Core Sub Area and the Northwest Regional Library.
- Create a plan for West Sample Road Sub Area.
- Create a plan for the municipal complex.
- Develop a cultural resource plan.
- Create a housing plan.
- Identify important properties and structures for acquisition.
- Study the feasibility of establishing assessment districts or business improvement districts within the CRA.
- Study funding sources for housing, commercial uses, and public infrastructure.
- Evaluate underutilized properties for reuse and redevelopment.
- Create a series of master plans for sub areas.
- Identify infrastructure requirements which will be needed to accommodate the ultimate level of development intensity.
- Review long-range infrastructure needs.
- Study and plan all issues that relate to meeting the CRA's objectives.

6.2.2 Group 2: Redevelopment Projects

2.1 Sub Area Capital Improvements

Background

The City and CRA have multiple infrastructure projects which are in various stages of development. The most immediate projects are streetscape and stormwater improvements for NW 31st Court, which includes converting the open canal to a culvert in order to accommodate the Art Walk and improve connections to The Walk. The City has several other planned projects identified in the Downtown Development of Regional Impacts (DDRI), the Downtown Water and Sewer Master Plan and the Stormwater Improvement Master Plan. Specific objectives and actions related to capital improvements are described below.



Proposed Capital Improvements

Objectives

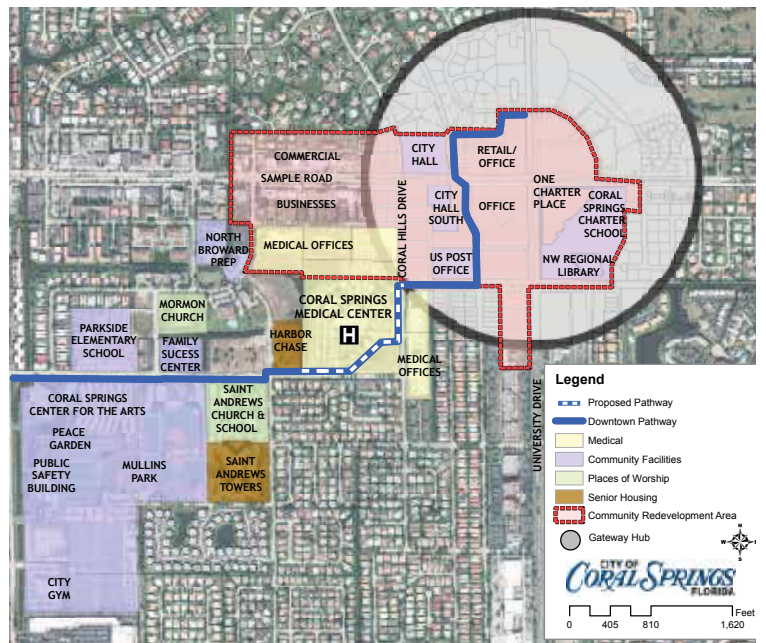
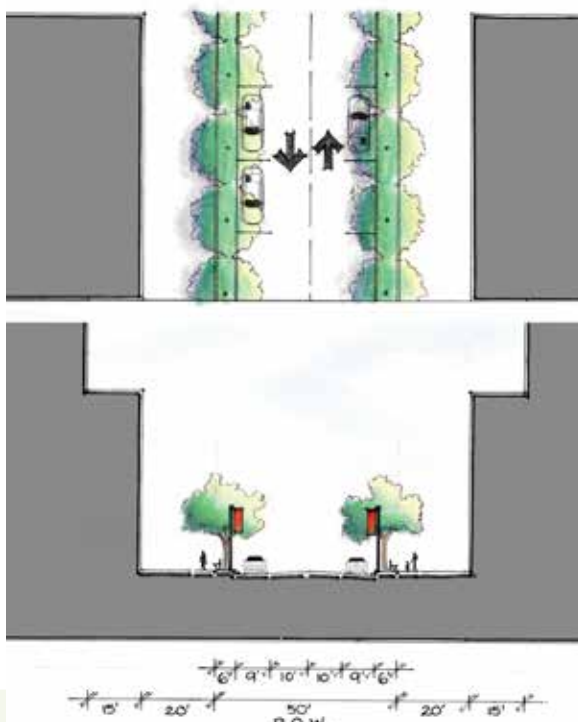
- Provide adequate infrastructure to attract and support new development.
- Create a more connected network of streets which supports an urban development pattern.
- Implement streetscape improvements to support NW 94th Avenue as the main street in the Downtown Core with wider sidewalks and on-street parking.
- Build a new street behind the Municipal Complex.
- Add a complete east west street to connect across the Downtown Core.
- Add a north south connection to supplement NW 94th Avenue.
- Improve or remove alleys and service streets.
- Evaluate stormwater standards and opportunities to offset some of the requirements with less land intensive alternatives.
- Upgrade the aesthetics of stormwater canals.
- Evaluate the current street pattern and suggest opportunities for new streets.
- Evaluate opportunities to extend the Art Walk to the Educational Core.
- Provide the following pedestrian improvements:
 - Provide pedestrian count-down signals and enhanced crosswalk markings at the intersection of Sample Road and Coral Hills Drive. Currently, the crosswalks include two 12-inch lateral stripes and these should be replaced with longitudinal markings for added visibility.
 - Provide pedestrian count-down signals for pedestrians crossing the south and east legs of the University Drive/NW 31st Court intersection (pedestrian count-down signals are already implemented on the north and west crosswalks at this location).



Canal and Art Walk

Action Items

- Acquire property to construct new streets to enhance connectivity and promote an urban development pattern.
- Work with Sunshine Water Control District to pump water into canals and to improve the appearance of the waterways or to culvert canals.
- Fund improvements identified in the Downtown Water and Sewer Master Plan.
- Fund improvements identified in the Stormwater Improvement Master Plan.
- Fund improvements related to the Downtown Pathways Plan.
- Fund improvements related to relocating the Charter School.
- Fund improvements related to improving internet access and security projects.
- Require new development to underground utilities.
- Construct new streets and planned street improvements as identified in the Downtown Development of Regional Impacts (DDRI) as well as the Recovery Zone Bond projects.
- Build on-street parking on new streets.
- Make additional infrastructure improvements as needed to support new development.



Pathways Plan and NW 94th Avenue Proposal

2.2 Mixed-Use Redevelopment

Background

The City and CRA are committed to mixed-use in the downtown. They have already changed the future land use for the CRA to a Local Activity Center (LAC) to allow for a mix of uses, and have undergone the complicated process of creating and obtaining approvals for a Development of Regional Impacts (DRI) and a Development Order (DO) which are described in the existing conditions section of this plan revision. They are also updating the underlying zoning to allow for mixed uses. Now that the regulatory framework has been established, the next step is to recruit and support private investment.

Objectives

- Provide economic stimulation and private investment in the sub areas.
- Assemble sites to promote large, medium, and small mixed-use development.
- Increase demand for residential in the sub areas.
- Increase the demand for mixed-use in the sub areas.
- Promote residential living in the downtown.
- Increase opportunities for shopping.
- Increase nighttime activities related to entertainment and dining.
- Provide a range of residential types and at various price points.
- Eliminate existing blight.



Mixed-Use

Action Items

- Develop mixed-use residential projects in the Sub Areas.
- The CRA may offer incentives to attract major tenants including, but not limited to, financial assistance for parking, architectural design, off-site infrastructure, new construction, rehabilitation construction and others.
- The CRA may offer incentives to encourage mixed use development including, but not limited to financial assistance for structured parking, architectural and engineering design, off-site infrastructure and payment of utility connection fees, impact fees and other public and private development costs.
- The CRA may acquire sites for the purpose of reselling to the private sector. The sites may require multiple acquisitions, demolition of structures, environmental clean-up, site planning analysis, market research and other investigations by the CRA in order to enhance the sale of sites.
- Acquire property for public or private parking.



Structured Parking

2.3 Workforce Housing and Market Rate Housing

Background

The City and CRA are committed to redeveloping downtown and eliminating blight. There are few housing options in the downtown and many of the properties are in fair to poor condition. This is partly due to inadequate buffers from commercial uses and parking lots, but also poor maintenance of both rental and condominium properties. The overall objective is to invigorate the neighborhood with new home owners and provide a variety of housing types and sizes. The City already has an affordable housing policy in place which establishes a trust fund and requires workforce housing be included in multi-family developments.

Objectives

- Stabilize and preserve downtown by eliminating slum and blight and redeveloping vacant, underutilized, and blighting properties.
- Reduce the number of blighted multi-family structures in the CRA.
- Provide a variety of housing types including townhouses, live-work, apartments, and condominiums.
- Encourage fee simple home ownership.
- Work directly with the City's affordable housing advisory committee.

Action Items

- Continue to meet the requirements of the City affordable housing policy.
- Participate in Federal and State funded housing programs.
- Use funds from the Affordable Housing Trust Fund to subsidize housing and incentivize housing development.
- Evaluate the current affordable housing policy and program as it pertains to workforce housing in the downtown.

2.4 Transportation Gateway Hub



Background

The Broward MPO has designated the CRA as a Gateway Hub and the City has committed to creating a neighborhood transit hub as per the Development Order. The City and CRA can pursue location of the transit center. If they choose to move forward, the MPO has designated funds to contribute to this facility

as long as it meets the federal criteria for promoting redevelopment and supporting economic development. Additionally, total vehicle trips per hour is capped at 2,802 vehicles by the DDRI. The transit hub requirement is triggered when total trips reach 50% of 2,802. The transit hub would initially serve local and regional buses including premium limited service (Breeze services) and future express service to Fort Lauderdale and Downtown Miami.

Objectives

- Meet the transportation needs of the community.
- Support alternative modes of transportation.
- Meet the requirements set forth in the Development Order.
- Provide additional parking.
- Support redevelopment initiatives for the downtown.
- Support mixed-use development.
- Make downtown more accessible via transit.
- Provide connections from the CRA to other attractions within the South Florida Region.

Action Items

- Evaluate the need for a transit hub.
- Coordinate with the MPO to understand their requirements and funding sources.
- Initiate a planning study with MPO funds.
- Coordinate with Broward County Transit (BCT) to understand their bus needs and parking requirements.
- The CRA may acquire property to build the transit hub if there is a need.

2.5 Downtown Coral Springs



Background

As the center of the redevelopment initiative, the Downtown Core has been the subject of several studies and plans. It was initially designed in the first CRA Plan with a rigid street pattern which was oriented towards the Financial Plaza. This scheme was based on the master developer's vision, but became void once the developer lost ownership of the property.

A second plan was more recently evaluated by the Urban Land Institute in light of the planned municipal complex. Most of the findings and recommendations are relevant and are

referenced in this CRA plan revision as follows:

- Develop the common green.
- Develop structured parking that can be shared with the new City Hall and adjacent uses.
- Develop more multi-family with a mix of retail and commercial uses (the Coral Spring Financial Plaza, Village Square/City Hall, and Publix sites).
- Expand Broward College Campus.
- Integrate Coral Spring Financial Plaza with the proposed Municipal Complex site. Work with Amera Urban Developers to plan the block and integrate the planning into the proposed Municipal Complex site. The structured parking could offset Amera Urban Developer's contractual obligation to provide parking.
- Recruit larger tenants who would locate office functions downtown.
- Use vacant office space to meet the needs of the younger demographic .



Downtown Core Conceptual Plan

In preparing this CRA Plan revision, the consultant team created a new scheme based on market data and proposed development capacities in collaboration with the community. The design concept for the Downtown Core suggests how the streets and blocks could be laid out and how open space and public plazas could enhance the spaces around the municipal complex. The ultimate scheme will need to be amended based on the final design layout and site plan for the municipal complex as well as the privately owned parcels including the Financial Plaza and Bank of America property and the planned streetscape improvements for NW 94th Avenue and NW 31st Court. The final scheme for the municipal complex will impact the street pattern and the alignment for NW 31st Court, which may be connected once the municipal complex is developed.

The CRA should facilitate short term redevelopment for the Financial Plaza. Long term opportunities may exist for the remaining properties including the Bank of America property and the apartment buildings on Coral Hills Drive. All three projects are included in the financing plan in Chapter 7.

Objectives

- Provide a benefit to the public.
- Encourage compact development with an urban development pattern.
- Coordinate infill vacant and underdeveloped property with new development.
- Increase the number and variety of residential units.
- Create a real center for the City with a range of activities and uses.
- Increase connectivity for people on foot and in cars.
- Provide significant open space, both small and large, to serve a range of users.
- Capitalize on the momentum from the municipal complex.
- Provide economic investment and stimulation.
- Canal relocation for flexible redevelopment.



Downtown Core Conceptual Plan

- Improve marketability and demand for residential and retail.
- Recruit businesses to relocate to the downtown.
- Create jobs that attract young professionals and college graduates who grew up in Coral Springs.
- Create a regional draw.

Action Items

- Develop a retail strategy for downtown including clustering similar uses.
- Offer incentives to attract developers and tenants including, but not limited to financial assistance for structured parking, architectural and engineering design, infrastructure.
- Provide incentives for relocation to the area.
- Provide funding for cultural facilities.
- Provide grants and loans for marketing downtown.
- Support business recruitment and work with the Economic Development Foundation to coordinate efforts.
- Acquire buildings and land to accelerate redevelopment.
- Provide a park or plaza to anchor the municipal complex and the Downtown Core.
- Provide infrastructure for transit.
- Construct parking garages for a centralized parking system.
- Make aesthetic improvements for pedestrians.
- Create a parking plan to consolidate parking.
- Add new streets to the capital improvement plan.
- Evaluate the financial feasibility of redeveloping sites and estimate construction costs and suggest development incentives.



Downtown Core Conceptual Plan

- Target underserved markets including full-time retirees, seasonal residents, and students.
- Promote art and antiques and specialty crafts, restaurants and food specialties like bakeries, charcuterie, coffee shops, entertainment, specialty apparel, and spas.
- Manage downtown as a coordinated retail environment with a centralized management, a consistent image campaign, a centralized marketing program, and area-wide promotion and a central business directory and wayfinding system.
- Create a trolley to circulate throughout the downtown as an alternative mode of transportation.
- Redevelop Financial Plaza. The Financial Plaza is 7 acres and has tremendous redevelopment potential. The plan should identify how the property could be redeveloped in light of the complicated ownership configuration and restrictive covenants tied to parking.
- Closely coordinate with the designers to integrate the municipal complex into the overall development scheme for downtown including block layout, open space, centralized parking, street hierarchy, and uses. Evaluate opportunities to integrate other public users related arts, culture, education, and the Northwest Regional Library.
- Implement the recommendations from the ULI plan:
 - o Work with existing landowners to ensure that property for sale or available for redevelopment is being brokered and marketed to the development community in the context of the plans for a Downtown Coral Springs.
 - o Offer tax, impact fee abatements, deferrals, or waivers.
 - o Subsidize leases for limited amounts of time for targeted businesses.
 - o Provide business concierge service that expedites the permitting process.
 - o Offer grants (matching or full) for events or programming.
 - o Creating an association of nearby landowners, business owners, and merchants to collaborate on redevelopment efforts and programming.
 - o Engage a qualified external design team that includes a land planner, engineer, and architect to help generate a concept plan for the study area.
 - o Work with Broward Health in understanding their future needs and how they can become part of Downtown Coral Springs and serve as a potential major anchor.

2.6 Educational Core

Background

The current area designated in this plan revision as the Educational Core has a thriving Charter School and Northwest Regional Library. Just across the street, in Village Square/ City Hall, is a satellite campus for Broward College. The City and CRA believe that there is an opportunity to expand on these existing uses, to capitalize on the City's reputation for high quality education, and to better integrate the area into the downtown. New uses could include residential, some office, and some retail. Student safety, traffic circulation, and enhancing connectivity are also important needs to be addressed in the redevelopment initiative. Because twelve (12) of the seventeen (17) acres in this subdistrict are owned by the City, this piece should be a priority for the first phase of development.

Objectives

- Provide economic stimulation and investment in the downtown.
- Create an identifiable image for downtown.
- Create an amenity for the community.
- Increase downtown's population.
- Expand higher education.
- Capitalize on the Northwest Regional Library's success and the volume of daily users.
- Attract new consumers to the downtown.
- Manage parking needs and infill surface parking with mixed-uses.
- Create a better and safer environment for walking with better defined pathways, sidewalks, and roads.
- Work with the Charter School to assess and accommodate their needs.
- Work with the NW Regional Library to accommodate their needs.



University Building

Action Items

- Provide funds for educational facilities.
- Create a master plan to redevelop the Educational Core.
- Develop a parking plan to evaluate the current parking agreements for the Northwest Regional Library and Broward College.
- Provide temporary parking for Northwest Regional Library during construction.
- Facilitate relocating the Charter School.
- Conduct a traffic study to evaluate circulation from the Coral Springs Charter School for both pedestrians and vehicles.
- Build a network of streets with sidewalks.
- The CRA may acquire sites for the purpose of reselling to the private sector. The sites may require multiple acquisitions, demolition of structures, environmental clean-up, site planning analysis, market research and other investigations by the CRA in order to enhance the sale of sites.
- Redevelop CRA owned properties for residential and retail uses.
- Establish a land lease for new development on the property owned by the CRA.
- The CRA may offer incentives to encourage mixed use development including, but not limited to financial assistance for structured parking, architectural and engineering design, off-site infrastructure and payment of utility connection fees, impact fees and other public and private development costs.



University Plaza

2.7 Northwest Regional Library

Background

The Northwest Regional Library is one of the busiest libraries in Broward County and serves as a community center and social node for the City. But it is often too full, especially after school when the Charter School students flood into the facility, and on weekends when families spend hours with their children. There is a clear need for additional space and programming to meet the community's demands.

Objectives

- Expand the Northwest Regional Library to serve the growing community demands for communal learning space.
- Support new programming for the Northwest Regional Library.
- Attract more people into the downtown.
- Provide an additional amenity to the community.
- Address parking needs.

Action Items

- Evaluate Northwest Regional Library related programming opportunities in the municipal complex related to arts, a new school, an annex, or new library facility.
- Work with the library to understand their needs and growth plans.
- Develop programs and events to attract new consumers.



Northwest Regional Library

2.8 Northeast Neighborhood

Background

The Northeast Neighborhood District is essentially two sites which have been cleared for development, but have remained vacant for several years. The City and CRA would like the property redeveloped in a way that is consistent with the proposed urban development pattern for the Downtown Core with multi-level buildings and a street grid. The CRA should facilitate redevelopment for this property in the short term with the two major property owners.

Objectives

- Redevelop vacant property.
- Eliminate blighting influences.
- Provide a neighborhood amenity.
- Create a transition between the downtown and the residential neighborhoods to the north.
- Encourage multi-story residential with a mix of uses.
- Create a smaller network of blocks to encourage walking.

Action Items

- Work with current property owners to redevelop both sites.
- The CRA may offer incentives to encourage mixed use development including, but not limited to, financial assistance for structured parking, architectural and engineering design, off-site infrastructure and payment of utility connection fees, impact fees and other public and private development costs.
- Explore the opportunity to create a new grocery store to replace the store that was demolished.
- Multi-level structures with ground floor commercial and residential.
- Work with owners to incentivize redevelopment.



Multi-level Residential

2.9 City Hall Redevelopment

Background

It is anticipated that the City will sell or lease the City Hall site for the highest and best use once the municipal complex is completed. It is in the City's best interest to maximize the property's value to obtain the best sales price and to generate TIF revenue while still protecting adjacent single family residents from encroachment.

Objectives

- Redevelop the City Hall site once the municipal complex is complete.
- Support mixed-use development.
- Provide a variety of housing.
- Create a transition between the Downtown Core and the single family residential.
- Maximize development potential to increase land value and sale price.
- Provide a public benefit.

Action Items

- Demolish the City hall building.
- Sell City Hall site and evaluate highest and best use.
- The CRA may offer incentives to encourage mixed use development including, but not limited to, financial assistance for structured parking, architectural and engineering design, off-site infrastructure and payment of utility connection fees, impact fees and other public and private development costs.



Residential

2.10 Village Square

Background

Village Square has development potential in the mid term, once the Downtown Core is established. The commercial condominium building is in fair condition and is majority owned by Amera Urban Developers. The CRA should facilitate long term redevelopment for this property with the majority owner.

Objectives

- Eliminate blight.
- Redevelop Village Square for mixed use and residential townhomes in an urban pattern.
- Create additional streets and pedestrian paths to encourage walking.
- Improve the aesthetic character of the canal.
- Create a transition between more intense uses in the Downtown Core and the single family residential.
- Protect the single family residential from commercial encroachment.
- Site taller buildings along Sample Road and one and two story buildings along the canal.
- Provide adequate parking.
- Improve the image of downtown.

Action Items

- Revise the zoning code to ensure that new development is set back adequately from residential single family.
- Multi-level structures with ground floor commercial and residential.
- Meet with Sunshine Water Control District to discuss options for improving the aesthetic character of the canal.
- Create a redevelopment scheme for the property.
- Work with owners and Amera Urban Developers, to incentivize redevelopment.
- Work with Broward College to understand their future needs and options for relocation and expansion.
- Evaluate parking obligations tied to Broward College.

- The CRA may offer incentives to encourage mixed use development including, but not limited, to financial assistance for structured parking, architectural and engineering design, off-site infrastructure and payment of utility connection fees, impact fees and other public and private development costs.
- Acquire land in the long term to aggregate sites that are large enough to attract redevelopment.



Townhouse and low scale development example

2.11 West Sample Road Improvement Program

Background

West Sample Road is a County owned roadway west of University Drive. As the main east/west connector in the City, it is one of the more congested roadways in Coral Springs. It is also one of the main retail corridors in the City for small, local businesses. The City has taken a great deal of care to project its image as a clean and attractive community on its commercial corridors by lining both sides of most of its streets with mature trees. This creates a consistent aesthetic character for commercial strip centers which generally lack architectural detail and visual interest. The City has also established a master parking area along the front of the commercial centers on Sample Road, to control the overall appearance of parking lots and to provide parking for the commercial uses. Unfortunately, the segment of West Sample Road that is within the CRA has not benefited from either of these citywide initiatives. There is a very small planting area on either side of Sample and there are smaller trees planted along this roadway segment to buffer the parking which is unattractive. The condition is worse on the north side of the roadway.

However, the biggest challenge for West Sample Road is the block configurations, the subsequent building layouts and uses, and the lack of visual and physical cohesion from one side of the street to the other. Upgrades to retail façades, new residential construction, in conjunction with improvements to the street section are recommended.



Example of how to make Sample Road a Complete Street according to Broward County's Complete Street Program. Sidewalks are widened and the parking is shifted from angled to parallel.

Objectives

- Improve the aesthetic character of Sample Road and create more visual cohesion.
- Improve parking configuration.
- Improve pedestrian areas.
- Improve transition between commercial and residential on the north side of Sample Road.
- Improve circulation among the master parking areas and Sample Road.
- Improve the block configuration with shorter blocks.
- Eliminate blighted conditions.
- Acquire land in the long term to aggregate sites that are large enough to attract redevelopment.
- Develop programs and events to attract new consumers.
- Develop new residential uses.

Action Items

- Work with property owners to create shorter blocks either with pedestrian pathways or streets.
- Continue to promote and use the façade improvement grant program.



Midtown Miami example of commercial street

- Provide financial assistance for infill development including parking lots and structured parking, for public and private spaces, demolition, architectural design and other incentives outlined in other programs of this plan.
- Pursue joint public/private ventures between the CRA and private developers.
- Acquire and assemble sites for resale and redevelopment of centralized parking. Parking lots constructed under this program may be municipal lots entirely for public use, may be sold or leased to private entities or may be a combination of both. This parking may be leased or purchased by private users.
- Evaluate how to reconfigure or redevelop the master parking area using Broward County's Complete Streets principles.
- Develop a program with the Merchants Association.
- Develop an identifiable image to create a better synergy among different uses.
- Redevelop the parking lots to the rear of the southern commercial lots.
- Improve or remove the service alleys.
- Upgrade existing multi-family.



Passageway

6.2.3 Group 3: Community Improvement Programs

3.1 Job Placement Programs and Entrepreneurship

Background

The City and CRA have a desire to retain its recently graduated college residents and avoid the “brain drain”. They have already created a database of jobs to match residents with employment opportunities and the Work Coral Springs website. There is also an interest in creating business incubators related to medical technology and the digital arts, among others and sponsors already exist.

Objectives

- Retain recent college graduates.
- Diversify the population with young professionals.
- Support small businesses.
- Foster entrepreneurship.
- Increase investment within the CRA.
- Stimulate new business activity.
- Attract new industry to the area.

Action Items

- Evaluate ways to improve and enhance the current job database.
- Assist with employee recruitment.
- Create an incubator program which provides office space by the CRA and receive training for marketing, finance and other business functions.
- Provide grants to entrepreneurs for business development courses at an approved educational institution.
- Provide grants for workforce training to attract new industry to the CRA.
- Support a mentorship program for entrepreneurs with established businesses.
- Work with the Coral Springs EDF to develop additional strategies.
- Provide loans for businesses to make interior and exterior improvements, equipment purchases, supplement governmental fees and other business needs as approved by the CRA.
- Promote job opportunities through job fairs in conjunction with the City and other agencies specific to the CRA.

3.2 Retail and Restaurant Business Development Program

Background

Increasing economic activity within the CRA is a major objective of the overall community redevelopment program. Investments by the CRA that result in increased business opportunities have positive impacts on employment, the tax base and the physical environment, all of which are positive steps towards removing slum and blighted conditions. The purpose of this business development program is to provide a means to focus economic development activities. The program's primary goal is to facilitate small business development within the CRA and specifically restaurants, specialty retail, apparel shops, neighborhood retail.

The program will encourage and assist businesses by providing assistance during their crucial first year of operation or expansion.

Objectives

- Provide economic stimulation to the area.
- Increase business opportunities.
- Increase employment opportunities.
- Prevent the spread of slum and blighted conditions.
- Promote restaurants and retail.



Cafe

3.3 Economic Development Incentives for Job Creation

Background

This plan recognizes that the downtown is a strategic location to invest in new office buildings, restaurants, and retail. It will be redeveloped as an activity center with an urban development pattern, but remains a weak business district. Currently, the market for new office is not strong. There is a surplus of older and obsolete office space which detracts potential new office development and new employment opportunities. However, until this space is removed from the market, it will continue to hurt the office market. Additionally, Coral Springs is generally viewed as a local office market and tends not to attract large, regional employers. Nonetheless, jobs and an employment base in the downtown is critical to its redevelopment. Employees provide year-round day-time population of professional business people to support and strengthen the downtown merchants and restaurants.

Objectives

The objective of this program is to help overcome the lack of interest in office development in the downtown and the weak office market. Incentives may be used to encourage the first companies to locate in the CRA, along with infrastructure improvements. Once a few projects are successful, others will be drawn without an incentive being given. The ultimate goal is to develop new office buildings and remove structures which have blighting effects.

Action Items:

The CRA may develop creative Development Finance Programs and Tools to incentivize investment, to promote opportunity for new and expanding businesses, and to create jobs.

- Tax Credit Programs: Tax credits can be used to encourage a company to locate in an existing building or to sign a lease for a future building. A tax credit program is performance based. Once the conditions of the agreement are met, tax credits are distributed.
- Land Assistance Program: These incentive programs may provide assistance to job creation projects with less expensive land costs through either free land, TIF sharing, or land leases to be used to mitigate project cost.

- Innovation Finance Programs: Innovation Finance grows economic innovation through new technologies, new business and industries, and entrepreneurial activity. Innovation Finance includes seed and venture capital and angel funds. Innovation programs may involve public/private partnerships to encourage investment companies and individual investors to collaborate to bring capital to the market and to finance projects.
- Business Incubation Programs: Business incubators help companies gain financial stability and self-sufficiency. A physical incubator site may provide services that assist a company's growth, including affordable rental space, flexible lease terms, shared services and equipment and tech support. Incubators may also provide resources that allow companies to gain access to capital for later stage development. They foster economic development by creating strong public-private partnerships and supporting business.
- Economic Development Support Tools: These refer to financial alternatives that offer gap financing, and may be used in conjunction with other economic development tools and programs. Support tools may include but are not limited to programs available through various federal agencies. The CRA may build partnerships with County and State economic development organizations that play a role in the delivery of federal programs. The CRA may also use a consultant to monitor the availability of funding, and to maximize opportunities to use support tools for project financing.

3.4 Site and Building Development Assistance Program

Background

Redevelopment projects within the CRA can greatly impact its physical and economic conditions. Many publicly funded redevelopment projects, including infrastructure improvements and street beautification projects, can provide substantial benefits to an area, but additional initiatives must be financed and funded by the private sector. The CRA allocates funds annually on a case by case basis to provide limited financial assistance for privately funded projects. The Site Development Assistance Programs creates an incentive for site development and improvements to properties within the CRA including site design and engineering.

Objectives

- Encourage private redevelopment initiatives by providing assistance to overcome technical, administrative and economic obstacles to site development of selected projects within the CRA.
- Increase investment in the area.
- Provide economic stimulation.

Action Items

- Use funds for individual projects solely at the discretion of the CRA.
- The Board may set policies and guidelines for the program.
- Use loans, grants and direct contracting work for site development purposes by the CRA.
- In order to assist larger redevelopment projects, the CRA may also provide the following:
 - Grants to developers paid in annual installments, equal to the percentage of the Tax Increment Revenue received by the CRA from increased assessment on the property.
 - Credit enhancement to developers wherein the CRA pledges its full faith and credit to the developer's lender for payment of a portion of the loan. The enhancement may be a percentage of the loan amount or may be a pledge to provide adequate debt service coverage.
 - Projects must qualify for grant or credit enhancement by demonstrating one or more of the following: job creation, increase in surrounding property values, providing a cultural or open space amenity, improving connectivity and any other means approved by the CRA Board.

- o The CRA Board will maintain policy guidelines for grant limits, annual payment amounts and time frame over which a grant is to be paid.
 - o The CRA Board will maintain policy guidelines for credit enhancement including the amount, time limitations and other issues.
- Provide grants and loans for commercial structures.
- Provide grants and loans for commercial signage.
- Provide architectural design fees for projects selected by the CRA Board.
- Provide grants for structural analysis, fire code deficiencies, handicap accessibility issues, and other building code issues and/or repair items found in existing buildings within the CRA.
- Provide parking and traffic analysis of selected projects and provide subsidies including financial assistance for construction and maintenance.
- Provide grants and loans for utility relocation if relocation is critical to the project's economic feasibility and if the relocation enhances the site design.
- Provide grants and loans to businesses for the purpose of attracting the business to the CRA and for moving existing businesses to the CRA.
- Provide water and sewer impact and connection fee assistance for selected projects.
- Provide environmental clean-up assistance for selected projects.
- Provide job creation bonus program for office and retail uses based on the economic impact of the business on the redevelopment area and based upon the level of employee wages.

3.5 Grant Administration Program

Background

The CRA will apply for and administer grants which complement the redevelopment efforts of the CRA and the goals of the Community Redevelopment Plan to facilitate additional investment in the CRA. The intent is that the investment will stimulate additional private investment in the CRA to increase the tax base and the physical environment to help achieve the overall goal of creating a true center for Coral Springs and eliminating slum and blighted conditions.

Objectives

- Provide economic stimulation to the area.
- Increase business opportunities.
- Increase employment opportunities.
- Increase housing opportunities.

Action Items:

- The CRA may apply for, accept, provide matching funds, and/or administer grants from Federal, State, and local governmental entities, charitable foundations and groups, and other such organizations as may offer grant funds for the planning and implementing redevelopment efforts that support or are consistent with the purposes of the CRA Plan.
- The CRA may create a non-profit entity to serve as a grant receiving organization for dispersing funds to the CRA area or to a specific project within the CRA.
- Hire grant consultants to assist in securing grants for the redevelopment area.

3.6 Incentive Programs

Background

Incentives are an important tool to stimulate economic activity. The Incentives Program provides the CRA with the authority to create and manage incentives that the CRA Board would approve and amend periodically. The incentives are primarily targeted for existing retail and new mixed-use buildings.

Objectives

- Improve the physical appearance of buildings.
- Provide economic stimulation to the CRA.
- Increase business opportunities.
- Increase employment opportunities.
- Increase housing and housing choice.
- Elevate the quality of existing retail and commercial.
- Prevent the spread of slum and blighted conditions.

Action Items:

- Fund incentive programs for job creation.
- Fund façade loans and grants related.
- Fund relocation expenses for new businesses.
- Fund infrastructure improvement and equipment replacement.
- Provide funds to new development or building expansions based on projected tax increment as determined by the CRA.
- Fund incentives for interior building improvements.
- Fund an incentive program to pay for interest charged on bank loans.
- Fund other incentive programs approved by the CRA.
- Maintain guidelines and policies for funding limits, eligibility, and types of assistance to be decided and approved by the CRA.
- The CRA will approve use of funds for incentives.

3.7 Community Activities Sponsorship Programs

Background

The CRA's goal is to support redevelopment initiatives, but also to support community activities and programs that may arise with monetary contributions. These programs help build a sense of community and create stronger neighborhoods and should be supported by the CRA. This partnership will help promote the CRA's role in community redevelopment.

Objectives

- Maintain a positive and involved role within the community.
- Further the goals of the CRA through support of and participation in community initiatives and activities.
- Support activities that help stimulate economic development, eliminate blight and foster neighborhood stabilization.

Action Items

- Provide funds to sponsor ongoing programs that help further specific aspects of the CRA mission and other basic goals.
- Small grants will be provided to cover a portion of the costs of a program benefiting an identified population in the CRA.

3.8 Downtown Community Trolley

Background

The two main corridors within the CRA are difficult to cross on foot and by car. A dedicated trolley could circulate patrons through downtown in a safe and efficient manner. The two current community buses serve downtown and a third route or modified route could connect all points within the downtown without requiring riders to transfer and could be a cost effective way to provide a service to downtown patrons. The trolley could also establish an identity for downtown and provide a recognizable image.

Objectives

- Develop an alternative means of transportation in and around the downtown.
- Increase market appeal of the downtown for visitors, new businesses, and new residents.
- Limit traffic congestion and vehicle trips within the downtown to increase mobility.
- Connect to regional transportation and the potential Transit Gateway Hub.
- Provide additional transportation system for transit dependent riders and facilitate employment opportunities.
- Provide an alternative means of transportation in and around the downtown for the less mobile population including the elderly and young families.
- Provide a non-traditional transportation project that will promote a community/neighborhood approach to urban infrastructure development.
- Respond to local transportation needs and priorities.

Action Items:

- Evaluate the feasibility of extending or modifying the community bus route through the Downtown Core.
- Provide limited trolley service at special events and on a case-by-case basis at the discretion of the CRA Board. The CRA may provide, on a limited basis, a shuttle or tram, as a demonstration project and a precursor to a full-scale transit program.
- The City or other appropriate transportation agency shall be the lead agency in developing a full scale transit program.
- Implement service extension or a new route to connect all points within the CRA.
- Assess ridership and determine future system needs and funding sources.

3.9 Arts Based Economic Development Program

Background

Art and culture is an important part of Coral Springs' image and identity. The downtown should promote this image with arts and cultural uses and policies that promote arts and culture. The City is currently evaluating opportunities to incorporate public art and culture into the downtown and the municipal complex.

Objectives

- Promote art and culture as a strategy for revitalizing downtown and attracting new development.
- Promote cultural tourism.
- Help ensure access to the arts.
- Incorporate art and cultural uses into the Downtown Core and the municipal complex.
- Create jobs and promote economic development.

Action Items:

- Continue to provide support for BizArt event and Coral Springs Festival of the Arts.
- Implement programs that establish the CRA as an artist-friendly community and a desirable location for galleries and museums.
- Provide a location for the Coral Springs Art Museum or an annex within the municipal complex.
- Support arts related programming at the library.
- Work with arts organizations and public and private institutions to support projects that will enhance the City's identity as an arts community.
- Recommend policies and regulations that will encourage art related uses.
- Create long term affordable space for artists and galleries. These may include City-owned commercial space or other buildings that are purchased or leased by the City, CRA, or nonprofit organizations for the purpose of providing affordable arts-related venues.
- Seek grant opportunities and help develop strategies for permanent funding of art and culture programs.

Action Items:

- Continue to partner with the Economic Development Foundations to recruit businesses.
- Provide business rental subsidies for the early years of multi-year leases.
- Rental subsidies should not exceed the fair market rent for the area.
- Provide financial support for security deposits, last month rental deposit, utility deposits, advertisement, signage, licenses and legal assistance as well as other items as determined by the CRA.
- The CRA Board shall maintain policy guidelines regarding eligibility, type of assistance, and funding limits.
- Assistance shall not be given for uses which do not reinforce and further the redevelopment strategy and goals of the CRA.
- Provide small business loans at below market interest rates through a community lending program. The lending program shall be funded through grant monies obtained from local, county, state and federal agencies, private foundations, corporations and individuals. The CRA may also enter into local partnership with other governmental agencies, non-profits, and financial institutions. The CRA may also form a non-profit lending institution called a community development loan fund for the purposes of administering a loan program. The CRA Board will maintain policy guidelines for the loan program including but not limited to loan limits, project eligibility and application requirements. These guidelines will apply to CRA funds.
- Provide debt service loan guarantees for retailers and developers.
- Provide maser leases to developers.

3.10 Clean and Safe Program

Background

The downtown area will undergo several streetscape improvement projects to make the area more attractive and more comfortable for walking. This plan revisions calls for increased public infrastructure related to parks and open space, canal beautification and public buildings including structured parking. This new infrastructure will increase activity in the downtown and require additional maintenance and public safety measures. The Clean and Safe Program will provide guidance for maintaining and securing these future improvements to sustain the downtown as a center of business, living, and social activity.

Objectives

- Provide economic stimulation and increase investment in the downtown.
- Improve the quality of cleanliness an maintenance in the downtown including trash removal, streetscape furniture, lighting, landscaped areas, sidewalks, etc.
- Ensure public safety and improve perceptions of nighttime safety.
- Increase nighttime activity.
- Provide safe access to parking.

Action Items:

- Develop improved wayfinding and destination recognition.
- Increase landscape maintenance, lighting, code enforcement and police patrols in the downtown in order to enhance the area's appearance and increase public safety.
- Provide additional patrol and maintenance for new parks and plazas and in public parking structures.



3.11 Downtown Marketing and Events

Background

Programs and projects within the CRA have a direct impact on the residents and businesses in the district and CRA expenditures for marketing and events are necessary for promoting new redevelopment projects and existing tenants. Events can also be a good vehicle for discovering new entrepreneurs for the CRA and generally create a positive image for the area.

Objectives

- Market the CRA area to residents, commercial interests and the surrounding regional market.
- Continue to participate in successful events like the Green Market and Family Fun Day.
- Find new entrepreneurs for the CRA.
- Further goals of the CRA through participation in community events.
- Improve the CRA's image.
- Brand the CRA and its sub-areas to attract consumers and new residents.
- Support merchants by providing advertising, marketing and other assistance.
- Produce and support special events to attract people to downtown.
- Promote the overall downtown area as a dining, shopping, entertainment and cultural destination.

Action Items:

- Promote and sponsor community events, projects and programs that will lead to stabilization and expansion of the economic environment.
- Design and implement new marketing tools for communicating with residents, consumers, elected officials and businesses including branding, logo design, banners, newsletters, web site design, advertising and other marketing tools.
- Promote the CRA through special events.
- Joint venture with the City, Chamber of Commerce and other public and private entities to promote the CRA.

3.12 Public Space and Public Property Improvement Program

Background

The City and the CRA recognize the need for dedicated public space within the downtown. In fact, this was ranked as one of the most important elements for downtown's redevelopment. The conceptual design scheme for downtown identifies 12.65 acres of new open space of various sizes and envisions a grand plaza as part of the municipal complex for special events.

Objectives

- Create additional open space to create an identity and center for the downtown.
- Provide a public benefit.
- Improve the quality of life for residents.
- Provide a variety of spaces for active and passive use.
- Program spaces to meet community needs.
- Maintain public spaces and keep them safe and secure.
- Provide park amenities such as trash receptacles, drinking fountains, seating, landscaping, pet waste kiosks.
- Incorporate water and water features into parks.
- Provide opportunities for closing off streets to extend open spaces using bollards and curbless streets when appropriate.
- Introduce Public Art in public spaces.

Action Items

- Provide incentives for private developers to set aside and create open spaces for the community at the street level.
- Acquire land for public open space.
- Develop a maintenance plan for open space.
- Program the spaces.



Play Area



Outdoor Soundscape, Miami Beach



Art inspired play area

6.3 PROGRAM OF REGULATORY ACTION

The City is in the process of amending its Land Development Code to reflect the CRA Plan and the underlying future land use which is a Local Activity Center (LAC). Of particular concern is allowing residential uses and mixed uses in the downtown and updating the regulations to reflect a more urban development pattern and building form. This includes block sizes, new streets, lot coverage, structured parking design, ground floor uses, and service and loading. Also of concern is the need to provide more open space.

6.4 SOURCES OF FUNDING

The following section provides a general review of many potential sources of funding for redevelopment programs, and a description of the funding sources applicable to each of the improvements or projects identified in the plan. This list may not include all potential funding sources and may be amended to include new sources. In general, a variety of financing options are presently available to the Community Redevelopment Agency and the City of Coral Springs. Among these are the following:

1. Tax Increment Revenues

Tax Increment Revenue is typically the major source of funding for redevelopment projects under the State of Florida Community Redevelopment Act. This increment, which is determined annually, is equal to 95% of the difference between the amount of ad valorem taxes levied each year by each applicable taxing authority on taxable real property within the Community Redevelopment Area and the amount of ad valorem taxes that would have been produced by the current millage rates prior to establishment of the Redevelopment Trust Fund. Both of these amounts are exclusive of debt service millage of the taxing authorities.

The ability of the Community Redevelopment Agency to utilize this funding method requires two key actions:

- a. The establishment of a redevelopment trust fund as required by Section 163.387 Florida Statutes as the repository for increment tax funds, and;
- b. The provision, by ordinance of the City, for the funding of the redevelopment trust fund for the duration of the Community Redevelopment Plan.

2. Redevelopment Revenue Bonds

The provisions of Section 163.385 Florida Statutes allow the City of Coral Springs Community Redevelopment Agency to issue "Revenue Bonds" to finance redevelopment actions, with the security for such bonds being based on the "anticipated assessed valuation of the completed community redevelopment." In this way, the additional annual taxes generated within the Community Redevelopment Area, the "tax increment", is used to finance the long-term bond debt. Prior to the issuance of long-term revenue bonds, the City or Community Redevelopment Agency may issue bond anticipation notes to provide up-front funding for redevelopment actions until sufficient tax increment funds are available to amortize a bond issue.

3. General Obligation Bonds

For the purposes of financing redevelopment actions, the City of Coral Springs may also issue General Obligation Bonds. These bonds are secured by debt service millage on the real property within the City and must receive voter approval.

4. Special Assessment Districts

The City of Coral Springs could also establish special assessment districts, Municipal Benefit Units (MBU), for the purpose of funding various neighborhood improvements within an area or for the construction of a particular project. Typically the assessment appears on the tax bill of each property owner and it can be amortized over a short or long period of time, a decision that the City would make. In addition the City may consider charging interest on the assessment equal to or less than the cost of funds the City is charged.

5. Community Development Block Grants (CDBG)

Since 2000, the City of Coral Springs is an Entitlement Community and has received funds from the U.S. Department of Housing and Urban Development for the Community Development Block Grant (CDBG) Program. The projects identified in the City's Annual Action Plan will be primarily used to benefit very low-, low- and moderate-income residents. This funding source has aided the City of Coral Springs to achieve priority housing and community development goals in the City.

6. Florida Recreation Development Assistance Program (FRDAP)

The annual State of Florida recreation assistance program may be used for recreational land acquisition, park design, and park construction. Active park amenities are normally afforded a higher priority than passive parks. With a \$150,000 award limit, project may be phased over several years. In addition the grants require a local match of 50%.

7. Land and Water Conservation Fund Grant Program

The annual State of Florida Recreation Assistance Program may be used for recreational land acquisition, park design, and park construction. Active park amenities are normally afforded a higher priority than passive parks. This program also has a \$200,000 award limit; a project may be phased over several years. In addition, grants for \$150,000 require a local match of 50%. Grants from \$50,000 to \$150,000 require a 25% match. Grants are available up to \$50,000 without a match.

8. Congestion Mitigation Air Quality (CMAQ) Grants

This Department of Transportation grant program is intended for improvements of State and Federal highways that have air quality issues. Typical improvements may include bicycle paths, paving improvements, traffic signal standards, and other improvements. The program is administered by the FDOT.

9. 319 Non-Source Point Pollution Grant

This grant program is administered through the US Department of Environmental Protection, and like the TMDL grants can be used to ameliorate the pollution from stormwater runoff. In the case of projects that would benefit the CRA, industrial waste discharge, sewage disposal, stormwater runoff, or non-point source pollution discharges directly to the canals could be considered. These projects would include wet and dry retention systems, pollution control devices, and swale construction which will reduce the quantity and improve the quality of stormwater runoff.

10. Transportation Alternatives Program (TAP)

The TAP is a Department of Transportation grant program for enhancement of State and Federal highways and programs for highway safety and transit. Typical improvements may include bicycle paths, landscaping, pedestrian lighting, paving improvements, traffic signal standards, and other aesthetic improvements. The Federal program is administered through FDOT and the local MPO. Each year the funding level is determined by FDOT and projects are awarded on a competitive basis.

11. Keep America Beautiful Grant (KAB)

The KAB grant is an annual landscaping program administered through the State Department of Agriculture. It has a \$200,000 limit and projects may be phased.

12. Industrial Revenue Bonds (IRB)

Industrial revenue bonds may be used to finance industrial, and some commercial projects. The primary emphasis on such projects is the creation of jobs, and as a consequence speculative ventures are not normally financed by this means. The County typically issues such bonds, with repayment pledged against the revenues of the private enterprise being funded. IRB's are tax exempt and consequently are typically 3 percentage points below prevailing interest rates. Such financing has been used effectively in Florida.

13. Land Sales/Leases

Acquisition of property and its preparation for development are powers available to the Community Development Agency under provisions of F.S. 163. The resale or leasing of such land to private developers can provide another source of income within the Community Redevelopment Area.

14. Contributions and Grants

Voluntary contributions by private companies, foundations and individuals are a potential source of income to the Community Redevelopment Agency. Although such contributions may only account for a small portion of redevelopment costs, they do provide opportunities for community participation with positive promotional benefits.

15. Safe Neighborhoods Act - Chapter 163.502 FS

Neighborhood Improvement Districts created pursuant to the Act may request a planning grant from the state's Safe Neighborhood Trust Fund on a 100% matching basis. The District may also be authorized to levy an ad valorem tax of up to 2 mills annually on real and personal property.

16. Department of Transportation Transit Grants

Transit grants can be used for construction of infrastructure in support of mass transit objectives. Some flexibility exists in the guidelines for this grant program, including a multi-story parking facility if the facility is part of a distribution plan for other means of mass transit, such as a rail system.

17. Economic Development Administration (EDA) of the U.S. Department of Commerce Grants

The EDA provides funds for economic development in communities. The grant usually requires a governmental sponsor and requires a match. It is a "bricks and mortar" type of grant, since it funds capital projects. The real estate must be secured in order to apply for the grant and matching funds must be appropriated.

18. Florida Community Trust (FTC) Fund Grant

The grant program was established for environmental land acquisition. Ten percent of the grant proceeds are distributed from the Preservation 2000 program.

19. Environmental Protection Agency (EPA)

EPA's Recreational Trails Program provides funding for the construction of nature trails.

20. Direct Borrowing from Commercial Lenders

The CRA is also authorized to fund redevelopment projects and programs through direct borrowing of funds. Depending on the particular project(s) funding requirements, the CRA may utilize both short and long-term borrowing. Although terms and conditions may have a direct bearing on use of a particular commercial lending institution, the CRA will generally attempt to attain the lowest available interest rate.

21. Recovery Zone Economic Development Bonds

Approximately \$4.2 million of Recovery Zone Economic Development Bonds which were made available to the City of Coral Springs in 2010 under the American Recovery and Reinvestment Act (ARRA) of 2009 will be used to implement the Infrastructure Master Plan. Although, the funds received through the bond allocation expire in December 2013 it was determined that significant progress and ongoing work on the project would justify the request and approval for the necessary extension of time required to complete the project.

22. Broward County Metropolitan Planning Organization (MPO)

The MPO supports projects which enhance transportation in the County. There is funding available for constructing a Gateway Hub in Downtown Coral Springs, as outlined in their Northwest Broward Livability Study. The study, produced in conjunction with Florida Atlantic University (FAU), focused on the connectivity and barriers of various transportation modes such as bicycle, pedestrian, and transit in relation to transportation hubs identified in the MPO's Long Range Transportation Plan (LRTP).

23. It's the Our Town Grant, provided by the National Endowment for the Arts (NEA)

Through Our Town, the NEA supports creative placemaking projects that help transform communities into lively, beautiful, and sustainable places with the arts at their core. Projects encourage creative activity, develop community identity and a sense of place, and help revitalize local economies. All Our Town grant awards are made to partnerships that consist of at least one nonprofit organization and a local government entity.

24. Section 108 Loan Guarantee Program

The Section 108 Loan Guarantee Program is a source of financing allotted for the economic development, housing rehabilitation, public facilities rehab, construction or installation for the benefit of low- to moderate-income persons, or to aid in the prevention of slums.

7. FINANCIAL ANALYSIS

7.1 IMPLEMENTATION PLAN

The projects and programs outlined in chapter 6 of this Plan provide the authority for the CRA to implement redevelopment. The implementation plan below prioritizes these plans and projects over a ten-year time frame, and allocates appropriate funding to accomplish them. These priorities may change. The following are the implementation priorities for the next ten years:

1. Streetscape Improvements in the Downtown Core Sub Area:

Infrastructure and streetscape improvements are being designed in coordination with the Infrastructure Master Plan and the Municipal Complex design and development. The Municipal Complex is a City funded project which will be completed by 2017. The construction of new roadways which access the Municipal Complex and improvements to existing roadways are critical to the project's success as the first major redevelopment effort in the Downtown Core. As such, this plan is prioritizing planned projects identified in the Infrastructure Plan which may or may not have funding, in and around the Downtown Core. These include planned improvements to the NW 31st Court canal and promenade also known as Art Walk, NW 94th Avenue streetscape improvements, NW 32nd Street streetscape, the completion of the Downtown Pathways with funding from Recovery Zone Economic Development Bonds, County Incentive Grant Program, FDOT Transportation Enhancement Grants, Community Development Block Grants, and Water and Sewer Funds. Other infrastructure projects include new improvements to extend NW 32nd Street and to create a new street along the canal and behind the proposed Municipal Complex and to extend the Art Walk along this new street and across through the Educational Core.

2. Redeveloping the Downtown Core Sub Area:

A significant amount of money has been budgeted to acquire the Financial Plaza building for the purpose of facilitating redevelopment on this site through a short term loan. The site's redevelopment is pivotal to stabilizing downtown and attracting additional private investment. Additional funds have been budgeted for services to facilitate redevelopment through a public private partnership or other development agreement.

3. Redeveloping the Northeast Neighborhood Sub Area:

A significant amount of money has been budgeted to acquire the City National Bank and Publix properties for the purpose of facilitating redevelopment on the entire block through a short term loan. The block is an eyesore and has been vacant and fallow for over a year. Its continued vacancy will hinder downtown's attractiveness for redevelopment. Additional funds have been budgeted for services to facilitate redevelopment through a public private partnership or other development agreement.

4. Planning for West Sample Road and the Educational Core Sub Areas:

West Sample Road and the Educational Core are second and third priorities for redevelopment. Therefore, this implementation plan budgets funds to evaluate and identify redevelopment opportunities within these sub areas.

5. Redeveloping the Educational Core Sub Area:

The CRA can facilitate redevelopment on publicly owned land in the Educational Core Sub Area by initiating a public private partnership for mixed-use development and structuring a land lease to fund capital improvements.

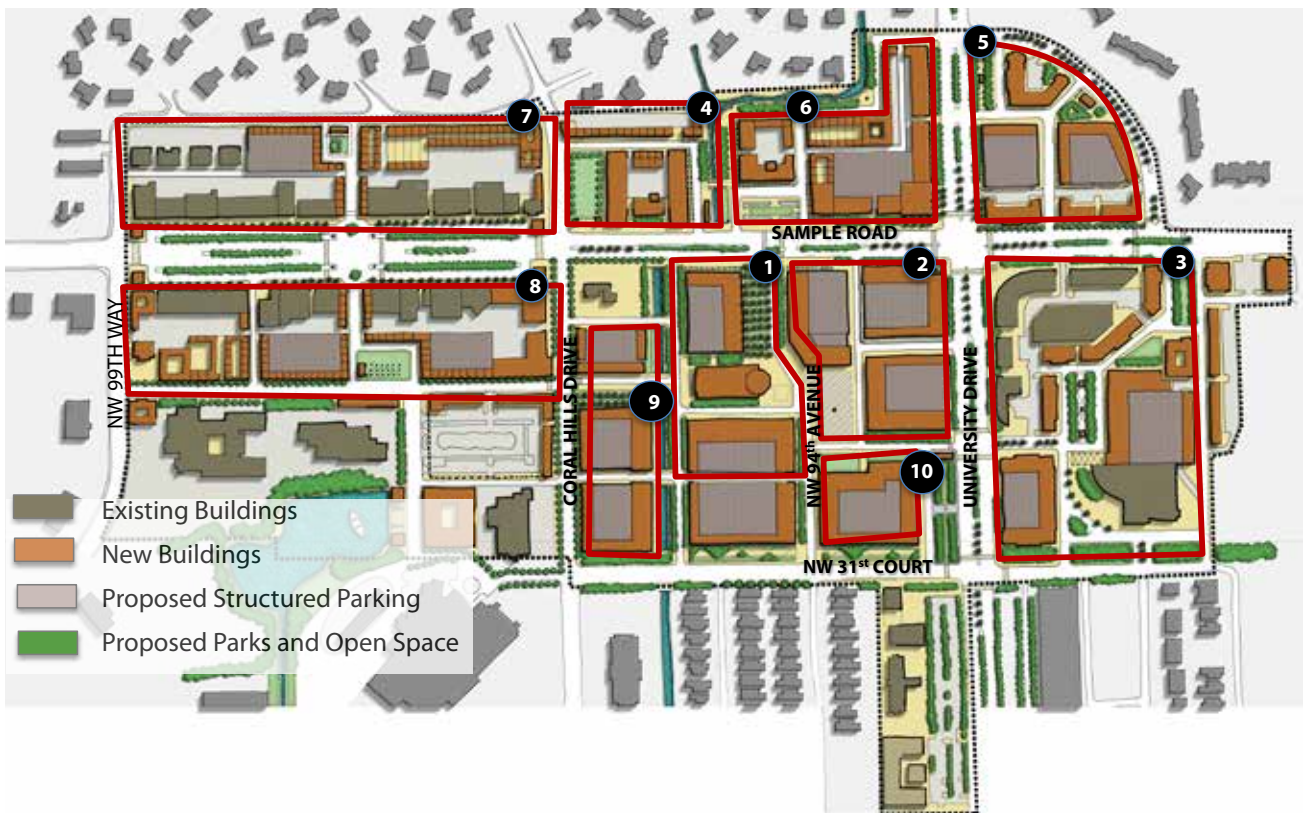
6. Redeveloping City Hall:

The City Hall site will be sold or leased as a public private partnership for residential development once the municipal complex is complete.

7. Ongoing Initiatives:

Various redevelopment initiatives will be funded on a recurring basis:

1. Matching façade improvement grants for businesses and commercial establishments.
2. Marketing and Special Events. The CRA will support and promote these events including BizArt and Festival of the Arts.
3. Business attraction and development. The CRA will continue to work with EDF to recruit businesses that are compatible with the CRA Plan and vision
4. Retail and restaurant business development programs.
5. Economic development incentives for job creation.
6. Arts based economic development.



Proposed phasing strategy diagram.
Refer to chart on the next page.

7.2 PROPOSED PHASING STRATEGY

The ten year Financing and Implementation Plan was prepared using the following phasing strategy. The strategy may be amended as economic conditions change should be used as a planning tool for the CRA.

Proposed Phasing Strategy for Redevelopment Initiatives For Illustrative Purposes				
	Apartments Dwelling Units (du)	Townhomes Dwelling Units (du)	Retail Square Feet (sf)	Office Square Feet (sf)
PHASE ONE 2015-2019				
1. Municipal Complex			1,300 sf	
2. Financial Plaza	500 du		75,000 sf	
3. Educational Core	250 du	75 du	85,000 sf	22,000 sf
4. City Hall	65 du			
5. NE Neighborhood	200 du		23,000 sf 40,000 sf grocery	
TOTAL	1,015 du	75 du	184,300 sf 40,000 sf grocery	22,000 sf
PHASE TWO 2020-2024				
6. Village Square	88 du	58 du	64,000 sf	
PHASE THREE 2025-2028				
7. West Sample Road North		47 du		
8. West Sample Road South	250 du	36 du		
TOTAL	250 du	83 du		
PHASE FOUR 2029-2032				
9. Coral Hills Drive	300 du			
10. Bank of America	200 du		40,000 sf	
TOTAL	500 du		40,000 sf	
GRAND TOTAL	1,853 du	216 du	328,300 sf	22,000 sf

7.3 10-YEAR REVENUE AND EXPENSE PROJECTIONS

The CRA Implementation Plan, described above, can be translated into a budget that anticipates revenues and expenditures over a ten year time period. It identifies high priority desired improvements and programs which should be implemented as funding becomes available. These priority projects are established by the CRA Board.

The following ten year financial plan may be amended periodically as economic conditions change, as current budgeted items are revised, and as new programs are added. This attached plan was created in 2014. A copy of the most current budget should be available on the CRA's website and at the CRA office in the City Hall.

Coral Springs Community Redevelopment Agency

Financing and Implementation Plan

Summary Statement by Project ^{(1),(2)}

	Proposed FY 2015	Forecasted FY 2016	Forecasted FY 2017	Forecasted FY 2018	Forecasted FY 2019	Forecasted FY 2020	Forecasted FY 2021	Forecasted FY 2022	Forecasted FY 2023	Forecasted FY 2024
Source (Revenue)	Total									
Carryforward	\$ 600,000	\$ 400,000	\$ 125,000	\$ 75,000						
Carryforward of Available Appropriations	\$ 600,000	\$ 400,000	\$ 125,000	\$ 75,000						
Total Estimated Carryforward Balances										
Revenues										
Tax Increment Revenue (TIR) Allocation										
City of Coral Springs	\$ 4,964,253	\$ 148,493	\$ 159,403	\$ 172,822	\$ 186,645	\$ 279,197	\$ 538,797	\$ 728,248	\$ 881,451	\$ 916,532
Broward County	\$ 3,794,233	-	-	-	12,741	119,490	424,963	646,784	825,305	863,054
Children's Services Council of Broward County	\$ 530,352	15,864	17,030	18,463	19,940	29,828	57,562	77,802	94,169	97,917
North Broward Hospital District	\$ 1,905,964	57,042	61,233	66,388	71,697	107,250	206,973	279,749	338,600	352,076
<i>Subtotal - Tax Increment</i>	\$ 11,195,802	\$ 221,399	\$ 237,666	\$ 257,673	\$ 291,023	\$ 535,765	\$ 1,228,295	\$ 1,732,583	\$ 2,139,525	\$ 2,229,579
Grant Programs	\$ 3,397,099	3,397,099								
Intergovernmental Funding	\$ 1,328,000	839,000	163,000	163,000	163,000	-	-	-	-	-
Land Sales/Leases	\$ 4,094,000	-	-	-	-	4,094,000	-	-	-	-
Educational Core Land Leases	\$ 2,766,000	-	-	-	-	380,000	456,000	650,000	650,000	650,000
Miscellaneous										
Interest Income	\$ 61,314	1,400	3,154	3,250	3,350	5,000	7,500	9,000	9,270	9,550
Miscellaneous	\$ -	-	-	-	-	-	-	-	-	-
Financing (Bonds, Loans, Leases, etc.)	\$ 12,900,000	-	3,250,000	-	-	-	4,225,000	-	5,425,000	-
Total Forecasted Revenues	\$ 35,742,215	\$ 4,458,898	\$ 3,653,820	\$ 423,923	\$ 457,373	\$ 4,634,765	\$ 5,820,795	\$ 2,197,583	\$ 8,223,795	\$ 2,889,129
Total Sources	\$ 36,342,215	\$ 4,858,898	\$ 3,778,820	\$ 498,923	\$ 457,373	\$ 4,634,765	\$ 5,820,795	\$ 2,197,583	\$ 8,223,795	\$ 2,982,134
Use (Expenditures)	Total									
Expenditures										
Operations										
CRA Staff	\$ 943,341	\$ 75,000	\$ 78,750	\$ 82,688	\$ 86,622	\$ 91,163	\$ 95,721	\$ 100,507	\$ 105,532	\$ 110,809
Miscellaneous Operating Expense	\$ 766,735	66,875	68,880	70,940	73,070	75,270	77,530	79,870	82,270	84,740
<i>Subtotal - Operations</i>	\$ 1,710,076	\$ 141,875	\$ 147,630	\$ 153,628	\$ 159,892	\$ 166,433	\$ 173,251	\$ 180,377	\$ 187,802	\$ 195,549
Debt Service										
Recovery Zone Bonds	\$ 500,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
(4) Short-Term Loan	\$ 4,258,000	-	163,000	163,000	163,000	3,769,000	-	-	-	-
(5) Tax Increment Bank Loan, Series 2020 (Proposed)	\$ 3,000,000	-	-	-	-	-	600,000	600,000	600,000	600,000
(6) Tax Increment Bank Loan, Series 2022 (Proposed)	\$ 2,310,000	-	-	-	-	-	-	770,000	770,000	770,000
<i>Subtotal - Debt Service</i>	\$ 10,068,000	\$ 50,000	\$ 213,000	\$ 213,000	\$ 213,000	\$ 3,819,000	\$ 650,000	\$ 1,420,000	\$ 1,420,000	\$ 1,420,000
Redevelopment Area Investment										
Infrastructure, Streetscape and Parking	\$ 13,886,099	\$ 4,236,099	\$ -	\$ -	\$ -	\$ -	\$ 4,225,000	\$ -	\$ 5,425,000	\$ -
Vertical Project Development and Assistance	\$ -	-	-	-	-	-	-	-	-	-
Redevelopment Initiatives, Marketing and Special Events	\$ 975,613	134,060	20,000	32,512	33,061	125,320	125,580	125,840	126,120	126,410
Housing and Neighborhood Stabilization	\$ -	-	-	-	-	-	-	-	-	-
Recreational, Educational and Cultural Initiatives	\$ 530,352	15,864	17,030	18,463	19,940	29,828	57,562	77,802	94,169	97,917
Property Acquisition and Property Management	\$ 3,307,690	5,000	3,255,160	5,320	5,480	5,650	5,850	6,020	6,210	6,410
Consultants and Professional/Design Services	\$ 910,000	151,000	51,000	76,000	26,000	101,000	101,000	101,000	101,000	101,000
<i>Subtotal - Redevelopment Area Investment</i>	\$ 19,609,754	\$ 4,542,023	\$ 3,343,190	\$ 132,295	\$ 84,481	\$ 261,798	\$ 4,514,972	\$ 370,662	\$ 5,752,499	\$ 337,737
Total Forecasted Expenditures	\$ 31,387,830	\$ 4,733,898	\$ 3,703,820	\$ 498,923	\$ 457,373	\$ 4,247,231	\$ 5,338,223	\$ 1,141,039	\$ 7,360,301	\$ 1,959,736

Coral Springs Community Redevelopment Agency

Financing and Implementation Plan

Summary Statement by Project ^{(1),(2)}

	Proposed FY 2015	Forecasted FY 2016	Forecasted FY 2017	Forecasted FY 2018	Forecasted FY 2019	Forecasted FY 2020	Forecasted FY 2021	Forecasted FY 2022	Forecasted FY 2023	Forecasted FY 2024
Reserve (3)										
Redevelopment Project Contingency	\$ 4,754,385	\$ -	\$ -	\$ -	\$ 387,534	\$ 482,572	\$ 1,056,544	\$ 863,494	\$ 941,843	\$ 1,022,398
Reserve for Future Projects funded through Carryforward	\$ 200,000	\$ 125,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Forecasted Reserves	\$ 4,954,385	\$ 125,000	\$ 75,000	\$ -	\$ 387,534	\$ 482,572	\$ 1,056,544	\$ 863,494	\$ 941,843	\$ 1,022,398
Total Uses	\$ 36,342,215	\$ 4,858,898	\$ 3,778,820	\$ 457,373	\$ 4,634,765	\$ 5,820,795	\$ 2,197,583	\$ 8,223,795	\$ 2,889,129	\$ 2,982,134
Surplus/(Deficit)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Notes:

- (1) Readers should refer to the Supporting Schedules for detailed information involving: tax increment revenue forecasts; miscellaneous operating expenditure forecasts; and Source & Use Statements for each Redevelopment Area Investment type that specifies the individual projects and associated funding sources.
- (2) Readers should refer to the accompanying Fiscal Notes as they are an integral part of the Financing and Implementation Plan.
- (3) Reserves are included to cover deficiencies in revenue collection/forecasting as well as to provide funding flexibility for redevelopment projects. Any unused funding will carry forward into the next fiscal year.
- (4) The City, CRA, and a Financial Institution will enter into a short-term financing arrangement to facilitate the acquisition of land for redevelopment purposes. The City will (1) advance the net proceeds to the CRA for property acquisition and (2) advance the funds necessary to cover the interest only carrying costs for an estimated three year period. The CRA plans to enter into a Public/Private Partnership whereby the private developer will repay the principal portion of the short-term loan, all carrying costs, plus a 10% premium. The CRA will repay the City Advance through the sale of the underlying land to the private developer.
- (5) Forecasted debt service is based on the following components: Principal Amount = \$4.3 million (\$4.23 million for redevelopment projects/\$75K for issuance costs); Amortization Period = 10 years (1/1/2020-1/1/2029); Fixed Tax-Exempt Interest Rate = 6.5%.
- (6) Forecasted debt service is based on the following components: Principal Amount = \$5.5 million (\$5.43 million for redevelopment projects/\$75K for issuance costs); Amortization Period = 10 years (1/1/2022-1/1/2031); Fixed Tax-Exempt Interest Rate = 6.5%.

Coral Springs Community Redevelopment Agency

Financing and Implementation Plan

Supporting Schedule - Infrastructure and Streetscape Initiatives Project Listing ⁽¹⁾

	Proposed FY 2015	Forecasted FY 2016	Forecasted FY 2017	Forecasted FY 2018	Forecasted FY 2019	Forecasted FY 2020	Forecasted FY 2021	Forecasted FY 2022	Forecasted FY 2023	Forecasted FY 2024
Source (Revenue)										
Tax Increment Revenue (TIR) Allocation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grant Programs										
Recovery Zone Economic Development Bonds										
	\$ 3,397,099									
Intergovernmental Funding										
City Contribution (Art Funds)	\$ 500,000									
City Contribution (Water & Sewer Fund)	\$ 339,000									
Land Sales/Leases	\$ -									
Miscellaneous	\$ -									
Financing (Bonds, Loans, Leases, etc.)	\$ 9,650,000					4,225,000		5,425,000		
Carryforward Fund Balance	\$ -									
Total Sources	\$ 4,236,099	\$ 4,236,099	\$ -	\$ -	\$ -	\$ 4,225,000	\$ -	\$ 5,425,000	\$ -	\$ -
Use (Expenses)										
Infrastructure and Streetscape Initiatives										
NW 31st Court Art Walk	\$ 4,236,099	\$ 4,236,099	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Phase 1 Turn Lanes	\$ -									
NW 32nd Street Streetscaping	\$ -									
NW 32nd Street Extension	\$ 653,000					653,000				
NW 94th Avenue Streetscaping	\$ -									
Sample Road Median Landscaping Improvements	\$ -									
Canal Avenue	\$ 1,435,000					1,435,000				
Canal Avenue Art Walk	\$ 1,644,000							1,644,000		
Educational Core Art Walk	\$ 1,660,000							1,660,000		
Future Redevelopment Projects	\$ 4,258,000					2,137,000		2,121,000		
Total Uses	\$ 13,886,099	\$ 4,236,099	\$ -	\$ -	\$ -	\$ 4,225,000	\$ -	\$ 5,425,000	\$ -	\$ -
Surplus/(Deficit)										

Notes:

(1) Readers should refer to the accompanying Fiscal Notes as they are an integral part of the Financing and Implementation Plan.

Coral Springs Community Redevelopment Agency

Financing and Implementation Plan

Supporting Schedule - Vertical Project Development and Assistance Project Listing ⁽¹⁾

Total	Proposed FY 2015	Forecasted FY 2016	Forecasted FY 2017	Forecasted FY 2018	Forecasted FY 2019	Forecasted FY 2020	Forecasted FY 2021	Forecasted FY 2022	Forecasted FY 2023	Forecasted FY 2024
Source (Revenue)										
Tax Increment Revenue (TIR) Allocation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grant Programs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Intergovernmental Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land Sales/Leases	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Financing (Bonds, Loans, Leases, etc.)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carryforward Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use (Expenses)										
Project Development and Assistance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Surplus/(Deficit)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Notes:

(1) Readers should refer to the accompanying Fiscal Notes as they are an integral part of the Financing and Implementation Plan.

Coral Springs Community Redevelopment Agency

Financing and Implementation Plan

Supporting Schedule - Redevelopment Initiatives, Marketing and Special Events Project Listing (1)

	Proposed FY 2015	Forecasted FY 2016	Forecasted FY 2017	Forecasted FY 2018	Forecasted FY 2019	Forecasted FY 2020	Forecasted FY 2021	Forecasted FY 2022	Forecasted FY 2023	Forecasted FY 2024
Source (Revenue)										
Tax Increment Revenue (TIR) Allocation	\$ 839,459	\$ 16,846	\$ 29,262	\$ 29,711	\$ 125,320	\$ 125,580	\$ 125,840	\$ 126,120	\$ 126,410	\$ 126,710
Grant Programs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Intergovernmental Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land Sales/Leases	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ 11,154	\$ 3,154	\$ 3,250	\$ 3,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Financing (Bonds, Loans, Leases, etc.)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carryforward Fund Balance	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Sources	\$ 975,613	\$ 134,060	\$ 32,512	\$ 33,061	\$ 125,320	\$ 125,580	\$ 125,840	\$ 126,120	\$ 126,410	\$ 126,710
Use (Expenses)										
Redevelopment Initiatives, Marketing and Special Events										
Facade Improvement Program	\$ 140,000	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Clean and Safe Program	\$ 220,000	\$ 30,000	\$ -	\$ 5,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
Incentive Program	\$ 175,000	\$ 25,000	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Business Attraction and Development	\$ 72,000	\$ 12,000	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Retail and Restaurant Business Development	\$ 72,000	\$ 12,000	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Arts Based Economic Development	\$ 17,000	\$ 5,000	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
Economic Development Foundation	\$ 200,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Promotional Activities	\$ 26,740	\$ 5,000	\$ 2,500	\$ 2,500	\$ 2,580	\$ 2,660	\$ 2,740	\$ 2,880	\$ 2,920	\$ 3,010
Advertisements	\$ 14,580	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,550	\$ 1,600	\$ 1,650	\$ 1,700	\$ 1,760	\$ 1,820
Marketing and Special Events	\$ 38,293	\$ 3,560	\$ 3,512	\$ 4,061	\$ 4,190	\$ 4,320	\$ 4,450	\$ 4,590	\$ 4,730	\$ 4,880
Total Uses	\$ 975,613	\$ 134,060	\$ 32,512	\$ 33,061	\$ 125,320	\$ 125,580	\$ 125,840	\$ 126,120	\$ 126,410	\$ 126,710
Surplus/(Deficit)	-	-	-	-	-	-	-	-	-	-

Notes:

(1) Readers should refer to the accompanying Fiscal Notes as they are an integral part of the Financing and Implementation Plan.

Coral Springs Community Redevelopment Agency

Financing and Implementation Plan

Supporting Schedule - Housing and Neighborhood Stabilization Project Listing ⁽¹⁾

Total	Proposed FY 2015	Forecasted FY 2016	Forecasted FY 2017	Forecasted FY 2018	Forecasted FY 2019	Forecasted FY 2020	Forecasted FY 2021	Forecasted FY 2022	Forecasted FY 2023	Forecasted FY 2024
Source (Revenue)										
Tax Increment Revenue (TIR) Allocation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grant Programs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Intergovernmental Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land Sales/Leases	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Financing (Bonds, Loans, Leases, etc.)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carryforward Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Use (Expenses)										
Housing and Neighborhood Stabilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Emergency Rehabilitation of Housing Stock	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Surplus/(Deficit)	-	-	-	-	-	-	-	-	-	-

Notes:

(1) Readers should refer to the accompanying Fiscal Notes as they are an integral part of the Financing and Implementation Plan.

Coral Springs Community Redevelopment Agency

Financing and Implementation Plan

Supporting Schedule - Recreational, Educational and Cultural Initiatives Project Listing ⁽¹⁾

Total	Proposed FY 2015	Forecasted FY 2016	Forecasted FY 2017	Forecasted FY 2018	Forecasted FY 2019	Forecasted FY 2020	Forecasted FY 2021	Forecasted FY 2022	Forecasted FY 2023	Forecasted FY 2024	
Source (Revenue)											
Tax Increment Revenue (TIR) Allocation	\$ 530,352	\$ 15,864	\$ 17,030	\$ 18,463	\$ 19,940	\$ 29,828	\$ 57,562	\$ 77,802	\$ 94,169	\$ 97,917	\$ 101,777
Grant Programs	\$ -	-	-	-	-	-	-	-	-	-	-
Intergovernmental Funding	\$ -	-	-	-	-	-	-	-	-	-	-
Land Sales/Leases	\$ -	-	-	-	-	-	-	-	-	-	-
Miscellaneous	\$ -	-	-	-	-	-	-	-	-	-	-
Financing (Bonds, Loans, Leases, etc.)	\$ -	-	-	-	-	-	-	-	-	-	-
Carryforward Fund Balance	\$ -	-	-	-	-	-	-	-	-	-	-
Total Sources	\$ 530,352	\$ 15,864	\$ 17,030	\$ 18,463	\$ 19,940	\$ 29,828	\$ 57,562	\$ 77,802	\$ 94,169	\$ 97,917	\$ 101,777
Use (Expenses)											
Recreational, Educational and Cultural Initiatives	\$ 530,352	\$ 15,864	\$ 17,030	\$ 18,463	\$ 19,940	\$ 29,828	\$ 57,562	\$ 77,802	\$ 94,169	\$ 97,917	\$ 101,777
Youth Programs (Children's Services Council ILA)	-	-	-	-	-	-	-	-	-	-	-
Open Space	-	-	-	-	-	-	-	-	-	-	-
Amphitheater	-	-	-	-	-	-	-	-	-	-	-
Park in Educational Core	-	-	-	-	-	-	-	-	-	-	-
Total Uses	\$ 530,352	\$ 15,864	\$ 17,030	\$ 18,463	\$ 19,940	\$ 29,828	\$ 57,562	\$ 77,802	\$ 94,169	\$ 97,917	\$ 101,777
Surplus/(Deficit)	-	-	-	-	-	-	-	-	-	-	-

Notes:

(1) Readers should refer to the accompanying Fiscal Notes as they are an integral part of the Financing and Implementation Plan.

Coral Springs Community Redevelopment Agency

Financing and Implementation Plan

Supporting Schedule - Property Acquisition and Management Project Listing ⁽¹⁾

	Proposed FY 2015	Forecasted FY 2016	Forecasted FY 2017	Forecasted FY 2018	Forecasted FY 2019	Forecasted FY 2020	Forecasted FY 2021	Forecasted FY 2022	Forecasted FY 2023	Forecasted FY 2024
Source (Revenue)										
Total										
Tax Increment Revenue (TIR) Allocation	\$ 57,690	\$ 5,000	\$ 5,160	\$ 5,320	\$ 5,480	\$ 5,650	\$ 5,830	\$ 6,020	\$ 6,210	\$ 6,410
Grant Programs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Intergovernmental Funding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
City Advance (Short-Term Loan Carrying Costs)	\$ 489,000	\$ -	\$ 163,000	\$ 163,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Land Sales/Leases	\$ 4,094,000	\$ -	\$ -	\$ -	\$ 4,094,000	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Financing (Bonds, Loans, Leases, etc.)										
Short-Term Loan	\$ 3,250,000	\$ -	\$ 3,250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Carryforward Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Sources	\$ 7,890,690	\$ 5,000	\$ 3,418,160	\$ 168,320	\$ 168,480	\$ 4,099,650	\$ 5,830	\$ 6,020	\$ 6,210	\$ 6,410
Use (Expenses)										
Property Acquisition	\$ 3,250,000	\$ -	\$ 3,250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Management	\$ 3,600	\$ 300	\$ 310	\$ 320	\$ 330	\$ 340	\$ 360	\$ 380	\$ 400	\$ 420
Property Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Insurance	\$ 54,090	\$ 4,700	\$ 4,850	\$ 5,000	\$ 5,150	\$ 5,310	\$ 5,470	\$ 5,640	\$ 5,810	\$ 5,990
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Short-Term Loan (Carrying Costs)	\$ 489,000	\$ -	\$ 163,000	\$ 163,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Short-Term Loan (Repayment of City Advance w/Int)	\$ 519,000	\$ -	\$ -	\$ -	\$ 519,000	\$ -	\$ -	\$ -	\$ -	\$ -
Short-Term Loan (Principal Repayment)	\$ 3,250,000	\$ -	\$ -	\$ -	\$ 3,250,000	\$ -	\$ -	\$ -	\$ -	\$ -
Reserve	\$ 325,000	\$ -	\$ -	\$ -	\$ 325,000	\$ -	\$ -	\$ -	\$ -	\$ -
Total Uses	\$ 7,890,690	\$ 5,000	\$ 3,418,160	\$ 168,320	\$ 168,480	\$ 4,099,650	\$ 5,830	\$ 6,020	\$ 6,210	\$ 6,410
Surplus/(Deficit)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Notes:

(1) Readers should refer to the accompanying Fiscal Notes as they are an integral part of the Financing and Implementation Plan.

(2) The City, CRA, and a Financial Institution will enter into a short-term financing arrangement to facilitate the acquisition of land for redevelopment purposes. The City will (1) advance the net proceeds to the CRA for property acquisition and (2) advance the funds necessary to cover the interest only carrying costs for an estimated three year period. The CRA plans to enter into a Public/Private Partnership whereby the private developer will repay the principal portion of the short-term loan, all carrying costs, plus a 10% premium. The CRA will repay the City Advance through the sale of the underlying land to the private developer.

Coral Springs Community Redevelopment Agency

Financing and Implementation Plan

Supporting Schedule - Consultants and Professional/Design Services Project Listing ⁽¹⁾

Total	Proposed FY 2015	Forecasted FY 2016	Forecasted FY 2017	Forecasted FY 2018	Forecasted FY 2019	Forecasted FY 2020	Forecasted FY 2021	Forecasted FY 2022	Forecasted FY 2023	Forecasted FY 2024
Source (Revenue)										
Tax Increment Revenue (TIR) Allocation	\$ 635,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 26,000	\$ 101,000	\$ 101,000	\$ 101,000	\$ 101,000	\$ 101,000
Grant Programs	\$ -	-	-	-	-	-	-	-	-	-
Intergovernmental Funding	\$ -	-	-	-	-	-	-	-	-	-
Land Sales/Leases	\$ -	-	-	-	-	-	-	-	-	-
Miscellaneous	\$ -	-	-	-	-	-	-	-	-	-
Financing (Bonds, Loans, Leases, etc.)	\$ -	-	-	-	-	-	-	-	-	-
Carryforward Fund Balance	\$ 275,000	150,000	50,000	75,000	-	-	-	-	-	-
Total Sources	\$ 910,000	\$ 151,000	\$ 76,000	\$ 26,000	\$ 101,000	\$ 101,000	\$ 101,000	\$ 101,000	\$ 101,000	\$ 101,000
Use (Expenses)										
Consultants and Professional/Design Services										
(2) Consultants/Professional Services	\$ 725,000	\$ 50,000	\$ 50,000	\$ -	\$ 25,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
West Sample Road Plan	\$ 75,000	-	-	75,000	-	-	-	-	-	-
Educational Core Plan	\$ 100,000	-	-	-	-	-	-	-	-	-
Lobbying	\$ 10,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Total Uses	\$ 910,000	\$ 151,000	\$ 76,000	\$ 26,000	\$ 101,000	\$ 101,000	\$ 101,000	\$ 101,000	\$ 101,000	\$ 101,000
Surplus/(Deficit)	-	-	-	-	-	-	-	-	-	-

Notes:

- (1) Readers should refer to the accompanying Fiscal Notes as they are an integral part of the Financing and Implementation Plan.
- (2) Includes various costs related to redevelopment activities including: community and governmental relations; zoning, architecture, housing, and tax credits; financial and real estate analysis; consulting and professional services fees (e.g. design services fees); planning, engineering, and permitting fees; construction design fees; etc.

Coral Springs Community Redevelopment Agency

Financing and Implementation Plan

Supporting Schedule - Tax Incremental Revenue Forecast

	Final TY 2013 FY 2014	Forecasted TY 2014 FY 2015	Forecasted TY 2015 FY 2016	Forecasted TY 2016 FY 2017	Forecasted TY 2017 FY 2018	Forecasted TY 2018 FY 2019	Forecasted TY 2019 FY 2020	Forecasted TY 2020 FY 2021	Forecasted TY 2021 FY 2022	Forecasted TY 2022 FY 2023	Forecasted TY 2023 FY 2024
PROPERTY VALUES											
Total CRA Taxable Property Values											
Actual/Forecasted Growth/(Decline)	1.46%	2.50%	2.50%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Existing Value:	\$ 98,075,080	\$ 100,526,957	\$ 103,040,131	\$ 106,131,335	\$ 109,315,275	\$ 112,594,733	\$ 134,553,775	\$ 196,146,788	\$ 241,096,002	\$ 277,444,922	\$ 285,768,270
New Construction:											
Municipal Complex (Retail portion)	-	-	-	-	-	1,040,000	-	-	-	-	-
Financial Plaza (Phase I; Retail/Residential)	-	-	-	-	-	17,000,000	-	-	-	-	-
Financial Plaza (Phase II; Retail/Residential)	-	-	-	-	-	-	17,000,000	-	-	-	-
Financial Plaza (Phase III; Retail/Residential)	-	-	-	-	-	-	-	17,000,000	-	-	-
Educational Core (Phase I; Retail/Residential)	-	-	-	-	-	-	-	-	18,680,000	-	-
Educational Core (Phase II; Office/Townhomes)	-	-	-	-	-	-	-	-	-	10,592,000	-
Educational Core (Phase III; Retail/Residential/Townhomes)	-	-	-	-	-	-	-	-	-	-	12,648,000
Publix/City National Site (Grocer/Retail/Residential)	-	-	-	-	-	-	-	20,200,000	-	-	-
Old City Hall Site (Retail/Residential)	-	-	-	-	-	-	-	-	-	-	10,335,000
Village Square (Retail/Residential)	-	-	-	-	-	-	-	-	-	-	15,620,000
West Sample Road North (Phase I; Townhomes)	-	-	-	-	-	-	-	-	-	-	-
West Sample Road North (Phase II; Townhomes)	-	-	-	-	-	-	-	-	-	-	-
West Sample Road South (Phase I; Residential/Townhomes)	-	-	-	-	-	-	-	-	-	-	-
West Sample Road South (Phase II; Residential)	-	-	-	-	-	-	-	-	-	-	-
West Sample Road South (Phase III; Townhomes)	-	-	-	-	-	-	-	-	-	-	-
Bank of America (Retail/Residential)	-	-	-	-	-	-	-	-	-	-	-
Downtown Core - Coral Hills Drive Apartments (Residential)	-	-	-	-	-	-	-	-	-	-	-
Taxable Value	\$ 98,075,080	\$ 100,526,957	\$ 103,040,131	\$ 106,131,335	\$ 109,315,275	\$ 130,634,733	\$ 190,433,775	\$ 234,073,788	\$ 269,364,002	\$ 277,444,922	\$ 285,768,270
One Charter Taxable Property Values (Included above)											
Actual/Forecasted Growth/(Decline)	10.22%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
(1) Existing Value:	\$ 14,185,630	\$ 14,753,055	\$ 15,343,177	\$ 15,956,905	\$ 16,595,181	\$ 17,258,988	\$ 17,949,347	\$ 18,667,321	\$ 19,414,014	\$ 20,190,575	\$ 20,998,198
Taxable Value	\$ 14,185,630	\$ 14,753,055	\$ 15,343,177	\$ 15,956,905	\$ 16,595,181	\$ 17,258,988	\$ 17,949,347	\$ 18,667,321	\$ 19,414,014	\$ 20,190,575	\$ 20,998,198
TAX INCREMENT											
City of Coral Springs (Contributing Authority)											
Total Taxable Value	\$ 98,075,080	\$ 100,526,957	\$ 103,040,131	\$ 106,131,335	\$ 109,315,275	\$ 130,634,733	\$ 190,433,775	\$ 234,073,788	\$ 269,364,002	\$ 277,444,922	\$ 285,768,270
Less: Base Year Value (2002)	(66,321,640)	(66,321,640)	(66,321,640)	(66,321,640)	(66,321,640)	(66,321,640)	(66,321,640)	(66,321,640)	(66,321,640)	(66,321,640)	(66,321,640)
Tax Increment	\$ 31,753,440	\$ 34,205,317	\$ 36,718,491	\$ 39,809,695	\$ 42,993,635	\$ 64,313,093	\$ 124,112,135	\$ 167,752,148	\$ 203,042,362	\$ 211,123,282	\$ 219,446,630
(2) Millage Rate	4.5697	4.5697	4.5697	4.5697	4.5697	4.5697	4.5697	4.5697	4.5697	4.5697	4.5697
Gross Incremental Revenue	\$ 145,104	\$ 156,308	\$ 167,792	\$ 181,918	\$ 196,468	\$ 293,892	\$ 567,155	\$ 766,577	\$ 927,843	\$ 964,770	\$ 1,002,805
Statutory Reduction	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Budgetable Incremental Revenue	\$ 137,849	\$ 148,493	\$ 159,403	\$ 172,822	\$ 186,645	\$ 279,197	\$ 538,797	\$ 728,248	\$ 881,451	\$ 916,532	\$ 952,665

Coral Springs Community Redevelopment Agency

Financing and Implementation Plan

Supporting Schedule - Tax Increment Revenue Forecast

	Final	Forecasted	Forecasted	Forecasted	Forecasted	Forecasted	Forecasted	Forecasted	Forecasted	Forecasted	Forecasted	Forecasted
	TY 2013 FY 2014	TY 2014 FY 2015	TY 2015 FY 2016	TY 2016 FY 2017	TY 2017 FY 2018	TY 2018 FY 2019	TY 2019 FY 2020	TY 2020 FY 2021	TY 2021 FY 2022	TY 2022 FY 2023	TY 2023 FY 2024	
Children's Services Council of Broward County (Contributing Authority)												
Total Taxable Value	\$ 98,075,080	\$ 100,526,957	\$ 103,040,131	\$ 106,131,335	\$ 109,315,275	\$ 130,634,733	\$ 190,433,775	\$ 234,073,788	\$ 269,364,002	\$ 277,444,922	\$ 285,768,270	
Less: Base Year Value (2002)	(66,321,640)	(66,321,640)	(66,321,640)	(66,321,640)	(66,321,640)	(66,321,640)	(66,321,640)	(66,321,640)	(66,321,640)	(66,321,640)	(66,321,640)	
Tax Increment	\$ 31,753,440	\$ 34,205,317	\$ 36,718,491	\$ 39,809,695	\$ 42,993,635	\$ 64,313,093	\$ 124,112,135	\$ 167,752,148	\$ 203,042,362	\$ 211,123,282	\$ 219,446,630	
(2) Millage Rate	0.4882	0.4882	0.4882	0.4882	0.4882	0.4882	0.4882	0.4882	0.4882	0.4882	0.4882	
Gross Incremental Revenue	\$ 15,502	\$ 16,699	\$ 17,926	\$ 19,435	\$ 20,989	\$ 31,398	\$ 60,592	\$ 81,897	\$ 99,125	\$ 103,070	\$ 107,134	
Statutory Reduction	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	
Budgetable Incremental Revenue	\$ 14,727	\$ 15,864	\$ 17,030	\$ 18,463	\$ 19,940	\$ 29,828	\$ 57,562	\$ 77,802	\$ 94,169	\$ 97,917	\$ 101,777	
North Broward Hospital District (Contributing Authority)												
Total Taxable Value	\$ 98,075,080	\$ 100,526,957	\$ 103,040,131	\$ 106,131,335	\$ 109,315,275	\$ 130,634,733	\$ 190,433,775	\$ 234,073,788	\$ 269,364,002	\$ 277,444,922	\$ 285,768,270	
Less: Base Year Value (2002)	(66,321,640)	(66,321,640)	(66,321,640)	(66,321,640)	(66,321,640)	(66,321,640)	(66,321,640)	(66,321,640)	(66,321,640)	(66,321,640)	(66,321,640)	
Tax Increment	\$ 31,753,440	\$ 34,205,317	\$ 36,718,491	\$ 39,809,695	\$ 42,993,635	\$ 64,313,093	\$ 124,112,135	\$ 167,752,148	\$ 203,042,362	\$ 211,123,282	\$ 219,446,630	
(2) Millage Rate	1.7554	1.7554	1.7554	1.7554	1.7554	1.7554	1.7554	1.7554	1.7554	1.7554	1.7554	
Gross Incremental Revenue	\$ 55,740	\$ 60,044	\$ 64,456	\$ 69,882	\$ 75,471	\$ 112,895	\$ 217,866	\$ 294,472	\$ 356,421	\$ 370,606	\$ 385,217	
Statutory Reduction	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	
Budgetable Incremental Revenue	\$ 52,953	\$ 57,042	\$ 61,233	\$ 66,388	\$ 71,697	\$ 107,250	\$ 206,973	\$ 279,749	\$ 338,600	\$ 352,076	\$ 365,956	
Broward County (Contributing Authority)												
Total Taxable Value	\$ 98,075,080	\$ 100,526,957	\$ 103,040,131	\$ 106,131,335	\$ 109,315,275	\$ 130,634,733	\$ 190,433,775	\$ 234,073,788	\$ 269,364,002	\$ 277,444,922	\$ 285,768,270	
Less One Charter Taxable Value	(14,185,630)	(14,753,055)	(15,343,177)	(15,956,905)	(16,595,181)	(17,258,988)	(17,949,347)	(18,667,321)	(19,414,014)	(20,190,575)	(20,998,199)	
Less: Base Year Value (2002)	(90,254,670)	(90,254,670)	(90,254,670)	(90,254,670)	(90,254,670)	(90,254,670)	(90,254,670)	(90,254,670)	(90,254,670)	(90,254,670)	(90,254,670)	
Tax Increment	\$ (6,365,220)	\$ (4,480,788)	\$ (2,557,716)	\$ (80,240)	\$ 2,465,424	\$ 23,121,075	\$ 82,229,758	\$ 125,151,797	\$ 159,695,318	\$ 166,999,677	\$ 174,515,402	
(2) Millage Rate	5.4400	5.4400	5.4400	5.4400	5.4400	5.4400	5.4400	5.4400	5.4400	5.4400	5.4400	
Gross Incremental Revenue	\$ (34,627)	\$ (24,375)	\$ (13,914)	\$ (437)	\$ 13,412	\$ 125,779	\$ 447,330	\$ 680,826	\$ 868,743	\$ 908,478	\$ 949,364	
Statutory Reduction	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	
Budgetable Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ 12,741	\$ 119,490	\$ 424,963	\$ 646,784	\$ 825,305	\$ 863,054	\$ 901,896	
Total Incremental Revenue	\$ 205,529	\$ 221,399	\$ 237,666	\$ 257,673	\$ 291,023	\$ 535,765	\$ 1,228,295	\$ 1,732,583	\$ 2,139,525	\$ 2,229,579	\$ 2,322,294	

Notes:

- (1) Represents Property ID# 4841-22-20-0011.
- (2) Assumes that contributing Taxing Authorities' millage rates will remain at FY 2014 levels throughout the forecast period.

Coral Springs Community Redevelopment Agency

Financing and Implementation Plan

Supporting Schedule - Miscellaneous Operating Expenditures ⁽¹⁾

	Proposed FY 2015	Forecasted FY 2016	Forecasted FY 2017	Forecasted FY 2018	Forecasted FY 2019	Forecasted FY 2020	Forecasted FY 2021	Forecasted FY 2022	Forecasted FY 2023	Forecasted FY 2024
Total										
Growth Assumptions										
Legal Services	\$ 515,900	\$ 45,000	\$ 47,740	\$ 49,170	\$ 50,650	\$ 52,170	\$ 53,740	\$ 55,350	\$ 57,010	\$ 58,720
Accounting and Auditing	\$ 153,590	\$ 13,400	\$ 14,210	\$ 14,640	\$ 15,080	\$ 15,530	\$ 16,000	\$ 16,480	\$ 16,970	\$ 17,480
Auto Allowance	\$ 11,410	\$ 1,000	\$ 1,060	\$ 1,090	\$ 1,120	\$ 1,150	\$ 1,180	\$ 1,220	\$ 1,260	\$ 1,300
Travel, Meals, Lodging	\$ 7,930	\$ 700	\$ 740	\$ 760	\$ 780	\$ 800	\$ 820	\$ 840	\$ 870	\$ 900
Telecommunications	\$ 6,900	\$ 600	\$ 620	\$ 640	\$ 660	\$ 680	\$ 700	\$ 720	\$ 740	\$ 760
Postage	\$ 5,900	\$ 500	\$ 540	\$ 560	\$ 580	\$ 600	\$ 620	\$ 640	\$ 660	\$ 680
Water (Utility)	\$ 5,900	\$ 500	\$ 540	\$ 560	\$ 580	\$ 600	\$ 620	\$ 640	\$ 660	\$ 680
Printing and Binding	\$ 4,450	\$ 400	\$ 420	\$ 430	\$ 440	\$ 450	\$ 460	\$ 470	\$ 480	\$ 490
Special District Fee	\$ 2,155	\$ 175	\$ 180	\$ 190	\$ 200	\$ 210	\$ 220	\$ 230	\$ 240	\$ 250
Office Supplies	\$ 8,500	\$ 750	\$ 790	\$ 810	\$ 830	\$ 850	\$ 880	\$ 910	\$ 940	\$ 970
Meeting Expenses	\$ 22,920	\$ 2,000	\$ 2,120	\$ 2,180	\$ 2,250	\$ 2,320	\$ 2,390	\$ 2,460	\$ 2,530	\$ 2,610
Memberships	\$ 12,000	\$ 1,050	\$ 1,110	\$ 1,140	\$ 1,170	\$ 1,210	\$ 1,250	\$ 1,290	\$ 1,330	\$ 1,370
Registration/Educational	\$ 9,180	\$ 800	\$ 840	\$ 870	\$ 900	\$ 930	\$ 960	\$ 990	\$ 1,020	\$ 1,050
Total	\$ 766,735	\$ 66,875	\$ 70,940	\$ 73,070	\$ 75,270	\$ 77,530	\$ 79,870	\$ 82,270	\$ 84,740	\$ 87,290

Notes:

(1) Readers should refer to the accompanying Fiscal Notes as they are an integral part of the Financing and Implementation Plan.

Coral Springs Community Redevelopment Agency

Financing and Implementation Plan

Fiscal Notes

1. Redevelopment Area Projects funded through Tax Increment Revenue Allocations are subject to variances in the actual tax increment values (i.e. vis-à-vis the forecasted tax increment values set forth herein) as well as budgetary constraints (i.e. essential items such as debt service have legal priority in tax increment funding).
2. Redevelopment Area Project funding sources may change based on market conditions and CRA priorities.
3. The Projects identified herein are funded through tax increment generated from the current tax base and forecasted new construction as well as from other revenue sources. Tax increment from development not contemplated herein will be available to supplement any deficiencies in the forecast and/or provide additional funding for redevelopment initiatives.

8. APPENDIX

1. City of Coral Springs Resolution No. 2001-018 (Finding of Necessity) – *Page 163*
2. City of Coral Springs Ordinance No. 2001-128 (Creation of the CRA) – *Page 169*
3. Broward County Resolution No. 2001-538 (County delegation to prepare the CRA Plan) – *Page 177*
4. City of Coral Springs Resolution No. 2002-019 (Approving the CRA Plan) – *Page 183*
5. City of Coral Springs Resolution No. 2002-021 (Approving the County Interlocal) – *Page 187*
6. City of Coral Springs Ordinance No. 2002-022 (Boundary Expansion) – *Page 189*
7. Broward County Resolution No. 2002-871
(Approving the CRA Plan and delegating certain powers to CRA) – *Page 195*
8. Interlocal Agreement between the City of Coral Springs and the Broward County, September 2003
– *Page 199*
9. First Amendment to the Interlocal Agreement between the City of Coral Springs and Broward County,
January 2006 (Changing the term for Pilot Project) – *Page 223*
10. Second Amendment to the Interlocal Agreement between the City of Coral Springs and Broward County,
March 2010 (Changing the minimum value of the Pilot Project) – *Page 231*
11. Broward County letter reverting to tax increment financing for 20 years, September 2010 – *Page 237*
12. City of Coral Springs Ordinance No. 2005-105 (Downtown Development of Regional Impacts) – *Page 239*
13. City of Coral Springs Resolution No. 2014-011 (Intent to issue future revenue bonds) – *Page 265*
14. City of Coral Springs Resolution No. 2014-012 (Approval of the Community Redevelopment Plan
Modification) – *Page 267*

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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.

8

9 [THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]
10

11

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

6 BY: [Signature]
JOHN SOMMERER, MAYOR

8 ATTEST:

9 [Signature]
11 PETER M. J. RICHARDSON, CMC
12 CITY CLERK

16 APPROVED AS TO FORM

17 [Signature]
19 OFFICE OF THE CITY ATTORNEY

23 Unanimous ✓

25 Motion/2nd

Yes No

27	___	___	MAYOR SOMMERER	___	___
28	___	___	VICE MAYOR BERK	___	___
29	___	___	COMMISSIONER CALHOUN	___	___
30	___	✓	COMMISSIONER POLIN	___	___
31	✓	___	COMMISSIONER STRADLING	___	___

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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.

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

**Article I
General Provisions**

Sec. 23-1. Declaration of Intent.

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

Sec. 23-2 - 23.4. Reserved

**Article II
Community Redevelopment Agency**

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

Sec. 23-6. Definitions.

- (a) "Agency" shall mean the Community Redevelopment Agency established by the City Commission of the City of Coral Springs pursuant to the provisions of this Chapter.
- (b) "Board" shall mean the governing body of the Community Redevelopment Agency.
- (c) "Community Redevelopment Area" shall mean the area portrayed on Exhibit A hereto, legally described in the Community Redevelopment Plan, and subject to a Resolution of Necessity, adopted as Resolution 2001-018 by the City of Coral Springs on March 6, 2001.

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;

45
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

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

Sec. 23-10. Severability. If any section or portion of a section of this Ordinance is declared 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 the Ordinance.


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

PUBLISHED the 6 day of Oct., 2001.

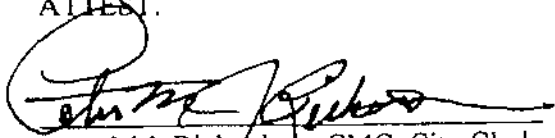
PASSED FIRST READING the 16 day of Oct., 2001.

PASSED SECOND READING the 6 day of Nov., 2001

CITY OF CORAL SPRINGS, FLORIDA


JOHN SOMMERER, Mayor

ATTEST.

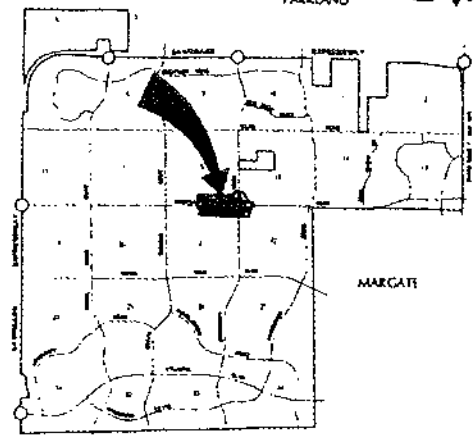

Peter M.J. Richardson, CMC, City Clerk

Unanimous
Motion/2nd

		Yes	No
—	Mayor Sommerer	—	—
<input checked="" type="checkbox"/>	Vice Mayor Berk	—	—
—	Commissioner Stradling	—	—
—	Commissioner Calhoun	—	—
— <input checked="" type="checkbox"/>	Commissioner Polin	—	—

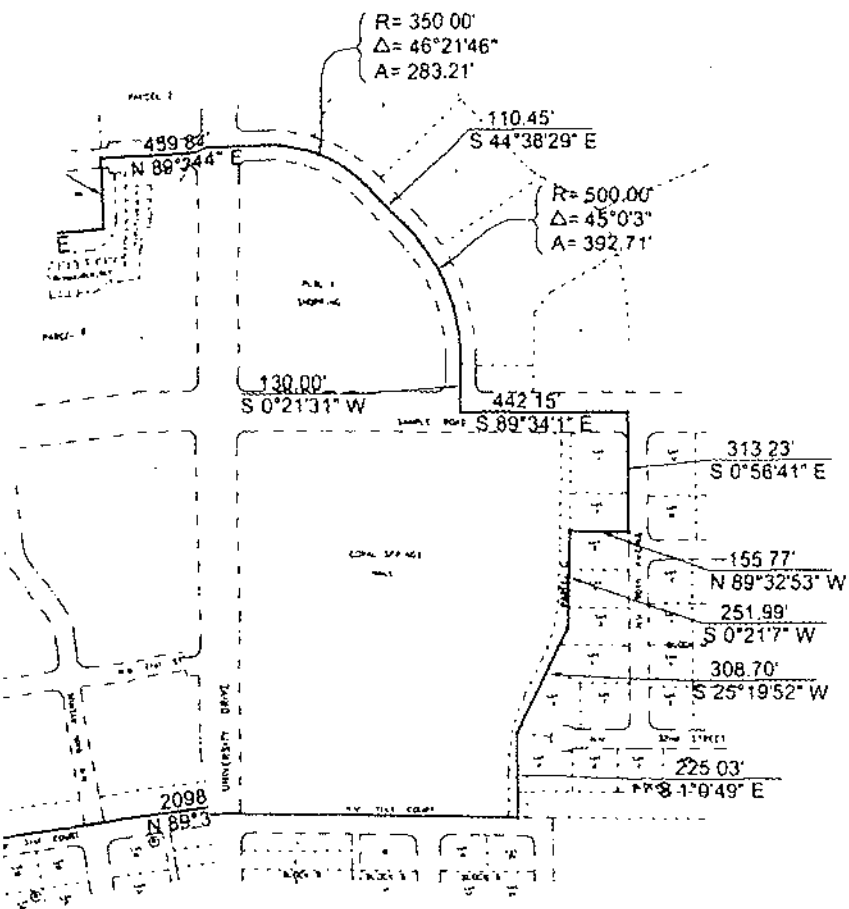
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PARCEL NO.



LOCATION PLAN

N T S



URVEY

01-111



CITY OF CORAL SPRINGS ENGINEERING DIVISION

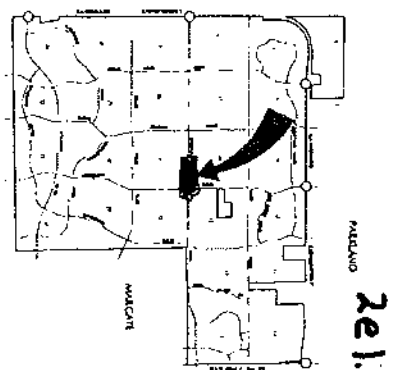
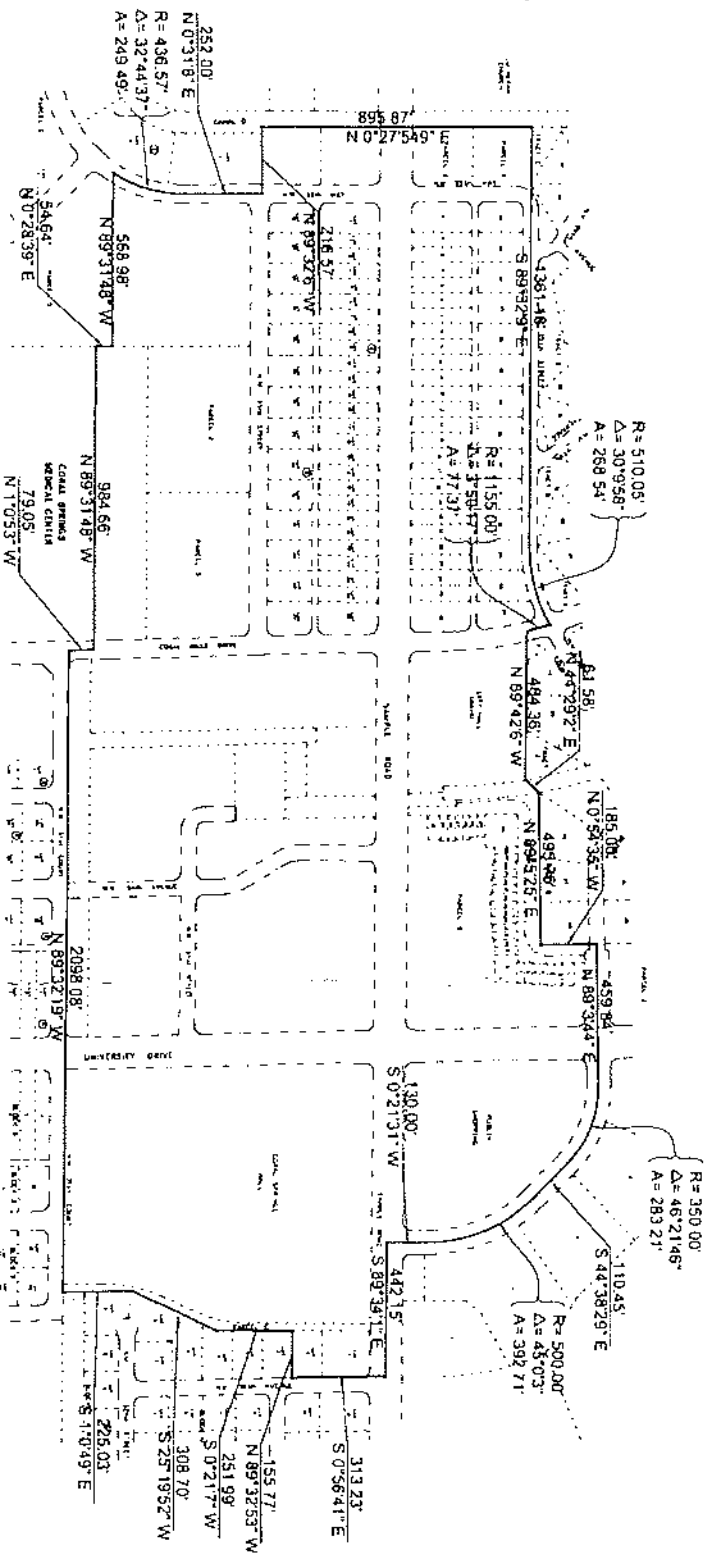
DOWNTOWN CORAL SPRINGS

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

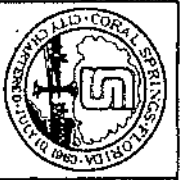
EXHIBIT A COMMUNITY REDEVELOPMENT AREA

BOUNDARY SURVEY

1" = 400'



LOCATION PLAN
N.T.S.



CITY OF CORAL SPRINGS ENGINEERING DIVISION
DOWNTOWN CORAL SPRINGS

Drawn by: LJK
Date: 8-6-01
Scale: AS SHOWN
Checked by: _____

Resolution 2001-538

1
2
3 A RESOLUTION OF THE BOARD OF COUNTY
4 COMMISSIONERS OF BROWARD COUNTY, FLORIDA,
5 DELEGATING TO AND CONFERRING UPON THE CITY OF
6 CORAL SPRINGS, FLORIDA, CERTAIN POWERS TO
7 CREATE A COMMUNITY REDEVELOPMENT AGENCY AND
8 TO PREPARE A COMMUNITY REDEVELOPMENT PLAN
9 PURSUANT TO CHAPTER 163, PART III, FLORIDA
10 STATUTES, THE COMMUNITY REDEVELOPMENT ACT OF
11 1969, AS AMENDED, AND PROVIDING FOR AN EFFECTIVE
12 DATE.

13
14 WHEREAS, the City of Coral Springs, Florida ("City"), is desirous of utilizing the
15 community redevelopment powers specified in Part III, Chapter 163, Florida Statutes, the
16 Community Redevelopment Act of 1969, as amended, and

17
18 WHEREAS, pursuant to Section 163.410, Florida Statutes, the City has officially
19 requested the Board of County Commissioners of Broward County, Florida ("County"), to
20 delegate and confer upon the City Commission of Coral Springs, Florida, the authority to
21 create a Community Redevelopment Agency pursuant to the Community Redevelopment
22 Act of 1969, as amended, for the rehabilitation, conservation, or redevelopment of a certain
23 blighted area within the municipal jurisdiction of said City, and

24
25 WHEREAS, the County has reviewed the findings of Slum and Blight by the City and
26 the County finds that in the aggregate, it meets the County and State criteria for the County
27 to delegate the authority to the City to create a Community Redevelopment Agency and to
28 prepare a Community Redevelopment Plan; and

29
30 WHEREAS, the City and the County strongly believe that the City's preemptive
31 intervention to reverse the deteriorating economic conditions will benefit both the City and
32 County and accordingly desire to cooperate to find the means to accomplish the City's

1 redevelopment objectives through strategies that yield the most financially beneficial position
2 for the residents of the City and the County; and

3 WHEREAS, the Board of County Commissioners of Broward County desires to
4 delegate to the City Commission of the City of Coral Springs, Florida, only those powers
5 necessary to create the Community Redevelopment Agency and to prepare a Community
6 Redevelopment Plan pursuant to the Community Redevelopment Act of 1969, as amended,

7 NOW THEREFORE,

8 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
9 BROWARD COUNTY, FLORIDA:

10 **Section 1.** That the Board of County Commissioners of Broward County, Florida,
11 hereby delegates to the City Commission of the City of Coral Springs, Florida, only those
12 authorities as set forth below along with the attendant responsibilities as set forth in the
13 Community Redevelopment Act of 1969, as amended:

14 1.1 To make a finding that there is a need for a community redevelopment agency
15 ("agency") to function in the City.

16 1.2 To adopt a resolution declaring the need for an agency in the City.

17 1.3 To create an agency.

18 1.4 To appoint a board of commissioners of the agency.

19 1.5 To designate a chair and vice chair from among the commissioners appointed
20 to the agency.

21 1.6 To employ an executive director, technical experts and such other agents and
22 employees it deems necessary for the agency.

23 1.7 To employ or retain legal counsel and staff.
24

1 1.8 To appropriate to the agency, from City funds, such amounts as the City
2 deems necessary for the administrative expenses and overhead of the agency.

3 1.9 To remove a commissioner from the agency.

4 1.10 To declare the City Commission to be the agency.

5 1.11 To prepare a community redevelopment plan.

6 **Section 2.** That the City and County will enter into an agreement of understanding
7 outlining a number of issues in connection with the proposed CRA's obligations and
8 responsibilities to each taxing authority, including:

9 2.1 Limiting the size of the proposed Downtown Coral Springs CRA area to 136
10 acres, which is less than one percent of the City's land area.

11 2.2 Agreeing that tax increments from the Downtown Coral Springs CRA shall not
12 be used for administrative purposes.

13 2.3 Using tax increments from the Downtown Coral Springs CRA only for
14 construction of public improvements which are necessary to the successful
15 development of the project and contained in the Community Redevelopment Plan.

16 2.4 Establishing a "Critical Path Timeline" for the Downtown Coral Springs CRA
17 project.

18 2.5 Agreeing to institute tax increment financing only after firm financial
19 commitments are in place for a Phase I project of not less than an amount of square
20 footage provided in the Agreement of Understanding.

21 2.6 Agreeing to "Bootstrap" tax increment financing with high credit City revenues
22 to assure the lowest possible tax-exempt interest rate.

1 **Section 3.** That the City is willing to cooperate with the County to maximize the net
2 fiscal impact from the proposed CRA by including the following restrictions/covenants in the
3 Agreement of Understanding:

4 3.1 Limit the County's contributions via tax increment revenues to an amount and
5 term that are mutually agreed to in order to meet the minimum requirements of the
6 adopted development and financial plans.

7 3.2 Any and all tax increment revenues generated in excess of minimum revenue
8 coverage of debt service requirements will be returned to each taxing authority
9 annually or utilized to accelerate the repayment of outstanding principal.

10 **Section 4.** That this Resolution shall take effect immediately upon its adoption.

11 **Section 5. EFFECTIVE DATE.**

12 This Resolution shall become effective upon its adoption.

13 ADOPTED this 19th of June, 2001. #66
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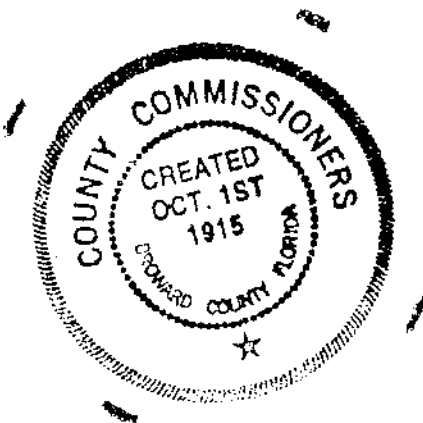
STATE OF FLORIDA)

) SS

COUNTY OF BROWARD)

I, ROGER J. DESJARLAIS, County Administrator, in and for Broward County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution 2001-538 as the same appears of record in the minutes of a said meeting of said Board of County Commissioners held on the 19th day of June, 2001.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 20th day of June, 2001.



(SEAL)

ROGER J. DESJARLAIS
COUNTY ADMINISTRATOR

By Mary Anne Daily
Deputy Clerk

RESOLUTION NO. 2002-019

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA, ADOPTING THE COMMUNITY REDEVELOPMENT PLAN OF THE CITY OF CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY PURSUANT TO SECTION 163.358(2), FLORIDA STATUTES, TO BE USED TO GUIDE REDEVELOPMENT IN THE COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Commission of the City of Coral Springs adopted Resolution No. 2001-018, 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, the Local Planning Agency (the Planning and Zoning Board) has determined that the Community Redevelopment Plan is consistent with the City of Coral Springs Comprehensive

Plan, and has provided a recommendation of approval to the Community Redevelopment Agency;
and

WHEREAS, by Resolution No. 2002-019, the Community Redevelopment Agency has recommended that the City Commission approve the Community Redevelopment Plan; and

WHEREAS, the City Commission finds that a feasible method exists for the location of families who will be displaced from the community redevelopment area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families and, in the event relocation is required, a specific relocation plan will be prepared and approved by the Community Redevelopment Agency; and

WHEREAS, the Urban and Landscape Design Guidelines included as Appendix G to the Community Redevelopment Plan will afford maximum flexibility in future development initiatives and may be revised from time to time; and

WHEREAS, the City Commission finds that the community redevelopment plan conforms to the City of Coral Springs Comprehensive Plan; and

WHEREAS, the City Commission finds that the community redevelopment plan gives due consideration to the utilization of community policing innovations, to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvements, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the plan; and

WHEREAS, the City Commission finds that the Community Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the City of Coral Springs as a whole, for the rehabilitation or redevelopment of the community redevelopment area by private enterprise; now, therefore

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

Section 1. Incorporation of Findings. The foregoing findings are hereby confirmed and incorporated herein by reference.

Section 2. Adoption of Community Redevelopment Plan. The Community Redevelopment Plan, dated May 1, 2002, and incorporated herein by reference as Exhibit "A," is hereby adopted.

Section 3. Urban and Landscape Design Guidelines. The Urban and Landscape Design Guidelines, Appendix G to the Community Redevelopment Plan, may be amended from time to time, without the prior approval of the City Commission.

Section 4. Effective Date. Pursuant to Section 163.410, Florida Statutes, and Chapter 18.86, Broward County Administrative Code, and consistent with the proposed Interlocal Agreement between the City of Coral Springs and Broward County related to the implementation of the City of Coral Springs Community Redevelopment Agency, the effective date of the Community Redevelopment Plan shall be the date the Plan is approved by the Board of County Commissioners of Broward County.

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>	___	___

RESOLUTION NO. 2002-021

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS APPROVING THE INTERLOCAL COOPERATION AGREEMENT BETWEEN THE CITY OF CORAL SPRINGS AND BROWARD COUNTY, REGARDING IMPLEMENTATION OF THE COMMUNITY REDEVELOPMENT PLAN, CITY/COUNTY COORDINATION, PROJECT MANAGEMENT AND ADMINISTRATION, COMMUNITY REDEVELOPMENT AGENCY PLAN AMENDMENTS, ANNUAL AUDITS, MISCELLANEOUS PROVISIONS, AND AMENDMENTS, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Coral Springs and Broward County have established a Community Redevelopment Agency for the City of Coral Springs pursuant to the applicable provisions of section 163, Part III, Florida Statutes and Broward County Resolution 2002-021; and

WHEREAS, pursuant to section 163.400, Florida Statutes, and Broward County Resolution 2002-021, the City of Coral Springs and Broward County desire to enter into an Interlocal Agreement to delineate their areas of responsibility with respect to the redevelopment of the Coral Springs community redevelopment area, to enumerate the obligations of the Coral Springs Community Redevelopment Agency, and to administer and coordinate the responsibilities of each taxing authority; now therefore

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

Section 1. That the City Commission hereby approves the Interlocal Cooperation Agreement attached hereto as Exhibit “1” and incorporated herein by this reference, and shall deliver same to the Broward County Board of County Commissioners.

Section 2. **Effective Date.** This Resolution shall become effective immediately upon 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>	___	___

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>	___	___

Resolution 2002-871

1
2
3 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF
4 BROWARD COUNTY, FLORIDA, APPROVING THE CITY OF CORAL
5 SPRINGS COMMUNITY REDEVELOPMENT PLAN BY AND BETWEEN
6 BROWARD COUNTY AND THE CITY OF CORAL SPRINGS IN
7 FURTHERANCE OF THE CITY OF CORAL SPRINGS COMMUNITY
8 REDEVELOPMENT PLAN AND DELEGATING TO AND CONFERRING UPON
9 THE CITY OF CORAL SPRINGS, FLORIDA, CERTAIN POWERS TO
10 IMPLEMENT A COMMUNITY REDEVELOPMENT PLAN PURSUANT TO
11 CHAPTER 163, PART III, FLORIDA STATUTES, THE COMMUNITY
12 REDEVELOPMENT ACT OF 1969, AS AMENDED, AND PROVIDING FOR AN
13 EFFECTIVE DATE.

9
10 WHEREAS, the City of Coral Springs, Florida ("City"), is desirous of utilizing the
11 community redevelopment powers specified in Part III, Chapter 163, Florida Statutes, the
12 Community Redevelopment Act of 1969, as amended; and

13 WHEREAS, pursuant to section 163.410, Florida Statutes, the City has officially
14 requested the Board of County Commissioners of Broward County, Florida ("County"), to
15 delegate and confer upon the City Commission of Coral Springs, Florida, the authority to create
16 a Community Redevelopment Agency pursuant to the Community Redevelopment Act of 1969,
17 as amended, for the rehabilitation, conservation, or redevelopment of a certain blighted area
18 within the municipal jurisdiction of said City; and

19 WHEREAS, the County has reviewed the findings of Slum and Blight by the City and the
20 County finds that in the aggregate, it meets the County and State criteria for the County to
21 delegate the authority to the City to create a Community Redevelopment Agency and to prepare
22 a Community Redevelopment Plan; and

23 WHEREAS, on June 19, 2001, the County adopted Resolution 2001-538 and delegated
24 the authority to the City to create the Community Redevelopment Agency and to prepare a
Community Redevelopment Plan ("Plan"); and

1 WHEREAS, pursuant to said Resolution, the City and County were required to enter into
2 and negotiate an agreement of understanding (interlocal cooperation agreement) to ensure
3 City-Community Redevelopment Agency-County partnership in the redevelopment of Coral
4 Springs in furtherance of the Plan; and

5 WHEREAS, the City, in preparing the Plan, subsequent to the adoption of County
6 Resolution 2001-538, sought to expand the southern boundary (the "walk") of the area known
7 as the Coral Springs' Community Redevelopment Area; and

8 WHEREAS, the County, in reviewing the Plan, submitted by the City, required the City
9 to document the conditions of the expanded area to meet the statutory definitions of either "slum
10 area" or "blighted area"; and

11 WHEREAS, the County, by reviewing the Plan and the requested documentation from
12 the City regarding the conditions of the expanded area, finds the Plan to be consistent with Part
13 III, Chapter 163, Florida Statutes, the Community Redevelopment Act of 1969, as amended;
14 and

15 WHEREAS, the County desires to delegate to the City Commission of the City of Coral
16 Springs, Florida, the remaining powers necessary to implement the Plan pursuant to Part III,
17 Chapter 163, Florida Statutes, the Community Redevelopment Act of 1969, as amended,
18 except those powers specifically retained by the County as set forth in this Resolution; NOW
19 THEREFORE,

20
21 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD
22 COUNTY, FLORIDA:

1 Section 1. The County has reviewed the Finding of Necessity Report by the City,
2 adopted by the City on June 4, 2002, which seeks to expand the southern boundary ("the walk"
3 parcel) of the area known as the Coral Springs' Community Redevelopment Area, and hereby
4 approves the Finding of Necessity, subject to the City documenting the conditions of the
5 expanded area to meet the statutory definitions of either "slum area" or "blighted area"; an
6 amended delegation from the County to include the expanded area and the approval and
7 review by the County of the amendment to the Plan to reflect the change in boundaries, pursuant
8 to Part III, Chapter 163, Florida Statutes, the Community Redevelopment Act of 1969, as
9 amended.

10 Section 2. That in furtherance of the approval of the Finding of Necessity documentation
11 by the City which seeks to expand the southern boundary ("the walk" parcel) of the area known
12 as the Coral Springs Community Redevelopment Area and subject to the necessary policies
13 and criteria adopted by the County and the pursuant to Part III, Chapter 163, Florida Statutes,
14 the Community Redevelopment Act of 1969, as amended, the Board of County Commissioners
15 of Broward County, Florida hereby delegates and confers upon the City the authority to expand
16 the southern boundary.

17 Section 3. The County has reviewed the Plan and finds that the City has a need for the
18 Community Redevelopment Agency and that the Plan is consistent with Part III, Chapter 163,
19 Florida Statutes, the Community Redevelopment Act of 1969, as amended, and hereby
20 approves the Plan.

21 Section 4. The County delegates all powers designated by Chapter 163.330, et. seq.,
22 Florida Statutes, the Community Redevelopment Act of 1969, as amended, to the City with the
23 exception of the following powers which shall be retained unto the County.

24

1 4.1 A boundary change.

2 4.2 An extension to the term of the Plan involving the continuing contribution by the
3 taxing authorities beyond the original plan adoption, as may have been
4 amended.

5 4.3 A change to the Plan of such magnitude as would require a county or municipal
6 land use plan amendment.

7 Section 5. The City and County intend to enter into and negotiate an agreement of
8 understanding (interlocal cooperation agreement) to ensure City-Community Redevelopment
9 Agency-County partnership in the redevelopment of Coral Springs in furtherance of the Plan.

10 Section 6. That this Resolution shall take effect immediately upon its adoption.

11
12 ADOPTED this 24th day of September, 2002. #104B

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INTERLOCAL COOPERATION AGREEMENT

THIS INTERLOCAL COOPERATION AGREEMENT (the "Agreement"),
made this 2 day of September, 2003, by and between the following:

Broward County, Florida,
a political subdivision of State of Florida
(the "County"),

and

City of Coral Springs, Florida, a municipal
corporation under the laws of the State of
Florida (the "City")

and

Coral Springs Community Redevelopment Agency, or
its successor, a public body corporate and politic (the
"CRA").

WHEREAS, the Board of County Commissioners of Broward County, Florida (the "Board") adopted Resolution No. 2001-538 on June 19, 2001, which, among other things, declared that a slum or blighted area existed in a geographic area, described generally as the immediate vicinity of the intersection of University Drive and Sample Road, such geographic area being more particularly described in Exhibit "A" (the "Redevelopment Area"), the criteria of which presented by the City, in the aggregate, demonstrated that it is necessary and appropriate to redevelop such Redevelopment Area in accordance with the provisions of Part III of Chapter 163, Florida Statutes (the "Act"); and

WHEREAS, the Board delegated to the City Commission of the City of Coral Springs, Florida (the "City Commission") the authority to exercise the redevelopment powers conferred upon the Board within the Redevelopment Area in accordance with the Act to enable the City Commission to declare the need for, create and delegate power to a community redevelopment agency ("CRA")

and to initiate, prepare and adopt a plan of redevelopment for final approval by the Board; and

WHEREAS, the City Commission, pursuant to Ordinance No. 2001-128 enacted on November 6, 2001, accepted a delegation of powers from the Board, found a need for and created the CRA, granted the CRA the power to exercise those powers permitted by the Act which were delegated by the Board to the CRA and directed the initiation, preparation and adoption of a community redevelopment plan (the "Plan") by the CRA; and

WHEREAS, the City, in preparing the Plan, subsequent to the adoption of County Resolution No. 2001-538, sought to expand the southern boundary (the "Walk") of the area known as the Coral Springs' Community Redevelopment Area; and

WHEREAS, the County, in reviewing the Plan, submitted by the City, required the City to document the conditions of the expanded area to meet the statutory definitions of either "slum area" or "blighted area"; and

WHEREAS, the County, by reviewing the Plan and the requested documentation from the City regarding the conditions of the expanded area, finds the Plan to be consistent with Part III, Chapter 163, Florida Statutes, the Community Redevelopment Act of 1969; as amended; and

WHEREAS, on September 24, 2002, pursuant to Resolution No. 2002-871 enacted by the Board approved the Plan to enable the City to undertake redevelopment of the Redevelopment Area; and

WHEREAS, there shall be established for the CRA created under the Act, a redevelopment trust fund (the "Fund"); and

WHEREAS, the boundaries identified for the Redevelopment Area are within the corporate limits of the City; and

WHEREAS, the City played the major role in the preparation of the Plan;
and

WHEREAS, the County, the City and the CRA (hereinafter collectively referred to as the "Parties") desire to enter into an agreement of understanding to delineate their areas of responsibility with respect to the redevelopment of the Redevelopment Area and the proposed CRA's obligations and responsibilities to each taxing authority; and

WHEREAS, in consideration of and to the extent that the County agrees to pay up-front monies to finance the Plan, the City and the CRA have agreed to forebear seeking any collection or payment of tax increment, including any interest or penalties thereon, which would otherwise be due from the County pursuant to Section 163.387, F.S. and to limit the County's funding obligation and commitment hereunder to the City and the CRA for a shorter term than provided for by Chapter 163, Florida Statutes.

WHEREAS, all other provisions of tax increment financing with respect to other taxing authorities shall be subject to the Act, as amended from time to time;

WITNESSETH, that for and in consideration of the mutual covenants and agreements contained herein, the County, the City and the CRA agree as follows:

- 1.0 Definitions: The following definitions shall govern the interpretation of this Agreement:
 - 1.1 Agreement - Agreement shall mean this document and other terms and conditions which are included in the exhibits and documents that are expressly incorporated by reference.
 - 1.2 City – City shall mean the City of Coral Springs, a municipal corporation under the laws of the State of Florida.

- 1.3 County – the County shall mean Broward County, Florida, a political subdivision of State of Florida and its Board of County Commissioners.
- 1.4 CRA – the CRA shall mean the Coral Springs Community Redevelopment Agency, or its successor, a public body corporate and politic.
- 1.5 Development Order – An order authorizing the granting, denying, or granting with conditions of an application for a development permit.
- 1.6 Development Permit – Any building permit, zoning permit, subdivision or plat approval, modification to a condition of plat approval, including an amendment or revision to a non-vehicular access line, site plan approval, amendment to the notation on the face of a plat, application for placement of a notation on the face of a plat, rezoning, special exception, variance or other official action of a unit of local government having the effect of permitting the development of land.
- 1.7 Due Diligence - due diligence shall mean such a measure of prudence and activity as is properly to be expected from and ordinarily exercised by a reasonable and prudent person under the circumstances.
- 1.8 Substantial Performance shall mean where there has been no willful departure from the terms of the contract, and no omission in essential points, and the contract has been honestly and faithfully performed in its material and substantial particulars, and the only variance from the strict and literal performance consists of technical or unimportant omissions or defects.

- 1.9 Effective Date – Effective Date shall mean the date upon which the last party to this Agreement has executed same in accordance with the formalities imposed upon such entity required by Florida law.
- 1.10 Good Cause – Good Cause shall mean substantial reason.
- 1.11 County Investment Monies – County Investment Monies shall be defined as the County’s payments toward qualifying CRA projects as defined in the Plan for a maximum term of twenty (20) years as defined in this Agreement in lieu of any obligation of the County to pay any tax increment into the redevelopment trust fund during the existence of the CRA as otherwise provided for in the Act, as amended from time to time.
- 1.12 Pilot Project: The Pilot Project is an Agreement between City and County providing for a non-terminable/non-cancelable five (5) year commitment. The Pilot Project provides that the City shall make an up front requisition of funds from the County based upon the method and formula outlined in Section 3.0 of this Agreement up to a maximum county payment of eight million dollars (\$8,000,000.00).

2.0 Implementation of the Plan

- 2.1 The City and the CRA hereby expressly agree that the Plan as approved by the Board pursuant to Resolution No. 2002-871 is for the maximum time permitted by Chapter 163, Florida Statutes. In consideration of the County agreeing to pay up-front monies to finance the Plan, the City and the CRA have agreed to limit the County's funding commitment to the CRA to maximum terms as articulated in Section 2.2 of this Agreement. The City and the CRA agree that all community redevelopment projects are projected to

be completed within twenty (20) to twenty five (25) years of the effective date of this Agreement. In the event that all community redevelopment projects are completed in less than the agreed upon term articulated in Section 2.2 below, the City and the CRA agree that the CRA will sunset as soon as all indebtedness, in whatever form agreed to, is repaid.

2.2 Term of Agreement: Term of the Agreement will be for either twenty (20) or twenty five (25) years from the Effective Date of the Agreement depending upon the option chosen by County after the Pilot Project, as provided for in Section 2.21 of this Agreement. It may terminate sooner in the event the CRA sunsets in accordance with Section 2.1 hereinabove.

2.21 The Agreement is non-terminable and/non-cancelable. However, the Parties further agree that the first five (5) years of the Term will be considered a Pilot Project. During the Pilot Project, the City shall make a requisition of funds from the County based upon the method and formula outlined in Section 3.0, up to a maximum County payments of \$8,000,000 during which time the County may use any available and appropriate revenue source to fund its obligation to the City's CRA.

At the end of the Pilot Period, the County shall have the following options:

a) Extend the Pilot Period for the balance of the Term (15 years) with the same terms and conditions but not subject to the eight million dollar (\$8,000,000.00) cap. Under this option, the term of the agreement is twenty (20) years from the date this Agreement is executed, or

b) Terminate the Agreement and revert back to a traditional Chapter 163 (CRA) for the purpose of tax increment financing. Under this option, the term of the agreement is twenty five (25) years from the date this Agreement is executed.

(i) If the Pilot Period is not extended beyond the first five year term, the County shall be obligated to make applicable tax increment payments for all taxable property within the CRA Area, based on a Base Year calculated from year six (6) and thereafter, except the properties described in the Section 2.21 (b)(ii), for twenty (20) years.

(ii) For those properties for which payments have been applied from the \$8,000,000 under the Pilot Project and as described in this Section, the County shall not be obligated to pay tax increments on those properties.

2.3 The size of the proposed CRA shall be limited to one hundred and forty (140) acres which is approximately one percent (1%) of the total area of the City.

2.4 All redevelopment activities conducted with respect to the Redevelopment Area shall be in conformance with the Plan, as the same may be amended, from time to time.

3.0 Project Financing

3.1 The City and the CRA expressly agree that County Investment Monies from the Downtown Coral Springs CRA shall not be used for administrative purposes. It is further agreed, subject to the terms and conditions contained herein, to use County investment

monies from the Downtown Coral Springs CRA only for improved or unimproved land acquisition, design and construction of public improvements which are necessary to the successful development of the community redevelopment project and as are contained in the Plan. The City and CRA also agree, to the maximum extent provided by Federal and/or Florida law, to leverage project financing with high credit City revenues, special assessments, developers guarantees, other credit worthy revenues and/or legal instruments to assure the lowest possible tax-exempt interest rate.

- 3.2 The City and CRA also agree to comply with all the terms and conditions of Broward County Resolution No. 2001-538, which is attached hereto as Exhibit "A" and incorporated by reference. The City and CRA shall establish a "critical path timeline" for the Project.
- 3.3 The County investment will be exercised the earlier of City issuing a non-appealed Development Order, as defined by Chapter 380, Florida Statutes, or a Pre-Development Agreement, as defined in Chapter 380, Florida Statutes, which may precede the Development Order, and which is consistent with the Plan. Copies of the application for development approval (ADA) and the adopted Development Order shall be delivered to the copy recipients described in Section 8.7, hereinafter described. Each party, when receiving such document, shall distribute same promptly and with due diligence.
- 3.4 The City is willing to cooperate with the County to maximize the net fiscal impact from the proposed CRA, based upon the agreed to funding commitment consistent with this Agreement by limiting the

County's investment contributions to an amount that is mutually agreed to in order to meet the requirements of the adopted development and financial plans.

3.5 In establishing the "critical path timeline" for the Project, the County will invest in the CRA projects in phases. The City will give the County a courtesy notification thirty (30) days in advance of submitting a project and/or phase for funding. The County investment will be exercised when a development or redevelopment project(s) is consistent with the Plan and with a minimum project value of ten million dollars (\$10,000,000) including land value and after the developer of the project(s) has completed all necessary County and City project reviews and received all requisite County and City regulatory permits for ground-breaking as required, for each phase to implement the aforesaid investment.

3.6 The County investment will be exercised only after the project(s) has received firm financial/lending (debt and equity) commitments from the Parties. The mechanism and basis for the County's investment will be a draw down process of a specific amount of money calculated as follows:

The net present value of the County's share of the tax increment for a particular phase shall be calculated based on the following parameters:

Estimated Project Value	:	Project Cost (Land & Improvements)
Property Assessment Rate:		85% of Project Cost
TIF Collection Rate	:	95%
Property Appreciation Rate:		3.5%
Term	:	20 Years

County Millage: : Effective County Millage at the time of consideration

Discount Rate: : The interest rate from the table of a "Aa" General Obligation yields produced by "Municipal Market Data" and published in the Bond Buyer for the 20-year maturity in the proposed project financing or funding plan. The actual rate used shall be the interest rate published as of the effective date of this Agreement. The discount rate will be determined as of the date when any applicable administrative amendments to this Agreement are approved for subsequent phases of the project(s).

3.7 The net present value of the County share of the tax increment for a particular phase, shall be determined as a prerequisite for the approval of the development order, or a predevelopment agreement, as defined in Chapter 380, Florida Statutes.

3.8 In the event the actual net present value of the County share of the tax increment is fifteen percent (15%) or higher than the prior projection provided by the City for a particular Phase or in the annual report, then, in that event, the City will give the County a courtesy notification of sixty (60) additional days beyond the notice provided for in Section 3.5 hereinabove.

3.9 Use of this interest rate scale for this net present value calculation is dependent upon the following conditions: (i) as long as the ratings for the City's general obligation bonds remain at "Aaa" and City's covenant to budget and appropriate debt remain within "Aa" or better by one or more rating services, and (ii) Municipal Market Data continues to publish the reference table or another substantially similar and mutually agreeable reference source is available as the source of the interest rate information. In absence

of any of the preceding conditions, the rate used to calculate the net present value shall be specified in an amendment to this Agreement.

- 3.10 Approval of County Investment and Payment: The City shall submit a request for payment in accordance with this Agreement in letter form, describing with particularity the phase of development, the project and the amount requested to the County for processing. Upon receipt of the requisition for payment, the County shall, with due diligence, review the application for payment, determine its reasonable consistency with this Plan and the schedules set forth in Paragraph 3.6 hereinabove set forth. The County shall have up to thirty (30) calendar days to review the application for payment and, if deemed to be reasonably consistent, then, in that event, the County shall remit payment to the City within thirty (30) calendar days thereafter. The County investment for each phase shall be calculated based on the parameters established above and will be approved for conformance with this Agreement by the County Administrator.
- 3.11 The parties covenant and agree that this Agreement provides a unique opportunity for the County, the City and the CRA to engage in a long-term relationship to promote the health, safety and welfare of the citizens and residents of Broward County and to also provide a mechanism of financing and project development which requires solemnity and continuation. In that regard, the parties further covenant and agree that this Agreement shall not be terminable or cancelable during its term unless and until a court of competent

jurisdiction determines, as a matter of law, that this Agreement is not enforceable or valid.

- 3.12 The City, either directly or through the CRA, has established and will maintain a Redevelopment Trust Fund, as required by applicable law.
- 3.13 The City, either directly or through the CRA, shall develop and promulgate rules, regulations and criteria whereby the Fund may be promptly and effectively administered, including the establishment and the maintenance of books and records and adoption of procedures whereby the City may, either directly or through the CRA, expeditiously and without undue delay, utilize such funds in accordance with the Board approved budget for the Redevelopment Area.
- 3.14 The City, either directly or through the CRA, may enter into interlocal agreements, sell bonds and execute notes and other forms of indebtedness, as well as collateral documents, to finance capital improvements deemed necessary for the Redevelopment Area. The City or the CRA agrees to provide the County with written notice at least thirty (30) days in advance of issuing any debt.
- 3.15 The City or CRA will advise the County as to amount, duration and purpose of such bonds, notes or other indebtedness. However, in furtherance of Resolution No. 99-1398, duly adopted by the Board on October 5, 1999, County approval is required in the event that any changes to the Redevelopment Plan would result in a boundary change, an extension of the term of the Redevelopment Plan or a change to the Redevelopment Plan of such magnitude as would

require a County or municipal land use plan amendment, prior to issuance of any such bond, note or other form of indebtedness including advances pledging or obligating tax increment revenue.

- 3.16 During the financing term herein, and in the event that Legislation is adopted affecting the parties hereto which provides the County with an option to alter or to modify the aforementioned financing term, the County covenants and agrees it will not alter or modify the financing term and consequently shall fulfill the terms, conditions and provisions hereof to the extent legally permissible under Florida law. The City and the CRA shall reasonably encourage the participation of and utilization of small and minority businesses, specifically with respect to the engagement or co-engagement of a financial advisor, bond counsel, underwriters' counsel, and underwriting services in the development of the Redevelopment Area.

4.0 City/County Coordination

- 4.1 The County Administrator, or designee, shall designate a Redevelopment Area Coordinator (the "Redevelopment Area Coordinator"). The Redevelopment Area Coordinator shall serve as the County's liaison to the City and the CRA for the Redevelopment Area. The Redevelopment Area Coordinator shall be the County's representative for the Redevelopment Area and shall be the designated person to receive all data and reports pertaining to the Plan.
- 4.2 The City, either directly or through the CRA, shall be responsible for implementing and conforming to the Plan, including developing and implementing proposals for indebtedness and bond financing,

acquisition, disposition and relocation activities, eminent domain activities, coordination and implementation of the design and construction of public improvements necessary to support the redevelopment of the Redevelopment Area, and such other projects and activities as are contemplated by the Plan. In the event the City or the CRA deems it necessary to validate any proposed financing, including the obligations thereunder, related to the foregoing, the County agrees to participate as a joint plaintiff. In developing the strategy or prosecution of any such proceeding, the judgment of the City shall prevail.

- 4.3 The City and the CRA agree that by March 31 of each year the City and the CRA shall submit to the County, in addition to the requirements of Chapter 163, Sections 163.356, 163.387 and 163.362, Florida Statutes, a detailed report of the progress made in carrying out the Redevelopment Plan. The annual report provided by the City and the CRA to the County shall include a section that speaks to the CRA's "Five Year Plan," which would include the critical path timeline and the CRA's projected acquisition, construction and financial projections for the next five years on how the project phases will be built out.
- 4.4 The detailed report of the progress made in carrying out the Redevelopment Plan is to include time frames and benchmarks, including, but not limited to, accounting of County investment monies, enhancements to the tax base, any leverage of private or non-ad valorem funds, costs and revenues, growth in new business, reduction of incompatible land uses or code violations,

improvements to infrastructure and ongoing benefits to the larger Community.

4.5 The County shall review the progress report and determine if the Redevelopment Plan has progressed in a satisfactory manner. At the request of the County, the City and/or the CRA shall submit additional progress reports on the Plan and Redevelopment area activities, if necessary. The parties hereto shall exercise reasonable due diligence throughout the term hereof such that the progress contemplated shall be consistent with the approved Plan.

4.6 The annual budget report shall be submitted to the County not later than forty-five (45) days prior to the beginning of each City fiscal year in a format approved by the County. At the request of the County, the City or the CRA shall submit additional progress reports on the Plan and Redevelopment Area activities.

5.0 Project Management, Administration and Coordination

5.1 The City and/or the CRA shall consider any reasonable request of the County with respect to implementing any plan of action related to the Plan. The City and/or the CRA shall develop implementation schedules and timetables for all significant Redevelopment Area activities as determined by the City and/or the CRA, copies of which shall be delivered to the Redevelopment Area Coordinator beginning one year from the implementation of this Agreement.

5.2 The Redevelopment Area Coordinator shall receive from the City and/or the CRA advance notice of all public meetings related to development of projects pursuant to this Agreement and on a regular basis, information regarding the progress of all such development through the design and construction of such projects.

5.3 The City and/or the CRA shall consult regularly with the Redevelopment Area Coordinator in order to keep the County reasonably informed throughout the planning, design and construction of such redevelopment projects.

6.0 Amendments to the CRA Plan

6.1 Once the Board approves and adopts any amendments and modifications to the Plan, such amendments and modifications shall become a part of the Plan and the powers delegated to the City Commission pursuant to this Agreement shall be exercisable either directly or through the CRA, with respect to such amendments and modifications.

6.2 Any amendments to the Plan as required by Section 163.361, Florida Statutes, must have prior approval of the Board before the City, either directly or through the CRA, may implement the changes contemplated by the amendments. Once approved, however, the City, either directly or through the CRA, may implement the amendments thereto.

6.3 Amendments and modifications are defined in accordance with Resolution No. 99-1398 duly adopted by the Board on October 5, 1999, and include boundary changes, an extension to the term of the Redevelopment Plan involving the continuing contribution by the taxing authorities beyond the original plan adoption and change to the Redevelopment Plan of such magnitude as would require a county or municipal land use plan amendment.

7.0 Annual Audit

7.1 The City, either directly or through the CRA, shall cause an independent audit by a Certified Public Accounting firm to be

performed on an annual basis, in compliance with 163.387 and 163.356, Florida Statutes, to be forwarded to the County within thirty (30) days of completion. In compliance with Chapter 163, Sections 163.387 and 163.356, the County shall review the audit and if it deems necessary, for purposes of being fiscally responsible to all County residents, shall have the ability to cause an independent audit to be performed on an annual basis.

8.0 Miscellaneous

8.1 Joint Preparation: The preparation of this Interlocal Agreement has been a joint effort of the parties hereto and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other.

8.2 Merger: This Interlocal Agreement incorporates and includes all prior negotiations, correspondence, agreements or understandings applicable to the matter contained herein; and the parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Interlocal Agreement that are not contained in this document. Accordingly, the parties agree that no deviation from the terms hereof shall be predicated upon any prior representations or agreements whether oral or written. It is further agreed that no change, amendment, alteration or modification in the terms and conditions contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith by all parties to this Interlocal Agreement.

- 8.3 Assignment: The respective obligations of the parties set forth in this Interlocal Agreement shall not be assigned, in whole or in part, without the written consent of the other party.
- 8.4 Records: City and County shall each maintain their own respective records and documents associated with this Interlocal Agreement in accordance with the requirements for records retention set forth in Chapter 119, Florida Statutes.
- 8.5 Contract Administrators: The Contract Administrators for this Interlocal Agreement are the Coral Springs City Manager or designee, the CRA Chair, or designee, and the County Administrator, or designee. In the implementation of the terms and conditions of this Interlocal Agreement, as contrasted with matters of policy specifically established by the respective commissions through resolutions and/or ordinances, all parties may rely upon instructions or determinations made by the respective Contract Administrators.
- 8.6 Recordation/Filing: The County Administrator as the Ex-Officio Clerk of the Broward County Board of County Commissioners is hereby authorized and directed after approval of this Interlocal Agreement by the governing body of City and County and the execution thereof by the duly qualified and authorized officers of each of the parties hereto, to file this Interlocal Agreement with the Clerk of Broward County, Florida, as required by Section 163.01(11), Florida Statutes.
- 8.7 Notices: Whenever either party desires to give notice to the other, such notice must be in writing and sent by United States mail, return receipt requested, courier evidenced by a delivery receipt,

facsimile evidenced by a delivery receipt, or by an overnight express delivery service evidenced by a delivery receipt, addressed to the party for whom it is intended at the place last specified; and the place for giving of notice shall remain such until it shall have been changed by written notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for giving of notice. Notice shall be effective upon delivery as evidenced by a delivery receipt.

FOR COUNTY:

County Administrator
Broward County Governmental Center
115 S. Andrews Avenue
Fort Lauderdale, FL 33301

With a copy to:

FOR CITY :

City Manager
City of Coral Springs
9551 West Sample Road
Coral Springs, Florida 33065

With a copy to:

Samuel S. Goren, City Attorney
Goren, Cherof, Doody & Ezrol, P.A.
3099 E. Commercial Boulevard
Suite 200
Fort Lauderdale, FL 33308

FOR CRA:

John Ruffin, Chair
c/o City of Coral Springs
9551 West Sample Road
Coral Springs, FL 33065

With a copy to:

Samuel S. Goren, CRA Attorney
Goren, Cherof, Doody & Ezrol, P.A.
3099 E. Commercial Boulevard
Suite 200
Fort Lauderdale, FL 33308

- 8.8 Governing Law and Venue: This Interlocal Agreement shall be governed, construed and controlled according to the laws of the State of Florida without regard to its conflict of laws provisions. Any claim, objection or dispute arising out of the terms of this Interlocal Agreement shall be litigated in the Seventeenth Judicial Circuit in and for Broward County, Florida.
- 8.9 Severability: In the event a portion of this Interlocal Agreement is found by a court of competent jurisdiction to be invalid, the remaining provisions shall continue to be effective unless City or County elects to terminate this Interlocal Agreement. An election to terminate this Interlocal Agreement based upon this provision shall be made within seven (7) calendar days after the court's determination becomes final. For the purposes of this section, "final" shall mean the expiration of time within which to file an appeal or the conclusion of any appellate proceeding and the granting of an order. In such an event, the Parties agree to cooperate fully with the other to effectuate a smooth transition of services.
- 8.10 Amendments: Except as expressly authorized in this Interlocal Agreement, no modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Interlocal Agreement and executed by the Parties.
- 8.11 Third Party Beneficiaries: Neither City, County nor CRA intend that any person shall have a cause of action against either of them as a third party beneficiary under this Interlocal Agreement. Therefore, the parties agree that there are no third party beneficiaries to this

Interlocal Agreement and that no third party shall be entitled to assert a claim against either of them based upon this Interlocal Agreement. The parties expressly acknowledge that it is not their intent to create any rights or obligations in any third person or entity under this Interlocal Agreement.

- 8.12 Priority of Provisions: If there is a conflict or inconsistency between any term, statement, requirement, or provision of any exhibit attached hereto, any document or events referred to herein, or any document incorporated into this Interlocal Agreement by reference and a term, statement, requirement, or provision of this Interlocal Agreement, the term, statement, requirement, or provision contained in Articles 1 through 7 of this Interlocal Agreement shall prevail and be given effect.
- 8.13 Compliance with Laws: The parties shall comply with applicable federal, state, and local laws, codes, ordinances, rules, and regulations in performing the respective duties, responsibilities, and obligations pursuant to this Interlocal Agreement.
- 8.14 Multiple Originals: This Interlocal Agreement may be fully executed in five (5) copies by all parties, each of which, bearing original signatures, shall have the force and effect of an original document.
- 8.15 Nondiscrimination: The decision of the Parties hereto regarding the delivery of services under this Interlocal Agreement shall be made without regard to or consideration of race, age, religion, color, gender, sexual orientation (Broward County Code, Chapter 16½), national origin, marital status, physical or mental disability, political affiliation, or any other factor which cannot be lawfully used as a basis for service delivery.

8.16 Gender: Whenever any words are used in this Agreement in the masculine gender, they shall be construed as though they were also used in the feminine or neuter gender in all situations where they would so apply, and whenever any words are used in this Agreement in the singular form, they shall be construed as though they were also used in the plural form in all situations where they would so apply.

8.17 The Parties shall not engage in or commit any discriminatory practice in violation of the Broward County Human Rights Act (Broward County Code, Chapter 16½) in performing any services pursuant to this Interlocal Agreement.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the respective dates under each signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Mayor or Vice Mayor, authorized to execute same by Board action on the 23rd day of September, 2003 and the CITY OF CORAL SPRINGS,


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signing by and through its Mayor or Vice Mayor, duly authorized to execute same and the CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY signing by and through its Chair, duly authorized to execute same.

COUNTY

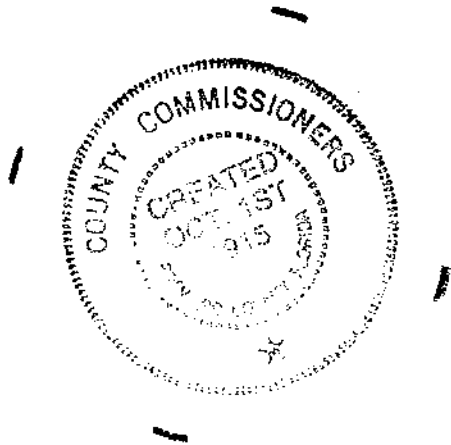
ATTEST:

BROWARD COUNTY, through its
BOARD OF COUNTY
COMMISSIONERS


County Administrator and Ex-
Officio Clerk of the Board of
County Commissioners of Broward
County, Florida

By 
Mayor

23rd day of September, 2003

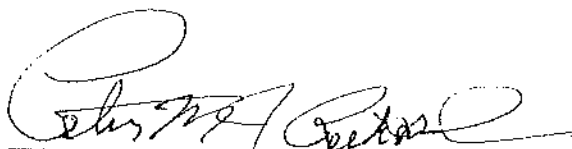


Approved as to form
Office of County Attorney
Broward County, Florida
Edward A. Dion, County Attorney
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-6968

By 
Carl L. Kitchner
Assistant County Attorney

CITY OF CORAL SPRINGS


CITY OF CORAL SPRINGS


CITY Clerk

By 
Mayor

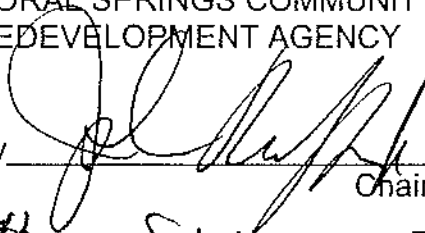
10th day of September, 2003

APPROVED AS TO FORM:

By  9/12/03

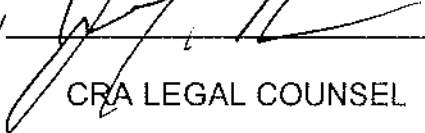
COMMUNITY REDEVELOPMENT AGENCY

CORAL SPRINGS COMMUNITY
REDEVELOPMENT AGENCY

By  Chair

17th day of October, 2003

APPROVED AS TO FORM:

By  CRA LEGAL COUNSEL

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FIRST AMENDMENT TO
INTERLOCAL COOPERATION AGREEMENT

Between

BROWARD COUNTY, FLORIDA,

and

CITY OF CORAL SPRINGS, FLORIDA,

and

CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY.

FIRST AMENDMENT TO
INTERLOCAL COOPERATION AGREEMENT

Between

BROWARD COUNTY, FLORIDA,

and

CITY OF CORAL SPRINGS, FLORIDA,

for

CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY.

This is a First Amendment to an Agreement, made and entered into by and between: BROWARD COUNTY, a political subdivision of the State of Florida, acting by and through its Board of County Commissioners, hereinafter referred to as "COUNTY,"

AND

CITY OF CORAL SPRINGS, FLORIDA, a municipal corporation organized and existing under the laws of the State of Florida, its successors and assigns, hereinafter referred to as "CITY."

CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY, a public body corporate and politic (the "CRA").

WHEREAS, COUNTY, CITY, and CRA entered into an Interlocal Cooperation Agreement to delineate their areas of responsibility with respect to the redevelopment of the Redevelopment Area defined therein, and the CRA's obligations and responsibilities to each taxing authority; and

WHEREAS, COUNTY, CITY, and CRA desire to further clarify how project financing and the manner in which County investment for the City's proposed projects will be accomplished; and

WHEREAS, COUNTY, CITY, and CRA acknowledge and confirm that during the Pilot Project as defined in the Interlocal Cooperation Agreement, the City shall make a

Doc. 79202

requisition of funds from the County up to a maximum of Eight Million Dollars (\$8,000,000) during which time the COUNTY may use any available and appropriate revenue source to fund its obligation to the CITY's CRA; and

WHEREAS, the parties hereto recognize and acknowledge certain legal impediments which occurred subsequent to approval of the Agreement which precluded the CITY and the CRA from requesting payments from the COUNTY, notwithstanding the continuing good faith efforts of all parties to implement the terms, conditions, and provisions of the Agreement on a timely basis, such that the parties hereto wish to provide a full twenty (20) year term to the Agreement;

NOW, THEREFORE, in consideration of the mutual terms, conditions, promises, covenants, and payments hereinafter set forth, COUNTY, CITY, and CRA agree as follows:

1. The foregoing recitals are true and correct and incorporated herein by reference.
2. Section 2.2 of Article 2, "IMPLEMENTATION OF THE PLAN" of the Agreement is hereby amended to read as follows:

2.2 Term of Agreement: Term of the Agreement will be for either twenty (20) or twenty-five (25) years from September 2, 2005, which shall be the Effective Date of the Agreement depending upon the option chosen by County after the Pilot Project, as provided for in Section 2.21 of this Agreement. It may terminate sooner in the event the CRA sunsets in accordance with Section 2.21 hereinabove.

2. Section 3.6 of Article 3, "PROJECT FINANCING," of the Agreement is hereby amended to read as follows:

3.6 The County investment will be exercised only after the project(s) has received firm financial/lending (debt and equity) commitments from the Parties. The mechanism and basis for the County's investment will be a draw down process of a specific amount of money calculated as follows:

The net present value of the County's share of the tax increment for a particular phase shall be calculated based on the following parameters:

Estimated Project Value	:	Project Cost (Land & Improvements)
Property Assessment Rate	:	85% of Project Cost
TIF Collection Rate	:	95%
Property Appreciation Rate	:	3.5%
Term	:	20 Years
County Millage:	:	Effective County Millage at the time of consideration
Discount Rate:	:	The interest rate from the table of a "Aa" General Obligation yields produced by "Municipal Market Data" and published in the Bond Buyer for the 20-year maturity in the proposed project financing or funding plan. The actual discount rate used for the first payment request of Phase 1 by the City shall be the interest rate published as of August 31, 2005, and the actual discount rate used for subsequent payment requests by the City for subsequent phases of the project(s) shall be the interest rate published within five (5) days prior to the date of submittal by the City and CRA to the County when any applicable administrative amendments to this Agreement are approved for subsequent phases of the project(s).

3. The effective date of this First Amendment shall be on the date it is fully executed by all parties.
4. Except as set forth herein, all of the terms and conditions contained within the Interlocal Cooperation Agreement executed on September 23, 2003, shall remain in full force and effect and are incorporated herein by reference.
5. In the event of any conflict or ambiguity between this Amendment and the Agreement, the parties hereto hereby agree that this document shall control.
6. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, and understandings applicable to the matters

contained herein and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this document that are not contained in this document. Accordingly, the parties agree that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written.

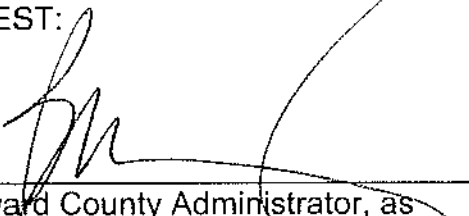
7. Preparation of the Agreement, as amended, has been a joint effort of CITY, CRA, and COUNTY and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than any other.
8. Except as set forth in the Agreement, as amended, no modification, amendment, or alteration in the terms or conditions contained in the Agreement, as amended, shall be effective unless contained in a written document and executed by the parties hereto.
9. The truth and accuracy of each "Whereas" clause set forth above is acknowledged by the parties.
10. This Amendment may be executed in up to three (3) counterparts, each of which shall be deemed to be an original.

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IN WITNESS WHEREOF, the parties hereto have made and executed this First Amendment to the Interlocal Cooperation Agreement on the respective dates under each signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Mayor or Vice Mayor, authorized to execute same by Board action on the 10th day of January, 2006, the CITY and the CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY, signing by and through their duly authorized representatives.

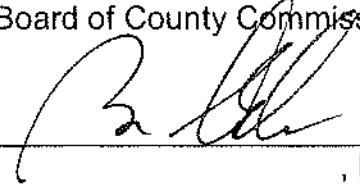
COUNTY

ATTEST:



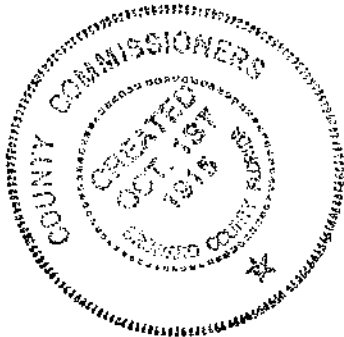
Broward County Administrator, as
Ex-officio Clerk of the Broward County
Board of County Commissioners

BROWARD COUNTY, by and through
its Board of County Commissioners

By  1/10/06
Mayor

Approved as to form by
Office of County Attorney
JEFFREY J. NEWTON, County Attorney
for Broward County, Florida
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-6968

By 
Carl L. Kitchner
Assistant County Attorney



FIRST AMENDMENT TO INTERLOCAL COOPERATION AGREEMENT BETWEEN
BROWARD COUNTY, THE CITY OF CORAL SPRINGS, AND THE CORAL SPRINGS
COMMUNITY REDEVELOPMENT AGENCY

CITY

Approved by Resolution No. 2005-040

Dated December 13, 2005

ATTEST:

CITY OF CORAL SPRINGS

Josephine C. Chavez CRM
Peter M.J., Richardson, CRM, City Clerk

By Rhon Ernest Jones
Rhon Ernest-Jones, Mayor

16th day of December, 2005

APPROVED AS TO FORM:

By Rhoda Glasco-Foderingham
Rhoda Glasco-Foderingham
Assistant City Attorney

FIRST AMENDMENT TO INTERLOCAL COOPERATION AGREEMENT BETWEEN
BROWARD COUNTY, THE CITY OF CORAL SPRINGS, AND THE CORAL SPRINGS
COMMUNITY REDEVELOPMENT AGENCY

COMMUNITY REDEVELOPMENT AGENCY

CORAL SPRINGS COMMUNITY
REDEVELOPMENT AGENCY

By *Richard M. Hall*
Vice-Chair

16th day of December, 2005

APPROVED AS TO FORM:

By *Suzanne D. DePal*

CRA LEGAL COUNSEL

SSG:mp (12/1/05)

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SECOND AMENDMENT
TO
CORAL SPRINGS
INTERLOCAL AGREEMENT

This is a Second Amendment to the Coral Springs Interlocal Agreement ("Second Amendment"), made this ____ day of _____, 20__, by and between the following:

Broward County, Florida
a political subdivision of the State of Florida
("County"),

and

City of Coral Springs, Florida, a municipal
corporation under the laws of the State of
Florida ("City"),

and

The Coral Springs Community Redevelopment
Agency, or its successor, a public body
corporate and politic ("CRA").

WHEREAS, on September 23, 2003, the County, the City, and the CRA entered into an Interlocal Agreement (the "Coral Springs Interlocal Agreement") to delineate their areas of responsibility with respect to redevelopment of the Coral Springs Community Redevelopment Area; and

WHEREAS, on January 10, 2006, the County, the City, and the CRA entered into a First Amendment to Interlocal Agreement, pursuant to which they further clarified how the term of the Agreement and project financing would be implemented; and

WHEREAS, the Interlocal Agreement, as amended, provides that the minimum amount of private redevelopment required to trigger the calculation of a grant payment shall be \$10 million; and

WHEREAS, due to current economic conditions and declining property values, it has been difficult for cities to amass the \$10 million in private redevelopment;

WHEREAS, except as set forth herein, all the terms and conditions contained within the Coral Springs Interlocal Agreement executed on September 23, 2003, and as

amended by the First Amendment to Coral Springs Interlocal Agreement, executed on January 10, 2006, shall remain in full force and effect.

WITNESSETH, that for and in consideration of the mutual covenants and agreements herein, the County, the City, and the CRA agree as follows:

The foregoing recitals are true and correct and incorporated herein by reference.

1. Subsection 3.5 to Section 3.0. PROJECT FINANCING of the Coral Springs Interlocal Agreement is hereby amended to read as follows:

3.5 In establishing the "critical path timeline" for the Project, the County will invest in the CRA projects in phases. The City will give the County a courtesy notification thirty (30) days in advance of submitting a project and/or phase for funding. The County investment will be exercised when a development or redevelopment project(s) is consistent with the Plan and with a minimum project value of ~~ten~~ five million dollars (\$~~10,000,000~~ 5,000,000) including land value and after the developer of the project(s) has completed all necessary County and City project reviews and received all requisite County and City regulatory permits for ground-breaking as required, for each phase to implement the aforesaid investment.

2. The effective date of this Second Amendment shall be on the date it is fully executed by all parties.

3. Except as set forth herein, all of the terms and conditions contained within the Coral Springs Interlocal Agreement executed on September 23, 2003, and the First Amendment to the Coral Springs Interlocal Agreement executed on January 10, 2006, shall remain in full force and effect and are incorporated herein by reference.

4. In the event of any conflict or ambiguity between this Second Amendment, and the Agreement and/or the First Amendment, the parties hereto hereby agree that this document shall control.

5. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, and understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this document that are not contained in this document. Accordingly, the parties agree that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written.

6. Preparation of the Agreement, the First Amendment and Second Amendment shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than any other.

7. Except as set forth in the Agreement, as amended, no modification, amendment, or alteration in the terms or conditions contained in the Agreement, as amended, shall be effective unless contained in a written document and executed by the parties hereto.

8. The truth and accuracy of each "WHEREAS" clause set forth above is acknowledged by the parties.

9. This Amendment may be executed in up to four (4) counterparts, each of which shall be deemed to be an original.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, the parties hereto have made and executed this Second Amendment to the Coral Springs Interlocal Agreement on the respective dates under each signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Mayor or Vice Mayor, authorized to execute same by Board action on the ____ day of _____, 20__, the CITY OF CORAL SPRINGS and the CORAL SPRINGS COMMUNITY REDEVELOPMENT AGENCY, signing by and through their duly authorized representatives.

COUNTY

ATTEST:

BROWARD COUNTY, by and through
its Board of County Commissioners

County Administrator and Ex-Officio
Clerk of the Board of County
Commissioners of Broward
County, Florida

By _____,
Mayor

Approved as to form by
Office of County Attorney
JEFFREY J. NEWTON, County Attorney
for Broward County, Florida
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-6968

By _____
Carl L. Kitchner
Assistant County Attorney

SECOND AMENDMENT TO CORAL SPRINGS INTERLOCAL AGREEMENT
BETWEEN BROWARD COUNTY, THE CITY OF CORAL SPRINGS, AND THE CORAL
SPRINGS COMMUNITY REDEVELOPMENT AGENCY

CITY

Approved by Resolution No. _____

Dated _____

ATTEST:

CITY OF CORAL SPRINGS

City Clerk

By _____
Mayor

____ day of _____, 20____.


APPROVED AS TO FORM:

By _____
City Attorney

SECOND AMENDMENT TO CORAL SPRINGS INTERLOCAL AGREEMENT
BETWEEN BROWARD COUNTY, THE CITY OF CORAL SPRINGS, AND THE CORAL
SPRINGS COMMUNITY REDEVELOPMENT AGENCY

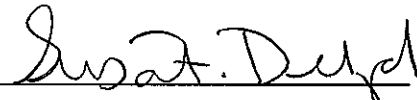
COMMUNITY REDEVELOPMENT AGENCY

CORAL SPRINGS COMMUNITY
REDEVELOPMENT AGENCY

By  Chair

22 day of March, 2010

APPROVED AS TO FORM:

By 

CRA LEGAL COUNSEL

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ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT
115 S. Andrews Avenue, Room 329B • Fort Lauderdale, Florida 33301 • 954-357-6612 • FAX 954-357-8655

September 23, 2010

Susan F. Delegal, Esq.
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
SunTrust Center, Sixth Floor
515 East Las Olas Boulevard
Fort Lauderdale, FL 33301

Subject: Coral Springs CRA

Dear Ms. Delegal:

The purpose of this letter is to document our mutual understanding regarding funding of the Coral Springs CRA in the post-Pilot Project period. The Pilot Project period ended on September 2, 2010. Upon expiration, County had two options: 1) Extend the Pilot Project period for 15 years, or 2) Provide tax increment financing for 20 years.

The County, the City and the CRA negotiated extensively to establish the terms and conditions to pursue Option 1. An impasse was reached regarding the timing of the disbursement of County funds. The City's position is that County funds (net present value of the revenue generated by the increase in the tax base by the proposed private redevelopment) should be disbursed at the time of permitting of proposed private redevelopment. The County's position is to disburse funds in an amount equal to the cost of public improvements, which support the private redevelopment, at the time of permitting of proposed private redevelopment, and disburse the remaining funds when the private redevelopment construction actually begins. The City objected and maintained its position.

As your email of September 13, 2010 acknowledges, if the term is not extended, funding reverts to tax increment payments. I have discussed this with the County Administrator and it is our intention to allow the reverter clause to take effect for funding of the Coral Springs CRA in accordance with the ILA.

Sincerely,

Cynthia S. Chambers, Director
Environmental Protection and Growth Management Department

cc: Bertha W. Henry, County Administrator
Michael S. Levinson, City Manager, City of Coral Springs
Maite Azcoitia, Deputy County Attorney, Office of the County Attorney

ORDINANCE 2005-105

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS ADOPTING A DEVELOPMENT ORDER FOR THE CORAL SPRINGS DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT, WHICH CONSISTS OF PROPERTY KNOWN AS THE CITY OF CORAL SPRINGS COMMUNITY REDEVELOPMENT AREA; PROVIDING FOR APPROVAL WITH CONDITIONS OF THE DEVELOPMENT OF NEW RETAIL, OFFICE, RESIDENTIAL, HOTEL, GOVERNMENT OFFICE AND MOVIE USES; PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW; PROVIDING GENERAL PROVISIONS FOR THE DEVELOPMENT ORDER; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR RECORDATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, this Development Order constitutes the Development Order for the City of Coral Springs Downtown Development of Regional Impact (DDRI) pursuant to Section 380.06 Florida Statutes; and

WHEREAS, pre-application conferences were held on June 26, 2002 and September 5, 2002, with all affected agencies; and

WHEREAS, an application for development approval (ADA) for the proposed City of Coral Springs Downtown Development of Regional Impact was filed by the City of Coral Springs Community Redevelopment Agency (CRA) with the South Florida Regional Planning Council (SFRPC); and

WHEREAS, the DDRI encompasses the area within the City of Coral Springs (City) known as the Community Redevelopment Area, as described in Exhibit A attached hereto, and encompassing approximately 136 acres; and

WHEREAS, on January 16, 2004 the South Florida Regional Planning Council issued its notice finding the ADA sufficient; and

WHEREAS, on January 3, 2005 the South Florida Regional Planning Council recommended approval of the DDRI pursuant to the provisions of 380.06(12) Fla. Stat., subject to certain conditions being incorporated into this Development Order by the City of Coral Springs; and

WHEREAS, the DDRI is consistent with the City of Coral Springs Comprehensive Plan, the Broward County Land Use Plan, the Strategic Regional Policy Plan for South Florida, and the State of Florida Comprehensive Plan; and

WHEREAS, the Coral of Springs City Commission has held two public hearings on the Development Order for the City of Coral Springs DDRI on March 22, 2005 and April 19, 2005, pursuant to the notice and public hearing provisions of Section 380.06(25), Florida Statutes (2004); and

WHEREAS, the City Commission has determined that the issuance of this Development Order for the DDRI is in the best interests of the residents of the City, and furthers the health, safety and general welfare of the City;

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA:

SECTION 1. GENERAL.

- 1.01 The above recitals are true and correct and incorporated herein.
- 1.02 This ordinance, including all exhibits hereto, is the Development Order of the City of Coral Springs issued in response to the City of Coral Springs Downtown Development of Regional Impact ADA filed by the City of Coral Springs Community Redevelopment Agency (Developer or CRA), approving the ADA with conditions. By reference, the exhibits to this Order, and the ADA itself, are hereby incorporated herein as if fully set forth.

SECTION 2. FINDINGS OF FACT AND CONCLUSIONS OF LAW.

- 2.01 FINDINGS OF FACT. The City Commission of the City of Coral Springs makes the following findings of fact:
 - (A) The City is a municipal corporation organized under the laws of the State of Florida, whose mailing address is c/o City Clerk, 9551 W. Sample Rd., Coral Springs, Florida 33065, and whose authorized agent is Michael S. Levinson, City Manager.
 - (B) The Community Redevelopment Agency is a duly organized community redevelopment agency under the laws of Florida, and is the Developer for the purposes of encouraging and guiding redevelopment in the Downtown pursuant to this Development Order. The City and the

CRA anticipate that the vast majority of redevelopment in the Downtown will be accomplished by multiple individual Project Developers who own and develop property within the DDRI. The Project Developers shall be bound to the provisions of this Development Order. The authorized agent of the CRA is Michael S. Levinson, City Manager.

(C) The proposed development is not in an area of critical state concern designated pursuant to the provisions of Section 380.05, Fla. Stat. (2004).

(D) No interest in the land within the land area is owned, leased, or otherwise controlled by a person, corporate or natural for the purpose of mining or beneficiation of minerals.

(F) The DDRI is a 7-year project located on approximately 136 acres, within the City of Coral Springs, described in Exhibit A. The land uses and the amount of development approved within each land use category in the DDRI, attached hereto as Exhibit B and incorporated herein, are described in the ADA. The land uses generally include retail, office, residential, hotel, government office and movie uses.

2.02

CONCLUSIONS OF LAW. The City Commission of the City of Coral Springs reach the following conclusions of law.

(A) The DDRI does not unreasonably interfere with the achievement of the objectives of Chapter 187, State Comprehensive Plan, Fla. Stat., applicable to the development permitted by this Order. The development permitted with this Order is consistent with the State Comprehensive Plan.

(B) The DDRI is consistent with the City of Coral Springs Comprehensive Plan and the Broward County Land Use Plan and shall be developed consistent with all applicable City land development ordinances and regulations as may be amended from time to time.

(C) The DDRI is consistent with the SFRPC Development of Regional Impact Assessment report and recommendations, dated January 3, 2005 and submitted by the SFRPC pursuant to Section 380.06(14), Fla. Stat., in that it provides adequate protection for regional resources.

(D) The DDRI makes adequate provision for the public facilities needed to accommodate the impacts of the proposed development pursuant to the City's adopted level of service standards.

(E) The public hearing notice requirements of Section 380.06(25), Fla. Stat., have been satisfied.

SECTION 3. GENERAL PROVISIONS.

- 3.01 Until December 31, 2020, the City agrees that the DDRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, unless the City can demonstrate that substantial changes in the conditions underlying the approval of this Development Order have occurred or the Development Order was based upon substantially inaccurate information provided by the Applicant, or that the change is clearly essential to the public health, safety, or welfare.
- 3.02 The City is involved in a legal dispute over the development restrictions placed by the original Coral Springs developer on properties within the CRA. The build-out date for the Coral Springs DDRI shall be the earlier of 1) eight years from the date the dispute is resolved through the judicial system or 2) December 31, 2015.
- 3.03 December 31, 2035 is hereby established as the termination and expiration dates for the Development Order.
- 3.04 Within thirty (30) calendar days after the final DDRI public hearing is concluded, a certified completed copy of this Development Order shall be sent by the City via first class certified U.S. Mail to the South Florida Regional Planning Council, the Florida Department of Community Affairs (“DCA”) and the City of Coral Springs Community Redevelopment Agency.
- 3.05 Enforcement. In the event the Applicant, Project Developers, their successors or assigns violate any of the conditions of the Development Order or otherwise fail to act in substantial compliance with the Development Order (hereinafter “violator”), the City shall stay the effectiveness of the Development Order as to the tract, or portion of the tract, in which the violation or conduct has occurred and withhold further permits, approvals, and services for development in said tract, or portion of the tract, upon passage of any appropriate resolution by the City, adopted in accordance with this section, finding that such violation has occurred. The violator will be given written notice by the City that states: 1) the nature of the purported violation, and 2) that unless the violation is cured within 15 calendar days of said notice, the City will hold a public hearing to consider the matter within 30 days of the date of said notice.

If the violation is not curable in 15 calendar days, the violator’s diligent good faith efforts to cure the violation within that period will obviate the need to hold a public hearing and the Development Order will remain in effect unless the violator does not diligently pursue the curative action to completion within a reasonable time, in which event the City will give 15 calendar days notice to the violator of its intention to stay the effectiveness of the Development Order and withhold further permits, approvals, and services as to the tract, or portion of the tract, in which the violation has occurred and until the violation is cured. For purposes of this paragraph,

the word “tract” shall be defined to mean any area of development identified on the Coral Springs DDRI. In addition, the phrase “portion of a tract” means a division of a tract into more than one ownership as created by deed or plat.

The lessees of tracts or portions of tracts within the property from the Applicant shall not be considered successors of the Applicant for the purpose of affirmative compliance hereunder, including but not limited to all obligations for notification, execution of utility agreements and reporting requirements. Compliance by a lessee as to its tract or portion of tract shall be considered compliance by the Applicant. However, nothing herein shall be construed to limit the obligation of the Applicant to ensure compliance with this Development Order.

- 3.06 Biennial Report. The CRA will be the responsible party for submitting an biennial report to the City of Coral Springs, the SFRPC, the DCA, and the Florida Department of Transportation (District 4) on each two year anniversary date of the effective date of the Development Order. The CRA will also submit copies of the biennial report to the School Board of Broward County and the North Broward Hospital District until the residential components of the project are substantially complete, to promote planning and coordination of facilities and needs. The biennial report shall include, at a minimum, a complete response to each question in Exhibit C.

SECTION 4. CONDITIONS OF APPROVAL.

- 4.01 THE CRA SHALL COMPLY, OR AS APPLICABLE THE CRA SHALL REQUIRE PROJECT DEVELOPERS WITHIN THE DOWNTOWN DRI, THEIR SUCCESSORS, AND/OR ASSIGNS, JOINTLY OR SEVERALLY, TO COMPLY WITH THE FOLLOWING CONDITIONS OF APPROVAL:

(A) Design, construct and maintain any additions, expansions, or replacements to the stormwater management system to meet the following standards:

1. Comply with the regulations and requirements of the South Florida Water Management District (SFWMD), Broward County Department of Planning and Environmental Protection (DPEP), and applicable local government comprehensive plan drainage level of service requirements for surface water management in effect at that time.
2. Install pollutant retardant structures to treat all stormwater runoff at each of the new project outfall structures in accordance with the stormwater management system drainage permits and master drainage plan, and periodically remove pollutant accumulations as required by the stormwater permitting agencies.

3. Use silt screens and aprons during any phase of project construction that may increase turbidity in adjacent surface waters.
4. Mulch, spray, or grass exposed areas to prevent soil erosion, minimize air pollution and stormwater runoff.

(B) Design, construct, and maintain any additions, expansions, or replacements to the on-site irrigation system to minimize salt-water intrusion and excessive irrigation in accordance with SFWMD guidelines. When practicable, use water conserving techniques to reduce the demand on the region's potable water supply; including the installation of rain sensors on irrigation timers, and compliance with any applicable code restrictions on irrigation timing required by the City of Coral Springs.

(C) Incorporate, as practicable, the use of water sensors, ultra-low volume water use plumbing fixtures, self-closing and/or metered water faucets, and other water conserving devices/methods to reduce the demand on the region's potable water supply. These devices and methods shall meet, at a minimum, the criteria outlined in the water conservation plan of the public water supply permit issued to Broward County by the SFWMD. To the extent feasible, follow construction practices in accordance with LEED (Leadership in Energy and Environmental Design) Certification.

(D) Remove Melaleuca, Casuarina, Schinus and all other invasive exotic vegetation, as recognized by the Florida Exotic Pest Plant Council as Category I species, in each phase of the development. Monitor common areas, including but not limited to roadways, rights-of-way, easements and public open spaces to ensure that invasive, exotic plants do not become reestablished. Place visible barriers around the desirable trees or tree clusters that are proposed to remain on site, prior to removal of invasive exotic vegetation with heavy equipment.

(E) Comply with the tree preservation requirements and the landscaping standards of applicable requirements and standards of the City of Coral Springs. When practicable, the Applicant should follow xeriscape principles in landscape design and the selection of species for planting. Substitute landscaping species may only be used if written approval is provided by the City of Coral Springs in consultation with the Broward County and SFRPC staff. Such approval will be based on the following criteria for plant materials:

1. Does not require excessive irrigation or fertilizer;
2. Is not prone to insect infestation or disease;
3. Does not have invasive root systems; and
4. Other criteria as may be appropriate.

(F) The CRA, through Project Developers, shall be permitted to develop a maximum amount of land uses in accordance with the land uses listed below, which have been subject to the required approvals. The exchange of these uses are permitted as governed by Condition (AA) and Exhibit D of this Development Order. In all cases, no Certificates of Occupancy shall be issued for Net New Development that would, in the aggregate, exceed the total nn2wph (net new 2- way peak hour) trips of 2,802 vehicles per hour as shown in the Consolidated ADA. Initial development will be limited to:

Development Program Summary

<i>Land Use</i>	<i>Existing Development</i>	<i>Proposed Total Development</i>	<i>Net New Development</i>	<i>Minimum Amount of Development</i>	<i>Maximum Amount of Development</i>
Office	624,168 SF GFA*	1,379,000 SF GFA*	754,832 SF GFA*	400,000 SF GFA*	2,000,000 SF GFA*
Retail	215,191 SF GLA**	783,057 SF GLA**	567,866 SF GLA**	215,191 SF GLA**	1,200,000 SF GLA**
Residential Condominium	121 DUs***	1,670 DUs***	1,549 DUs***	400 DUs***	2,400 DUs***
Library	72,000 SF GFA*	72,000 SF GFA*	0 SF GFA*	Existing	Existing
School	1,600 Students	1,600 Students	0 Students	Existing	Existing
Government Office	92,475 SF GFA*	95,000 SF GFA*	2,525 SF GFA*	50,000 SF GFA*	100,000 SF GFA*
Hotel	103 Rooms	500 Rooms	397 Rooms	103 Rooms	750 Rooms
Movies	0 SF GLA**	65,000 SF GLA**	65,000 SF GLA**	0	80,000 SF GLA**

* Square Feet; Gross Floor Area (GFA)

** Square Feet; Gross Leasable Area (GLA)

*** Dwelling Units (DU)

(G) Utilize economic development enhancement resource agencies and programs designed to involve small and minority businesses in the development and expansion of permanent job opportunities within the project. Examples of such agencies and programs include, but are not limited to, those contained in the South Florida Small and Minority Business Resource Directory. Project Developers will attempt to access

the range of job skills available in the region and promote greater labor force enhancement. At a minimum, Project Developers are encouraged to provide potential commercial tenants with information about employment and training agencies that maintain a database of trained/skilled workers to consider in meeting the project's employment needs. This information shall be biennially updated and submitted as a part of the Biennial Status Report, using a form that is attached as Exhibit C.

(H) The DDRI is not anticipated to include laboratories, storage facilities, warehouse space or other uses which have a significant hazardous materials generation/usage impact as defined in Rule 9J-2.044(2)(f) and (5)(a) of the Florida Administrative Code. In the event that hazardous material usage on any property within the DDRI will have a significant impact, prior to issuance of a certificate of occupancy for any such use, the owner(s) and/or Project Developer, to the extent necessary and appropriate, after consultation with any leaseholders, shall submit a Hazardous Materials Management Plan (HMMP) for review and approval by the City of Coral Springs, Broward County Department of Planning and Environmental Protection (DPEP), the Florida Department of Environmental Protection (FDEP), and the SFRPC which conforms with the requirements of Rule 9J-2.044(5)(b)2 of the Florida Administrative Code. The Project Developer, its successors and/or assigns shall provide a copy of the approved plan to the City of Coral Springs Fire Department. The HMMP shall be incorporated into the development by lease as applicable and shall be incorporated into the project by sale agreement, restrictive covenant or other appropriate legally binding enforcement provision when any of the property is conveyed, as applicable.

(I) Incorporate, as practicable, energy conservation measures into the design and operation of projects developed within the DDRI. At a minimum, Project Developers shall construct all development in conformance with the specifications of the applicable building code at the time of the issuance of the building permit and the Florida Energy Code. Consider using natural gas and/or renewable energy sources (e.g., solar heating) for water heating, space heating, air-cooling and lighting control. The City shall encourage other energy conservation measures as appropriate and as an example to Project Developers, and shall monitor design review procedures and electrical energy conservation measures, proposed in the ADA, during the project construction phase to assess the effectiveness of same. To the extent feasible, follow construction practices in accordance with LEED (Leadership in Energy and Environmental Design) Certification.

(J) Assure that any fill material utilized at a project site, whether from onsite excavation activities or from offsite sources, meets the clean soils criteria of the FDEP and DPEP, as applicable.

(K) Notify state archeological officials at the Division of Historical Resources of the Florida Department of State of construction schedules.

Delay construction up to three months in any area where potentially significant historical or archeological artifacts are uncovered, and permit state and local historical preservation officials to survey and excavate the site.

(L) The CRA shall work with the City to ensure the adequate provision of fire/rescue services necessary to serve development within the CRA. A Project Developer shall submit a site plan to the City Fire Marshal for review in order to identify any additional sites, equipment and/or facilities that the project will generate.

(M) Maintain an understanding with the City's Police Department to ensure adequate provision of police services for the DDRI.

(N) Assure that for any project containing surface parking areas generating 1,500 (or greater) vehicle trips/hour or any parking garage generating 750 (or greater) vehicle trips or any combination of surface parking and parking garage generating 1000 (or greater) P.M. peak hour vehicle trips, a Carbon Monoxide (CO) air quality analysis shall be submitted and a Broward County DPEP Parking Facility license required. In addition, any intersections operating at LOS "E" or "F", with 5% project traffic, shall also be considered for a CO air quality analysis through the build-out date. The analysis shall be reviewed and approved by DPEP, FDEP, the SFRPC and the City of Coral Springs, prior to the issuance of the first certificate of occupancy for the project. It shall incorporate the methodology of the latest FDEP guidelines. The study should include, if necessary, mitigation measures for which the individual project shall be responsible.

(O) If the results of the air quality analysis study, as described in condition (N) above, exceed State standards for CO concentrations, do one of the following:

1. Revise the analysis using DPEP and FDEP approved Transportation Control Measures and/or physical planning measures (e.g., signalization, parking area locations, addition of turn lanes, etc.), for which the Applicant or Developer shall be responsible, to ensure that State standards for CO concentrations are met.
2. Withhold the issuance of any building permits for Net New Development within the sub-area that shows exceedences.

(P) Actively encourage transit use, carpooling and vanpooling by disseminating rideshare and transit information to tenants and employees, or provision of other amenities to increase ridership, utilizing the services and programs of such agencies as the Florida Department of Transportation's South Florida Commuter Services.

(Q) Actively encourage transit use by provision of amenities to increase ridership, and provide transit route and schedule information, as available, in convenient locations throughout the project in coordination with Broward County Transit (BCT).

(R) Designate three percent of employee parking spaces, conveniently located, for exclusively high occupancy vehicle use and alternative fuel vehicle use.

(S) Provide on-site bicycle storage facilities, along with consideration for shower facilities, to encourage use of alternative modes of transportation.

(T) Regularly schedule vacuum sweeping of all parking lots of eleven or more parking spaces and roadways serving the parking lots.

(U) To the extent cost-effective, utilize efficient, low emission vehicles for on-site services like parking enforcement, maintenance, and security services, with specific consideration of alternative fuel vehicles.

(V) Vehicle access points to the off-site roadway network will be identified during the driveway permitting process.

(W) Prior to the issuance of the first certificate of occupancy for the uses approved in the DDRI Pre-Development Agreement (PDA), which is 72,000 square feet of gross floor area of office and 24,000 square feet of gross leasable area of retail development, or 285 net new two-way pm peak hour trips (nn2wph), or 10% of the total nn2wph trips, the portion of the Group i improvements shown in Exhibit E, Transportation Improvements Candidates, equal to maximum amount of \$500,574.51 (10% of the proportionate share), will be open to traffic.

(X) Prior to the issuance of a certificate of occupancy for any use more than 285 nn2wph trips (10% of the total nn2wph trips), a portion of the Group ii and Group iii improvements, to be determined by the City, shown in Exhibit E, Transportation Improvements Candidates, equal to a maximum of \$1,001,149.02 (20% of the proportionate share) will be open to traffic. The selection of the improvements within Group ii and Group iii to meet that maximum will be based on preliminary engineering and right of way cost estimates at that time. In lieu of construction of these same improvements, an amount equal to the full or unspent amount will be dedicated to the agency maintaining the facility.

(Y) Prior to the issuance of a certificate of occupancy for any use more than 840 nn2wph trips (30% of the total nn2wph trips), a portion of the Group ii and Group iii improvements, to be determined by the City, shown in Exhibit E, Transportation Improvements Candidates, equal to a maximum of \$ \$1,001,149.02 (20% of the proportionate share) will be open to traffic. The selection of the improvements within Group ii and Group iii to meet that maximum will be based on preliminary engineering

and right of way cost estimates at that time. In lieu of construction of these same improvements, an amount equal to the full or unspent amount will be dedicated to the agency maintaining the facility.

(Z) Prior to the issuance of a certificate of occupancy for any use more than 1,401 nn2wph trips (50% of the total nn2wph trips) have open for use a Neighborhood Transit Center (NTC) within the boundaries of the CRA. This NTC will provide the type of operations and facilities described in Exhibit F, Transit/Transportation Demand Management (TDM) Strategies Candidates - A, B, and C - with a maximum of \$ 2,502,872.54 (50% of the proportionate share) for the construction and right-of-way for this facility. If the NTC within the CRA does not require this maximum amount for implementation, then the unspent amount will be dedicated to first, Transit Enhancements (TE) candidates D-G of Exhibit F. Once the Transit Enhancements projects of Exhibit F have been implemented as determined by the City in consultation with Broward County Transit to be appropriate and feasible, then the unspent amount will be dedicated to roadway improvements or TDM candidates H-X of Exhibit F, to be determined in consultation with Broward County Transit and the Florida Department of Transportation. The selection of Transit Enhancement and/or roadway improvement projects will be based on preliminary engineering and right of way cost estimates at that time. In lieu of construction of these same improvements, an amount equal to the full or unspent amount will be dedicated to the entity(ies) maintaining the facility(ies).

(AA) Upon the issuance of a Certificate of Occupancy for any of the land use categories in Condition (F), the City shall make appropriate subtractions from the land use totals shown in that Condition. The City may permit simultaneous increases and decreases in the above described land use categories using the land use exchange rates in Exhibit D, Land Use Exchange Rate, without filing for an NOPC (Notice of Proposed Change). New land uses categories may be added to Exhibit D using the rate formula shown on that Exhibit. In all cases, the total revised Net New Development for the site shall not generate traffic volumes that exceed the total nn2wph trips of 2,802 vehicles per hour as shown in the Consolidated ADA. The annual traffic monitoring report prepared by the City shall include a calculation of the nn2wph trips for the revised Net New Development summary as well as the remaining nn2wph trips as of the date of each report.

(BB) Within 90 calendar days of the City of Coral Springs' adoption of this Development Order, the City shall contribute \$7,000 in cash to the City of Coral Springs' State Housing Initiative Partnership (SHIP) program

(CC) The CRA's Housing Affordability Study dated February 24, 2005 further demonstrates that the DDRI will not adversely affect the ability of people to find adequate housing reasonably accessible to their places of employment. Nevertheless, to further enhance affordable housing within the City, the City and CRA commit that they shall use their best efforts to

ensure the continued availability of affordable housing to serve the needs of the workforce anticipated to be employed within the DDRI and to encourage its provision by Project Developers where appropriate.

(DD) The City and CRA also shall cooperate with Broward County in the establishment and funding of a “Subordinated Second Mortgage Program to Support Affordable Housing in Broward County” in order to make home ownership more feasible for low and moderate income families.

4.02 THE CITY OF CORAL SPRINGS SHALL:

(A) Withhold the issuance of building permits or certificates of occupancy, or both, if the Project Developer fails to meet the requirements of Conditions of paragraph 4.01. Withhold the issuance of building permits or certificates of occupancy, or both, if potable water and wastewater treatment demand exceeds capacity adequate to serve that demand.

(B) Review project landscape plans to ensure that only those plant species identified in the applicable codes of the City of Coral Springs are used for project landscaping and that xeriscape principles are utilized in such landscape plans, as practicable.

(C) Monitor site development to ensure that invasive exotic plant species are removed and the property maintained to prevent the re-establishment of invasive exotic species.

(D) Withhold the issuance of building permits or certificates of occupancy for any use that will have a significant hazardous materials generation/usage impact as defined in Rule 9J-2.044(2)(f) and (5)(a), Florida Administrative Code, until the submittal of an HMMP in accordance with Condition 4.01 (H).

(E) In the event the Applicant, its successors, or assigns violate any of the conditions of the Development Order or otherwise fails to act in substantial compliance with the Development Order (hereinafter “violator”), stay the effectiveness of the Development Order as to the tract, or portion of the tract, in which the violation or conduct has occurred and withhold further permits, approvals, and services for development in said tract, or portion of the tract, upon passage of any appropriate resolution by the local governments of jurisdiction, adopted in accordance with this section, finding that such violation has occurred. The violator will be given written notice by the local government of jurisdiction that states: 1) the nature of the purported violation, and 2) that unless the violation is cured within 15 calendar days of said notice, the local government of jurisdiction will hold a public hearing to consider the matter within 30 calendar days of the date of said notice.

(F) If the violation is not curable in 15 calendar days, the violator's diligent good faith efforts to cure the violation within that period will obviate the need to hold a public hearing and the Development Order will remain in effect unless the violator does not diligently pursue the curative action to completion within a reasonable time, in which event the local government of jurisdiction will give 15 calendar days notice to the violator of its intention to stay the effectiveness of the Development Order and withhold further permits, approvals, and services as to the tract, or portion of the tract, in which the violation has occurred and until the violation is cured. For purposes of this paragraph, the word "tract" shall be defined to mean any area of development identified on the Downtown Coral Springs DRI Development Plan. In addition, the phrase "portion of a tract" means a division of a tract into more than one ownership as created by deed or plat.

(G) The lessees of tracts or portions of tracts within the property from the CRA shall not be considered successors of the CRA for the purpose of affirmative compliance hereunder, including but not limited to all obligations for notification, execution of utility agreements and reporting requirements. Compliance by a lessee as to its tract or portion of tract shall be considered compliance by the CRA. However, nothing herein shall be construed to limit the obligation of the CRA to ensure compliance with this Development Order.

4.03 MONITORING OFFICIAL

(A) The City Monitoring Official shall be responsible for assuring compliance of the Applicant, Project Developers, their grantees, successors and assigns, with this Development Order. The person with the authority to stay the effectiveness of this Order upon notification and verification of a violation of any condition herein shall be the City Manager or his/her designee. The City Monitoring Official shall insure that the conditions set forth herein shall be reviewed prior to the issuance of any development permits pursuant to the applicable provisions of the Code of the City of Coral Springs. The City Monitoring Official is designated as the Director of Development Services or his/her designee.

(B) Upon the written request of the owner(s) or developers of the property or tract, the City Monitoring Official shall certify in writing to the owner(s), developers, mortgagees, and potential mortgagees or other designees of the above, the compliance status of the conditions of this Development Order relative to the stated property or tract. If all conditions of this Development Order are being satisfied or are otherwise in compliance, the certification shall provide that the Development Order is in full compliance. If all conditions are not being complied with, the City Monitoring Official shall specify in writing, which conditions are not in compliance.

SECTION 5. RECORDATION.

Within thirty (30) calendar days of the effective date of this Development Order, the CRA shall record this Development Order with the Clerk of the Circuit Court of the Seventeenth Judicial Circuit, in and for Broward County, Florida pursuant to Section 380.06(15)(f), Fla. Stat. This Development Order runs with the land and is binding upon the CRA, Project Developers, and their successors, grantees and assigns, jointly or severally. The CRA shall provide a recorded copy of this Development Order to the City, SFRPC and DCA.

SECTION 6. CONFLICTS.

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflicts.

SECTION 7. SEVERABILITY.

If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

SECTION 8. EFFECTIVE DATE

The effective date of this Development Order shall be forty-five (45) calendar days from the date of transmittal by the City to the DCA and the SFRPC; provided, however, that the Ordinance shall not take effect until the day after all appeals, if any, have been withdrawn or resolved pursuant to Section 380.07(2), Fla. Stat.

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PUBLISHED the _____ day of _____, 2005.

PASSED FIRST READING this _____ day of _____, 2005.

PASSED SECOND READING this _____ day _____, 2005.

CITY OF CORAL SPRINGS, FLORIDA

RHON ERNEST-JONES, Mayor

ATTEST:

PETER M.J. RICHARDSON, CRM, CITY CLERK

Unanimous _____
Motion/2nd

			<i>Yes</i>	<i>No</i>
_____	_____	<i>Mayor Ernest-Jones</i>	_____	_____
_____	_____	<i>Vice Mayor Calhoun</i>	_____	_____
_____	_____	<i>Commissioner Brook</i>	_____	_____
_____	_____	<i>Commissioner Gold</i>	_____	_____
_____	_____	<i>Commissioner Mena</i>	_____	_____

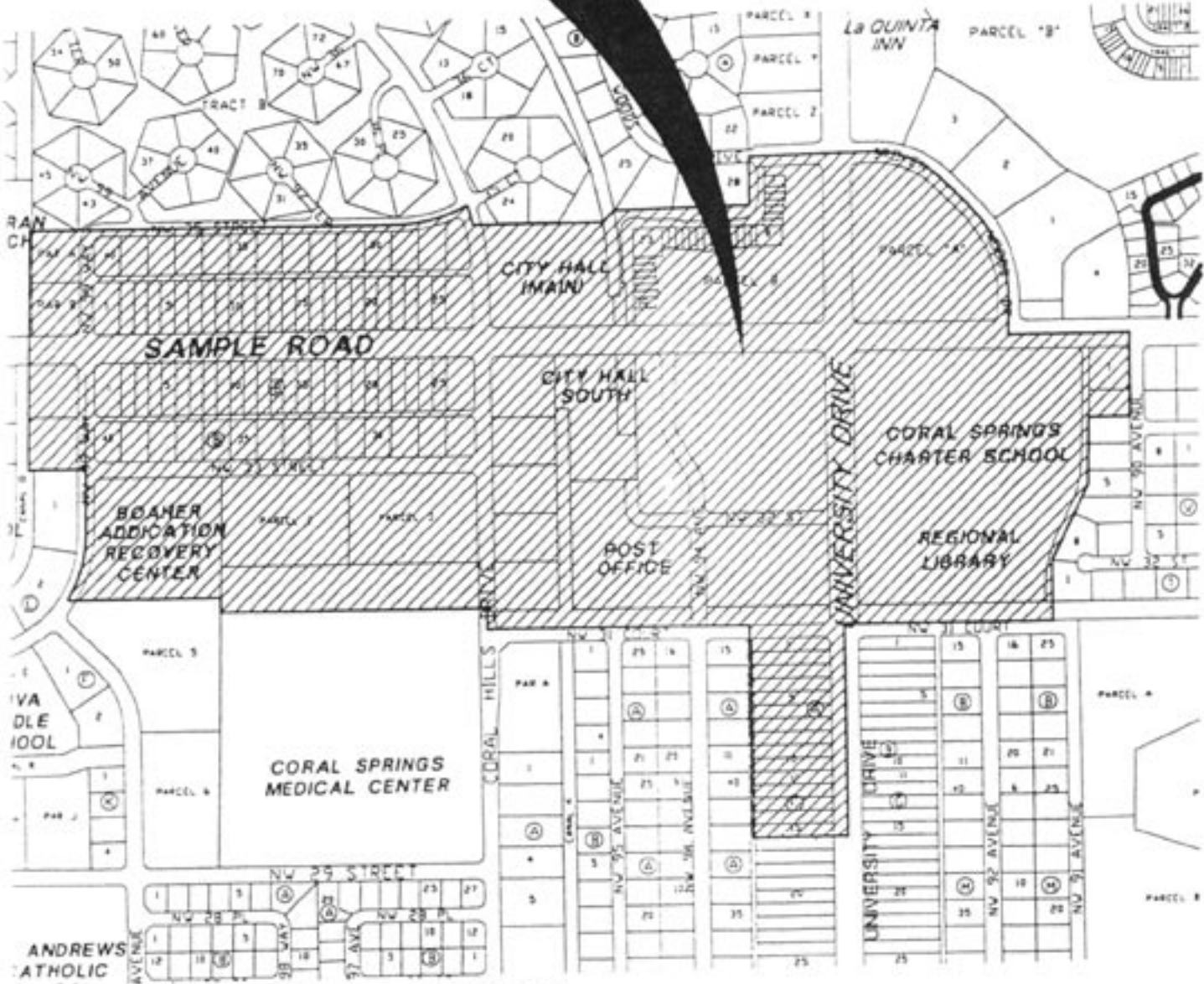


(NOT TO SCALE)



LOCATION PLAN
N T S

DOWNTOWN DRI



LEGEND


 -138.34 ACRES - CRA AREA

EXHIBIT “B”

**LAND USES APPROVED
Downtown Coral Springs Development of Regional Impact**

<i>Land Use</i>	<i>Existing Development</i>	<i>Proposed Total Development</i>	<i>Net New Development</i>	<i>Minimum Amount of Development</i>	<i>Maximum Amount of Development</i>
Office	624,168 SF GFA*	1,379,000 SF GFA*	754,832 SF GFA*	400,000 SF GFA*	2,000,000 SF GFA*
Retail	215,191 SF GLA**	783,057 SF GLA**	567,866 SF GLA**	215,191 SF GLA**	1,200,000 SF GLA**
Residential Condominium	121 DUs***	1,670 DUs***	1,549 DUs***	400 DUs***	2,400 DUs***
Library	72,000 SF GFA*	72,000 SF GFA*	0 SF GFA*	Existing	Existing
School	1,600 Students	1,600 Students	0 Students	Existing	Existing
Government Office	92,475 SF GFA*	95,000 SF GFA*	2,525 SF GFA*	50,000 SF GFA*	100,000 SF GFA*
Hotel	103 Rooms	500 Rooms	397 Rooms	103 Rooms	750 Rooms
Movies	0 SF GLA**	65,000 SF GLA**	65,000 SF GLA**	0	80,000 SF GLA**

* Square Feet; Gross Floor Area (GFA)

** Square Feet; Gross Leasable Area (GLA)

*** Dwelling Units (DU)

Exchange of Land Uses are permitted as governed by Condition AA and Exhibit D of the Development Order

EXHIBIT "C"

**DEVELOPMENT OF REGIONAL IMPACT
BIENNIAL REPORT**

Subsection 380.06(18), Florida Statutes, (F.S.) places the responsibility on the developer of an approved development of regional impact (DRI) for submitting a biennial report to the local government, the regional planning agency, the Department of Community Affairs, and to all affected permit agencies, on the date specified in the development order. The failure of a developer to submit the report on the date specified in the development order may result in the temporary suspension of the development order by the local government until the biennial report is submitted to the review agencies. This requirement applies to all developments of regional impact which have been approved since August 6, 1980. If you have any questions about this required report, call the DRI Planner at (904) 488-4925.

Send the original completed biennial report to the designated local government official stated in the development order with one copy to each of the following:

- a) The regional planning agency of jurisdiction (along with the required \$2,500 review fee).
- b) All affected permitting agencies (particularly the County and FDOT).
- c) Division of Resource Planning and Management
Bureau of Local Planning
2555 Shumard Oak Blvd.
Tallahassee, Florida 32399
904/488-4925

BIENNIAL STATUS REPORT

Reporting Period: _____ to _____
Month/Day/Year Month/Day/Year

Development: _____
Name of DRI

Location: _____
City County

Developer: Name: _____
Company Name

Address: _____
Street Location

City, State, Zip

1. Describe any changes made in the proposed plan of development, phasing, or in the representations contained in the Application for Development Approval since the Development of Regional Impact received approval. Note any actions (substantial deviation determinations) taken by local government to address these changes.

Note: If a response is to be more than one sentence, attach as Exhibit A a detailed description of each change and copies of the modified site plan drawings. Exhibit A should also address the following additional items if applicable:

- a) Describe changes in the plan of development or phasing for the reporting year and for the subsequent years;
 - b) State any known incremental DRI applications for development approval or requests for a substantial deviation determination that were filed in the reporting year and to be filed during the next year;
 - c) Attach a copy of any notice of the adoption of a development order or the subsequent modification of an adopted development order that was recorded by the developer pursuant to Paragraph 380.06(15)(f), F.S.
2. Has there been a change in local government jurisdiction for any portion of the development since the development order was issued? If so, has the annexing local government adopted a new DRI development order for the project? Provide a copy of the order adopted by the annexing local government.
 3. Provide copies of any revised master plans, incremental site plans, etc., not previously submitted.

Note: If a response is to be more than one or two sentences, attach as Exhibit B.

4. Provide a summary comparison of development activity proposed and actually conducted for the reporting year as well as a cumulative total of development proposed and actually conducted to date.

Example: Number of dwelling units constructed, site improvements, lots sold, acres mined, gross floor area constructed, barrels of storage capacity completed, permits obtained, etc.

Note: If a response is to be more than one sentence, attach as Exhibit C.

5. Have any undeveloped tracts of land in the development (other than individual single-family lots) been sold to a separate entity or developer? If so, identify tract, its size, and the buyer. Provide maps, which show the tracts involved.

Buyer

Tract

Note: If a response is to be more than one sentence, attach as Exhibit D.

6. Describe any lands purchased or optioned adjacent to the original DRI site subsequent to issuance of the development order. Identify such land, its size, and intended use on a site plan and map.

Note: If a response is to be more than one sentence, attach as Exhibit E.

7. List any substantial local, state and federal permits, which have been obtained, applied for, or denied during this reporting period. Specify the agency, type of permit, and duty for each.

Note: If a response is to be more than one sentence, attach as Exhibit F.

8. Provide a list specifying each development order conditions and each developer commitment as continued in the ADA land sate how and when each condition or commitment has been complied with during the biennial report-reporting period.

Note: Attach as Exhibit G.

9. Provide any information that is specifically required by the development order to be included in the biennial report.

10. Provide a statement certifying that all persons have sent copies of the biennial report in conformance with Subsections 380.0(15) and (18), F.S.

Person completing the questionnaire:

Title: _____

Representing: _____

EXHIBIT "D"

**LAND USE EXCHANGE RATES
TWO-WAY PM PEAK HOUR ITE TRIPS
Downtown Coral Springs Development of Regional Impact**

	Office 1.351	Retail 4.605	Residential Condominium/ Townhouse 0.423	Government Office 7.874	Hotel 0.564	Movies 3.800	Apartment 0.62	Medical Office 3.66
Office 1.351	1	0.293	3.191	0.172	2.395	0.356	2.179	0.369
Retail 4.605	3.409	1	10.878	0.585	8.165	1.212	7.427	1.258
Residential Condominium/ Townhouse 0.423	0.313	0.092	1	0.054	0.751	0.111	0.683	0.116
Government Office 7.874	5.828	1.710	18.598	1	13.960	2.072	12.699	2.151
Hotel 0.564	0.417	0.122	1.332	0.072	1	0.148	0.910	0.154
Movies 3.800	2.813	0.825	8.976	0.483	6.738	1	6.129	1.038
Apartment 0.62	0.459	0.135	1.464	0.079	1.099	0.163	1	0.169
Medical Office 3.66	2.709	0.795	8.652	0.465	6.489	0.963	5.903	1

The land uses are measured in the units listed below:

Land Use

Office
Retail
Residential Condominium
Government Office
Hotel
Movies
Apartment
Medical Office

Unit

1,000 Square Feet of Gross Floor Area
1,000 Square Feet of Gross Leasable Area
Dwelling Unit
1,000 Square Feet of Gross Floor Area
Rooms
1,000 Square Feet of Gross Leasable Area
Dwelling Unit
1,000 Square Feet of Gross Floor Area

EXHIBIT "E"

TRANSPORTATION IMPROVEMENT CANDIDATES Downtown Coral Springs Development of Regional Impact

i. Platting Improvements required for PDA

BUS PULLOUT BAY (BOND FOR AND CONSTRUCT)

- 1) Construct one (1) modified, northbound bus pullout bay on University Drive near the intersection of Northwest 31 Court.
- 2) Construct one (1) eastbound bus pullout bay on Sample Road near the intersection of University Drive.

TURN LANE IMPROVEMENTS (BOND FOR AND CONSTRUCT)

- 3) An eastbound right turn lane on Sample Road (SR#834) at the west 80-foot opening.
- 4) A northbound right turn lane on University Drive (SR #817) at Sample Road (SR #834) with 435 feet of storage and 50 feet of transition. Design of this turn is subject to approval by the Florida Department of Transportation.
- 5) A northbound right turn lane on University Drive (SR #817) at the 80-foot opening.

SIDEWALK REQUIREMENTS (BOND FOR AND CONSTRUCT)

- 6) Along Sample Road (SR #834) adjacent to this plat, displaced by turn lane construction.
- 7) Along University Drive (SR #817) adjacent to this plat, displaced by turn lane construction.

SIGNALIZATION IMPROVEMENTS (BOND FOR CONSTRUCTION)

- 8) Any necessary modifications to the existing traffic signal at the intersection of Sample Road (SR #34) and University Drive (SR #817) to provide for the required improvements.

SCHOOL ZONE FLASHER IMPROVEMENTS (BOND FOR AND CONSTRUCT)

- 9) Bond or letter of credit to provide for all improvements and equipment, including pavement markings and signs, necessary for school zone flasher installations.

ii. Additional Transportation improvements

1. University Drive/Wiles Road, add NB and SB through lanes, add NB and SB LT lanes, add EB and WB left turn lanes.
2. University Drive/Sample Road, add SB right turn lane, EB right turn lane and WB right turn lane.

3. Sample Road/Coral Springs Drive, add EB right turn lane, and WB right turn lane.
4. Sample Road/Riverside Drive, add EB right turn lane, NB left turn lane and SB left turn lane.
5. Sample Road/NW 85 Avenue, add NB left turn lane and SB left turn lane.
6. Sample Road/Sportplex Drive, install new traffic signal.
7. Coral Hills Drive, Sample Road to NW 29 Street, widen to provide a 3-lane cross section.
8. NW 33 Street, Coral Hills Drive to NW 99th Way, widen to provide a 3-lane cross section.
9. Other improvements, as determined in consultation with the Florida Department of Transportation, if needed.

iii. Reimbursable Improvements

- a. University Drive, Wiles Road to NW 40 Street, widen from 4 lanes to 6 lanes;
- b. Wiles Road, University Drive to Riverside Drive, widen from 4 lanes to 6 lanes.

Notes:

- Detailed Engineering Cost Estimates for construction, engineering design, and right-of-way will be prepared for each candidate shown above during the selection process for each phase. In all cases, the proportionate share for each phase will control the amount of improvement dollars spent in that same phase.
- Proportionate Share was calculated in 2004 construction dollars. Adjustments to current year dollars will be made to update to the year when the improvement is built based on the State Highway Bid Index for the State of Florida.
- Reimbursable improvements, as shown above, are the responsibility of the Florida Department of Transportation and Broward County, respectively. The proportionate share money may be made available to advance their construction. If any of the improvements listed above are ultimately funded by a jurisdiction other than the City, the improvement cost amount will be available (after reimbursement) for additional improvements.

EXHIBIT “F”

TRANSIT/TRANSPORTATION DEMAND STRATEGIES CANDIDATES Downtown Coral Springs Development of Regional Impact

The applicant commits to construct a Neighborhood Transit Center within the Downtown Coral Springs DRI to encourage transit use. This center will incorporate the following into the project design and operation:

- A. The proposed Neighborhood Transit Center (NTC) and shuttle system will be located within the boundaries of the approved Community Redevelopment Area (CRA).
- B. The NTC will provide kiss and ride, walk to outside destinations, bicycle storage, and bus transfer operation facilities.
- C. The NTC is not intended as a park and ride facility and will not include parking for this purpose.

In the case that Broward County Transit (BCT) provides funding for the NTC, then the City, in consultation with BCT, will follow the NTC guidelines below.

- City shall ensure that a qualified consultant(s) provide for design and preparation of a complete set of contract documents for the construction of roadways, walkways, a commuter parking lot, bus bays, station platform canopies, signage and pavement markings, signalization, lighting, drainage, landscape, landscaping, and utility relocation.
- Bus platform canopies and pedestrian/bicycle-friendly streetscape improvements should be designed to be compatible with the surrounding area. The City shall ensure that the Neighborhood Transit Center plans include appropriate intermodal transportation facilities with public rest rooms, pay telephones, bicycle storage facilities, a bus operation comfort station, ticket office, vending machines, and other amenities such as an ATM for automated ticket sales.
- Improvement to pedestrian circulation should include covered walkways, passenger shelters, benches, exterior lighting at platform waiting areas, information kiosks, public art, and other transit-related capital improvements.
- City shall also ensure that consultant(s) develop a schedule of public participation meetings and assist City and County in community involvement activities and maintain close coordination throughout design and construction with all agencies involved in the project. These agencies consist of, but are not limited to: aesthetic review committee, bicycle coordinators, ADA coordinators, FDOT, and community organizations.
- Design and construction will be in compliance with all applicable Broward County and City of Coral Springs Public Works Department Manuals and Guidelines and the South Florida Building Code. The estimated design and construction costs for the Downtown Coral Springs Neighborhood Transit Center is \$830,000.

If the proportionate share money is available after the NTC is completed, the CRA and/or the City of Coral Springs shall use the full or unspent amount on Transit Enhancements (D-G), as below. If the Transit Enhancements of Exhibit F have been implemented through other means, then the full or unspent amount will be dedicated to TDM projects (H-X) of Exhibit F or roadway improvements, to be determined in consultation with Broward County Transit and the Florida Department of Transportation.

Transit Enhancements

- A. Establishment or enhancement of community shuttle service: Bus or van service that provides transportation between the company's facilities or from the employer's site to transportation facilities such as: Park and Ride lots & Tri-rail stations.
- B. Improvements to Broward County Transit routes serving the project area.
- C. Establishment or enhancement of South Florida Regional Transportation Authority transit service to the project area.
- D. Additional amenities at bus stops, including shade, seating, covers and lighting.

TDM Improvement Candidates

- E. Promote and encourage all employees to take advantage of Tri-Rail's introductory employee discount programs, employer subsidy programs and pre-tax set-asides for transit fares.
- F. Coordinate and support the distribution of Broward County Transit and Tri-Rail Passes to employees for AM and PM peak hour use.
- G. Actively participate and support initiatives by Broward County Transit (BCT) to implement transit improvements that will improve the transit service for the employees and employers of the Downtown Coral Springs DRI.
- H. Assist and scheduling of the existing shuttle service so that routes and timings are coincident with routes provided by BCT and work schedules.
- I. Implement through its web site marketing information programs to promote transit.
- J. On-Site Employer Transportation Coordinator (ETC): An on-site person assigned to coordinate transportation activities of major employers. This is a person who is responsible for coordinating rider-sharing activities at the company's site.
- K. Promote rider-sharing: A vehicle shared by several persons for trips to and from work. The following categories are defined in this strategy:
 - a. Carpooling: Use of a private car to carry fellow employees to work. Not necessarily limited to employees of the same company.
 - b. Vanpooling: Use of an 8-15 passenger van, driven by one of the employees. Participants pay a monthly fee to share capital and operating costs.
 - c. Subscription Bus: Use of a mini-bus to provide transportation to a transit facility or place of employment. This service is usually sponsored by employers to facilitate the commute of their employees. However, participants pay a monthly fee to cover operational costs. This is a subscription service that participants may cancel at any time.
- L. Marketing Information Programs: Transit and traffic congestion marketing and educational programs are developed by employers and government agencies to promote travel reduction strategies for employees. Areas of focus in this strategy are: Mobility improvement, congestion alleviation and air quality improvement. The campaign is oriented to create public awareness of transit services and alternatives. This can be done

- by using printed materials, visual aids, conferences, seminars and workshops, among others.
- M. Preferential Parking: Employers provide preferential parking spaces and treatments for carpool and vanpool vehicles. These parking spaces usually are located within close proximity to the main entrance.
 - N. Emergency Ride Home Program: Employer provides an allowance for a taxi or a company vehicle for ridesharing employees when and if an emergency situation arises. This is an incentive for ridesharing.
 - O. Employer Subsidized Transit Use: Employer provides full or partially paid transit passes to employees for commuting by public transit in lieu of a free parking space.
 - P. Employee Transportation Allowance: Transportation allowance provided by employers to employees exclusively for or to encourage use of public transit or nontraditional modes such as carpool, vanpool, walk or bike. This allowance usually replaces free parking provisions.
 - Q. Parking Management: Employers eliminate or reduce the number of parking spaces for employees to discourage driving alone to work; construction of peripheral parking garages; elimination of subsidies to employees for parking costs; and; development of advanced parking information systems.
 - R. Alternative Work Hours: This strategy spreads the demand for travel at peak-periods. Some alternatives are:
 - a. Staggered Work Hours: Different work groups are assigned to begin work at different times.
 - b. Flex-Time: Employees are allowed to choose their own working schedules within company guidelines.
 - c. Compressed Work Week: Employees are allowed to work four ten-hour days.
 - S. Telecommuting: Employees are allowed to work from home or a satellite office using Personal Computer Systems and phone lines connected to the main office.
 - T. Areawide Commute Management Organization: A public or private organization that coordinates and promotes matching services.
 - U. Formation of Transportation Management Association (TMAs): A partnership between business and location government looking for transportation solutions within a specific area. This strategy promotes private sector involvement in the decision-making process. Local governments are not necessarily part of the TMAs.

RESOLUTION NO. 2014 - 011

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA DECLARING ITS INTENT TO APPROVE THE ISSUANCE OF ANY FUTURE REVENUE BONDS BY THE CORAL SPRINGS REDEVELOPMENT AGENCY PURSUANT TO SECTION 163.385, FLORIDA STATUTES, TO FINANCE THE IMPLEMENTATION OF THE CITY'S COMMUNITY REDEVELOPMENT PLAN MODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on May 19, 2014, the Coral Springs Community Redevelopment Agency ("CRA") adopted Resolution No. 2014-001 submitting a Community Redevelopment Plan Modification ("Plan Modification") to the City Commission for public hearing and adoption; and

WHEREAS, Section 2.9 of the Plan Modification provides that the CRA intends to issue debt in order to finance the implementation of the Plan Modification as described in Chapter 7 thereof; and

WHEREAS, pursuant to Chapter 163, Part III, and in particular, Section 163.385, Florida Statutes, the CRA is authorized to issue revenue bonds, when authorized or approved by the governing body of the municipality, in order to undertake community redevelopment as contemplated by the effective community redevelopment plan; and

WHEREAS, the CRA requested that the City Commission adopt a resolution declaring its intent to authorize or approve the issuance of any future revenue bonds and other forms of indebtedness in accordance with, and as permitted by, Section 163.385, Florida Statutes, in order to finance the implementation of the Plan Modification adopted by the City Commission, subject to review by the City Commission of the specific bond issuance or other form of indebtedness; now, therefore

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS THAT:


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

Section 2. The City Commission hereby declares its intent to approve any future revenue bonds or other forms of indebtedness in accordance with, and as permitted by, Section 163.385, Florida Statutes, in order to finance the implementation of the Plan Modification, subject to review by the City Commission of the specific bond issuance or other form of indebtedness.

Section 3. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED the 18 day of June, 2014.

CITY OF CORAL SPRINGS, FLORIDA



 VINCENT BOCCARD, Mayor

ATTEST:



 JOSEPHINE CHAVEZ, CRM, CMC, City Clerk

Unanimous	<input checked="" type="checkbox"/>		
Motion /2 nd		Yes	No
—	—	—	—
—	<input checked="" type="checkbox"/>	—	—
<input checked="" type="checkbox"/>	—	—	—
—	—	—	—
—	—	—	—

MAYOR BOCCARD
 VICE MAYOR VIGNOLA
 COMMISSIONER BRUCK
 COMMISSIONER POWERS
 COMMISSIONER DALEY

RESOLUTION NO. 2014 - 012

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS, FLORIDA APPROVING THE COMMUNITY REDEVELOPMENT PLAN MODIFICATION PURSUANT TO SECTIONS 163.360 AND 163.361 FLORIDA STATUTES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on June 4, 2002, the City Commission of the City of Coral Springs by Resolution No. 2002-019 adopted a Community Redevelopment Plan for certain areas within municipal boundaries of the City (“Redevelopment Area”); and

WHEREAS, pursuant to Section 163.361, Florida Statutes, the Coral Springs Community Redevelopment Agency (“CRA”) determined that it is necessary and desirable to modify the Community Redevelopment Plan and has caused a modification to the Community Redevelopment Plan (“Plan Modification”) to be prepared; and

WHEREAS, pursuant to Section 163.360(4), Florida Statutes, the CRA submitted the Plan Modification to the City’s Planning and Zoning Board, in its capacity as the local planning agency of the City, for review and recommendations as to the conformity of the Plan Modification with the City’s Comprehensive Plan; and

WHEREAS, on May 12, 2014, the City’s Planning and Zoning Board reviewed and recommended the Plan Modification as consistent with the City’s Comprehensive Plan and provided such written recommendation to the CRA; and

WHEREAS, pursuant to Section 163.360(5), Florida Statutes, the CRA, having considered the recommendations of the City’s Planning and Zoning Board, submitted the Plan Modification for approval, together with its written recommendations, to the City Commission for the holding of a public hearing upon the proposed Plan Modification; and

WHEREAS, the Plan Modification does not: (1) include a change to the existing boundaries of the Redevelopment Area; (2) extend the term of the Community Redevelopment Plan, as modified, beyond the original term of the Community Redevelopment Plan adopted on June 4, 2002; or (3) require a county or city land use plan amendment in connection with the implementation of the Plan Modification; now, therefore,

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CORAL SPRINGS THAT:

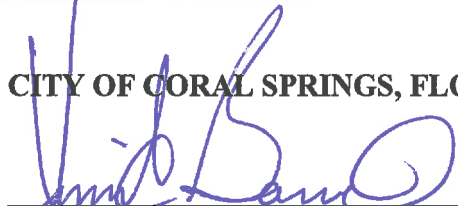
Section 1. The foregoing findings are hereby confirmed and incorporated herein by reference.

Section 2. After holding a public hearing and taking public comment, the Plan Modification to the Community Redevelopment Plan, attached hereto as Exhibit "A", is hereby approved and adopted.

Section 3. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED the 18 day of June, 2014.

CITY OF CORAL SPRINGS, FLORIDA



 VINCENT BOCCARD, Mayor

ATTEST:



 JOSEPHINE CHAVEZ, CRM, CMC, City Clerk

Unanimous
 Motion /2nd

Yes No

<input checked="" type="checkbox"/>	<input type="checkbox"/>	MAYOR BOCCARD	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	VICE MAYOR VIGNOLA	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	COMMISSIONER BRUCK	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	COMMISSIONER POWERS	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	COMMISSIONER DALEY	<input type="checkbox"/>	<input type="checkbox"/>

DOWNTOWN



CORAL
SPRINGS

Coral Springs Community Redevelopment Agency

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