

RESOLUTION NO. 2017-199

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, FINDING THAT BLIGHTING CONDITIONS EXIST WITHIN THE HILLSBORO CORRIDOR AREA OF THE CITY, AS DEPICTED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF, AND THAT SUCH CONDITIONS MEET THE CRITERIA SET FORTH IN SECTION 163.340, FLORIDA STATUTES, FOR A BLIGHTED AREA; FINDING AND DECLARING THAT THE REDEVELOPMENT OF THE HILLSBORO CORRIDOR IS NECESSARY AND IN THE BEST INTEREST OF THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE RESIDENTS OF THE CITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on June 6, 2017, the Broward County Board of County Commissioners approved the allocation of \$8,500,000 for the 2018 cycle of the Broward Redevelopment Program ("BRP"), which focuses on the public purpose of economic development, job creation, and the removal of blighted conditions; and

WHEREAS, in order to qualify for BRP funds, the City must adopt a resolution finding that the conditions within an intended project area meet the conditions described in Section 163.340, Florida Statutes, for a blighted area and that the rehabilitation, conservation, or redevelopment of this blighted area is necessary and in the best interest of the public health, safety, or welfare of the residents of the City; and

WHEREAS, at the January 12, 2017, City Commission Workshop the City Commission found that blighting conditions, as defined in Chapter 163, Florida Statutes, exist within the area known as the Hillsboro Corridor, as depicted in Exhibit "A;" and

WHEREAS, the Hillsboro Finding of Blight Report, attached hereto and made a part hereof as Exhibit "B," serves to support the City Commission's finding of blighted conditions along the Hillsboro Corridor; and

WHEREAS, the redevelopment of the Hillsboro Corridor will preserve and enhance the property values within the City; and

WHEREAS, the City Commission has determined that blighting conditions exist within the Hillsboro Corridor and that it is necessary to redevelop the area in the interest of the public health, safety, and welfare of the residents of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA:

Section 1: That the forgoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution. All Exhibits attached hereto are incorporated herein and made a specific part of this Resolution.

Section 2: Based upon the data and evidence presented, including information contained in Exhibit “B,” the City Commission hereby finds and determines that the conditions within the Hillsboro Corridor, as depicted in Exhibit “A,” meet the criteria set forth in Section 163.340, Florida Statutes, for a blighted area, which is defined as an area in which there are a substantial number of deteriorated or deteriorating structures; in which conditions, as indicated by government-maintained statistics or other studies, endanger life or property or are leading to economic distress; and in which two or more of the following factors are present:

- (a) Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities.
- (b) Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions.
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness.
- (d) Unsanitary or unsafe conditions.
- (e) Deterioration of site or other improvements.
- (f) Inadequate and outdated building density patterns.
- (g) Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.
- (h) Tax or special assessment delinquency exceeding the fair value of the land.
- (i) Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality.
- (j) Incidence of crime in the area higher than in the remainder of the county or municipality.

(k) Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality.

(l) A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality.

(m) Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.

(n) Governmentally owned property with adverse environmental conditions caused by a public or private entity.

(o) A substantial number or percentage of properties damaged by sinkhole activity which have not been adequately repaired or stabilized.

Section 3: That the City Commission hereby finds and determines that the Hillsboro Corridor, as depicted in Exhibit "A," is a blighted area within the City due to faulty lot layout and the deterioration of site or other improvements.

Section 4: That the City Commission hereby finds and determines that the Hillsboro Corridor, as depicted in Exhibit "A," is necessary to redevelop in the interest of the public health, safety, and welfare of the residents of the City.

Section 5: That this Resolution shall be in full force and effect immediately upon its adoption.

Adopted this 10th day of August, 2017.

Rebecca A. Tooley, Mayor

Attest:

Leslie Wallace May, City Clerk

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| Tooley | <u>Aye</u> |
| Rydell | <u>Nay</u> |
| Sarbone | <u>Nay</u> |
| Belvedere | <u>Aye</u> |
| Welch | <u>Aye</u> |