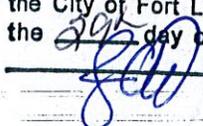


**CERTIFICATION**

I certify this to be a true and correct copy of the record of the City of Fort Lauderdale, Florida.

WITNESSETH my hand and official seal of the City of Fort Lauderdale, Florida, this the 20<sup>th</sup> day of APRIL, 2015  
 City Clerk

**RESOLUTION NO. 12-02**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, APPROVING A COMMUNITY REDEVELOPMENT PLAN PURSUANT TO SECTION 163.360, FLORIDA STATUTES, FOR THE COMMUNITY REDEVELOPMENT AREA DESCRIBED AS BEING BOUNDED BY SUNRISE BOULEVARD ON THE SOUTH, INCLUDING THE COMMERCIAL CORRIDOR OF SUNRISE BOULEVARD FROM PROGRESSO DRIVE TO I-95, FROM SUNRISE BOULEVARD TO NW 10<sup>TH</sup> PLACE, NW 10<sup>TH</sup> PLACE TO NW 10<sup>TH</sup> AVENUE, NW 10<sup>TH</sup> AVENUE TO CHATEAU PARK DRIVE, CHATEAU PARK DRIVE TO NW 9<sup>TH</sup> AVENUE, NW 9<sup>TH</sup> AVENUE TO NW 16<sup>TH</sup> STREET, NW 16<sup>TH</sup> STREET TO NW 7<sup>TH</sup> AVENUE, NW 7<sup>TH</sup> AVENUE TO NE 13<sup>TH</sup> STREET, AND NE 13<sup>TH</sup> STREET TO PROGRESSO DRIVE; REAFFIRMING THE FINDING OF THE EXISTENCE OF ONE OR MORE SLUM OR BLIGHTED AREAS IN THE CITY; DEFINING THE COMMUNITY REDEVELOPMENT AREA; MAKING CERTAIN FINDINGS AND DETERMINATIONS; FINDING CONFORMITY TO THE COMPREHENSIVE PLAN; AUTHORIZING AND DIRECTING THE COMMUNITY REDEVELOPMENT AGENCY TO IMPLEMENT THE PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Resolution No. 89-1132 adopted by the Broward County Commission on April 11, 1989, Broward County delegated to the City Commission of the City of Fort Lauderdale, Florida, the authority to create a Community Redevelopment Agency to operate within the jurisdiction of the City, and the authority to exercise all those powers conferred upon local governments by Part III of the Community Redevelopment Act of 1969, Florida Statutes, as amended, ( the "Act") subject to the review and approval of the community redevelopment plan by the Board of County Commissioners of Broward County, Florida within the municipal boundaries of the City of Fort Lauderdale; and

WHEREAS, the City Commission of the City of Fort Lauderdale has created two community redevelopment areas, knows as the Central Beach Community Redevelopment Area ("CBCRA") and the Northwest-Progresso-Flagler Heights Redevelopment Area ("NPF CRA"); and

WHEREAS, the City Commission of the City of Fort Lauderdale appointed itself to act as the Community Redevelopment Agency for the CBCRA and the NPF CRA; and

WHEREAS, at the Community Redevelopment Agency Board of Commissioners meeting on July 24, 2000, the Board requested a slum and blight study of a new area within the City of Fort Lauderdale, Florida, the area being described as bounded by Sunrise Boulevard on the south, including the commercial corridor of Sunrise Boulevard from Progresso Drive to I-95, from Sunrise Boulevard to NW 10<sup>th</sup> Place, NW 10<sup>th</sup> Place to NW 10<sup>th</sup> Avenue, NW 10<sup>th</sup> Avenue to Chateau Park Drive, Chateau Park Drive to NW 9<sup>th</sup> Avenue, NW 9<sup>th</sup> Avenue, to NW 16<sup>th</sup> Street, NW 16<sup>th</sup> Street to NW 7<sup>th</sup> Avenue, NW 7<sup>th</sup> Avenue to NE 13<sup>th</sup> Street, and NE 13<sup>th</sup> Street to Progresso Drive ("Study Area"); and

WHEREAS a study was undertaken and completed to determine if slum or blight conditions, or both exist within such area, hereinafter referred to as the "Middle River-South Middle River- Sunrise Boulevard Community Redevelopment Area" or " MRSMSRB CRA"; and

WHEREAS, such area qualifies as a "blighted area" as that term is defined in Section 163.340(8), Florida Statutes; and

WHEREAS, it is recognized by the City Commission that such finding of the existence of one or more blighted areas within the Middle River-South Middle River- Sunrise Boulevard Redevelopment Area does not necessarily imply that all properties within the area of the finding are blighted, but rather that there is the existence of a substantial number of deteriorated or deteriorating structures within the area, thereby necessitating an overall redesign and plan of the area so that a balanced, integrated plan can be developed for the area; and

WHEREAS, there exist certain properties within the area described in Section 2 below which are not blighted but which are impacted and affected by the existence of blight, deteriorated or deteriorating structures; and

WHEREAS, the City Commission has received and considered the report of the conditions of and in the Study Area that constitute blighted conditions ("Finding of Necessity Report") and the recommendations and presentation of its administrative officials; and

WHEREAS, the City Commission of the City of Fort Lauderdale, Florida,

originally requested in Resolution 01-87 that the Study Area be included as part of the existing NPF CRA; and

WHEREAS, the Broward County Board of Commissioners adopted Resolution 2009-056 approving the finding of necessity study and delegation of the power to expand the boundaries of the NPF CRA, subject to certain conditions being satisfied; and

WHEREAS, the City Commission withdrew the request to Broward County to expand the boundaries of the NPF CRA and instead requested to create a new community redevelopment area, acknowledging that there will be no tax increment financing for the new community redevelopment area from any taxing authority except the City of Fort Lauderdale; and

WHEREAS, based on an updated report of the conditions of and in the Study Area, the City Commission adopted Resolution 10-108 finding blight in the MRSMRSB Area, declaring a need for a community redevelopment agency and declaring the City Commission of the City of Fort Lauderdale to be the Community Redevelopment Agency for the MRSMRSB CRA; and

WHEREAS the Board of County Commissioners of Broward County, adopted Resolution 2010-351 approving the finding of necessity study adopted by the City Commission with respect to the MRSMRSB CRA, delegating and conferring upon the City and the Community Redevelopment Agency certain powers which include the creation of the MRSMRSB CRA and preparation of a Plan for the MRSMRSB CRA pursuant to the Act for final approval by Broward County; and

WHEREAS, the Agency received the proposed community redevelopment plan and submitted it to the Department of Sustainable Development and the Planning and Zoning Board, the local planning agency of the City of Fort Lauderdale, and the Department and the Planning and Zoning board have determined that the plan is consistent with the City's Comprehensive Plan; and

WHEREAS, the Agency considered the proposed redevelopment plan and, at its meeting of January 5, 2012, approved the community redevelopment plan and recommended its adoption by the City Commission of the City of Fort Lauderdale; and

WHEREAS, the notices required by Section 163.346, Florida Statutes, have been timely published and mailed in accordance with said statute; and

WHEREAS, all prerequisites under the Act having been accomplished, it is now appropriate and necessary in order to proceed further with the redevelopment of the MRSMRSB CRA in accordance with the Act that a community redevelopment plan for the MRSMRSB CRA be approved;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the above recitals are true, correct and incorporated into this Resolution by this reference.

SECTION 2. That the finding in its Resolution No. 10-108 adopted on April 20, 2010, that one or more slum or blighted areas, as those terms are defined in Section 163.340, Florida Statutes, exist within the City of Fort Lauderdale is hereby reaffirmed.

SECTION 3. That the area designated in Resolution No. 10-108, which area is more particularly described in Exhibit "A" attached hereto, is the Community Redevelopment Area for the purpose of this Resolution and the Community Redevelopment Plan approved hereby.

SECTION 4. That the following findings are hereby made:

(a) There has been prepared a community redevelopment plan for redevelopment of the MRSMRSB CRA in accordance with the Act (such plan being hereinafter defined and referred to herein as the "Plan"); and

(b) The Sustainable Development Department of the City of Fort Lauderdale and the Planning and Zoning Board have reviewed the Plan in accordance with the Act and has found it to be consistent with the comprehensive plan of the City; and

(c) The Agency reviewed and approved the Plan on January 5, 2012 and recommended its approval to the City Commission; and

(d) A notice of public hearing was timely published in a newspaper of general circulation and notice to taxing authorities was timely mailed as provided in Section 163.346, Florida Statutes, and a public hearing has been held as required by Section 163.360(6), Florida Statutes.

SECTION 5. That the Plan satisfies the requirements of Section 163.360, Florida Statutes, and it is hereby further found that:

- (a) The Plan conforms to the general plan of the City as a whole; and
- (b) The Plan will afford maximum opportunity consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the MRSMRSB CRA.

SECTION 6. That the Plan is hereby found to be consistent with and conforms to the provisions of the City's comprehensive plan in effect on the date hereof.

SECTION 7. That it is hereby expressly determined that it is appropriate, proper and timely that a community redevelopment plan be approved at this time so that the provisions of the Act, and other resolutions, ordinances and laws may be utilized to further redevelopment within the MRSMRSB CRA. Therefore the City Commission does hereby approve as the community redevelopment plan for the MRSMRSB CRA pursuant to Section 163.360, Florida Statutes, the document entitled "Middle River-South Middle River-Sunrise Boulevard Community Redevelopment Plan", prepared by PMG Associates, Inc. for the City of Fort Lauderdale and approved by the Agency on January 5, 2012, a copy of which is attached hereto as Exhibit "B" and made a part hereof (the "Plan").

SECTION 8. That it is hereby expressly found that the Plan is a sufficient and adequate plan for carrying out community redevelopment in accordance with the Act, and does approve same as the community redevelopment plan for the MRSMRSB CRA.

SECTION 9. That immediately upon the date this Resolution takes effect, the Plan is deemed to be in full force and effect for the MRSMRSB CRA and the Agency is authorized and directed to carry out such Plan and exercise those powers granted by the Act, or such other powers as may be granted by law or ordinance, including the solicitation of proposals from persons for the redevelopment of all or any part of the MRSMRSB CRA in accordance with the Plan.

SECTION 10. That this resolution shall take effect immediately upon action taken by the Board of County Commissioners of Broward County, Florida as contemplated by Resolution No. 2010-351 adopted by the Broward County Commission on June 8, 2010.

ADOPTED this the 5th day of January, 2012.

  
\_\_\_\_\_  
Mayor  
JOHN P. "JACK" SEILER

ATTEST:

  
\_\_\_\_\_  
City Clerk  
JONDA K. JOSEPH

EXHIBIT A  
LEGAL DESCRIPTION

The area that will be known as the Middle River – South Middle River – Sunrise Boulevard community redevelopment area is located in that part of the City of Fort Lauderdale containing approximately 344 acres and more particularly described as:

LANDS LYING IN SECTIONS 3 AND 4, TOWNSHIP 50 SOUTH, RANGE 42 EAST AND SECTIONS 33, 34 AND 35, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF FLAGLER DRIVE WITH THE SOUTH RIGHT OF WAY LINE OF SUNRISE BOULEVARD; THENCE WESTERLY, ALONG THE SOUTH RIGHT OF WAY LINE OF SUNRISE BOULEVARD TO ITS INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE WESTERLY PROPERTY LINE OF LOT 25 BLOCK "A", REVISED PLAT OF LAUDERDALE MANORS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 29, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTHEASTERLY, ALONG SAID WESTERLY PROPERTY LINE TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF NORTHWEST 10<sup>TH</sup> PLACE; THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE OF NORTHWEST 10<sup>TH</sup> AVENUE; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF CHATEAU PARK DRIVE; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF NORTHWEST 9<sup>TH</sup> AVENUE; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF NORTHWEST 16<sup>TH</sup> STREET; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF NORTHWEST 7<sup>TH</sup> AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF NORTHWEST 13<sup>TH</sup> STREET; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF NORTHWEST 13<sup>TH</sup> STREET AND NORTHEAST 13<sup>TH</sup> STREET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF NORTHEAST 3<sup>RD</sup> AVENUE; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE TO INTERSECTION WITH THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOTS 10 AND 15, BLOCK 85; "PROGRESSO", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION, SAID NORTH LINE AND THE EASTERLY EXTENSION THEREOF AND THE NORTH LINE OF LOTS 10 AND 15, IN BLOCKS 86 AND 87; IN SAID "PROGRESSO" AND THEIR EASTERLY AND WESTERLY EXTENSIONS TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF NORTHEAST 5<sup>TH</sup> TERRACE; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 10 FEET, MORE OF LESS TO THE NORTH OF THE "H. C. BROCK'S SUBDIVISION", ACCORDING TO THE

PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE EASTERLY AONG SAID NORTH LINE AND ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 50 SOUTH, RANGE 42 EAST TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 21, BLOCK 2, OF "HOLLY HEIGHTS", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 60, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION A DISTANCE OF 6.38 FEET MORE OR LESS TO THE SOUTH LINE OF SAID BLOCK 2, "HOLLY HEIGHTS", THENCE EASTERLY AND NORTHERLY ALONG THE SOUTHERLY AND EASTERLY BOUNDARIES OF SAID BLOCK 2 TO THE SOUTH RIGHT OF WAY LINE OF NORTHEAST 15<sup>TH</sup> STREET; THENCE EASTERLY ALONG THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF NORTHEAST 15<sup>TH</sup> STREET TO THE WESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COASE RAILROAD; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF NORTHEAST 13<sup>TH</sup> STREET; THENCE EASTERLY ALONG SAID NORTH RIGHT OF WAY LINE TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST RIGHT OF WAY LINE OF NORTHEAST 11<sup>TH</sup> AVENUE; THENCE SOUTH ALONG SAID NORHERLY EXTENSION AND SAID RIGHT OF WAY LINE TO THE NORTHWESTERLY RIGHT OF WAY LINE OF FLAGLER DRIVE; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE TO THE INTERSECTION WITH THENORTH RIGHT OF WAY LINE OF NORTHEAST 12<sup>TH</sup> STREET; THENCE WEST ALONG SAID RIGHT OF WAY LINE TO THE INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF FLAGLER DRIVE; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND ITS SOUTHWESTERLY EXTENSION TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.