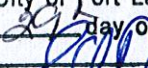


**CERTIFICATION**

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 29<sup>th</sup> day of APRIL 2015  
 WST City Clerk

**RESOLUTION NO. 10-108**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, FINDING THAT ONE OR MORE BLIGHTED AREAS AS DEFINED IN PART III, CHAPTER 163, FLORIDA STATUTES, EXIST IN THE CITY OF FORT LAUDERDALE WITHIN THAT 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; FINDING THAT REHABILITATION, CONSERVATION, REDEVELOPMENT OR A COMBINATION OF SUCH ACTIVITIES IN SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY, MORALS AND WELFARE OF THE RESIDENTS OF THE CITY OF FORT LAUDERDALE; DECLARING A NEED FOR A COMMUNITY REDEVELOPMENT AGENCY; DECLARING THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE TO BE THE COMMUNITY REDEVELOPMENT AGENCY FOR THE MIDDLE RIVER-SOUTH MIDDLE RIVER-SUNRISE BOULEVARD COMMUNITY REDEVELOPMENT AREA; AND PROVIDING FOR 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, 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, known 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 "MSS CRA"; and

WHEREAS, such area qualifies as a "blighted area" as that term is defined in Section 163.340(8), Florida Statutes, to include an area in which there are a substantial number of slum, deteriorated or deteriorating structures and conditions which endanger life or property by fire or other causes or one or more specified factors which substantially impairs or arrests the sound growth of a municipality and is a menace to the public health, safety morals or welfare in its present condition and use; 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, accordingly, the City Commission desires to declare blighted the Middle River-South Middle River- Sunrise Boulevard Redevelopment Area and wishes to pursue community redevelopment activities in the area described herein pursuant to the provisions of the Community Redevelopment Act; 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 now desires to withdraw the request to Broward County to expand the boundaries of the NPF CRA and instead request 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, the notices required by Section 163.346, Florida Statutes, have been timely published or mailed in accordance with said statute;

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 City Commission of the City of Fort Lauderdale, Florida, does hereby find, based on the information presented to the City Commission in a public meeting that one or more blighted areas as defined in Part III, Chapter 163, Florida Statutes exist within the 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, legally described and depicted on Exhibit 1, attached hereto and incorporated herein (the "Middle River-South Middle River- Sunrise Boulevard Community Redevelopment Area").

SECTION 3. That the City Commission of the City of Fort Lauderdale, Florida, further finds and determines that rehabilitation, conservation, redevelopment or a combination thereof is necessary in the interest of the public health, safety, morals and welfare of the residents of the City of Fort Lauderdale, Florida.

SECTION 4. That as a result of the finding of the existence of one or more blighted areas in Section 2 hereof and the necessity for rehabilitation, conservation or redevelopment, or combination thereof, in Section 3 hereof, the City Commission does hereby declare the City Commission of the City of Fort Lauderdale, Florida, to be the Community Redevelopment Agency for the Middle River-South Middle River- Sunrise Boulevard Redevelopment Area with all of the rights, powers, duties, privileges and immunities vested in it as provided in Broward County Resolution 89-1132 and City of Fort Lauderdale Resolutions No. 89-90 and No. 89-91 for the purpose of rehabilitating the Middle River-South Middle River- Sunrise Boulevard Redevelopment Area and eradicating conditions blight therein.

SECTION 5. That the City Commission hereby determines that the finding of Middle River-South Middle River- Sunrise Boulevard Redevelopment Area to be blighted area is made for the purpose of determining that community redevelopment in such community redevelopment area may be planned and initiated pursuant to Section 163.360, Florida Statutes, and that there be the adoption of a community redevelopment plan and establishment of the boundaries for the community redevelopment area, as such the City Commission hereby requests from Broward County the requisite powers to create a new community redevelopment area and prepare a community redevelopment plan for the Study Area.

SECTION 6. That the City Commission hereby directs that a copy of the Finding of Necessity Report, a copy of this Resolution and a copy of the notices required by Section 163.346, Florida Statutes, be submitted to Broward County.

SECTION 7. That the City Commission hereby requests that the Broward County Board of Commissioners pass a resolution to withdraw its previous delegation of power to expand the northern boundary of the existing NPF CRA provided in Broward County Resolution 2009-056

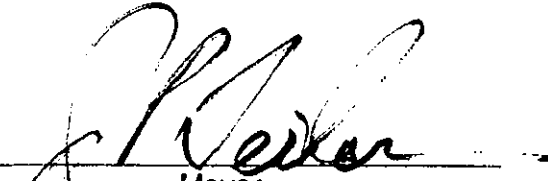
and approve the Finding of Necessity Report for the new Middle River-South Middle River-Sunrise Boulevard Redevelopment Area and the delegation of powers.

SECTION 8. That the City Commission hereby acknowledges that there will be no tax increment financing for the new Middle River-South Middle River- Sunrise Boulevard Community Redevelopment Area from any taxing authority except the City of Fort Lauderdale.

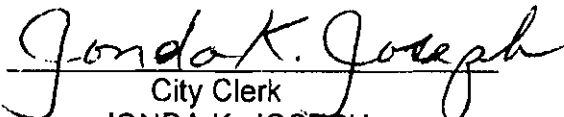
SECTION 9. That the City Clerk is hereby authorized and directed to notify all "taxing authorities" as that term is defined in the Redevelopment Act, of the adoption of this Resolution.

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

ADOPTED this the 20th day of April, 2010.

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

ATTEST:

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



### LEGAL DESCRIPITON

The area to which the findings of necessity will apply 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 SOUTHWESTERLY EXTENSION AND SAID WESTERLY PROPERTY LINE TO THE INTERSECTION WITH THE SOUTH 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 TO THE INTERSECTION WITH THE SOUTH RIGHT 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 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 LINE OF THE "H. C. BROCK'S SUBDIVISION". ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT

Exhibit 1

BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID NORTH LINE AND ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST 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 COAST RAILROAD; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE NORTH RIGHT OF WAY LINE OF NORTH EAST 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 NORTHERLY 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 THE NORTH 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.

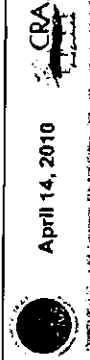
SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

# Middle River - South Middle River - Sunrise Blvd CRA

-  New CRA Boundary
-  Existing CRA
-  FEC Railroad
-  Streets
-  Parcels
-  Water
-  Parks



New CRA and  
Existing CRA map



April 14, 2010

