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RESOLUTION NO. 7350

A RESOLUTION OF NECESSITY, 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 PLANTATION; APPROVING A FLORIDA ATLANTIC UNIVERSITY SLUM AND BLIGHT STUDY; DEFINING THE REDEVELOPMENT AREA; DETERMINING THAT THE REDEVELOPMENT AREA SUFFERS FROM ONE OR MORE INDICATORS OF DEBILITATING BLIGHT; DETERMINING THAT THE REHABILITATION, CONSERVATION, OR REDEVELOPMENT, OR A COMBINATION THEREOF OF THE REDEVELOPMENT AREA IS APPROPRIATE AND CRITICALLY NECESSARY IN THE INTEREST OF PUBLIC HEALTH, SAFETY, MORALS, AND WELFARE OF THE RESIDENTS OF THE CITY; MAKING CERTAIN OTHER REQUIRED FINDINGS AND DETERMINATIONS; AND PROVIDING AN EFFECTIVE DATE THEREFOR.

WHEREAS, the City of Plantation has established a Local Government Safe Neighborhood Improvement District pursuant to Part IV, Chapter 163, *Florida Statutes*, known as the Gateway 7 Development District (hereafter, the "District"); and,

WHEREAS, the Board of Directors of the District promulgated Resolution No. 7193, which determined that property in the District suffered from debilitating blight and requested Broward County to delegate to the City of Plantation the power to create and implement a Community Redevelopment Agency; and,

WHEREAS, the City of Plantation promulgated Resolution No. 7199, which also determined that property within the District suffered from debilitating blight and also requested Broward County to delegate to the City the power to create and implement a Community Redevelopment Agency; and,

WHEREAS, the District commissioned a Slum and Blight Study from Florida Atlantic University's Center for Urban Redevelopment and Empowerment, in order that property within the District could be evaluated so as to determine the extent to which indicators of debilitating blight are present within the District; and,

WHEREAS, on February 20, 1998, the completed Slum and Blight Study was filed with the City Clerk of the City of Plantation and is available for public inspection, such study being entitled "City of Plantation, Florida Gateway7 Development District Gateway 7 Slum and Blight Study"; and,

WHEREAS, the Florida Atlantic University study generally confirms the indicators of slum and blight previously mentioned by the City Governing Body in Resolution No. 7199 and by the District Board of Directors in District Resolution No. 7193;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANTATION, FLORIDA, THAT:

SECTION 1: The City hereby accepts and approves the Florida Atlantic University, Center for Urban Redevelopment and Empowerment, Slum and Blight Study, and hereby makes a determination that the land area of the District, as defined in Attachment "A" to this Resolution, suffers from the following indicators of debilitating blight:

- A substantial number of deteriorated, or deteriorating structures;
- A predominance of defective or inadequate street layout;
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- Unsanitary or unsafe conditions;
- Deterioration of site or other improvements;
- Faulty or inadequate street layout, inadequate parking facilities, or roadways incapable of handling the volume of traffic that flows into or through the area, either at present or following proposed construction;
- Lack of maintenance of improved property;
- Inadequate open space;
- Vacancies in retail, office, and other space; and,
- Unmet potential in sales and property tax revenues.

SECTION 2: The entire Gateway 7 Development District, which includes approximately 400 acres bounded on the north, south, and east by the municipal boundary of the City of Plantation and on the west to the full extent of commercially zoned property (O-PR, B-1P, B-3P, B-4P, B-6P, B-7P, B-7Q, B-8P, and B-8Q) contiguous to and westerly of State Road 7 as of the effective date of City Ordinance No. 1537 and as more particularly shown in the attached Attachment "A" suffers from blighted influences and consequently, is a "blighted area" within the meaning of §163.340(8), Fla. Stat. (1995), and that the rehabilitation, conservation, redevelopment, or combination thereof, is necessary in the interest of public health, safety, morals and welfare. For purposes of this Resolution, the boundaries of the Gateway 7 Development District are the boundaries of the Redevelopment Area for which a Community Redevelopment Agency is needed.

SECTION 3: The conditions of development of debilitating blight are detrimental to the sound growth of the Redevelopment Area, and substantially impair growth within the Redevelopment Area, affect the use, enjoyment, and property outside and inside the Redevelopment Area, and present conditions and uses that are detrimental to the public health, safety, morals and public welfare of the residents of the City. Action must be taken to arrest the debilitating blight and deterioration to erase same, to protect and enhance public expenditures made by the District and the City in the Redevelopment Area, to protect and enhance property values, to encourage and foster revitalization and economic growth, and to increase the peace and safety of residents working or living within or adjacent to the Redevelopment Area.

SECTION 4: The City hereby determines that it is necessary to establish a Community Redevelopment Agency under Part III, Chapter 163, *Florida Statutes*, in order to establish the necessary means by which the debilitating blight can be arrested and erased, and in order to proceed with a redevelopment and revitalization plan for the Redevelopment Area. The City of Plantation expressly finds that it is necessary, appropriate, and timely that a Community Redevelopment Agency be created to carry out community redevelopment purposes of the provisions of Part III, Chapter 163, *Florida Statutes*, and other resolutions, ordinances, and laws that may be utilized to further redevelopment within the Redevelopment Area.

SECTION 5: The City hereby requests the Board of County Commissioners to delegate the exercise of all powers and responsibilities conferred upon Broward County by §163.410, *Fla. Stat.* (1997), the Community Redevelopment Act of 1969 to the City of Plantation for the purpose of establishing a Community Redevelopment Agency for the revitalization of the Gateway 7 Development District.

SECTION 6: This Resolution shall take effect immediately upon passage on second reading by the City Council and signature by the Mayor.

PASSED ON FIRST READING by the City Council this 18 day of March, 1998.

PASSED AND ADOPTED ON SECOND READING by the City Council this 25 day of March, 1998.




MAYOR

ATTEST:



CITY CLERK

G:\WPFILES\JULIE\PLNT\CRA\Resolution of Necessity
3/2/98

APPROVED _____ DATE _____
REQUESTED BY: _____
DEPT. OK: _____
ADMIN. OK: _____
ATTY. OK:  _____
AS TO FORM ONLY