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CITY OF POMPANO BEACH
Broward County, Florida

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, DECLARING CERTAIN ADDITIONAL AREAS LYING ALONG ATLANTIC BOULEVARD BETWEEN NE 18TH AVENUE AND THE BEACH AND ALONG STATE ROAD A1A BETWEEN SE 2ND STREET AND NE 3RD STREET AS BLIGHTED OR AS SLUM AREAS AS DEFINED IN CHAPTER 163, PART III, FLORIDA STATUTES, FINDING AND DECLARING A NEED FOR REHABILITATION OF SUCH AREAS; FINDING A NEED FOR A COMMUNITY REDEVELOPMENT AGENCY; DECLARING THE CITY COMMISSION OF THE CITY OF POMPANO BEACH TO BE THE COMMUNITY REDEVELOPMENT AGENCY FOR THE SAID ADDITIONAL AREA; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to the provisions of Part III of the Community Redevelopment Act of 1969, Florida Statutes, as amended, (sometimes referred to as the "Redevelopment Act"), the City of Pompano Beach may be empowered to formulate a workable program for utilizing appropriate private and public resources to eliminate and prevent the development or spread of slum or blighted areas, to encourage needed community rehabilitation and to provide for the redevelopment of slum and blighted areas; and

WHEREAS, the City Commission of the City of Pompano Beach, Florida, found certain slum and blighted areas as defined in Florida Statutes 163.340 or areas in which there is a shortage of housing affordable to residents of low or moderate income existed in the City of Pompano Beach and accordingly adopted City Resolution No. 81-139 and City Resolution No. 89-45; and

WHEREAS, the new area within the east portion of the City of Pompano Beach, Florida, has been identified and a study has been undertaken and completed to determine if slum or blight conditions, or both exist within such area, hereinafter referred to as the "East Pompano Beach District Area"; and

WHEREAS, a need for rehabilitation, conservation or redevelopment, or a combination thereof, is necessary in East Pompano Beach District Area in the interest of the public health, safety, morals or welfare of the residents of the City of Pompano Beach; and

WHEREAS, the City Commission of the City of Pompano Beach, Florida, has provided for a Community Redevelopment Agency to function in the City of Pompano Beach to carry out the purposes of Chapter 163, Part III, Florida Statutes as provided by City Ordinance No. 89-27; and

WHEREAS, the East Pompano Beach District 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 slum or blighted areas within the East Pompano Beach District Area does not necessarily imply that all properties within the area of the finding are slum or blighted, but 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 exists certain properties within the area described in Section 4 below which are not blighted but which are impacted and affected by the existence of slum, deteriorated or deteriorating structures; and

WHEREAS, accordingly, the City Commission desires to declare blighted the East Pompano Beach District Area and wishes to pursue community redevelopment activities in the area described herein pursuant to the provisions of the Redevelopment Act; and

WHEREAS, pursuant to law, ten (10) days' notice has been given by publication in a paper of general circulation in the City, notifying the public of this proposed resolution and of a public hearing in the City Commission Chambers of the City of Pompano Beach; and

WHEREAS, the City has at least fifteen (15) days before the public hearing, mailed by registered mail, a notice to each taxing authority which levies ad valorem taxes on taxable real property contained within the geographic boundaries of the redevelopment areas notice of the proposed action; and

WHEREAS, a public hearing before the City Commission was held at which hearing the parties in interest and all other citizens so desiring had an opportunity to be and were, in fact, heard; now, therefore,

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, 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 Pompano Beach, Florida, does hereby find, based on the information presented to the City Commission in a public meeting that one or more slum or blighted areas as defined in Part III, Chapter 163, Florida Statutes, exist within the area lying along Atlantic Boulevard between NE 18th Avenue and the beach and along State Road A1A between SE 2nd Street and NE 3rd Street, legally described and depicted on the Exhibit, attached hereto and incorporated herein (the East Pompano Beach District Area").

SECTION 3: That the rehabilitation, conservation and redevelopment or a combination thereof, of such area or areas is necessary in the interests of the public health, safety, morals, and welfare of the residents of the City of Pompano Beach, Florida.

SECTION 4: That there is a need for a Community Redevelopment Agency to function in such area or areas of the City of Pompano Beach, Florida, to carry out the community redevelopment purposes of Chapter 163, Part III, of the Florida Statutes.

SECTION 5: That the City Commission of the City of Pompano Beach does find and declare that the area of the City of Pompano Beach, Florida, more fully described in Exhibit "A" known as the East Pompano Beach District Area, to be a slum and blighted area, as defined by and within the purposes and intent of Florida Statutes, Chapter 163, Part III.

SECTION 6: That as a result of the finding of the existence of one or more slum or blighted areas in Section 5 hereof and the necessity for rehabilitation, conservation or redevelopment, or combination thereof, the City Commission does hereby declare the City Commission of the City of Pompano Beach, Florida, to be the Community Redevelopment Agency for the East Pompano Beach District Area with all of the rights, powers, duties, privileges and immunities vested in it as provided in Ordinance No. 89-27, as amended, adopted by the City Commission of December 20, 1998, for the purpose of rehabilitating the East Pompano Beach District Area and eradicating conditions of slum or blight, or both, therein.

SECTION 7: That the City Clerk and City staff are 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 8: This Resolution shall become effective upon passage.

PASSED AND ADOPTED this 9th day of October, 2001.



WILLIAM F. GRIFFIN, MAYOR

ATTEST:



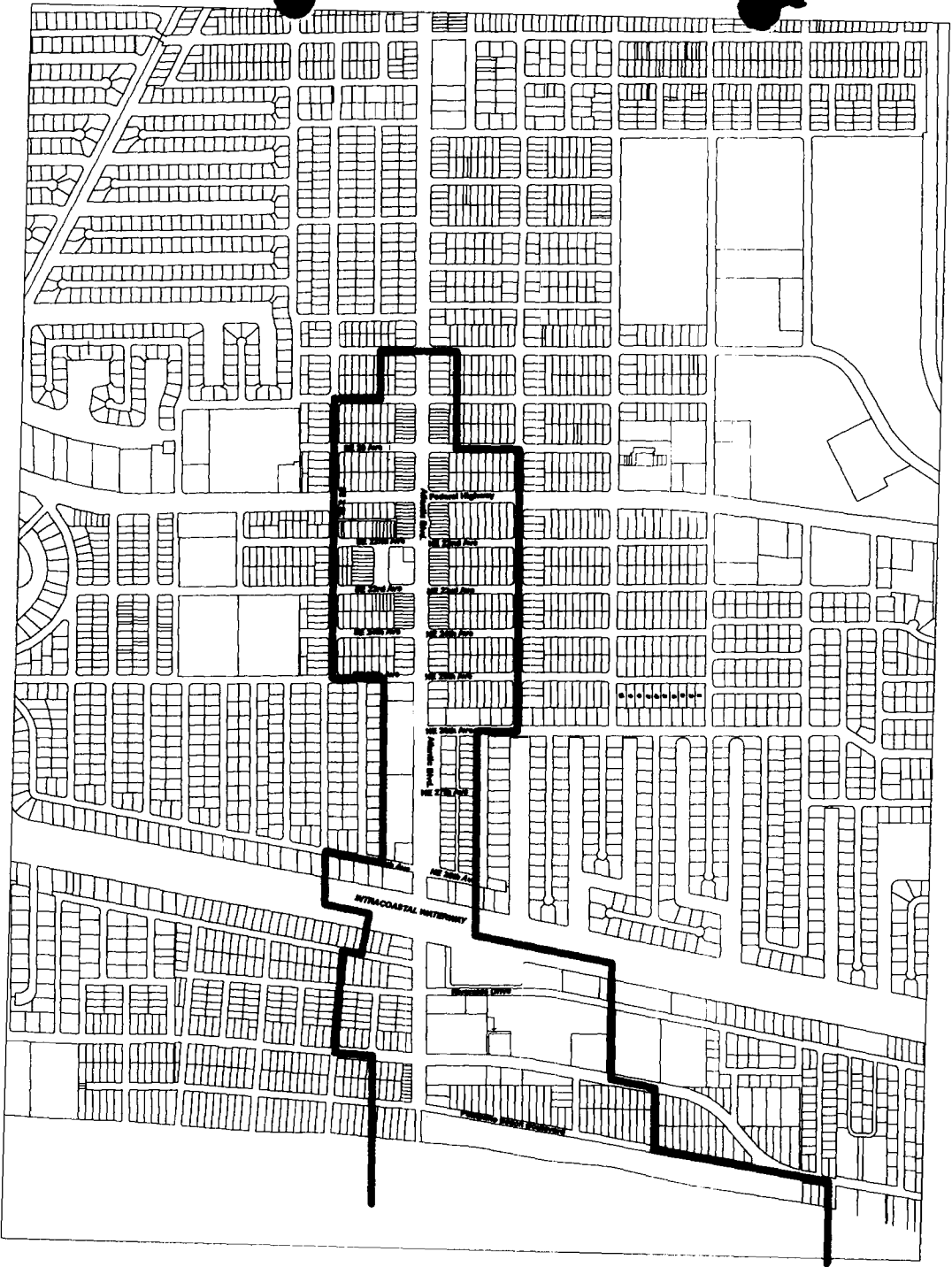
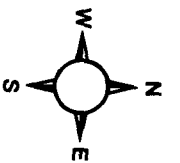
MARY L. CHAMBERS, CITY CLERK

GBL/jrm
8/8/01
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A portion of the S.W. ¼ of the S.W. ¼ of Section 36, Township 48 South, Range 42 East; a portion of Section 31, Township 48 South, Range 43 East; and a portion of the N ½ of Sections 5 and 6, Township 49 South, Range 43 East more particularly described as follows:

Beginning at the intersection of the centerline of N.E. 20th Avenue and the centerline of N.E. 2nd Street; thence easterly along said centerline of N.E. 2nd Street to the centerline of N.E. 26th Avenue; thence southerly along said centerline of N.E. 26th Avenue to the westerly projection of the north right of way line of N.E. 1st Street; thence easterly along said westerly projection and said north right of way line to the centerline of N.E. 28th Avenue; thence southerly along said centerline to the westerly projection of the south line of Lot 3, Block 3, Harbor Village Section A, as recorded in Plat Book 28, Page 34, Broward County Records; thence easterly along said westerly projection and said south line to the centerline of the Intracoastal Waterway; thence northerly along said centerline to the westerly projection of the south line of Seville House Condominium; thence easterly along said westerly projection and said south line to the southeast corner of Seville House Condominium; thence continue easterly to the intersection of the centerline of Riverside Drive and the centerline of N.E. 2nd Street; thence continue easterly along said centerline of N.E. 2nd Street to the centerline of North Ocean Boulevard (S.R. A1A); thence northerly along said centerline of North Ocean Boulevard (S.R. A1A) to the centerline of N.E. 3rd Street; thence easterly along said centerline of N.E. 3rd Street to the centerline of Pompano Beach Boulevard; thence northerly along said centerline of Pompano Beach Boulevard to the westerly projection of the north line of Lot 3, Silver Beach, as recorded in Plat Book 22, Page 32, Broward County Records; thence easterly along said westerly projection and said north line to the west line of the Atlantic Ocean; thence southerly along said west line to the easterly projection of the north line of Lot 5, Block 1, Pompano Beach Blount Brothers Subdivision, as recorded in Plat Book 2, Page 43, Broward County Records; thence west along said easterly projection and said north line to the northwest corner of said Lot 5; thence continue westerly to the northeast corner of Pompano Beach Club North Condominium; thence continue westerly along the north line of said Pompano Beach Club North Condominium to the centerline of South Ocean Boulevard (S.R. A1A); thence southerly along said centerline to the centerline of S.E. 2nd Street; thence westerly along said centerline of S.E. 2nd Street to the centerline of South Riverside Drive; thence northerly along said centerline of South Riverside Drive to the easterly projection of the north line of Lot 6, Block 5, Pompano Beach Park, as recorded in Plat Book 21, Page 20, Broward County Records; thence westerly along said easterly projection and said north line to the centerline of the Intracoastal Waterway; thence southerly along said centerline to the easterly projection of the north line of Lot 4, Block 5, Pompano Beach Estates, as recorded in Plat Book 29, Page 34, Broward County Records; thence westerly along said easterly projection and said north line to the centerline of S.E. 28th Avenue; thence northerly along said centerline to the easterly projection of the north line of Block 1, Pompano Beach Estates; thence west along said easterly projection and said north line to the centerline of S.E. 25th Avenue; thence southerly along said centerline to the centerline of S.E. 2nd Street; thence westerly along said centerline of S.E. 2nd Street to the centerline of S.E. 19th Avenue; thence northerly along said centerline of S.E. 19th Avenue to the easterly projection of the north line of Lots 10 and 11, Block 25, Pinehurst, as recorded in Plat Book 5, Page 13, Broward County Records; thence westerly along said easterly projection and said north line to the centerline of S.E. 18th Avenue; thence northerly along said centerline to the centerline of Atlantic Boulevard (S.R. 814); thence continue northerly along the centerline of N.E. 18th Avenue to the westerly projection of the north line of Lots 17 and 18, Block 11, Pinehurst; thence easterly along said westerly projection and said north line to the northeast corner of said Lot 17; thence continue easterly to the northwest corner of Lot 18, Block 12, Pinehurst; thence continue easterly along the north line of Lots 17 and 18, Block 12, Pinehurst, to the centerline of N.E. 20th Avenue; thence northerly along said centerline to the centerline of N.E. 2nd Street and Point of Beginning.

Said lands situate in the City of Pompano Beach, Broward County, Florida.



CRA Master Plan Redevelopment Area

Prepared By



KEITH and SCHNARS, P.A.
ENGINEERS, PLANNERS, SURVEYORS



Civic Design

— CRA Boundary Line