

**SECTION 30. ECONOMIC AND COMMUNITY DEVELOPMENT SERVICES**

**30.15 SANFORD COMMUNITY REDEVELOPMENT AGENCY**

**30.15.5**

**RESOLUTION NO. 90-R-213**

**SEMINOLE COUNTY, FLORIDA**

**THE FOLLOWING RESOLUTION WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, AT THEIR REGULARLY SCHEDULED MEETING OF JULY 10TH, 1990.**

**WHEREAS**, Seminole County is a political subdivision of the State of Florida which has adopted a Home Rule Charter; and

**WHEREAS**, pursuant to Section 163.410, Florida Statutes (1989), Seminole County may delegate to the governing bodies of municipalities within Seminole County, the exercise of such powers conferred upon Seminole County by Part III, Chapter 163, Florida Statutes (1989), as Seminole County may deem appropriate; and

**WHEREAS**, Section 163.410, Florida Statutes (1989), permits such a delegation to be made subject to such conditions and limitations as Seminole County may impose; and

**WHEREAS**, the City of Sanford, a Florida municipal corporation, has requested that Seminole County delegate to the City of Sanford, pursuant to Section 163.410, Florida Statutes (1989), the right and authority to exercise certain powers conferred upon Seminole County by Part III, Chapter 163, Florida Statutes (1989), such powers to specifically include the power to create a Community Redevelopment Agency as part of the municipal public body or taxing authority, together with all of the necessarily appurtenant responsibilities, rights and authority as a governing body serving as a Community Redevelopment Agency under Part III, Chapter 163, Florida Statutes (1989).

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA,**

That, pursuant to Section 163.410, Florida Statutes (1989), the Board of County Commissioners of Seminole County, Florida, acting for and on the behalf of Seminole County, Florida, hereby delegates to the City of Sanford such authority, rights, and responsibilities conferred upon Seminole County pursuant to Part III, Chapter 163, Florida Statutes (1989), in order to create and establish a Community Redevelopment Agency within its municipal boundaries subject to the conditions and limitations set forth herein.

**BE IT FURTHER RESOLVED**, that the above delegation is subject to the following conditions:

- (a) In accordance with Section 163.410, Florida Statutes (1989), this delegation " ... shall confer only such powers ... as shall be specifically enumerated in [this] ... delegating resolution."



(b) The power delegated herein is the authority to create a Community Redevelopment Agency relating only to the property (the "Community Development Area") described in Exhibit "A" hereto (hereinafter referred to as "Seminole Properties") which properties relate to a proposed multi-use Development of Regional Impact shopping mall development ("Seminole Towne Center") on the 213.7± acres of property located in Northwestern Seminole County.

(c) No Seminole County tax revenues, equivalent revenues, or any other County funds of any kind shall be used in any way to fund the Community Redevelopment Agency created by the City of Sanford nor any of said Agency's programs or projects. The City of Sanford may pledge its revenues to the Agency, but in no event shall pledge or assert any interest in any Seminole County revenues or funds.

(d) If the City of Sanford has not created and established the Community Redevelopment Agency on or before June 30, 1994; then the delegation set forth in this Resolution shall be deemed terminated and shall be of no further force or effect.

(e) If the development order for the aforementioned Development of Regional Impact is not final pursuant to Section 380.06, Florida Statutes (1989), on or before June 30, 1991, including, but not limited to, the required transportation improvements as set forth in Exhibit "B" hereto; then the delegation set forth in this Resolution shall be of no further force or effect.

(f) Any proposed additional projects or any proposed expansion of the Community Redevelopment Area shall require that the City of Sanford seek and request an additional delegating resolution from Seminole County and, to that end, this delegating resolution shall not be deemed or construed, in any way, as a general delegation by Seminole County nor a pledge of any Seminole County funds or revenues to be used by the Community Redevelopment Agency or within the Community Redevelopment District.

(g) Neither the City of Sanford nor the Community Redevelopment Agency shall contest or challenge any provision, term or condition of this Resolution.

(h) The City of Sanford shall hold harmless and indemnify the County for and against any losses or claims of any type or nature whatsoever resulting in any way from the creation of the Community Redevelopment Agency and all activities of any type or nature of or by the Community Redevelopment Agency.

**BE IT FURTHER RESOLVED**, that any action by the City of Sanford or the contemplated Community Redevelopment Agency in conflict with the limitations and requirements stated herein shall immediately revoke and rescind the authorization and delegation to the full extent made in this Resolution.

**BE IT FURTHER RESOLVED**, that if a Community Redevelopment Agency is created by the City Commission of the City of Sanford and regardless of whether or not said City Commission acts as the governing body of the Community Redevelopment Agency, and thereafter such the Community Redevelopment Agency, on or before December 31, 1994, designates Seminole Properties as a Community Redevelopment Area, then the Community Redevelopment Agency may issue redevelopment revenue bonds with terms of up to 15 years on or before December 31, 1995, pursuant to Section



163.385, Florida Statutes (1989). Said bonds shall be issued to accomplish up to SIX MILLION THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$6,300,000.00) of improvements as set forth in Exhibit "C" hereto. This authorization and the delegation set forth in this Resolution shall expire on January 1, 1995, if at least 51% of the Seminole Properties has not been designated by the Community Redevelopment Agency as a Community Redevelopment Area prior to January 1, 1995, and further shall expire on January 1, 1996, if said Community Redevelopment Area has not issued redevelopment revenue bonds, as contemplated above, prior to January 1, 1996.

**BE IT FURTHER RESOLVED** that this delegation is made at the request of the City of Sanford and shall not be construed to represent any required finding or action under Chapter 163, Florida Statutes (1989), (except as to Seminole County's consent that the City of Sanford may create a Community Redevelopment Agency pursuant to the terms and conditions hereof) relative to the creation of community redevelopment agencies or areas.

**BE IT FURTHER RESOLVED** that if any clause, paragraph, provision, sentence, term, condition or part of this Resolution is found to be invalid, inoperable, unconstitutional, unenforceable or otherwise contrary to law; then this entire Resolution shall be of no force, effect or meaning and, to that end, this Resolution is non-severable.

**ADOPTED** this 10th day of July, 1990.

\*Note: Exhibit A, B and C are on record with the Clerk of the Circuit Court.

**AUTHORITY:** Resolution 2008-R-236 adopted October 28, 2008  
Resolution 2010-R-26 adopted January 26, 2010  
Resolution 2012-R-107 adopted June 12, 2012