

ORDINANCE 2026-06

AN ORDINANCE OF THE CITY COIUNCIL OF THE CITY OF COLEMAN, FLORIDA, AMENDING ORDINANCE NO. 2003-1; MODIFYING THE BOUNDARY OF THE COMMUNITY REDEVELOPMENT AREA; CONFIRMING COMPLIANCE WITH PART III, CHAPTER 163, FLORIDA STATUTES; PROVIDING FOR CONTINUED USE OF TAX INCREMENT FINANCING; AFFIRMING THE REDEVELOPMENT TRUST FUND THROUGH THE SUNSET YEAR 2033; REQUIRING ANNUAL REPORTING AND AUDITS; PROVIDING FOR SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Coleman, Florida, adopted Resolution No. 2003-01 and Ordinance No. 2003-1 establishing a Community Redevelopment Agency, a Community Redevelopment Area (CRA), and a Redevelopment Trust Fund, pursuant to the provisions of Chapter 163, Part III, Florida Statutes; and

WHEREAS, the Community Redevelopment Agency and Redevelopment Plan were created to address conditions of blight, economic distress, and infrastructure deficiency throughout the municipality and were based on findings documented in the 2003 Finding of Necessity Report; and

WHEREAS, since adoption, the CRA has not undergone any modifications to its boundary area or statutory framework, despite contractions and additions of parcels, and continued oversight is necessary to ensure its compliance with updated State requirements and evolving local needs; and

WHEREAS, the Florida Legislature adopted CS/SB 110 (2024), amending §163.3755, Florida Statutes, and requiring all CRAs in existence prior to October 1, 2025 to demonstrate ongoing necessity, performance, and alignment with statutory requirements; and

WHEREAS, in 2025, the City conducted an updated Finding of Necessity Study and adopted a new resolution affirming that blight continues to exist in a more focused geographic area, consistent with §163.355 and §163.340(8), Florida Statutes; and

WHEREAS, The City has prepared an updated Community Redevelopment Plan and titled "Community Redevelopment Area Revitalization Strategy 2025 (CRA RS 2025)" to address current conditions, update redevelopment strategies, and redefine the CRA; and

WHEREAS, the revised CRA and CRA RS 2025 Plan complies with the requirements of §163.360 and §163.362, Florida Statutes, and will guide reinvestment efforts within the newly defined CRA area through the year 2033;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Coleman, Florida, as follows:

SECTION 1: LEGISLATIVE FINDINGS AND INTENT; PURPOSE.

The purpose of this Ordinance is to amend Ordinance No. 2003-1 by redefining the official boundary of the Community Redevelopment Area, affirming the updated Community Redevelopment Plan (CRA RS 2025), and confirming continued compliance with Chapter 163, Part III, Florida Statutes, including updated statutory provisions requiring performance reporting and boundary evaluation.

SECTION 2. AUTHORITY.

Pursuant to Article VIII, Section 2 of the Florida Constitution and Sections 166.021 and 163.360–163.387 of the Florida Statutes, the City Council of the City of Coleman has the authority to amend its ordinances, including those establishing or modifying a Community Redevelopment Area and associated policies.

SECTION 3. CONTINUED USE OF TAX INCREMENT FINANCING

The City of Coleman shall continue to use Tax Increment Financing (TIF) to support redevelopment activities within the revised CRA. Up to ninety-five percent (95%) of the increment revenue generated from participating taxing authorities shall be deposited annually into the Redevelopment Trust Fund, to be expected in accordance with the CRA RS 2025 Plan and Chapter 163, Florida Statutes.

SECTION 4. REPORTING AND PERFORMANCE REQUIREMENTS.

The City of Coleman continues to comply with annual reporting and audit requirements as prescribed in Sections 163.371, Florida Statute, including public disclosures, performance measurement, and audit compliance through the CRA's statutory sunset year of 2033.

SECTION 5. CONFLICTS AND REPEALER.

This Ordinance shall be cumulative of all provisions of the Ordinances of the City, except where the provisions of this Ordinance are in direct conflict with the provisions of another Ordinance, in which event all Ordinances or parts thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 6. SEVERABILITY.

If any section, sentence, phrase, word, or portion of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to impair the validity or effect of any other action or part of this Ordinance.

SECTION 7. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon enactment.

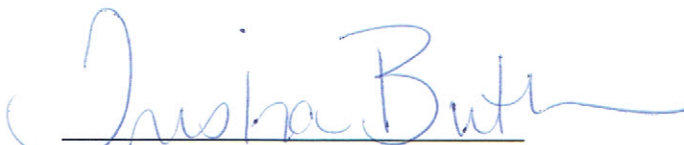
PASSED AND ENACTED this 13th day of April, 2026.

**CITY COUNCIL OF THE CITY OF
COLEMAN, FLORIDA**



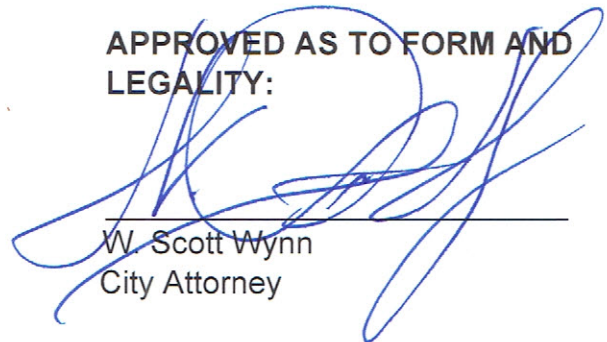
Charles Felton, Mayor Pro Tem

ATTEST:



Trisha Butler
Public Service Director

**APPROVED AS TO FORM AND
LEGALITY:**



W. Scott Wynn
City Attorney