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PART ONE: BACKGROUND

I. GENERAL DESCRIPTION OF THE COMMUNITY REDEVELOPMENT AREA

A. AUTHORITY TO UNDERTAKE COMMUNITY REDEVELOPMENT

This document has been prepared under the direction of the City of Palmetto Community Redevelopment Agency in accordance with the Community Redevelopment Act of 1969, F.S. 163, Part III. In recognition of the need to prevent and eliminate slum and blighted conditions within the community, the Community Redevelopment Act confers upon counties and municipalities the authority and powers to carry out "Community Redevelopment." For the purposes of this Community Redevelopment Plan, the following definition, taken from the Florida Statutes, shall apply:

"Community Redevelopment" or "Redevelopment" means undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area, or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan.

The ability of a county or municipality to utilize the authority granted under the Act is predicated upon the adoption of a "Finding of Necessity" by the governing body. This finding must demonstrate that:

1. One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in the county or municipality; and,
2. The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of such county or municipality.

B. CREATION OF THE COMMUNITY REDEVELOPMENT AGENCY

Upon a "Finding of Necessity" by the governing body and upon further finding that there is a need for a Community Redevelopment Agency to function in the county or municipality to carry out community redevelopment purposes, any county or municipality may create a public body corporate and politic to be known as a "Community Redevelopment Agency." The Agency shall be constituted as a public instrumentality, and the exercise by the Agency of the powers conferred by F.S. Chapter 163, Part III shall be deemed and held to be the performance of an essential public function.

The City of Palmetto City Council established the Palmetto Community Redevelopment Agency on November 4th, 1985, with the adoption of Ordinance 259. The organizational structure of the agency was also established at that time. It consists of a board of five commissioners appointed by the City Council. The term of office of the board members is four years. A vacancy occurring during a term is filled for the unexpired term.

C. POWERS OF THE COMMUNITY REDEVELOPMENT AGENCY

As authorized by the Community Redevelopment Act, a wide variety of powers are available to the City of Palmetto to carry out redevelopment activities. While most of these powers may be delegated to a Community Redevelopment Agency, others may not. These powers, which continue to vest in the City Commission, are as follows:

1. The power to determine an area to be a slum or blighted area, or combination thereof; to designate such areas appropriate for community redevelopment; and to hold a public hearing with respects thereto.
2. The power to grant final approval to community redevelopment plans and modifications thereof.
3. The power to authorize the issuance of revenue bonds as set forth in Section 163.385, Florida Statute (1983), as amended.
4. The power to approve the acquisition, demolition, removal, or disposal of property as provided in Section 163.370 (3), Florida Statutes (1983), as amended and the power to assume the responsibility to bear loss as provided in Section 163.370 (3), as amended.

On November, 21th, 1994, the City Council adopted City Ordinance No. 526 which delegated the following power to the CRA:

1. To make and execute with any entity or individual contracts and other instruments necessary or convenient to the exercise of its powers under this part;
2. To disseminate slum clearance and community redevelopment information;
3. Acquisition of a slum area or a blighted area or portion thereof within the Area;
4. Demolition and removal of buildings and improvements located within the Area;
5. Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, public areas of major hotels that are constructed in support of convention centers, including meeting rooms, banquet facilities, parking garages, lobbies, and passageways, and other improvements necessary for carrying out in the Area the community redevelopment objectives in accordance with the Plan;
6. Disposition of any property acquired in the Area at its fair value for uses in accordance with the Plan;

7. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the Plan;
8. Acquisition of real property in the Area which, under the Plan, is to be repaired or rehabilitated for dwelling use or related facilities, repair or rehabilitation of the structures for guidance purposes, and resale of the property;
9. Acquisition of any other real property in the Area when necessary to eliminate unhealthful, unsanitary, or unsafe conditions; lessen density; eliminate obsolete or other uses detrimental to the public welfare; or otherwise to remove or prevent the spread of blight or deterioration or to provide land for needed public facilities;
10. Acquisition, without regard to any requirement that the area be a slum or blighted area, of air rights in an area consisting principally of land in highways, railway or subway tracks, bridge or tunnel entrances, or other similar facilities which have a blighting influence on the surrounding area and over which air rights sites are to be developed for the elimination of such blighting influences and for the provision of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income;
11. Construction of foundations and platforms necessary for the provision of air rights sites of housing (and related facilities and uses) designed specifically for, and limited to, families and individuals of low or moderate income;
12. To provide, or to arrange or contract for, the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with a community redevelopment; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements; and to agree to any conditions that it deems reasonable and appropriate which are attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the undertaking or carrying out of a community redevelopment and related activities, and to include in any contract let in connection with such redevelopment and related activities provisions to fulfill such of the conditions as it deems reasonable and appropriate;
13. To enter into any building or property in the Area in order to make inspections, surveys, appraisals, soundings, or test borings and to obtain an order for this purpose from a court of competent jurisdiction in the event entry is denied or resisted;
14. To acquire by purchase, lease, option, gift, grant, bequest, devise, eminent domain, or otherwise any real property (or personal property for its administrative purposes), together with any improvements thereon; except that the Agency may not exercise any power of eminent domain unless the exercise has been specifically approved by the City Council; to hold, improve, clear, or prepare for redevelopment any such property;

15. To mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real property within the Area;
16. To insure or provide for the insurance of any real or personal property or operations of the Agency against any risks or hazards, including the power to pay premiums on any such insurance;
17. To invest any community redevelopment funds held in reserves or sinking funds or any such funds not required for immediate disbursement in property or securities in which savings banks may legally invest funds subject to their control and to redeem such bonds as have been issued pursuant to s. 163.385 at the redemption price established therein or to purchase such bonds at less than redemption price, all such bonds so redeemed or purchased to be canceled;
18. To borrow money and to apply for and accept advances, loans, grants, contributions, and any other form of financial assistance from the Federal Government or the state, county, or other public body or from any sources, public or private, for the purposes of this part and to give such security as may be required and to enter into and carry out contracts or agreements in connection therewith; and to include in any contract for financial assistance with the Federal Government for or with respect to community redevelopment and relate activities such conditions imposed pursuant to federal laws as the county or municipality deems reasonable and appropriate which are not inconsistent with the purposes of this part;
19. Within the Area, to make or have made all surveys and plans necessary to the carrying out of the purposes of the Plan; to contract with any person, public or private, in making and carrying out such plans; and to adopt or approve, modify, and amend such plans, which plans may include, but are not limited to plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements, plans for the enforcement of state and local laws, codes, and regulations relating to the use of land within the Area and the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements within the Area;
20. Obtain appraisals, title searches, surveys, studies, and other plans and work necessary to prepare for the undertaking of community redevelopment and related activities within the Area;
21. To develop, test, and report methods and techniques, and carry out demonstrations and other activities, for the prevention and the elimination of slums and urban blight and developing and demonstrating new or improved means of providing housing for families and persons of low income;
22. To apply for, accept, and utilize grants of funds from the Federal Government for such purposes;

23. To prepare plans for and assist in the relocation of persons (including individuals, families, business concerns, nonprofit organizations, and others) displaced from the Area and to make relocation payments to or with respect to such persons for moving expenses and losses of property for which reimbursement or compensation is not otherwise made, including the making of such payments financed by the Federal Government;
24. To appropriate and present, on an annual basis, to the City Council for City Council's approval, such funds and make such expenditures pursuant to said adopted budget, to carry out the proposes of this part; to zone or rezone any part of the Area or make exceptions from building regulations, and to enter into agreements with a housing authority, which agreements may extend over any period, notwithstanding any provision or rule of law to the contrary, respecting action to be taken by such county or municipality pursuant to any of the powers granted by this part;
25. To close, vacate, plan, or replan streets, roads, sidewalks, ways, or other places and to plan or replan any part of the Area;
26. Within the Area, to organize, coordinate, and direct the administration of the provisions of the Plan in order that the objective of remedying slum and blighted areas and preventing the causes thereof within the Area may be most effectively promoted and achieved and to establish such new office or offices of the City or to reorganize existing offices in order to carry out such purpose most effectively; and
27. To exercise all or any part or combination of powers herein granted.

The following projects may not be paid for or financed by increment revenues:

1. Construction or expansion of administrative buildings for public bodies or police and fire buildings, unless each taxing authority agrees to such method of financing for the construction or expansion;
2. Installation, construction, reconstruction, repair or alteration of any publicly owned capital improvements or projects which are not an integral part of or necessary for carrying out the community redevelopment plan if such projects or improvements are normally financed by the governing body with user fees or if such projects or improvements would be installed, constructed, reconstructed, repair or altered within 3 years of the approval of the community redevelopment plan by the governing body pursuant to a previously approved public capital improvement or project schedule or plan of the governing body which approved the community redevelopment plan; and
3. General government operating expenses unrelated to the planning and carrying out of a community redevelopment plan.

With the approval of the City Council, the Agency may:

1. Prior to approval of any modifications of the Plan, acquire real property in a community redevelopment area, demolish and remove any structures on the property, and pay all costs related to the acquisition, demolition, or removal, including any administrative or relocation expenses;
2. Assume the responsibility to bear any loss that may arise as the result of the exercise of authority under this subsection, in the event that the real property is not made part of the community redevelopment area; and
3. Expend any monies that have not been previously approved as allocated in any year's annual budget of the Agency.
4. Notwithstanding any powers granted herein to the Agency, the City Council shall continue to retain the following powers:
 5. The power to determine an area to be a slum or blighted area, or combination thereof; to designate such area as appropriate for community redevelopment; and to hold any public hearings required with respect thereto;
 6. The power to grant final approval to community redevelopment plans and modifications thereof;
 7. The power to authorize the issuance of revenue bonds as set forth in s. 163.385, Florida Statutes; and
 8. The power to approve the acquisition, demolition, removal, or disposal of property as provided in s. 163.370(3), Florida Statutes, and the power to assume the responsibility to bear loss as provided in s. 163.370(3), Florida Statutes.

D. THE COMMUNITY REDEVELOPMENT AREA

Pursuant to State Statutes, a community redevelopment area must be a slum area, a blighted area, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly. The City of Palmetto is approximately 3,528 acres[1]. The City of Palmetto Community Redevelopment Agency, which at present is approximately 1,050 acres, generally consists of the older central core of the city which had become deteriorated due to age, obsolescence, and the lack of investment. The CRA is approximately 29.76% of the City. While parts of the area have been revitalized as a result of community redevelopment efforts over the years, many areas still suffer from blighted conditions. Unfortunately, a deteriorating area is self propagating, and as conditions worsen, residents and private businesses become less willing to put financial resources into the area. It is this cycle which severely limits the ability of private enterprise to stop the spread of slum and blight without public assistance. TABLE #1: CRA BOUNDARY BY CITY ORDINACE identifies the

established CRA Area through the past actions of the City of Palmetto. (All acreage is approximate)

TABLE #1: CRA BOUNDARY BY CITY ORDINANCE

AREA DESIGNATION	ACREAGE	%CITY	% CRA
City of Palmetto	3528	--	--
AREA A	537.253	0.15	0.51
AREA B	45.33	0.0128	0.04
AREA C	19.935	0.0057	0.02
AREA D	447.455	0.1268	0.43
Total CRA	1049.973	0.2976	--

- A "Finding of Necessity" for the initial 537.253 acre Palmetto Community Redevelopment Area, designated as AREA A, was adopted by City Commission Ordinance No. 259 on November 4th, 1985.
- A "Finding of Necessity" for an additional 45.33 acres, designated as AREA B, was adopted by City Council Ordinance No. 323 on August 17th, 1987.
- A "Finding of Necessity" for an additional 19.935 acres, designated as AREA C, was adopted by City Council Ordinance No. 330 on February 25th, 1988.
- A "Finding of Necessity" for a final 447.455 acres, designated as AREA D, was adopted by City Council Ordinance No. 555 on March 19th, 1996.

The overall boundaries of the Community Redevelopment Area are shown graphically in MAP#1: BOUNDARIES AND CHRONOLGY OF THE GEOGRAPHIC CRA and by legal description in APPENDIX A: LEGAL DESCRIPTION. A copy of each "Finding of Necessity" is found in APPENDIX B: FINDINGS OF NECESSITY.

E. THE COMMUNITY REDEVELOPMENT PLAN

All public redevelopment activities expressly authorized by the Community Redevelopment Act and funded by tax increment financing must be in accordance with a redevelopment plan which has been approved by the City Commission. Like the City's Comprehensive Plan, the Community Redevelopment Plan is an evolving document which must be evaluated and amended on a regular basis in order to accurately reflect changing conditions and community

objectives. All redevelopment financed by tax increment revenues shall be completed no later than thirty (30) years following the adoption of this amendment to the plan.

[1] Palmetto CRA GIS was used to determine City of Palmetto and CRA geographic acreage.

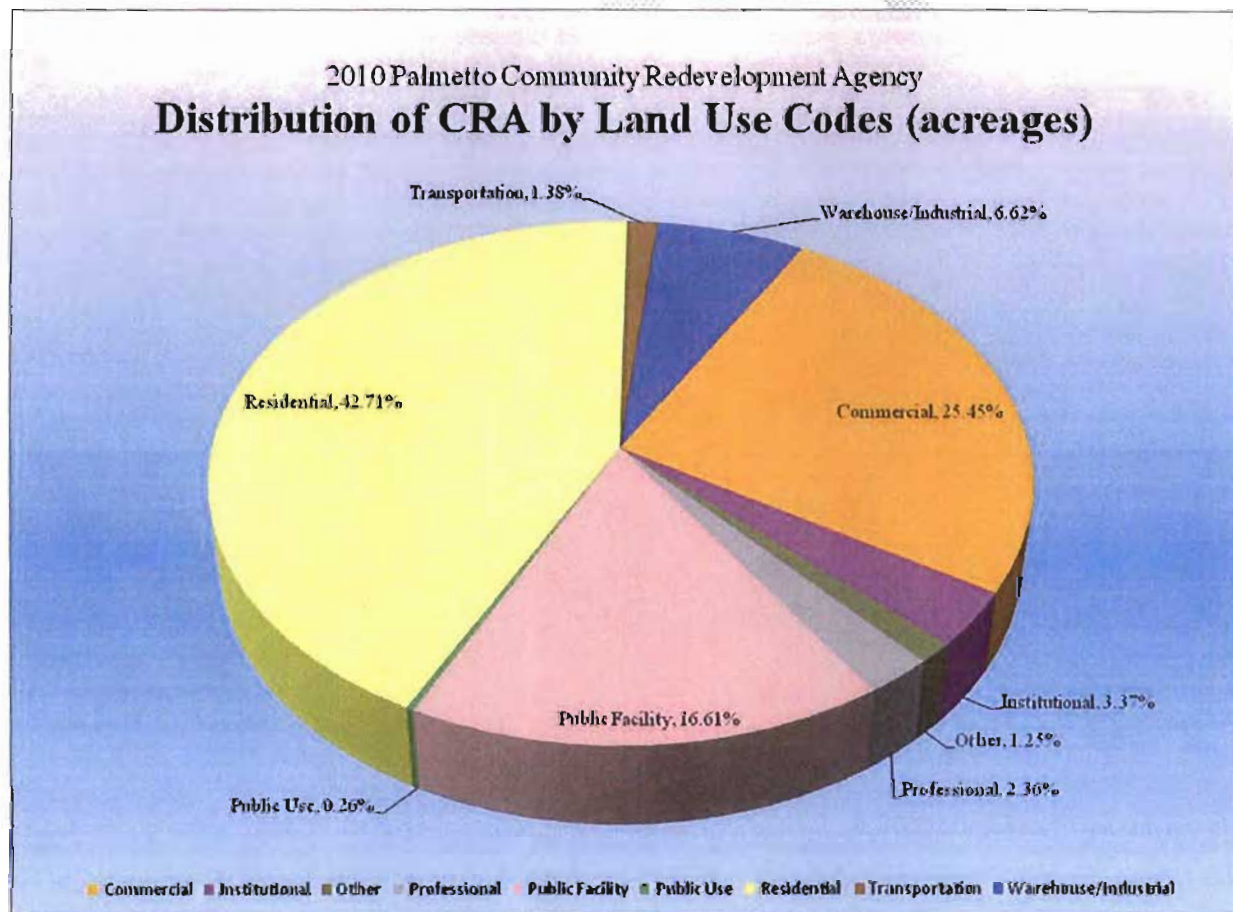


PART TWO: EXISTING CONDITIONS

I. GENERAL DESCRIPTION OF THE COMMUNITY REDEVELOPMENT AREA

A. Existing Land Use

Existing land uses in the Community Redevelopment Area follow patterns of historical development activity, and the requirements of existing and past zoning districts. There are approximately 1,050 acres of land within the Community Redevelopment Area, including public rights-of-way. In order to visualize land usage in the CRA, the Agency, with the assistance of the City's planner regrouped the Florida Department of Revenue (DOR) Land Use Codes (LUC) into 9 groups. A table is provided in APPENDIX C: LAND USE GROUPING TABLE that identifies the DOR LUC's used in the CRA and their group assignments. CHART #1: PERCENTAGE OF CRA BY LAND USE lists the groups and the percentage of the CRA area that they occupy.

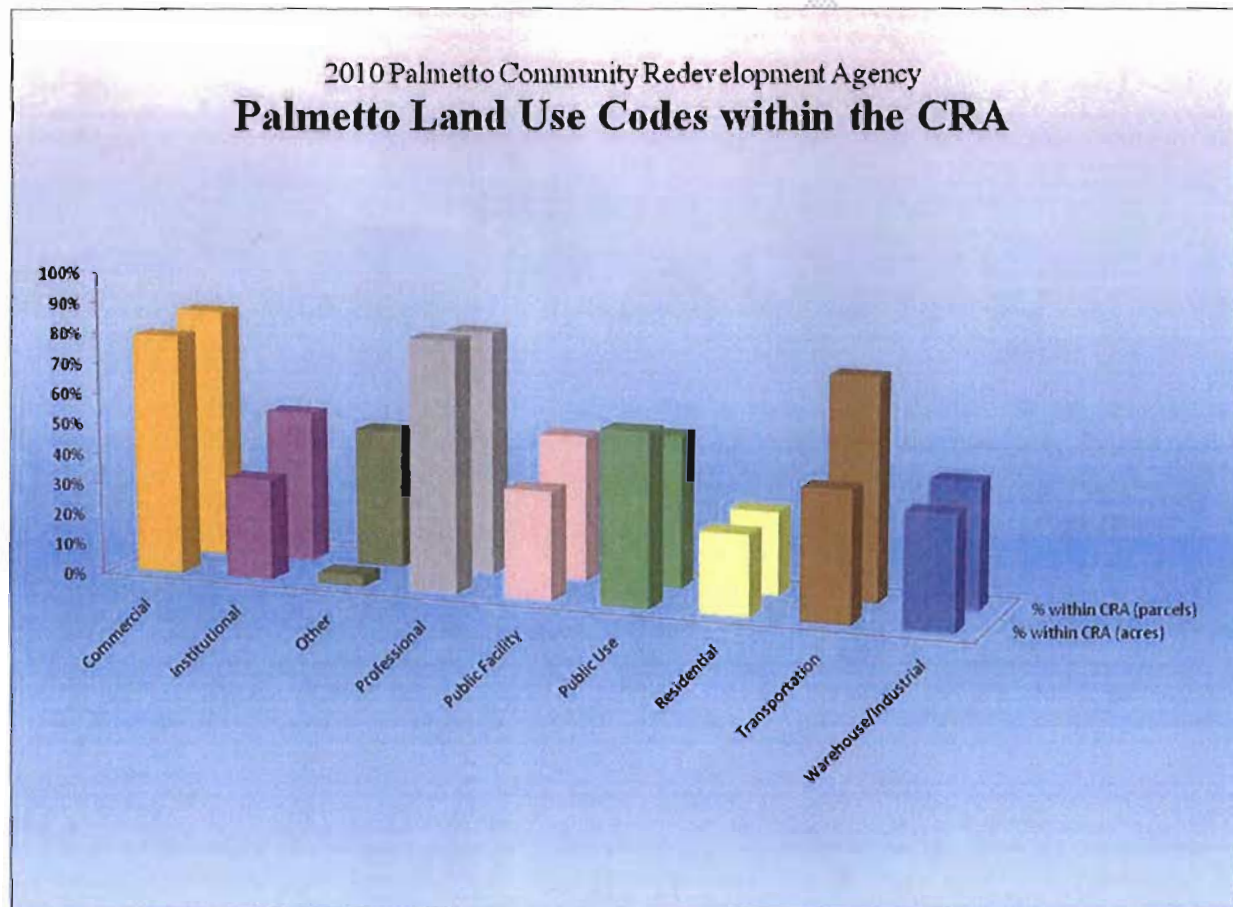


Aggregate analysis

The grouped generalized pattern of existing land use is geographically depicted in MAP 2: PALMETTO CRA GENERALIZED GROUPED LAND USE MAP. In review of this map the following inferences can be made:

The existing uses of institutional, public, other, professional, public use, and transportation are variable across the face of the CRA District, there are clusters of these uses spread in various geographic areas.

The existing uses of commercial, industrial, residential and public facility all have distinct patterns. For instance, commercial is generally found adjacent to the major roads such as US 301, US 41, US BUS 41/8th St W and 10th St E and 10th St W while industrial is clustered in the northeast area and residential is highly concentrated in the southeastern and the northwest areas of the CRA.



From these inferences, it appears that the land use development of the CRA occurred in a primarily random manner with little evidence of macro-planning. Most of the past individual land use decisions were based on a variety of factors including economics, geographic need, politics and simple randomness. From this aggregated view of the existing area, each LUC may be stratified and chronologized for a more focused analysis.

Commercial Analysis

Commercial land use accounts for 25.46% of the CRA area by acreage and 13.50% by parcel count. According to MAP 3: PALMETTO CRA COMMERCIAL LAND USE CHRONOLOGY in APPENDIX D: CHRONOLOGICALLY STRATIFIED LAND USE MAPS OF THE CRA, The Old Main Street and Original Riverside Dock Area was the nucleus for the oldest (1880 to

1990) of Commercial development. The data relates that an this trend slowly spread out until the CSX railroad tracks were established. This cheaper form of transportation drew heavy commercial development to the east, while the more light commercial remained downtown and by the water (1951 to 1960). The newest Commercial (2001 to Present) tends to gravitate toward certain vehicular transportation corridors such as 8th Avenue West (US Business 41) 10th Avenue West (Old Main Street), 10th Street West (Hwy 301) and US 41. In addition to visual analysis of Map 3, a development-over-time chart analysis yields interesting results. Generally, the peaks in commercial development within the CRA follow national economic trends. The boom times of the 1920's is follow by the bust of the Great Depression in the 1930's. Followed by the boom during the 1950's and bust of the 1970's. Next the economic growth during the 1980's and recession of the 1990's. The 2000's to the present represent an interesting time in Palmetto's development. The overall number of parcels developed fell while the acres developed rose. This is due to the opening of a Wal-Mart on 508 10th Street East. The Wal-Mart occupies 31.005 acres on a single parcel. This explains the sharp climb in acres developed while the number of total parcels developed fell.

Institutional Analysis

Institutional land use accounts for 3.37% of the CRA area by acreage and 3.12% by parcel count. As displayed in MAP 4: PALMETTO CRA INSTITUTIONAL LAND USE CHRONOLOGY in APPENDIX D: CHRONOLOGICALLY STRATIFIED LAND USE MAPS OF THE CRA and according to spatial autocorrelation analysis (Moran's I) and visual interpretation of mapped features Institutional lands do not fit the requirements for a definite pattern of geographic development. Although, when the Institutional development is displayed using the development-over-time chart the previously identified pattern of boom-bust times is evident. The Institutional development has a spike similar to the commercial development spike of the 2000's. This is due to the building of Manatee School of the Arts at 700 Haben Boulevard. The school is built onto a single parcel and occupies 8.314 acres thus spiking the total institutional acres built and only increasing the total parcels developed by one. The boom-bust pattern corresponds to the general national economic trends and the pattern of development within Palmetto as a whole.

Other Analysis

Other land use accounts for 1.25% of the CRA area by acreage and 1.34% by parcel count. As displayed in MAP 5: PALMETTO CRA OTHER LAND USE CHRONOLOGY in APPENDIX D: CHRONOLOGICALLY STRATIFIED LAND USE MAPS OF THE CRA and according to spatial autocorrelation analysis (Moran's I) and visual interpretation of mapped features Other lands do not fit the requirements for a definite pattern of geographic development. Furthermore the sparse count (9) and acreage (4.838) of Other features does not represent a viable statistical sample from which to draw logical inferences. It is of note that when viewing the development-over-time chart of Other lands, the development pattern does not follow the boom-bust pattern displayed by the general economic trend of Palmetto. For instance, there is no Other development from 1981 forward, a time when the majority of Palmetto is experiencing substantial growth. In addition, the max value of three parcels developed in a decade and several decades with zero Other development creates a chart with substantial and visually misleading peaks and valleys.

Professional Analysis

Professional land use accounts for 2.33% of the CRA area by acreage and 2.36% by parcel count. As displayed in MAP 6: PALMETTO CRA PROFESSIONAL LAND USE CHRONOLOGY in APPENDIX D: CHRONOLOGICALLY STRATIFIED LAND USE MAPS OF THE CRA, using spatial autocorrelation analysis (Moran's I) and visual interpretation of mapped features Professional lands do not fit the requirements for a definite pattern of geographic development. Although, when Professional development is displayed using the development-over-time chart the previously identified pattern of boom-bust times is evident. Contrary to our previous chart analysis once the Professional development enters the 1971 decade forward it deviates from the preceding development pattern of bust in the 1970's, boom in the 1980's and boom in the 2000's to present. Professional development booms during decades when other development busts and vice versa. There are several factors which could contribute to this inverse of development. The most likely explanation for the inverse Professional development trend is that the development is random in terms of civic planning and geographic location. A second likely explanation for the abnormal development trend is the lack of viable sample size. Finally, Professional development is primarily comprised of one or two story office buildings and it stands to reason that during difficult economic times professional companies and/or individuals would aggregated together in a single building in order to reduce operating costs. This would correspond to the increase in development of professional parcels during the otherwise bleak economic decade of the 1970's and the lack thereof in the boom times of the 1990's. The previous explanations are purely hypothetical and would require additional research which is outside the scope of this project to prove or disprove.

Public Facility Analysis

Public facilities accounts for 16.61% of the CRA area by acreage and 4.20% by parcel count. According to MAP 7: PALMETTO CRA PUBLIC FACILITY LAND USE CHRONOLOGY in APPENDIX D: CHRONOLOGICALLY STRATIFIED LAND USE MAPS OF THE CRA, The Old Main Street and Original Riverside Dock Area was the nucleus for the oldest (1880 to 1900) of Public Facilities. The progress of Public Facility development follows a trend of larger acre availability. This results in the Public Facility development being on the outer reaches of the CRA and the city (1951 to 1960) away from the more dense residential and commercial areas. The most recent of Public Facility development has followed the previous time periods development path relying on larger acre areas to the outer areas of the CRA and city (2001 to Present). The development-over-time chart for Public Facility displays the relatively low number of parcels in contrast to the high acreage being developed. This is primarily due to this development categories' composition of publicly owned land and utility owned land. For instance, the spike in acres developed in the 1951 - 1960 decade was due primarily to the opening of Lincoln Middle School at 305 17th Street East in 1960. Lincoln Middle School is comprised of one parcels totaling 15.48 acres. The next spike in 1985 is the building of a Florida Power and Light substation at 1253 12th Avenue East which is one parcel and 10.38 acres. The most recent spike in Public Facility development comes with the establishment of Lincoln Community Park, 501 17th Street East, which is a single parcel of 17.37 acres.

Public Use Analysis

Public Use development is sparse within the CRA. There are four Public Use parcels within Palmetto and two of those are in the CRA. These two parcels total 8.22 acres and have no 'Year built' data. They are located south of 7th Street West, west of US 41, north of Wisconsin Court and east of 3rd Avenue West adjacent to the Palmetto Estuary Preserve. The two parcels are owned by the Florida Audubon Society and are reserved as important bird areas. No map has been created to accompany this land Use category due to the lack of 'Year built' data and the low quantity of features which does not constitute a viable statistical sample.

Residential Analysis

Overall, the single largest land use within the CRA is residential, which accounts for 42.72% by acre of the area and 71.66% by parcel. According to MAP 9: PALMETTO CRA RESIDENTIAL LAND USE CHRONOLOGY, The Old Main Street and Original Riverside Dock Area is the nucleus for the oldest (1880 to 1900) of Residential development. In 1934, the railroad arrived in Palmetto and ushered in a second age of expansion. This expansion is evident in the residential development following the railroad tracks from the riverfront north toward the outlying areas of town (1951 to 1960). The next major spike in residential development came with the construction of the Jet Mobile Home & Travel Trailer Park, 506 5th Avenue West, at various times throughout the decade, the Oakridge Apartments, 523 13th Street West, in 1967 and the Overpass Apartments, 1001 1st Court West, in 1970. These developments total 125 parcels and approximately 155.581 acres. The development of the former dolomite processing plant into the Riveira Dunes residential development, 202 parcels and approximately 33.818 acres, accounts for the majority of the most recent residential development within the CRA (2001 to Present) and represents the most recent parcel count spike in the development-over-time chart.

Transportation Analysis

Transportation development is sparse within the CRA. There are eight Transportation parcels which account for 1.38% of the CRA by acreage and 0.51% by parcel count. These eight parcels total 11.1 acres. This figure is misleading due to 9.0 acres being a three parcel aquatic portion of a marina with no 'Year built' data. Four parcels being accidental creations in the cadastral fabric with a total of 0.00034 acres. The remaining marina parcel has a 'Year built' date of 2002. The four parcels are located south of Haben Boulevard and east of US 41 in the Riviera Dunes development. No map has been created to accompany this land Use category due to the lack of 'Year built' data and the low quantity of features which does not constitute a viable statistical sample.

Warehouse/Industrial Analysis

Warehouse/Industrial land use accounts for 6.62% of the CRA area by acreage and 3.18% by parcel count. According to MAP 10: PALMETTO CRA WAREHOUSE/INDUSTRIAL LAND USE CHRONOLOGY in APPENDIX D: CHRONOLOGICALLY STRATIFIED LAND USE MAPS OF THE CRA, Warehouse/Industrial development is clustered in distinct areas within the CRA. The clusters begin in the waterfront area in the 1930's and 1940's. While there is a slight increase in Warehouse/Industrial development in the 1951 to 1960 period the majority of the Warehouse/Industrial development occurred during the span of 1981 to 2000. This twenty years span saw the development of 16 parcels during 1981 to 1990 and 12 parcels during 1991 to 2000.

This development accounts for 62.2 % of all Warehouse/Industrial development in the CRA. During this time the Warehouse/Industrial development is clustered on the four corners of the train tracks intersection and is framed by 7th Ave W in the west, 9th St W in the south, 3rd Ave W in the east and 10th St W in the north. The most recent Warehouse/Industrial development (2001 - Present) is in the northeastern part of the PCRA and is bounded by Canal Rd on the east, the train tracks on the north, 12th Ave E in the west and US 301/10th St E in the south. The development-over-time chart reinforces the spatial and visual analysis of the Warehouse/Industrial Land Use Chronology map displaying the near continuous development beginning in the 1960's and lasting through the 1990's.

B. Existing Housing and Population

According to the Manatee County Property Appraisers' parcel listing database and the Palmetto city planner, in January 2010, the CRA contains approximately 1125 parcels classified as residential. Within those Residential parcels are 1,688 rented or owned dwellings and approximately 675 condominiums, apartments, and duplex units. This brings the approximate total dwelling count for the CRA to 2,363 units. The 2000 Census of Population and Housing estimates 2.57 persons per household within the city of Palmetto equaling a resident population of approximately 6,073 people $\{(1688+675)*2.57 = 6072.91\}$. The Dwelling Count Map included in Appendix E highlights each residential parcel while displaying points for each building within a residential parcel.

Notes and Provisions:

The periods used in the chronology discussion represent the periods of greatest interest or development. For some it may be "1880 to 1900" or as late as "1941-1951" for the dates of first "year built", others may have their last date set prior to the "2001 to present" due to the last year built being before A.D. 2001. Tables &/or .dbf files can be included within the digital or hard copy if they are desired but we believe the maps effectively and accurately convey all relevant data present in those files.

All calculations and analysis are based on the January 2010 parcels shapefile for manatee county. The shapefile is essentially comprised of two parts the geography and the database table. The parcel geography was created by the Manatee County Information Systems Department GIS Division and the database table was created using data provided by the Manatee County Property Appraisers Office.

Remember that we are mainly interested in parcels which have a 'year built' date in the database. Parcels without a 'year built' date are no less important in the overall development of Palmetto. Although, for the land use analysis portion of this study we will focus on parcels with a land use classification as classified by the city planner and a 'year built' date as determined by the Manatee County Property Appraisers Office. The parcels without a 'year built' date have been symbolized in their respective map as grayed out entities.

C. Existing Traffic Circulation

Overall, the street system within the Redevelopment Area can be summarized as a symmetrical grid. The local streets define a system of rectangular shaped blocks with the longer block dimension oriented to the north and south. Most roads vary in width from 18 to 24 feet and have rights-of- ways 50 feet or less.

Major north/south arterial roadways include 10th Avenue (Old Main Street), US 41 Business (8th Avenue), and US 41. SR A-1-A is presently two (2) lanes along its entire length with turn lanes at selected points. The primary east-west routes are 10th Street/U.S. 301, 7th Street and 17th Street (Northern most City and CRA boundary). The highest traffic volume exists on the north-south routes, which provide access to the local commercial centers and the central business district and are used for through-trips. The east-west routes are residential,

commercial and industrial access and circulatory routes. Additionally, the east-west roads serve as connector routes to US 41 and US 41 Business.

The currently approved City of Palmetto Comprehensive Plan describes the transportation level of service as "stable flow condition where there are some intersection delays and intra-vehicle conflicts at mid-block." (Adopted Evaluation & Appraisal Report September, 2007, Section II.4.2.a)

II. General Housing Conditions:

To be written

APPENDIX A: LEGAL DESCRIPTION

Monday, May 17, 2010
10:01 AM

LEO MILLS IS WORKING ON THIS

APPENDIX B: FINDINGS OF NECESSITY

Monday, May 17, 2010
9:53 AM

Collected by Jeff Burton and ready to print

APPENDIX B

Findings of Necessity:

ORDINANCE NO. 259

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA, MAKING FINDINGS; CREATING THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMETTO; ESTABLISHING THE AREA OF OPERATION OF THE COMMUNITY REDEVELOPMENT AGENCY; CONFERRING CERTAIN POWERS UPON THE COMMUNITY REDEVELOPMENT AGENCY; RETAINING CERTAIN POWERS UNTO THE CITY COUNCIL OF THE CITY OF PALMETTO; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Palmetto, Florida (the "Council"), on October 7, 1985, adopted its Resolution No. 85-19, finding that one or more slum or blighted areas, as described in said resolution (the "Redevelopment Area"), exist in the City of Palmetto, Florida (the "City"), and it further finds that the rehabilitation, conservation, or redevelopment, or combination thereof, of such area is necessary in the interest of public health, safety, morals, or welfare of the residents of the City; and

WHEREAS, the Council further found in said Resolution No. 85-19 that a need exists for the creation of a community redevelopment agency pursuant to Part III, Chapter 163, Florida Statutes (the "Redevelopment Act") for the purpose of rehabilitating the Redevelopment Area and eradicating conditions of slum or blight, or both, therein; and

WHEREAS, to satisfy the need for such a community redevelopment agency, it is necessary for the Council to adopt an ordinance creating such an agency in accordance with the provisions of the Redevelopment Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PALMETTO, FLORIDA:

Section 1. Pursuant to Section 163.356, Florida Statutes (1983), as amended, there is hereby created a public body corporate and politic to be known as the Community Redevelopment Agency of the City of Palmetto, Florida.

Section 2. Pursuant to Section 163.356(2), Florida Statutes (1983), as amended, the following individuals, presently serving as members of the Palmetto Community Redevelopment Advisory Commission as created by a resolution previously adopted by the Council, are hereby appointed to be the initial members of the board of commissioners of the Community Redevelopment Agency created in Section 1:

Peggy Long
Dan Smithwick
Jim Gentile
Dale Hoffner
Dr. David Krull

The terms of the office of the commissioners of the Community Redevelopment Agency shall be for four (4) years, except that the terms of the following members shall be as follows: Peggy Long, (1) year; Dr. David Krull, (2) years; and Dan Smithwick, (3) years, respectively, from the date of their appointments, and all other members of the board of commissioners shall serve a term of four (4) from the date of their appointments. Any vacancy occurring during the term of any member of the board of commissioners shall be filled for the unexpired portion of the term.

Section 3. The Community Redevelopment Agency created in Section 1 hereof shall be governed by and shall act in conformity with the provisions of the Redevelopment Act and this ordinance, as either shall be amended from time to time.

Section 4. The area of operation of the Community Redevelopment Agency shall be the Redevelopment Area as described in Exhibit "A" attached hereto.

Section 5. Regardless of any powers granted to the Community Redevelopment Agency by the Redevelopment Act, the Council shall retain and may exercise the power set forth and described in Section 163.370, Florida Statutes (1983), as amended, and the following powers, which continue to remain vested in the Council:

(1) The power to determine an area to be a slum or blighted area, or combination thereof; to designate such areas appropriate for community redevelopment; and to hold a public hearing required with respect thereto.

(2) The power to grant final approval to community redevelopment plans and modifications thereof.

(3) The power to authorize the issuance of revenue bonds as set forth in Section 163.385, Florida Statutes (1983), as amended.

(4) The power to approve the acquisition, demolition, removal, or disposal of property as provided in Section 163.370(3), Florida Statutes (1983), as amended, and the power to assume the responsibility to bear loss as provided in Section 163.370(3), Florida Statutes, (1983), as amended.

Section 6. The City Clerk is hereby directed to file a copy of this ordinance with the Board of County Commissioners of Manatee County, Florida.

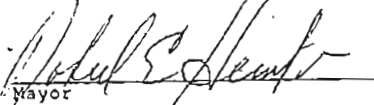
Section 7. All ordinances or parts of ordinances, and all resolutions or parts of resolutions, in conflict herewith are hereby repealed.

Section 8. If any word, sentence, clause, phrase or provision of this ordinance, for any reason, is held to be unconstitutional, void, or invalid, the validity of the remainder of this ordinance shall not be affected thereby.

Section 9. This ordinance shall take effect immediately upon its passage.

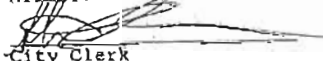
PASSED AND ADOPTED this 4th day of November, 1985.

CITY OF PALMETTO, FLORIDA


Mayor

(SEAL)

ATTEST:


City Clerk

2617300010:46

Ord 259

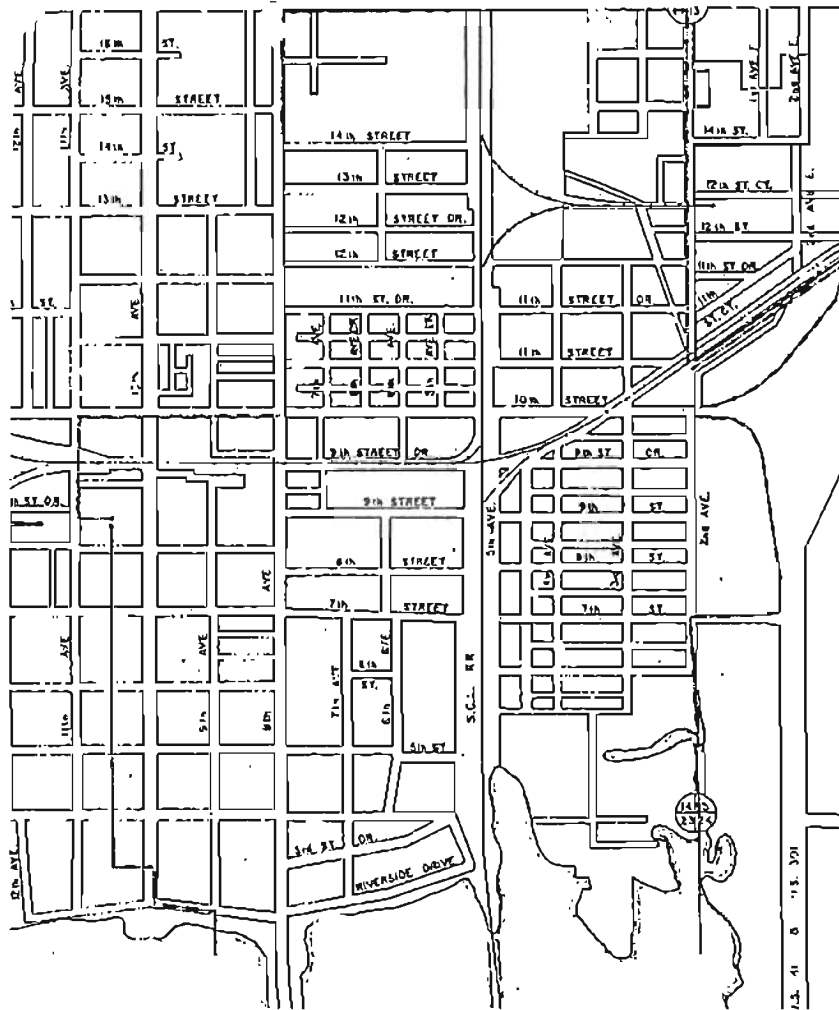


EXHIBIT "A"
BOUNDARY
COMMUNITY REDEVELOPMENT AREA
PALMETTO, FLORIDA



SCALE: 1" = 775 FEET

CASELLA &
ASSOCIATES

ORDINANCE NO. 323

AN ORDINANCE OF THE CITY OF PALMETTO,
FLORIDA, MAKING FINDINGS; EXPANDING THE
AREA OF OPERATION OF THE COMMUNITY
REDEVELOPMENT AGENCY; AND PROVIDING AN
EFFECTIVE DATE.

WHEREAS, on November 4, 1985, the City Council of the City of Palmetto, Florida, adopted Ordinance No. 259, among other things, establishing the area of operation of the Community Redevelopment Agency; and

WHEREAS, by Resolution No. 87-1, the Palmetto Community Redevelopment Agency Board of Commissioners found to exist within the City an additional area of slum and blight, which area was described and depicted on Exhibit "A", attached to said Resolution, found that a need existed to amend the approved Community Redevelopment Plan and area for the purpose of rehabilitating the area described in said Exhibit "A" and eradicating conditions of slum and blight, or both, therein; and recommended to the City Council that the findings be considered adopted and concurred in by the City Council; and

WHEREAS, in Resolution No. 87-22, the City Council did so adopt and concur, in the findings of the Commissioners of the Palmetto Community Redevelopment Agency in Resolution No. 87-1, and expressed its intent to adopt an Ordinance pertaining thereto.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PALMETTO, FLORIDA:

Section 4, of Ordinance No. 259, of the Ordinances of the City of Palmetto, Florida, is hereby amended in its entirety to read as follows:

"Section 4. The area of operation of the Community Redevelopment Agency shall be the Redevelopment Area as described in Exhibit "A" and the shaded portion of the map depicted on Exhibit "B", both of which Exhibits are attached hereto."


Section 2. This Ordinance shall take effect immediately upon its publication and approval according to law.

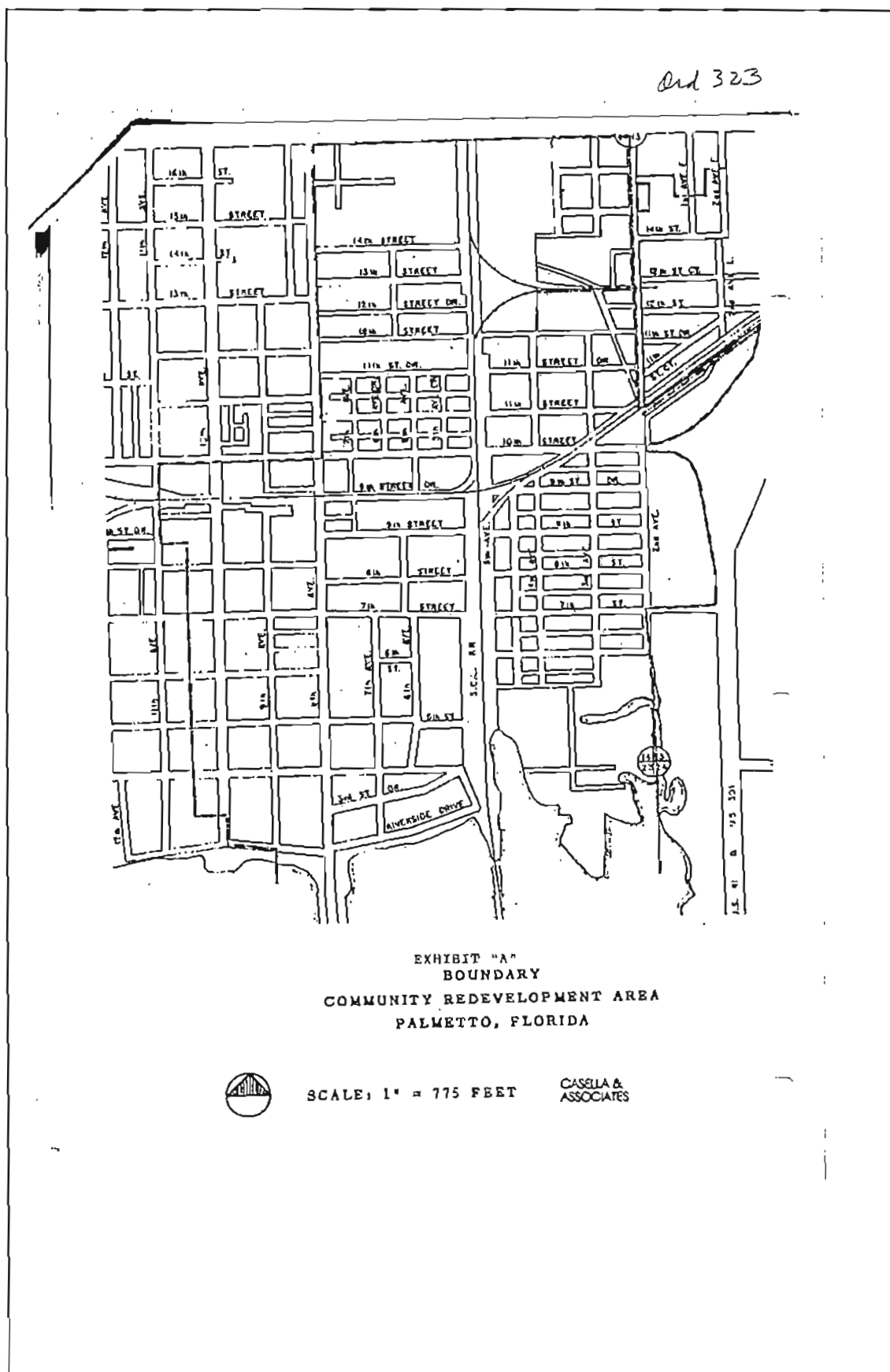
First Reading: August 3, 1987.
Publication: August 12, 1987.
Second Reading: August 17, 1987.

PASSED IN REGULAR SESSION THIS 17 DAY OF August,
1987.

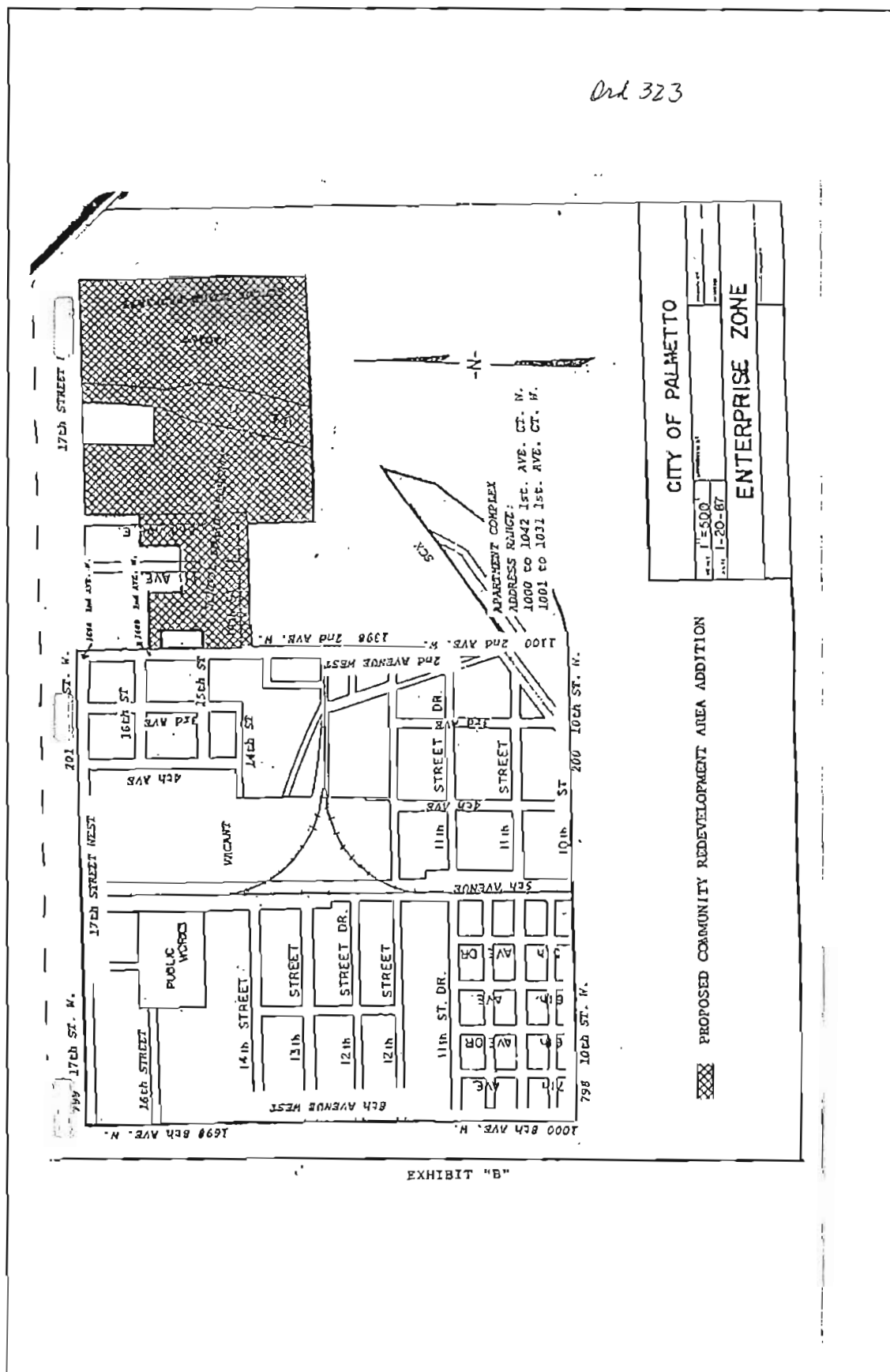

MAYOR

ATTEST:


CITY CLERK



Ord 323



ORDINANCE NO. 330

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA,
MAKING FINDINGS; EXPANDING THE AREA OF OPERATION
OF THE COMMUNITY REDEVELOPMENT AGENCY; AND
PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on November 4, 1985, the City Council of the City of Palmetto, Florida, adopted Ordinance No. 259, among other things, establishing the area of operation of the Community Redevelopment Agency; and

WHEREAS, on August 17, 1987, the City Council of the City of Palmetto, Florida, adopted Ordinance No. 323, expanding the operation of the Community Redevelopment Agency; and

WHEREAS, by Resolution No. 88-1, the Palmetto Community Redevelopment Agency Board of Commissioners found to exist within the City an additional area of slum and blight, which area was described and depicted on Exhibit "A", attached to said Resolution, found that a need existed to amend the approved Community Redevelopment Plan and area for the purpose of rehabilitating the area described in said Exhibit "A" and eradicating conditions of slum and blight, or both, therein; and recommended to the City Council that the findings be considered, adopted, and concurred in by the City Council; and

WHEREAS, in Resolution No. 88-1, the City Council did so adopt and concur, in the findings of the Commissioners of the Palmetto Community Redevelopment Agency in Resolution No. 88-1, and expressed its intent to adopt an Ordinance pertaining thereto.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PALMETTO, FLORIDA:

Section 1: Section 4, of Ordinance No. 259, as amended by Ordinance No. 323, of the Ordinances of the City of Palmetto, Florida, is hereby amended in its entirety to read as follows:

ORDINANCE NO. 330

"Section 4: The area of operation of the Community Redevelopment Agency shall be the Redevelopment Area as described in Exhibit "A" and the shaded portion of the map depicted on Exhibit "B", both of which Exhibits are attached hereto."

Section 2: That the properties affected by Section 1, above, are specifically the following property D.P.I.D. Numbers:

31215.0000/7

31221.0000/5

31243.0000/9

Section 3: This Ordinance shall take effect immediately upon its publication and approval according to law.

First Reading: __February 4, ____, 1988.

Publication: __February 10 ____, 1988.

Second Reading: __February 25 ____, 1988.

PASSED IN REGULAR SESSION this __25th__ day of
__February__, 1988.



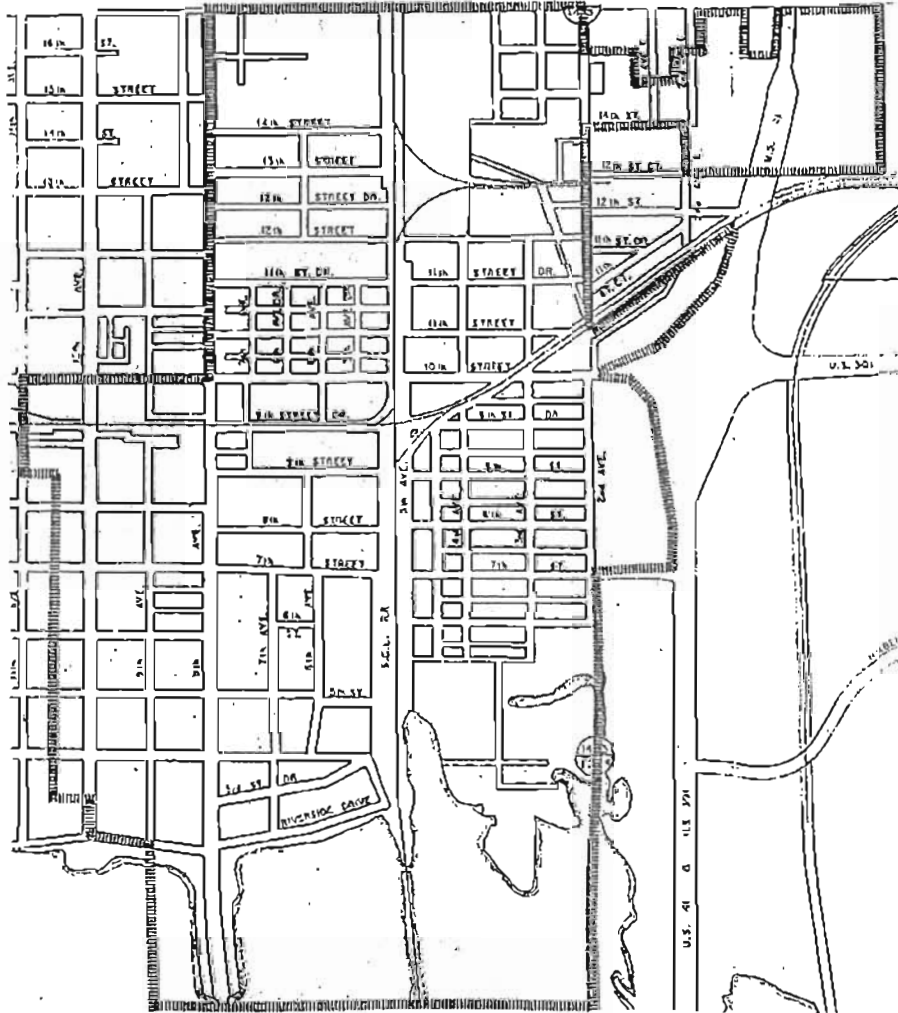
MAYOR

ATTEST:




CITY CLERK

EXHIBIT "A"



COMMUNITY REDEVELOPMENT AREA
PALMETTO, FLORIDA

 1987 Boundary

Scale: 1" = 820 Feet



ORDINANCE NO. 555

AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA,
MAKING FINDINGS OF ADDITIONAL BLIGHTED AREAS; EXPANDING THE AREA
OF OPERATION OF THE COMMUNITY REDEVELOPMENT
AGENCY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on November 4, 1985, the City Council of the City of Palmetto, Florida ("Council") adopted Ordinance No. 259, among other things, establishing the area of operation of the Community Redevelopment Agency; and

WHEREAS, on August 17, 1987, the Council adopted Ordinance No. 323 expanding the area of operations of the Community Redevelopment Agency; and

WHEREAS, on February 25, 1988, the Council adopted Ordinance No. 330, expanding the area of operations of the Community Redevelopment Agency; and

WHEREAS, by Resolution No. 96-01, the Council found to exist within the City an additional area of slum or blight or both, which area was described and depicted on Exhibit "A", attached to said Resolution, and found that a need existed to amend the approved Community Redevelopment Plan and area for the purpose of rehabilitating the area described in said Exhibit "A" and eradicating conditions of slum or blight, or both, therein; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PALMETTO, FLORIDA:

Section 1: Section 4, of Ordinance No. 259, as amended by Ordinance Nos. 323 and 330, of the Ordinances of the City of Palmetto, Florida, is hereby amended in its entirety to read as follows:

"Section 4: The area of operation of the Community Redevelopment Agency shall be the Redevelopment Area as described in Exhibit "A" and the shaded portion of the map depicted on Exhibit "B", both of which Exhibits are attached hereto."

Section 2: That, as of the date of this Ordinance, the following property D.P.I.D. Numbers represent the properties affected by Section 1, above:

24241.0000/2			
24246.0005/0	25825.0030/8	25999.0000/4	26095.0000/0
24251.0000/1	25825.0035/7	26005.0000/9	26101.0000/6
24258.0000/6	25825.0040/7	26009.0000/1	
24260.0000/2	25825.0045/6	26012.0000/5	
24272.0000/7	25825.0050/6	26014.1000/0	26633.0000/8
24273.0000/5	25825.0055/5	26014.1005/9	26634.0000/6
24274.0000/3	25825.0060/5	26014.1010/9	26634.0010/5
24276.0000/8	25825.0065/4	26014.2000/9	26635.0000/3
24304.0000/8	25825.0070/4	26014.2005/8	26636.1000/0
25765.0000/9	25825.0075/3	26014.2010/8	26637.0000/9
25767.0005/4	25825.0080/3	26016.0000/6	26638.0000/7
25771.0000/7	25825.0085/2	26022.0000/4	26639.0000/5
25771.1000/6	25825.0090/2	26036.0000/4	26639.1000/4
25796.0005/3	25825.0095/1	26036.2000/2	26640.0000/3
25796.0015/2	25825.0100/9	26044.0000/8	26641.0000/1
25796.0020/2	25825.0105/8		26643.0000/7
25796.0025/1	25825.0111/6	26046.0000/3	
25800.1030/0	25825.0125/6	26047.0000/1	26831.0000/8
25816.0000/0	25827.0005/6	26051.0000/3	26869.0000/8
25823.0000/6	25827.1000/6	26051.0005/2	26881.0000/3

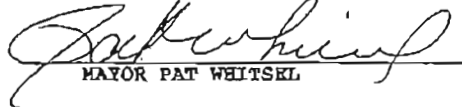
25823.2000/4	25827.2000/5	26051.0015/1	26895.0000/3
25825.0011/8	25831.0000/9	26051.0020/1	26900.0000/1
25825.0020/9	25917.0000/6	26086.1005/7	26902.0000/7
25825.0024/1	25991.0000/1	26086.1010/7	26902.1000/6
25825.0025/8	25996.1000/9	26086.2000/7	31337.0000/9

Section 3: That public notice of the proposal to adopt this Ordinance was duly published in a newspaper of general circulation in the City of Palmetto, Florida pursuant to Section 166.041, Florida Statutes (1995).

Section 3: This Ordinance shall take effect immediately upon its publication and approval according to the law.

First Reading:	February 19, 1996
Publication:	March 1, 1996
Second Reading:	March 18, 1996

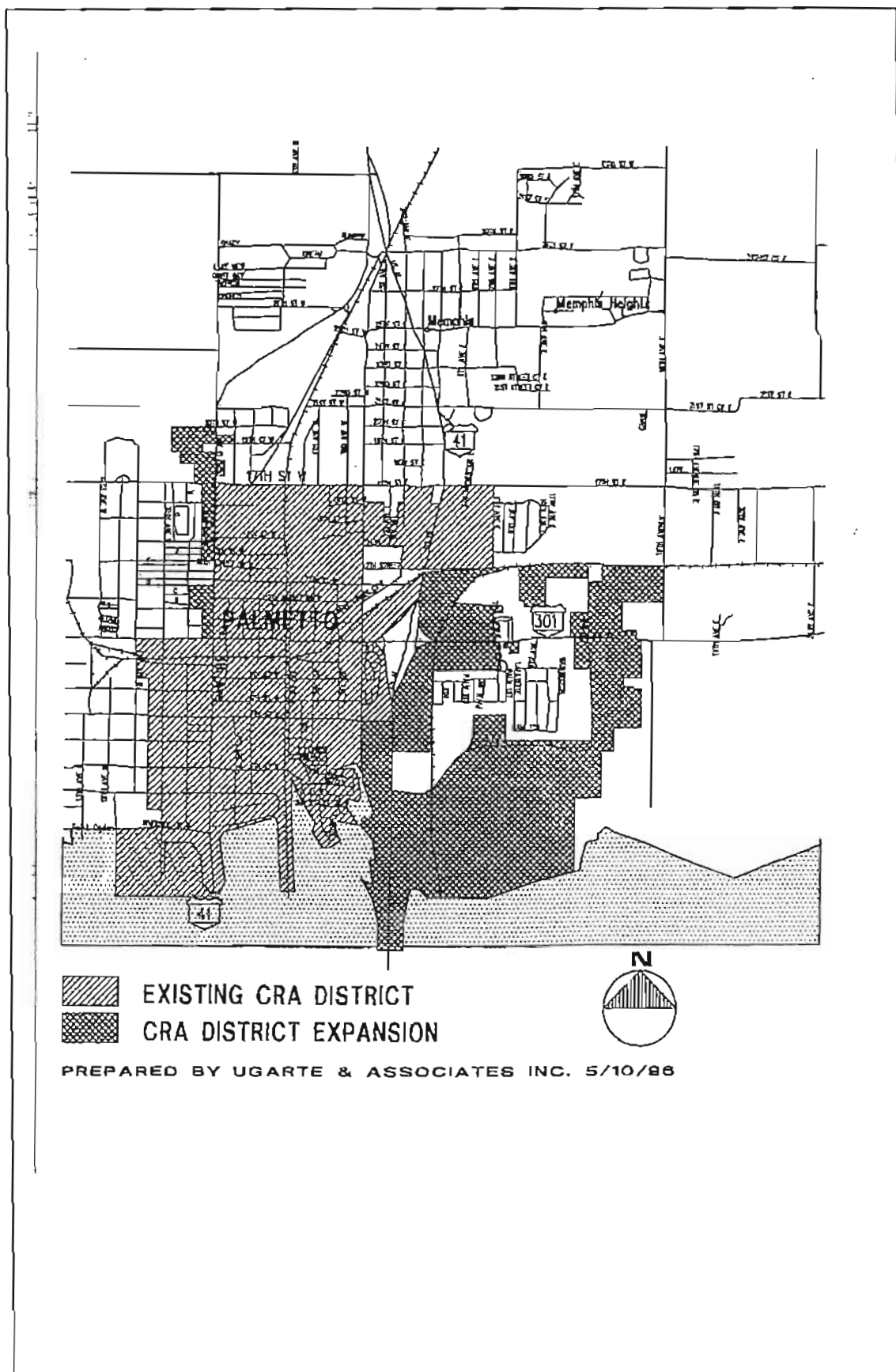
PASSED IN REGULAR SESSION this 18th day of March, 1996.


MAYOR PAT WHITSEK

ATTEST:


CITY CLERK

c:\...\6004-dag\cca.ord



APPENDIX C: LAND USE GROUPING TABLE

Thursday, May 13, 2010
11:33 AM

Appendix C: Land Use Grouping Table

Row Labels	Values	
	Sum of COUNT	Sum of ACRES
Agricultural	22	760.035
6000 - Grazing Land Soil Capability Class 1	6	127.22
6001 - Grazing Land Soil Capability Class 1 w/ Improvements	3	325.27
6600 - Orchards Grove, Citrus, etc.	9	276.555
6601 - Orchards Grove, Citrus, etc. w/ Improvements	1	22.5
6900 - Ornamental, Misc. Agr.	1	2.35
6901 - Ornamental, Misc. Agr. w/ Improvements	2	6.14
Commercial	256	504.191
1000 - Vacant Commercial	105	326.537
1100 - Stores, 1 story	64	64.909
1101 - Stores, Multi-unit	2	0.77
1400 - Supermarkets	3	18.799
1600 - Community Shopping Centers	8	17.948
2100 - Restaurants, Cafeterias	9	4.477
2200 - Drive-in Restaurants	7	10.17
2300 - Financial Institutions	7	7.888
2500 - Repair Service Shops	6	1.873
2600 - Service Stations	7	5.843
2700 - Auto Sales, Repair, Dealer, & Related	21	17.121
2800 - Parking Lots	6	3.287
3000 - Florists, Greenhouses	1	0.308
3300 - Nightclubs, Cocktail Lounges, Bars	4	3.423
3500 - Tourist Attractions, Permanent Exhibits & other privately owned Entertainment Facilities	3	13.293
3900 - Hotels, Motels	3	7.545
Golf Course	8	80.587
3800 - Golf Courses, Driving Ranges	3	27.62
4000 - Vacant Industrial	1	20
9000 - Leasehold Interests - Gov't Owned/Leased to Non-Gov't Lessee	4	32.967
Institutional	98	131.911
7000 - Vacant Institutional	36	10.931
7100 - Churches	47	68.388
7200 - Private Schools & Colleges	2	10.024
7500 - Non-profit & Charitable Services	4	30.826
7700 - Clubs, Lodges & Union Halls	9	11.742
Other	46	350.36
1200 - Mixed Use - Residential, Store, Office Combos	10	5.432
7600 - Mortuaries, Cemeteries, Crematoriums	5	2.877
9400 - Right-of-Ways, Streets, Roads, Ditch, Etc.	15	11.062
9500 - Rivers, Lakes, Submerged Areas	4	20.259
9900 - Vacant Acreage not zoned Agricultural	9	121.299
9901 - Vacant Acreage not zoned Agricultural - Improved	3	189.431
Professional	46	23.739
1700 - Office Buildings, 1 story, nonprofessional	33	13.61
1800 - Office Buildings, multi-story, nonprofessional	2	0.577
1900 - Professional Services Buildings & Medical Offices	9	5.332
7400 - Home for the Aged	1	1.27
7800 - Sanitariums, Convalescent & Rest Homes	1	2.95
Public Facility	138	498.095
8300 - Public County Schools	16	116.103
8600 - County other than Prev. covered	37	170.2
8700 - State other than Prev. covered	6	34.404
8800 - Federal other than Prev. covered	2	1.637
8900 - Municipal other than Prev. covered	70	152.789
9000 - Leasehold Interests - Gov't Owned/Leased to Non-Gov't Lessee	1	0.942
9100 - Utility - Gas, Electric, Telephone, Etc.	5	18.12
9600 - Sewage Disposal, Solid Waste, Borrow Pits, Etc.	1	3.9
Public Use	4	10.04
8200 - Forests, Parks & Rec. Areas	4	10.04
Residential	4104	1574.694
0000 - Vacant Residential	277	205.938

0001 - Vacant Co-op	1	0.104
0002 - Vacant Co-op w/no Mobile Home	72	0.246
0004 - Vacant Condominia	12	50.916
0005 - Vacant Co-op w/ Mobile Home on Personal Property	155	0.782
0009 - Residential - Unusable	76	120.16
0100 - Single Family	2618	688.241
0108 - 1/2 of a Duplex	14	1.141
0200 - Mobile Homes	152	23.076
0205 - Mobile Home/ Condominia	527	12.518
0300 - MultiFamily - 10 units or more	17	246.963
0400 - Condominia Improved	4	5.61
0700 - Misc. Residential - Migrant Camps, Etc.	16	24.271
0800 - Duplex	66	14.612
0801 - Two or more Houses	39	23.305
0803 - MultiFamily, more than 2, less than 10	39	12.034
0805 - House plus Duplex	4	1.076
2802 - Mobile Home Parks	15	143.701
Transportation	11	46.815
2000 - Airport, Bus & Marine Terminals, Piers, Marinas	3	7.431
2001 - Terminal Pier w/ Residence	6	39.384
2004 - Marinas	2	0
Warehouse/Industrial	121	244.944
2900 - Wholesale & Manufacturing Outlets, Produce & Commercial Fish Houses	1	0.492
4000 - Vacant Industrial	46	75.458
4100 - Light Industrial, Sm Equip Mfg, Sm Mach Shop, Printing Plants	14	69.969
4300 - Lumber Yards, Sawmills, Planing Mills	1	2.84
4400 - Packing, Fruit & Vegetables, Bottles & Brewers	12	50.929
4700 - Mineral Processing, Phosphate Process, Cement Plants	1	6.9
4800 - Warehousing, Distribution Terminals, Vans & Storage Warehousing	37	27.827
4801 - Mini Storage Warehouse	2	4.457
4803 - Warehousing Flex	2	2.381
4900 - Open Storage, New & Used Bldg, Supplies, Junk Yards, Auto Wrecking	5	3.691
Grand Total	4854	4225.411

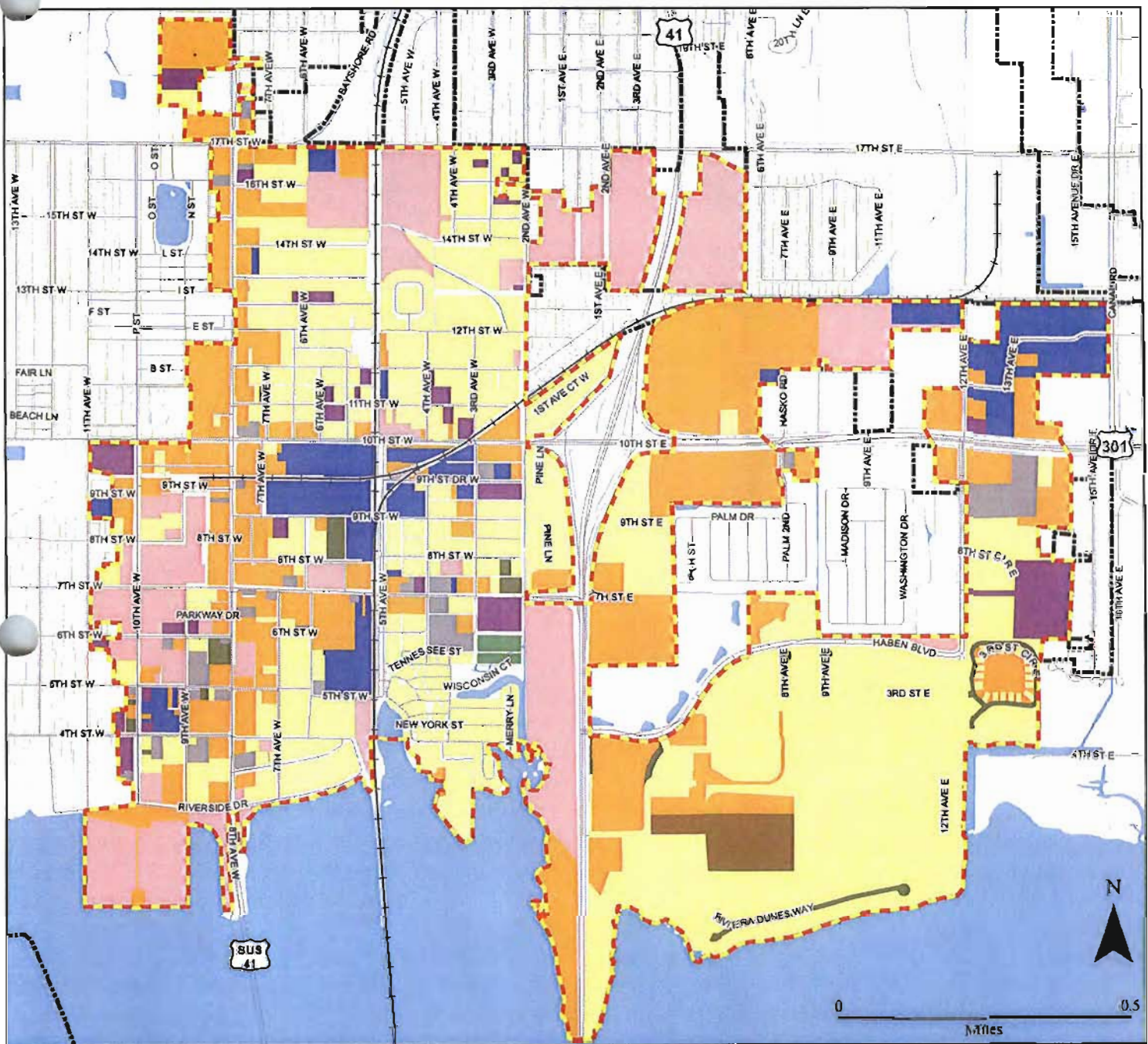
"0" = No Data for Year Built

All data present are approximations based on statistics gathered from the Manatee County Property Appraisers Office, ZNS Engineering, the city of Palmetto and the CRA. The aforementioned parties bear no responsibilities for the misuse or misrepresentation of this data.

APPENDIX

Thursday, May 27, 2010
10:30 AM

Map #2: Palmetto CRA Generalized Group Land Use



Land Use Classes

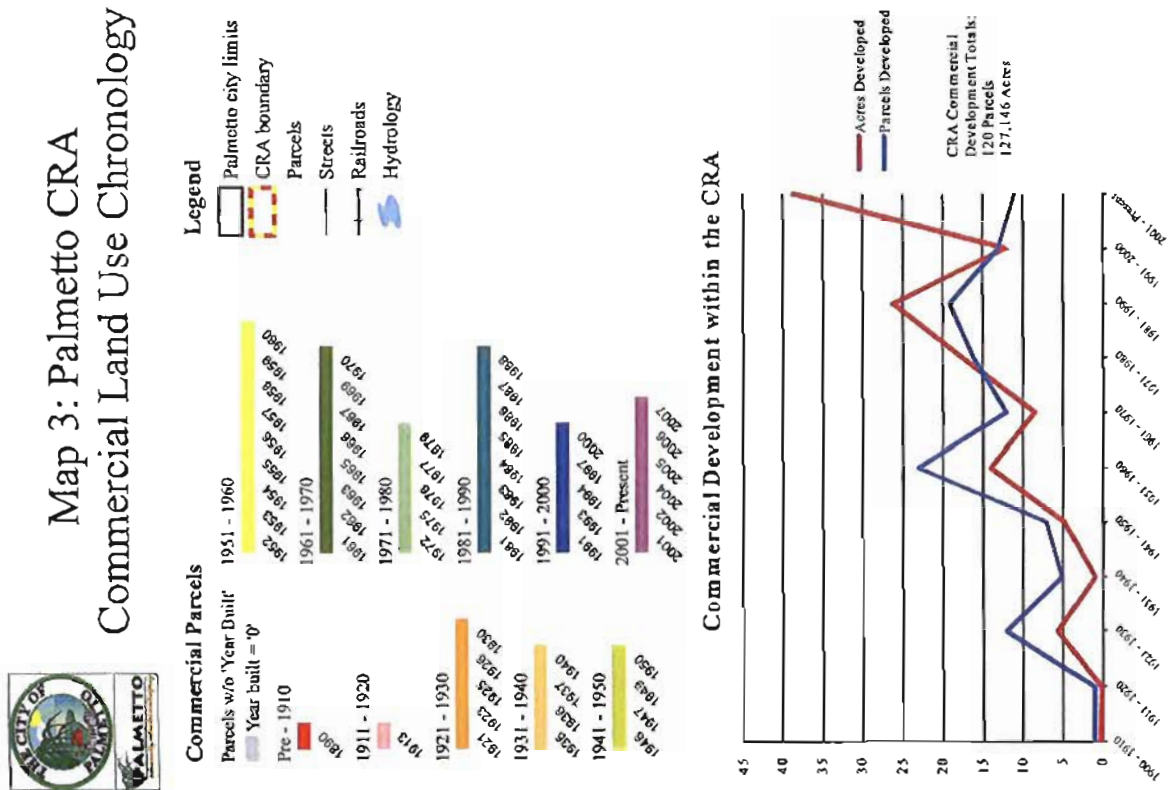
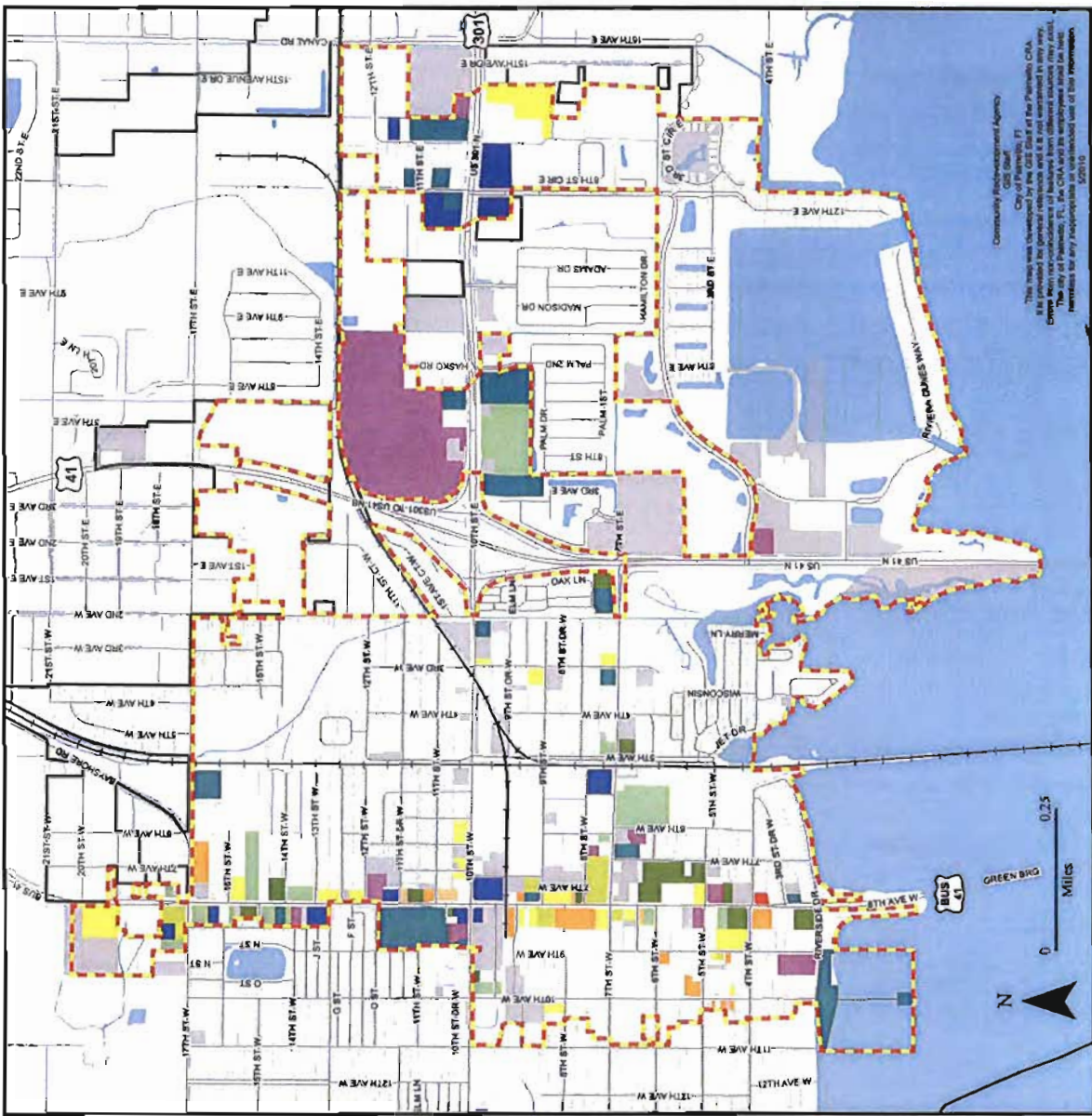
- COMMERCIAL
- INSTITUTIONAL
- OTHER
- PROFESSIONAL
- PUBLIC FACILITY
- PUBLIC USE
- RESIDENTIAL
- TRANSPORTATION
- WAREHOUSE/INDUSTRIAL

- Palmetto city limits
- CRA boundary
- Streets
- Railroads
- Parcels
- Hydrology



Community Redevelopment Agency
GIS Staff
City of Palmetto, FL

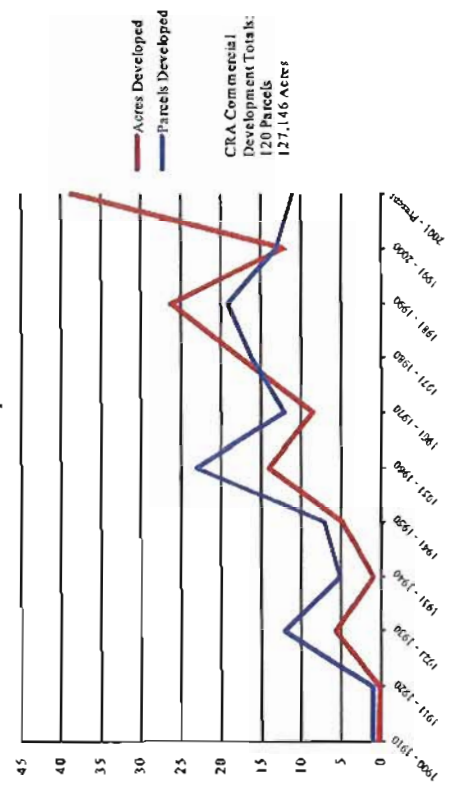
This map was developed by the GIS Staff at the Palmetto CRA. It is provided for general reference and it is not warranted in any way. Errors from non-coincidence of features from different sources may exist. The City of Palmetto, FL, the CRA and its employees shall be held harmless for any inappropriate or unintended use of this information. ©2010



Map 3: Palmetto CRA Commercial Land Use Chronology

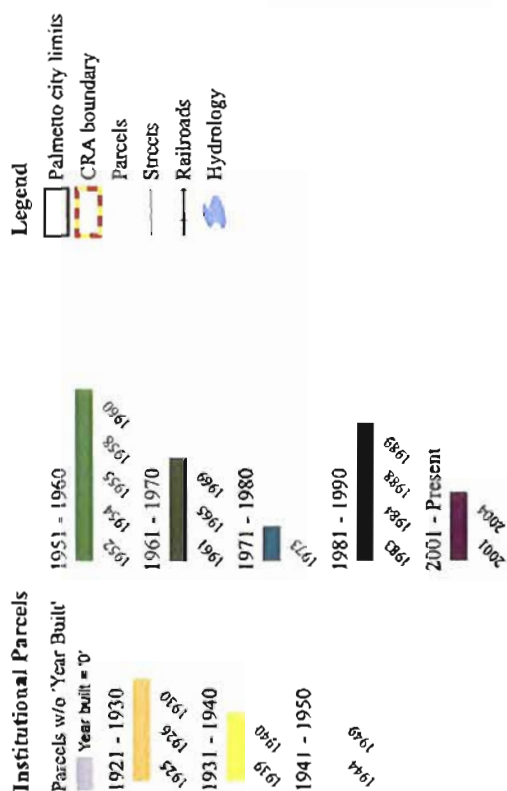
- Commercial Parcels**
- 1951 - 1960
 - 1961 - 1970
 - 1971 - 1980
 - 1981 - 1990
 - 1991 - 2000
 - 2001 - Present
- Legend**
- Palmetto city limits
 - CRA boundary
 - Streets
 - Railroads
 - Hydrology

Commercial Development within the CRA

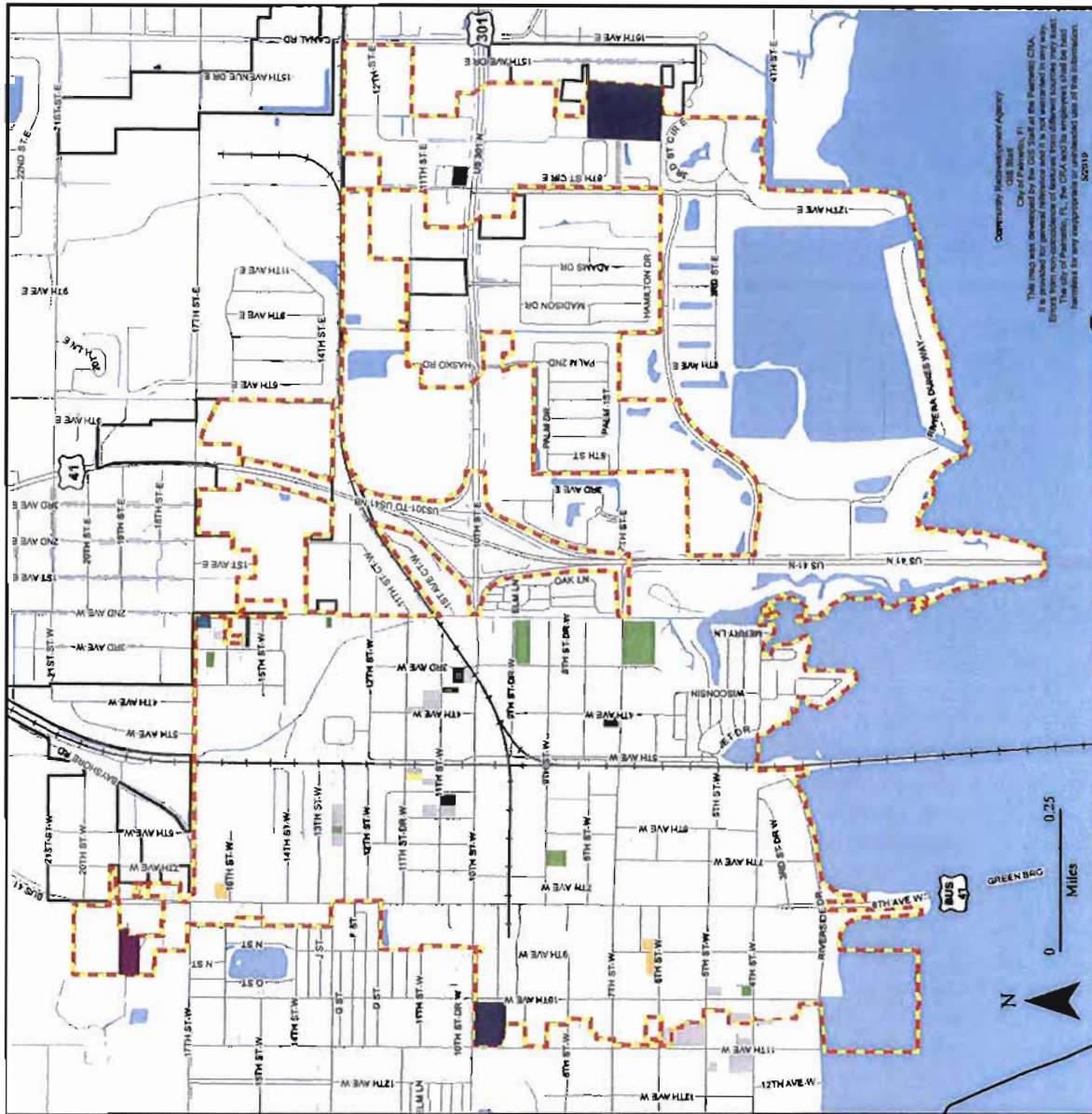
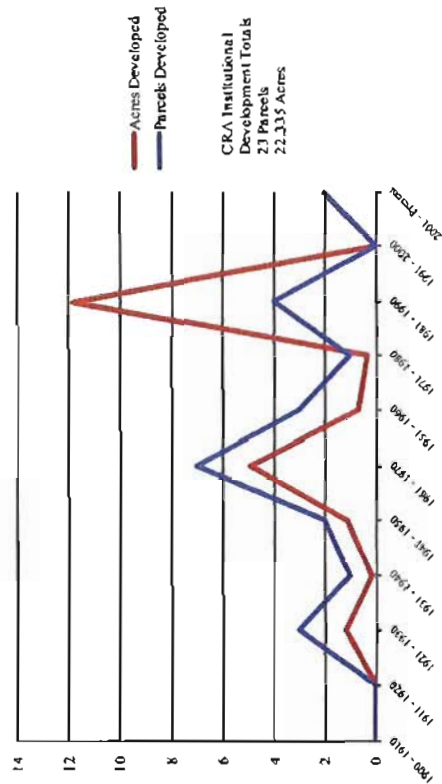




Map 4: Palmetto CRA Institutional Land Use Chronology

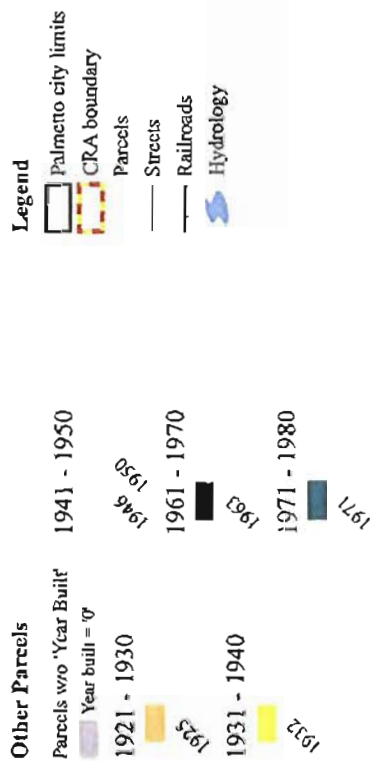


Institutional Development within the CRA

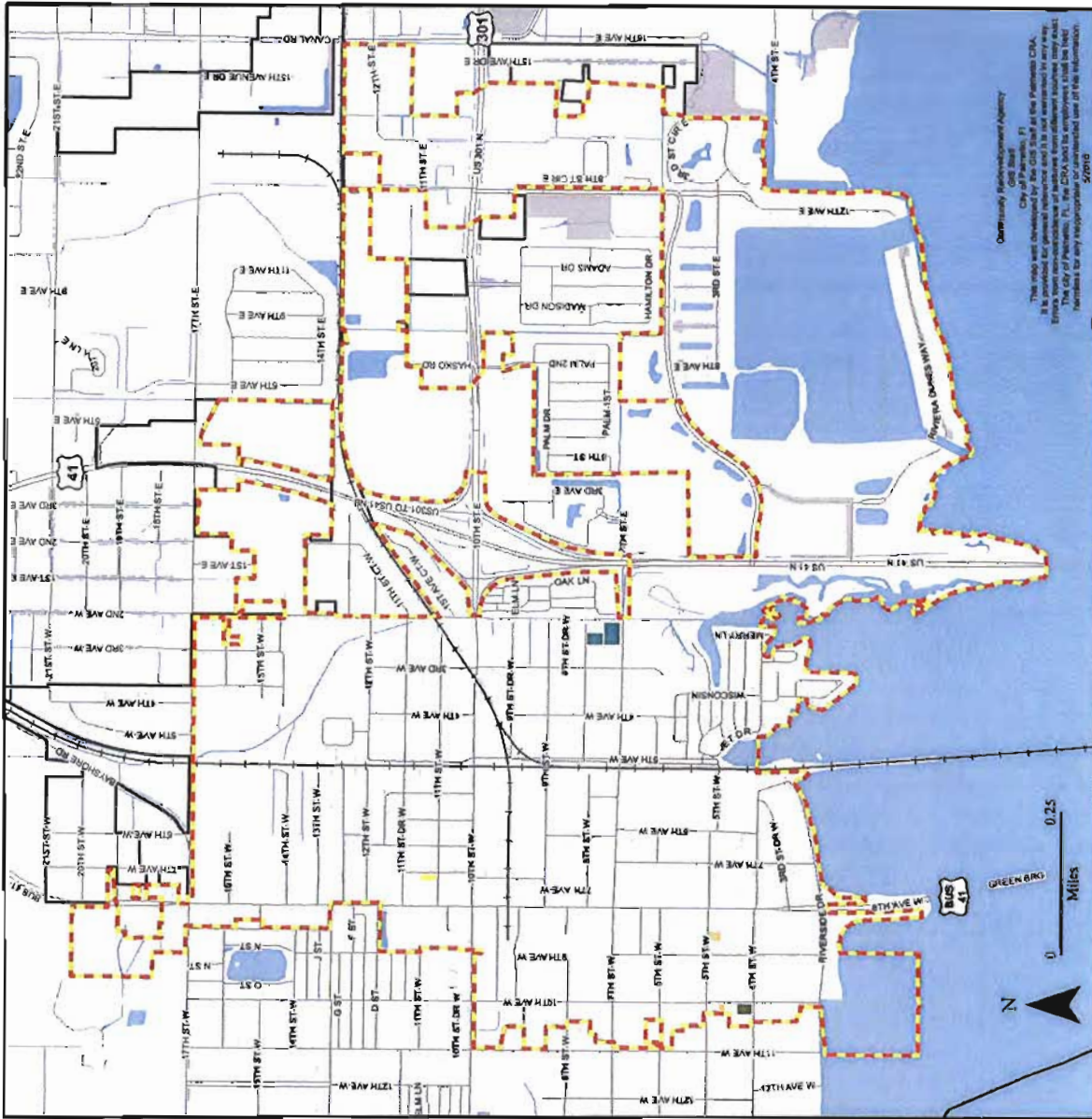
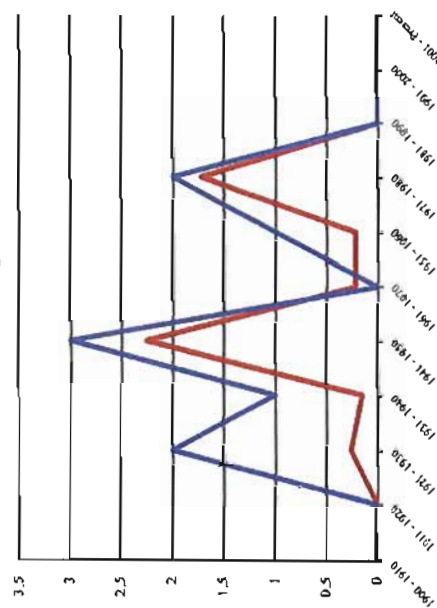




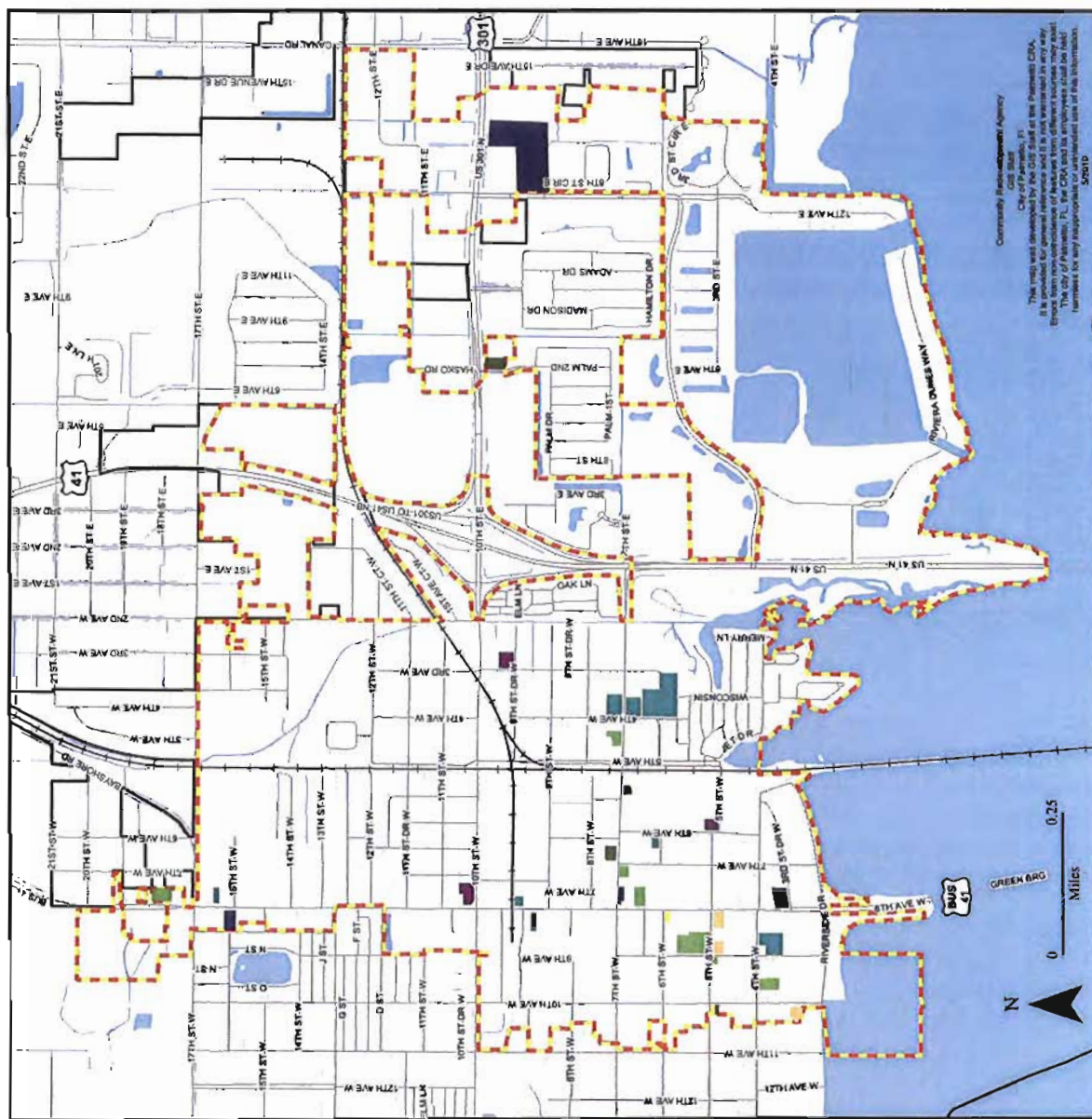
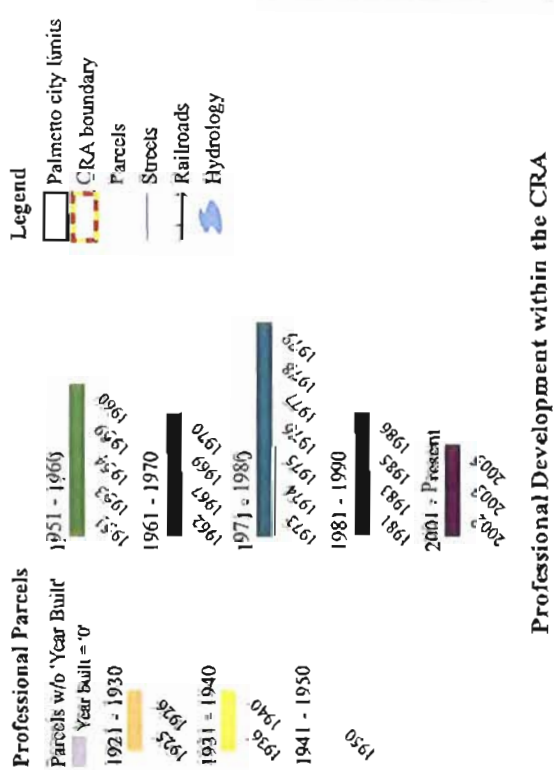
Map 5: Palmetto CRA Other Land Use Chronology



Other Development within the CRA

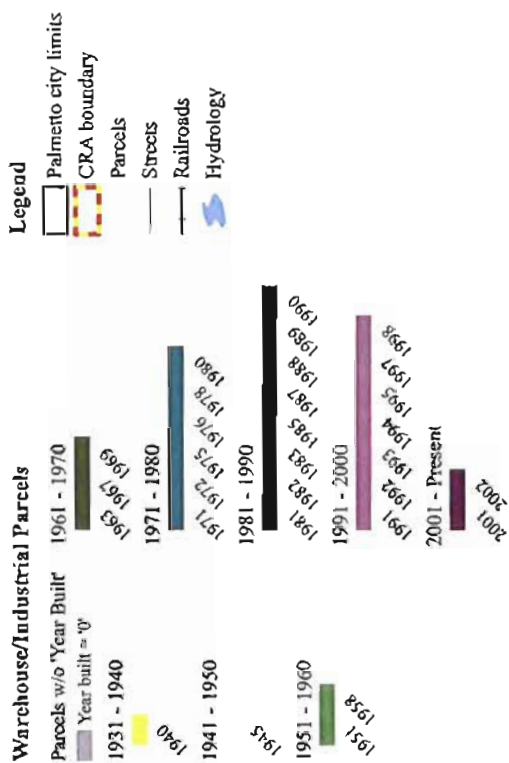


Map 6: Palmetto CRA Professional Land Use Chronology

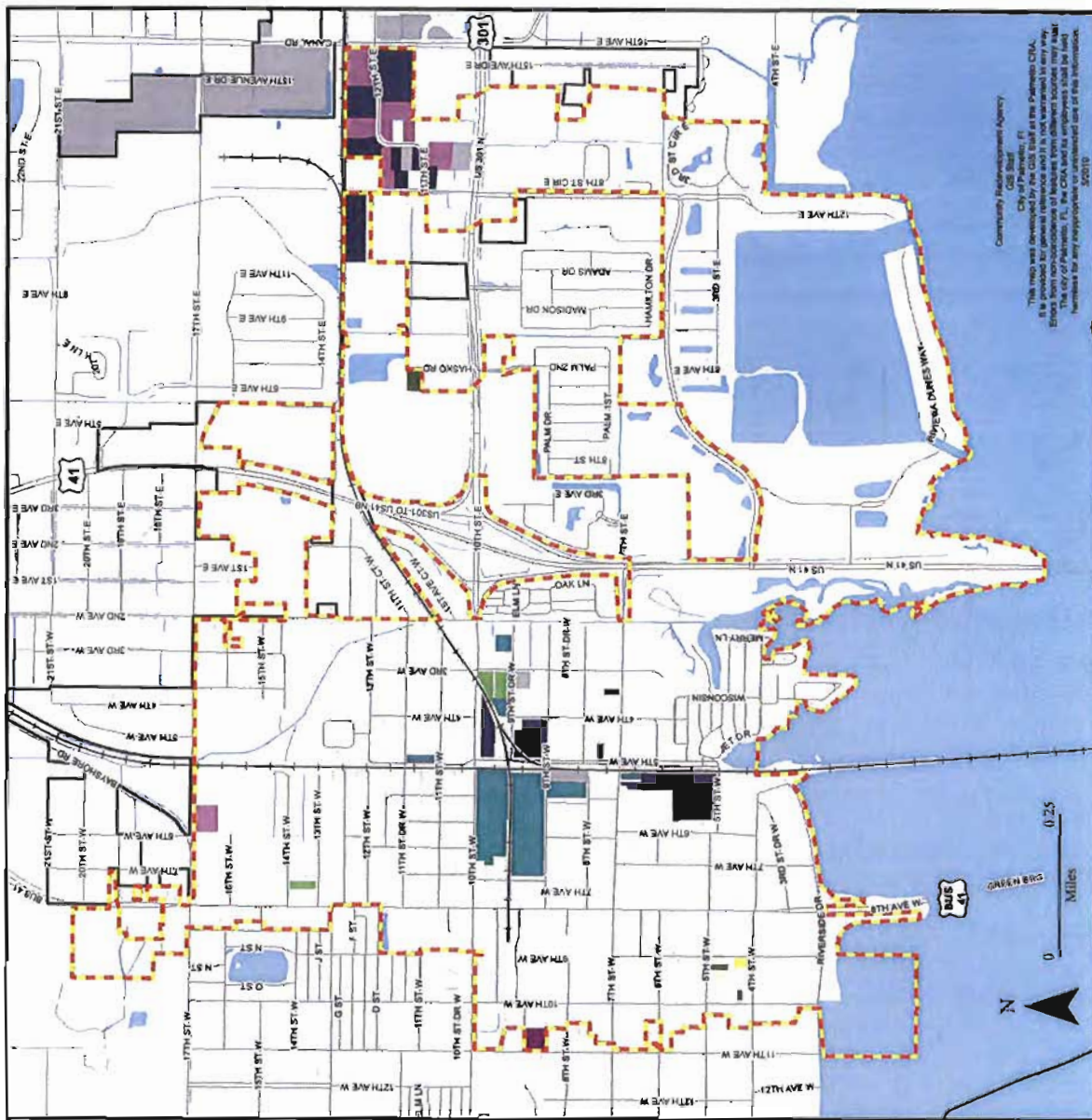
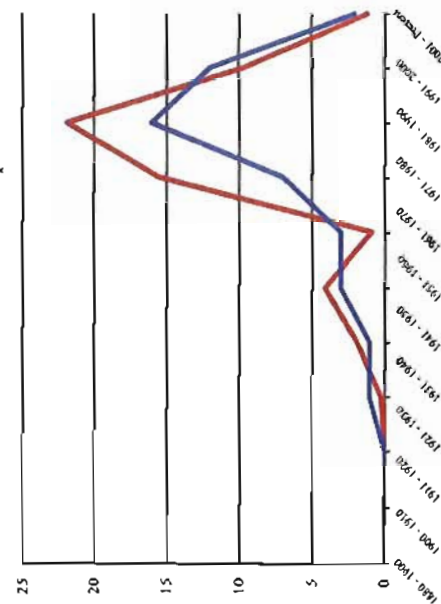




Map 8: Palmetto CRA Warehouse/Industrial Land Use Chronology



Warehouse/Industrial Development within the CRA

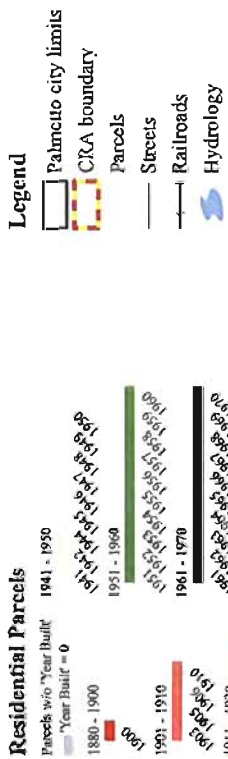


This map was developed by the GIS Staff at the Palmetto CRA. It is provided for general reference and it is not warranted in any way. The City of Palmetto, FL, the CRA and its employees shall be held harmless for any inaccuracy or unavailability of this information.

City of Palmetto, FL
Community Redevelopment Agency
2007



Map 9: Palmetto CRA Residential Land Use Chronology



Residential Development within the CRA

