

TAB 6

**CITY OF PALMETTO
RESOLUTION NO. 2011-38**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT; APPROVING SUBSTANTIAL MODIFICATIONS TO THE CITY OF PALMETTO COMMUNITY REDEVELOPMENT PLAN PURSUANT TO SECTION 163.361, FLORIDA STATUTES; DEFINING THE REDEVELOPMENT AREA; FINDING THE EXISTENCE OF SLUM AND BLIGHTED CONDITIONS IN THE AREA; MAKING CERTAIN FINDINGS AND DETERMINATIONS; FINDING CONFORMITY TO THE COMPREHENSIVE PLAN; FINDING AUTHORITY OF THE COMMUNITY REDEVELOPMENT AGENCY TO IMPLEMENT THE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE:

WHEREAS, the City Commission of the City of Palmetto, Florida (the "City Commission"), in Resolution No. 85-19, adopted October 7, 1985, expressly found the existence of one or more slum or blighted areas within the boundaries of the City as such areas were described therein (the "Original Area") and determined that the rehabilitation, conservation, or redevelopment, or a combination thereof, of the Original Area was necessary and was in the best interests of the public health, safety, morals, or welfare of the residents of the City; and

WHEREAS, the City Commission enacted Ordinance 259 on November 4, 1985, which established and created the Community Redevelopment Agency of the City of Palmetto, Florida (the "Agency"), authorized the Agency to exercise powers granted by Part III, Chapter 163, Florida Statutes, as amended (the "Act"), and established and designated the Original Area as the area of operation of the Agency; and

WHEREAS, the City Commission in Resolution No. 86-7, adopted April 7, 1986, approved a community redevelopment plan pursuant to Section 163.360, Florida Statutes; for the Original Area (the "Original Plan"); and

WHEREAS, by Ordinance Nos. 323, 330, and 555, the City Commission expanded the area of operation of the Agency (collectively the "Expanded Area") so that the area of operation of the Agency consists of the lands depicted on Exhibit "A" attached hereto and incorporated by reference; and

WHEREAS, by Ordinance No. 567, the City Commission adopted an amendment to the Original Plan (the "Expanded Plan") for the redevelopment of the Expanded Area; and

WHEREAS, the Agency and the City Commission have reviewed the needs of the Area within the CRA and proposed programs and projects to carry out in an effort to remove slum and blight in the Area; and

WHEREAS, the Agency studied the Area and then presented a modification of the plan for the redevelopment of the Area in accordance with the Act to replace the Original Plan and the Expanded Area Plan, as previously adopted by Resolution 86-7 and Ordinance No. 567, in its entirety; and

WHEREAS, the Expanded Plan extends the timeframe to provide additional time to complete the goals, objectives, and policies of the Expanded Plan, so that activities financed by tax increment financing revenues shall be completed no later than thirty (30) years following the adoption of this Plan; and

WHEREAS, the Agency received such a modified plan and referred it to the City Commission in accordance with Section 163.361, Florida Statutes (2011); and

WHEREAS, the modified plan was hand delivered to Manatee County on November 14, 2011; and

WHEREAS, the Agency approved the modified plan on November 7, 2011 and recommended adoption to the City Commission; and

WHEREAS, the Planning and Zoning Board found the 2011-2015 Community Redevelopment Plan in compliance with the 2030 Comprehensive Plan on October 13, 2011; and

WHEREAS, a public hearing was duly noticed and held in accordance with Section 163.346 and 163.361,(2) Florida Statutes (2011); and

WHEREAS, notice has been given to all taxing authorities as provided in Section 163.346, Florida Statutes (2011); and

WHEREAS, action must be taken immediately to redevelop the Area and prevent further blight and deterioration, and to protect and enhance public expenditures previously made by the City in the Area; and

WHEREAS, the City has previously proceeded under the Act, to provide the necessary means by which redevelopment can be accomplished in the Area; and

WHEREAS, all prerequisites under the Act having been accomplished, it is now appropriate and necessary in order to proceed further with the redevelopment of the Area in accordance with the Act that a modified community redevelopment plan be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, AS FOLLOWS:

Section 1. The City of Palmetto does hereby reaffirm Resolution 2011-37 and based upon evidence presented to it and in the public record does hereby expressly find

that one or more slum or blighted areas (as those terms are defined in Section 163.340, Florida Statutes (2011)) exist within the community redevelopment area (as that term is defined in Section 163.340 (10), Florida Statutes (2011)), as that area is more particularly described in Section 2 hereof.

Section 2. For the purpose of this resolution and any community redevelopment plan approved pursuant hereto, the community redevelopment area shall be that area designated in Resolution 85-19 as constituting one or more slum or blighted areas and as described in Ordinance No. 259, as expanded from time to time by Ordinance Nos. 323, 330, 555, and 2011-34 as constituting the area of operation of the Agency, and more particularly described in Exhibit "A" attached hereto.

Section 3. The City Commission does hereby find that:

- (1) the Agency has had prepared a modified community redevelopment plan ("2011 - 2015 CRA Plan") for redevelopment of the Area in accordance with the Act (such plan being hereinafter defined and referred to herein as the "Plan") which shall replace the Original and Expanded Area Plan in its entirety; and
- (2) the Agency has reviewed the Plan and did approve the Plan, as proposed on November 7, 2011 and recommended its approval to the City Commission on November 21, 2011; and
- (3) a notice of public hearing was published and notice to taxing authorities was given as provided in Section 163.346, Florida Statutes (2011), and a public hearing has been held as required by Section 163.361(1), Florida Statutes.

Section 4. The City Commission finds that the Plan satisfies the requirements of Section 163.362, Florida Statutes (2011), and further finds that:

- (1) even though no families are anticipated to be displaced as a result of the community redevelopment as proposed in the 2011 – 2015 CRA Plan, a feasible method exists for the location of any such families in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;
- (2) the 2011 – 2015 CRA Plan conforms to the general plan of the City as a whole;
- (3) the 2011 – 2015 CRA Plan gives due consideration to the utilization of community policing innovations, and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the plans; and
- (4) the 2011 – 2015 CRA Plan affords the maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the Area by private enterprise.

Section 5. The City Commission does hereby expressly find that the 2011 – 2015 CRA Plan is consistent with and conforms to the provisions of the City's comprehensive plan in effect on the date hereof.

Section 6. The City Commission does hereby expressly determine that it is appropriate, proper, and timely that a community redevelopment plan be approved at this time so that the provisions of the Act, and other resolutions, ordinances, and laws may be

utilized to further redevelopment within the Area. Therefore, the City Commission does hereby approve as a modified community redevelopment plan pursuant to Section 163.361, Florida Statutes, the Community Redevelopment Plan for the 2011 – 2015 CRA Area as approved by the Agency on December 19, 2011, a copy of which is attached hereto as Exhibit “B” and made a part hereof.

Section 7. The City Commission does hereby expressly find that the 2011 – 2015 CRA Plan is a sufficient and adequate plan for carrying out community redevelopment in accordance with the Act, and does approve same as the community redevelopment plan for the Area.

Section 8. Immediately upon approval of this resolution the 2011 – 2015 CRA Plan is deemed to be in full force and effect for the Area, replacing the Original and Expanded Plans entirely, and the Agency in its capacity as the City’s community redevelopment agency pursuant to Ordinance No. 259 is authorized and directed to carry out such Plan and exercise those powers granted by the Act, or such other powers as may be granted by law or ordinance.

Section 9. This resolution shall take effect immediately upon its approval.

PASSED AND DULY ADOPTED, by the City Commission, in open session, with a quorum present and voting, this 19th day of December, 2011.

CITY OF PALMETTO, FLORIDA,
BY AND THROUGH THE CITY
COMMISSION OF THE CITY OF
PALMETTO

By: _____

SHIRLEY GROOVER BRYANT,
MAYOR

ATTEST: James R. Freeman
City Clerk

By: _____
City Clerk/Deputy Clerk.

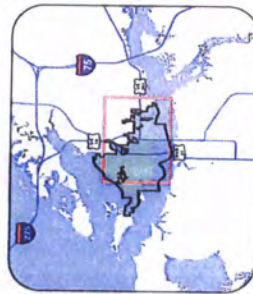


**Palmetto
Community
Redevelopment
Agency
2011 Boundary**

- Railroads
- Streets
- Major Roads
- PCRA 2011
- Parcels w/in CRA
- Palmetto
- Manatee County



0 0.25
Miles



MNO 1983 Standard Flooded Wet
FWS 50027 FWS
Aerial Photo
Resolution scale 1 inch = 1,000 feet
24x36 original map size
Computerized GIS Staff

This map was developed by the Palmetto CRA. It is provided for general reference and it is not warranted in any way. The City of Palmetto, FL, CRA and its employees shall not be held liable for any inappropriate or unadvised use of this information. 10/2011

