

TAB 7



City of Palmetto Agenda Item

Meeting Date

11/21/11

Presenter:

Jeff Burton

Department:

Community Redevelopment Agency

Title:

Ordinance No. 2011-35 Community Redevelopment Plan

Background: In 1985, the City Commission adopted Ordinance 259, creating the Palmetto C.R.A. and expressly finding the existence of one or more slum or blighted areas within the boundaries of the City and determined that rehabilitation, conservation, or development, or a combination thereof, was necessary and in the best interest of the public health, safety, morals, or welfare of the residents of the City. Over the next 26 years, the City has periodically amended the CRA Plan. The City Commission and CRA have determined it is in the best interest of the City to amend the CRA Plan to bring the Plan more into conformance with the City Comprehensive Plan and the vision of the CRA.

Discussion: After analysis of the CRA Area, the Goals, Objectives, and Policies of the CRA Plan were amended to better address the needs for the CRA and eliminate slum and blight. The last revision to the CRA Plan was over 15 years ago and specific detail was added to address a number of areas including community policing and commercial core redevelopment.

The CRA Plan extends the timeframe so that activities financed by tax increment financing revenues shall be completed no later than thirty (30) years following the adoption of this Plan.

The Planning & Zoning Board found the 2011-2015 Community Redevelopment Plan in conformance with the 2030 Comprehensive Plan on October 13, 2011.

The 2011-2015 Community Redevelopment Plan was hand delivered to Manatee County on November 14, 2011.

The taxing authorities within the CRA District will be notice as required by law.

The notice advertising the public hearing to adopt the ordinance will be placed in the paper as required by law.

Budgeted Amount:

\$0.00

Budget Page No(s):

Available Amount:

\$0.00

Expenditure Amount:

\$0.00

Additional Budgetary Information:

Funding Source(s):

Sufficient Funds Available:

☐ Yes
☐ No

Budget Amendment Required:

☐ Yes
☐ No

Source:

City Attorney Reviewed:

☒ Yes
☐ No
☐ N/A

Advisory Board Recommendation:

☒ For
☐ Against
☐ N/A

Consistent With:

☐ Yes
☐ No
☐ N/A

Potential Motion/ Direction Requested:

Motion to adopt Ordinance No. 2011-35 modifying the Community Redevelopment Plan

Staff Contact:

Jeff Burton

Attachments:

Ordinance No. 2011-35 and Exhibit A (Map)

CITY OF PALMETTO
ORDINANCE NO. 2011-35

**AN ORDINANCE OF THE CITY COMMISSION FOR THE
CITY OF PALMETTO, FLORIDA, MODIFYING THE
COMMUNITY REDEVELOPMENT PLAN, PROVIDING
FOR SEVERABILITY; AND PROVIDING FOR AN
EFFECTIVE DATE.**

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

WHEREAS, by Resolution No. 86-7 the City Commission approved a Community Redevelopment Plan (the "Original Plan") pursuant to Section 163.360, Florida Statutes; and

WHEREAS, by Ordinance Nos. 323, 330, 555, and 2011-34 the City Commission has expanded said area of operation (the "Expanded Area") so that the area of operation of the Community Redevelopment Agency is now made up of the property as depicted on Exhibit "A" attached hereto and incorporated herein (hereinafter the original area of operation of the Agency and the Expanded Area shall collectively be referred to as the "Area"); and

WHEREAS, by Ordinance No. 567 the Agency adopted an amendment to the Original Plan (the "Expanded Area Plan") to address redevelopment in the Expanded Area so that said redevelopment would conform with the City of Palmetto

Comprehensive Plan to further the goals of the Original Plan for the purpose of rehabilitating the Area and eradicating conditions of slum and blight, or both, therein; and

WHEREAS, by Resolution No. 2011-38 the Agency found a need to modify the Original and Expanded Area Plans to address current conditions for redevelopment in the Area so that said redevelopment would conform with the City of Palmetto Comprehensive Plan to further the goals of the Original and Expanded Area Plans for the purpose of rehabilitating the Area and eradicating conditions of slum and blight, or both, therein, and recommended to the City Commission that the findings be considered, adopted, and concurred in by the City Commission; and

WHEREAS, by Resolution No. 2011-38 the City Commission did adopt and concur with the findings of the agency and expressed its intent to adopt an ordinance pertaining thereto.

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

Section 1. That the City of Palmetto Community Redevelopment Agency Plan, which is attached hereto and incorporated herein as Exhibit "B" (the "Plan") satisfies the requirements of Chapter 163, Florida Statutes (2011) (the "Act") and conforms to the Comprehensive Plan of the City as a whole and, therefore is hereby approved and shall replace the Original and Expanded Plans in their entirety.

Section 2. The Agency is hereby authorized and directed to carry out the Plan and exercise those powers granted by the Act and such other powers granted herein, as either shall be amended from time to time.

Section 3. Regardless of any powers granted to the Community Redevelopment Agency by the Redevelopment Act, the Commission shall retain and may exercise the power set forth and described in Section 163.370, Florida Statutes (2011), as amended, and the following powers, which continue to remain vested in the Commission:

1. 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.
2. The power to grant final approval to community redevelopment plans and modification thereof.
3. The power to authorize the issuance of revenue bonds as set forth in s. 163.385.
4. The power to approve the acquisition, demolition, removal, or disposal of property as provided in s. 163.370 (4) and the power to assume the responsibility to bear loss as provided in s. 163.370 (4).
5. The power to approve the development of community policing innovations.
6. The power of eminent domain.

Section 4. The City Clerk is hereby directed to file a copy of this ordinance with the Board of County Commissioners of Manatee County, Florida.

Section 5. This Ordinance hereby repeals any and all provisions of ordinances in conflict herewith to the extent of such conflict.

Section 6. If any section, sub-section, paragraph, sentence, clause or phrase in this Ordinance shall be held invalid by a court of competent jurisdiction, then such invalidity shall not affect the remaining portions hereof.

Section 7. This Ordinance shall take effect as provided for by law and by City Charter, Section 14, upon execution by the Mayor, or if disapproval occurs, upon reconsideration by the City Commission and passing of the Ordinance by at least four (4) votes of the City Commission.

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

First Reading: November 21, 2011

Publication: December 9, 2011

Second Reading and

Public Hearing: December 19, 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.


EXHIBIT A
ORD 2011-35






**Palmetto
Community
Redevelopment
Agency
2011 Boundary**



Railroads



Streets



Major Roads


PCRA 2011

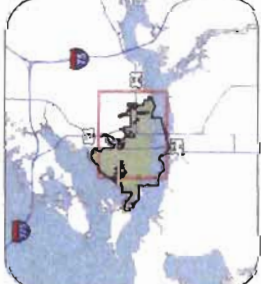

Parcels w/in CRA


Palmetto


Manatee County



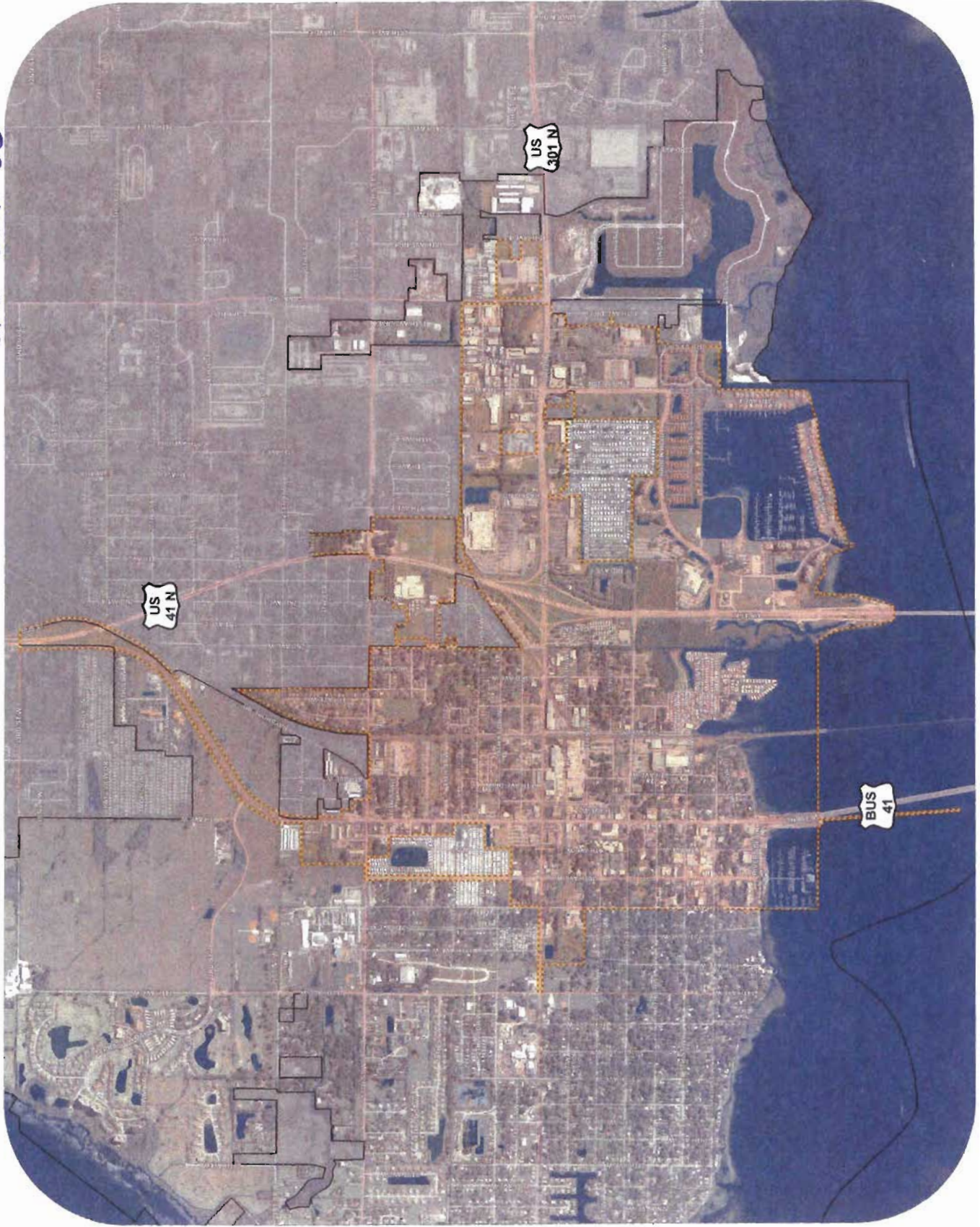
0 0.25
Miles



MAO 1982 Standard Project Area
 FIRM 2002 Flood
 Active with 1:25,000
 National Scale 1:25,000
 1:25,000 original map scale
 Comments: GIS Staff

This map was developed by the City of Palmetto and is for informational purposes only. It is provided for general reference and is not intended to be used for any other purpose. The City of Palmetto is not responsible for any errors or omissions in this map. The City of Palmetto is not responsible for any damages or losses resulting from the use of this information.

10/2011



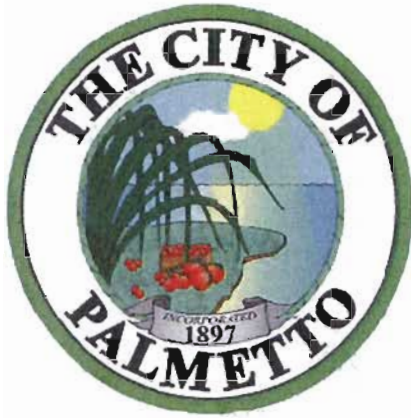
Community Redevelopment Agency

2011-2015 Community Redevelopment Plan

Palmetto, Florida

JBurton@Palmettofl.org

12/15/2011



PALMETTO COMMUNITY REDEVELOPMENT AGENCY

PRESIDING OFFICER

Mayor Shirley Groover Bryant

BOARD OF COMMISSIONERS:

Tamara Cornwell

Charles Smith

Tambra Varnadore

Brian Williams

Alan Zirkelbach

ADVISORY BOARD MEMBERS:

Nick Costides

Sia Mollanazar

Betty Ann Price

McArthur Sellars

LEGAL:

Mark Barnebey

Scott Rudacille

STAFF:

Jeff Burton

Antoinette Kilgore

Robert Marble

Zachary Schwartz

Jenny Silverio

Merab Favorite

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CRA FACT: SAMUEL SPARKS LAMB

The City of Palmetto dates its beginning to the arrival of Samuel Sparks Lamb in 1868. He is called the "Father of Palmetto" and gave the town its name after his home state, South Carolina, the "Palmetto State". In 1897, Florida's governor signed the charter declaring Palmetto a City in the Sunshine State.

Lamb envisioned his property divided into a village. He surveyed and platted it.



Over the years, he would donate land out of this original plat for a cemetery, three churches, a public library, the Woman's Club, and a park. It was also due to his foresight and planning that Old Main Street is so wide. Lamb intended to have a fine avenue stretching all the way between the two entrances to Palmetto, the wharf on the river, and the Seaboard Air Line Depot.

Palmetto and the region soon earned a hospitable reputation, noted for its abundant fruit and vegetable production and some of the nation's most familiar consumer brands.

PART ONE: DEFINITIONS

The following words, terms and phrases, when used in this Plan, shall have the meanings ascribed to them in this Part, except where the context clearly indicates a different meaning:

ACT means the Community Redevelopment Act, Florida § 163.330 et seq.¹

AGENCY means the Community Redevelopment Agency of the City of Palmetto.²

AREA means an area designated as a redevelopment area and as described and mapped on documents in the City Clerk's office.³

BLIGHTED AREA means an area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property, and in which two or more of the following factors are present:

- A. Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
- B. Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the five (5) years prior to the finding of such conditions;
- C. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- D. Unsanitary or unsafe conditions;
- E. Deterioration of site or other improvements;
- F. Inadequate and outdated building density patterns;
- G. Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
- H. Tax or special assessment delinquency exceeding the fair value of the land;
- I. Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;
- J. Incidence of crime in the area higher than in the remainder of the county or municipality;
- K. Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;
- L. A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;
- M. Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or
- N. Governmentally owned property with adverse environmental conditions caused by a public or private entity.⁴

CITY means the City of Palmetto.

COMMERCIAL APARTMENT means a dwelling unit that is located within the same structure but above commercial retail, service or office use.⁵

COMMERCIAL REDEVELOPMENT means repair and rehabilitation of buildings or other improvements (new construction) on a Manatee County Parcel ID numbered property. Commercial redevelopment, for purposes of this program, may include the voluntary re-designating of the use or zoning of a property⁶, demolition of existing structure(s)⁷, planning and designing for new structures, storm water pre-treatment and street improvements and new construction.

COMMERCIAL USE means activities within land areas that are predominately connected with the sales, rental and distribution of products, or performance of services.⁸

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 reduction or prevention of crime, 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 and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed, 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:

- A. 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,
- B. 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. ⁹

COMMUNITY POLICING INNOVATION means a policing technique or strategy designed to reduce crime by reducing opportunities for, and increasing the perceived risks of engaging in, criminal activity through visible presence of police in the community, including, but not limited to, community mobilization, neighborhood block watch, citizen patrol, citizen contact patrol, foot patrol, neighborhood storefront police stations, field interrogation, or intensified motorized patrol.¹⁰

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) is a multi-disciplinary approach to deterring criminal behavior through environmental design. *CPTED* strategies rely upon the ability to influence offender decisions that precede criminal acts. ¹¹

DEVELOPMENT means the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, excavation, landfill or land disturbance and any non-agricultural use or extension of the use of land. ¹²

DISSEMINATE means to scatter or spread widely, as though sowing seed; promulgate extensively; broadcast; disperse.¹³

DRAINAGE FACILITIES means a system of man-made structures designed to collect, convey, hold, divert or discharge stormwater, and include stormwater sewers, canals, detention structures and retention structures.¹⁴

FUND means the Community Redevelopment Trust Fund.¹⁵

GOAL means the long-term end toward which programs or activities are ultimately directed.¹⁶

GOVERNING BODY means the Palmetto City Commission.¹⁷

HISTORIC RESOURCES means all areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by Palmetto as historically, architecturally, or archaeologically significant.¹⁸

INFILL means *Development* or *Redevelopment* which occurs on scattered vacant lots in a developed area. Development is not considered infill if it occurs on parcels exceeding one acre or more.¹⁹

INFRASTRUCTURE means those man-made structures that serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; educational facilities; libraries; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways.²⁰

LEVEL OF SERVICE (LOS) means an indicator of the extent or degree of service proposed or provided by a facility, based on and related to the operational characteristics of the facility.²¹

MIXED OR MULTIPLE USE means the mixture of one or more land use within a single building, or within a single project in separate buildings, with such uses planned in a coordinated manner under a single *Development* plan. This definition excludes parks, golf courses, schools, and public facilities. Land uses, which when combined within a single project constitute mixed or multiple uses include residential, commercial and industrial uses.²²

MULTIMODAL (transportation) means the use of multiple modes of transport. In the case of this plan, it refers to pedestrian and bicycle modes of transport.²³

NONCONFORMITIES means those characteristics of the property, structure or use which are not permitted in the schedule of permitted uses or do not conform to the schedule of area, height, bulk and placement regulations or other provisions, but were legal at the time they were established.²⁴

OBJECTIVE means a specific, measurable, intermediate end that is achievable and marks progress toward a goal.²⁵

PLAN means this Community Redevelopment Plan.²⁶

POLICY means the way in which programs and activities are conducted to achieve an identified goal.²⁷

REDEVELOPMENT means undertakings, activities, or projects of the *Governing Body* and/or the *Agency* in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight, or for the reduction or prevention of crime, or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and includes slum clearance and redevelopment in a community redevelopment area or rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed, 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.

SERVICES means the programs and employees determined necessary by *Governing Body* to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social, and other programs necessary to support the programs, public facilities, and infrastructure set out in this plan or required by local, state or federal law. The *Agency* provides services "above and beyond" the adequate services provided by its governmental body.²⁸

SMALL TOWN ATMOSPHERE is defined as a compact portion of the downtown area, characterized by tree-lined streets, on-street parking, parks, and open space, wide sidewalks, unified benches, trash receptacles, and the like. "Small Town Atmosphere" may also apply to the traditional (historic) downtown that includes a variety of small shops, boutiques, and traditional architecture enhanced to encourage pedestrian use and a pleasant, friendly environment.²⁹

SLUM AREA means an area having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or nonresidential, which are impaired by reason of dilapidation, deterioration, age, or obsolescence, and exhibiting one or more of the following factors:

- A. Inadequate provision for ventilation, light, air, sanitation, or open spaces;
- B. High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code; or
- C. The existence of conditions that endanger life or property by fire or other causes.³⁰

STORMWATER means the flow of water that result from a rainfall event.³¹

STORMWATER FACILITIES means man-made structures that are part of a stormwater management system designed to collect, convey, hold, divert, or discharge stormwater, and may include stormwater, sewer, canals, detention facilities and retention facilities.³²

TAX INCREMENT FINANCING (TIF) - A funding mechanism for *Redevelopment* which captures the incremental increase in property tax revenues resulting from *Redevelopment* and uses it to pay for public improvements needed to support and encourage new *Development*.³³



CRA FACT: HOT PROSPECT-PALMETTO REDEVELOPMENT

Just over the Manatee River lies Palmetto, once dubbed by Hollywood as a town so "bad there is no use being good." Blight and unemployment haven't helped the area's reputation. But can new efforts by the Community Redevelopment Agency (CRA) change things for the better? City officials are working triple time to lift the area out of slum status.

Palmetto must become a place "where the importance of our past meets with the hope of our future," explains City Commissioner Mary Lancaster during a campaign to stress the value of improving the community. Right now, officials are promoting Palmetto's economic assets, including its proximity to Tampa Bay (it lies on the south end of the Sunshine Skyway) and its access to both I-75 and I-275, not to mention the fact that businesses in the city have easy access to Port Manatee.

The CRA is working to improve parkland and bring a new YMCA to town, and just released a comprehensive plan plotting out a 20-year course for the area. That includes encouraging commercial development, managing the coastline, increasing decent parkland and coordinating with schools and other governments. It's a long-term vision, but officials hope some improvements can be realized soon.—JO

PART TWO: BACKGROUND

I. AUTHORITY TO UNDERTAKE COMMUNITY REDEVELOPMENT

This document has been prepared under the direction of the City of Palmetto Community Redevelopment Agency (*Agency*) in accordance with the Community Redevelopment Act of 1969, F.S. 163, Part III (*Act*). In recognition of the need to prevent and eliminate slum and blighted conditions within the community (*Area*), the *Act* confers upon The Palmetto City Commission (*Governing Body*) the authority and powers to carry out *Community Redevelopment*.

II. CREATION OF THE COMMUNITY REDEVELOPMENT AGENCY

The *Governing Body* has previously hereby made a "finding of necessity" as required by the *Act* and found that there was a need for an *Agency* to function in the *Area* to carry out *Community Redevelopment* purposes. The *Governing Body* created a public body corporate and politic to be known as the "Community Redevelopment Agency." The *Agency* was constituted as a public instrumentality, and the exercise by the *Agency* of the powers conferred by the *Act* was deemed and held to be the performance of an essential public function. The *Governing Body* reaffirms such findings of necessity and finding of a need for the *Agency* as provided herein.

ORIGIN OF THE PALMETTO COMMUNITY REDEVELOPMENT AGENCY

The *Governing Body* established the *Agency* on November 4th, 1985, with the adoption of Ordinance 259. The organizational structure of the *Agency* was also established at that time.

PALMETTO CITY COMMISSION AS THE PALMETTO COMMUNITY REDEVELOPMENT AGENCY

Pursuant to F.S. § 163.357, and Ordinance 09-09, the City Commission serves as the *Governing Body* of the *Agency*. The mayor is a non-voting member of the *Agency* but presides over the meetings.³⁴

GOVERNANCE OF THE PALMETTO COMMUNITY REDEVELOPMENT AGENCY

The *Agency* shall be governed by and shall act in conformity with the provisions of general law and this division, as either shall be amended from time to time. The *Agency* may adopt rules and procedures as it may deem appropriate from time to time. The Director of the *Agency* shall coordinate with the mayor regarding the agenda for meetings of the *Agency*. The City Clerk shall serve as secretary to the *Agency* and shall be responsible for keeping the records of the board's actions, providing necessary background material, keeping a record of attendance, keeping a record of all official actions of the *Agency* board of commissioners, including the vote of the members on each question requiring a vote, or if absent or abstaining from voting, indicating such fact.³⁵

The *Agency* shall have all of the powers enumerated to community redevelopment agencies under general law.³⁶

BUDGET OF THE PALMETTO COMMUNITY REDEVELOPMENT AGENCY

The fiscal year for the *Agency* shall be from the first day of October through the last day of September, each year. On or before October 1, the *Agency* shall adopt a line-item budget for the upcoming fiscal year. The annual budget may be amended at any time by resolution of the *Agency* Board of Commissioners.³⁷

THE PALMETTO COMMUNITY REDEVELOPMENT AGENCY TRUST FUND

The Community Redevelopment Trust Fund has been established and created, in accordance with the provisions of the *Act*, the *Fund* shall be utilized and expended for the purposes of and in accordance with the *Plan*, including any amendments or modifications thereto approved by the *Governing Body* including any *Community Redevelopment*, as that term is defined in Florida § 163.340, under the *Plan*. The *Agency* Board of Commissioners shall be the trustees of the *Fund* and shall be responsible for the receipt, custody, disbursement, accountability, management, investments, and proper application of all monies paid into the *Fund*.³⁸

The *Fund* shall be established and maintained as a separate trust fund by the *City* pursuant to the *Act* and this division, and other directives of the board of commissioners of the *Agency* as may from time to time be adopted, whereby the *Fund* may be promptly and effectively administered and utilized by the agency expeditiously and without undue delay for its statutory purpose, pursuant to the *Plan*.³⁹

The moneys to be allocated to and deposited into the *Fund* shall be used to finance *Community Redevelopment* within the *Area*. Such moneys shall be appropriated by resolution of the *Agency*. The *Agency* shall utilize the funds and revenues paid into and earned by the *Fund* for *Community Redevelopment* purposes as provided in the *Plan* and as provided by law. The *Fund* shall exist for the duration of the *Community Redevelopment* undertaken by the *Agency* pursuant to the *Plan* and to the extent permitted by the *Act*. Moneys shall be held in the *Fund* by the *City* for and on behalf of the *Agency*, and disbursed from the *Fund* as provided by the *Act*.⁴⁰

PALMETTO COMMUNITY REDEVELOPMENT AGENCY TAX INCREMENT FUNDING

There shall be paid into the *fund* each year by each of the taxing authorities, as that term is defined in Florida § 163.340, levying ad valorem taxes within the *Area*, a sum equal to ninety-five (95) percent of the incremental increase in ad valorem taxes levied each year by that taxing authority, as calculated in accordance with section 11-67 and the act, based on the base tax year established in section 11-66. Such annual sum shall be referred to as the tax increment.⁴¹

The most recently approved tax roll prior to the effective date of the ordinance which originally placed the property in the *Area* shall be the interim ad valorem tax roll of the county, reflecting valuation of real property for purposes of ad valorem taxation as of January 1, 1985. This shall be called the "base year value." All deposits into the fund shall be in the amount of tax increment calculated as provided in section 11-67, Palmetto Code of Ordinances based upon increases in valuation of taxable real property from the base year value.⁴²

The tax increment shall be determined and appropriated annually by each taxing authority, and shall be an amount equal to ninety-five (95) percent of the difference between:

1. That amount of ad valorem taxes levied each year by all taxing authorities, exclusive of any amount of debt service millage, on taxable real property located within the geographic boundaries of the *Area*; and
2. That amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for all taxing authorities, exclusive of any debt service

millage, upon the total of the assessed value of the taxable real property in the *Area*, on such other larger amount permitted by law, as shown upon the assessment roll used in connection with the taxation of such property by all taxing authorities, prior to the effective date of the ordinance from which this division derives.⁴³

All taxing authorities will annually appropriate to and cause to be deposited in the fund the tax increment determined pursuant to the *Act* and section 11-67, Palmetto Code of Ordinances at the beginning of each fiscal year as provided in the *Act*. The obligation of each taxing authority to annually appropriate the tax increment for deposit in the fund shall commence immediately upon the effective date of the ordinance from which this division derives and continue until all loans, advances and indebtedness, if any and interest thereon, incurred by the *Agency* as a result of *Community Redevelopment* in the area have been paid to the extent permitted by the *Act*.⁴⁴

ORIGIN OF PALMETTO COMMUNITY REDEVELOPMENT AGENCY ADVISORY BOARD

In 2009, the Community Redevelopment Advisory Board was hereby established by the *Governing Body* and consists of five (5) members.

The *Agency* Advisory Board serves in an advisory capacity as provided by *City* ordinances.

III. POWERS OF THE COMMUNITY REDEVELOPMENT AGENCY

As authorized by the *Act*, a variety of powers are available to the *Agency* to carry out *Community Redevelopment*. According to the *Governing Body*, the *Agency* has been delegated all of the powers enumerated to community redevelopment agencies under general law.⁴⁵

IV. THE COMMUNITY REDEVELOPMENT AREA

Palmetto Community Redevelopment Agency TABLE 1: CRA ACREAGE BY CHRONOLOGY			
AREA DESIGNATION	ACREAGE	CITY	AGENCY
CITY	4,510.396	--	--
AREA A	537.25	11.91%	42.35%
AREA B	45.33	1.01%	3.57%
AREA C	19.96	0.44%	1.57%
AREA D	447.46	9.92%	35.27%
AREA E	218.68	4.85%	17.24%
AGENCY TOTAL	1268.65	28.13%	100%

Pursuant to the Act, the 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. According to the *Governing Body*, the area of operation of the Agency shall be the redevelopment area which shall be on file in the City Clerk's office.⁴⁶

The area of the City is 4,510.396 acres comprised of both land and water areas. The Area, with the expansion of this Plan is 1,268.65 acres and generally consists of the older central core of the City which had become deteriorated due to age, obsolescence, and a lack of investment. The Area is approximately 28.13% land acres of the City. While parts of the Area have been revitalized as a result of *Community Redevelopment* efforts over the years, many parts of the Area still suffer from *Slum Areas* and *Blight Areas*. 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 ACREAGE BY CHRONOLOGY identifies the established Area through the past actions of the *Governing Body*.

A "Finding of Necessity" for the initial 537.25 acre Area, designated as AREA A, was adopted by City Ordinance No. 259 on November 4, 1985.

A "Finding of Necessity" for an additional 45.33 acres, designated as AREA B, was adopted by City Ordinance No. 323 on August 17, 1987.

A "Finding of Necessity" for an additional 19.96 acres, designated as AREA C, was adopted by City Ordinance No. 330 on February 25, 1988.

A "Finding of Necessity" for an additional 447.46 acres, designated as AREA D, was adopted by City Ordinance No. 555 on March 19, 1996.

A "Finding of Necessity" for an additional 218.68 acres, designated as AREA E, was adopted by **City Ordinance No. _____ on December _____, 2011.**

The overall boundaries of the *Area* are shown on the following page in MAP#1: BOUNDARIES AND CHRONOLGY OF THE GEOGRAPHIC CRA; 1985 – 2011 and by legal description in APPENDIX A: LEGAL DESCRIPTION, which is incorporated into the *Plan*, by reference. A copy of each "Finding of Necessity" is found in APPENDIX B: FINDINGS OF NECESSITY.

V. THE COMMUNITY REDEVELOPMENT PLAN

All *Community Redevelopment* activities expressly authorized by the *Act* and funded by tax increment financing must be in accordance with the *Plan*, which has been approved by the *Governing Body*. Like the City's Comprehensive Plan, the *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 *Community Redevelopment* activities financed by tax increment revenues shall be completed no later than thirty (30) years following the adoption of this *Plan*.

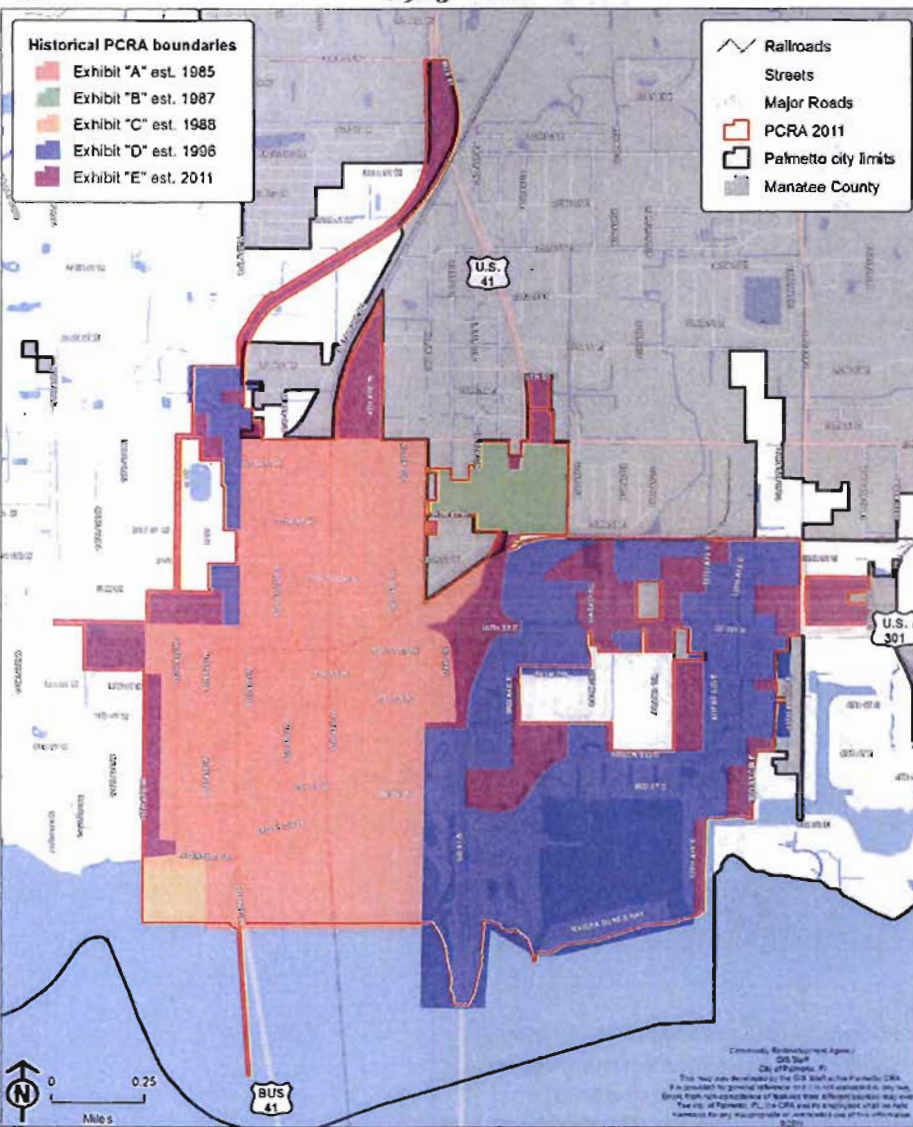


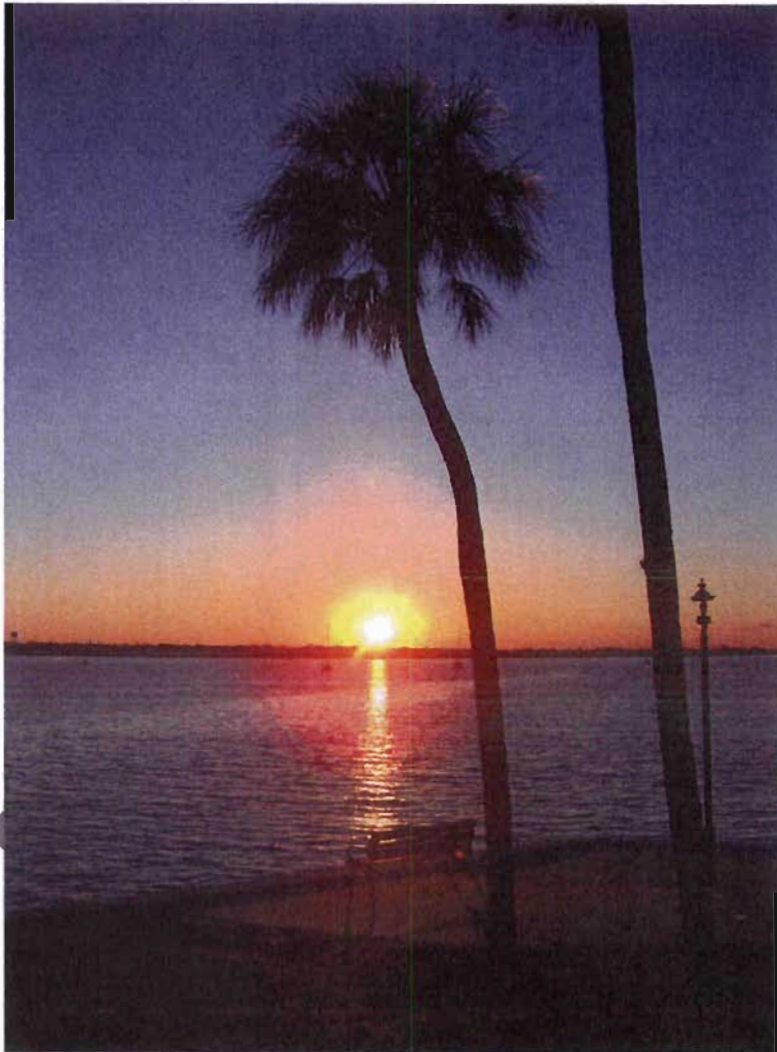
Map 1: Boundaries & Chronology of the Geographic CRA; 1985 - 2011



- Historical PCRA boundaries**
- Exhibit "A" est. 1985
 - Exhibit "B" est. 1987
 - Exhibit "C" est. 1988
 - Exhibit "D" est. 1996
 - Exhibit "E" est. 2011

- Railroads
- Streets
- Major Roads
- PCRA 2011
- Palmetto city limits
- Manatee County





CRA FACT: THE MANATEE RIVER

The waterfront has always played an important part in the history of Palmetto. To the pioneers, the river was like interstate highways of today. To go shopping or visiting, you got into your sailboat, rowboat or later on a steamboat and off you went. Mail, supplies and newcomers arrived by boat and produce and citrus were shipped in that manner, as well.

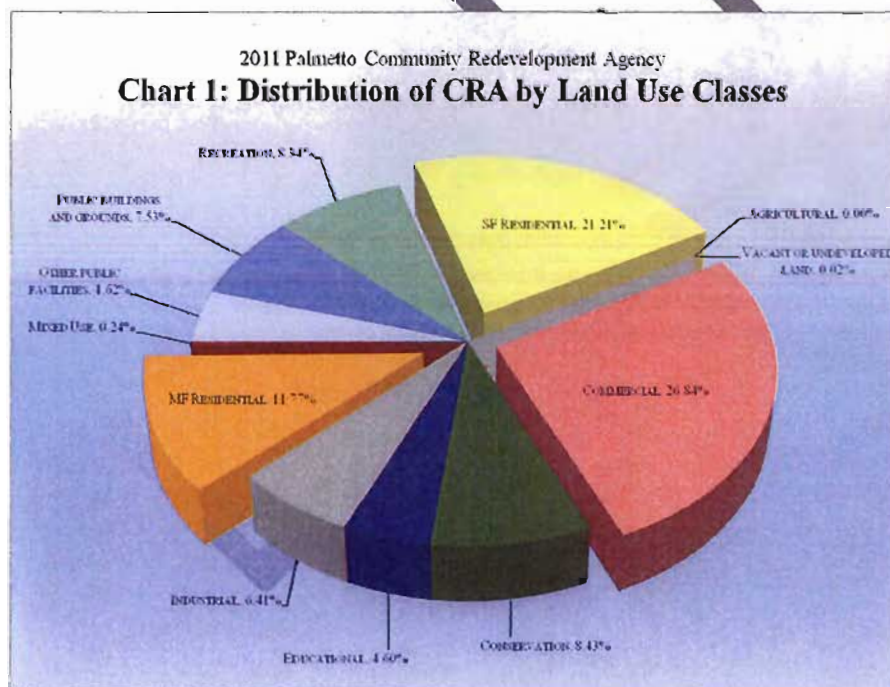
PART THREE: 2011 CONDITIONS

I.GENERAL DESCRIPTION OF THE REDEVELOPMENT AREA

EXISTING LAND USE

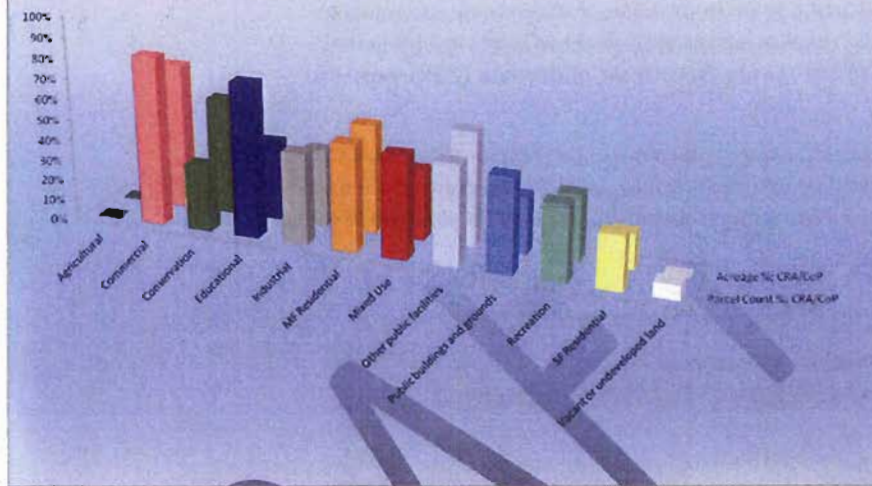
Existing land uses in the *Area* follow patterns of historical *Development* activity, and the requirements of existing and past zoning districts. Prior to this *Plan*, there were approximately 1,050 acres of land within the *Area*. In order to visualize land usage in the *Area*, the *Agency*, with the assistance of the *City's* planner regrouped the Florida Department of Revenue (DOR) Land Use Codes (LUC) into twelve (12) groups.

Chart 1 displays each land use codes and the percentage, by acreage, of the *Area* that it occupies. For instance, the Single Family Residential land use group makes up 21.21% percent of the *Area* acreage, and the Multifamily Residential land use group constitutes 11.77% of the *Area*, while the Commercial land use group occupies 26.84%.



2011 Palmetto Community Redevelopment Agency

Chart 2: Land Use Comparison



In terms of the percentage by parcel count and by acreage, Chart 2 illustrates that portion of each respective *City* land use category that is located within the *Area*. For instance, 82.54% of Commercial parcels and 71.53% of the Commercial acreage for the entire *City* are located within the *Area*. Conversely, no Agricultural lands in the *City* are located within the *Area*. The table on the following page breaks down the ratios in detail.

Palmetto Community Redevelopment Agency TABLE 2: CoP/CRA LUC COMPARASION SUMMARY		
LUC	Parcel Count %; CRA/CoP	Acreage %; CRA/CoP
Agricultural	0.00%	0.00%
Commercial	82.54%	71.53%
Conservation	32.47%	56.81%
Educational	75.00%	38.64%
Industrial	44.55%	37.57%
MF Residential	52.02%	52.92%
Mixed Use	50.00%	34.19%
Other public facilities	49.31%	55.84%
Public buildings and grounds	46.43%	27.95%
Recreation	36.84%	32.13%
SF Residential	26.29%	17.12%
Vacant or undeveloped land	7.14%	0.08%

GEOGRAPHIC LAND USE ANALYSIS

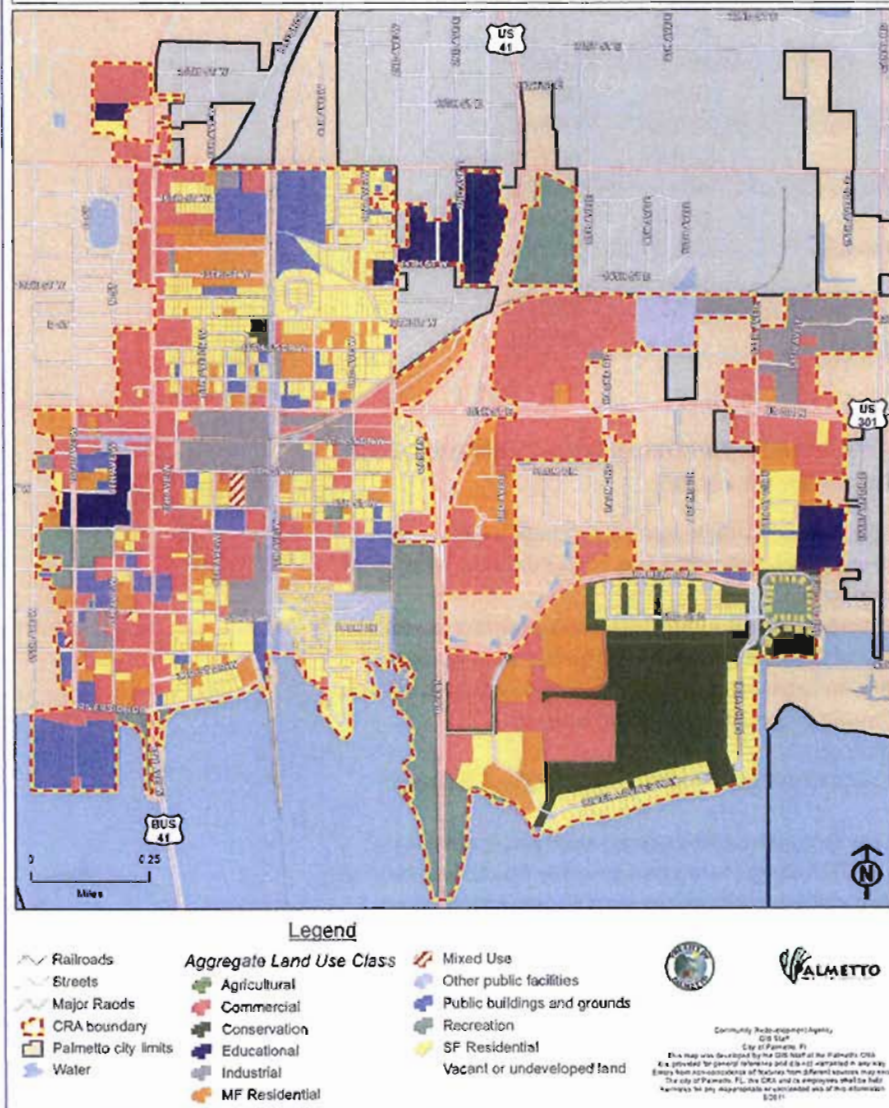
The existing land use is depicted in MAP 2: EXISTING PALMETTO LAND USE CLASSES WITHIN THE CRA. In review of this map the following inferences can be made:

- A. The existing uses of Multi-Family Residential, Public Buildings and Grounds, Recreation Other Public Facilities and Educational are variable across the face of the Area. Clusters of these uses spread in all geographic directions.
- B. The existing uses of Single Family Residential, Industrial, Conservation and Commercial have distinct patterns. For instance, within the Area, Single Family Residential clusters are mainly located east of 8th Ave W/BUS 41 and west of US 41/US 301, Industrial can be found in close proximity to the rail lines and Commercial can be found along the major transportation corridors within the Area.
- C. Agricultural, Mixed Use and Vacant or undeveloped land are infrequent and dispersed throughout the Area.
- D. From the existing visual Inferences, it appears that the land use development of the Area occurred in a planned manner (clusters of similar land uses located in the planned land use designation). Most of the past individual land use decisions were based on a variety of factors including economics, geographic need, politics and, occasionally, random choice. Geospatially, there is a positive autocorrelation (feature similarity) of land uses in the Area. The Moran's Index (a statistical measurement for spatial relationships between features) measurement for the Area is .1466 with a probability value (p-value) of 0. The results indicate that there is a positive (spatially related) clustering of similar LUCs in the Area with little to no chance the clustering is simply random.

From this view of the existing Area, each LUC may be stratified and chronologized for a more focused analysis. Please see Appendix E for Area Land Use Chronology Maps.

II. LAND USE DESCRIPTIONS & GEOGRAPHIC ANALYSIS

Map 2: Existing Palmetto Land Use Classes within the CRA



COMMERCIAL

Commercial land use accounts for 26.84% of the *Area* by acreage and 15.32% by parcel count. According to MAP 5: PALMETTO CRA COMMERCIAL LAND USE CHRONOLOGY in APPENDIX E: LAND USE CHRONOLOGY OF THE CRA, The Old Main Street and Original Riverside Dock Area were the nucleus for the oldest (1890 to 1900) Commercial *Development*. Commercial land use spread north along the major transportation corridor of, what is now, Business 41/8th Avenue West up to the CSX railroad tracks. The railroad lines, a less expensive form of transportation, drew heavy Commercial *Development* to the east, while the lighter Commercial remained in the Historic Downtown and the Manatee River (1951 to 1960). The newest Commercial (2001 to Present) gravitates toward major 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 *Agency* follow national economic trends. There was a consistent economic trend of growth and decline that peaked in the 1920's, 1950's, 1980's and mid 2000's and bottomed in the 1930's, 1970's, 1990's and late 2000's. 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 incrementally.

CONSERVATION

Conservation land use accounts for 8.43% of the *Area* by acreage and 1.47% by parcel count. There was NO MAP CREATED to accompany the Conservation Land Use class due to the lack of structures built on Conservation land. The majority of Conservation land (23 out of 25 parcels) is located in the area of Palmetto south of Haben Boulevard and east of US 41 known as Riviera Dunes.

EDUCATIONAL

Educational land use accounts for 4.60% of the *Area* by acreage and 0.71% by parcel count. As displayed in MAP 6: PALMETTO CRA EDUCATIONAL LAND USE CHRONOLOGY in APPENDIX E: LAND USE CHRONOLOGY OF THE CRA, according to spatial autocorrelation analysis (Moran's I) reinforced by visual interpretation of mapped features, Educational Land Use development does not fit the requirements for a defined pattern of geographic *Development*. Although, when the Educational *Development* is displayed using the *Development-over-time* chart the previously identified pattern of boom-bust times is evident. Educational land use development has *Development* spikes similar to the Commercial *Development* spike of the 1950's and 2000's. This is due to the building of Lincoln Middle School in the 1950's and the Manatee School for the Arts in the 2000's. Lincoln Middle is comprised on three parcels which total 15.82 acres and Manatee School for the Arts was built onto a single parcel and occupies 8.3 acres.

INDUSTRIAL

Industrial land use accounts for 6.41% of the *Area* by acreage and 2.89% by parcel count. According to MAP 7: PALMETTO CRA INDUSTRIAL LAND USE CHRONOLOGY in APPENDIX E: LAND USE CHRONOLOGY OF THE CRA, Industrial *Development* is clustered in distinct areas within the *Agency*. The clusters begin in the waterfront area in the 1930's and 1940's. While there is a slight increase

in Industrial *Development* in the 1951 to 1960 period the majority of the Industrial *Development* occurred during the span of 1981 to 2000. This twenty year span saw the *Development* of 17 parcels during 1981 to 1990 and 11 parcels during 1991 to 2000. This *Development* accounts for 59.0% by acreage and 63.34% by parcel count of all Industrial *Development* in the Area. During this time the Industrial *Development* clustered on the four corners of the train tracks intersection framed by 7th Avenue West in the west, 9th Street West in the south, 3rd Avenue West in the east and 10th Street West in the north. The most recent Industrial *Development* (2001 - Present) is in the northeastern part of the Area and is bounded by Canal Road on the east, the train tracks on the north, 12th Avenue East in the west and US 301/10th Street East in the south. The *Development-over-time* chart reinforces the spatial and visual analysis of the Industrial Land Use Chronology map displaying the near continuous *Development* beginning in the 1960's and lasting through the 1990's.

MULTI-FAMILY RESIDENTIAL

As the third largest land use within the Area, Multi-Family Residential accounts for 11.77% by acre of the area and 6.84% by parcel. According to MAP 8: PALMETTO CRA MULTI-FAMILY RESIDENTIAL LAND USE CHRONOLOGY in APPENDIX E: LAND USE CHRONOLOGY OF THE CRA, the oldest Multi-Family Residential land use developments are located in the Riverfront area which includes the areas south and west of the railroad lines to the boundary of the Area. In 1934, the railroad arrived in Palmetto and ushered in a second age of expansion. This expansion is evident in the decades after the arrival of the railroad; the Multi-Family Residential *Development* follows the railroad tracks from the Riverfront area north toward the outlying areas of town. The next major spike in Multi-Family Residential *Development* came with the construction of the Oakridge Apartments, 523 13th Street West, in 1967 and the Overpass Apartments, 1001 1st Court West, in 1970. These *Developments* total five parcels and approximately 15.581 acres. The following decade (1971 - 1980) also saw a substantial growth with 25 parcels developed totaling approximately 10.51 acres. Later on, the *Development* of the former dolomite processing plant into the Riviera Dunes residential *Development*, five major Multi-Family Residential parcels and approximately 28.06 acres, accounts for the majority of the most recent Multi-Family Residential *Development* within the Area (2001 to present).

MIXED USE

The City of Palmetto's 2030 Comprehensive Plan defines Mixed Use as; "The mixture of more than one land use within a single building, or within a single project in separate buildings, with such uses planned in a coordinated manner under a single *Development* plan. This definition excludes parks, golf courses, schools, and public facilities. Land uses, which when combined within a single project constitute mixed or multiple uses include residential, commercial, and/or industrial uses". Mixed Use land use accounts for 0.24% of the Area by acreage and 0.29% by parcel count and as seen in MAP 9: PALMETTO CRA MIXED USE LAND USE CHRONOLOGY in APPENDIX E: LAND USE CHRONOLOGY OF THE CRA, the Mixed Use *Development* is quite sparse throughout the Area. Numbering only five parcels totaling 1.94 acres, Mixed Use *Development* is centralized in the Downtown District with the majority of Mixed Use *Development* occurring before 1951.

OTHER PUBLIC FACILITIES

The City of Palmetto's 2030 Comprehensive Plan defines a Public Service Facility as: "The Public Service Facility category identifies existing and proposed major government-owned facilities, such as schools, libraries, fairgrounds, and government buildings". The land use development class Other Public Facilities goes beyond Public Service Facilities and includes land such as easements, right-of-ways and land holdings by transportation or utility companies. In MAP 10: PALMETTO CRA OTHER PUBLIC FACILITIES LAND USE CHRONOLOGY in APPENDIX E: LAND USE CHRONOLOGY OF THE CRA There are 142 Public Facilities parcels (8.37% of total Area parcels) totaling approximately 38.04 acres (4.62% of total Area acreage) with the Area. The two major developed Other Public Facility parcels include an eight acre easement parcel in Jet Mobile Home Park (1964) and the Florida Power and Light office (1985) which sits on 9.82 acres.

PUBLIC BUILDINGS AND GROUNDS

The Public Buildings and Grounds land use class consists of "existing and planned government-owned parks, marinas, open space, schools, and other recreational facilities" (City of Palmetto 2030 Comprehensive Plan). As seen in MAP 11: PALMETTO CRA PUBLIC BUILDINGS AND GROUNDS LAND USE CHRONOLOGY in APPENDIX E: LAND USE CHRONOLOGY OF THE CRA, Public Buildings and Grounds land use class consists of 78 parcels which total approximately 62.01 acres, the Public Buildings and Grounds land use class is 4.60% of the Area by parcel count and 7.53% by acreage. The majority of this land use class was developed in the decades of 1971 - 1980 and 1991 - 2000. The former decade saw the establishment of the Palmetto Branch Library (1.15 acres) and the Palmetto Public Works Department (4.82 acres). The latter decade saw the establishment of the Palmetto Youth Center (9.26 acres).

RECREATION

The Recreation land use class consists of recreational sites used by the public such as a trail, court, athletic field, or swimming pool. As seen in MAP 12: PALMETTO CRA RECREATION LAND USE CHRONOLOGY in APPENDIX E: LAND USE CHRONOLOGY OF THE CRA, The Recreation land use class consists of 21 parcels which occupy 68.75 acres and comprise 8.34% of the Area by acreage and 1.24% by parcel count. The majority of the Recreation land use class was developed from 1981 onward with Lamb (3.3 acres) and Sutton (3.21 acres) Parks being redeveloped in the 1980's and 1990's and Lincoln Park (15.53 acres) was developed in the 2000's.

SINGLE FAMILY RESIDENTIAL

Single Family Residential accounts for 21.21% by acre of the Area and 58.22% by parcel and is the second largest land use by acreage and largest by parcel count within the Area. According to MAP 13: PALMETTO CRA SINGLE FAMILY RESIDENTIAL LAND USE CHRONOLOGY in APPENDIX E: LAND USE CHRONOLOGY OF THE CRA, the oldest Single Family Residential land use Developments are located in the Riverfront area which includes the areas south and west of the railroad lines to the boundary of the Area. In 1934, the railroad arrived in Palmetto and ushered in a second age of expansion. This expansion is evident in the decades after the arrival of the railroad; the Single Family Residential Development follows the railroad tracks from the Riverfront area north toward the outlying areas of town. The two largest spikes in Single Family Residential land use class occur in the decades of 1961 - 1970 and 2001 - Present. These periods of Development saw massive

expansion with 166 and 290 parcels developed respectively. Single Family Residential land use usually comprises smaller parcels and the pattern is evident in the chronology table where in the decades with 166 parcels and 290 parcels developed the acreages were 12.60 and 44.41 acres respectively.

VACANT OR UNDEVELOPED LAND

Vacant or Undeveloped Lands land use accounts for 0.02% of the Area by acreage (0.2) and 0.06% by parcel count (1). There was NO MAP CREATED to accompany the Vacant or Undeveloped Lands land use class due to the lack of structures built and the lack of a sufficient number of parcels for analysis.

EXISTING TRAFFIC CIRCULATION

Overall, the street system within the *Area* can be summarized as a symmetrical grid. The local streets define a system of rectangular 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. 10th Avenue 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 *Area* 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 intravehicle conflicts at mid-block." (Adopted Evaluation & Appraisal Report September, 2007, Section II.4.2.a)

DOWNTOWN PARKING

At the time of this publication, a detailed parking study has not been performed in the downtown area.

III. GENERAL HOUSING CONDITIONS

According to the United States Census Bureau's 2010 Census, the number of dwellings within the City of Palmetto is 6,729 with a total population of 12,606 people. Within the *Area*, there is an estimated 1,903 dwelling units housing approximately 6,329 citizens. Additional information regarding the United States 2010 Census and the *City* can be found online at the U.S. Census Bureau's American Fact Finder

(http://factfinder2.census.gov/bkmk/table/1.0/en/DEC/10_DP/DPDP1/1600000US1254250).

CRA FACT: THE LINCOLN COMMUNITY

The story of Lincoln Memorial High School in Palmetto -- Manatee County's only all-black high school -- may not sound familiar to you now because it's no longer there. But during the 60's, Lincoln was legendary...all because of its football team and academic achievement. Lincoln High Alumni includes teachers, musicians and doctors.



IV. GEOGRAPHIC DISTRICTS

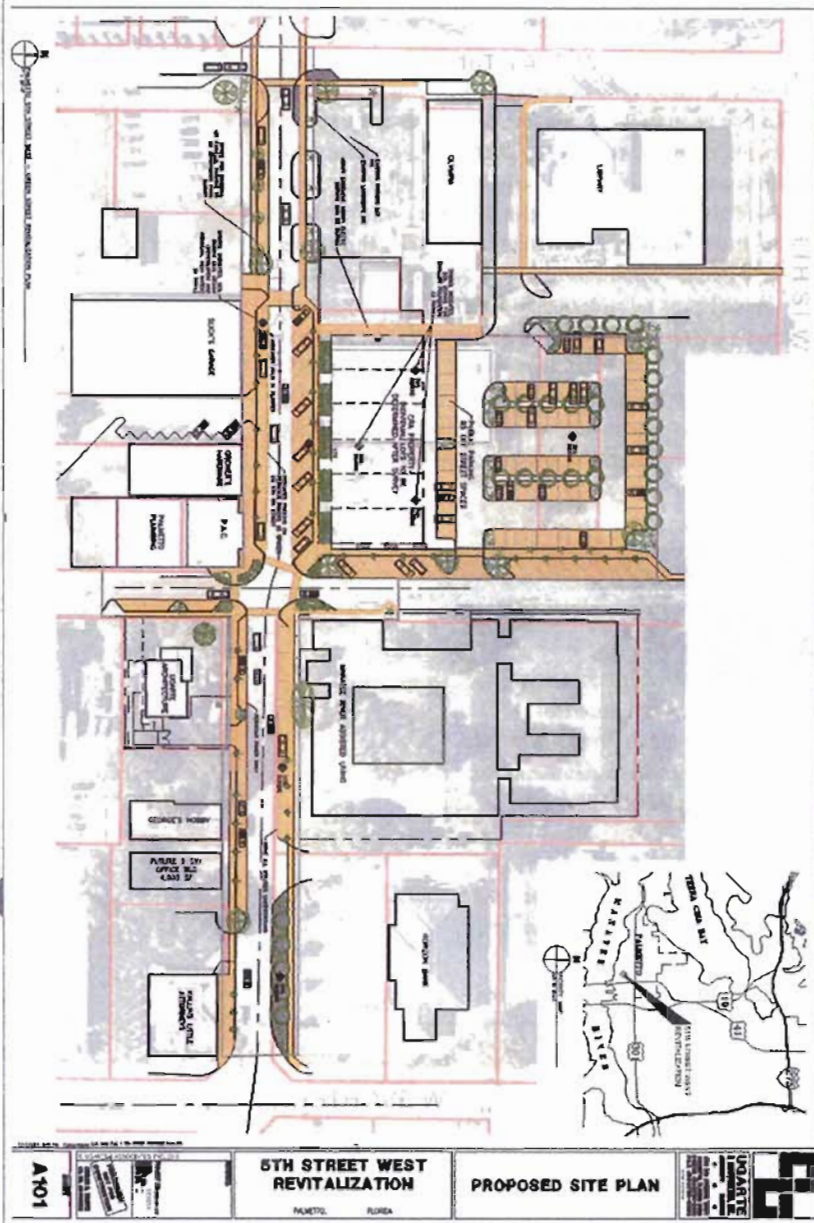
Within the *Area*, there are considerable variations in the degree of deterioration, land use patterns and existing socioeconomic conditions, which may require different *Redevelopment* strategies. In order to develop an effective plan which is cognizant of these variations, the *Area* is divided into nine distinct geographic districts, based on Future Land Use (FLU) designations from the current Palmetto Comprehensive Plan (See MAP 3: CRA Future Land Use Designations, page 39). Creating FLU districts draws the *Plan* into alignment with the Palmetto Comprehensive Plan.⁴⁷ With this alignment, *Agency* resources may incentivize private investment activities to encourage compliance with the policies of Comprehensive Plan.⁴⁸ In addition to addressing underlying problems and capitalizing on area opportunities, associated *Redevelopment* strategies focus on maintaining and enhancing major assets that provide positive contributions to the *Community Redevelopment* effort. Physical features, (e.g. landmarks, barriers, activity centers, etc.), within each district are also considered, since they have a significant influence upon specific urban design decisions which may impact overall *Community Redevelopment* strategy. The districts are designated as follows:

Palmetto Community Redevelopment Agency TABLE 3: CRA FUTURE LAND USE DISTRICTS	
DISTRICT	DESCRIPTION
DCOMC	Downtown commercial core
GCOM	General commercial
HCOMIND	Heavy commercial industry
PC	Planned community development
PF	Public facility
PU	Public use
RES-6	Residential use (6 units per acre)
RES-10	Residential use (10 units per acre)
RES-14	Residential use (14 units per acre)

CRA FACT: THE AGENCY AND THE COMPREHENSIVE PLAN

The Community Redevelopment Plan shall conform to the Comprehensive Plan...

Florida §163.360 Community redevelopment plans...



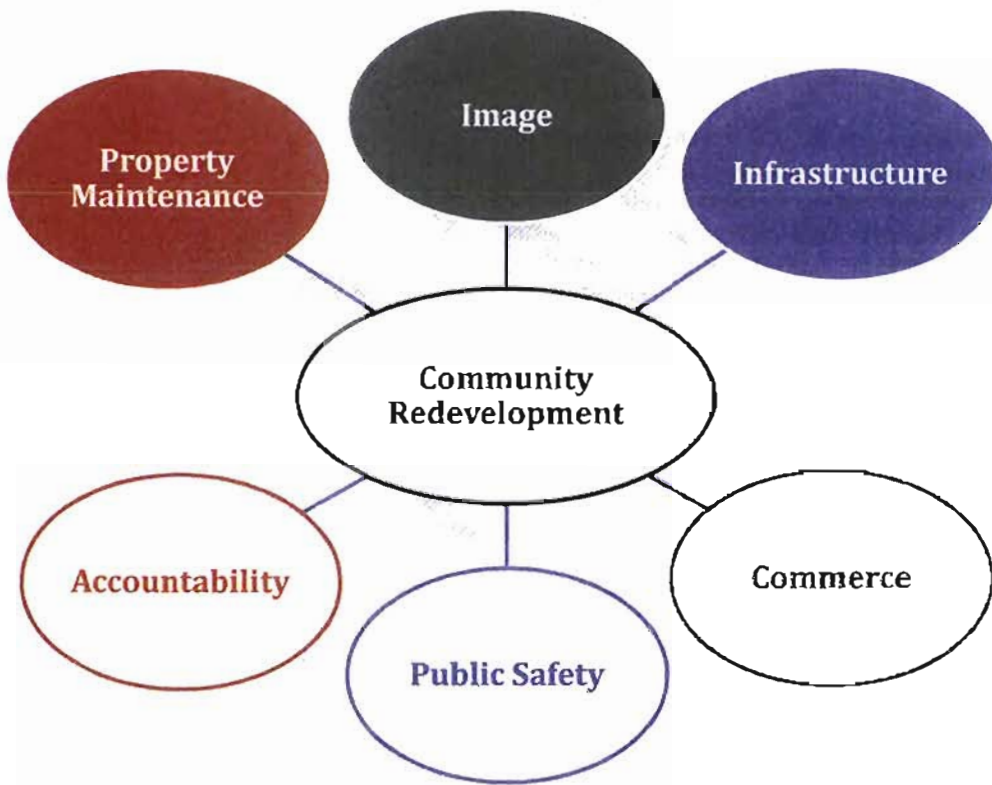
CRA FACT: STREETSCAPING AND LOW IMPACT DESIGN (LID)
 Fifth Street Streetscape conceptual plan with LID stormwater enhancements.

PART FOUR: ANALYSIS

I. ANALYSIS

This part of the *Plan* analyzes the aggregate *Area* and each district to provide an assessment of needs. Each need is aligned with statutes, ordinances and other *City* approved documents to produce a generalized action strategy. The action strategy references specific *Community Redevelopment* programs and projects of the *Agency*, the *City* or other governmental agencies operating within the *Area*. Some strategies call for the creation or re-creation of programs and projects.

II. GENERAL ANALYSIS OF THE AREA



ACCOUNTABILITY

GOAL:

To maximize the efficient elimination and/or reduction of *Slum* and *Blighted Areas* in the *Area*, the *Agency* shall strive for fiscal, legal and ethical accountability to the public and its local and state mandates.

INTENT:

Public entities, such as the *Agency*, are created and governed through mandates (Federal, state and local laws) that establish a mission and minimum benchmarks for financial, legal and ethical professionalism. Accountability to these benchmarks is crucial for the *Agency's* sustainability, mission effectiveness and health. The *Agency's* accountability is the foundation on which all of its actions grow. This accountability is not just financial, but it is also ethical, knowing the right thing to do and doing it the right way. The *Agency's* mission is *Community Redevelopment*, which is defined by law, and every major action funded by the *Agency* should be planned and justified to it:

- A. ACCOUNTABILITY, in general, creates a sense of trust with private sector investors and potential developers.
- B. Managerial ACCOUNTABILITY permeates into the actions of *Agency* staff and leadership, promoting levels of trust, ethics, performance and professionalism.
- C. ACCOUNTABILITY, in general, enhances the overall marketability of the *Agency* and the *City*.
- D. Financial ACCOUNTABILITY promotes higher efficiencies which equates into increased spending value, quality and timeliness for all *Agency* projects and services.
- E. Data ACCOUNTABILITY encourages strategic management decisions and justification of *Agency* spending and product.

POLICY:

- POLICY 1) The *Agency* shall conform to general law and may exercise all of the powers allowed by the law.⁴⁹
- POLICY 2) The *Agency* shall expressly "carry out *Community Redevelopment* purposes".^{50 51}
- POLICY 3) The *Governing Body* shall retain the power to determine an area to be a *Slum Area* or *Blighted Area*, or combination thereof, and designate it as appropriate for *Community Redevelopment*.⁵²
- POLICY 4) The *Governing Body* shall retain the power to grant final approval of the *Plan* and modifications thereof.⁵³
- POLICY 5) The *Governing Body* retains the power to authorize the issuance of revenue bonds as set forth in the *Act*.⁵⁴
- POLICY 6) The *Governing Body* shall retain the power to approve the acquisition, demolition, removal, or disposal of property as provided in the *Act* and the power to assume the responsibility to bear loss as provided.⁵⁵
- POLICY 7) The *Governing Body* shall retain the power to approve the development of community policing innovations.⁵⁶
- POLICY 8) The *Governing Body* shall retain the power of eminent domain consistent with general law.⁵⁷

- POLICY 9) An *Agency* commissioner shall receive no compensation for services, but is entitled to the necessary expenses, including travel expenses, incurred in the discharge of duties.⁵⁸
- POLICY 10) The board of commissioners of the *Agency* shall be the trustees of the *Fund* and shall be responsible for the receipt, custody, disbursement, accountability, management, investments, and proper application of all moneys paid into the *Fund*.⁵⁹
- POLICY 11) The *Fund* shall be expended and utilized for the purposes and in accordance with the *Plan* and the law.⁶⁰
- POLICY 12) The *Agency* shall not spend the *Fund* on general fund services unrelated to planning and carrying out the *Plan*. All projects and programs shall be subject to funding availability as determined on an annual basis.^{61 62 63}
- POLICY 13) The *Agency* shall provide for an audit of the trust fund each fiscal year and a report of such audit to be prepared by an independent certified public accountant or firm, and shall provide by registered mail a copy of the report to each taxing authority.⁶⁴

TASKS:

- TASK 1) The *Agency* shall update disclosures required by the *Act* for its commissioners, advisory board members and City staff.^{65 66}
- TASK 2) The *Plan* and future amendments shall be reviewed by the Planning and Zoning Board for compliance with the current Palmetto Comprehensive Plan.
- TASK 3) The Advisory Board shall review the current enacted powers of the *Agency* and the powers allowed by the *Act* to determine recommended powers of the *Agency*.
- TASK 4) The *Agency* may hold annual training for the Board of Commissioners, Advisory Board and staff.
- TASK 5) The *Agency* shall contract an annual third party financial audit and submit it to all taxing authorities.
- TASK 6) The *Agency* may contract for an annual managerial audit in order to improve internal efficiencies.
- TASK 7) The *Agency* shall request an interlocal agreement from the City accounting for administrative services provided.

PROPERTY MAINTENANCE

GOAL:

The *Agency* shall engage its resources to improve the *Area's* minimum level of property maintenance through increased private and public activities, thus enhancing the elimination and/or reduction of *Slum and Blighted Areas*.

INTENT:

Property maintenance is the *Agency* cornerstone to entice private investment, enhance image and marketing, promote public safety, encourage public health and welfare and reduce government spending while building the tax base. The *Act* clearly prescribes planned engagement of property maintenance. Property Maintenance is important to the community as:

- A. PROPERTY MAINTENANCE invites public (grants), commercial and residential outside private investment into the *Area*.
- B. PROPERTY MAINTENANCE provides a crucial selling point for marketing the image of the *Agency* and the City of Palmetto.
- C. PROPERTY MAINTENANCE has a distinct relationship to law enforcement and the reduction of crime. Maintained property, whether public, commercial or residential, is a cornerstone to healthy and well defined neighborhoods which, in turn, strengthens the foundation for community support and involvement that leads to enhanced community policing and public safety.
- D. PROPERTY MAINTENANCE through a well maintained public park system that is useful to the community promotes the health, safety, and welfare of children residing in the general vicinity.
- E. PROPERTY MAINTENANCE of parks and other publicly-owned property enhances the community and sets the standard for both residential and commercial property owners.
- F. PROPERTY MAINTENANCE throughout neighborhoods promotes a healthier tax base and reduces municipal spending on police, emergency and fire services usually related to slum and blighted areas.

POLICIES:

- POLICY 1) The *Agency* may plan and fund enhanced code compliance within the *Area* at appropriate levels to reduce slum and blight conditions and to prevent additional slum and blight conditions from occurring.⁶⁷
- POLICY 2) The *Agency* may encourage the *City* to target concentrated code compliance efforts in the *Area* and to maintain regular compliance activities, especially of relatively older housing or rental housing in the *Area*.⁶⁸
- POLICY 3) The *Agency* may continue to encourage compliance to standards that facilitate the preservation of sound neighborhoods that are conducive to reinvestment by residents, infill developers, and financial institutions.⁶⁹

TASKS:

TASK 1) The *Agency* may develop a Code Compliance Plan (CCP) that includes, but is not limited to:

1. A five-year (5) line item budget of estimated expenses and estimated performance benchmarks.
2. A City-wide standard established by the *Governing Body* and indicators (benchmarks) for code compliance in terms of *City-wide* standards.
3. A code compliance map of all properties in the *Area* may be developed and updated every two years in terms of approved *City-wide* standards.
4. An annual report of the *Area* code compliance in terms of *City-wide* standards provided to the City Commission, Agency Advisory Board, Agency Board of Commissioners (if requested) and the *City* Code Enforcement Board.⁷⁰

TASK 2) The *Agency* may develop a five-year Rehabilitation and Demolition Plan (DP) for *Agency*-funded demolition activities that includes, but is not limited to:

1. Systematic timelines for public, commercial and residential property demolition processes.
2. Reimbursement of all fines and forfeitures collected in the *Area* to the *Agency*.
3. A map and five year (5) timeline of derelict structures and amenities.
4. A five-year (5) line item budget estimation.
5. An annual report of the *Area* demolitions provided to the City Commission, Agency Advisory Board, Agency Board of Commissioners and the *City* Code Enforcement Board.

TASK 3) The *Agency* shall request that the City Code Enforcement Board annually report the quality of the City's housing stock to the *Agency* and Agency Advisory Board.

TASK 4) The *Agency* shall request an Interlocal agreement from the City accounting for code enforcement services.

CRA FACT: PROPERTY MAINTENANCE

To make or have made all surveys and plans necessary to the carrying out of the purposes of this part; 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 and the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.

Florida §163.370 Powers; counties and municipalities; community redevelopment agencies.--

IMAGE

GOAL:

For the purpose of *Dissemination* through the elimination and/or reduction of *Slum and Blighted Areas* in the *Area*, the Agency creates an *Image* of the *Area*, not inconsistent with the desired image of the *City* that promotes a safe, vibrant, diverse, quaint, developing and redeveloping community.

INTENT:

The *Area* image should be vibrant and successful. There is an image that the *Area* projects to its residents and the outside community, whether it defines it or not. The *Agency* may legally promote to entice private investment, enhance and market its image, promote public safety and commerce (employment and business creation), encourage public health and welfare, and reduce government spending while building its tax base. The *Act* clearly prescribes planned engagement of image building and marketing that includes that:

- A. The IMAGE of well maintained and moderate to affordable housing communicates a healthy and inviting community.
- B. The IMAGE of well designed and maintained pedestrian friendly commercial and residential streets.
- C. The IMAGE of a vibrant *City* commercial core with a growing tax base promotes private sector investment.
- D. The IMAGE of a safe community with pedestrian friendly streets and parks enhances the experience of living and investing in the *Area* and *City*.
- E. IMAGE creation and promotion is an allowable *Agency* activity under Florida law.
- F. A positive IMAGE increases the taxable values of Palmetto real property and its economic and social welfare, while reducing the costs of public safety and other *City* compliance services.

POLICIES:

- POLICY 1) The *Agency* may implement and disseminate an Image Plan (IP) that positively reflects and *Disseminates* its programs and services, through a variety of mediums and programs.⁷¹
- POLICY 2) The *Agency* may fund the promotion of the sound opportunities of *Redevelopment* or rehabilitation of commercial and residential opportunities to the private sector.⁷²
- POLICY 3) The *Agency* should develop designs that implement the vision of the character of which the property is located, thereby promoting an identity for Palmetto. ⁷³

TASKS:

- TASK 1) The *Agency* may develop an *Image* Plan (IP) that includes, but is not limited to:
1. Alignment with *Agency* mandates.
 2. A five-year (5) budget of estimated expenses.
 3. *Agency* sponsorships, promotions, programs and services.
 4. *Agency* internet presence.
 5. A reporting schedule.
 6. *Agency* branding.



PUBLIC SAFETY

GOAL:

The *Agency* shall focus resources to reduce the probability of and/or eliminate crime and increase public safety through *Community Policing Innovations*, including *Crime Prevention through Environmental Design (CPTED)*.

INTENT:

Slum and blight are a growing menace, injurious to public safety.⁷⁴ For a Community Redevelopment Agency, community policing innovation means a policing technique or strategy designed to reduce crime by reducing opportunities for, and increasing the perceived risks of engaging in, criminal activity through visible presence of police in the community.⁷⁵ *Community Policing Innovations* are clearly defined by the *Act* and may be delegated by the *City* as a responsibility for development and implementation to the *Agency*. The *Act* clearly prescribes planned engagement of community policing innovations. Community Policing may be further conceptualized that:

1. COMMUNITY POLICING INNOVATION creates public safety, which encourages both commercial and residential private investment.
2. COMMUNITY POLICING INNOVATION is a preventive action that may lead to a reduction in crime that also eases the annual tax burden on the community.
3. COMMUNITY POLICING INNOVATION and *CPTED* enhance the overall marketability of the *Agency/ City*.
4. *CPTED* encourages the upkeep of commercial and residential buildings, land, parking areas and streets and pedestrian thoroughfares.
5. The creation and promotion of COMMUNITY POLICING INNOVATION is an allowable *Agency* activity under the *Act*.
6. COMMUNITY POLICING INNOVATION increases the taxable values of Palmetto real property and its economic and social welfare, while reducing the costs of public safety and other *City* compliance services.
7. The involvement of *CPTED* in the Storefront and Residential Rehabilitation programs encourages crime prevention for both commercial and residential buildings and land.
8. The involvement of *CPTED* strategies in streetscape projects encourages crime prevention on sidewalks and roads, creating a safe pedestrian environment.
9. Implementation of COMMUNITY POLICING INNOVATION strategies, such as having uniformed officers in *Area* parks at certain times of the day, encourages crime prevention and maintenance of a safe recreational environment.

POLICIES:

- POLICY 1) The *Governing Body* may give consideration to exercising its powers of community policing to the *Agency*.⁷⁶
- POLICY 2) The *Agency* may encourage *CPTED* in building, street and other environmental designs.⁷⁷
- POLICY 3) The *Agency* may make use of *Community Policing Innovation* as defined by its mandates.

POLICY 4) The *Agency* may fund the development and implementation of *Community Policing Innovations*.

POLICY 5) Subject to the requirements of law, the *Agency* may construct a new police department as long as the construction or expansion is contemplated as part of a *Community Policing Innovation and Redevelopment*.⁷⁸

TASKS:

Based on the *Agency* Advisory Board recommendation, the *Agency* Board may determine and recommend to the *Governing Body* that *Community Policing Innovation* is a power necessary to the *Agency's* Goal.

The *Agency* may develop a *Community Policing Innovation Plan* (CPIP) that includes:

1. Alignment with *Agency* mandates.
2. Five-year (5) line item budget of estimated expenses.
3. Five-year (5) estimated performance benchmarks, preferably based on specific crimes currently recorded by the police department.
4. Methodology for data collection and analysis.
5. A reporting schedule.
6. Alignment with other *Agency* projects and programs, including, but not limited to:
 - a. Residential Rehabilitation programs.
 - b. Commercial *Development*.
 - c. Parks and recreation.
 - d. Festivals and other events.

The *Agency* shall request an Interlocal agreement from the *City* accounting for *Community Policing Innovation* services.

CRA FACT: COMMUNITY POLICING

"... those community developers who look at safety as an integrated piece of their neighborhood development plans and pursue relationships with law enforcement accordingly are achieving marked transformations of previously very troubled places."

Julia Ryan, Director of the LISC Community Safety Initiative.

INFRASTRUCTURE

GOAL:

The *Agency* shall focus resources to reduce the probability of and/or eliminate *Slum* and *Blight* through infrastructure projects above and beyond the *Governing Body* norm.

INTENT:

The *Area* encompasses urban, suburban, residential and commercial infrastructures above and below ground. The *Agency* does not view subterranean infrastructure as a primary investment target for *Fund* investment. When the opportunity arises during individual projected *Community Redevelopment* and there are no available *City* resources, the *Agency* may fund minimum subterranean infrastructure replacement. The *Agency* does view certain aesthetic surface improvements to parks, streets, sidewalks, affordable housing, commercial properties, parking, lighting amenities, storm water-pretreatment and other elements of infrastructure as primary to the cause of *Community Redevelopment* as they comply with the *Plan*, *Act*, ordinances and *City Comprehensive Plan*. *Agency Infrastructure* may further be conceptualized as:

- A. INFRASTRUCTURE such as neighborhood parks creates a perception of community, which encourages property purchases and owner investment.
- B. INFRASTRUCTURE such as commercial streetscapes encourages a perception of success and when engaged with commercial *Redevelopment* incentives, encourages private business start-ups, jobs creation and better existing building maintenance.
- C. INFRASTRUCTURE developed in conjunction with *CPTED* strategies offers a reduced opportunity for crime.
- D. INFRASTRUCTURE spending in alignment with the *Plan* and *Community Redevelopment* has the best opportunity for *Slum* and *Blight* reduction.

POLICIES

POLICY 1) The *Agency* may install, construct and rebuild the following as related to the plan:

- 1. Streets and roads.
- 2. Parks and playgrounds.
- 3. Utilities and other public improvements.⁷⁹

POLICY 2) When the *Agency* deliberates Infrastructure activities as an element of *Community Redevelopment*, "Green" standards and sustainability strategies will be considered.⁸⁰

POLICY 3) In the *Area*, the *City* shall assist in correcting existing deficiencies as funds become available.⁸¹

POLICY 4) The *Agency* may deliberate street tree plantings, undergrounding of utilities and new theme light posts might be phased in with new sidewalk improvements and infill *Development*.⁸²

POLICY 5) The *Agency* may prepare grants feasibility study for public infrastructure public projects.

- utilities
- Roads
- Parking⁸³

- POLICY 6) The *Agency* may implement streetscape improvements (sidewalks, crosswalks, street trees, graphics, lighting).⁸⁴
- POLICY 7) The *Agency* may consider the ample opportunity that exists at *Area* "Gateways" to provide a "sense of entry" through the use of streetscape elements such as landscaping, lighting, signage, banners and public art/sculpture.⁸⁵
- POLICY 8) The *Agency* may use streetscape to serve as a visual introduction to parks, and encourages the use of parks by establishing a suitable environment and suitable pathways to reach public parks.⁸⁶
- POLICY 9) The *Agency* may apply streetscapes to increase the area available for achieving visual relief and an environment conducive to walking. Moreover, since the right-of-way is already publicly owned, streetscape can be introduced without first spending funds for acquisition of park lands.⁸⁷
- POLICY 10) The *Agency* may use streetscape to encourage walking as a form of passive recreation, and helps achieve a sense of community that is conducive to civic pride, social interaction, and convenient opportunities for a passive recreational relief from daily activities.⁸⁸
- POLICY 11) The *Agency* may prioritize improvements at intersections with unusually high accident rates.⁸⁹
- POLICY 12) The *Agency* may give special priority to funding necessary transportation improvements within the designated downtown *Redevelopment* area.⁹⁰
- POLICY 13) The *Agency* shall develop and maintain an inventory and map of its natural and manmade drainage systems and other infrastructure networks.⁹¹
- POLICY 14) The *Agency* may strive to maintain existing access to the waterfront and seek opportunities to increase public access points to the waterfront.⁹²
- POLICY 15) The *Agency* may plan and give due consideration 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.⁹³
- POLICY 16) The *Agency* may encourage *Multimodal* forms of alternative transportation such as bicycle, pedestrian and a Linear Park Trail (LPT).⁹⁴
- POLICY 17) The City shall protect and enhance its natural resources by ensuring mitigation of adverse impacts of pollution and by restoring natural systems disrupted by new *Development* or *Redevelopment*.⁹⁵
- POLICY 18) Drainage systems in all new *Development* or *Redevelopment* shall be designed to collect and treat stormwater so as to minimize pollution loadings to receiving water bodies consistent with the Level of Service standard adopted in the Stormwater Management Element of this plan. All new *Development* shall be required to comply with the most recent stormwater requirements of the Southwest Florida Water Management District.⁹⁶
- POLICY 19) The City shall continue to review its land *Development* regulations to encourage the use of innovative *Development* practices that minimize negative water quality impacts. These techniques could include "Turf Block" for overflow, temporary or periodically used parking areas, grassed swales for drainage, etc.⁹⁷

POLICY 20) The *Agency* may consider alternative forms of intersection infrastructure such as round-a-bouts.

POLICY 21) The *Agency* may plan and design streetscape throughout the *Area* in accordance with the individualized land use district.

TASKS:

TASK 1) The *Agency* may determine that *Infrastructure* of the *Area* is a recommended power necessary to *Agency Goals*.

TASK 2) Based on the *Agency* Advisory Board recommendation, the *Agency* Board may determine and vote that *Infrastructure* of the *Area* is a power necessary to the *Agency's Goal*.

TASK 3) Develop an Infrastructure Plan (IFP) that includes, but is not limited to:

1. Alignment with *Agency* mandates.
2. Five-year line item budget of estimated expenses.
3. Alignment with *Agency* Districts (See Table 2) and includes minimum designs for roads, sidewalks, lighting, public art and other amenities.
4. A map developed by future land use districts, of all *Agency* Infrastructure improvements.
5. An annual report of the *Area* Infrastructure improvements provided to the *Governing Body*, *Agency* Advisory Board and *Agency* Board of Commissioners (if requested).

TASK 4) The *Agency* shall request an interlocal agreement from the City accounting for Infrastructure services provided.

CRA FACT: BUILDING THE CANVAS ON WHICH THE COMMUNITY PAINTS

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.

Florida §163.370 Powers; counties and municipalities; community redevelopment agencies.--

COMMERCE

GOAL:

The Agency shall focus resources to reduce slum and blight through the development of employment opportunities and diverse retail, industrial and commercial economies.

INTENT:

The Act defines Economic liability as a direct variable in the reduction or prevention of *Slum Areas* and/or *Blighted Areas*.⁹⁸ Commerce is a concept that can only be defined by placing different perspectives. Private investment, jobs creation, employee refinement, safe neighborhoods all cast a light on conceptual commerce and bring definition to its form. The Agency desires that its plans and implementations lessen and/or stop the Area's economic liability in an effort to fulfill its mandate.

- A. COMMERCE provides for a healthy tax base that can sustain the public expenses for the Area.
- B. Diverse COMMERCE creates opportunities for private sector investment and new, sustainable jobs creation.
- C. Robust COMMERCE maximizes the use of existing INFRASTRUCTURE, increasing the marginal rate of return on its public investment.

POLICIES:

- POLICY 1) The Agency shall encourage, to the greatest extent it determines to be feasible, private enterprise *Community Redevelopment* according to the Plan.⁹⁹
- POLICY 2) This Agency will plan to afford maximum opportunity, consistent with the sound needs of the county or municipality as a whole, for the rehabilitation or *Redevelopment* of the Area by private enterprise.¹⁰⁰
- POLICY 3) The Agency shall encourage new employment opportunities in the Area through *Community Redevelopment*.¹⁰¹
- POLICY 4) The Agency shall encourage and incentivize *Redevelopment* of taxable real property in the Area.¹⁰²
- POLICY 5) The Agency may provide economic incentives to encourage *Redevelopment* of property in the Area.

TASKS:

The Agency may develop and implement a *Community Policing Innovation Plan* (CPIP) that encourages safe business, recreational and residential areas.

The Agency may recommend the *Governing Body* review and consider aligning existing land uses with the *City Comprehensive Plan*.

The Agency may consider where consistent with the public health, safety and welfare making exceptions to building regulations for *Community Redevelopment* according to the Plan and mandates.

The Agency may develop an Economic Plan (EP) that includes, but is not limited to:

- 1. Alignment with Agency mandates.
- 2. A five-year (5) projected budget of estimated expenses.
- 3. Alignment with the *City Comprehensive Plan* (See Table 2).

4. Employee development emphasized in the residential districts including, but not limited to:

- a. General Education Development (GED) training.
- b. English for Speakers of Other Languages (ESOL) training.
- c. Investment in specific economically inelastic job creation skills.
- d. Employer development will be emphasized in the commercial districts.

5. Individual employer (local business) market diversification training.

6. *Redevelopment* Incentives for taxable real property.

7. Employment incentives directly related to Manatee County and State of Florida incentives.

8. District-specific *Redevelopment* incentives.

9. District-specific commercial rent incentives.

10. A map developed by district identifying employee and employer development.

11. An annual report of improvement to the *Area Commerce* provided to the *Governing Body*, *Agency Advisory Board* and *Agency Board of Commissioners*.

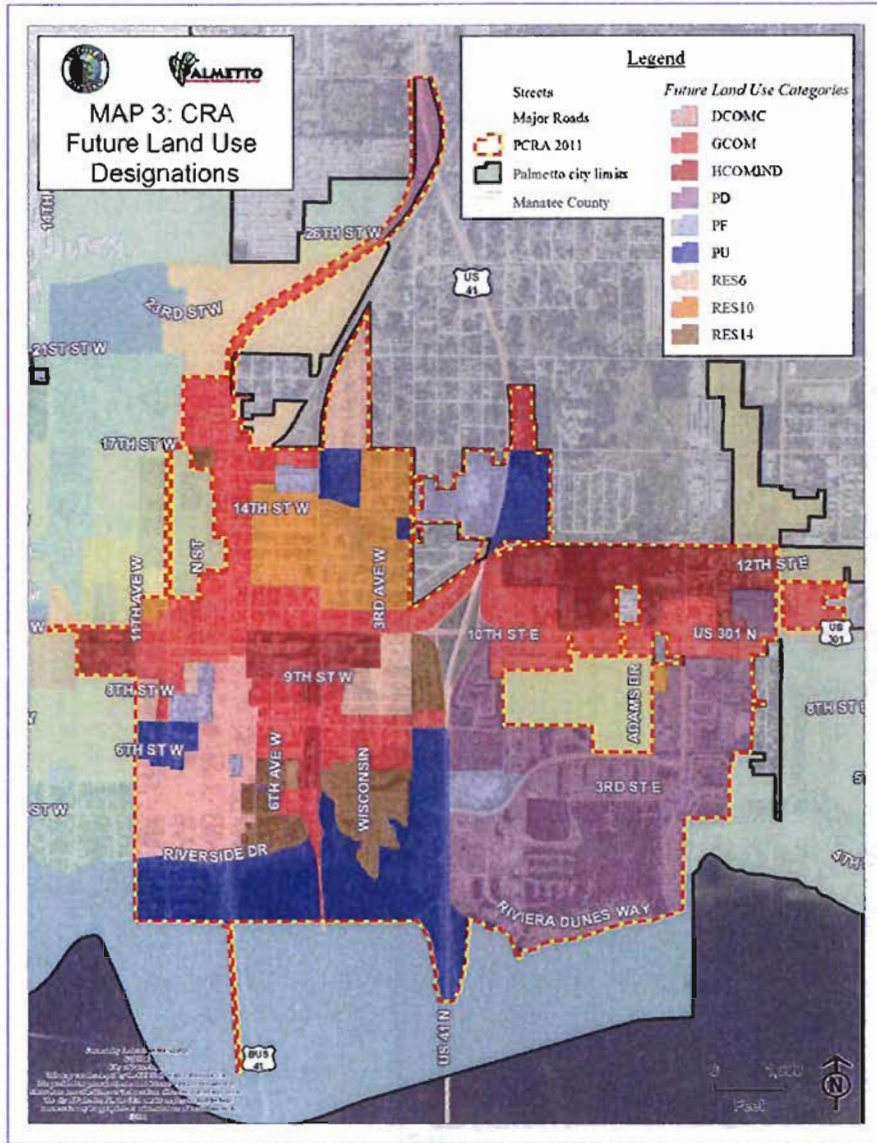
The *Agency* may purchase and *Redevelop* properties in accordance to its mandates.

CRA FACT: ENCOURAGING PRIVATE ENTERPRISE

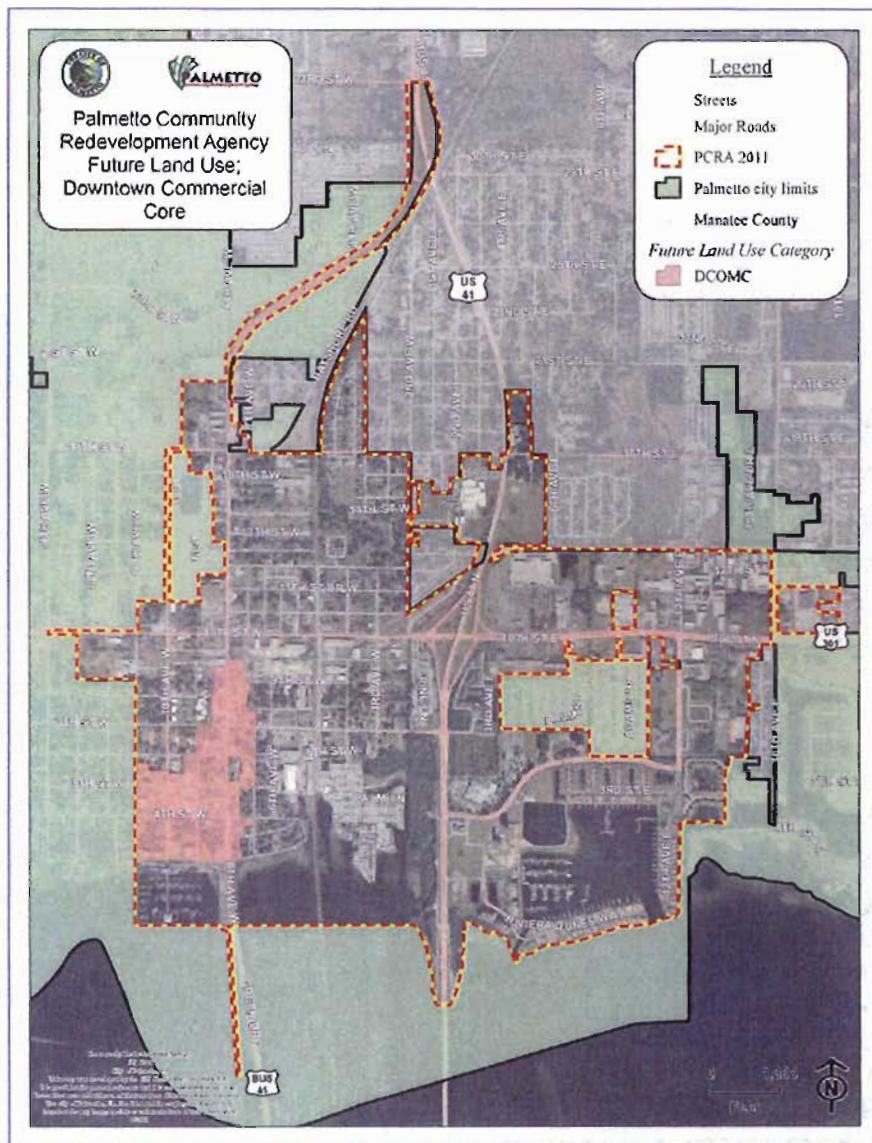
Any county or municipality, to the greatest extent it determines to be feasible in carrying out the provisions of this part, shall afford maximum opportunity, consistent with the sound needs of the county or municipality as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprise...

Florida § 163.345 Encouragement of private enterprise.--

III. DISTRICTS ANALYSIS OF THE AREA



DOWNTOWN COMMERCIAL CORE (DCOMC)



GOAL:

Within the Downtown Commercial Core District, the elimination and/or reduction of *Slum and Blighted Areas*.

OBJECTIVES:

The Downtown Commercial Core should include a mix of commercial, residential and public land uses designed in a compact, pedestrian oriented environment which serves as the primary activity center of the City.

A compact portion of the downtown area should be characterized by a "Small Town Atmosphere" with tree-lined streets, on-street parking, parks and open space, wide sidewalks, unified benches, trash receptacles, and the like, in addition to the traditional (historic) downtown that includes a variety of small shops, boutiques, and traditional architecture designed to encourage pedestrian use and a pleasant, friendly environment¹⁰³



CRA FACT: VISION OF THE PAST'S FUTURE

Founder S.S. Lamb envisioned a wide main thoroughfare as he planned Palmetto; this image shows how his vision could look in our future.

POLICIES:

- POLICY 1) The *Agency* shall encourage, where appropriate, new *Development* and infill *Development* which includes a mix of shops, offices, apartments and homes on-site and provide mixed-use within neighborhoods.¹⁰⁴
- POLICY 2) The *Agency* shall strive for a diverse pedestrian oriented economy through the creation of streetscape infrastructure.¹⁰⁵
- POLICY 3) The *Agency* shall engage with private property owners to develop and redevelop real taxable property frontage in alignment with the *City*-approved Comprehensive Plan and development guidelines.¹⁰⁶
- POLICY 4) "Master storm drainage improvement plan for downtown area and phased installation plan concurrent with streetscape improvements."¹⁰⁷
- POLICY 5) "Open spaces which function as transitions between the public sidewalks and streets and the use of the property..."¹⁰⁸
- POLICY 6) Master storm drainage improvement plan for downtown area and phased installation plan concurrent with streetscape improvements.¹⁰⁹
- POLICY 7) In order to upgrade the *Area* image, the *City* and *CRA* should establish consistency in public space and public right-of-way development, and encourage and attract private sector investment in the downtown area. The *City* needs to implement an overall streetscape improvement program along the primary and secondary roadways.¹¹⁰
- POLICY 8) *Agency* plans shall allow for opportunities for outdoor seating cafes in restaurants.

TASKS:

- TASK 1) The *Agency* may create and fund a DCOMC *Redevelopment* Incentive Plan as part of the Economic Plan (EP) that includes but is not limited to:
1. *Historic Resource* incentives.
 2. Comprehensive Plan land use alignment Incentives.
 3. Architectural themes related to the current approved edition of the Palmetto Downtown Design Guidelines.
 4. Linkages to code compliance, fire safety and *CPTED*.
 5. Incentivize demolition of derelict, unsafe or unhealthy buildings.
 6. Incentivize *Stormwater* LID pretreatment and on-site storage.
 7. Incentivize local (*City* and *Area*) vendor *Redevelopment* preference.
- TASK 2) The *Agency* may attract private investment into the DCOMC by requesting amendments to the *City* planning and zoning regulations and building codes as limited by law and as follows, but not limited to:
1. Zero front and side set-backs.
 2. *Commercial Apartments*.
 3. Over public sidewalk awnings and shade effects.
 4. Parking capacity mitigation.
 5. *Stormwater* LID capacity mitigation.
- TASK 3) The *Agency* may develop a DCOMC Streetscape Program as part of the Infrastructure Plan (IFP) that includes, but is not limited to:
1. Prioritization of roads as follows:

- a. 5th Street from 8th Avenue West to 10th Avenue (pilot).
 - b. 10th Avenue.
 - c. 8th Avenue.
 - d. Other streets.
 - 2. A scope of work in the DCOMC including but not limited to:
 - a. Tree-lined streets.
 - b. Maximize parking opportunities as follows:
 - i. On-street diagonal public parking
 - ii. Interior block public parking with multiple entrances and exits.
 - c. Open space and public art.
 - d. Wide sidewalks.
 - e. Unified benches, trash receptacles, and the like.
 - f. On-street *Stormwater* LID.
 - g. A traditional (historic) *Small Town* theme.
 - 3. The purchase of necessary rights-of-way in the DCOM area for streetscape improvements related to the IFP.
 - 4. Integrated streetscape design with that of the Linear Park Trail (LPT) design.
- TASK 4) The Agency may partner with Manatee County, State of Florida and other agencies in incentives, including new employment, directly related to the approved uses of the DCOM as an element of the Economic Plan (EP).
- TASK 5) The Agency may develop and fund community safety through the *Community Policing Innovation Plan (CPIP)*.
- TASK 6) The Agency may develop and fund Commercial Marketing and internet presence training plan as part of the Economic Plan (EP).
- TASK 7) The Agency may develop and fund a Commercial Rent Incentive as part of the Economic Plan (EP).
- TASK 8) The Agency may redevelop 924 Fifth Street West, 930 5th Street West, and adjacent parcels as follows, but not limited to:
- 1. Demolition of structures.
 - 2. Re-plat the property to maximize taxable frontage on 5th Street. The replat of property should include an instrument to provide the Agency a method to establish restrictions or covenants running with the land sold or leased for private use for such periods of time and under such conditions as the *Governing Body* deems necessary to effectuate the purposes of the *Plan*.
 - 3. Partner with the Private Sector to redevelop 5th Street frontage using the *Redevelopment* incentives.
 - 4. Develop the remainder of property (interior block) as 5th Street Streetscape public parking.
 - 5. Encourage private *Redevelopment* through the building of a model to City guidelines for the district.

TASK 9) The *Agency* may encourage the *Redevelopment* 512 10th Avenue West (Olympia Theater).

1. If possible, allow the private market to adjust for the vacancy of the Olympia Theatre.
2. *Agency* incentives for this district should be offered to promote positive historic preservation *Redevelopment*.
3. Offer incentives for private sector *Redevelopment* of the corner parking lot.
 - a. Make full use of district *Redevelopment* incentives.
 - b. Encourage *Commercial Use* compatible with *Commercial Apartments*.
 - c. Displace lot parking with street parking and public parking behind building located at 924 5th Street West.

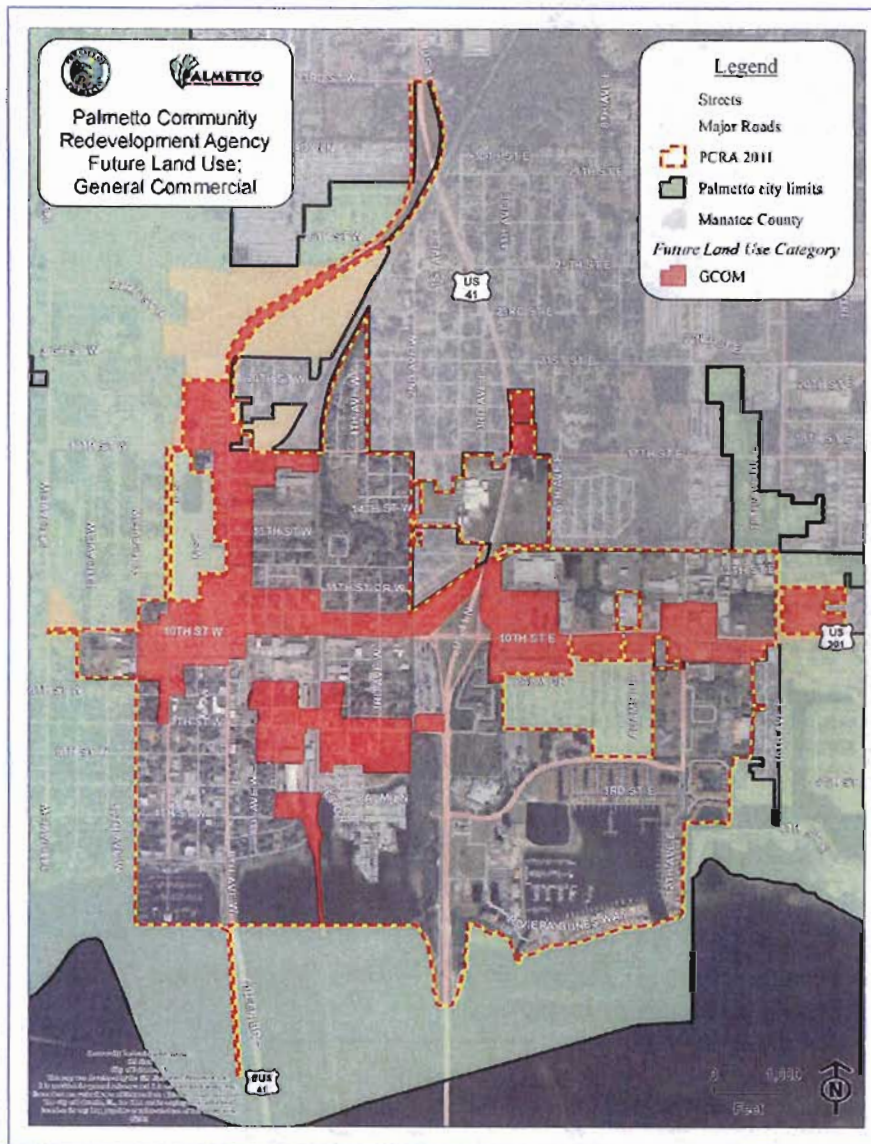
TASK 10) The Agency may redevelop the Riverside boat ramp and ancillary uses including but not limited to the purchase of 301 8th Avenue West, 325 8th Avenue West, 320 9th Ave and 834 Riverside Drive.



CRA FACT: RIVERSIDE BOAT RAMP

This conceptual drawing depicts possible redevelopment of the Riverside Drive area. It accommodate public parking for commercial, residential and boat traffic, while adding seventeen new private sector redevelopment sites. The Agency may attempt partnerships with groups such as the Environmental Protection Agency, Manatee/Sarasota Metropolitan Planning Organization, Manatee County and the West Coast Inland Navigation District.

GENERAL COMMERCIAL (GCOM)



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GOAL:

Within the General Commercial District eliminate and/or reduce *Slum and Blighted areas*.

OBJECTIVES:

Development should be designed to provide for integration of uses, compatible scale, internal relationship of uses and linkages as well as provide shopping, job opportunities and activities connected with the sale, rental and distribution of products or the performance of services due to existing *Development* patterns, primarily located along major arterials, the availability of adequate public facilities, and market demands.¹¹¹

POLICIES:

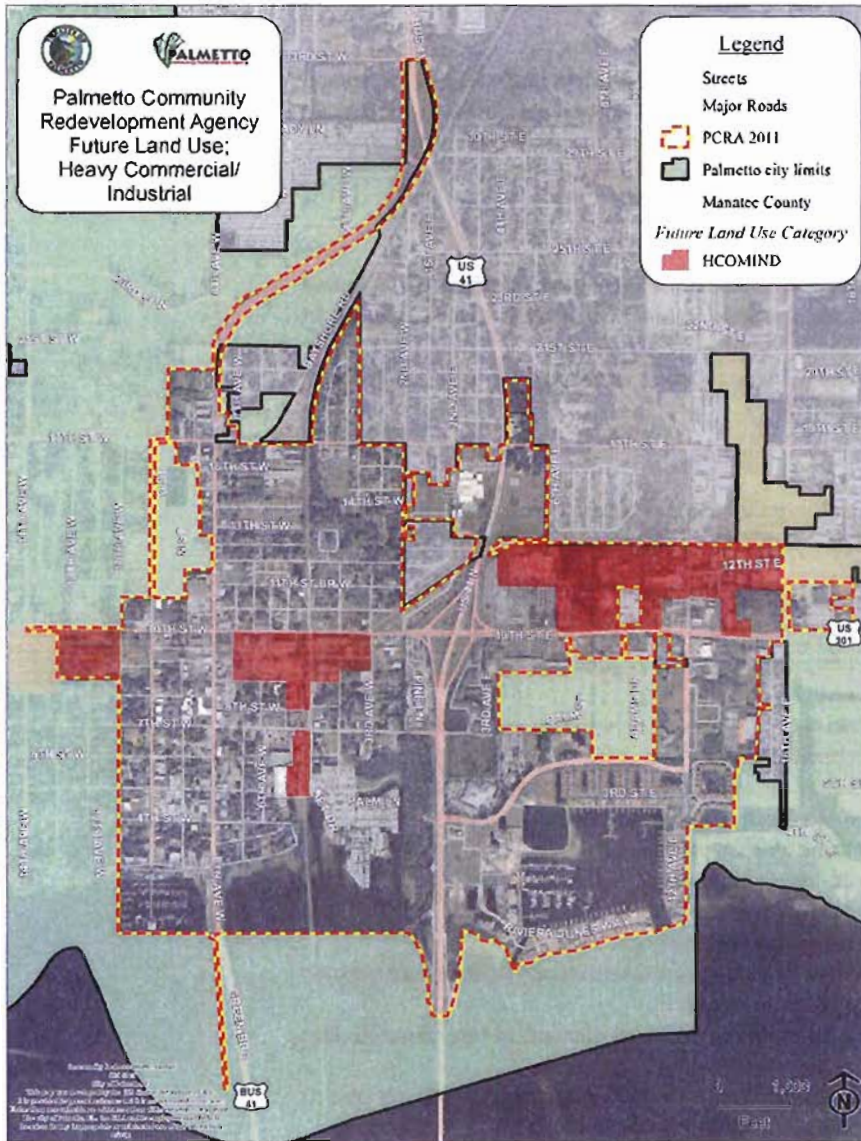
- POLICY 1) The *Agency* encourages new *Developments* fronting on collector or arterial roadways to provide internal access, an efficient system of internal circulation and street stub-outs to connect adjacent *Developments* and projects together.¹¹²
- POLICY 2) The *Agency* encourages retail, eating and drinking establishments, lodging and health care facilities; offices, financial services, personal services and multi-family residential.¹¹³
- POLICY 3) The *Agency* encourages a recreational facility and pool on property currently located in GCOM.
- POLICY 4) The *Agency* shall encourage the inclusion of the WWII Agricultural Building property and parking lot into the Palmetto Historic Park.

TASKS:

- TASK 1) The *Agency* may initiate a *Redevelopment* Incentive Plan as part of the CP to include, but not limited to:
 - 1. *Historic resources* and their preservation.
 - 2. Alignment with the Comprehensive Plan.
 - 3. Geographic themes related to vehicular oriented design.
 - 4. Linkages to code compliance, fire safety and *CPTED*.
 - 5. Incentives for full *Redevelopment* and new construction.
 - 6. Incentives for demolition of derelict, unsafe or unhealthy buildings.
 - 7. Incentives to stormwater LID and onsite storage.
 - 8. Incentives given to local (City) vendor *Redevelopment*.
- TASK 2) The *Agency* may develop a vehicular-oriented streetscape plan as part for the IFP that may include, but not limited to:
 - 1. Roads.
 - 2. Sidewalks.
 - 3. Lighting.
 - 4. Stormwater LID and storage.
 - 5. Themed directional signage.
 - 6. Public art.
 - 7. Landscaping.
- TASK 3) The *Agency* may plan and fund the purchase of necessary rights-of-way in the DCOM area for streetscape improvements related to the IFP.

- TASK 4) The *Agency* may partner with Manatee County and the State of Florida in new-employment incentives directly related to the approved uses of the DCOM as an element of the Economic Plan (EP).
- TASK 5) The *Agency* may develop and fund a *Commercial* rent incentive as part of the Economic Plan (EP).
- TASK 6) The *Agency* may Improve Public Safety as part of the Community Policing Innovation Plan (CPIP).
- TASK 7) The *Agency* may develop *Commercial* marketing and internet presence training as part of the Economic Plan (EP) that includes, but is not limited to.
1. Group advertising.
 2. Assistance in developing affordable internet presence.
- TASK 8) The *Agency* may develop a pool and facility building by the following activities, not limited to:
1. Grouping and procurement of project properties.
 2. Design of structure and pool.
 3. Financing
 4. Leasing of facility.
- TASK 9) The *Agency* may facilitate *City* ownership of the World War II era Palmetto High School agricultural classroom building and property at 705 10th Avenue West.
- TASK 10) The *Agency* may maximize public parking through on-street and re-planned parking.
- TASK 11) The *Agency* may create onsite stormwater collection, pretreatment and usage of stormwater.
- TASK 12) The *Agency* may facilitate *Redevelopment* opportunities.

HEAVY COMMERCIAL INDUSTRY (HCOMIND)



GOAL:

Within the Heavy Commercial Industry District, the elimination and/or reduction of slum and blighted areas

OBJECTIVES:

To designate areas suitable for heavy or intensive commercial, light industrial uses, general commercial and office uses and other employment-oriented uses. Light industrial activities connected with the manufacturing, assembly, processing, and storage of products may generate objectionable impacts with regard to appearance, noise, vibration, dust, odor, etc., and may need to be buffered from other less intense uses like office Development.¹¹⁴

POLICIES:

POLICY 1) The Agency should incentivize adaptive reuse or conversion of obsolete and unused railroad rights-of-way and obsolete and vacant industrial or heavy commercial buildings.¹¹⁵

POLICY 2) The Agency should focus resources in this district toward job creation, building adaption and business recruitment.

TASKS:

TASK 1) The Agency may develop a Heavy Commercial Industry *Redevelopment* Incentive Plan as an element of the Economic Plan (EP) that includes, but is not limited to:

1. Historic resources.
2. Alignment with the comprehensive plan.
3. Reuse or conversion of obsolete and unused railroad rights-of-way and obsolete and vacant industrial or heavy commercial buildings that includes but is not limited to:
 - a. Special Incentive for replacement that is compatible with surrounding patterns of land use.
 - b. Modern industrial or commercial facilities and public facilities uses.
4. Linkages to code compliance, fire safety and CPTED.
5. Full *Redevelopment* and new construction.
6. Demolition of derelict, unsafe or unhealthy buildings.
7. Storm water LID and onsite storage.
8. Local (City) vendor *Redevelopment* preference.

TASK 2) The Agency may develop a heavy industry and intense commercial street usability element as part for the Infrastructure Plan (IFP).

TASK 3) The Agency may promote new employment as an element of the Economic Plan (EP).

TASK 4) The Agency may encourage public safety in the Heavy Commercial Industry District as an element of the Community Policing Innovation Plan (CPIP).

TASK 5) The Agency may develop a Commercial marketing and internet presence training as part of the Economic Plan (EP).

TASK 6) The *Agency* may attract private investment into this district through the amendment of City planning and zoning regulations and building codes as follows, but not limited to:

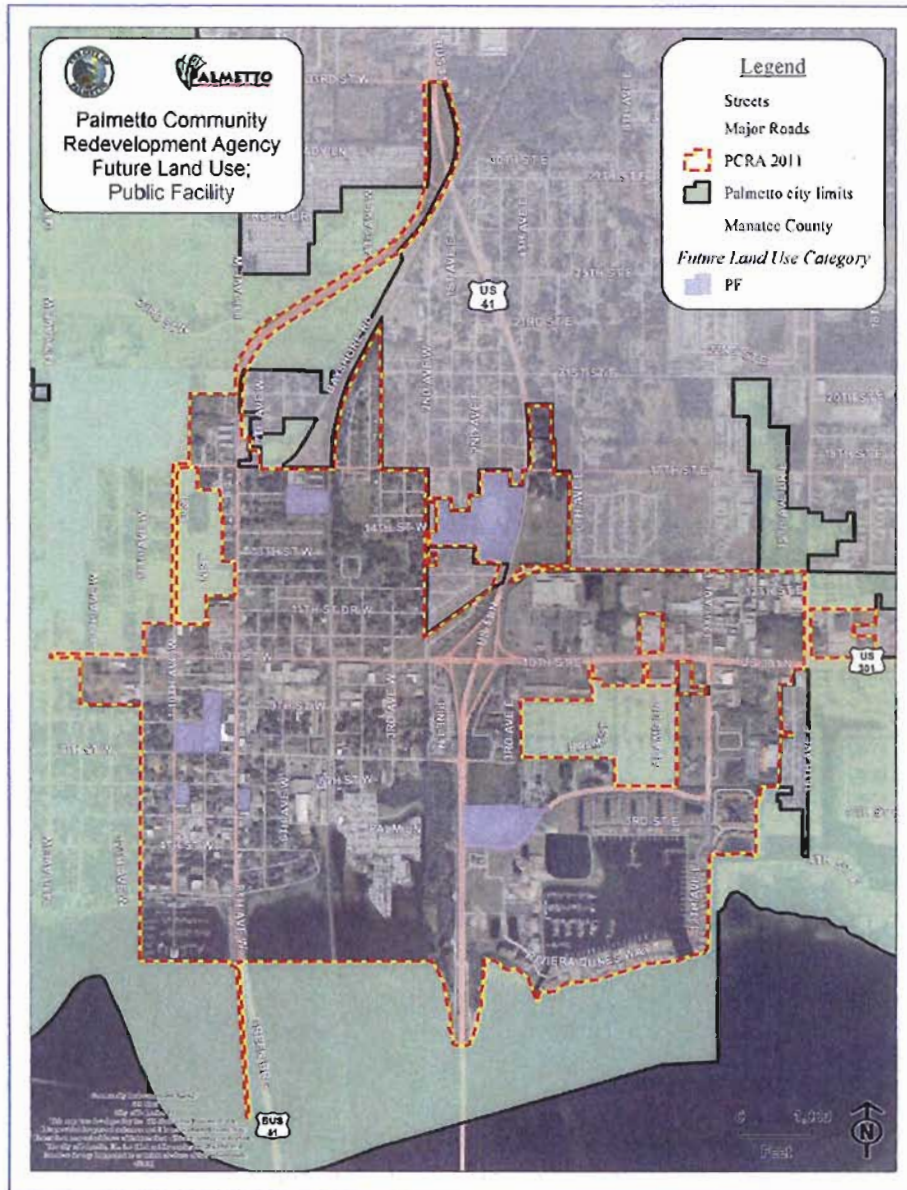
1. Set-backs.
2. Parking mitigation.
3. Stormwater LID capacity mitigation.

CRA FACT: REDEVELOPMENT OF HEAVY INDUSTRY SITES

Obsolete and unused railroad rights-of-way and obsolete and vacant industrial or heavy commercial buildings shall be given incentives for adaptive reuse or conversion where available and feasible. Those eliminated should be replaced by modern industrial or commercial facilities, public facilities, and where compatible with surrounding patterns of land use, mixed use developments.

2030 Palmetto Comprehensive Plan (1.4.1)

PUBLIC SERVICE FACILITY (PF)



GOAL:

Eliminate and/or reduce of *Slum and Blighted Areas* within the Public Service Facility District.

OBJECTIVES:

The determination and designation of areas suitable for Public Service Facilities.

POLICIES:

The *Agency* may consider constructing or expanding administrative buildings for public bodies or police and fire buildings if one of the following occurs:

- A. Each taxing authority agrees to such method of financing for the construction or expansion.
- B. Unless the construction or expansion is contemplated as part of a *Community Policing Innovation Plan*.¹¹⁶

TASK:

The *Agency* may consider financing and constructing a new police facility within the high crime area of the *Area*.

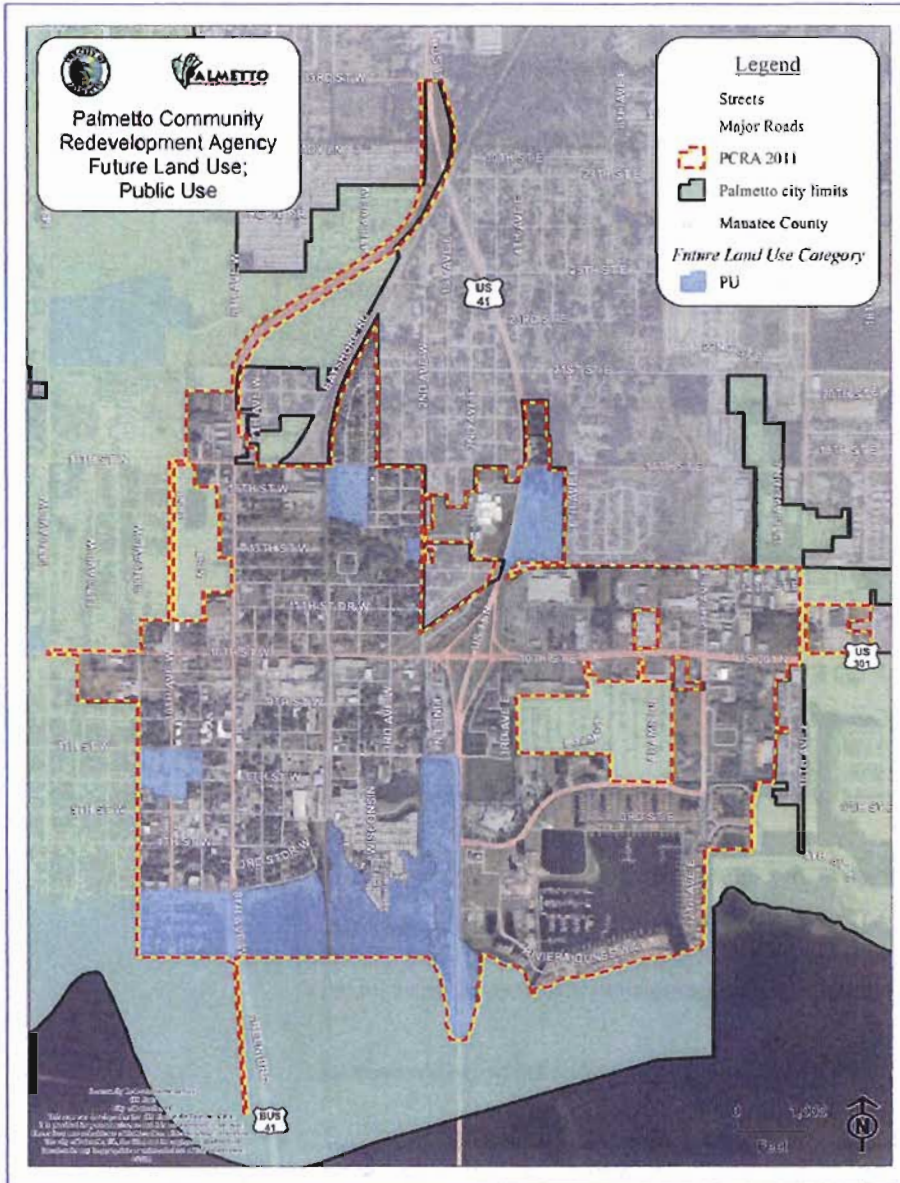
CRA FACT: BUILDING PUBLIC SAFETY

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

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, or unless the construction or expansion is contemplated as part of a community policing innovation.

Florida § 163.370 Powers; counties and municipalities; community redevelopment agencies.--

PUBLIC USE (PU)



GOAL:

Within the Public Use District, the elimination and/or reduction of *Slum and/or Blighted Areas*.

OBJECTIVES:

The *Area* encompasses a majority of the City-owned parks, over the lifespan of this *Plan*; the *Agency* should focus resources to increase their *Level of Service*. Other non-City owned facilities are included in this district. The *Agency* should assist these facilities secondarily in terms of infrastructure (pedestrian connectivity) and community policing. These actions should enhance neighborhood quality of life, encourage outside investment by means of redeveloped destinations, and offer opportunities to disseminate *Agency* information.

POLICIES:

- POLICY 1) The *Agency* may encourage the expansion of the Historic Park to include buildings of historic value to the community.¹¹⁷
- POLICY 2) The *Agency* may maximize its resources to attain the most efficient, sustainable maintenance of City-owned parks in the *Area*.
- POLICY 3) The *Agency* may assist in the *Development* of athletic fields, partnering with the *City* and other stakeholders.
- POLICY 4) The *Agency* may plan the interconnectivity of recreational facilities in the *Area* by developing and funding a *Linear Park Trail (LPT)*.¹¹⁸
- POLICY 5) The *Agency* may *Disseminate* information about its projects and services through the enhancement of City-owned Public Use facilities in the *Area*.¹¹⁹

TASKS:

- TASK 1) The *Agency* may develop a park strategy based in-part on the finding from the joint *Agency-YMCA* recreation study.
- TASK 2) The *Agency* may research and consider the *Development* of parking accommodations and park multi-modal interconnectivity through a *Linear Park Trail (LPT)*.
- TASK 3) The *Agency* may request *Governing Authority* permission to apply for and match third party grants that support the goals of this section of the *Plan*.
- TASK 4) The *Agency* may research all alternatives to maximize efficiency of the *Agency's* Parks and recreation funding.
- TASK 5) The *Agency* may consider planning and implementation of public internet services in City parks.

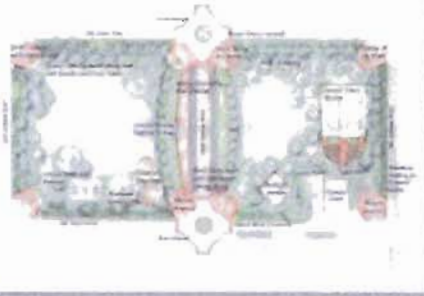
SUTTON AND LAMB PARK

- TASK 1)** The Agency may consider developing a conceptual plan for both parks with a primary focus on Sutton first.
- TASK 2)** The Agency may, where appropriate, focus environmentally friendly parking on the perimeter of the park and surrounding area.
- TASK 3)** The Agency may consider budgeting funds to make phased improvements according to the conceptual plan.

Reviving Palmetto's Historic Parks

Sutton Park

In 1962, the Palmetto City Council passed a resolution to dedicate the area of the park to the veterans who served in World War II. The park was named in honor of the veterans who served in World War II. The park was named in honor of the veterans who served in World War II. The park was named in honor of the veterans who served in World War II.



Conceptual map of Sutton and Lamb Parks with Phase One development plan 2011

Lamb Park

Lamb Park is a small park located in the center of the city. It was named in honor of the veterans who served in World War II. The park was named in honor of the veterans who served in World War II. The park was named in honor of the veterans who served in World War II.



Palmetto City Board of Commissioners
Teresa Cantwell
Mary Lambert
Teresa Cantwell
Teresa Cantwell

Mayor
James G. Cantwell

Palmetto City Board of Commissioners
Teresa Cantwell
Mary Lambert
Teresa Cantwell



CRA FACT: SUTTON PARK

In the past, Sutton and Lamb Parks was the hub for celebrations and festivals. Parades, concerts and "movies in the park" still make use of the facilities; the Agency should focus resources to revive the parks.



GREEN BRIDGE FISHING PIER

- TASK 1) The Agency may consider requesting the Governing body annex the entire fishing pier into the Area.
- TASK 2) The Agency may not expend funds in the structural maintenance of the pier, and should not plan for Redevelopment until after structural integrity is guaranteed.
- TASK 3) The Agency may Redevelop pier
1. Theme as a pedestrian friendly venue.
 2. Design and install overhead historic themed pier signage with self-locking gate.
 3. Remove pier planters, where appropriate.
 4. Install historic LED lights and other amenities.
- TASK 4) The Agency may fund community policing Innovation bridge presence through the CPIP.
- TASK 5) The Agency may review existing uses and operation to limit negative effects from end portions of pier.



CRA FACT: GREEN BRIDGE FISHING PIER

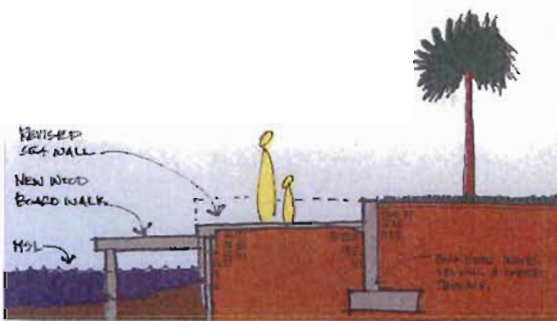
The image to the above demonstrates an iron pier entry gate. The gate serves as a point of introduction welcoming visitors to the pier as well as a form of security.

The image to the right depicts a pedestrian friendly Green Bridge. This historic representation should be the theme by which the Agency strives to redevelop the pier.



RIVERSIDE PARK EAST AND WEST

- TASK 1) The Agency may assist in the *Redevelopment* of the parks, as appropriate. Limit resources to enhancement opportunities.
- TASK 2) The Agency may redesign the parks for *Redevelopment*.
- TASK 3) The Agency may facilitate third party funding partners and grants.
- TASK 4) The Agency may *Redevelop* seawall as an LPT multimodal facility.



CRA FACT: GREEN RIVERSIDE PARK

The Riverside seawall should be funded primarily as a repair and maintenance project by the City of Palmetto. The Agency should fund the multimodal features above and beyond the seawall repair itself.

In order to gain LPT park trail access under US 41, the Agency should develop and build an under structure walkway similar to the one on the south landing of the Green bridge in Bradenton as seen to the right.



The existing bait shop could make a great redevelopment site for the Agency. The location owns a beautiful view of the River and Regatta Pointe is slated to be on the proposed Linear Park Trail and services the Green Bridge Fishing Pier.

ESTUARY PARK EAST

- TASK 1) The Agency may research donation of property to the City.
TASK 2) The Agency may research boat ramp and parking feasibility.
TASK 3) The Agency may develop boat ramp and parking plan in conjunction with LPT, if appropriate.



CRA FACT: ESTUARY PARK EAST

Estuary Park East gives the potential for another boat ramp in the Area. This opportunity may take a number of years to develop and the Agency should seek out matching funds to slowly develop a boat ramp facility with parking that incorporates the Linear Park Trail (LPT).

ESTUARY PARK WEST

- TASK 1) The Agency may develop kayak storage and launch.
- TASK 2) The Agency may build kayak storage facility similar to County's Robinson Preserve.
- TASK 3) The Agency may use Carr Drain as kayak access to Manatee River.
- TASK 4) The Agency may design and light Estuary with solar power LED lighting.
- TASK 5) The Agency may investigate donation of adjacent environmentally sensitive property to expand Estuary Park.
- TASK 6) The Agency may investigate donation of adjacent parking to service the public and Estuary Park.



CRA FACT: ESTUARY PARK WEST
Local students on field trip to Estuary Park.

The proposed kayak storage facility might look something like the one built at Robinson Preserve in Northwest Bradenton.



The Agency should encourage the construction of wetlands friendly boardwalks that allow visitors access to the water. These could also be incorporated into the LPT.

PALMETTO HISTORIC PARK

TASK 1) The Agency may partner with the Palmetto Historic Commission.

1. The Agency may assume responsibility for enhancement of the grounds and structures.
2. The Agency may take advantage of opportunities to Disseminate Agency information.
 - i. Develop a QR Code education platform to educate the public on Agency programs and projects, as well as Palmetto history and facts.
 - ii. Route the LPT through the Historic Park.



CRA FACT: PALMETTO HISTORIC PARK
The Agricultural Museum offers historic opportunities into the Area formation and the economic engine that fueled its growth.

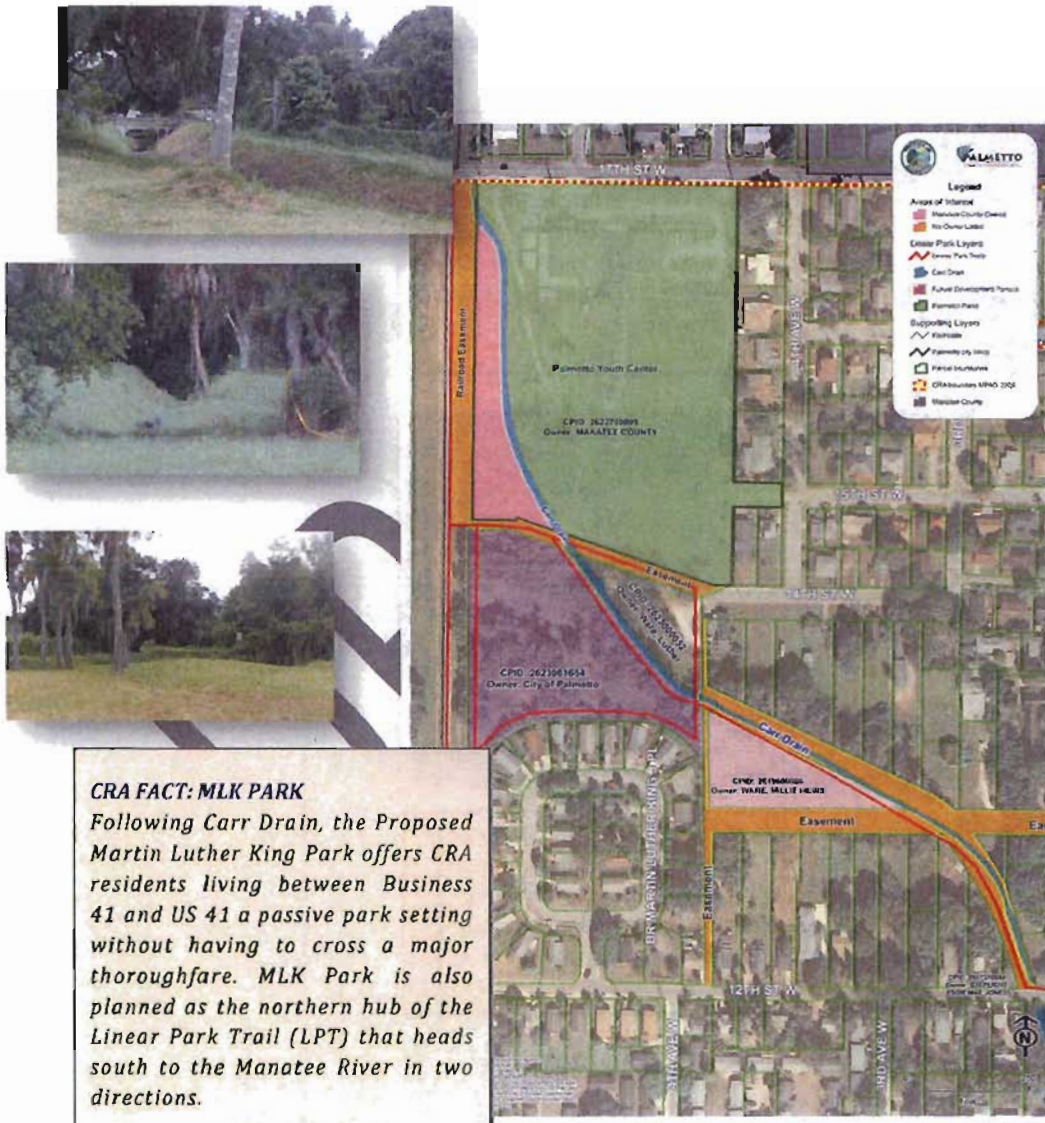
The Carnegie Library holds a repository of local history and artifacts. Much of the information that will be used for the QR code driven content comes from this archive.



The pedestrian portion of the Linear Park Trail may come through this park round-a-bout, giving travelers an opportunity to visit the park and learn about the Area, Agency and its programs and projects.

PROPOSED MARTIN LUTHER KING PARK

- TASK 1) The Agency may research donation or purchase of needed properties to the City.
- TASK 2) The Agency may research stormwater treatment feasibility and grant opportunities.
- TASK 3) The Agency may develop, plan, fund and build park.



PROPOSED LINEAR PARK TRAIL (LPT)

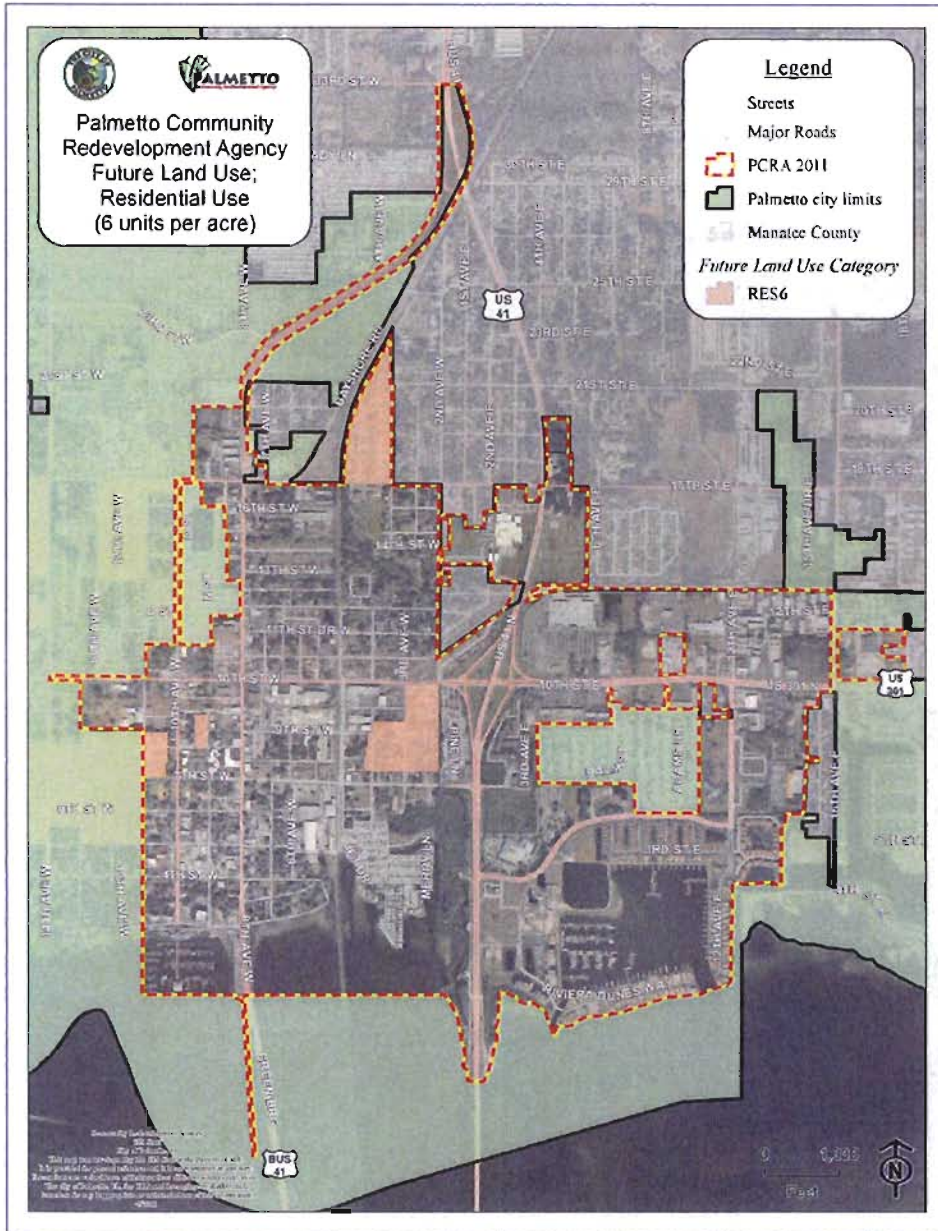
- TASK 1) The Agency may develop an Area park interconnectivity strategy based in-part on the finding from the joint Agency-YMCA recreation study.
- TASK 2) The Agency may research the purchase or donation of needed private property to the City.
- TASK 3) The Agency may research stormwater treatment feasibility or division.
- TASK 4) The Agency may develop and build the Linear Park Trail.

CRA FACT: LINEAR PARK TRAIL

Displayed are various pictures of the Indianapolis urban Linear Park Trail. This LPT services both pedestrians and cyclists and provides Low Impact Design (LID) stormwater management. The LPT should be safe and may provide exercise amenities. Using asphalt and creative striping may make the trail affordable to build.



RESIDENTIAL



GOAL:

Within the Residential Use Districts, the elimination and/or reduction of *Slum and Blighted Areas*.

OBJECTIVES:

Residential -6 (RES-6) comprises traditional neighborhoods on a grid street network with significant tree canopy. These low-traffic neighborhoods contain single family detached residential units adjacent to schools, educational facilities and public parks. These areas may serve as transitions between lower density residential and commercial *Development*.¹²⁰

Residential -10(RES-10) comprises residential variety and diversity including a mixture of housing types, accessory dwellings, and home-based employment opportunities. These areas should demonstrate compatible land use relationships, which incorporate open space, active uses facing public spaces, utilization of school sites as parks, and coordinated utilities placement.¹²¹

Residential -14 (RES-14) resides primarily within the *Area* because of its proximity to recreational and scenic amenities, shopping and services of the commercial core. Due to the residential variety and diversity of this area, accessory dwellings, and home-based employment opportunities may be considered. These areas should demonstrate compatible land use relationships, which incorporate open space, active uses facing public spaces, utilization of school sites as parks, and coordinated utilities placement.¹²²

POLICIES:

- POLICY 1) The *Agency* may develop and fund the rehabilitation to *City*-adopted maintenance standards of affordable housing in the *Area*.
- POLICY 2) The *Agency* may assist in the preservation of owner occupied *Historic Resources* through a matching exterior program.¹²³
- POLICY 3) The *Agency* may assist in the exterior improvement of moderate income owner occupied through a matching exterior grant program.
- POLICY 4) The *Agency* may consider programs and policies to ensure the provision of replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the *Area*.
- POLICY 5) The *Agency* determined that due to the deflation of housing values, there is no shortage of affordable housing in the *Area* and chooses to focus resources on housing quality versus housing quantity.

TASKS:

- TASK 1) The *Agency* may fund and approve the Property Maintenance Plan (PMP) the extent appropriate.
- TASK 2) The *Agency* may plan and fund an *Agency* Residential Rehabilitation Program (RRP) plan for affordable housing, to the extent appropriate.

NEIGHBORHOOD IMPACT:

All neighborhoods will see like, positive improvements with the advent of the programs and projects identified in this plan. Some areas of interest are as follows:

Resident relocation is nominal, as most of the projects are scheduled on government owned properties and rights-of-way. Resident programs encourage the home owner to remain in the redeveloped property.

Agency traffic infrastructure improvements are designed to improve congestion, environment and commerce, allowing home owners in the Area improved and more healthy connectivity within and out of the Area. Agency transportation projects also require multimodal enhancements such as the LPT. This strategy improves safety and also improves the environment and commerce.

Residents may see an aggregate improvement in community environmental quality through LID stormwater improvements implemented via streetscape programs and encouraged through private sector incentives. At least one park (MLK) is slated to enhance wetlands in the Ward 1 area.

The LPT improves resident availability to most parks, the downtown and waterfront of the City. The Agency's Multimodal strategy creates opportunities for pedestrian and other types of alternative transportation to access services at such places as the police department, schools and City hall.

Even though no families are anticipated to be displaced as a result of the *Community Redevelopment* as proposed in the *Plan*, a feasible method exists for the relocation of any such families in decent, safe, and sanitary accommodations within their means and without undue hardship to such families. The Area currently contains 2,363 dwelling units. These dwelling units offer a range of affordable, workforce, and median income dwelling units. Projects outlined in the *Plan* are proposed to improve traffic circulation, environmental quality, availability of community facilities and services and other matters affecting the physical and social quality of the neighborhood without negatively impacting school population.

PART FIVE: APPENDICES

APPENDIX A: LEGAL DESCRIPTION

DESCRIPTIONS: PARCELS CURRENTLY WITHIN THE CRA BOUNDARIES

THE FOLLOWING IS A GENERAL DESCRIPTION OF LANDS CURRENTLY INCLUDED IN THE PALMETTO COMMUNITY REDEVELOPMENT DISTRICT AND IS NOT MEANT TO BE USED FOR CONVEYENCE OF TITLE IN ANY WAY.

**DESCRIPTIONS OF LANDS WITHIN THE
PALMETTO COMMUNITY REDEVELOPMENT AGENCY DISTRICT
PREPARED FOR: CITY OF PALMETTO
JOB NO. C7246 DATED 11/01/10 REVISED 9/15/11
SEE SKETCH FOR GRAPHIC DEPICTION**

THE FOLLOWING IS A GENERAL DESCRIPTION OF LANDS WITHIN THE PALMETTO CRA DISTRICT AND IS NOT MEANT TO BE USED FOR CONVEYENCE OF TITLE IN ANY WAY.

DESCRIPTION: ORDINANCE 259 - REVISED

THAT CERTAIN PARCEL OF LAND WITHIN THE CITY OF PALMETTO, LYING IN SECTIONS 13, 14 AND 23, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE AND THE EAST RIGHT-OF-WAY LINE OF 10th AVENUE WEST; THENCE NORTHERLY, ALONG SAID EAST RIGHT-OF-WAY LINE OF 10th AVENUE WEST TO THE POINT OF INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE EASTERLY EXTENSION OF THE SOUTH LINE OF MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 31228.0000/0 (FIRST METHODIST CHURCH OF PALMETTO PROPERTY); THENCE WESTERLY, ALONG SAID SOUTH LINE AND ITS EASTERLY EXTENSION, TO A POINT BEING MIDWAY BETWEEN THE WEST RIGHT-OF-WAY LINE OF SAID 10th AVENUE WEST AND THE EAST RIGHT-OF-WAY LINE OF 11th AVENUE WEST; THENCE NORTHERLY, ALONG THE MIDWAY LINE BETWEEN SAID RIGHT-OF-WAY LINES, TO A POINT BEING MIDWAY BETWEEN THE NORTH RIGHT-OF-WAY LINE OF 8th STREET WEST AND THE SOUTH RIGHT-OF-WAY LINE OF 9th AVENUE WEST; THENCE WESTERLY, ALONG SAID MIDWAY LINE, TO THE EAST RIGHT-OF-WAY LINE OF SAID 11th STREET WEST; THENCE NORTHERLY, ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE POINT OF INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF 10TH STREET WEST; THENCE WESTERLY, ALONG SAID SOUTH RIGHT -OF-WAY LINE OF 10TH STREET WEST TO THE POINT OF INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE AND THE EAST RIGHT-OF-WAY LINE OF 8th AVENUE WEST (BUSINESS 41); THENCE NORTHERLY, ALONG SAID EAST RIGHT-OF-WAY LINE OF 8th AVENUE WEST TO THE POINT OF INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF 17th STREET WEST; THENCE EASTERLY, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF 17th STREET WEST, TO THE POINT OF INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE AND THE WEST RIGHT-OF-WAY LINE OF 2nd AVENUE WEST; THENCE SOUTHERLY, ALONG SAID WEST RIGHT-OF-WAY LINE OF 2nd AVENUE WEST TO THE POINT OF INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE NORTHEASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD TO THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE WESTERLY RIGHT-OF-WAY

LINE OF U.S. HIGHWAY 41 (STATE ROAD #45); THENCE SOUTHERLY AND WESTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, BECOMING THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 301 (10TH STREET WEST) TO THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE AND THE EASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED 2ND AVENUE WEST; THENCE SOUTHERLY, ALONG THE SOUTHERLY EXTENSION OF SAID EASTERLY RIGHT-OF-WAY LINE OF 2ND AVENUE WEST TO THE POINT OF INTERSECTION OF SAID SOUTHERLY EXTENSION AND THE SOUTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED U.S. HIGHWAY 301 (10TH STREET WEST); THENCE EASTERLY AND SOUTHERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, BECOMING THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 41 (STATE ROAD #45) TO THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE AND THE NORTHERLY RIGHT-OF-WAY LINE OF 7TH STREET WEST; THENCE WESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF 7TH STREET WEST TO POINT OF INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE AND THE EAST LINE OF AFOREMENTIONED SECTION 14, TOWNSHIP 34 SOUTH, RANGE 17 EAST; THENCE SOUTHERLY, ALONG SAID EAST LINE AND THE EAST LINE OF AFOREMENTIONED SECTION 23, TOWNSHIP 34 SOUTH, RANGE 17 EAST, TO THE POINT OF INTERSECTION OF SAID EAST LINE AND THE EASTERLY EXTENSION OF THE SOUTH LINE OF MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 31216.0000/9 (SUBMERGED LANDS); THENCE WESTERLY, ALONG SAID EASTERLY EXTENSION, TO IT'S INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF 9TH AVENUE WEST; THENCE NORTHERLY, ALONG SAID SOUTHERLY EXTENSION TO THE NORTH LINE OF MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 31221.0000/5 (UPLAND-ARCADE); THENCE WESTERLY, ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. LESS MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 26129.0000/7.

THE FOLLOWING IS A GENERAL DESCRIPTION OF LANDS WITHIN THE PALMETTO CRA DISTRICT AND IS NOT MEANT TO BE USED FOR CONVEYENCE OF TITLE IN ANY WAY.

DESCRIPTION: ORDINANCE 323 (REVISED 9/15/11)

PART A:

THAT CERTAIN PARCEL OF LAND WITHIN THE CITY OF PALMETTO, LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 14th STREET WEST AND THE EAST RIGHT-OF-WAY LINE OF 2nd AVENUE WEST; THENCE NORTHERLY, ALONG THE SAID EAST RIGHT-OF-WAY LINE OF 2nd AVENUE WEST, TO THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE NORTH LINE OF MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 25898.0000/8; THENCE EASTERLY, ALONG SAID NORTH LINE, TO THE INTERSECTION OF SAID NORTH LINE AND THE WEST LINE OF MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 25900.0000/2; THENCE NORTHERLY, ALONG SAID WEST LINE AND THE WEST LINE OF MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 25888.0000/9 TO THE SOUTHEAST CORNER OF MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 25884.0000/8; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID PARCEL, TO THE POINT OF INTERSECTION OF SAID SOUTH LINE AND THE EAST RIGHT-OF-WAY LINE OF AFOREMENTIONED 2nd AVENUE WEST; THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE, TO THE POINT OF INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE NORTH LINE OF AFOREMENTIONED PARCEL NO. 25884.0000/8; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID PARCEL AND THE NORTH LINE OF AFOREMENTIONED MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 25888.0000/9 TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID PARCEL TO THE SOUTHWEST CORNER OF LOT 15, BLOCK A, PALMETTO MEMORIAL PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 43, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID LOT 15, IT'S EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 15, BLOCK B OF SAID SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT 15, BLOCK B; THENCE NORTHERLY ALONG THE EAST LINE OF LOTS 15, 16, 17, 18, 19, AND 20 OF SAID BLOCK B, TO THE SOUTHWEST CORNER OF LOT 36, OF SAID BLOCK B; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID LOT 36 AND IT'S EASTERLY EXTENSION TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 2nd AVENUE EAST; THENCE NORTHERLY, ALONG SAID EAST RIGHT-OF-WAY LINE OF 2nd AVENUE EAST, TO THE POINT OF INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF 17th STREET EAST; THENCE EASTERLY, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF 17th STREET EAST, TO THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE AND THE WEST LINE OF MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 25878.0000/0; THENCE SOUTHERLY, ALONG SAID WEST LINE OF SAID PARCEL AND THE WEST LINE OF MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 25880.0000/6 TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE EAST, ALONG THE SOUTH LINE OF SAID PARCEL TO THE INTERSECTION OF SAID SOUTH LINE AND THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41 (STATE ROAD #45); THENCE NORTHERLY, ALONG SAID WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41 TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND THE SOUTH RIGHT-OF-WAY LINE OF 17th STREET EAST; THENCE EASTERLY ALONG THE EASTERLY EXTENSION OF SAID SOUTH RIGHT-OF-WAY LINE, TO THE POINT OF INTERSECTION OF SAID EASTERLY EXTENSION OF SAID SOUTH RIGHT-OF-WAY LINE AND THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41; THENCE CONTINUE EASTERLY ALONG THE NORTH RIGHT-OF-WAY LINE OF 17th STREET EAST, TO THE NORTHEAST CORNER OF MANATEE COUNTY PROPERTY APPRAISER'S

PARCEL IDENTIFICATION NUMBER 25835.0020/9; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID PARCEL AND THE EAST LINE OF MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 25835.0015/9 TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID PARCEL TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41 (STATE ROAD #45); THENCE CONTINUE EASTERLY, ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID PARCEL, TO THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 41, ALSO BEING THE SOUTHEAST CORNER OF MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 25842.0000/6; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID PARCEL AND THE SOUTH LINE OF MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 25876.0000/4 TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID PARCEL TO THE POINT OF INTERSECTION OF SAID WEST LINE AND THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF 14th STREET WEST; THENCE WESTERLY, ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. THE FOLLOWING IS A GENERAL DESCRIPTION OF LANDS WITHIN THE PALMETTO CRA DISTRICT AND IS NOT MEANT TO BE USED FOR CONVEYENCE OF TITLE IN ANY WAY.

DESCRIPTION: ORDINANCE 330

THAT CERTAIN PARCEL OF LAND WITHIN THE CITY OF PALMETTO CONSISTING OF UPLAND AND SUBMERGED LANDS, LYING IN SECTION 23, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, SAID UPLANDS AND SUBMERGED LANDS BEING BOUNDED ON THE NORTH BY RIVERSIDE DRIVE; BOUNDED ON THE WEST BY THE SOUTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF 11th AVENUE WEST; BOUNDED ON THE SOUTH BY SOUTH BOUNDARY OF MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 31216.0000/9 (SUBMERGED LANDS); AND BOUNDED ON THE EAST BY THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF 9TH AVENUE WEST.

THE FOLLOWING IS A GENERAL DESCRIPTION OF LANDS WITHIN THE PALMETTO CRA DISTRICT AND IS NOT MEANT TO BE USED FOR CONVEYENCE OF TITLE IN ANY WAY.

DESCRIPTION: ORDINANCE 555 (REVISED 9/15/11)

PART A:

THAT CERTAIN PARCEL OF LAND WITHIN THE CITY OF PALMETTO, LYING IN SECTION 14, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA BEING BOUNDED ON THE SOUTH BY THE NORTH RIGHT-OF-WAY LINE OF 10TH STREET WEST, BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF 8TH AVENUE WEST; AND BOUNDED ON THE NORTH AND WEST BY THE NORTH AND WEST LINES OF MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 26831.0105/9. LESS MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 26897.0010/8 AND LESS THAT PORTION OF THE RIGHT-OF-WAY FOR 10TH STREET DRIVE LYING WITHIN THE ABOVE DESCRIBED PARCEL.

ALSO:

THAT CERTAIN PARCEL OF LAND WITHIN THE CITY OF PALMETTO, LYING IN SECTION 14, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA BEING BOUNDED ON THE SOUTH BY THE NORTH RIGHT-OF-WAY LINE OF 13TH STREET WEST, BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF 8TH AVENUE WEST; BOUNDED ON THE NORTH BY THE SOUTH RIGHT-OF-WAY LINE OF 17TH STREET WEST AND BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF 9TH AVENUE WEST. LESS MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBERS 26636.0005/0, 26636.0010/0 AND 26636.0015/9. AND LESS RIGHT-OF-WAY FOR 15TH STREET WEST.

ALSO:

THAT CERTAIN PARCEL OF LAND WITHIN THE CITY OF PALMETTO, LYING IN SECTION 11, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA BEING BOUNDED ON THE SOUTH BY THE NORTH RIGHT-OF-WAY LINE OF 17TH STREET WEST, BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF 8TH AVENUE WEST; BOUNDED ON THE NORTH BY THE NORTH LINE OF MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 24258.0000/6, AND BOUNDED ON THE WEST BY THE WEST LINE OF MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBERS 24258.0000/6, 24260.0005/9, 24241.0010/9, 24241.0020/9 AND 24246.0010/0. LESS MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBERS 24243.0000/8 AND LESS PALMETTO WAREHOUSE, A COMMERCIAL CONDOMINIUM (CONDOMINIUM BOOK 33, PAGES 187-190)

ALSO:

THOSE CERTAIN PARCELS OF LAND WITHIN THE CITY OF PALMETTO, LYING IN SECTION 11, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA CONSISTING OF THE FOLLOWING MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBERS 24272.0000/7, 24273.0000/5, 24274.0000/3, 24276.0000/8 AND 24304.0000/8.

DESCRIPTION: ORDINANCE 555 (CONTINUED)

PART B:

THAT CERTAIN PARCEL OF LAND WITHIN THE CITY OF PALMETTO, LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA BEING BOUNDED ON THE SOUTH BY THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 301; BOUNDED ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41; BOUNDED ON THE NORTH BY THE SOUTH RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY; AND BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF 12th AVENUE EAST; LESS MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 25767.0002/1, 25770.0005/8, 25776.0000/6, 25780.0000/8, 25794.0000/9, 25790.1000/6; 25988.0005/9, 25997.0005/9, 25997.0010/9 AND 25821.0010/9.

PART C:

THAT CERTAIN PARCEL OF LAND WITHIN THE CITY OF PALMETTO, LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA BEING BOUNDED ON THE SOUTH BY THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 301; BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF 12th AVENUE EAST; BOUNDED ON THE NORTH BY THE SOUTH RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY; AND BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF 16th AVENUE EAST (CANAL ROAD); LESS MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBERS 25829.0000/3 AND 25823.1000/5.

PART D:

THAT CERTAIN PARCEL OF LAND WITHIN THE CITY OF PALMETTO, LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA BEING BOUNDED ON THE NORTH BY THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 301; BOUNDED ON THE EAST BY THE EAST LINE OF MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBERS 26086.2000/7, 26086.1010/7 AND 26086.1045/9; BOUNDED ON SOUTH BY THE NORTH LINE OF HAMMOCKS AT RIVIERA DUNES (PLAT BOOK 44, PAGES 20-23) AND ITS EASTERLY EXTENSION TO THE WEST LINE OF SUNKIST ACRES (PLAT BOOK 9, PAGE 96); AND BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF HABEN BOULEVARD. TOGETHER WITH OF MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBERS 25800.1030/0.

PART E:

THAT CERTAIN PARCEL OF LAND WITHIN THE CITY OF PALMETTO, LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA BEING BOUNDED ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41 (STATE ROAD #45); BOUNDED ON THE NORTH BY THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 301; BOUNDED ON THE EAST BY MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 26014.0000/1 (PALM BAY MOBILE HOME PARK) AND BOUNDED ON THE EAST AND SOUTH BY MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 26045.0000/5 (MANATEE COUNTY CIVIC CENTER). TOGETHER WITH MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBERS 26016.0000/6 AND 26014.1005/9.

DESCRIPTION: ORDINANCE 555 (CONTINUED)

PART F:

THAT CERTAIN PARCEL OF LAND WITHIN THE CITY OF PALMETTO, LYING IN SECTIONS 13 AND 24, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA BEING BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41 (STATE ROAD #45); BOUNDED ON THE NORTH BY THE SOUTH RIGHT-OF-WAY LINE OF HABEN BOULEVARD AND THE NORTH LINE OF HAMMOCKS AT RIVIERA DUNES (PLAT BOOK 44, PAGES 20-23); BOUNDED ON THE EAST BY THE EAST LINE OF SAID HAMMOCKS AT RIVIERA DUNES AND THE EAST LINE OF PENINSULA AT RIVIERA DUNES (PLAT BOOK 36, PAGES 43-45); AND BOUNDED ON THE SOUTH BY THE MANATEE RIVER. TOGETHER WITH THE FOLLOWING TWO PARCELS: MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 26046.0060/9 AND THE PALMS AT RIVIERA DUNES, PHASE 1.

PART G:

THAT CERTAIN PARCEL OF LAND WITHIN THE CITY OF PALMETTO, LYING IN SECTIONS 13 AND 24, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA BEING BOUNDED ON THE WEST BY THE WEST LINE OF SAID SECTIONS 13 AND 24; BOUNDED ON THE NORTH BY THE SOUTH RIGHT-OF-WAY LINE OF 7TH STREET WEST; BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41; AND BOUNDED ON THE SOUTH BY THE MANATEE RIVER TO IT'S INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 31216.0000/9 AND THEN BOUNDED ON THE SOUTH BY SAID EASTERLY EXTENSION OF SAID SOUTHERLY LINE.

FILE: DOCUMENTS/DESCRIPTIONS/DESCRIPTIONS-ALLOTHERS/C7246-CRA-EXISTING ORD-
REVISED.DOC

DESCRIPTIONS: PARCELS TO BE ADDED TO AND REMOVED

THE FOLLOWING IS A GENERAL DESCRIPTION OF LANDS TO BE INCLUDED IN THE PALMETTO COMMUNITY REDEVELOPMENT DISTRICT AND IS NOT MEANT TO BE USED FOR CONVEYENCE OF TITLE IN ANY WAY.

HABEN BOULEVARD:

THAT CERTAIN RIGHT-OF-WAY WITHIN THE CITY OF PALMETTO, LYING IN SECTIONS 13 & 24, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, KNOWN AS HABEN BOULEVARD, SITUATED BETWEEN THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41/301 (STATE ROAD #45/55) AND THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 301 (STATE ROAD #43).

7TH STREET:

A PORTION OF THAT CERTAIN RIGHT-OF-WAY WITHIN THE CITY OF PALMETTO, LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, KNOWN AS 7TH STREET WEST, BEING BOUNDED ON THE WEST BY THE WEST LINE OF SAID SECTION 13 AND BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41/301 (STATE ROAD #45/55).

U.S. 41/301:

A PORTION OF THAT CERTAIN RIGHT-OF-WAY WITHIN THE CITY OF PALMETTO, LYING IN SECTIONS 13 AND 24, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, KNOWN AS U.S. 41/301 (STATE ROAD #45/55), BEING BOUNDED ON THE SOUTH BY THE MANATEE RIVER AND ON THE NORTH BY THE SOUTHERLY LIMITS OF LANDS INCLUDED IN THE CITY OF PALMETTO ORDINANCE 323.

U.S. 301:

A PORTION OF THAT CERTAIN RIGHT-OF-WAY WITHIN THE CITY OF PALMETTO, LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, KNOWN AS U.S. 301 (STATE ROAD #43), BEING BOUNDED ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF U.S. 41/301 (STATE ROAD #45/55) AND BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF CANAL ROAD (16TH AVENUE EAST).

12TH AVENUE EAST:

A PORTION OF THAT CERTAIN RIGHT-OF-WAY WITHIN THE CITY OF PALMETTO, LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, KNOWN AS 12TH AVENUE EAST, MANATEE COUNTY, FLORIDA, BEING BOUNDED ON THE NORTH BY THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD AND BOUNDED ON THE SOUTH BY THE NORTH RIGHT-OF-WAY LINE OF U.S. 301 (STATE ROAD #43).

HASKO ROAD:

THAT CERTAIN RIGHT-OF-WAY WITHIN THE CITY OF PALMETTO, LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, KNOWN AS HASKO ROAD, BEING BOUNDED ON THE SOUTH BY THE NORTH RIGHT-OF-WAY LINE OF U.S. 301 (STATE ROAD #43) AND BOUNDED ON THE NORTH BY THE SOUTH LINE OF THE EAST PORTION OF MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 25996.2005/9 (WAL MART PARCEL)

8TH AVENUE/BUSINESS 41:

A PORTION OF THAT CERTAIN RIGHT-OF-WAY WITHIN THE CITY OF PALMETTO, LYING IN SECTIONS 11, 12 AND 14, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, KNOWN AS 8TH AVENUE WEST/BUSINESS 41, BEING BOUNDED ON THE SOUTH BY THE SOUTH RIGHT-OF-WAY LINE OF 10TH STREET WEST AND BOUNDED ON THE NORTH BY THE NORTHERLY LIMITS OF THE CITY OF PALMETTO (SAID NORTHERLY LIMITS BEING THE NORTH LINE OF SAID SECTIONS 11 AND 12).

10TH STREET WEST:

A PORTION OF THAT CERTAIN RIGHT-OF-WAY WITHIN THE CITY OF PALMETTO, LYING IN SECTION 14, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, KNOWN AS 10TH STREET WEST, BEING BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF 8TH AVENUE WEST AND BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF 14TH AVENUE WEST.

10TH STREET DRIVE:

A PORTION OF THAT CERTAIN RIGHT-OF-WAY WITHIN THE CITY OF PALMETTO, LYING IN SECTION 14, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, KNOWN AS 10TH STREET DRIVE, BEING BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF 8TH AVENUE WEST AND BOUNDED ON THE WEST BY MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 26831.0105/9 (PUBLIX).

17TH STREET WEST:

A PORTION OF THAT CERTAIN RIGHT-OF-WAY WITHIN THE CITY OF PALMETTO, LYING IN SECTIONS 11 AND 14, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, KNOWN AS 17TH STREET WEST, BEING BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY OF 7TH AVENUE WEST AND BOUNDED ON THE WEST BY THE WEST RIGHT-OF-WAY LINE OF 10TH AVENUE WEST.

ALSO:

A PORTION OF THAT CERTAIN RIGHT-OF-WAY WITHIN THE CITY OF PALMETTO, LYING IN SECTIONS 11 AND 14, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING BOUNDED ON THE EAST BY THE SOUTHERLY EXTENSION OF THE EAST LINE OF JACKSON PARK-UNIT ONE (PLAT BOOK 13, PAGE 79) AND BOUNDED ON THE WEST BY THE SOUTHERLY EXTENSION OF THE WEST LINE OF JACKSON PARK - UNIT TWO (PLAT BOOK 13, PAGE 37).

17TH STREET EAST:

A PORTION OF THAT CERTAIN RIGHT-OF-WAY WITHIN THE CITY OF PALMETTO, LYING IN SECTIONS 12 AND 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF U.S. 41 (STATE ROAD #45/55) AND BOUNDED ON THE EAST BY THE SOUTHERLY EXTENSION OF THE EAST LINE OF MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 25570.1005/1.

11TH AVENUE WEST, 10TH AVENUE WEST & PARCELS WEST OF ORDINANCE 259:

A PORTION OF THOSE CERTAIN RIGHT-OF-WAYS WITHIN THE CITY OF PALMETTO, LYING IN SECTIONS 14 AND 23, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, KNOWN AS 11TH AVENUE WEST AND 10TH AVENUE WEST, TOGETHER WITH THOSE CERTAIN PARCELS OF LAND, LYING IN SAID SECTIONS 14 AND 23, ALL BEING BOUNDED ON THE SOUTH BY THE SOUTH RIGHT-OF-WAY LINE OF RIVERSIDE DRIVE, BOUNDED ON THE EAST BY THE WESTERLY LIMITS OF LANDS INCLUDED IN THE CITY OF PALMETTO ORDINANCE 259, BOUNDED ON THE NORTH BY THE SOUTH RIGHT-OF-WAY LINE OF 10TH STREET WEST AND BOUNDED ON THE WEST BY THE WEST RIGHT-OF-WAY LINE OF SAID 11TH AVENUE WEST.

9TH AVENUE WEST:

A PORTION OF THAT CERTAIN RIGHT-OF-WAY WITHIN THE CITY OF PALMETTO, LYING IN SECTION 14, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, KNOWN AS 9TH AVENUE WEST, BEING BOUNDED ON THE NORTH BY THE SOUTH RIGHT-OF-WAY LINE OF 17TH STREET WEST AND BOUNDED ON THE SOUTH BY THE SOUTH RIGHT-OF-WAY LINE OF 15TH STREET WEST.

15TH STREET WEST:

A PORTION OF THAT CERTAIN RIGHT-OF-WAY WITHIN THE CITY OF PALMETTO, LYING IN SECTION 14, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF 8TH AVENUE WEST AND BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF 9TH AVENUE WEST.

10TH AVENUE WEST

A PORTION OF THAT CERTAIN RIGHT-OF-WAY WITHIN THE CITY OF PALMETTO, LYING IN SECTION 14, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, KNOWN AS 10TH AVENUE WEST BEING BOUNDED ON THE SOUTH BY THE NORTH RIGHT-OF-WAY LINE OF 10TH STREET WEST AND BOUNDED ON THE NORTH BY THE SOUTH RIGHT-OF-WAY LINE OF 17TH STREET WEST.

LINCOLN MIDDLE SCHOOL ADDITIONS:

THAT CERTAIN PARCEL OF LAND WITHIN THE CITY OF PALMETTO, LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, KNOWN AS MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 25880.0000/6.

THOSE CERTAIN TWO PARCELS OF LAND WITHIN THE CITY OF PALMETTO LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, KNOWN AS MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBERS 25904.0000/4 AND 25904.0005/3

THAT CERTAIN PARCEL OF LAND WITHIN THE CITY OF PALMETTO, LYING IN SECTION 14, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, KNOWN AS MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 26129.0000/7.

LINCOLN PARK ADDITION:

THOSE CERTAIN TWO PARCELS OF LAND WITHIN THE CITY OF PALMETTO LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA LYING SOUTH OF AND ADJACENT TO MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 25835.0015/9 (LINCOLN PARK) KNOWN AS THE FOLLOWING: MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 25986.0000/1 AND THAT PORTION OF MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 25785.0000/7 LYING DIRECTLY SOUTH OF AND ADJACENT TO LINCOLN PARK PARCEL.

RACE TRAC ADDITIONS:

THOSE CERTAIN THREE PARCELS OF LAND WITHIN THE CITY OF PALMETTO, LYING IN SECTION 12, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, KNOWN AS MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBERS 25570.1005/1, 25502.0000/6 AND 25503.0000/4.

ALSO:

A PORTION OF THAT CERTAIN RIGHT-OF-WAY AS SHOWN ON THE PLAT OF R.F. WILLIS PLAT OF MEMPHIS, (PLAT BOOK 1, PAGE 168) LYING IN SECTION 12, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, LYING BETWEEN BLOCKS 4 AND 17 OF SAID PLAT, BEING BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF U.S. 41 (STATE ROAD # 45/55) AND BOUNDED ON THE EAST BY THE SOUTHERLY EXTENSION OF THE EAST LINE OF MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 25502.0000/6

PARCELS IN AREA OF HUNGRY HOWIES:

THAT CERTAIN PARCEL OF LAND WITHIN THE CITY OF PALMETTO, LYING IN SECTION 11, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, KNOWN AS PALMETTO WAREHOUSE, A COMMERCIAL CONDOMINIUM (CONDOMINIUM BOOK 33, PAGES 187-190)

ALSO:

THOSE CERTAIN THREE PARCELS OF LAND WITHIN THE CITY OF PALMETTO, LYING IN SECTION 11, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, KNOWN AS MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBERS 24243.0000/8, 24254.0000/5 AND 24256.0000/0.

17TH STREET PARK:

THAT CERTAIN PARCEL OF LAND WITHIN THE CITY OF PALMETTO, LYING IN SECTION 14, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING KNOWN AS MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 26629.0000/6 (CITY OF PALMETTO 17TH STREET PARK).

ALVAREZ PARCELS:

THOSE CERTAIN THREE PARCELS OF LAND WITHIN THE CITY OF PALMETTO, LYING IN SECTION 14, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING KNOWN AS MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBERS 26636.0005/0, 26636.0010/0 AND 26636.0015/9.

VARNADORE PARCELS:

THOSE CERTAIN THREE PARCELS OF LAND WITHIN THE CITY OF PALMETTO, LYING IN SECTION 11, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING KNOWN AS MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBERS 24271.0000/9, 24282.0000/6 AND 24281.1005/6

JACKSON PARK PARCELS AND PARCEL NORTH

THOSE CERTAIN PARCELS OF LAND WITHIN THE CITY OF PALMETTO, LYING IN SECTION 11, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, KNOWN AS JACKSON PARK- UNIT ONE (PLAT BOOK 13, PAGE 79) AND JACKSON PARK - UNIT TWO (PLAT BOOK 13, PAGE 37).

ALSO:

THAT CERTAIN PARCEL OF LAND WITHIN THE CITY OF PALMETTO, LYING IN SECTION 11, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, LYING NORTH OF AND ADJACENT TO JACKSON PARK, UNIT ONE (PLAT BOOK 13, PAGE 79), SAID PARCEL KNOWN AS MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 24386.0005/9.

PARCELS NORTH OF U.S. 301/WEST OF CANAL ROAD

THOSE CERTAIN ELEVEN PARCEL OF LAND WITHIN THE CITY OF PALMETTO, LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, KNOWN AS MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBERS 25829.0000/3, 25823.1000/5, 25767.0002/1, 25770.0005/8, 25776.0000/6, 25780.0000/8, 25794.0000/9, 25988.0005/9, 25821.0010/9, 25997.0010/9 AND 25997.0005/9.

PARCELS NORTH OF U.S. 301/EAST OF CANAL ROAD

THOSE CERTAIN FIVE PARCEL OF LAND WITHIN THE CITY OF PALMETTO, LYING IN SECTION 18, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, KNOWN AS MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBERS 10134.0022/9, 10134.0030/2, 10134.0010/4, 10134.0015/3 AND 10134.0025/2.

PARCELS SOUTH OF U.S 301

THOSE CERTAIN FIVE PARCELS OF LAND WITHIN THE CITY OF PALMETTO, LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, KNOWN AS MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBERS 25809.0000/5, 25804.1005/4, 25804.1000/5, 25804.0000/6 AND 26084.0000/4

MSA PARCELS:

THOSE CERTAIN TWO PARCELS OF LAND WITHIN THE CITY OF PALMETTO, LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, KNOWN AS MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBERS 26086.0015/7 AND 26086.1007/3.

PARCELS WEST OF HABEN BOULEVARD:

THOSE CERTAIN FOUR PARCEL OF LAND WITHIN THE CITY OF PALMETTO, LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, KNOWN AS MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBERS 25800.1035/9, 25800.1040/9, 25800.1050/9 AND 25800.1100/1.

CIVIC CENTER PARCEL:

THAT CERTAIN PARCEL OF LAND WITHIN THE CITY OF PALMETTO, LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING KNOWN AS MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 26045.0000/5 (MANATEE COUNTY CIVIC CENTER).

PALMETTO POLICE STATION AREA:

THOSE CERTAIN PARCELS OF LAND WITHIN THE CITY OF PALMETTO, LYING IN SECTION 14, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING BOUNDED ON THE NORTH BY THE SOUTH RIGHT-OF-WAY LINE OF 10TH STREET WEST. BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF 11TH AVENUE WEST; BOUNDED ON THE SOUTH BY THE NORTH RIGHT-OF-WAY LINE OF 8TH STREET DRIVE AND BOUNDED ON THE WEST BY LANDS OF THE PALMETTO CEMETERY S.

PARCELS NEAR PUBLIX:

THOSE CERTAIN PARCELS OF LAND WITHIN THE CITY OF PALMETTO LYING IN SECTION 14, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING BOUNDED ON THE SOUTH BY THE NORTH RIGHT-OF-WAY LINE OF 10TH STREET WEST, BOUNDED ON THE EAST BY MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 26831.0105/9 (PUBLIX), BOUNDED ON THE NORTH BY THE SOUTH RIGHT-OF-WAY LINE OF 11TH STREET WEST AND BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF 10TH AVENUE WEST.

ALSO:

THOSE CERTAIN PARCELS OF LAND WITHIN THE CITY OF PALMETTO LYING IN SECTION 14, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING BOUNDED ON THE SOUTH BY THE NORTH RIGHT-OF-WAY LINE OF 10TH STREET WEST, BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY LINE OF 10TH AVENUE WEST; BOUNDED ON THE NORTH BY THE SOUTH RIGHT-OF-WAY LINE OF 11TH STREET WEST AND BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY OF 11TH AVENUE WEST.

ALSO.

THAT CERTAIN PARCEL OF LAND WITHIN THE CITY OF PALMETTO LYING IN SECTION 14, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING KNOWN AT THE EAST 20 FEET OF LOT 6, BLOCK C, PROGRESS SUBDIVISION (PLAT BOOK 6, PAGE 65).

GREEN BRIDGE FISHING PIER:

THAT CERTAIN PARCEL OF LAND WITHIN THE CITY OF PALMETTO LYING IN SECTION 23, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, WITHIN THE MANATEE RIVER, KNOWN AS THE GREEN BRIDGE FISHING PIER.

LESS:

THOSE CERTAIN PARCELS OF LAND CURRENTLY IN THE CITY OF PALMETTO COMMUNITY REDEVELOPMENT DISTRICT TO BE REMOVED FROM SAID DISTRICT, LYING IN SECTION 11, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA KNOWN AS MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBERS 24276.0000/8, 24304.0000/8 AND 24258.0000/6.

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 167, 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
Gale Hoffman
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) years 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.

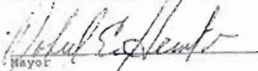
Section 7. All ordinances or parts of ordinances, and all resolutions or parts of resolutions, in conflict herewith are hereby repealed.

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

- 2 -

Ord 259



EXHIBIT "A"
BOUNDARY
COMMUNITY REDEVELOPMENT AREA
PALMETTO, FLORIDA



SCALE: 1" = 775 FEET

CASELLA &
ASSOCIATES

City Ordinance 259 (1985) Page 3

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

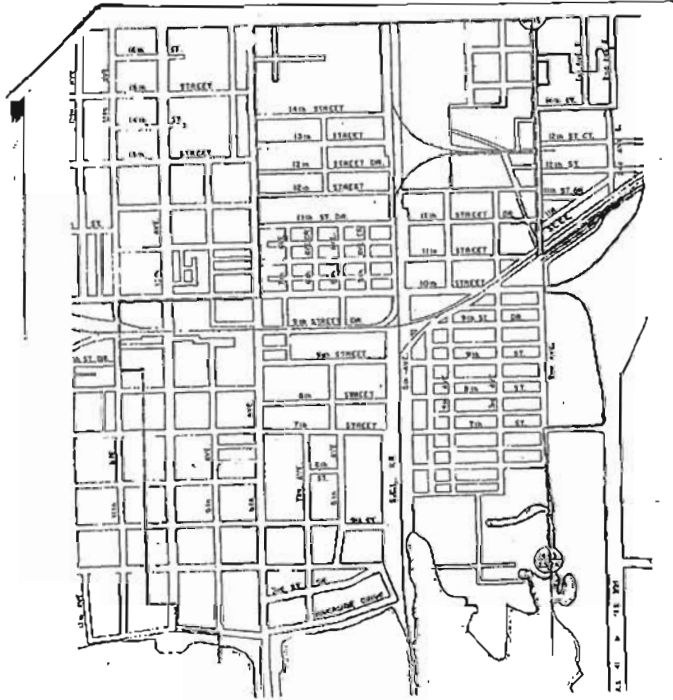


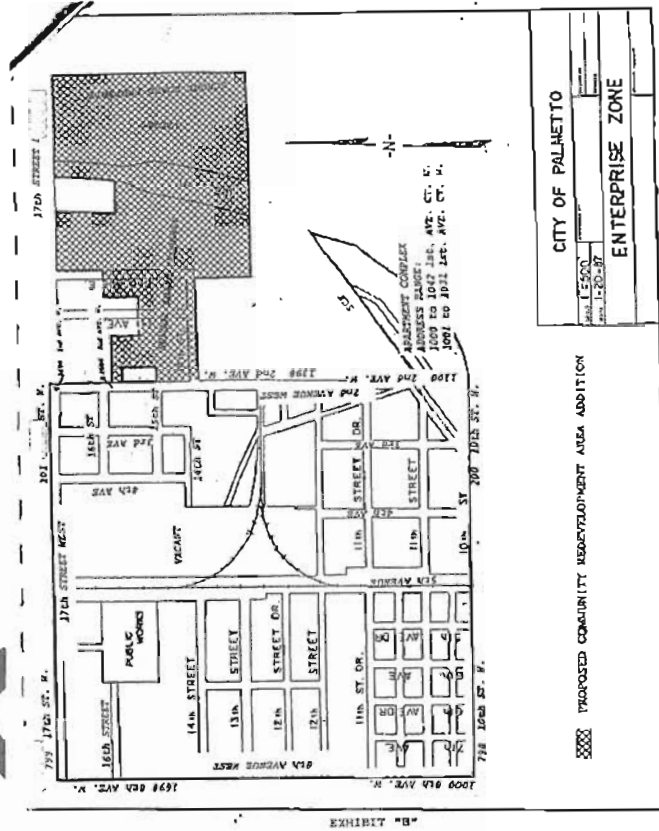
EXHIBIT "A"
BOUNDARY
COMMUNITY REDEVELOPMENT AREA
PALMETTO, FLORIDA



SCALE: 1" = 775 FEET

CASTELLA &
ASSOCIATES

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.

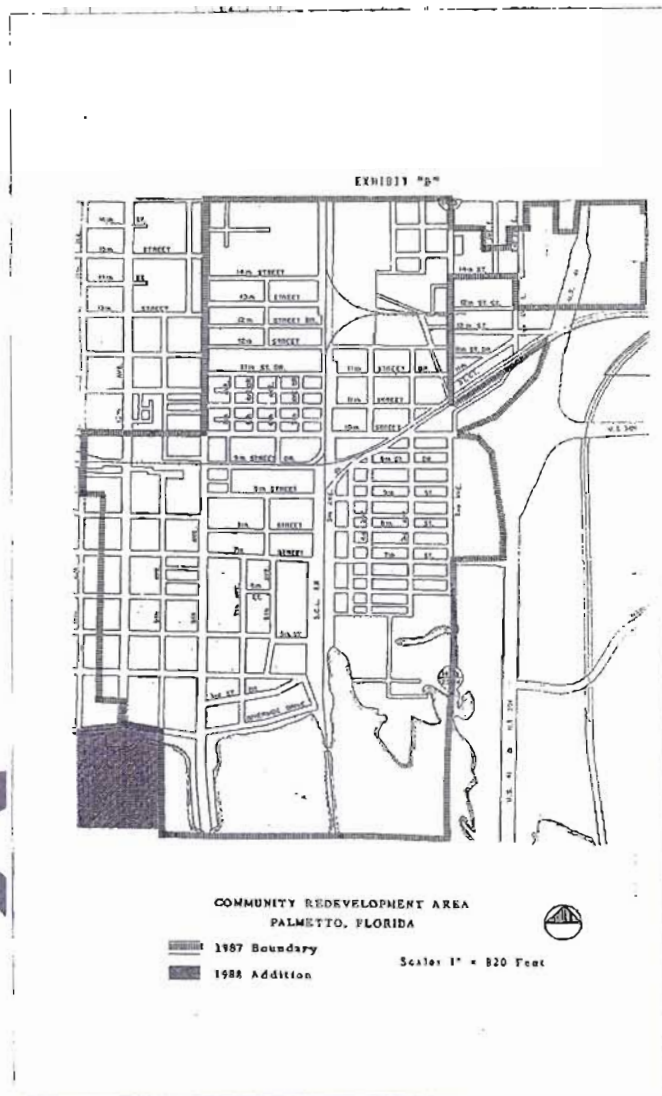

MAYOR

ATTEST:


CITY CLERK



City Ordinance 330 (1988) Page 3



City Ordinance 330 (1988) Page 4

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. 359, 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

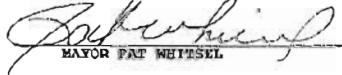
25823.2000/4	25827.2000/5	26051.0015/1	26895.0000/3
25825.0011/8	25831.0000/9	26051.0020/1	26900.0000/1
25825.0020/9	25917.0000/6	26086.1005/7	26902.0000/7
25825.0024/1	25991.0000/1	26086.1010/7	26902.1000/6
25825.0025/8	25996.1000/9	26086.2000/7	31317.0000/9

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

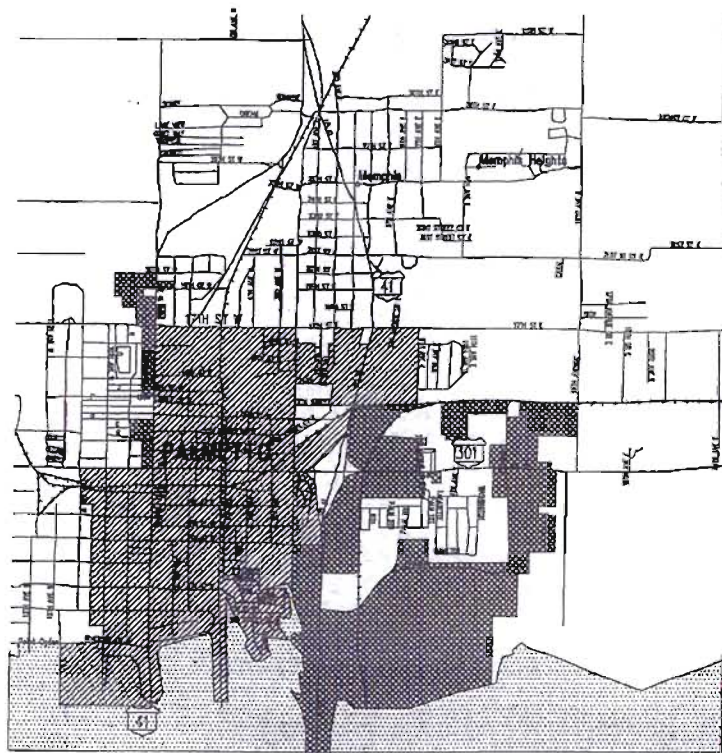
PASSED IN REGULAR SESSION this 18th day of March, 1996.




MAYOR PAT WHITE

ATTEST:


CITY CLERK

01/.../.../...



 EXISTING CRA DISTRICT
 CRA DISTRICT EXPANSION



PREPARED BY UGARTE & ASSOCIATES INC. 5/10/88

APPENDIX C: CRA FIVE YEAR PROJECTED BUDGET

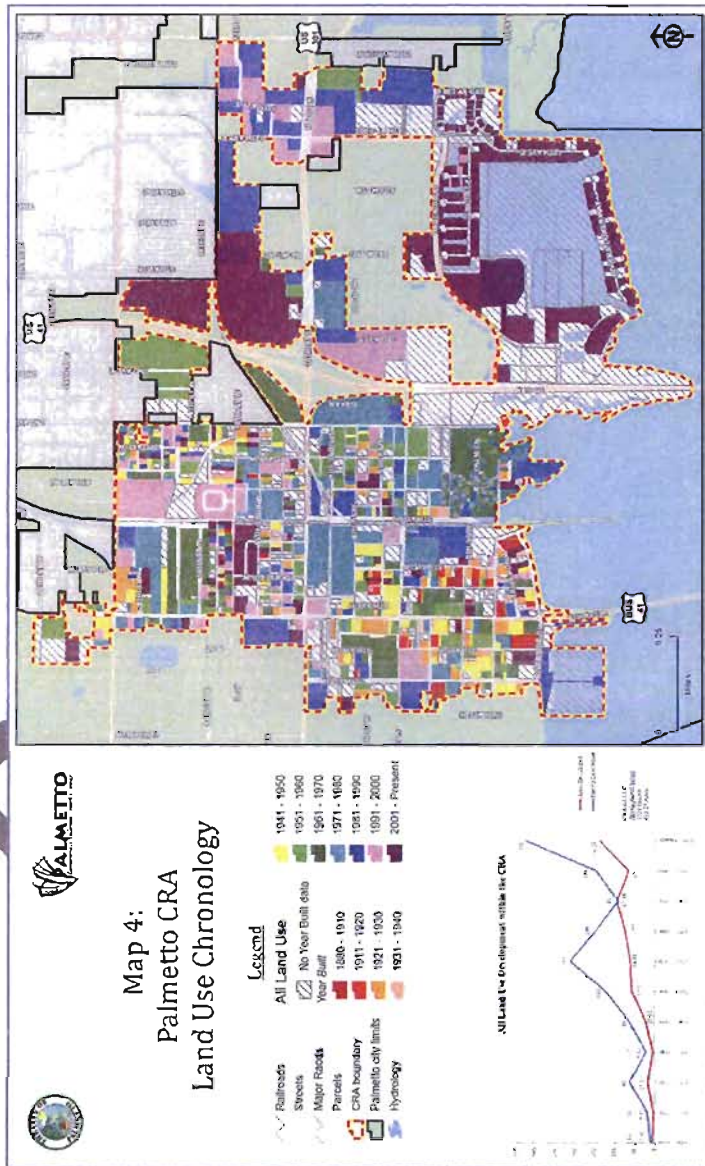
Palmetto CRA 5 Year Tax Increment Finance (TIF) Budget Projection						
MAJOR PROJECT	This Year	2011-12	2012-13	2013-14	2014-15	2015-16
5 th Street LID Streetscape	\$610K Design	\$500K SWFWMD Grant (\$585K)				
Sutton Park	\$410K Design	\$250K Phase 1	\$200K Phase 2	\$150K	\$150K Phase 3	\$200K
Martin Luther King Park	\$90K Design	\$100K SWFWMD Grant App	\$500K Grant			
Linear Park Trail (LPT) with LID		\$10K Conceptual Design MPO Grant App			SWFWMD Grant App	\$250K GRANT
10 th Avenue LID Streetscape (10 th Street south to Riverside Drive)		\$50K Conceptual Design MPO Grant App		\$250K Carryover	\$250K Carryover SWFWMD Grant App	\$250K GRANTS
CRA Building		\$50K Design	\$100k Carryover	\$300K Carryover	\$100K	
8 th Ave ROW	\$150K Pratt	\$150K Pratt	\$150K	\$150K	\$150K	\$150K
Police Depart.				\$50K Conceptual design	\$200K Design	
Estimated Project Total	\$1.26M	\$1.11M	950K	\$900K	\$850K	\$850K
SERVICE	This Year	2011-12	2012-13	2013-14	2014-15	2015-16
Policing Plan	\$780K	\$742K	\$700K	\$675K	\$650K	\$650K
Res. Rehab	\$250K	\$100K	\$100K	\$100K	\$100K	\$100K
Image Plan		\$193K	\$193K	\$193K	\$193K	\$193K
Demo Plan	\$25K	\$10K	\$10K	\$10K	\$10K	\$10K
Code Plan	\$34K	\$34K	\$34K	\$34K	\$34K	\$34K
Area Survey		\$20K		\$20K		\$20K
Infrastructure Plan			\$40K	\$65K	\$75K	\$75K
Economic Plan	-	-	-	-	-	-
1. Storefront	\$210K	\$50K	\$50K	\$50K	\$50K	\$50K
2. Incentives	\$1M	As Needed	As Needed	As Needed	As Needed	As Needed
3. Training		\$10K	\$10K	\$10K	\$10K	\$10K
Estimated Service Total	\$2.299M	\$1.159M	\$1.157M	\$1.137M	\$1.142M	\$1.122M
TOTAL PROGRAM	\$3.559M	\$2.269M	\$2.107M	\$2.037M	\$1.992M	\$1.972M

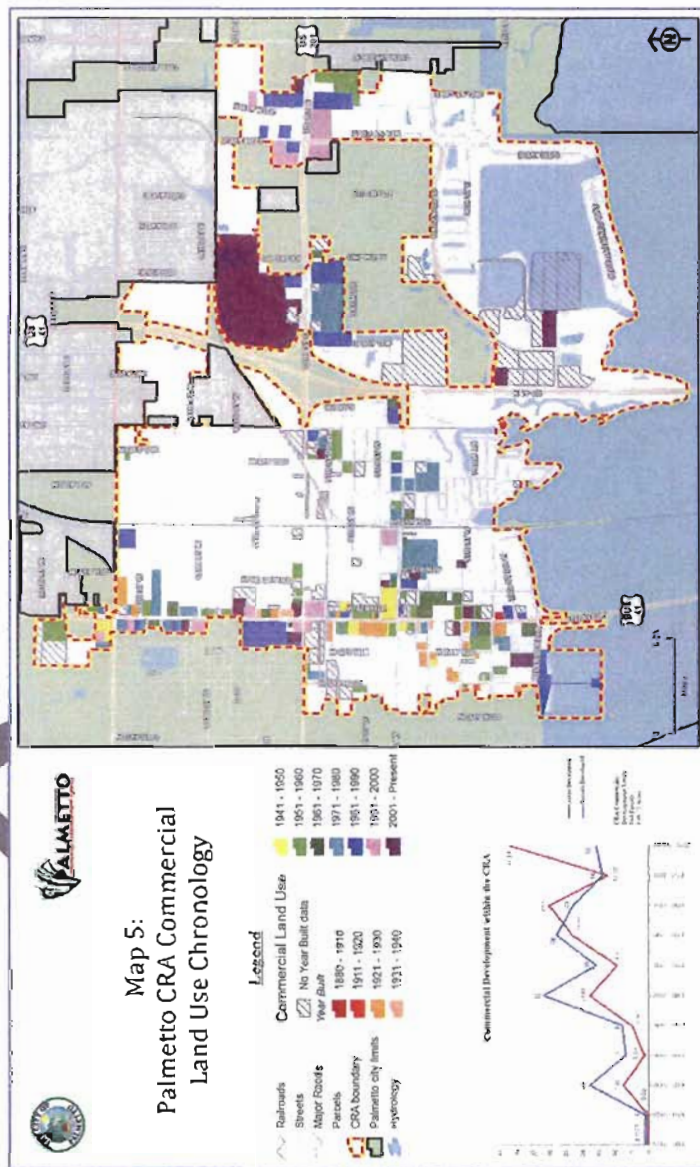
APPENDIX D: FUTURE LAND USE DEFINITIONS

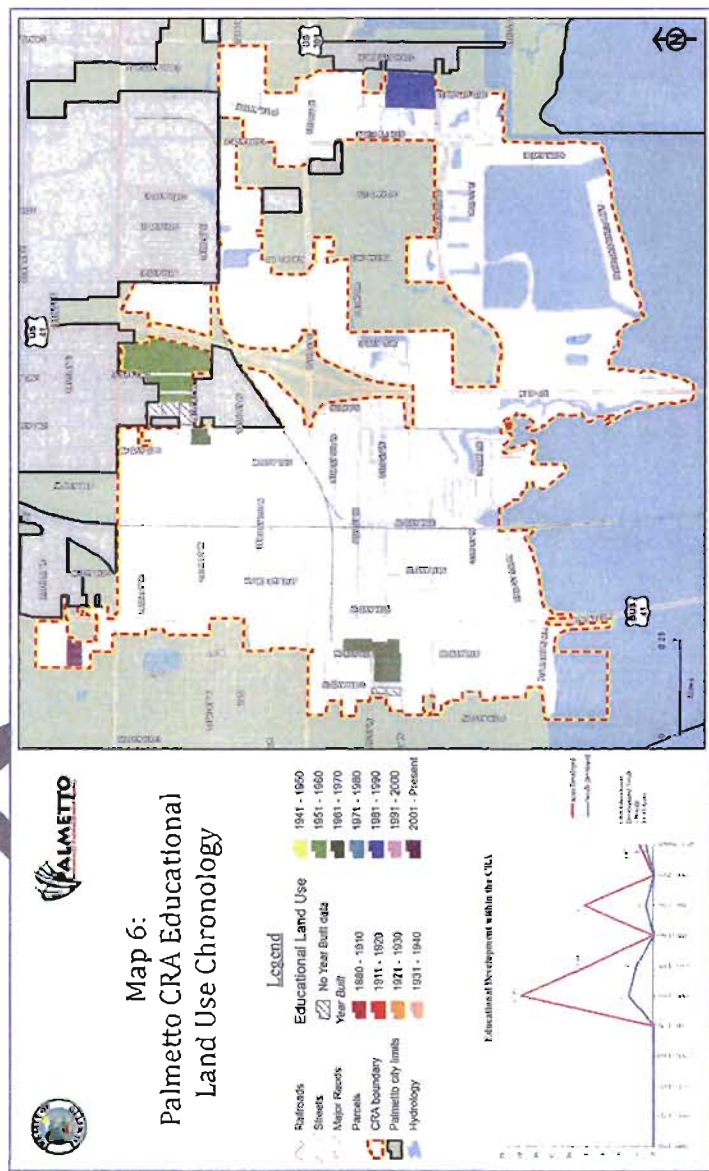
DESIGNATION	USE	DENSITY/INTENSITY
DCOMC	Permitted Uses: Mixed used developments, office uses, public assembly facilities, historic, cultural and educational facilities, hotels, motels, entertainment, retail uses including department stores, and multi-family residential uses.	Density/Intensity: Up to 35.0 dwelling units per gross acre except in the CHHA where the maximum allowable density shall be an average of the existing and future density of adjacent and surrounding properties pursuant to Policy 8.5.7 of this Plan. The general boundaries of the Commercial Core located within the CHHA are: 5th Street West to the Manatee River and 10th Avenue West to 8th Avenue West. Up to 7.0 floor area ratio (FAR).
GC	Permitted Uses: General commercial such as retail, eating and drinking establishments, lodging and health care facilities; offices, financial services, personal services and multi-family residential. Density/Intensity: Up to 3.0 floor area ratio (FAR) maximum may be considered in this land use designation. In order to encourage the development of residential uses in conjunction with office and retail uses, residential development can be guided by the floor area ratio (FAR), whenever residential is designed within the same structure as commercial and/or office uses, such as apartments over commercial.	Density/Intensity: Up to 10.0 dwelling units per gross acre for single use residential except in the CHHA where the maximum allowable density shall be an average of the existing and future density of adjacent and surrounding properties pursuant to Policy 8.5.7 of this Plan.
HCOMIND	Permitted Uses: General and intensive commercial and light industrial uses such as warehousing, distribution terminals, industrial, assembly plants, commercial marinas, and packing plants. Residential uses are generally discouraged in this category; however, limited residential or mixed use developments such as adaptive reuse structures may be considered subject to Policies of the Future Land Use Element including those relating to compatibility and applicable development regulations.	Density/Intensity: Up to 1.0 floor area ratio (FAR).
PC	Permitted Uses: Single family detached, semi-detached, attached and multi-family residential; neighborhood and general commercial; and low to medium intensity office uses.	Density/Intensity: The base density permitted in this land use category is 16 du/ac as provided in the City's Land Development Regulations. For those portions of this land use category located within the CHHA, the maximum density shall be an average of the existing and future density of adjacent and surrounding properties pursuant to Policy 8.5.7 of this Plan. The maximum density of the PC category is 45 du/ac with applicable density bonus; however, existing densities and FLUE plan category densities of adjacent and surrounding development shall be considered when determining the density permitted for a specific project. For purposes of this document, adjacent property shall include those properties an equal dimensional distance to the north, south, east and west of the subject property. For example, if the subject property is 250 feet wide by 287 feet deep with the width running east-west and the depth running north-south, all properties 250 feet east and west of the subject property shall be included in the averaging formula.
PF		Density/Intensity: Up to 3.0 FAR. Public Service Facility uses shall be reviewed by the City Commission on a case-by-case basis to ensure compatibility.

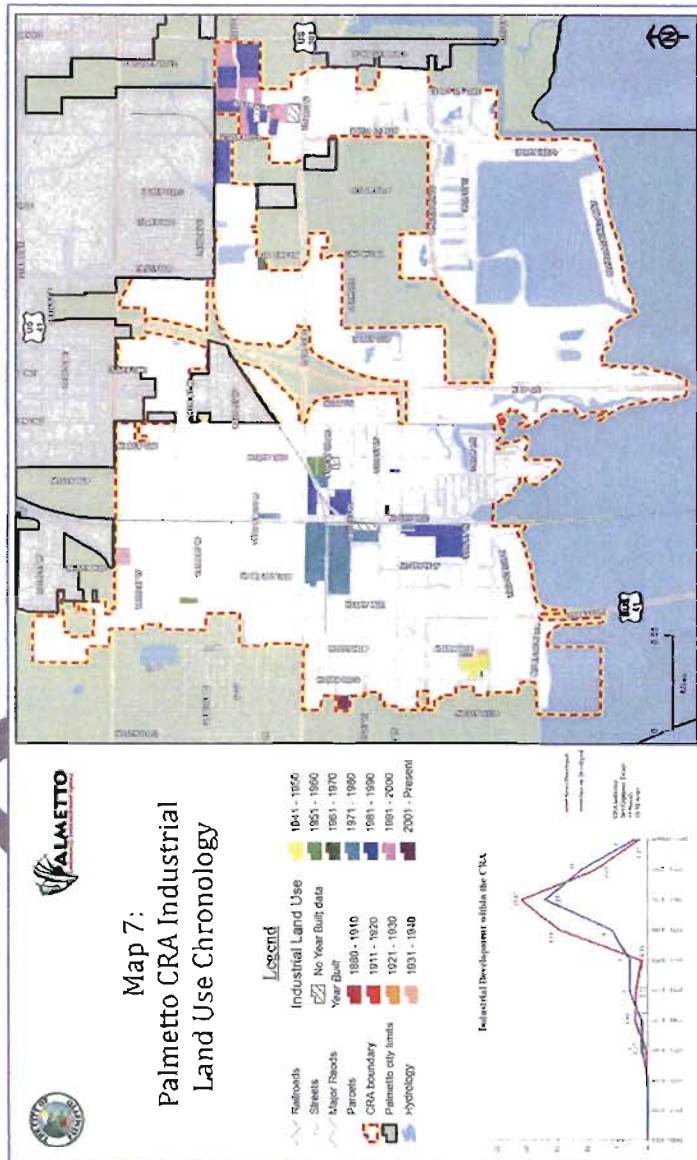
PU	This District includes existing and planned government owned parks, marinas, open space, schools, and other recreational facilities.	Density/Intensity: Up to 3.0 FAR. Public uses shall be reviewed by the City Commission on a case-by-case basis to ensure compatibility.
RES6	Permitted Uses: Single family dwelling units. In addition, residential support uses, compatible neighborhood commercial and low intensity office uses geared to serve the daily needs of residents and water-dependent uses may be permitted, subject to the Policies of the Future Land Use Element, including those relating to compatibility and applicable development regulations.	Density/Intensity: Up to 6.0 dwelling units per gross acre. For those portions of this land use category located in the CHHA, the maximum allowable density shall be 6 du/ac pursuant to Policy 8.5.7 of this (2030 Palmetto Comprehensive) Plan. A 0.5 floor area ratio (FAR) maximum may be considered for nonresidential uses.
RES10	Permitted Uses: Single family detached, semi-detached and attached residential uses and mobile home parks. In addition, residential support uses, compatible neighborhood commercial and low intensity office uses geared to serve the daily needs of residents and water-dependent uses may be permitted, subject to the Policies of the Future Land Use Element, including those relating to compatibility and applicable development regulations.	Density/Intensity: Up to 10 dwelling units per gross acre for residential uses. For those portions of this land use category located in the CHHA, the maximum allowable density shall be an average of the existing and future density of adjacent and surrounding properties pursuant to Policy 8.5.7 of this Plan. A 0.5 floor area ratio (FAR) maximum may be considered for nonresidential uses.
RES14	Permitted Uses: Single family detached, semi-detached, attached; multifamily and mobile home parks; residential support uses; neighborhood commercial and low intensity office uses and water-dependent uses.	Density/Intensity: Up to 14.0 dwelling units per gross acre. For those portions of this land use category located in the CHHA, the maximum allowable density shall be an average of the existing and future density of adjacent and surrounding properties pursuant to Policy 8.5.7 of this Plan. A 0.5 floor area ratio (FAR) maximum may be considered for nonresidential uses.

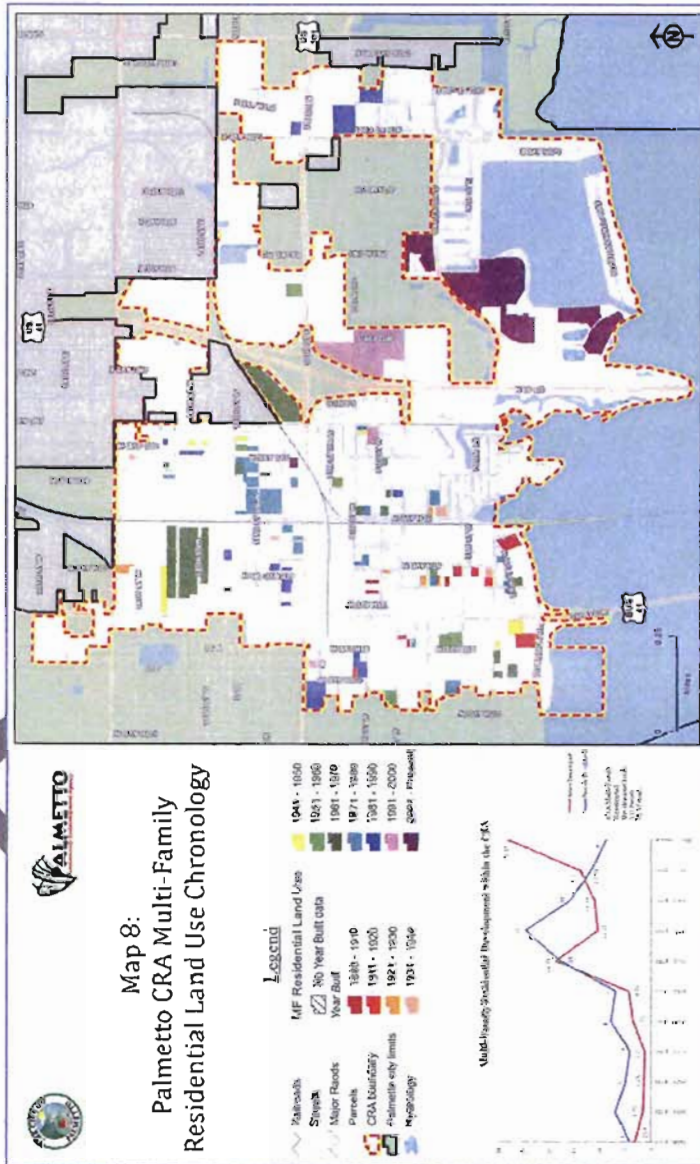
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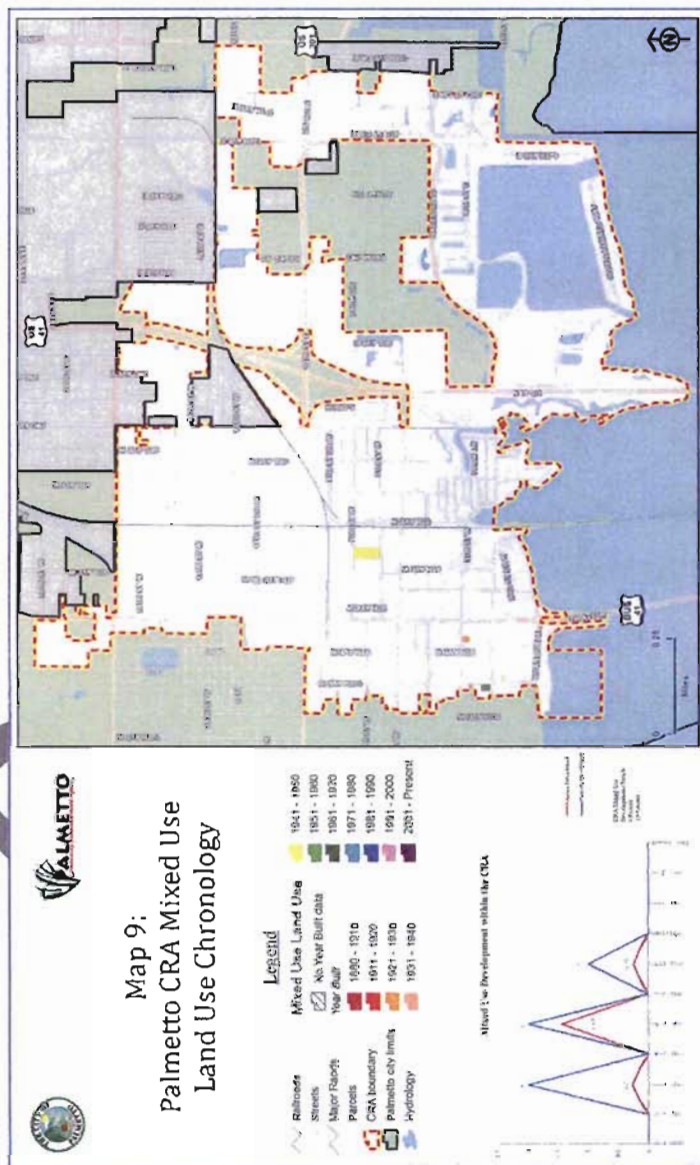


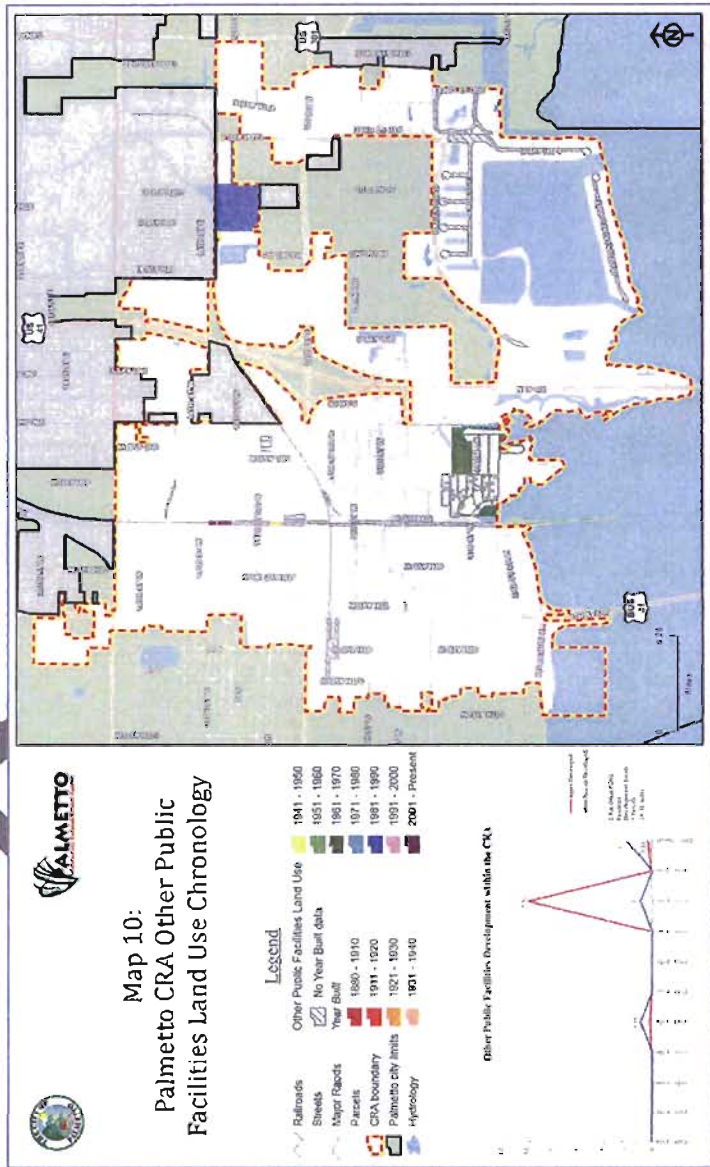


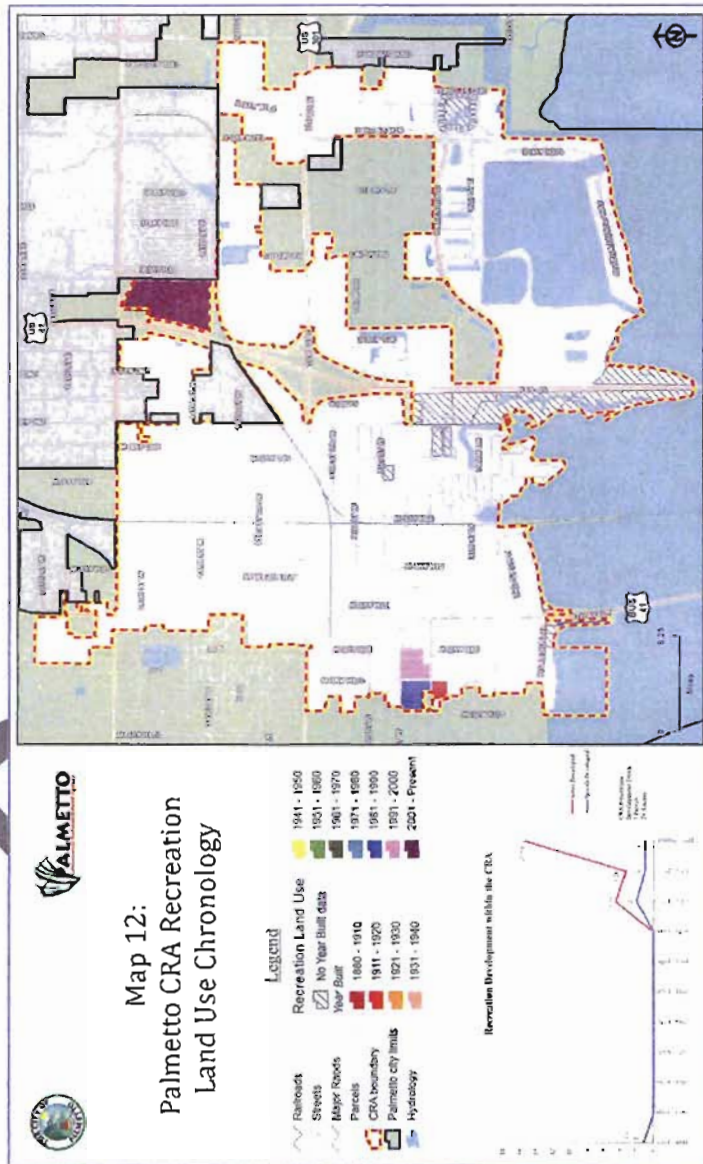


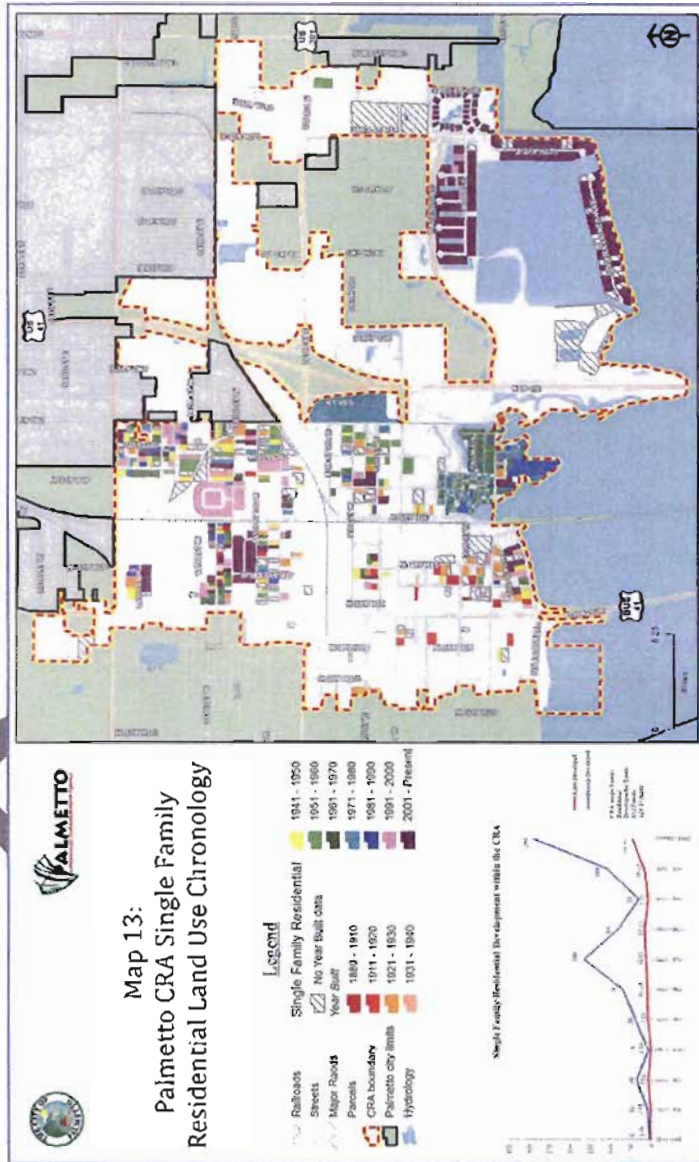












PART SIX: REFERENCES

- ¹ City of Palmetto Ordinance Number 11-26. - Definitions.
- ² City of Palmetto Ordinance Number 11-26. - Definitions.
- ³ City of Palmetto Ordinance Number 11-26. - Definitions.
- ⁴ Florida Statute 163.340 Definitions (8)
- ⁵ City of Palmetto 2030 Comprehensive Plan Page 10
- ⁶ Florida Statute 163.370 Powers; counties and municipalities; community redevelopment agencies.(c)2
- ⁷ Florida Statute 163.370 Powers; counties and municipalities; community redevelopment agencies.(l)
- ⁸ City of Palmetto 2030 Comprehensive Plan Page 11
- ⁹ Florida Statute 163.340 Definitions (9)
- ¹⁰ Florida Statute 163.340 Definitions (23)
- ¹¹ en.wikipedia.org/wiki/Crime_prevention_through_environmental_design
- ¹² City of Palmetto 2030 Comprehensive Plan (page 5)
- ¹³ <http://dictionary.reference.com/browse/disseminate>
- ¹⁴ City of Palmetto 2030 Comprehensive Plan (page 12)
- ¹⁵ City of Palmetto Ordinance Number 11-26. - Definitions.
- ¹⁶ 2030 Palmetto Comprehensive Plan (page 6)
- ¹⁷ Florida Statute 163.340 Definitions (3)
- ¹⁸ City of Palmetto 2030 Comprehensive Plan (page 6)
- ¹⁹ City of Palmetto 2030 Comprehensive Plan (page 6)
- ²⁰ City of Palmetto 2030 Comprehensive Plan (page 7)
- ²¹ City of Palmetto 2030 Comprehensive Plan (page 7)
- ²² City of Palmetto 2030 Comprehensive Plan (page 16)
- ²³ http://en.wikipedia.org/wiki/Multimodal_transport
- ²⁴ City of Palmetto Code of Ordinances, Appendix B – Zoning Code, Article III – Definitions
- ²⁵ City of Palmetto 2030 Comprehensive Plan (page 7)
- ²⁶ City of Palmetto Ordinance Number 11-26. - Definitions.
- ²⁷ City of Palmetto 2030 Comprehensive Plan (page 9)
- ²⁸ City of Palmetto 2030 Comprehensive Plan (page 10)
- ²⁹ City of Palmetto 2030 Comprehensive Plan (page 10)
- ³⁰ Florida Statute 163.340 Definitions (7)
- ³¹ City of Palmetto 2030 Comprehensive Plan (page 10)
- ³² City of Palmetto 2030 Comprehensive Plan (page 10)
- ³³ City of Palmetto 2030 Comprehensive Plan (page 10)
- ³⁴ City of Palmetto Ordinance Number 259, § 2, 11-4-85; Ord. No. 321, § 1, 6-15-87; Ord. No. 329, § 2, 12-7-87; Ord. No. 09-985, § 1, 2-23-09)
- ³⁵ City of Palmetto Ordinance Number 259, § 3, 11-4-85; Ord. No. 09-985, § 1, 2-23-09
- ³⁶ City of Palmetto Ordinance Number 526, § 1, 11-21-94; Ord. No. 07-917, § 2, 2-26-07; Ord. No. 09-985, § 1, 2-23-09
- ³⁷ City of Palmetto Ordinance Number 526, § 2, 11-21-94; Ord. No. 09-985, § 1, 2-23-09
- ³⁸ City of Palmetto Ordinance Number 264, § 1, 5-19-86
- ³⁹ City of Palmetto Ordinance Number 264, § 1, 5-19-86
- ⁴⁰ City of Palmetto Ordinance Number 264, § 1, 5-19-86
- ⁴¹ City of Palmetto Ordinance Number 264, § 1, 5-19-86
- ⁴² City of Palmetto Ordinance Number 264, § 1, 5-19-86
- ⁴³ City of Palmetto Ordinance Number 264, § 5, 5-19-86; Ord. No. 07-917, § 3, 2-26-07
- ⁴⁴ City of Palmetto Ordinance Number 264, § 6, 5-19-86
- ⁴⁵ City of Palmetto Ordinance Number 259, § 3, 11-4-85; Ord. No. 09-985, § 1, 2-23-09
- ⁴⁶ City of Palmetto Ordinance Number 09-985, § 2, 2-23-09
- ⁴⁷ 163.360 Community redevelopment plans. (2) (a)
- ⁴⁸ 163.345 Encouragement of private enterprise.
- ⁴⁹ City of Palmetto Ordinance Number 526, § 1, 11-21-94; Ord. No. 07-917, § 2, 2-26-07; Ord. No. 09-985, § 1, 2-23-09

- ⁵⁰ Florida Statute 163.356 Creation of community redevelopment agency (1)
- ⁵¹ Florida Redevelopment Association Website (<http://www.redevelopment.net/crafaq.aspx>)
- ⁵² Florida Statute 163.358 Exercise of powers in carrying out community redevelopment and related activities (1)
- ⁵³ Florida Statute 163.358 Exercise of powers in carrying out community redevelopment and related activities (2)
- ⁵⁴ Florida Statute 163.358 Exercise of powers in carrying out community redevelopment and related activities (3)
- ⁵⁵ Florida Statute 163.358 Exercise of powers in carrying out community redevelopment and related activities (4)
- ⁵⁶ Florida Statute 163.358 Exercise of powers in carrying out community redevelopment and related activities (5)
- ⁵⁷ Florida Statute 163.358 Exercise of powers in carrying out community redevelopment and related activities (6)
- ⁵⁸ Florida Statute 163.356 Creation of community redevelopment agency (3) (a)
- ⁵⁹ City Ordinance Number 264, § 8, 5-19-86
- ⁶⁰ City of Palmetto Ordinance Number 264, § 1, 5-19-86
- ⁶¹ City Ordinance Number 526, § 1, 11-21-94; Ord. No. 07-917, § 2, 2-26-07; Ord. No. 09-985, § 1, 2-23-09
- ⁶² Florida Statute 163.370 Powers; counties and municipalities; community redevelopment agencies (3) (c)
- ⁶³ Florida Redevelopment Association Website (<http://www.redevelopment.net/crafaq.aspx>)
- ⁶⁴ Florida Statute 163.387 Redevelopment trust fund. (8)
- ⁶⁵ City Ordinance Number 526, § 1, 11-21-94; Ord. No. 07-917, § 2, 2-26-07; Ord. No. 09-985, § 1, 2-23-09
- ⁶⁶ Florida Statute 163.367 Public officials, commissioners, and employees subject to code of ethics (1)
- ⁶⁷ Florida Statute 163.370 Powers; counties and municipalities; community redevelopment agencies (2)(h)2
- ⁶⁸ City of Palmetto 2030 Comprehensive Plan(3.2.1)
- ⁶⁹ City of Palmetto 2030 Comprehensive Plan(3.2.3)
- ⁷⁰ City of Palmetto 2030 Comprehensive Plan(3.2.2)
- ⁷¹ Florida Statute 163.370 Powers; counties and municipalities; community redevelopment agencies (2)(b)
- ⁷² Florida Statute 163.345 Encouragement of the Private Sector (1)
- ⁷³ Palmetto Downtown Design Guidelines 3
- ⁷⁴ Florida Statute 163.335 Findings and Declarations of Necessity (1)
- ⁷⁵ Florida Statute 163.340 Definitions (23)
- ⁷⁶ Florida Statute 163.360 Community Redevelopment Plan (7)(c)
- ⁷⁷ Palmetto Downtown Design Guidelines (12)
- ⁷⁸ Florida Statute 163.358 Exercise of powers in carrying out community redevelopment and related activities. (3)(a)
- ⁷⁹ 163.370 Powers; counties and municipalities; community redevelopment agencies.(2) (d)
- ⁸⁰ City of Palmetto 2030 Comprehensive Plan(9.2.12)
- ⁸¹ City of Palmetto 2030 Comprehensive Plan(1.1.3)
- ⁸² 1993 The Community Redevelopment Action Plan (70)
- ⁸³ 1993 The Community Redevelopment Action Plan (70)
- ⁸⁴ 1993 The Community Redevelopment Action Plan (76)
- ⁸⁵ 1993 The Community Redevelopment Action Plan (26)
- ⁸⁶ 1986 Community Redevelopment Plan (5)
- ⁸⁷ 1986 Community Redevelopment Plan (5)
- ⁸⁸ 1986 Community Redevelopment Plan (5-6)
- ⁸⁹ City of Palmetto 2030 Comprehensive Plan(2.2.6)
- ⁹⁰ City of Palmetto 2030 Comprehensive Plan(2.8.4)
- ⁹¹ City of Palmetto 2030 Comprehensive Plan(6.6.1)
- ⁹² City of Palmetto 2030 Comprehensive Plan(8.3.4)
- ⁹³ Florida Statute 163.360 Community redevelopment plans (7) (c)
- ⁹⁴ City of Palmetto 2030 Comprehensive Plan(2.6)
- ⁹⁵ 2030 City of Palmetto Comprehensive Plan (64)
- ⁹⁶ 2030 City of Palmetto Comprehensive Plan (67)

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- ⁹⁷ 2030 City of Palmetto Comprehensive Plan (67)
- ⁹⁸ Florida Statute 163.335 Findings and declarations of necessity. (1)
- ⁹⁹ Florida Statute 163.345 Encouragement of private enterprise. (1)
- ¹⁰⁰ Florida Statute 163.360 Community redevelopment plans. (7) (d)
- ¹⁰¹ Florida Statute 163.345 Encouragement of private enterprise. (1)
- ¹⁰² Florida Statute 163.340 Definitions. (8)
- ¹⁰³ City of Palmetto 2030 Comprehensive Plan (page 10)
- ¹⁰⁴ City of Palmetto 2030 Comprehensive Plan (1.10.4)
- ¹⁰⁵ City of Palmetto 2030 Comprehensive Plan (page 10)
- ¹⁰⁶ Florida Statute 163.360 Community redevelopment plans. (2) (a)
- ¹⁰⁷ 1993 The Community Redevelopment Action Plan (73)
- ¹⁰⁸ Downtown Design Guidelines (16)
- ¹⁰⁹ 1993 The Community Redevelopment Action Plan (73)
- ¹¹⁰ 1993 The Community Redevelopment Action Plan (134)
- ¹¹¹ City of Palmetto 2030 Comprehensive Plan (page 17)
- ¹¹² City of Palmetto 2030 Comprehensive Plan (page 17)
- ¹¹³ City of Palmetto 2030 Comprehensive Plan (page 17)
- ¹¹⁴ City of Palmetto 2030 Comprehensive Plan (page 17)
- ¹¹⁵ City of Palmetto 2030 Comprehensive Plan (1.4.1)
- ¹¹⁶ Florida Statute 163.370 Powers; counties and municipalities; community redevelopment agencies. (3) (a)
- ¹¹⁷ City of Palmetto 2030 Comprehensive Plan (1.5)
- ¹¹⁸ City of Palmetto 2030 Comprehensive Plan (2.6)
- ¹¹⁹ Florida Statute 163.370 Powers; counties and municipalities; community redevelopment agencies (2) (b)
- ¹²⁰ City of Palmetto 2030 Comprehensive Plan (page 15)
- ¹²¹ City of Palmetto 2030 Comprehensive Plan (page 16)
- ¹²² City of Palmetto 2030 Comprehensive Plan (page 16)
- ¹²³ City of Palmetto 2030 Comprehensive Plan (3.3)

