

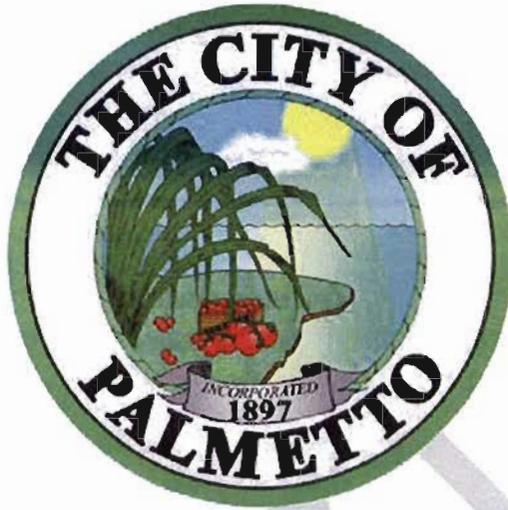
Community Redevelopment Agency

2011-2015 Community Redevelopment Plan

Palmetto, Florida

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9/27/2011



PALMETTO

Community Redevelopment Agency



PALMETTO COMMUNITY REDEVELOPMENT AGENCY

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Mayor Shirley Groover Bryant

BOARD OF COMMISSIONERS:

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Mary Lancaster

Tambra Varnadore

Brian Williams

Alan Zirkelbach

ADVISORY BOARD MEMBERS:

Nick Costides

Sia Mollanazar

Betty Ann Price

Macarthur Sellars

Charles Smith

LEGAL:

Mark Barnebey

Scott Rudacille

STAFF:

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Antoinette Kilgore

Robert Marble

Zachary Schwartz

Jenny Silverio

Merab Favorite

Contents

PART ONE: DEFINITIONS 1

PART TWO: BACKGROUND 5

 I. AUTHORITY TO UNDERTAKE COMMUNITY REDEVELOPMENT 5

 II. CREATION OF THE COMMUNITY REDEVELOPMENT AGENCY 5

 III. POWERS OF THE COMMUNITY REDEVELOPMENT AGENCY 7

 IV. THE COMMUNITY REDEVELOPMENT AREA 7

 V. THE COMMUNITY REDEVELOPMENT PLAN 8

PART THREE: EXISTING CONDITIONS 11

 I. GENERAL DESCRIPTION OF THE REDEVELOPMENT AREA 11

 II. LAND USE DESCRIPTIONS OF THE REDEVELOPMENT AREA 13

 III. GENERAL HOUSING CONDITIONS 16

 IV. GEOGRAPHIC DISTRICTS 18

PART FOUR: ANALYSIS 20

 I. ANALYSIS 20

 II. GENERAL ANALYSIS OF THE CRA AREA 20

 ACCOUNTABILITY 21

 PROPERTY MAINTANENCE 22

 IMAGE 24

 PUBLIC SAFETY 26

 INFRASTRUCTURE 28

 COMMERCE 30

 III. SPECIFIC ANALYSIS OF THE CRA DISTRICTS 32

 DOWNTOWN COMMERCIAL CORE (DCOMC) 33

 GENERAL COMMERCIAL (GCOM) 38

 HEAVY COMMERCIAL INDUSTRY (HCOMIND) 41

 PUBLIC SERVICE FACILJTY (PF) 44

 PUBLIC USE (PU) 46

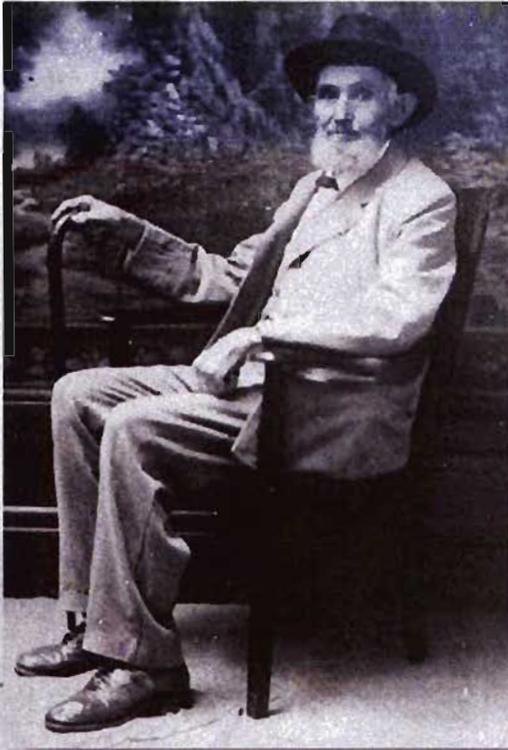
 RESIDENTIAL 56

APPENDIX A: LEGAL DESCRIPTION 61

APPENDIX B: FINDINGS OF NECESSITY 67

APPENDIX C: CRA FIVE YEAR PROJECTED BUDGET 83

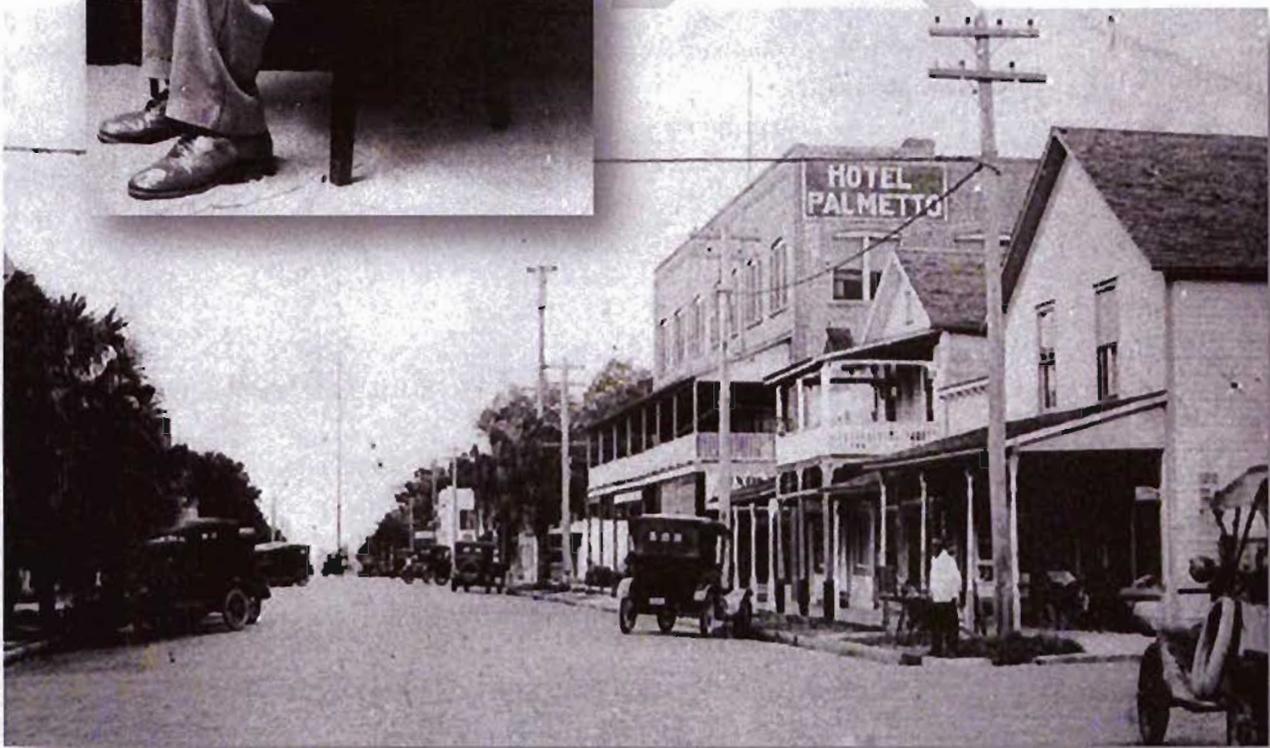
APPENDIX D: LAND USE TABLE 84



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.

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

AREA means an area designated as a redevelopment area and as described and mapped on documents in the city clerk's office.

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 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.

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

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

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.

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.

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.

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

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.

FUND means the community redevelopment trust fund.

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

GOVERNING BODY means the Palmetto City Commission.

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.

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.

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.

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

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.

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

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.

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

PLAN means this community redevelopment plan.

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

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 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 local government 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 CRA provides services "above and beyond" the adequate services provided by its governmental body.

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.



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

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.

STORMWATER means the flow of water those results from a rainfall event.

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.

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.

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 a "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 Resolution 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.

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.

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

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.

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*.

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*.

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*, this article or resolution of the *Agency*.

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.

The most recently approved tax roll prior to the effective date of the ordinance which originally placed the property in the *Area*, from which this division is derived used in connection with the taxation of real 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.

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.

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*.

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.

IV. THE COMMUNITY REDEVELOPMENT AREA

Palmetto Community Redevelopment Agency TABLE 1: CRA ACREAGE BY CHRONOLOGY			
AREA DESIGNATION	ACREAGE	CITY	CRA
City of Palmetto	3124.34 (Land Only)	--	--
AREA A	537.25	17.20%	42.35%
AREA B	45.33	1.45%	3.57%
AREA C	19.96	0.64%	1.57%
AREA D	447.46	14.32%	43.00%
AREA E	218.68	7.00%	17.24%
Total CRA	1268.65	40.61%	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.

The area of the city of Palmetto is approximately 3,124 land acres. The *Area*, with the expansion of this plan is approximately 1,268.65 land acres and generally consists of the older central core of the city which had become deteriorated due to age, obsolescence, and the lack of investment. The *Area* is approximately 40.61% 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* (All acreage is approximate).

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

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

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

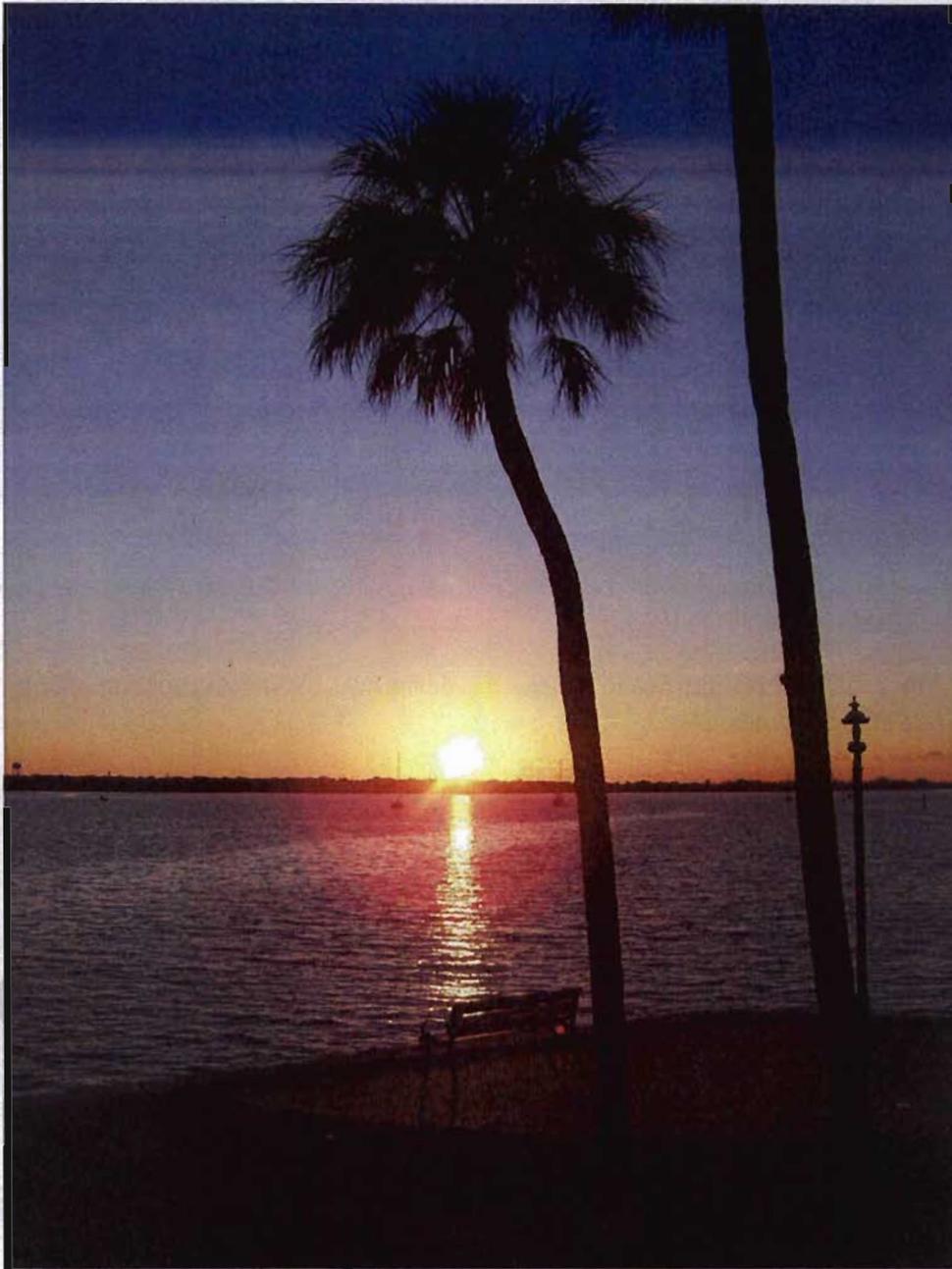
A "Finding of Necessity" for an additional 447.46 acres, designated as AREA D, was adopted by City Ordinance No. 555 on March 19th, 1996.

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

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

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*.

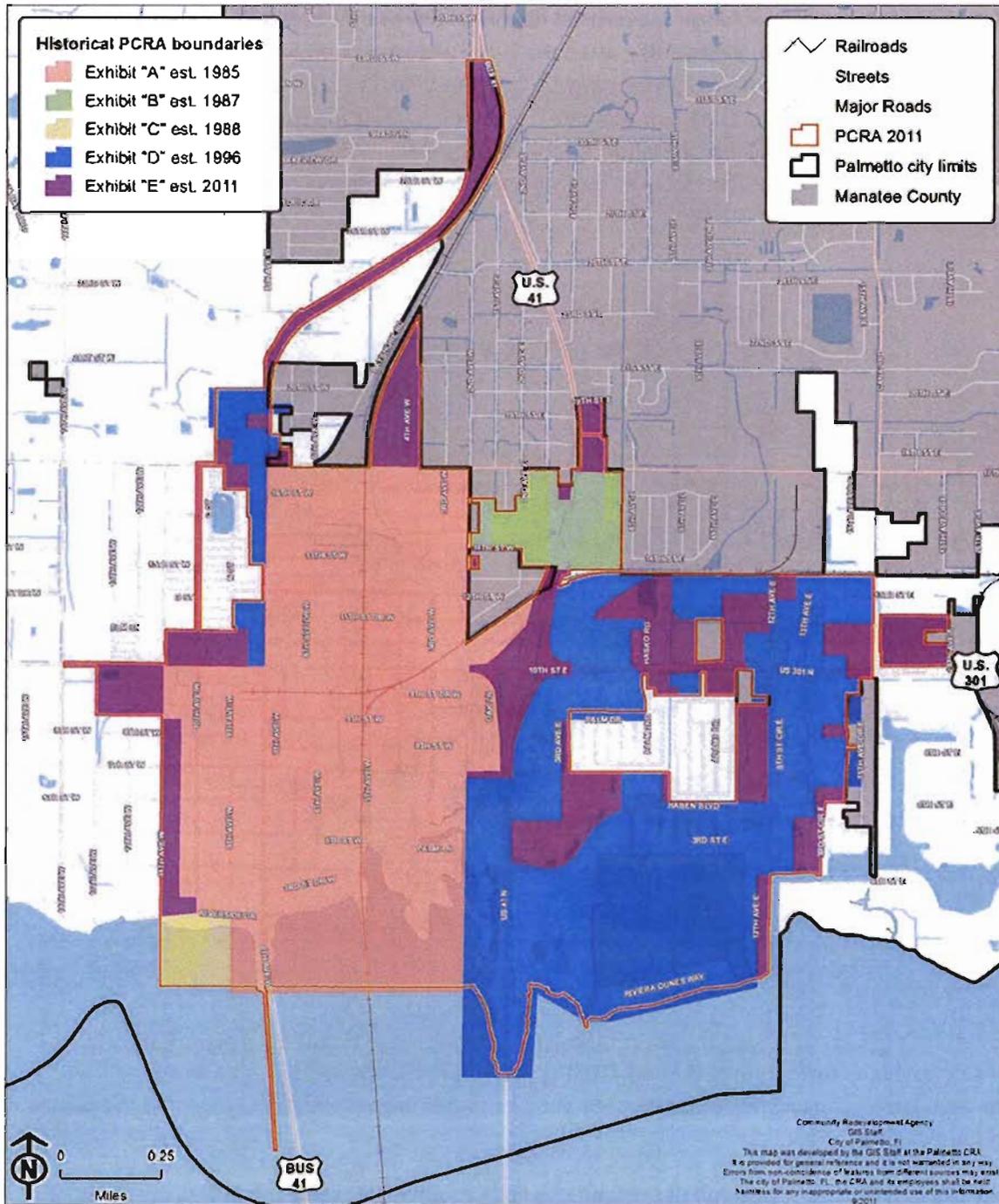


CRA FACT: THE MANATEE RIVER

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.



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

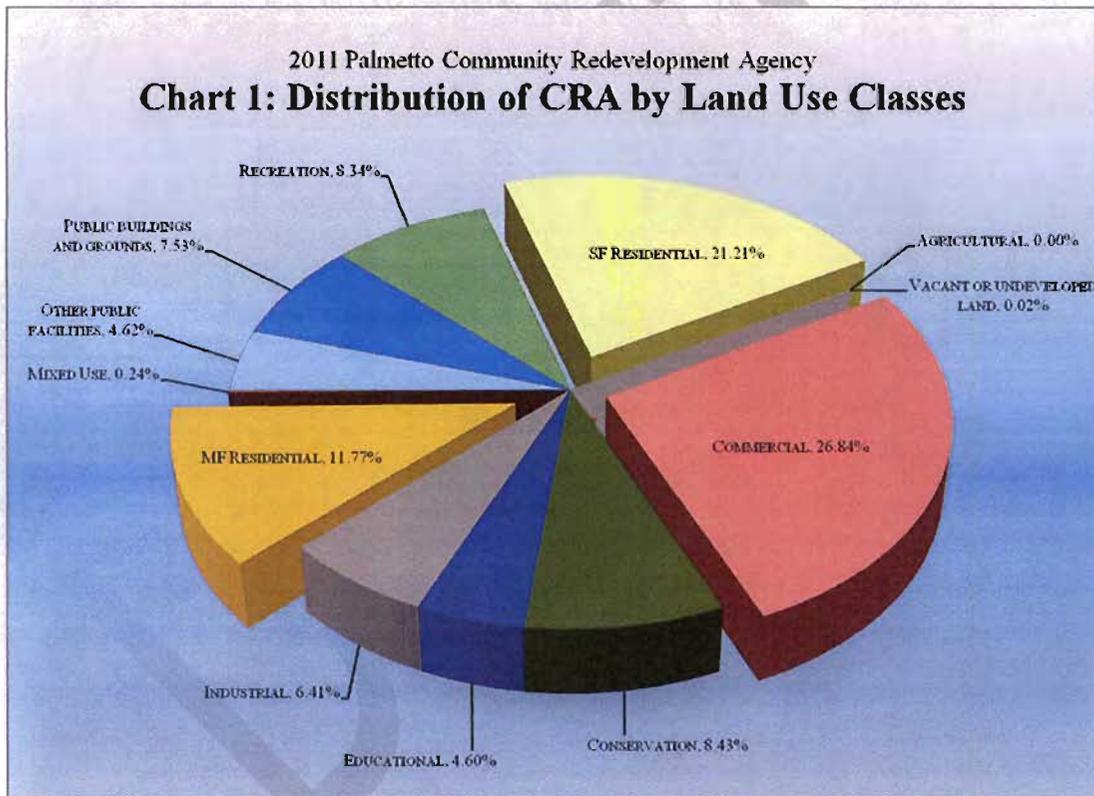


PART THREE: EXISTING CONDITIONS

I.GENERAL DESCRIPTION OF THE REDEVELOPMENT AREA

EXISTING LAND USE

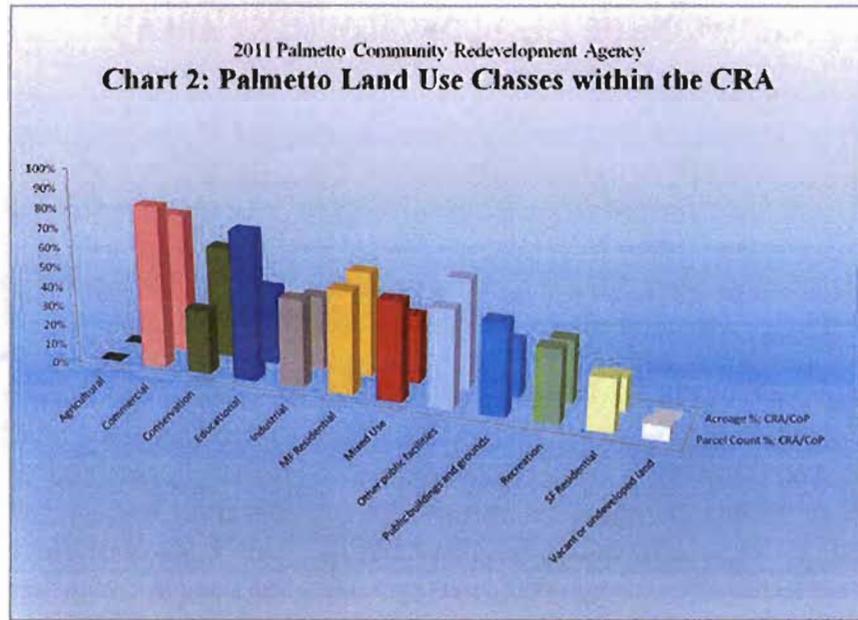
Existing land uses in the *Area* follow patterns of historical development activity, and the requirements of existing and past zoning districts. There are approximately 1,050 acres of land within the *Area*, including public rights-of-way. In order to visualize land usage in the *Area*, the *Agency*,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



This chart lists the groups and the percentage of the *Area* acreage that they occupy. For instance, the Residential land use group makes up 42.71% percent of the aggregate CRA acreage, while Commercial land use group occupies 25.45%. A more in-depth geospatial analysis of each land use group follows in this Part.

This chart defines the distribution of the land use code groups. This table quantifies the count of each land use code group by number and not by occupation of acreage. CHART 2 identifies The

Professional group with the largest count and Commercial use in a significantly close, this is most likely due to the difference in densities between the two groups.



GEOGRAPHIC AGGREGATE ANALYSIS

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

1. The existing uses of commercial, institutional, public and residential are variable across the face of the Area; there are numerous clusters of these uses spread in all geographic directions.
2. The existing uses of industrial, other, and vacant/unusable have distinct patterns. For instance, industrial clusters are located in three distinct and definable areas; as is the vacant/unusable use. The "other" can only be found west of US 41.
3. 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 simple randomness. Geospatially, there is a positive autocorrelation (feature similarity) of land uses in the Area. The Moran's Index (Moran's I) measurement for the area is .1466 with a probability value (p-value) of 0. This indicates that there is a weak, but positive clustering of similar LUCs in the Area with no probability in the assumption that a pattern exists.

From this aggregated view of the existing area, each LUC may be stratified and chronologized for a more focused analysis. From the analysis of each, the Old Main Street and original Riverside Dock area was the oldest nucleus of development for Commercial, Institutional, and Residential.

II. LAND USE DESCRIPTIONS OF THE REDEVELOPMENT AREA

GEOGRAPHIC COMMERCIAL ANALYSIS

Commercial land use accounts for 25.46% of the *Area* by acreage and 13.50% by parcel count. According to MAP 3: **PALMETTO CRA COMMERCIAL LAND USE CHRONOLOGY** in APPENDIX D: **CHRONOLOGICALLY STRATIFIED LAND USE MAPS OF THE CRA**, The Old Main Street and Original Riverside Dock Area was the nucleus for the oldest (1880 to 1990) scattering of Commercial development. The data relates that this trend slowly spread out until the CSX railroad tracks were established. This cheaper form of transportation drew heavy commercial development to the east, while the lighter commercial remained in the historic downtown and by the water (1951 to 1960). The newest Commercial (2001 to Present) tends to gravitate toward certain vehicular transportation corridors such as 8th Avenue West (US Business 41), 10th Avenue West (Old Main Street), 10th Street West (Hwy 301), and US 41. In addition to visual analysis of MAP 3, a development-over-time chart analysis yields interesting results. Generally, the peaks in commercial development within the CRA follow national economic trends. 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 fell.

INSTITUTIONAL ANALYSIS

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

OTHER ANALYSIS

Other land use accounts for 1.25% of the *Area* by acreage and 1.34% by parcel count. As displayed in MAP 5: **PALMETTO CRA OTHER LAND USE CHRONOLOGY** in APPENDIX D: **CHRONOLOGICALLY STRATIFIED LAND USE MAPS OF THE CRA** and according to spatial autocorrelation analysis (Moran's I) and visual interpretation of mapped features, Other lands do not fit the requirements

for a definite pattern of geographic development. Furthermore the sparse count (9) and acreage (4.838) of Other features does not represent a viable statistical sample from which to draw logical inferences. It is of note that when viewing the development-over-time chart of Other lands, the development pattern does not follow the boom-bust pattern displayed by the general economic trend of Palmetto. For instance, there is no Other development from 1981 forward, a time when the majority of Palmetto is experiencing substantial growth. In addition, the maximum value of three parcels developed in a decade and several decades with zero Other development creates a chart with substantial and visually misleading peaks and valleys.

PROFESSIONAL ANALYSIS

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

PUBLIC FACILITY ANALYSIS

Public facilities accounts for 16.61% of the *Area* by acreage and 4.20% by parcel count. According to MAP 7: PALMETTO CRA PUBLIC FACILITY LAND USE CHRONOLOGY in APPENDIX D: CHRONOLOGICALLY STRATIFIED LAND USE MAPS OF THE CRA, The Old Main Street and Original Riverside Dock Area was the nucleus for the oldest (1880 to 1900) Public Facilities. The progress of Public Facility development follows a trend of larger acre availability. This results in the Public Facility development being on the outer reaches of the CRA and the city (1951 to 1960) away from the more dense residential and commercial areas. The most recent Public Facility development has followed the previous time period's development path relying on larger acre areas to the outer areas of the CRA and city (2001 to present). The development-over-time chart for Public Facility displays the relatively low number of parcels in contrast to the high acreage being developed. This is primarily due to this development categories' composition of publicly owned land and utility owned land. For instance, the spike in acres developed in the 1951 - 1960 decade was due

primarily to the opening of Lincoln Middle School at 305 17th Street East in 1960. Lincoln Middle School is comprised of one parcel totaling 15.48 acres. The next spike in 1985 is the building of a Florida Power and Light substation at 1253 12th Avenue East which is one parcel and 10.38 acres. The most recent spike in Public Facility development comes with the establishment of Lincoln Community Park, 501 17th Street East, which is a single parcel of 17.37 acres.

PUBLIC USE ANALYSIS

Public Use development is sparse within the *Area*. There are four Public Use parcels within Palmetto and two of those are in the CRA. These two parcels total 8.22 acres and have no 'Year built' data. They are located south of 7th Street West, west of US 41, north of Wisconsin Court and east of 3rd Avenue West adjacent to the Palmetto Estuary Preserve. The two parcels are owned by the Florida Audubon Society and are reserved as important bird habitat areas. No map has been created to accompany this land Use category due to the lack of 'Year built' data and the low quantity of features.

RESIDENTIAL ANALYSIS

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

TRANSPORTATION ANALYSIS

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

WAREHOUSE/INDUSTRIAL ANALYSIS

Warehouse/Industrial land use accounts for 6.62% of the *Area* by acreage and 3.18% by parcel count. According to **MAP 10: PALMETTO CRA WAREHOUSE/INDUSTRIAL LAND USE CHRONOLOGY** in **APPENDIX D: CHRONOLOGICALLY STRATIFIED LAND USE MAPS OF THE CRA**,

Warehouse/Industrial development is clustered in distinct areas within the CRA. The clusters begin in the waterfront area in the 1930's and 1940's. While there is a slight increase in Warehouse/Industrial development in the 1951 to 1960 period the majority of the Warehouse/Industrial development occurred during the span of 1981 to 2000. This twenty year span saw the development of 16 parcels during 1981 to 1990 and 12 parcels during 1991 to 2000. This development accounts for 62.2 % of all Warehouse/Industrial development in the Area. During this time the Warehouse/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 Warehouse/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 Warehouse/Industrial Land Use Chronology map displaying the near continuous development beginning in the 1960's and lasting through the 1990's.

EXISTING TRAFFIC CIRCULATION

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

Major north/south arterial roadways include 10th Avenue (Old Main Street), US 41 Business (8th Avenue), and US 41. 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 CRA boundary). The highest traffic volume exists on the north-south routes, which provide access to the local commercial centers and the central business district and are used for through-trips. The east-west routes are residential, commercial and industrial access and circulatory routes. Additionally, the east-west roads serve as connector routes to US 41 and US 41 Business.

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

DOWNTOWN PARKING

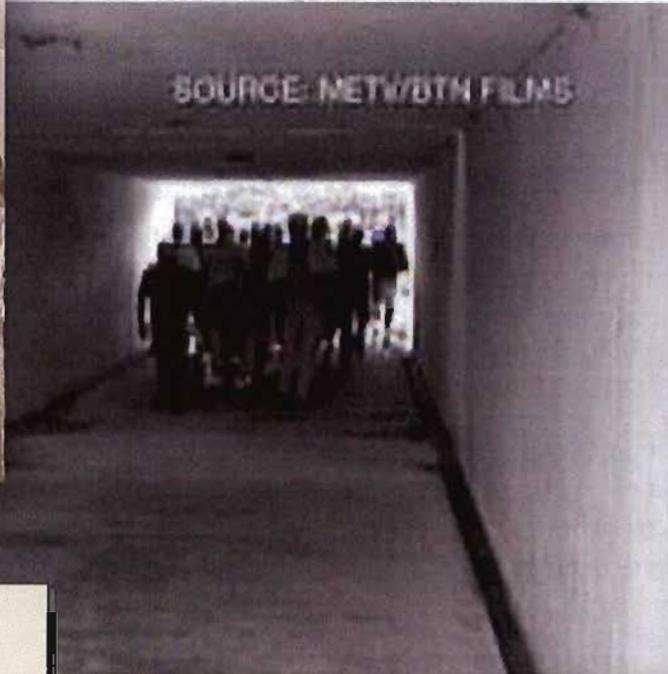
At the time of this publication, a detailed parking study has not been performed in the downtown area.

III. GENERAL HOUSING CONDITIONS

The approximate number of dwellings within the Palmetto Community Redevelopment Area in 2010 is 2,363. This approximation was generated by first identifying parcels classified as "Residential" by the Palmetto city planner. Then the number of dwellings within the residential parcels was determined using the Special Address file which gives a spatial designation to every address within Manatee County. The latest Special Address file, created in Q3 2009 is updated

quarterly by the Manatee County Information Systems Department and functions as the primary method of address locating in the dispatching of 911 calls."

The approximate residential population within the CRA can be calculated as follows; there are approximately 2,363 dwellings and the average household size according to the 2000 Census is 2.57 people per household therefore the estimated number of residents living within the CRA is 2,363 multiplied by 2.57 which equals 6,072.91 or 6,073 residents.



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. ...You see, these guys had chemistry and they were good. The team was coached under Eddie Shannon, whose winning percentage is still unofficially the best in Florida's history.



IV. GEOGRAPHIC DISTRICTS

Within the *Area*, there are considerable variations in the degree of deterioration, land use patterns and existing socioeconomic conditions. In order to develop an effective plan which is cognizant of these variations, the CRA is divided into nine distinct geographic districts based on Future Land Use (FLU) designations from the current Palmetto Comprehensive Plan. (See MAP 2: CRA Future Land Use Designations) Creating FLU districts draws the *Plan* into alignment to the Palmetto Comprehensive Plan. Each district may require a different redevelopment strategy. With this alignment, *Agency* resources may incentivize private investment activities that encourage compliance to the policies of comprehensive plan. In addition to addressing underlying problems and capitalizing on area opportunities, associated redevelopment strategies focus on maintaining and enhancing major assets which 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 2: 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...

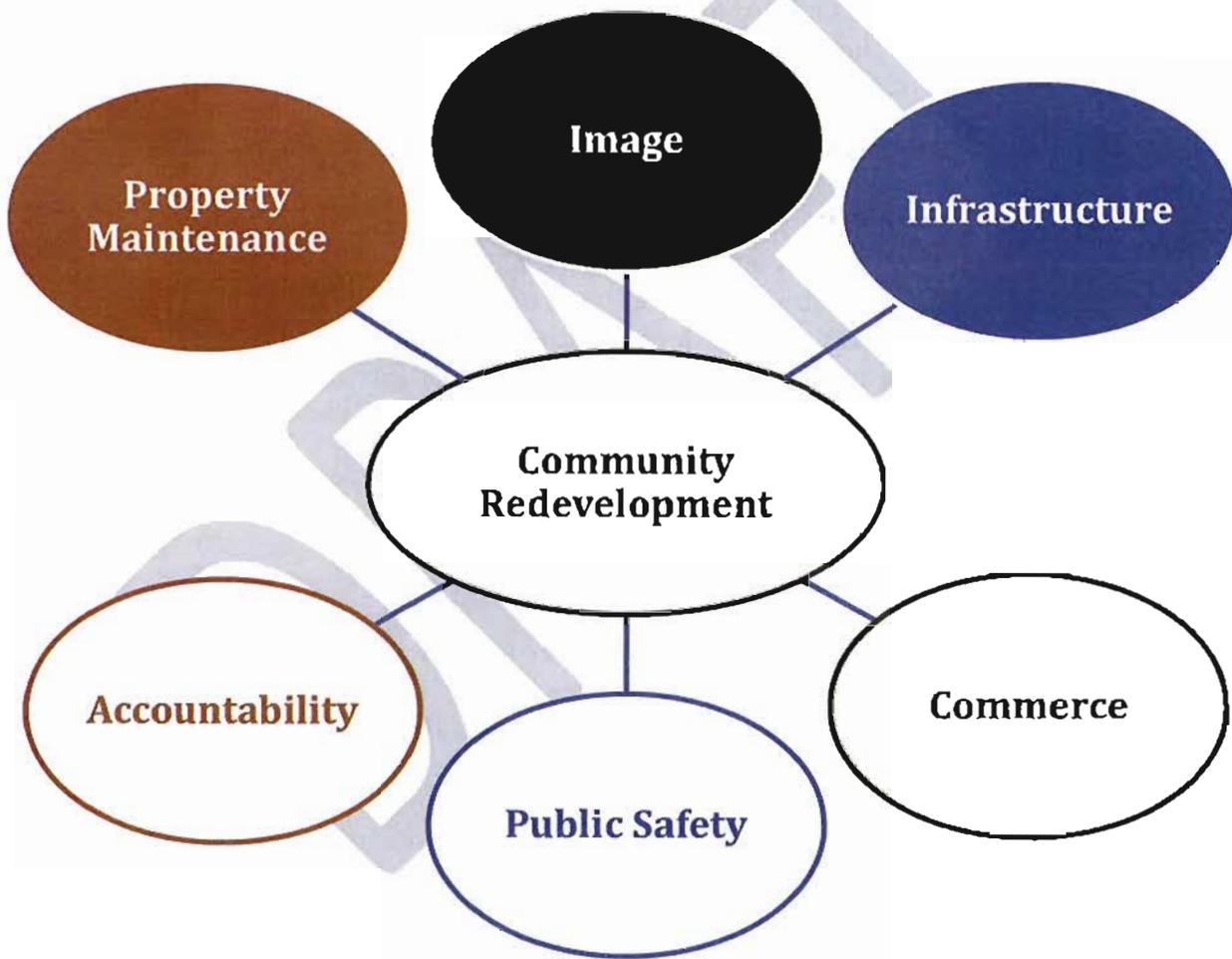
Florida §163.360 Community redevelopment plans.--

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 of Palmetto 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 CRA 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 those 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:

1. ACCOUNTABILITY, in general, creates a sense of trust with private sector investors and potential developers.
2. Managerial ACCOUNTABILITY permeates into the actions of its staff and leadership, promoting levels of trust, ethics, performance and professionalism.
3. ACCOUNTABILITY, in general, enhances the overall marketability of the CRA and City.
4. Financial ACCOUNTABILITY promotes higher efficiencies which equates into increased spending value, quality and timeliness for all CRA projects and services.
5. Data ACCOUNTABILITY encourages strategic management decisions and justification of CRA spending and product.

POLICY:

The *Agency* shall conform to general law and its specific mandates.

TASKS:

- TASK 1) The *Agency* shall update disclosures required by the *Act* for its commissioners, advisory board members and city staff.
- TASK 2) The *Plan* and future amendments shall be reviewed by the City Planner 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* shall hold annual training for the Board of Commissioners, Advisory Board and staff.

PROPERTY MAINTANENCE

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:

1. PROPERTY MAINTENANCE invites public (grants), commercial and residential outside private investment into the *Area*.
2. PROPERTY MAINTENANCE provides a crucial selling point for CRA marketing and the image of the *Agency* and City of Palmetto.
3. 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.
4. 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.
5. PROPERTY MAINTENANCE of parks and other publicly owned enhances the community and sets the standard for both residential and commercial property owners.
6. 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.

POLICY 2) The *Agency* shall encourage the City to target concentrated code compliance efforts in the *Area* areas and (the City) to maintain regular compliance activities, especially of relatively older housing or rental housing.

POLICY 3) The *Agency* shall 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.

TASKS:

- TASK 1) Develop a Code Compliance Plan (CCP) that includes:

1. Five year line item budget of estimated expenses and estimated performance benchmarks.
 2. Include a *Governing Body* established City-wide standard and indicators (benchmarks) for code compliance in terms of City-wide standards.
 3. A code compliance map shall be developed of all properties in the Area 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 shall be provided to the Agency Advisory Board, Agency Board of Commissioners (if requested) and the City Code Enforcement Board.
- TASK 2) Develop a five year Demolition Plan (DP) for *Agency* funded demolition activities.
1. The plan shall include a systematic timelines for public, commercial and residential property demolition processes.
 2. All fines and forfeitures from this plan will be reimbursed to the Agency.
 3. The plan shall include a map and five year timeline of potential derelict structures and amenities.
 4. The plan shall provide a five-year line item budget estimation.
 5. An annual report of the *Area* demolitions shall be provided to the *Agency* Advisory Board, *Agency* Board of Commissioners and the City Code Enforcement Board.
- TASK 3) The City Code Enforcement Board shall annually report the quality of the City's housing stock to the City Commission and Advisory Board.

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 "Palmetto" that promotes a safe, vibrant, diverse, quaint, developing and redeveloping community.

INTENT:

The *Agency/City* image should be vibrant and successful. There is an image that the *Agency/ City* projects to its residents and the outside community, whether it defines it or not. There lies the problem. 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:

1. The IMAGE of well maintained and moderate to affordable housing communicates a healthy and inviting community.
2. The IMAGE of well designed and maintained pedestrian friendly commercial and residential streets.
3. The IMAGE of a vibrant city commercial core with a growing tax base promotes private sector investment.
4. The IMAGE of a safe community with pedestrian friendly streets and parks enhances the experience of living and investing in the CRA and City.
5. IMAGE creation and promotion is an allowable CRA activity under Florida law.
6. A positive IMAGE will increase 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.

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.

TASKS:

- TASK 1) Develop an *Image* Plan (IP) approved by the *Agency* Board that includes:
1. A Five year budget of estimated expenses.
 2. Include *Agency* sponsorships and promotions, programs and services.
 3. Inclusive of *Agency* internet presence.
 4. A reporting schedule.



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*.

INTENT:

Slum and blight are a growing menace, injurious to public safety. 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. *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 creates public safety, which encourages both commercial and residential private investment.
2. COMMUNITY POLICING is a preventative action and with the reduction of crime there should be a reduction in the annual tax burden.
3. COMMUNITY POLICING enhances the overall marketability of the *Agency/ City*.
4. The COMMUNITY POLICING (CPTED) strategies encourage the upkeep of commercial and residential buildings, land, parking areas and streets and pedestrian thoroughfares.
5. COMMUNITY POLICING creation and promotion is an allowable *Agency* activity under the *Act*.
6. COMMUNITY POLICING 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 COMMUNITY POLICING CPTED strategies in the Storefront Program and Residential Rehabilitation Program encourage crime prevention for both commercial and residential buildings and land.
8. The involvement of COMMUNITY POLICING CPTED strategies in streetscape Projects encourage crime prevention on sidewalks and roads, creating a safe pedestrian environment.
9. Requiring COMMUNITY POLICING by having uniformed officers in *Area Parks* at certain times of the day, encourages crime prevention creating a safe recreational environment.

POLICIES:

POLICY 1) The *Governing Body* shall give consideration to exercising its powers of community policing to the *Agency*.

POLICY 2) The *Agency* may encourage CPTED in building, street and other environmental designs.

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) The *Plan* may construct a new police department as long as the construction or expansion is contemplated as part of a *Community Policing Innovation and Redevelopment*.

TASKS:

- TASK 1) The *Governing Body* shall consider delegating *Community Policing Innovations* as a responsibility of the *Agency*.
- TASK 2) CRA Advisory Board may determine that *Community Policing Innovations* is a recommended power necessary to *Agency Goals*.
- TASK 3) Based on the Agency Advisory Board recommendation, the *Agency Board* may determine and recommend to the *Governing Body* that *Community Policing Innovations* are a power necessary to the *Agency's Goal*.
- TASK 4) Develop a *Community Policing Innovations Plan (CPIP)* that includes:
- TASK 5) Align with *Agency* mandates.
- TASK 6) Five year line item budget of estimated expenses.
- TASK 7) Five year estimated performance benchmarks, preferably based on specific crimes currently recorded by the police department.
- TASK 8) A data collection and analysis methodology.
- TASK 9) A reporting schedule.
- TASK 10) Alignment with other *Agency* goals, projects and programs including, but not limited to:
1. Residential Rehabilitation programs.
 2. Commercial Development.
 3. Parks and recreation.
 4. Festivals and other events.

CRA FACT: COMMUNITY POLICING

"When community developers and planners talk about public safety...addressing crime is, in our minds, a necessary precursor to neighborhood revitalization efforts. In a sense, we are right. It is very difficult to attract businesses, homeowners or other investors to neighborhoods that have significant crime or that are perceived as being unsafe. It can be equally difficult to engage neighbors in visioning a positive future for a community when they are worn down by disorder and blight or disillusioned by crime control efforts that have failed in the past. But there is a flaw in the viewpoint that safety has to come before major investment in community development.

Decades of experience at the Local Initiatives Support Corporation—and much of the premise behind community policing in general—demonstrates that this traditional way of thinking doesn't produce results. Instead, 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:

1. INFRASTRUCTURE such as neighborhood parks creates a perception of community, which encourages property purchases and owner investment.
2. 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.
3. INFRASTRUCTURE developed in conjunction with CPTED strategies, offers a reduced opportunity for crime.
4. 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 reconstruct the following as related to the plan:

POLICY 2) Streets and roads.

POLICY 3) Parks and playgrounds.

POLICY 4) Utilities and other public improvements.

POLICY 5) When the *Agency* deliberates Infrastructure activities as an element of *Community Redevelopment*, "Green" standards and sustainability strategies should be considered.

POLICY 6) In the *Area*, the City shall assist in correcting existing deficiencies as funds become available.

POLICY 7) The *Agency* shall prioritize improvements at intersections with unusually high accident rates.

POLICY 8) The *Agency* may give special priority to funding transportation improvements necessary within the designated downtown redevelopment area.

POLICY 9) The *Agency* shall develop and maintain an inventory and map of its natural and manmade drainage systems and other infrastructure networks.

POLICY 10) The *Agency* shall strive to maintain existing access to the waterfront and seek opportunities to increase public access points to the waterfront.

POLICY 11) 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.

POLICY 12) The *Agency* shall encourage *Multimodal* forms of alternative transportation such as bicycle, pedestrian and a Linear Park Trail (LPT).

POLICY 13) The *Agency* may consider alternative forms of intersection infrastructure such as round-a-bouts.

POLICY 14) The *Agency* shall plan and design streetscape throughout the *Area* in accordance with the individualized land use district.

TASKS:

TASK 1) CRA Advisory Board shall 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 shall 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:

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

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; and to agree to any conditions that it deems reasonable and appropriate which are attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the undertaking or carrying out of a community redevelopment and related activities, and to include in any contract let in connection with such redevelopment and related activities provisions to fulfill such of the conditions as it deems reasonable and appropriate.

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 of prevention or *Slum Areas* and/or *Blighted Areas*. 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.

1. COMMERCE provides for a healthy tax base that can sustain the public expenses for the *Area*.
2. Diverse COMMERCE creates opportunities for private sector investment and new, sustainable jobs creation.
3. 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*.

POLICY 2) The *Agency* shall encourage new employment opportunities in the *Area* through *Community Redevelopment*.

POLICY 3) The *Agency* shall encourage and incentivize redevelopment of taxable real property in the *Area*.

TASKS:

TASK 1) CRA Advisory Board shall determine that economic incentive of the *Area* is a recommended power necessary to *Agency Goals*.

TASK 2) Develop and implement a Community Policing Innovations Plan (CPIP) that encourages a safe business, recreational and residential areas.

TASK 3) Exercise *Agency* zoning powers to align existing land uses with the current City Comprehensive Plan.

TASK 4) Make exceptions to building regulations for *Community Redevelopment* according to the *Plan* and mandates.

TASK 5) Develop a Economic Plan (EP) that includes:

1. Alignment with *Agency* mandates.
2. A five-year projected budget of estimated expenses.
3. Alignment with CRA Districts (See Table 2).
 - A. Employee development will be emphasized in the residential districts including:
 - i. General Education Development (GED) training.
 - ii. English for Speakers of Other Languages (ESOL) training.
 - iii. Investment in specific economic inelastic job creation skills.
 - A. Employer development will be emphasized in the commercial districts.

- i. Individual employer (local business) market diversification training.
 - ii. Redevelopment Incentives for taxable real property.
 - iii. Employment incentives directly related to Manatee County and State of Florida incentives.
- C. District specific redevelopment Incentives.
 - D. District specific commercial rent incentives.
- 4. A map shall be developed by district identifying employee and employer development.
 - 5. An annual report of the Area Commerce improvement shall be provided to the Agency Advisory Board and Agency Board of Commissioners.

CRA FACT: ENCOURAGING PRIVATE ENTERPRISE

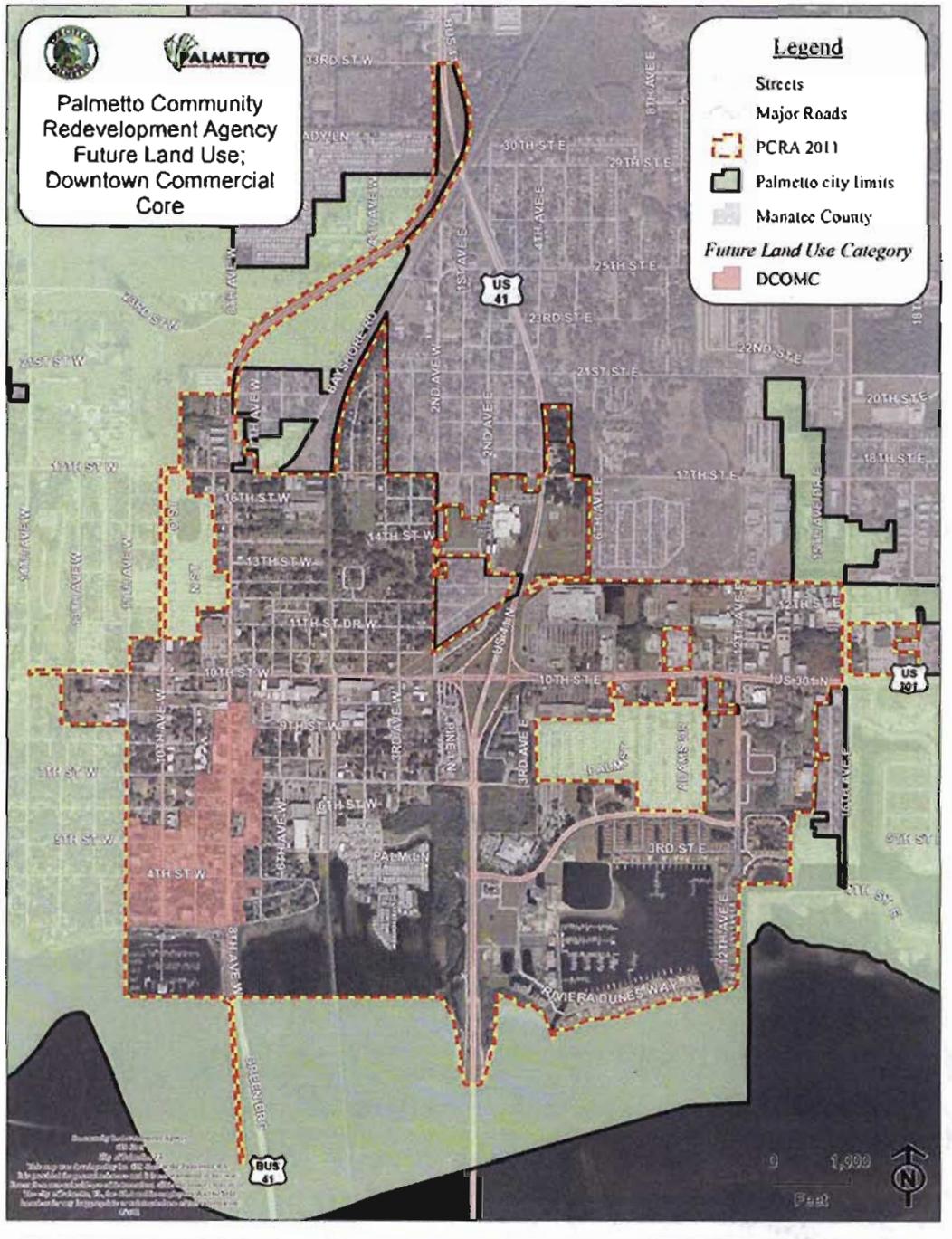
Any county or municipality, to the greatest extent it determines to be feasible in carrying out the provisions of this part, shall afford maximum opportunity, consistent with the sound needs of the county or municipality as a whole, to the rehabilitation or redevelopment of the community redevelopment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

Florida § 163.345 Encouragement of private enterprise.--

III. SPECIFIC ANALYSIS OF THE CRA DISTRICTS

DRAFT

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 environment.



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.

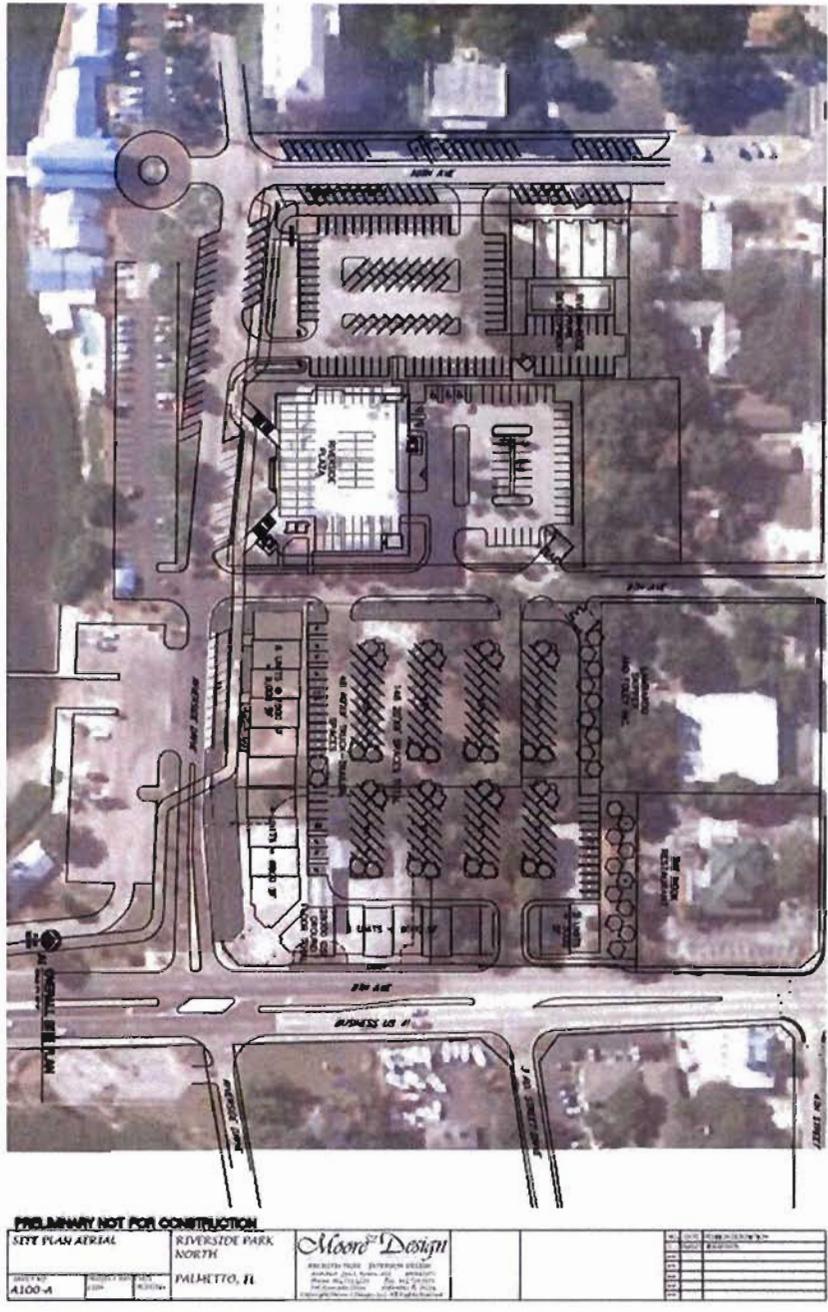
POLICIES:

- 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.
- POLICY 2) The *Agency* shall strive for a diverse pedestrian oriented economy through the creation of streetscape infrastructure.
- 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.
- POLICY 4) *Agency* plans shall allow for opportunities for outdoor seating cafes in restaurants.

TASKS:

- TASK 1) Create and fund a DCOM 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 onsite storage.
 7. Incentivize local (City and *Area*) vendor redevelopment preference.
- TASK 2) The *Agency* should attract private investment into the DCOM through the amendment of City planning and zoning regulations and building codes 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) Develop a DCOM Streetscape Program as an element of the Infrastructure Plan (IFP):
1. Prioritization of roads as follows:
 - a. 5th Street from 8th Avenue West to 10th Avenue (pilot).
 - b. 10th Avenue.
 - c. 8th Avenue.
 2. Develop a scope of work in the DCOM 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. Plan and fund the purchase of necessary rights-of-way in the DCOM area for streetscape improvements related to the IFP.
- 4. Integrate streetscape design with that of the Linear Park Trail (LPT) Design
- TASK 4) 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) Develop and fund a community safety through the Community Policing Innovation Plan (CPIP).
- TASK 6) Develop and fund Commercial Marketing and internet presence training plan as part of the Economic Plan (EP).
- TASK 7) Develop and fund a Commercial Rent Incentive as part of the Economic Plan (EP).
- TASK 8) 924 Fifth Street West, 930 5th Street West, and adjacent parcels.
 - 1. Demolish derelict structures.
 - 2. Re-plat the property to maximize taxable frontage on 5th Street. The replat of property should include an instrument to provide the CRA 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) 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 incentive for private sector redevelopment of the corner parking lot.
 - a. Make full use of district redevelopment incentives.
 - b. Encourage commercial use possible with *Commercial Apartments*.
 - c. Displace lot parking with street parking and public parking behind building located at 924 5th Street West.
- TASK 10) Facilitate parking for the Riverside boat ramp.



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.

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.

POLICIES:

- POLICY 1) The Agency should encourage 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.
- POLICY 2) The Agency should encourage retail, eating and drinking establishments, lodging and health care facilities; offices, financial services, personal services and multi-family residential.
- POLICY 3) The Agency should encourage 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) Initiate a Redevelopment Incentive Plan as part of the CP.
 - 1. *Historic resources* and their preservation shall be incentivized.
 - 2. These incentives shall align with the comprehensive plan.
 - 3. The plan shall include geographic themes related to vehicular oriented design.
 - 4. The plan shall be designed with linkages to code compliance, fire safety and *CPTED*.
 - 5. The program will include incentives for full redevelopment and new construction.
 - 6. The plan shall give incentives to demolition of derelict, unsafe or unhealthy buildings.
 - 7. The plan shall give incentives to stormwater LID and onsite storage.
 - 8. The plan shall give incentives to local (City and *Area*) vendor redevelopment preference.
- TASK 2) Develop a vehicular oriented streetscape plan as part for the IFP that may include but is 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) Plan and fund the purchase of necessary rights-of-way in the DCOM area for streetscape improvements related to the IFP.

- TASK 4) 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) Develop and fund a Commercial Rent Incentive as part of the Economic Plan (EP).
- TASK 6) Improve Public Safety in the Commercial Areas as part of the Community Policing Innovation Plan (CPIP).
- TASK 7) Develop commercial marketing and internet presence training as part of the Economic Plan (EP).
1. Encourage group advertising.
 2. Assist businesses in developing affordable internet presence.
- TASK 8) Develop 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) Facilitate City ownership of the World War II Agricultural building and property.
1. Located at 701 7th Street West Palmetto.
 2. Change the land use designation to Public Use.
 3. Broker transfer Agreement with the School Board of Manatee County.
 4. Broker lease agreement with the Palmetto Historic Commission to include:
 - a. Long Term agreement.
 - b. Storefront grant partnership in the redevelopment of the structure.
 - c. Use of the structure.
 - d. Maintenance of property.
 5. Redevelop non-building property.
- TASK 10) Maximize public parking through on-street and re-planned parking.
- TASK 11) Create onsite stormwater collection, pretreatment and usage of stormwater.
- TASK 12) Facilitate redevelopment opportunities.

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.

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.

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

TASKS:

Develop a Heavy Commercial Industry Redevelopment Incentive Plan as an element of the Economic Plan (EP).

1. Historic resources shall be incentivized.
2. Incentives shall be in alignment with the comprehensive plan.
3. The plan shall include incentives for the reuse or conversion of obsolete and unused railroad rights-of-way and obsolete and vacant industrial or heavy commercial buildings.
 - a. Special incentive should be given for replacement that is compatible with surrounding patterns of land use.
 - b. Replacement uses may include modern industrial or commercial facilities and public facilities.
4. The plan shall be designed with linkages to code compliance, fire safety and CPTED.
5. The program shall include incentives for full redevelopment and new construction.
6. The plan shall give incentives to demolition of derelict, unsafe or unhealthy buildings.
7. The plan shall give incentives to storm water LID and onsite storage.
8. The plan shall give incentives to local (City and Area) vendor redevelopment preference.

Develop a heavy industry and intense commercial street usability element as part for the Infrastructure Plan (IFP).

Promote new employment as an element of the Economic Plan (EP).

Encourage public safety in the Heavy Commercial Industry District as an element of the Community Policing Innovation Plan (CPIP).

Develop a Commercial marketing and internet presence training as part of the Economic Plan (EP).

The *Agency* should 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)

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*.

TASK:

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

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.--

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* shall encourage the expansion of the Historic Park to include buildings of historic value to the community.
- POLICY 2) The *Agency* shall 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* shall plan the interconnectivity of recreational facilities in the *Area* by developing and funding a *Linear Park Trail (LPT)*.
- POLICY 5) The *Agency* shall *Disseminate* information about its projects and services through the enhancement of City owned Public Use facilities in the *Area*.

TASKS:

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

SUTTON AND LAMB PARK

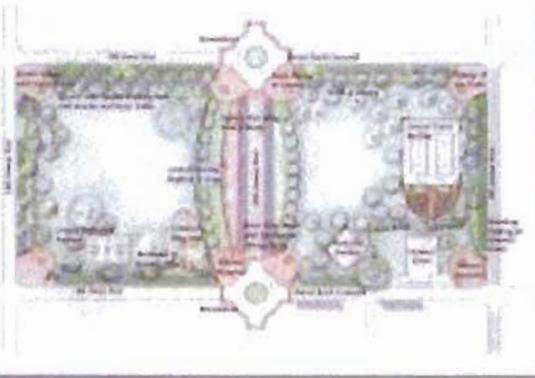
- TASK 1) Develop a conceptual plan for both parks with a primary focus on Sutton first.
- TASK 2) Focus environmentally friendly parking on the perimeter of the park and surrounding area.
- TASK 3) Budget funds to make phased improvements according to the conceptual plan.

Reviving Palmetto's Historic Parks

Sutton Park

In 1962, the Palmetto's prior Mayor's Club decided to dedicate the west side of the park to a local veteran, not wanting to give to another who had spent so much time there - Ben Sutton. As the only veteran from Palmetto to serve in Vietnam, Sutton Park is dedicated to the memory of all veterans from Palmetto who have served in battle, ranging from the American Civil War to today's war in Afghanistan.

At the dedication ceremony, former Mayor Ken Burton Sr. said, "Ben Sutton Jr. represents the many young men and women who have given their lives to preserve America's heritage. It is fitting that we remember these veterans on this day of dedication and restate our pledge to see that they will not have died in vain."



Conceptually approved plan of Lamb and Sutton Parks, with Phase One to begin in late 2011.

Lamb Park

Palmetto's founder, General Thomas Lamb, who gave Palmetto its name, donated the land to the city that would one day become Sutton and Lamb parks. He envisioned a town and closed streets with a grand thoroughfare from the shipping wharf on the Manatee River through the center of the town to the northern edge. He built Main Street across with to promote it as main thoroughfare.

Tombs was a generous man. He gave property for the Methodist, Baptist and Presbyterian churches, which were the only Protestant religions at that time. He gave land for the Carnegie library and the first public water system.



City Council/CEA Board of Commissioners:
 Tamara Cornwell
 Mary Lancaster
 Tamara Gilchrist
 Brian Gilchrist
 Ken Zinkbach

Mayor
 Wilbur Graham Bryant

CEA Advisory Board Members:
 Mark Corbin
 Rex McEwen
 Sunny Ann Price
 Nicki Thur Nelson
 Charles Smith



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) Annex the entire fishing pier into the *Area*.
- TASK 2) The Agency should not expend funds in the structural maintenance of the pier, and should not plan for redevelopment until after structural integrity is guaranteed.
- TASK 3) Redevelop pier.
- TASK 4) Theme as a pedestrian friendly venue.
- TASK 5) Design and install overhead historic themed pier signage with self-locking gate.
- TASK 6) Remove pier planters.
- TASK 7) Install historic LED lights and other amenities.
- TASK 8) Fund community policing innovation bridge presence through the CPIP.
- TASK 9) Review existing uses and operation to limit negative effects from end portions of pier.



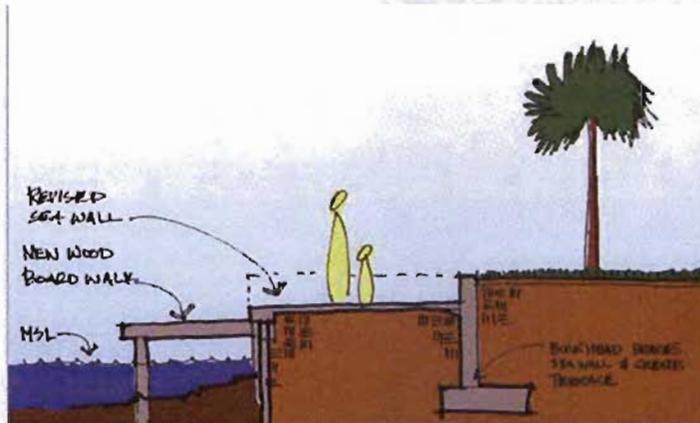
CRA FACT: GREEN BRIDGE FISHING PIER

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) Assist in the redevelopment of the parks. Limit resources to enhancement opportunities.
- TASK 2) Provide design assistance.
- TASK 3) Facilitate third party funding partners and grants.
- TASK 4) Redevelop seawall as part of the LPT.
- TASK 5) The seawall should be *Multimodal*.



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.

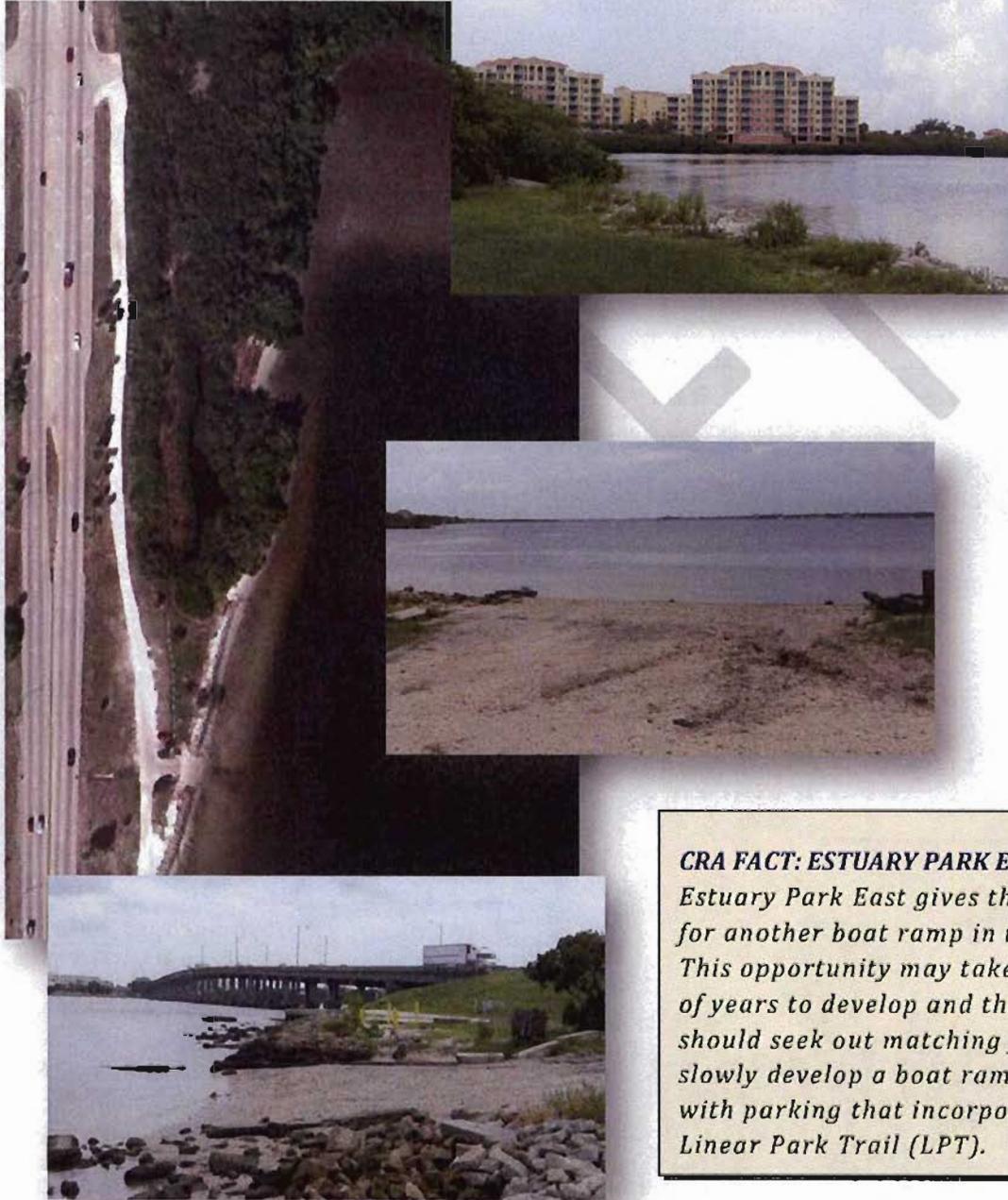
In order to gain LPT park trail access under US 41, the Agency should develop and build an under structure walkway similar to the one on the south landing of the Green bridge in Bradenton as seen to the right.



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) Research donation of property to City.
- TASK 2) Research boat ramp and parking feasibility.
- TASK 3) Develop boat ramp and parking plan in conjunction with LPT.



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) Develop kayak storage and launch.
- TASK 2) Build kayak storage facility similar to County's Robinson Preserve.
- TASK 3) Use Carr Drain as kayak access to Manatee River.
- TASK 4) Design and light Estuary with solar power LED lighting.
- TASK 5) Investigate donation of adjacent environmentally sensitive property to expand Estuary Park.
- TASK 6) 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.



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

PALMETTO HISTORIC PARK

- TASK 1) The Agency should partner with the Palmetto Historic Commission.
1. Assume responsibility for enhancement of the grounds and structures.
 2. Take advantage of opportunities to *Disseminate Agency* information.
 3. Develop a QR Code education platform to educated the public on the following:
 - a. *Agency* programs and projects.
 - b. Palmetto history and facts.
- TASK 2) Route the LPT though the Historic Park.



CRA FACT: ESTUARY PARK WEST
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



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) Research donation or purchase of needed properties to the City.
- TASK 2) Research stormwater treatment feasibility and grant opportunities.
- TASK 3) Develop, plan, fund and build park.



CRA FACT: MLK PARK
 Following Carr Drain, the Proposed Martin Luther King Park offers CRA residents living between Business 41 and US 41 a passive park setting without having to cross a major thoroughfare. MLK Park is also planned as the northern hub of the Linear Park Trail (LPT) that heads south to the Manatee River in two directions.

PROPOSED LINEAR PARK TRAIL (LPT)

- TASK 1) Develop an *Agency*-wide park interconnectivity strategy based in-part on the finding from the joint CRA-YMCA recreation study.
- TASK 2) Research donation or purchase of needed private property to the City.
- TASK 3) Research stormwater treatment feasibility or division.
- TASK 4) Develop and build park.

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.



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 neighborhoods contain single family detached residential units adjacent to schools, educational facilities and public parks which are not subject to heavy traffic. These areas may serve as transitions between lower density residential and commercial development.

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.

Residential -14 (RES-14) comprises the primary location of this land use categories is the downtown redevelopment 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.

POLICIES:

- POLICY 1) The *Agency* shall encourage the reduction of slum and blight relating to rental residential properties through the planned enforcement of City adopted maintenance standards.
- POLICY 2) The *Agency* shall develop and fund the rehabilitation to City adopted maintenance standards of affordable housing in the *Area*.
- POLICY 3) The *Agency* shall assist in the preservation of owner occupied *Historic Resources* through a matching exterior program.
- POLICY 4) The *Agency* may assist in the exterior improvement of moderate income owner occupied through a matching exterior grant program.
- POLICY 5) The CRA assures that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the *Area*.
- POLICY 6) The CRA has 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) Fund and approve the Property Maintenance Plan (PMP).
- TASK 2) Plan and Fund an *Agency* Residential Rehabilitation Program (RRP) plan for affordable housing.

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 design to improve congestion, environment and commerce, allowing home owners in the *Area* improved and more healthy connectivity within and out 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 on 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 alternative transportation to access services such 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 CRA 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.

APPENDIX A: LEGAL DESCRIPTION

DRAFT

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/SS) 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 ORDANANCE 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

DRAFT

ORDINANCE NO. 259

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

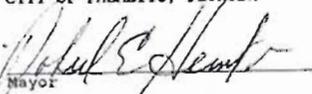
Section 7. All ordinances or parts of ordinances, and all resolutions or parts of resolutions, in conflict herewith are hereby repealed.

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

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

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

CITY OF PALMETTO, FLORIDA


Mayor

(SEAL)

ATTEST:


City Clerk

2617300010:46

- 2 -

Ord 259

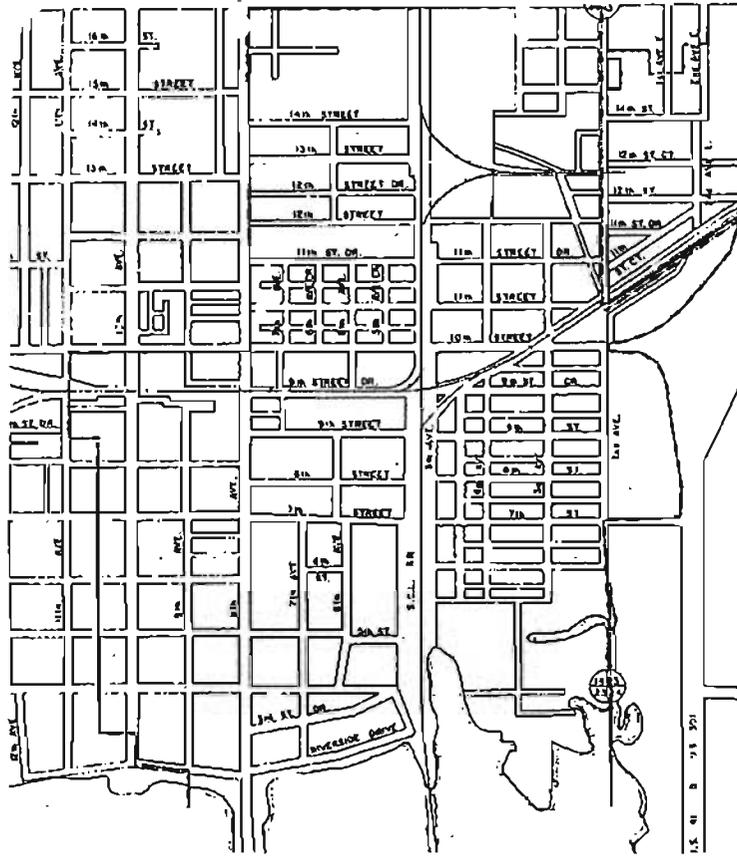


EXHIBIT "A"
BOUNDARY
COMMUNITY REDEVELOPMENT AREA
PALMETTO, FLORIDA



SCALE: 1" = 775 FEET

CASSELL &
ASSOCIATES

ORDINANCE NO. 323

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

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

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

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

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

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

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

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

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

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


MAYOR

ATTEST:

CITY CLERK

Ord 323

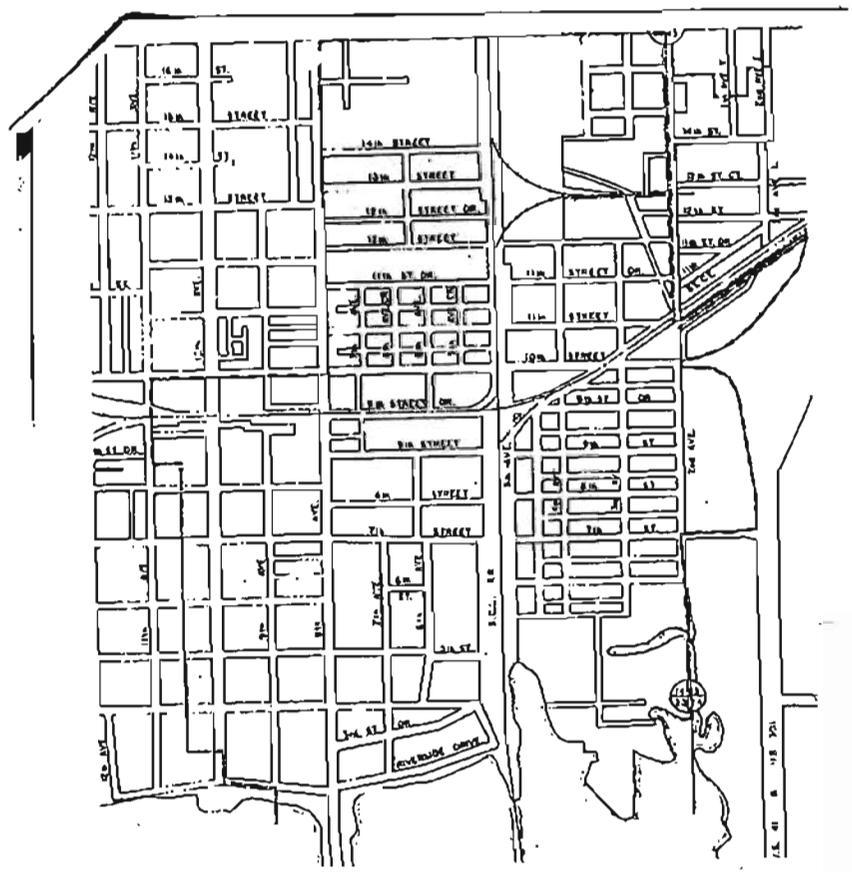


EXHIBIT "A"
BOUNDARY
COMMUNITY REDEVELOPMENT AREA
PALMETTO, FLORIDA



SCALE: 1" = 77 1/2 FEET

CASELLA &
ASSOCIATES

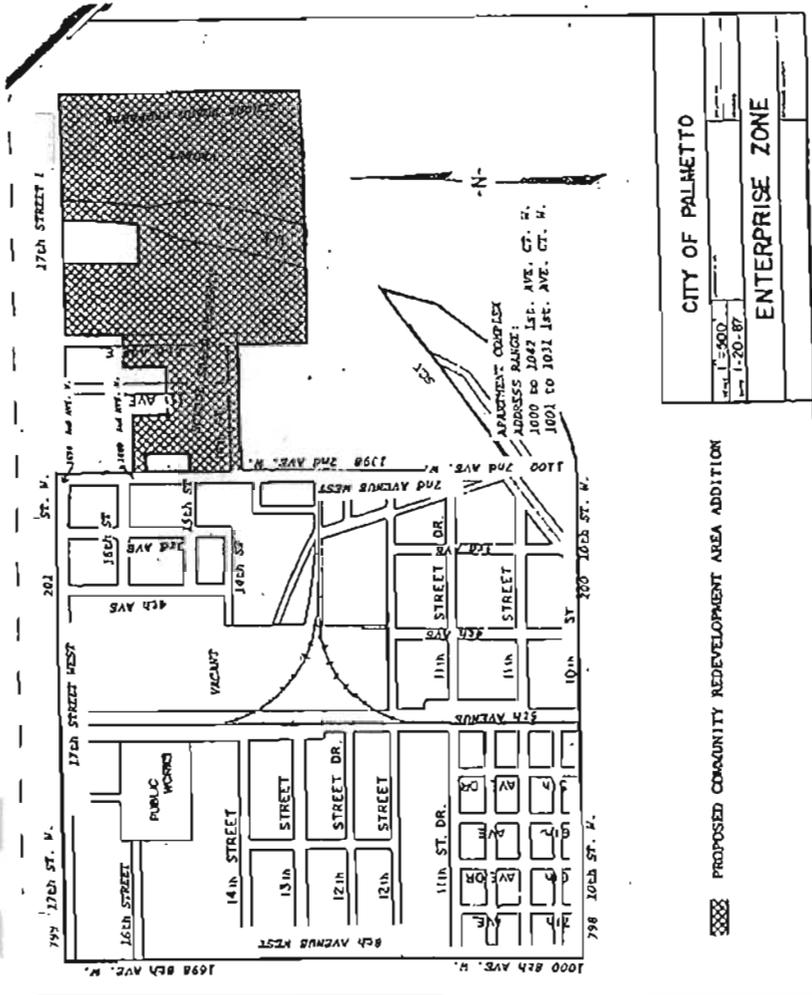


EXHIBIT "B"

ORDINANCE NO. 330

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

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

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

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

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

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

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

ORDINANCE NO. 330

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

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

31215.0000/7
31221.0000/5
31243.0000/9

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

First Reading: February 4, _____, 1988.

Publication: February 10 _____, 1988.

Second Reading: February 25 _____, 1988.

PASSED IN REGULAR SESSION this 25th _____ day of
February _____, 1988.



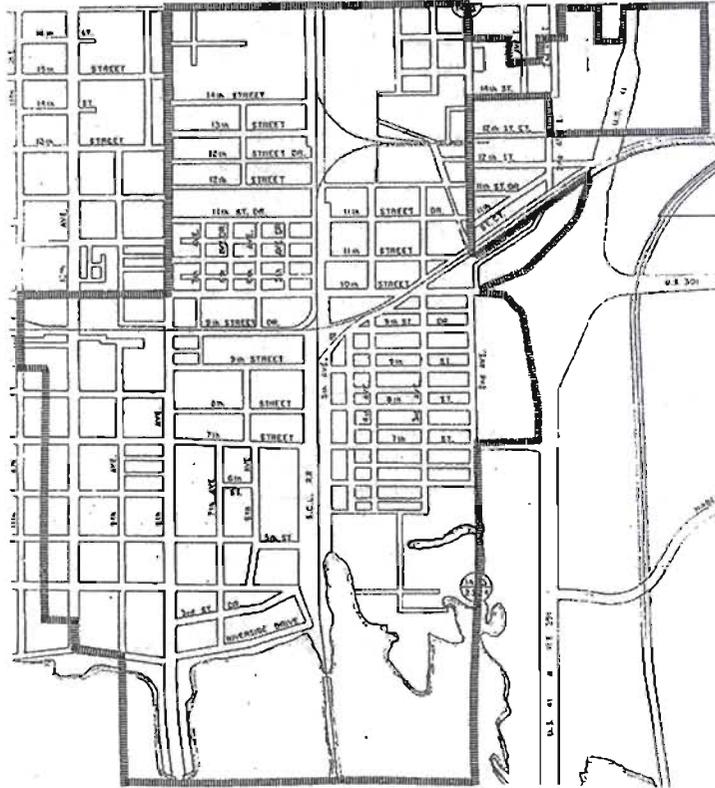
MAYOR

ATTEST:



CITY CLERK

EXHIBIT "A"

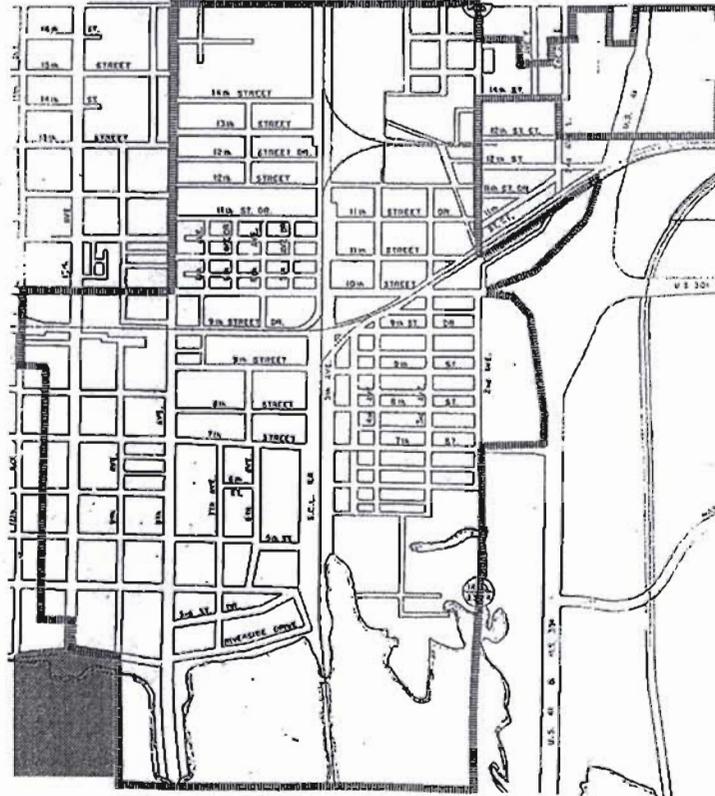


COMMUNITY REDEVELOPMENT AREA
PALMETTO, FLORIDA

1987 Boundary

Scale: 1" = 820 Feet

EXHIBIT "B"



COMMUNITY REDEVELOPMENT AREA
PALMETTO, FLORIDA

-  1987 Boundary
-  1988 Addition

Scale: 1" = 820 Feet



ORDINANCE NO. 555

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

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

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

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

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

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

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

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

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

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

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

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

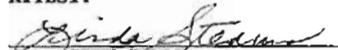
Section 3: This Ordinance shall take effect immediately upon its publication and approval according to the law.

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

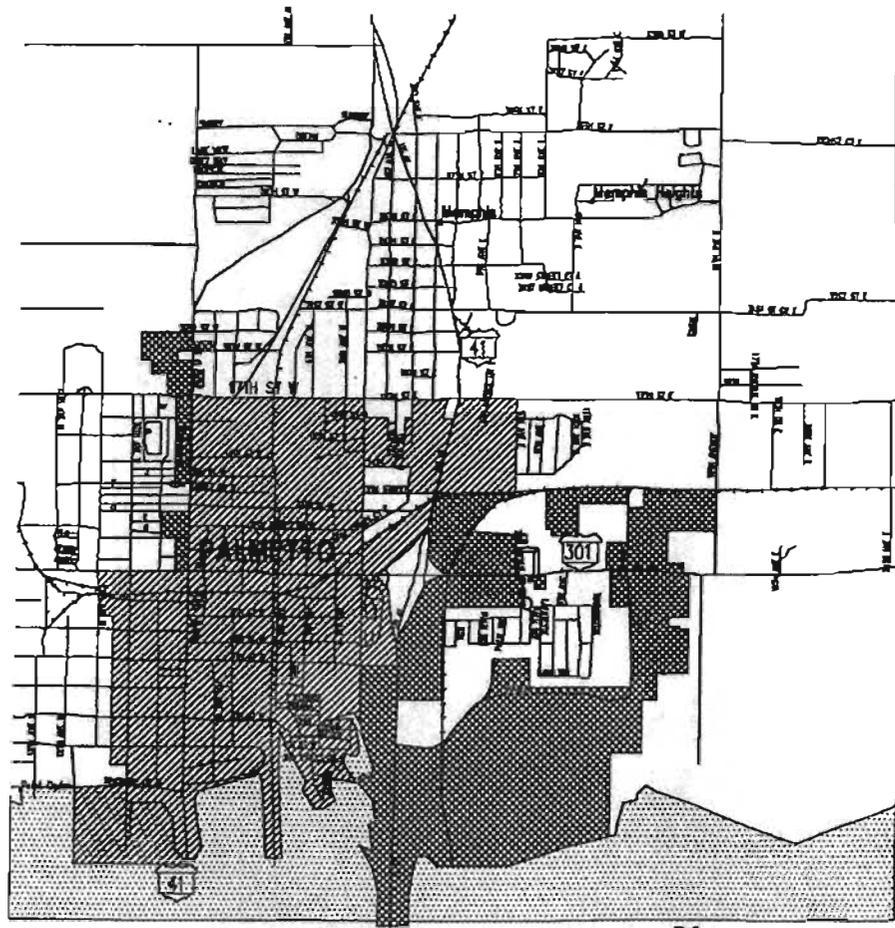
PASSED IN REGULAR SESSION this 18th day of March, 1996.


 MAYOR PAT WHITSEL

ATTEST:


 CITY CLERK

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 **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: LAND USE TABLE

DESIGNATION	USE	DENSITY/INTENSITY
DCOM	<p>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.</p>	<p>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).</p>
GC	<p>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.</p>	<p>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.</p>
HCOMIND	<p>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.</p>	<p>Density/Intensity: Up to 1.0 floor area ratio (FAR).</p>
PC	<p>Permitted Uses: Single family detached, semi-detached, attached and multi-family residential; neighborhood and general commercial; and low to medium intensity office uses.</p>	<p>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.</p> <p>The maximum density of the PC category is 45 du/ac with applicable density bonus; however, existing densities and PLUE 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,</p>

		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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