2011-2015 Community Redevelopment Plan

Palmetto, Florida

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10/24/2011
PALMETTO COMMUNITY REDEVELOPMENT AGENCY

PRESIDING OFFICER
Mayor Shirley Groover Bryant

BOARD OF COMMISSIONERS:
Tamara Cornwell
Mary Lancaster
Tambra Varnadore
Brian Williams
Alan Zirkelbach

ADVISORY BOARD MEMBERS:
Nick Costides
Sia Mollanazar
Betty Ann Price
McArthur Sellars
Charles Smith

LEGAL:
Mark Barnebey
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STAFF:
Jeff Burton
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Robert Marble
Zachary Schwartz
Jenny Silverio
Merab Favorite
# Table of Contents

**PART ONE: DEFINITIONS** .................................................................................................................. 1

**PART TWO: BACKGROUND** ............................................................................................................. 6

I. AUTHORITY TO UNDERTAKE COMMUNITY REDEVELOPMENT .................................................. 6

II. CREATION OF THE COMMUNITY REDEVELOPMENT AGENCY ..................................................... 6

III. POWERS OF THE COMMUNITY REDEVELOPMENT AGENCY ...................................................... 8

IV. THE COMMUNITY REDEVELOPMENT AREA ................................................................................. 9

V. THE COMMUNITY REDEVELOPMENT PLAN ................................................................................. 10

**PART THREE: 2011 CONDITIONS** .................................................................................................... 13

I. GENERAL DESCRIPTION OF THE REDEVELOPMENT AREA ....................................................... 13

II. LAND USE DESCRIPTIONS & GEOGRAPHIC ANALYSIS ............................................................. 16

III. GENERAL HOUSING CONDITIONS ............................................................................................. 21

IV. GEOGRAPHIC DISTRICTS ............................................................................................................. 23

**PART FOUR: ANALYSIS** ................................................................................................................... 25

I. ANALYSIS ........................................................................................................................................ 25

II. GENERAL ANALYSIS OF THE AREA .............................................................................................. 25

ACCOUNTABILITY ............................................................................................................................ 26

PROPERTY MAINTENANCE .................................................................................................................. 28

IMAGE ............................................................................................................................................... 30

PUBLIC SAFETY ............................................................................................................................... 32

INFRASTRUCTURE ............................................................................................................................. 34

COMMERCE ....................................................................................................................................... 36

III. DISTRICTS ANALYSIS OF THE AREA .......................................................................................... 38

DOWNTOWN COMMERCIAL CORE (DCOMC) ............................................................................... 39

GENERAL COMMERCIAL (GCOM) ................................................................................................. 44

HEAVY COMMERCIAL INDUSTRY (HCOMIND) ............................................................................. 47

PUBLIC SERVICE FACILITY (PF) ....................................................................................................... 50

PUBLIC USE (PU) ............................................................................................................................ 52

RESIDENTIAL .................................................................................................................................... 62

PART FIVE: APPENDICES ..................................................................................................................... 67

APPENDIX A: LEGAL DESCRIPTION ................................................................................................. 68

APPENDIX B: FINDINGS OF NECESSITY .......................................................................................... 80

APPENDIX C: CRA FIVE YEAR PROJECTED BUDGET ......................................................................... 96
The City of Palmetto dates its beginning to the arrival of Samuel Sparks Lamb in 1868. He is called the “Father of Palmetto” and gave the town its name after his home state, South Carolina, the “Palmetto State”. In 1897, Florida’s governor signed the charter declaring Palmetto a City in the Sunshine State.

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

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

Palmetto and the region soon earned a hospitable reputation, noted for its abundant fruit and vegetable production and some of the nation's most familiar consumer brands.
PART ONE: DEFINITIONS
The following words, terms and phrases, when used in this Plan, shall have the meanings ascribed to them in this Part, except where the context clearly indicates a different meaning:

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

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

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

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

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

CITY means the City of Palmetto.

COMMERCIAL APARTMENT means a dwelling unit that is located within the same structure but above commercial retail, service or office use.⁵
COMMERCIAL REDEVELOPMENT means repair and rehabilitation of buildings or other improvements (new construction) on a Manatee County Parcel ID numbered property. Commercial redevelopment, for purposes of this program, may include the voluntary re-designating of the use or zoning of a property, demolition of existing structures, planning and designing for new structures, storm water pre-treatment and street improvements and new construction.

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

COMMUNITY REDEVELOPMENT or REDEVELOPMENT means undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight, or for the reduction or prevention of crime, or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area or rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed, or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan.

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

A. One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in the county or municipality; and,

B. The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of such county or municipality.

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. xiii

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. xiv

FUND means the Community Redevelopment Trust Fund. xv

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

GOVERNING BODY means the Palmetto City Commission. xvii

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. xviii

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. xix

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. xx

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

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. xcli

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

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. xxiv

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

PLAN means this Community Redevelopment Plan. xxvi
POLICY means the way in which programs and activities are conducted to achieve an identified goal.\textsuperscript{xxvii}

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

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

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.\textsuperscript{xxix}

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.\textsuperscript{xxx}

STORMWATER means the flow of water that result from a rainfall event.\textsuperscript{xxxi}

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.\textsuperscript{xxvii}

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.\textsuperscript{xxxi}
CRA FACT: HOT PROSPECT-PALMETTO REDEVELOPMENT
Just over the Manatee River lies Palmetto, once dubbed by Hollywood as a town so “bad there is no use being good.” Blight and unemployment haven’t helped the area’s reputation. But can new efforts by the Community Redevelopment Agency (CRA) change things for the better? City officials are working triple time to lift the area out of slum status.

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

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

I. AUTHORITY TO UNDERTAKE COMMUNITY REDEVELOPMENT

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

II. CREATION OF THE COMMUNITY REDEVELOPMENT AGENCY

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

ORIGIN OF THE PALMETTO COMMUNITY REDEVELOPMENT AGENCY

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

PALMETTO CITY COMMISSION AS THE PALMETTO COMMUNITY REDEVELOPMENT AGENCY

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

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.xxxviii

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.xxxix

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.xli

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.xlii

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

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

<table>
<thead>
<tr>
<th>AREA DESIGNATION</th>
<th>ACREAGE</th>
<th>CITY</th>
<th>CRA</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Palmetto</td>
<td>4,510.396</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>AREA A</td>
<td>537.25</td>
<td>11.91%</td>
<td>42.35%</td>
</tr>
<tr>
<td>AREA B</td>
<td>45.33</td>
<td>1.01%</td>
<td>3.57%</td>
</tr>
<tr>
<td>AREA C</td>
<td>19.96</td>
<td>0.44%</td>
<td>1.57%</td>
</tr>
<tr>
<td>AREA D</td>
<td>447.46</td>
<td>9.92%</td>
<td>35.27%</td>
</tr>
<tr>
<td>AREA E</td>
<td>218.68</td>
<td>4.85%</td>
<td>17.24%</td>
</tr>
<tr>
<td>Total CRA</td>
<td>1268.65</td>
<td>28.13%</td>
<td>100%</td>
</tr>
</tbody>
</table>

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 4,510.396 acres comprised of both land and water areas. The Area, with the expansion of this Plan is 1,268.65 acres and generally consists of the older central core of the City which had become deteriorated due to age, obsolescence, and a lack of investment. The Area is approximately 28.13% land acres of the City. While parts of the Area have been revitalized as a result of Community Redevelopment efforts over the years, many parts of the Area still suffer from Slum Areas and Blight Areas. Unfortunately, a deteriorating area is self-propagating, and as conditions worsen, residents and private businesses become less willing to put financial resources into the Area. It is this cycle which severely limits the ability of private enterprise to stop the spread of slum and blight without public assistance. TABLE 1: CRA ACREAGE BY CHRONOLOGY identifies the established Area through the past actions of the Governing Body.

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

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

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

A "Finding of Necessity" for an additional 447.46 acres, designated as AREA D, was adopted by City Ordinance No. 555 on March 19, 1996.
A “Finding of Necessity” for an additional 218.68 acres, designated as AREA E, was adopted by City Ordinance No. ___ on December ___, 2011.

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

V. THE COMMUNITY REDEVELOPMENT PLAN
All Community Redevelopment activities expressly authorized by the Act and funded by tax increment financing must be in accordance with the Plan, which has been approved by the Governing Body. Like the City’s Comprehensive Plan, the Plan is an evolving document which must be evaluated and amended on a regular basis in order to accurately reflect changing conditions and community objectives. All Community Redevelopment activities financed by tax increment revenues shall be completed no later than thirty (30) years following the adoption of this Plan.
Map 1: Boundaries & Chronology of the Geographic CRA; 1985 - 2011

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

Railroads
Streets
Major Roads
PCRA 2011
Palmetto city limits
Manatee County
CRA FACT: THE MANATEE RIVER
The waterfront has always played an important part in the history of Palmetto. To the pioneers, the river was like interstate highways of today. To go shopping or visiting, you got into your sailboat, rowboat or later on a steamboat and off you went. Mail, supplies and newcomers arrived by boat and produce and citrus were shipped in that manner, as well.
PART THREE: 2011 CONDITIONS

I. GENERAL DESCRIPTION OF THE REDEVELOPMENT AREA

EXISTING LAND USE

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

Chart 1 displays each land use codes and the percentage, by acreage, of the Area that it occupies. For instance, the Single Family Residential land use group makes up 21.21% percent of the Area acreage, and the Multifamily Residential land use group constitutes 11.77% of the Area, while the Commercial land use group occupies 26.84%.
In terms of the percentage by parcel count and by acreage, Chart 2 illustrates that portion of each respective City land use category that is located within the Area. For instance, 82.54% of Commercial parcels and 71.53% of the Commercial acreage for the entire City are located within the Area. Conversely, no Agricultural lands in the City are located within the Area. The table on the following page breaks down the ratios in detail.
GEOGRAPHIC LAND USE ANALYSIS

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

A. The existing uses of Multi-Family Residential, Public Buildings and Grounds, Recreation, Other Public Facilities and Educational are variable across the face of the Area. Clusters of these uses spread in all geographic directions.

B. The existing uses of Single Family Residential, Industrial, Conservation and Commercial have distinct patterns. For instance, within the Area, Single Family Residential clusters are mainly located east of 8th Ave W/Bus 41 and west of US 41/US 301, Industrial can be found in close proximity to the rail lines and Commercial can be found along the major transportation corridors within the Area.

C. Agricultural, Mixed Use and Vacant or undeveloped land are infrequent and dispersed throughout the Area.

D. From the existing visual inferences, it appears that the land use development of the Area occurred in a planned manner (clusters of similar land uses located in the planned land use designation). Most of the past individual land use decisions were based on a variety of factors including economics, geographic need, politics and, occasionally, random choice. Geospatially, there is a positive autocorrelation (feature similarity) of land uses in the Area. The Moran’s Index (a statistical measurement for spatial relationships between features) measurement for the Area is .1466 with a probability value (p-value) of 0. The results indicate that there is a positive (spatially related) clustering of similar LUCs in the Area with little to no chance the clustering is simply random.

From this view of the existing Area, each LUC may be stratified and chronologized for a more focused analysis. Please see Appendix E for Area Land Use Chronology Maps.
Map 2: Existing Palmetto Land Use Classes within the CRA

Legend
- Railroads
- Streets
- Major Roads
- CRA boundary
- Palmetto city limits
- Water

Aggregate Land Use Class
- Agricultural
- Commercial
- Conservation
- Educational
- Industrial
- MF Residential

Mixed Use
- Other public facilities
- Public buildings and grounds
- Recreation
- SF Residential
- Vacant or undeveloped land
COMMERCIAL

Commercial land use accounts for 26.84% of the Area by acreage and 15.32% by parcel count. According to MAP 5: PALMETTO CRA COMMERCIAL LAND USE CHRONOLOGY in APPENDIX E: LAND USE CHRONOLOGY OF THE CRA, The Old Main Street and Original Riverside Dock Area were the nucleus for the oldest (1890 to 1900) Commercial development. Commercial land use spread north along the major transportation corridor of, what is now, Business 41/8th Avenue West up to the CSX railroad tracks. The railroad lines, a less expensive form of transportation, drew heavy Commercial development to the east, while the lighter Commercial remained in the Historic Downtown and the Manatee River (1951 to 1960). The newest Commercial (2001 to Present) gravitates toward major vehicular transportation corridors such as 8th Avenue West (US Business 41), 10th Avenue West (Old Main Street), 10th Street West (Hwy 301), and US 41. In addition to visual analysis of MAP 3, a development-over-time chart analysis yields interesting results. Generally, the peaks in commercial development within the Agency follow national economic trends. There was a consistent economic trend of growth and decline that peaked in the 1920’s, 1950’s, 1980’s and mid 2000’s and bottomed in the 1930’s, 1970’s, 1990’s and late 2000’s. The overall number of parcels developed fell while the acres developed rose. This is due to the opening of a Wal-Mart on 508 10th Street East. The Wal-Mart occupies 31,005 acres on a single parcel. This explains the sharp climb in acres developed while the number of total parcels developed incrementally.

CONSERVATION

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

EDUCATIONAL

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

INDUSTRIAL

Industrial land use accounts for 6.41% of the Area by acreage and 2.89% by parcel count. According to MAP 7: PALMETTO CRA INDUSTRIAL LAND USE CHRONOLOGY in APPENDIX E: LAND USE CHRONOLOGY OF THE CRA, Industrial development is clustered in distinct areas within the Agency. The clusters begin in the waterfront area in the 1930’s and 1940’s. While there is a slight increase
in Industrial development in the 1951 to 1960 period the majority of the Industrial development occurred during the span of 1981 to 2000. This twenty year span saw the development of 17 parcels during 1981 to 1990 and 11 parcels during 1991 to 2000. This development accounts for 59.0% by acreage and 63.34% by parcel count of all Industrial development in the Area. During this time the Industrial development clustered on the four corners of the train tracks intersection framed by 7th Avenue West in the west, 9th Street West in the south, 3rd Avenue West in the east and 10th Street West in the north. The most recent Industrial development (2001 - Present) is in the northeastern part of the Area and is bounded by Canal Road on the east, the train tracks on the north, 12th Avenue East in the west and US 301/10th Street East in the south. The development-over-time chart reinforces the spatial and visual analysis of the Industrial Land Use Chronology map displaying the near continuous development beginning in the 1960's and lasting through the 1990's.

**MULTI-FAMILY RESIDENTIAL**

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

**MIXED USE**

The City of Palmetto's 2030 Comprehensive Plan defines Mixed Use as; “The mixture of more than one land use within a single building, or within a single project in separate buildings, with such uses planned in a coordinated manner under a single development plan. This definition excludes parks, golf courses, schools, and public facilities. Land uses, which when combined within a single project constitute mixed or multiple uses include residential, commercial, and/or industrial uses”. Mixed Use land use accounts for 0.24% of the Area by acreage and 0.29% by parcel count and as seen in MAP 9: PALMETTO CRA MIXED USE LAND USE CHRONOLOGY in APPENDIX E: LAND USE CHRONOLOGY OF THE CRA, the Mixed Use development is quite sparse thought out the Area. Numbering only five parcels totaling 1.94 acres, Mixed Use development is centralized in the Downtown District with the majority of Mixed Use development occurring before 1951.
OTHER PUBLIC FACILITIES
The City of Palmetto’s 2030 Comprehensive Plan defines a Public Service Facility as; “The Public Service Facility category identifies existing and proposed major government-owned facilities, such as schools, libraries, fairgrounds, and government buildings”. The land use development class Other Public Facilities goes beyond Public Service Facilities and includes land such as easements, right-of-ways and land holdings by transportation or utility companies. In MAP 10: PALMETTO CRA OTHER PUBLIC FACILITIES LAND USE CHRONOLOGY in APPENDIX E: LAND USE CHRONOLOGY OF THE CRA There are 142 Public Facilities parcels (8.37% of total Area parcels) totaling approximately 38.04 acres (4.62% of total Area acreage) with the Area. The two major developed Other Public Facility parcels include an eight acre easement parcel in Jet Mobile Home Park (1964) and the Florida Power and Light office (1985) which sits on 9.82 acres.

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

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

SINGLE FAMILY RESIDENTIAL
Single Family Residential accounts for 21.21% by acre of the Area and 58.22% by parcel and is the second largest land use by acreage and largest by parcel count within the Area. According to MAP 13: PALMETTO CRA SINGLE FAMILY RESIDENTIAL LAND USE CHRONOLOGY in APPENDIX E: LAND USE CHRONOLOGY OF THE CRA, the oldest Single Family Residential land use developments are located in the Riverfront area which includes the areas south and west of the railroad lines to the boundary of the Area. In 1934, the railroad arrived in Palmetto and ushered in a second age of expansion. This expansion is evident in the decades after the arrival of the railroad; the Single Family Residential development follows the railroad tracks from the Riverfront area north toward the outlying areas of town. The two largest spikes in Single Family Residential land use class occur in the decades of 1961 – 1970 and 2001 – Present. These periods of development saw massive
expansion with 166 and 290 parcels developed respectively. Single Family Residential land use usually comprises smaller parcels and the pattern is evident in the chronology table where in the decades with 166 parcels and 290 parcels developed the acreages were 12.60 and 44.41 acres respectively.

**VACANT OR UNDEVELOPED LAND**

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

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

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

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

**DOWNTOWN PARKING**

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

**III. GENERAL HOUSING CONDITIONS**

According to the United States Census Bureau’s 2010 Census, the number of dwellings within the City of Palmetto is 6,729 with a total population of 12,606 people. Within the *Area*, there is an estimated 1,903 dwelling units housing approximately 6,329 citizens. Additional information regarding the United States 2010 Census and the *City* can be found online at the U.S. Census Bureau’s American Fact Finder. (http://factfinder2.census.gov/bkmk/table/1.0/en/DEC/10_DP/DPDP1/1600000US1254250).
CRA FACT: THE LINCOLN COMMUNITY
The story of Lincoln Memorial High School in Palmetto -- Manatee County's only all-black high school -- may not sound familiar to you now because it's no longer there. But during the 60's, Lincoln was legendary...all because of its football team. ...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, which may require different redevelopment strategies. In order to develop an effective plan which is cognizant of these variations, the Area is divided into nine distinct geographic districts, based on Future Land Use (FLU) designations from the current Palmetto Comprehensive Plan (See MAP 3: CRA Future Land Use Designations, page 39). Creating FLU districts draws the Plan into alignment with the Palmetto Comprehensive Plan. With this alignment, Agency resources may incentivize private investment activities to encourage compliance with 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 that provide positive contributions to the Community Redevelopment effort. Physical features, (e.g. landmarks, barriers, activity centers, etc.), within each district are also considered, since they have a significant influence upon specific urban design decisions which may impact overall Community Redevelopment strategy. The districts are designated as follows:

<table>
<thead>
<tr>
<th>DISTRICT</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>DCOMC</td>
<td>Downtown commercial core</td>
</tr>
<tr>
<td>GCOM</td>
<td>General commercial</td>
</tr>
<tr>
<td>HCOMIND</td>
<td>Heavy commercial industry</td>
</tr>
<tr>
<td>PC</td>
<td>Planned community development</td>
</tr>
<tr>
<td>PF</td>
<td>Public facility</td>
</tr>
<tr>
<td>PU</td>
<td>Public use</td>
</tr>
<tr>
<td>RES-6</td>
<td>Residential use (6 units per acre)</td>
</tr>
<tr>
<td>RES-10</td>
<td>Residential use (10 units per acre)</td>
</tr>
<tr>
<td>RES-14</td>
<td>Residential use (14 units per acre)</td>
</tr>
</tbody>
</table>

**CRA FACT: THE AGENCY AND THE COMPREHENSIVE PLAN**

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

*Florida §163.360 Community redevelopment plans.*
CRA FACT: STREETSCAPING AND LOW IMPACT DESIGN (LID)
Fifth Street Streetscape conceptual plan with LID stormwater enhancements.
PART FOUR: ANALYSIS

I. ANALYSIS
This part of the Plan analyzes the aggregate Area and each district to provide an assessment of needs. Each need is aligned with statutes, ordinances and other City approved documents to produce a generalized action strategy. The action strategy references specific Community Redevelopment programs and projects of the Agency, the City 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 AREA
ACCOUNTABILITY

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

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

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

POLICY:
POLICY 1) The Agency shall conform to general law and may exercise all of the powers allowed by the law.
POLICY 2) The Agency shall expressly “carry out Community Redevelopment purposes”.
POLICY 3) The Governing Body shall retain the power to determine an area to be a Slum Area or Blighted Area, or combination thereof, and designate it as appropriate for Community Redevelopment.
POLICY 4) The Governing Body shall retain the power to grant final approval of the Plan and modifications thereof.
POLICY 5) The Governing Body retains the power to authorize the issuance of revenue bonds as set forth in the Act.
POLICY 6) The Governing Body shall retain the power to approve the acquisition, demolition, removal, or disposal of property as provided in the Act and the power to assume the responsibility to bear loss as provided.
POLICY 7) The Governing Body shall retain the power to approve the development of community policing innovations.
POLICY 8) The Governing Body retains the power of eminent domain consistent with general law.
POLICY 9] An Agency commissioner shall receive no compensation for services, but is entitled to the necessary expenses, including travel expenses, incurred in the discharge of duties.\[10]\n
POLICY 10] The board of commissioners of the Agency shall be the trustees of the Fund and shall be responsible for the receipt, custody, disbursement, accountability, management, investments, and proper application of all moneys paid into the Fund.\[11]\n
POLICY 11] The Fund shall be expended and utilized for the purposes and in accordance with the Plan and the law.\[12]\n
POLICY 12] The Agency shall not spend the Fund on general fund services unrelated to planning and carrying out the Plan. All projects and programs shall be subject to funding availability as determined on an annual basis.\[13]\n
POLICY 13] The Agency shall provide for an audit of the trust fund each fiscal year and a report of such audit to be prepared by an independent certified public accountant or firm, and shall provide by registered mail a copy of the report to each taxing authority.\[14]\n
**TASKS:**

**TASK 1)** The Agency shall update disclosures required by the Act for its commissioners, advisory board members and City staff.\[15]\n
**TASK 2)** The Plan and future amendments shall be reviewed by the Planning and Zoning Board for compliance with the current Palmetto Comprehensive Plan.

**TASK 3)** The Advisory Board shall review the current enacted powers of the Agency and the powers allowed by the Act to determine recommended powers of the Agency.

**TASK 4)** The Agency may hold annual training for the Board of Commissioners, Advisory Board and staff.

**TASK 5)** The Agency shall contract an annual third party financial audit and submit it to all taxing authorities.

**TASK 6)** The agency may contract for an annual managerial audit in order to improve internal efficiencies.

**TASK 7)** The Agency shall request an interlocal agreement from the City accounting for services provided.
PROPERTY MAINTENANCE

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

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

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

POLICIES:

POLICY 1) The Agency may plan and fund enhanced code compliance within the Area at appropriate levels to reduce slum and blight conditions and to prevent additional slum and blight conditions from occurring.

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

POLICY 3) The Agency may continue to encourage compliance to standards that facilitate the preservation of sound neighborhoods that are conducive to reinvestment by residents, infill developers, and financial institutions.
TASKS:

TASK 1) The Agency may develop a Code Compliance Plan (CCP) that includes:
1. Five-year line item budget of estimated expenses and estimated performance benchmarks.
2. Include a City-wide standard established by the Governing Body and indicators (benchmarks) for code compliance in terms of City-wide standards.
3. A code compliance map 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) The Agency may develop a five-year Rehabilitation and Demolition Plan (DP) for Agency-funded demolition activities.
1. The Plan shall include 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. Include a map and five year timeline of derelict structures and amenities.
4. 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 Agency shall request that the City Code Enforcement Board annually report the quality of the City's housing stock to the Agency and Agency Advisory Board.

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

CRA FACT: PROPERTY MAINTENANCE

To make or have made all surveys and plans necessary to the carrying out of the purposes of this part; to contract with any person, public or private, in making and carrying out such plans; and to adopt or approve, modify, and amend such plans, which plans may include, but are not limited to:

Plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements.

Plans for the enforcement of state and local laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.

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

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

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

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

POLICIES:
POLICY 1) The Agency may implement and disseminate an Image Plan (IP) that positively reflects and Disseminates its programs and services, through a variety of mediums and programs.

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.

POLICY 3) The Agency should develop designs that implement the vision of the character of which the property is located, thereby promoting an identity for Palmetto.

TASKS:
TASK 1) Develop an Image Plan (IP) approved by the Agency Board that includes:
1. A five-year (5) budget of estimated expenses.
2. Include Agency sponsorships and promotions, programs and services.
3. 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, including Crime Prevention Through Environmental Design (CEPTED).

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

POLICIES:

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

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

TASKS:

TASK 1) Based on the Agency Advisory Board recommendation, the Agency Board may determine and recommend to the Governing Body that Community Policing Innovation is a power necessary to the Agency’s Goal.

TASK 2) The Agency may develop a Community Policing Innovation Plan (CPIP) that includes:

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

TASK 3) The Agency shall request an interlocal agreement from the City accounting for Community Policing Innovation services.

CRA FACT: COMMUNITY POLICING

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

Julia Ryan, Director of the LISC Community Safety Initiative.
INFRASTRUCTURE

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

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

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

POLICIES
POLICY 1) The Agency may install, construct and rebuild the following as related to the plan:
1. Streets and roads.
2. Parks and playgrounds.
3. Utilities and other public improvements.

POLICY 2) When the Agency deliberates infrastructure activities as an element of Community Redevelopment, “Green” standards and sustainability strategies may be considered.

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

POLICY 4) The Agency may prioritize improvements at intersections with unusually high accident rates.

POLICY 5) The Agency may give special priority to funding necessary transportation improvements within the designated downtown redevelopment area.

POLICY 6) The Agency shall develop and maintain an inventory and map of its natural and manmade drainage systems and other infrastructure networks.

POLICY 7) The Agency may strive to maintain existing access to the waterfront and seek opportunities to increase public access points to the waterfront.
POLICY 8) 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 9) The Agency may encourage Multimodal forms of alternative transportation such as bicycle, pedestrian and a Linear Park Trail (LPT).

POLICY 10) The Agency may consider alternative forms of intersection infrastructure such as round-a-bouts.

POLICY 11) The Agency may plan and design streetscape throughout the Area in accordance with the individualized land use district.

TASKS:

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

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

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

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

**CRA FACT: BUILDING THE CANVAS ON WHICH THE COMMUNITY PAINTS**

To provide, or to arrange or contract for, the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with a community redevelopment; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements.

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

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

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

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

POLICIES:

POLICY 1) The Agency shall encourage, to the greatest extent it determines to be feasible, private enterprise Community Redevelopment according to the Plan.

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.

POLICY 4) The Agency may provide economic incentives to encourage redevelopment of property in the Area.

TASKS:

TASK 1) The Agency may develop and implement a Community Policing Innovation Plan (CPIP) that encourages safe business, recreational and residential areas.

TASK 2) The Agency may recommend the Governing Body review and consider aligning existing land uses with the City Comprehensive Plan.

TASK 3) The Agency may consider where consistent with the public health, safety and welfare making exceptions to building regulations for Community Redevelopment according to the Plan and mandates.

TASK 4) The Agency may develop an Economic Plan (EP) that includes:
1. Alignment with Agency mandates.
2. A five-year projected budget of estimated expenses.
3. Alignment with City Comprehensive Plan (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.
b) 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 may be developed by district identifying employee and employer development.

5. An annual report of improvement to the Area Commerce may 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. DISTRICTS ANALYSIS OF THE AREA

MAP 3: CRA
Future Land Use Designations

Legend

Streets
Major Roads
PCRA 2011
Palmetto city limits
Manatee County

Future Land Use Categories
DCOMC
GCOM
HCOMIND
RD
PU
RES6
RES10
RES14
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) The Agency may create and fund a DCOMC Redevelopment Incentive Plan as part of the Economic Plan (EP) that includes but is not limited to:

2. Comprehensive Plan land use alignment incentives.
4. Linkages to code compliance, fire safety and CPTED.
5. Incentivize demolition of derelict, unsafe or unhealthy buildings.
6. Incentivize stormwater LID pretreatment and on-site storage.
7. Incentivize local (City and Area) vendor redevelopment preference.

TASK 2) The Agency may attract private investment into the DCOMC by requesting amendments to the City planning and zoning regulations and building codes as limited by law and as follows, but not limited to:

2. Commercial Apartments.
3. Over public sidewalk awnings and shade effects.
4. Parking capacity mitigation.
5. Stormwater LID capacity mitigation.

TASK 3) The Agency may develop a DCOMC Streetscape Program as part of the Infrastructure Plan (IFP):

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 DCOMC including but not limited to:
   a. Tree-lined streets.
   b. Maximize parking opportunities as follows:
      i. On-street diagonal public parking
      ii. Interior block public parking with multiple entrances and exits.
   c. Open space and public art.
   d. Wide sidewalks.
e. Unified benches, trash receptacles, and the like.
f. On-street Stormwater LID.
g. A traditional (historic) Small Town theme.

3. 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) The Agency may partner with Manatee County, State of Florida and other agencies in incentives, including new employment, directly related to the approved uses of the DCOM as an element of the Economic Plan (EP). The Agency may develop and fund community safety through the Community Policing Innovation Plan (CPIP).

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

TASK 6) The Agency may develop and fund a Commercial Rent Incentive as part of the Economic Plan (EP).

TASK 7) 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 Agency a method to establish restrictions or covenants running with the land sold or leased for private use for such periods of time and under such conditions as the Governing Body deems necessary to effectuate the purposes of the Plan.
3. Partner with the Private Sector to redevelop 5th Street frontage using the redevelopment incentives.
4. Develop the remainder of property (interior block) as 5th Street Streetscape public parking.
5. Encourage private redevelopment through the building of a model to City guidelines for the district.

TASK 8) 512 10th Avenue West (Olympia Theater).
1. If possible, allow the private market to adjust for the vacancy of the Olympia Theatre.
2. Agency incentives for this district should be offered to promote positive historic preservation redevelopment.
3. Offer incentives for private sector redevelopment of the corner parking lot.
   a. Make full use of district redevelopment incentives.
   b. Encourage Commercial Use compatible with Commercial Apartments.
   c. Displace lot parking with street parking and public parking behind building located at 924 5th Street West.

TASK 9) The Agency may facilitate Redevelopment 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 multifamily 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) The Agency may initiate a Redevelopment Incentive Plan as part of the CP:
1. Historic resources and their preservation.
2. These incentives shall align with the Comprehensive Plan.
3. Include geographic themes related to vehicular oriented design.
4. Design the plan with linkages to code compliance, fire safety and CPTED.
5. The program will include incentives for full redevelopment and new construction.
6. Provide incentives for demolition of derelict, unsafe or unhealthy buildings.
7. The plan shall give incentives to stormwater LID and onsite storage.
8. Preference for incentives given to local (City and Area) vendor redevelopment.

TASK 2) The Agency may develop a vehicular-oriented streetscape plan as part for the IFP that may include, but not limited to:
1. Roads.
2. Sidewalks.
3. Lighting.
4. Stormwater LID and storage.
5. Themed directional signage.
6. Public art.
7. Landscaping.

TASK 3) The Agency may plan and fund the purchase of necessary rights-of-way in the DCOM area for streetscape improvements related to the IFP.
TASK 4) The *Agency* may partner with Manatee County and the State of Florida in new employment incentives directly related to the approved uses of the DCOM as an element of the Economic Plan (EP).

TASK 5) The *Agency* may develop and fund a *Commercial* rent incentive as part of the Economic Plan (EP).

TASK 6) The *Agency* may improve Public Safety in the Commercial Areas as part of the Community Policing Innovation Plan (CPIP).

TASK 7) The *Agency* may develop *commercial* marketing and internet presence training as part of the Economic Plan (EP).
   1. Encourage group advertising.
   2. Assist businesses in developing affordable internet presence.

TASK 8) The *Agency* may develop a pool and facility building by the following activities, not limited to:
   1. Grouping and procurement of project properties.
   2. Design of structure and pool.
   3. Financing
   4. Leasing of facility.

TASK 9) The *Agency* may facilitate City ownership of the World War II era Palmetto High School agricultural classroom building and property at 705 10th Avenue West.
   1. Change the land use designation to Public Use.
   2. Broker transfer Agreement with the School Board of Manatee County.
   3. 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.
      e. Disposal of underground tank.
   4. Redevelop non-building property.

TASK 10) The *Agency* may maximize public parking through on-street and re-planned parking.

TASK 11) The *Agency* may create onsite stormwater collection, pretreatment and usage of stormwater.

TASK 12) The *Agency* may facilitate redevelopment opportunities.
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:

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.

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

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

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

TASK 6) The Agency may attract private investment into this district through the amendment of City planning and zoning regulations and building codes as follows, but not limited to:
1. Set-backs.
2. Parking mitigation.
3. Stormwater LID capacity mitigation.

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

2030 Palmetto Comprehensive Plan (1.4.1)
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.⁹

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

CRA FACT: BUILDING PUBLIC SAFETY
The following projects may not be paid for or financed by increment revenues:

Construction or expansion of administrative buildings for public bodies or police and fire buildings, unless each taxing authority agrees to such method of financing for the construction or expansion, or unless the construction or expansion is contemplated as part of a community policing innovation.

Florida § 163.370 Powers; counties and municipalities; community redevelopment agencies.---
GOAL:
Within the Public Use District, the elimination and/or reduction of Slum and/or Blighted Areas.

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

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

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

TASK 1) The Agency may consider developing a conceptual plan for both parks with a primary focus on Sutton first.

TASK 2) The Agency may, where appropriate, focus environmentally friendly parking on the perimeter of the park and surrounding area.

TASK 3) The Agency may consider budgeting funds to make phased improvements according to the conceptual plan.

Reviving Palmetto's Historic Parks

CRA FACT: SUTTON PARK
In the past, Sutton and Lamb Parks was the hub for celebrations and festivals. Parades, concerts and "movies in the park" still make use of the facilities; the Agency should focus resources to revive the parks.
GREEN BRIDGE FISHING PIER

TASK 1) The Agency may consider requesting the Governing body annex the entire fishing pier into the Area.

TASK 2) The Agency may not expend funds in the structural maintenance of the pier, and should not plan for redevelopment until after structural integrity is guaranteed.

TASK 3) The Agency may redevelop pier
   1. Theme as a pedestrian friendly venue.
   2. The Agency may design and install overhead historic themed pier signage with self-locking gate.
   3. Remove pier planters, where appropriate.
   4. The Agency may install historic LED lights and other amenities.

TASK 4) The Agency may fund community policing innovation bridge presence through the CPIP.

TASK 5) The Agency may review existing uses and operation to limit negative effects from end portions of pier.

CRA FACT: GREEN BRIDGE FISHING PIER

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

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


**RIVERSIDE PARK EAST AND WEST**

**TASK 1** The Agency may assist in the redevelopment of the parks, as appropriate. Limit resources to enhancement opportunities.

**TASK 2** The Agency may redesign the parks for redevelopment.

**TASK 3** The Agency may facilitate third party funding partners and grants.

**TASK 4** The Agency may redevelop seawall as an LPT multimodal facility.

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**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.

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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.

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

**TASK 1)** The **Agency** may research donation of property to the **City**.

**TASK 2)** The **Agency** may research boat ramp and parking feasibility.

**TASK 3)** The **Agency** may develop boat ramp and parking plan in conjunction with LPT, if appropriate.

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**CRA FACT: ESTUARY PARK EAST**

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

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

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

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

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

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

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

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

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

TASK 1) The Agency may research donation or purchase of needed properties to the City.

TASK 2) The Agency may research stormwater treatment feasibility and grant opportunities.

TASK 3) The Agency may develop, plan, fund and build park.

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) The Agency may develop an Area park interconnectivity strategy based in-part on the finding from the joint Agency-YMCA recreation study.

TASK 2) The Agency may research the purchase or donation of needed private property to the City.

TASK 3) The Agency may research stormwater treatment feasibility or division.

TASK 4) The Agency may develop and build the Linear Park Trail.

CRA FACT: LINEAR PARK TRAIL

Displayed are various pictures of the Indianapolis urban Linear Park Trail. This LPT services both pedestrians and cyclists and provides Low Impact Design (LID) stormwater management. The LPT should be safe and may provide exercise amenities. Using asphalt and creative striping may make the trail affordable to build.
Palmetto Community
Redevelopment Agency
Future Land Use;
Residential Use
(10 units per acre)
Legend

- Streets
- Major Roads
- NCRA 2011
- Palmetto city limits
- Manatee County
- Future Land Use Category
- RES14

Palmetto Community Redevelopment Agency
Future Land Use; Residential Use
(14 units per acre)
GOAL:
Within the Residential Use Districts, the elimination and/or reduction of Slum and Blighted Areas.

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

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) resides primarily within 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 may develop and fund the rehabilitation to City-adopted maintenance standards of affordable housing in the Area.

POLICY 2) The Agency may assist in the preservation of owner occupied Historic Resources through a matching exterior program.

POLICY 3) The Agency may assist in the exterior improvement of moderate income owner occupied through a matching exterior grant program.

POLICY 4) The Agency may consider programs and policies to ensure the provision of replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the Area.

POLICY 5) The Agency 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) The Agency may fund and approve the Property Maintenance Plan (PMP) the extent appropriate.

TASK 2) The Agency may plan and fund an Agency Residential Rehabilitation Program (RRP) plan for affordable housing, to the extent appropriate.
**NEIGHBORHOOD IMPACT:**

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

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

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

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

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

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

DESCRIPTIONS: PARCELS CURRENTLY WITHIN THE CRA BOUNDARIES

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

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

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

DESCRIPTION: ORDINANCE 259 - REVISED

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

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

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

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

PARCEL IDENTIFICATION NUMBER 25835.0020/9; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID PARCEL AND THE EAST LINE OF MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 25835.0015/9 TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID PARCEL TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41 (STATE ROAD #45); THENCE CONTINUE EASTERLY, ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID PARCEL, TO THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 41, ALSO BEING THE SOUTHEAST CORNER OF MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 25842.0000/6; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID PARCEL AND THE SOUTH LINE OF MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 25876.0000/4 TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID PARCEL TO THE POINT OF INTERSECTION OF SAID WEST LINE AND THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF 14th STREET WEST; THENCE WESTERLY, ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

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

DESCRIPTION: ORDINANCE 330

THAT CERTAIN PARCEL OF LAND WITHIN THE CITY OF PALMETTO CONSISTING OF UPLAND AND SUBMERGED LANDS, LYING IN SECTION 23, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, SAID UPLANDS AND SUBMERGED LANDS BEING BOUNDED ON THE NORTH BY RIVERSIDE DRIVE; BOUNDED ON THE WEST BY THE SOUTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF 11th AVENUE WEST; BOUNDED ON THE SOUTH BY SOUTH BOUNDARY OF MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 31216.0000/9 (SUBMERGED LANDS); AND BOUNDED ON THE EAST BY THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF 9th AVENUE WEST.
THE FOLLOWING IS A GENERAL DESCRIPTION OF LANDS WITHIN THE PALMETTO CRA DISTRICT AND IS NOT MEANT TO BE USED FOR CONVEYENCE OF TITLE IN ANY WAY.

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

PART A:

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

ALSO:

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

ALSO:

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

ALSO:

THOSE CERTAIN PARCELS OF LAND WITHIN THE CITY OF PALMETTO, LYING IN SECTION 11, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA CONSISTING OF THE FOLLOWING MANATEE COUNTY PROPERTY APPRAISER’S PARCEL IDENTIFICATION NUMBERS 24272.0000/7, 24273.0000/5, 24274.0000/3, 24276.0000/8 AND 24304.0000/8.
DESCRIPTION: ORDINANCE 555 (CONTINUED)

PART B:

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

PART C:

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

PART D:

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

PART E:

THAT CERTAIN PARCEL OF LAND WITHIN THE CITY OF PALMETTO, LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA BEING BOUNDED ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41 (STATE ROAD #45); BOUNDED ON THE NORTH BY THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 301; BOUNDED ON THE EAST BY MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 26014.0000/1 (PALM BAY MOBILE HOME PARK) AND BOUNDED ON THE EAST AND SOUTH BY MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER 26045.0000/5 (MANATEE COUNTY CIVIC CENTER). TOGETHER WITH MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBERS 26016.0000/6 AND 26014.1005/9.
DESCRIPTION: ORDINANCE 555 (CONTINUED)

PART F:

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

PART G:

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

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

HABEN BOULEVARD:

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

7TH STREET:

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

U.S. 41/301:

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

U.S. 301:

A PORTION OF THAT CERTAIN RIGHT-OF-WAY WITHIN THE CITY OF PALMETTO, LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, KNOWN AS U.S 301 (STATE ROAD #43), BEING BOUNDED ON THE WEST BY THE EASTERN 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 (WALMART PARCEL)

8TH AVENUE/BUSINESS 41:

**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 east by the east right-of-way line of U.S. 41 (State Road #45/55) and bounded on the east by the southerly extension of the east line of Manatee County Property Appraiser's Parcel Identification Number 25570.1005/1.

**11th Avenue West, 10th Avenue West & Parcels West of Ordinance 259:**
A portion of those certain right-of-ways within the City of Palmetto, lying in Sections 14 and 23, Township 34 South, Range 17 East, Manatee County, Florida, known as 11th Avenue West and 10th Avenue West, together with those certain parcels of land, lying in said Sections 14 and 23, all being bounded on the south by the south right-of-way line of Riverside Drive, bounded on the east by the westerly limits of lands included in the City of Palmetto Ordinance 259, bounded on the north by the south right-of-way line of 10th Street West and bounded on the west by the west right-of-way line of said 11th Avenue West.

**9th Avenue West:**
A portion of that certain right-of-way within the City of Palmetto, lying in Section 14, Township 34 South, Range 17 East, Manatee County, Florida, known as 9th Avenue West, being bounded on the north by the south right-of-way line of 17th Street West and bounded on the south by the south right-of-way line of 15th Street West.

**15th Street West:**
A portion of that certain right-of-way within the City of Palmetto, lying in Section 14, Township 34 South, Range 17 East, Manatee County, Florida, being bounded on the east by the west right-of-way line of 8th Avenue West and bounded on the west by the east right-of-way line of 9th Avenue West.
10th Avenue West
A portion of that certain right-of-way within the City of Palmetto, lying in Section 14, Township 34 South, Range 17 East, Manatee County, Florida, known as 10th Avenue West being bounded on the south by the north right-of-way line of 10th Street West and bounded on the north by the south right-of-way line of 17th Street West.

Lincoln Middle School Additions:
That certain parcel of land within the City of Palmetto, lying in Section 13, Township 34 South, Range 17 East, Manatee County, Florida, known as Manatee County Property Appraiser’s Parcel Identification Number 25880.0000/6.

Those certain two parcels of land within the City of Palmetto lying in Section 13, Township 34 South, Range 17 East, Manatee County, Florida, known as Manatee County Property Appraiser’s Parcel Identification Numbers 25904.0000/4 and 25904.0005/3.

That certain parcel of land within the City of Palmetto, lying in Section 14, Township 34 South, Range 17 East, Manatee County, Florida, known as Manatee County Property Appraiser’s Parcel Identification Number 26129.0000/7.

Lincoln Park Addition:
Those certain two parcels of land within the City of Palmetto lying in Section 13, Township 34 South, Range 17 East, Manatee County, Florida lying south of and adjacent to Manatee County Property Appraiser’s Parcel Identification Number 25835.0015/9 (Lincoln Park) known as the following: Manatee County Property Appraiser’s Parcel Identification Number 25986.0000/1 and that portion of Manatee County Property Appraiser’s Parcel Identification Number 25785.0000/7 lying directly south of and adjacent to Lincoln Park parcel.

Race Trac Additions:
Those certain three parcels of land within the City of Palmetto, lying in Section 12, Township 34 South, Range 17 East, Manatee County, Florida, known as Manatee County Property Appraiser’s Parcel Identification Numbers 25570.1005/1,25502.0000/6 and 25503.0000/4.

Also:
A portion of that certain right-of-way as shown on the Plat of R.F. Willis Plat of Memphis, (Plat Book 1, Page 168) lying in Section 12, Township 34 South, Range 17 East, Manatee County, Florida, lying between Blocks 4 and 17 of said Plat, being bounded on the west by the east right-of-way line of U.S. 41 (State Road # 45/55) and bounded on the East by the southerly extension of the east line of Manatee County Property Appraiser’s Parcel Identification Number 25502.0000/6.

Parcels in Area of Hungry Howies:
That certain parcel of land within the City of Palmetto, lying in Section 11, Township 34 South, Range 17 East, Manatee County, Florida, known as Palmetto Warehouse, a Commercial Condominium (Condominium Book 33, Pages 187-190).

Also:
Those certain three parcels of land within the City of Palmetto, lying in Section 11, Township 34 South, Range 17 East, Manatee County, Florida, known as Manatee County Property Appraiser’s Parcel Identification Numbers 24243.0000/8, 24254.0000/5 and 24256.0000/0.
17th STREET PARK:
THAT CERTAIN PARCEL OF LAND WITHIN THE CITY OF PALMETTO, LYING IN SECTION 14, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING KNOWN AS MANATEE COUNTY PROPERTY APPRAISER’S PARCEL IDENTIFICATION NUMBER 26629.0000/6 (CITY OF PALMETTO 17TH STREET PARK).

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

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

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

ALSO:
THAT CERTAIN PARCEL OF LAND WITHIN THE CITY OF PALMETTO, LYING IN SECTION 11, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, LYING NORTH OF AND ADJACENT TO JACKSON PARK UNIT ONE (PLAT BOOK 13, PAGE 79), SAID PARCEL KNOWN AS MANATEE COUNTY PROPERTY APPRAISER’S PARCEL IDENTIFICATION NUMBER 24386.0000/9.

PARCELS NORTH OF U.S. 301/WEST OF CANAL ROAD
THOSE CERTAIN ELEVEN 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 25829.0000/3, 25823.1000/5, 25767.0002/1, 25770.0005/8, 25776.0000/6, 25780.0000/8, 25794.0000/9, 25988.0000/9, 25821.0010/9, 25997.0010/9 AND 25997.0005/9.

PARCELS NORTH OF U.S. 301/EAST OF CANAL ROAD
THOSE CERTAIN FIVE PARCELS 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 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 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.

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 LINE 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
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; CONFERING 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 Moffner
Dr. David Krull

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

Section 3. The Community Redevelopment Agency created in Section 1 hereof shall be governed by and shall act in conformity with the provisions of the Redevelopment Act and this ordinance, as either shall be amended from time to time.
Section 4. The area of operation of the Community Redevelopment Agency shall be the Redevelopment Area as described in Exhibit "A" attached hereto.

Section 5. Regardless of any powers granted to the Community Redevelopment Agency by the Redevelopment Act, the Council shall retain and may exercise the powers 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 163.365, 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

(Seal)

Mayor

City Clerk
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, 1982, 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
hereeto."
Section 2. This Ordinance shall take effect immediately upon its publication and approval according to law.


Passed in Regular Session this 17th Day of August, 1987.

[Signatures]

Mayor

City Clerk
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:

City Ordinance 330 (1988) Page 1
ORDINANCE NO. 330

"Section 1. 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:

31213.0000/7
31221.0000/5
31241.0000/9

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


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

MAYOR

ATTEND:

CITY CLERK

City Ordinance 330 (1988) Page 2
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 operation of the Community
Redevelopment Agency; and

WHEREAS, on February 25, 1988, the Council adopted Ordinance
No. 330, expanding the area of operation 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:

City Ordinance 555 (1996) Page 1
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:

<table>
<thead>
<tr>
<th>D.P.I.D. Numbers</th>
<th>Property IDs</th>
</tr>
</thead>
<tbody>
<tr>
<td>24241.0000/2</td>
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<tr>
<td>24261.0000/0</td>
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<tr>
<td>24251.0000/1</td>
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<tr>
<td>24259.0000/6</td>
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<tr>
<td>24260.0000/2</td>
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<tr>
<td>24272.0000/7</td>
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<tr>
<td>24273.0000/5</td>
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<td>24276.0000/8</td>
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<td>25800.1030/0</td>
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<td>25816.0000/0</td>
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<tr>
<td>25823.0000/6</td>
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</table>

City Ordinance 555 (1996) Page 2
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

City Ordinance 555 (1996) Page 3
### APPENDIX C: CRA FIVE YEAR PROJECTED BUDGET

<table>
<thead>
<tr>
<th>MAJOR PROJECT</th>
<th>This Year</th>
<th>2011-12</th>
<th>2012-13</th>
<th>2013-14</th>
<th>2014-15</th>
<th>2015-16</th>
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<tbody>
<tr>
<td>5th Street LID Streetscape</td>
<td>$610K</td>
<td>$500K</td>
<td>$500K</td>
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<td>$500K</td>
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<td></td>
<td>Design</td>
<td>SWFWMD Grant ($585K)</td>
<td>SWFWMD Grant ($585K)</td>
<td>SWFWMD Grant ($585K)</td>
<td>SWFWMD Grant ($585K)</td>
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<td>Sutton Park</td>
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<td>Phase 2</td>
<td>Phase 3</td>
<td>Phase 3</td>
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<td>Martin Luther King Park</td>
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<td>Design</td>
<td>SWFWMD Grant App</td>
<td>SWFWMD Grant App</td>
<td>SWFWMD Grant App</td>
<td>SWFWMD Grant App</td>
<td>SWFWMD Grant App</td>
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<td>Linear Park Trail (LPT) with LID</td>
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<tr>
<td></td>
<td>Conceptual Design MPO Grant App</td>
<td>Conceptual Design MPO Grant App</td>
<td>Conceptual Design MPO Grant App</td>
<td>Conceptual Design MPO Grant App</td>
<td>Conceptual Design MPO Grant App</td>
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<tr>
<td>10th Avenue LID Streetscape (10th Street south to Riverside Drive)</td>
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<td>$100k</td>
<td>$300K</td>
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<td>Conceptual Design MPO Grant App</td>
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<td>CRA Building</td>
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<td></td>
<td>Design</td>
<td>Carryover</td>
<td>Carryover</td>
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<td>8th Ave ROW</td>
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<td>Police Dept.</td>
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<td></td>
<td>As Needed</td>
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<td>Estimated Project Total</td>
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<td>950K</td>
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<td>SERVICE</td>
<td>This Year</td>
<td>2011-12</td>
<td>2012-13</td>
<td>2013-14</td>
<td>2014-15</td>
<td>2015-16</td>
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<tr>
<td>Policing Plan</td>
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<td>Res. Rehab</td>
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<td>Image Plan</td>
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<td>Demo Plan</td>
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<td>Code Plan</td>
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<td>Area Survey</td>
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<td>Infrastructure Plan</td>
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<td>Economic Plan</td>
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<td>1. Storefront</td>
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<td>2. Incentives</td>
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<td>As Needed</td>
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<td>As Needed</td>
<td>As Needed</td>
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<tr>
<td>3. Training</td>
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<td>$10K</td>
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<tr>
<td>Estimated Service Total</td>
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<td>$1.157M</td>
<td>$1.137M</td>
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<td>$1.122M</td>
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<td>TOTAL PROGRAM</td>
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<td>$2.269M</td>
<td>$2.107M</td>
<td>$2.037M</td>
<td>$1.992M</td>
<td>$1.972M</td>
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96
<table>
<thead>
<tr>
<th>DESIGNATION</th>
<th>USE</th>
<th>DENSITY/INTENSITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>DCOMC</td>
<td>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.</td>
<td>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).</td>
</tr>
<tr>
<td>GC</td>
<td>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.</td>
<td>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.</td>
</tr>
<tr>
<td>HCOMIND</td>
<td>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.</td>
<td>Density/Intensity: Up to 1.0 floor area ratio (FAR).</td>
</tr>
<tr>
<td>PC</td>
<td>Permitted Uses: Single family detached, semi-detached, attached and multi-family residential; neighborhood and general commercial; and low to medium intensity office uses.</td>
<td>Density/Intensity: The base density permitted in this land use category is 26 du/ac as provided in the City’s Land Development Regulations. For those portions of this land use category located within the CHHA, the maximum density shall be an average of the existing and future density of adjacent and surrounding properties pursuant to Policy 8.5.7 of this Plan. The maximum density of the PC category is 45 du/ac with applicable density bonus; however, existing densities and FLUE plan category densities of adjacent and surrounding development shall be considered when determining the density permitted for a specific project. For purposes of this document, adjacent property shall include those properties an equal dimensional distance to the north, south, east and west of the subject property. For example, if the subject property is 250 feet wide by 287 feet deep with the width running east-west and the depth running north-south, all properties 250 feet east and west of the subject property shall be included in the averaging formula.</td>
</tr>
<tr>
<td>PF</td>
<td>Permitted Uses: Public Service Facility uses shall be reviewed by the City Commission on a case-by-case basis to ensure compatibility.</td>
<td>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.</td>
</tr>
<tr>
<td>Area</td>
<td>Permitted Uses</td>
<td>Density/Intensity</td>
</tr>
<tr>
<td>------</td>
<td>----------------</td>
<td>------------------</td>
</tr>
<tr>
<td>PU</td>
<td>This District includes existing and planned government-owned parks, marinas, open space, schools, and other recreational facilities.</td>
<td>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.</td>
</tr>
<tr>
<td>RES6</td>
<td>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.</td>
<td>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.</td>
</tr>
<tr>
<td>RES10</td>
<td>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.</td>
<td>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.</td>
</tr>
<tr>
<td>RES14</td>
<td>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.</td>
<td>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.</td>
</tr>
</tbody>
</table>
APPENDIX E: LAND USE CHRONOLOGY OF THE CRA
Map 6: Palmetto CRA Educational Land Use Chronology
Map 9:
Palmetto CRA Mixed Use Land Use Chronology

Legend
- Mixed Use Land Use
  - No Year Built data
  - Year Built:
    - 1941 - 1850
    - 1951 - 1960
    - 1961 - 1970
    - 1971 - 1980
    - 1981 - 1990
    - 1991 - 2000
    - 2001 - Present

Mixed Use Development within the CRA
Map 12: Palmetto CRA Recreation Land Use Chronology
PART SIX: REFERENCES

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

111
Florida Statute 163.356 Creation of community redevelopment agency (1)

Florida Redevelopment Association Website (http://www.redevelopment.net/crafaq.aspx)

Florida Statute 163.358 Exercise of powers in carrying out community redevelopment and related activities (1)

Florida Statute 163.358 Exercise of powers in carrying out community redevelopment and related activities (2)

Florida Statute 163.358 Exercise of powers in carrying out community redevelopment and related activities (3)

Florida Statute 163.358 Exercise of powers in carrying out community redevelopment and related activities (4)

Florida Statute 163.358 Exercise of powers in carrying out community redevelopment and related activities (5)

Florida Statute 163.358 Exercise of powers in carrying out community redevelopment and related activities (6)

Florida Statute 163.356 Creation of community redevelopment agency (3) (a)

City Ordinance Number 264, § 8, 5-19-86

City of Palmetto Ordinance Number 264, § 1, 5-19-86

City Ordinance Number 526, § 1, 11-21-94; Ord. No. 07-917, § 2, 2-26-07; Ord. No. 09-985, § 1, 2-23-09

Florida Statute 163.370 Powers; counties and municipalities; community redevelopment agencies (3) (c)

Florida Redevelopment Association Website (http://www.redevelopment.net/crafaq.aspx)

Florida Statute 163.387 Redevelopment trust fund. (8)

City Ordinance Number 526, § 1, 11-21-94; Ord. No. 07-917, § 2, 2-26-07; Ord. No. 09-985, § 1, 2-23-09

Florida Statute 163.367 Public officials, commissioners, and employees subject to code of ethics (1)

Florida Statute 163.370 Powers; counties and municipalities; community redevelopment agencies (2)(h)

Florida Statute 163.367 Public officials, commissioners, and employees subject to code of ethics (1)

City of Palmetto 2030 Comprehensive Plan (3.2.1)

City of Palmetto 2030 Comprehensive Plan (3.2.3)

City of Palmetto 2030 Comprehensive Plan (3.2.2)

Florida Statute 163.370 Powers; counties and municipalities; community redevelopment agencies (2)(b)

Florida Statute 163.345 Encouragement of the Private Sector (1)

Palmetto Downtown Design Guidelines (3)

Florida Statute 163.335 Findings and Declarations of Necessity (1)

Florida Statute 163.340 Definitions (23)

Florida Statute 163.360 Community Redevelopment Plan (7)(c)

Palmetto Downtown Design Guidelines (12)

Florida Statute 163.358 Exercise of powers in carrying out community redevelopment and related activities (3)(a)

163.370 Powers; counties and municipalities; community redevelopment agencies (2) (d)

City of Palmetto 2030 Comprehensive Plan (9.2.12)

City of Palmetto 2030 Comprehensive Plan (1.1.3)

City of Palmetto 2030 Comprehensive Plan (2.2.6)

City of Palmetto 2030 Comprehensive Plan (2.8.4)

City of Palmetto 2030 Comprehensive Plan (6.6.1)

City of Palmetto 2030 Comprehensive Plan (8.3.4)

Florida Statute 163.360 Community redevelopment plans (7) (c)

City of Palmetto 2030 Comprehensive Plan (2.6)

Florida Statute 163.335 Findings and declarations of necessity. (1)

Florida Statute 163.345 Encouragement of private enterprise. (1)

Florida Statute 163.345 Encouragement of private enterprise. (1)

Florida Statute 163.340 Definitions. (8)

City of Palmetto 2030 Comprehensive Plan (page 10)

City of Palmetto 2030 Comprehensive Plan (1.10.4)

City of Palmetto 2030 Comprehensive Plan (page 10)

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City of Palmetto 2030 Comprehensive Plan (page 17)
Florida Statute 163.370 Powers; counties and municipalities; community redevelopment agencies. (3) (a)

Florida Statute 163.370 Powers; counties and municipalities; community redevelopment agencies. (2) (b)