

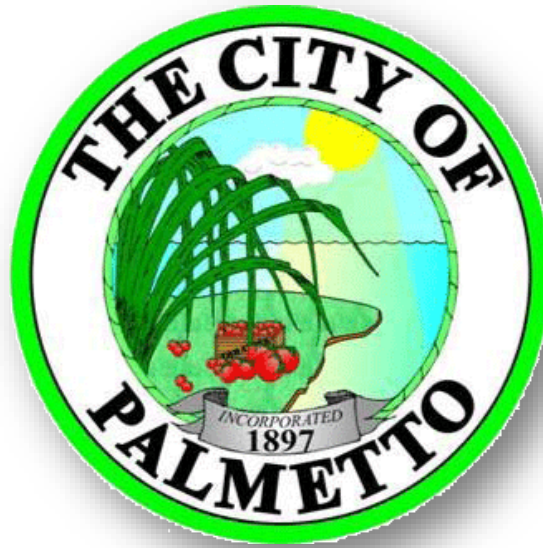
Community Redevelopment Agency

2016-2020 Community Redevelopment Plan

Palmetto, Florida

JBurton@Palmettofl.org

12/8/2015



COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMETTO

PRESIDING OFFICER:

Shirley Groover Bryant, FRA-RP

BOARD OF COMMISSIONERS:

Tamara Cornwell

Jonathan Davis

Harold Smith

Tambra Varnadore

Brian Williams, FRA-RP

ADVISORY BOARD MEMBERS:

Barbara Gaulien

Roberto Gonzales

McArthur Sellars

STAFF:

Jeff Burton, FRA-RA

Antoinette Kilgore

Robert Marble

Jenny Silverio

LEGAL:

Mark Barnebey

Scott Rudacille

AWARDS

FIFTH STREET STREETScape PROJECT

1. 2014 Tampa Bay Regional Planning Council Future of the Region award in Development/Infrastructure category.
2. 2014 Keep Manatee Beautiful - Landscaping Image award.

SUTTON PARK

1. 2013 Hardscape North America Trade Show Clay Brick (Permeable) award.
2. 2013 Brick Industry Association Brick in Architecture gold award.
3. 2015 Tampa Bay Regional Planning Council Future of the Region award in Natural Resources/The Environment category.

DR. MARTIN LUTHER KING, JR. PARK

1. 2015 Tampa Bay Regional Planning Council Future of the Region Award in Natural Resources/The Environment category.

DOWNTOWN COMMERCIAL CORRIDOR REDEVELOPMENT INCENTIVES

1. 2014 Florida Redevelopment Association - It Works Corporate Headquarters Fiscal Impact Analysis.



GRANTS

FIFTH STREET STREETScape

1. Southwest Florida Water Management District \$582,000 cooperative funding grant.
2. EPA/MPO 41 corridor assessment grant \$50,000 (estimate).

DR. MARTIN LUTHER KING, JR. PARK

1. Southwest Florida Water Management District \$250,000 cooperative funding grant.
2. EPA/MPO 41 corridor assessment grant \$50,000 (estimate).

WARD 1 PHASE 2

1. Community Development Block Grant \$750,000.

PALMETTO RIVERSIDE PARK BOAT RAMP

1. West Coast Inland Navigational District \$350,000 grant.
2. Southwest Florida Water Management District \$250,000 cooperative funding grant.
3. Florida Municipal Insurance Trust safety grant \$6,000.

PALMETTO MULTI-MODAL COORIDOR - PHASE 1

1. Florida Department of Transportation \$1,000,000 funding.
2. Southwest Florida Water Management District \$870,000 cooperative funding grant.
3. Florida Municipal Insurance Trust safeties grant \$6,000.

PALMETTO DOWNTOWN DESIGN CODE AND INCENTIVE PLAN

1. Florida Department of Economic Opportunity \$25,000 planning grant.



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CRA FACT: SAMUEL SPARKS LAMB

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

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

Merab Michal Favorite Palmetto, Images of America



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.

Merab Michal Favorite Palmetto, Images of America

PART ONE: DEFINITIONS

See EXHIBIT A: DEFINITIONS under Reference Documents.

PART TWO: BACKGROUND

I. AUTHORITY TO UNDERTAKE COMMUNITY REDEVELOPMENT

This document has been prepared under the direction of the Community Redevelopment Agency of the City of Palmetto (*Agency*) in accordance with the "Community Redevelopment Act of 1969", F.S. 163, Part III (*Act*). *See SECTION 11-45 under EXHIBIT B: CITY ORDINANCES in Reference Documents.*

II. CREATION OF THE COMMUNITY REDEVELOPMENT AGENCY

The *Governing Body* has previously hereby made a "finding of necessity" as required by the *Act* and found that there was a need for an *Agency* to function in the *Area* to carry out *Community Redevelopment* purposes, the *Governing Body* created a public body corporate and politic to be known as a "Community Redevelopment Agency." The *Agency* was constituted as a public instrumentality, and the exercise by the *Agency* of the powers conferred by the *Act* was deemed and held to be the performance of an essential public function. Pursuant to the *Act*, there is hereby created a public body corporate and politic to be known as the community redevelopment agency. *See SECTION 11-41 under EXHIBIT B: CITY ORDINANCES in Reference Documents.*

ORIGIN OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMETTO

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.

GOVERNANCE OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMETTO

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. *See SECTION 11-43 in EXHIBIT B: CITY ORDINANCES and EXHIBIT C: RULES OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMETTO in Reference Documents.*

THE COMMUNITY REDEVELOPMENT AGENCY BOARD OF COMMISSIONERS

Pursuant to the *Act*, the City Commission began service as the *Agency* Board of Commissioners on January 26th, 2009. *See SECTION 11-42 in EXHIBIT B: CITY ORDINANCES in Reference Documents.*

FISCAL YEAR AND BUDGET OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMETTO

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. ***See SECTIONS 11-46, 47 and 48 in EXHIBIT B: CITY ORDINANCES in Reference Documents.***

THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMETTO TRUST FUND

There is hereby established and created, in accordance with the provisions of the *Act*, a community redevelopment trust fund for the community redevelopment area, which fund shall be determined, utilized and expended for the purposes of and in accordance with the plan, including any amendments or modifications thereto approved by the City Commission. ***See DIVISION 3-COMMUNITY REDEVELOPMENT TRUST FUND in EXHIBIT B: CITY ORDINANCES in Reference Documents.***

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMETTO ADVISORY BOARD

The Community Redevelopment Advisory Board was established on February, 23rd 2009. ***See DIVISION 4-COMMUNITY REDEVELOPMENT ADVISORY BOARD in EXHIBIT B: CITY ORDINANCES in Reference Documents.***

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. ***See SECTIONS 11-45, in EXHIBIT B: CITY ORDINANCES in Reference Documents.***

IV. THE COMMUNITY REDEVELOPMENT AREA

Community Redevelopment Agency Of the City of Palmetto TABLE 1: CRA ACREAGE BY CHRONOLOGY			
AREA DESIGNATION	ACREAGE	CITY	CRA
City of Palmetto	3124.34 (Land Only)	--	--
AREA A	537.25	17.20%	42.35%
AREA B	45.33	1.45%	3.57%
AREA C	19.96	0.64%	1.57%
AREA D	447.46	14.32%	43.00%
AREA E	218.68	7.00%	17.24%
Total CRA	1268.65	40.61%	100%

Pursuant to the *Act*, the *Area* must be a *Slum Area*, a *Blighted Area*, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly. According to the *Governing Body*, the area of operation of the *Agency* shall be the redevelopment area which shall be on file in the City Clerk's office.

The area of the City of Palmetto is approximately 3,124 land acres. The *Area*, with the expansion of this plan is approximately 1,268.65 land acres and generally consists of the older central core of the

City which had become deteriorated due to age, obsolescence, and the lack of investment. The *Area* is approximately 40.61% land acres of the City. While parts of the *Area* have been revitalized as a result of *Community Redevelopment* efforts over the years, many parts of the *Area* still suffer from *Slum Areas* and *Blight Areas*. Unfortunately, a deteriorating area is self propagating, and as conditions worsen, residents and private businesses become less willing to put financial resources into the *Area*. It is this cycle which severely limits the ability of private enterprise to stop the spread of slum and blight without public assistance. TABLE 1: CRA ACREAGE BY CHRONOLOGY identifies the established *Area* through the past actions of the *Governing Body* (All acreage is approximate).

The following "Finding of Necessity" for:

1. The initial 537.25 acre *Area*, designated as AREA A, was adopted by City Ordinance No. 259 on November 4th, 1985.
2. An additional 45.33 acres, designated as AREA B, was adopted by City Ordinance No. 323 on August 17th, 1987.
3. An additional 19.96 acres, designated as AREA C, was adopted by City Ordinance No. 330 on February 25th, 1988.
4. An additional 447.46 acres, designated as AREA D, was adopted by City Ordinance No. 555 on March 19th, 1996.
5. An additional 218.68 acres, designated as AREA E, was adopted by City Ordinance No. 2011-35 on December 19th, 2011.

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

V. THE COMMUNITY REDEVELOPMENT PLAN

All *Community Redevelopment* activities expressly authorized by the *Act* and funded by *Increment Revenue* 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.

Chapter 163.362 specifies the contents of a redevelopment plan. The text of the statute is shown below in *italics*, followed by the location in the *Plan* documents where each of the required elements can be found-Shown in <BOLD>.

Intents of community redevelopment plan.--Every community redevelopment plan shall:

1. *Contain a legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries shown in the plan.*

APPENDIX A: LEGAL DESCRIPTION AND APPENDIX B: REASONINGS FOR ESTABLISHING BOUNDARIES.

2. *Show by diagram and in general terms:*

- a. *The approximate amount of open space to be provided and the street layout.*

APPENDIX C: OPEN SPACE PROVISION AND STREET LAYOUT

- b. *Limitations on the type, size, height, number, and proposed use of buildings.*

APPENDIX D: BUILDING USE, TYPE, SIZE, HEIGHT AND NUMBER LIMITS

- c. *The approximate number of dwelling units.*

APPENDIX E: APPROXIMATE NUMBER OF DWELLING UNITS

- d. *Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.*

APPENDIX F: INTENDED PUBLIC PARKS, RECREATIONAL AREAS, STREETS, PUBLIC UTILITIES AND IMPROVEMENTS.

3. *If the redevelopment area contains low or moderate income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.*

APPENDIX G: NEIGHBORHOOD IMPACT ELEMENT

4. *Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area.*

APPENDIX H: SPECIFICALLY AND PUBLICALLY FUNDED PROJECTS

5. *Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan.*

The Plan was prepared using an extensive public participation process and was developed using sound planning principles, thus ensuring that the redevelopment will be carried out.

6. *Provide for the retention of controls and the establishment of any restrictions or covenants running with 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 this part.*
Not applicable. This is a plan for an existing neighborhood, and it is not anticipated that large segments of public property will be sold or leased for private use. If any are, the City and the CRA will follow its standard developer agreement process to ensure the retention of controls over public land.

7. *Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.*

The City and CRA will follow all applicable statutory requirements if relocation of residents is required.

8. *Provide an element of residential use in the redevelopment area if such use exists in the area prior to the adoption of the plan or if the plan is intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly, or if the plan is not intended to remedy such shortage, the reasons therefor.*

Pages 36-38: HOUSING.

Page 61: RESIDENTIAL

9. *Contain a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the Community Redevelopment Agency, the county, or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with Increment Revenues.*

APPENDIX I: DETAILED STATEMENT OF THE PROJECT COSTS OF THE REDEVELOPMENT

10. *Provide a time certain for completing all redevelopment financed by Increment Revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the plan is approved, adopted, or amended pursuant to s. 163.361(1). However, for any Agency created after July 1, 2002, the time certain for completing all redevelopment financed by Increment Revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted.*

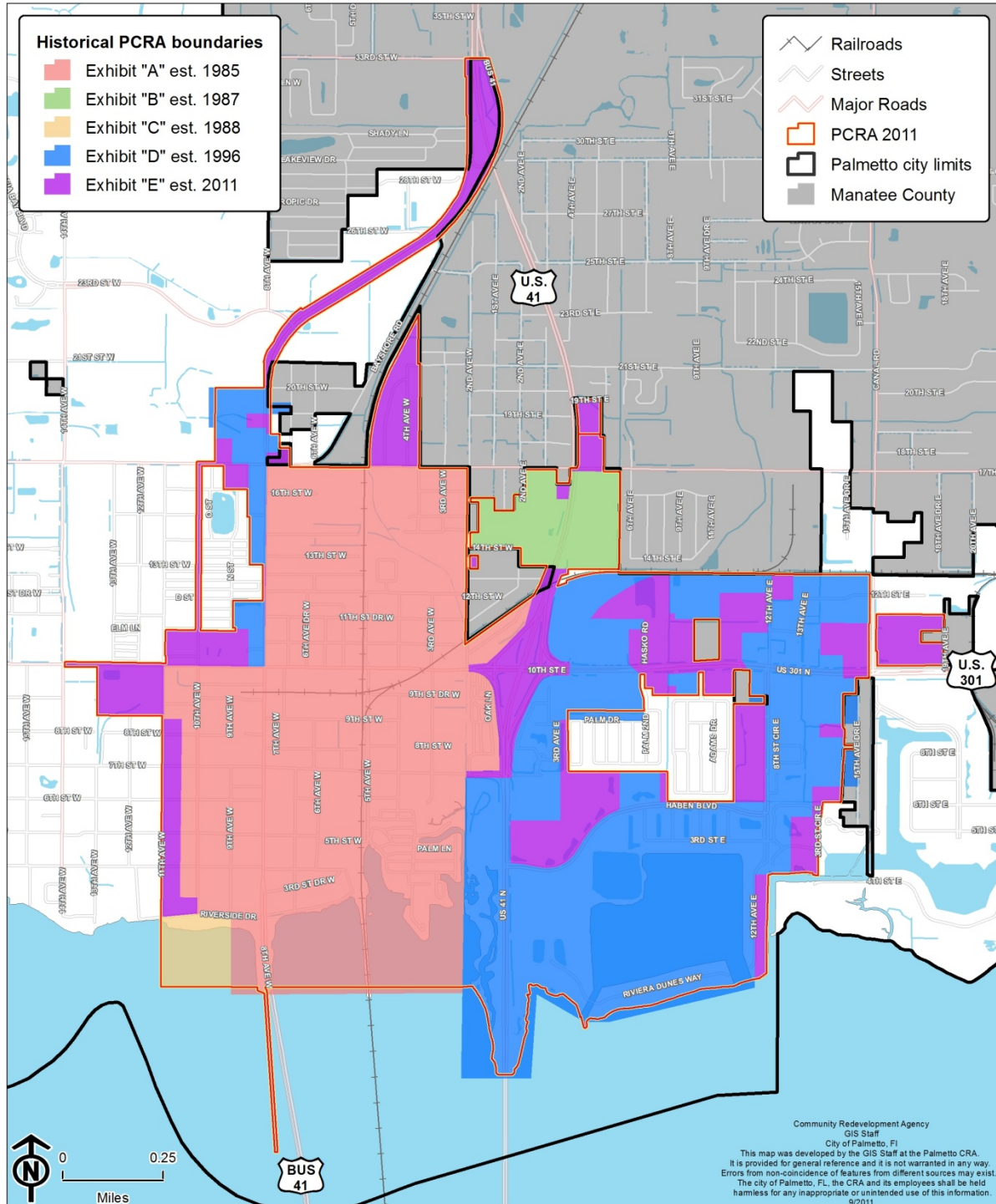


All Community Redevelopment activities financed by Increment Revenues shall be completed no later than December 18th, 2041 following the adoption of this Plan.

America



Map 1: Boundaries & Chronology of the Geographic CRA;

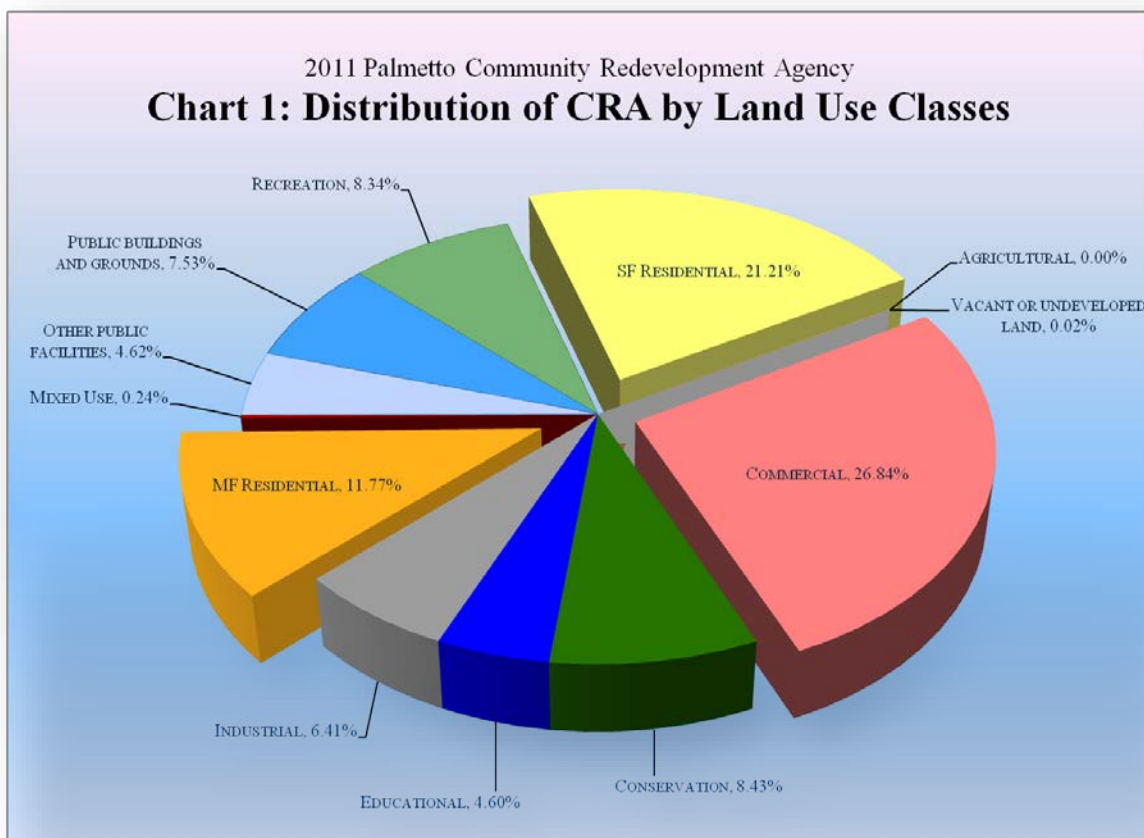


PART THREE: EXISTING CONDITIONS

I.GENERAL DESCRIPTION OF THE REDEVELOPMENT AREA

EXISTING LAND USE

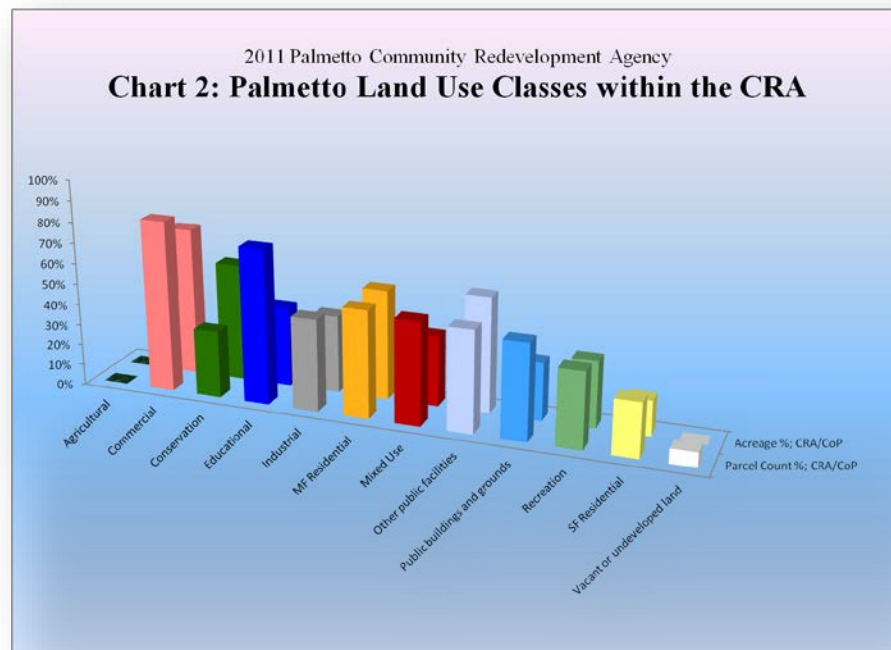
Existing land uses in the *Area* follow patterns of historical development activity, and the requirements of existing and past zoning districts. There are approximately 1,050 acres of land within the *Area*, including public rights-of-way. In order to visualize land usage in the *Area*, the *Agency*,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



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

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

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



GEOGRAPHIC AGGREGATE ANALYSIS

II. LAND USE DESCRIPTIONS OF THE REDEVELOPMENT AREA

GEOGRAPHIC COMMERCIAL ANALYSIS

Commercial land use accounts for 25.46% of the Area by acreage and 13.50% by parcel count. The Old Main Street and Original Riverside Dock Area was the nucleus for the oldest (1880 to 1990) scattering of Commercial development. The data relates that this trend slowly spread out until the CSX railroad tracks were established. This cheaper form of transportation drew heavy commercial development to the east, while the lighter commercial remained in the historic downtown and by the water (1951 to 1960). The newest Commercial (2001 to Present) tends to gravitate toward certain vehicular transportation corridors such as 8th Avenue West (US Business 41), 10th Avenue West (Old Main Street), 10th Street West (Hwy 301), and US 41. A development-over-time chart analysis yields interesting results. Generally, the peaks in commercial development within the CRA follow national economic trends. There was a consistent economic trend of growth and decline that peaked in the 1920's, 1950's, 1980's and mid 2000's and bottomed in the 1930's, 1970's, 1990's and late 2000's. The overall number of parcels developed fell while the acres developed rose. This is due to the opening of a Wal-Mart on 508 10th Street East. The Wal-Mart occupies 31.005 acres on a single parcel. This explains the sharp climb in acres developed while the number of total parcels developed fell.

INSTITUTIONAL ANALYSIS

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

OTHER ANALYSIS

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

PROFESSIONAL ANALYSIS

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

PUBLIC FACILITY ANALYSIS

Public facilities accounts for 16.61% of the *Area* by acreage and 4.20% by parcel count. The Old Main Street and Original Riverside Dock Area was the nucleus for the oldest (1880 to 1900) Public Facilities. The progress of Public Facility development follows a trend of larger acre availability. This results in the Public Facility development being on the outer reaches of the CRA and the City (1951 to 1960) away from the more dense residential and commercial areas. The most recent Public Facility development has followed the previous time period's development path relying on larger acre areas to the outer areas of the CRA and City (2001 to present). The development-over-time chart for Public Facility displays the relatively low number of parcels in contrast to the high acreage being developed. This is primarily due to this development categories' composition of publicly owned land and utility owned land. For instance, the spike in acres developed in the 1951 - 1960 decade was due primarily to the opening of Lincoln Middle School at 305 17th Street East in 1960. Lincoln Middle School is comprised of 13 parcels totaling approximately 21.8 +/- acres. The next spike in 1985 is the building of a Florida Power and Light substation at 1253 12th Avenue East which is one parcel and 10.38 acres. The most recent spike in Public Facility development comes with the establishment of Lincoln Community Park, 501 17th Street East, which is a single parcel of 17.37 acres.

PUBLIC USE ANALYSIS

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

RESIDENTIAL ANALYSIS

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

TRANSPORTATION ANALYSIS

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

WAREHOUSE/INDUSTRIAL ANALYSIS

Warehouse/Industrial land use accounts for 6.62% of the *Area* by acreage and 3.18% by parcel count. Warehouse/Industrial development is clustered in distinct areas within the CRA. The clusters begin in the waterfront area in the 1930's and 1940's. While there is a slight increase in Warehouse/Industrial development in the 1951 to 1960 period the majority of the Warehouse/Industrial development occurred during the span of 1981 to 2000. This twenty year span saw the development of 16 parcels during 1981 to 1990 and 12 parcels during 1991 to 2000. This development accounts for 62.2 % of all Warehouse/Industrial development in the *Area*. During this time the Warehouse/Industrial development clustered on the four corners of the train tracks intersection framed by 7th Avenue West in the west, 9th Street West in the south, 3rd Avenue West in the east and 10th Street West in the north. The most recent Warehouse/Industrial development (2001 - Present) is in the northeastern part of the *Area* and is bounded by Canal Road on the east, the train tracks on the north, 12th Avenue East in the west and US 301/10th Street East in the south.

EXISTING TRAFFIC CIRCULATION

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

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

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

DOWNTOWN PARKING

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

III. GENERAL HOUSING CONDITIONS

The approximate number of dwellings within the Palmetto Community Redevelopment Area in 2010 is 2,363. This approximation was generated by first identifying parcels classified as "Residential" by the Palmetto City planner. Then the number of dwellings within the residential parcels was determined using the Special Address file which gives a spatial designation to every address within Manatee County. The latest Special Address file, created in Q3 2009 is updated quarterly by the Manatee County Information Systems Department and functions as the primary method of address locating in the dispatching of 911 calls."

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

CRA FACT: THE LINCOLN COMMUNITY

The story of Lincoln Memorial High School in Palmetto -- Manatee County's only all-black high school -- may not sound familiar to you now because it's no longer there. But during the 60's, Lincoln was legendary...all because of its football team. ...You see, these guys had chemistry and they were good. The team was coached under Eddie Shannon, whose winning percentage is still unofficially the best in Florida.



IV. GEOGRAPHIC DISTRICTS

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

Community Redevelopment Agency Of the City of Palmetto TABLE 2: CRA FUTURE LAND USE CATEGORIES	
DISTRICT	DESCRIPTION
DCOMC	Downtown commercial core
GCOM	General commercial
HCOMIND	Heavy commercial industry
PC	Planned community development
PF	Public facility
PU	Public use
RES-6	Residential use (6 units per acre)
RES-10	Residential use (10 units per acre)
RES-14	Residential use (14 units per acre)

CRA FACT: THE AGENCY AND THE COMPREHENSIVE PLAN

The community redevelopment plan shall conform to the comprehensive plan...

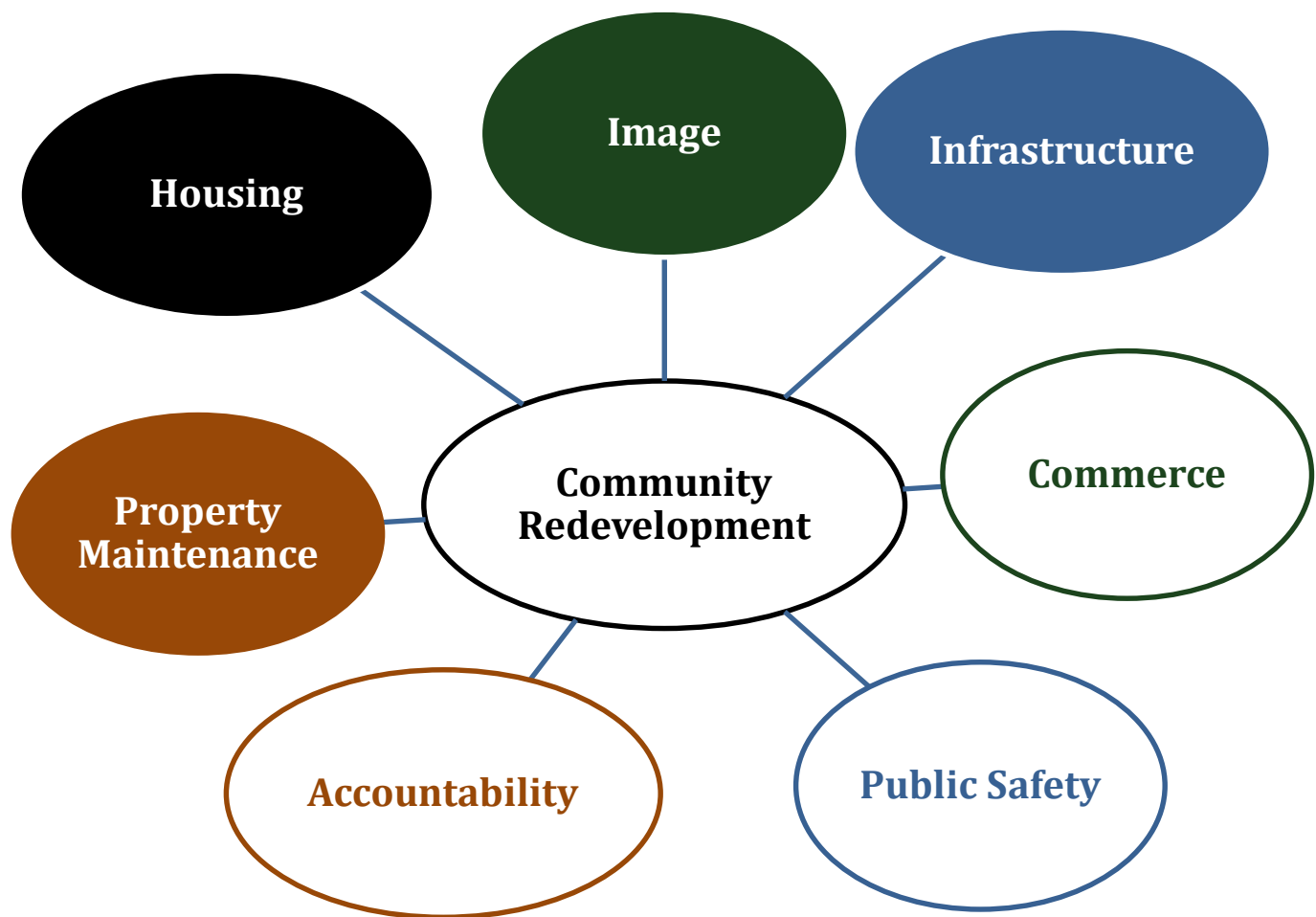
Florida §163.360 Community redevelopment plans.--

PART FOUR: ANALYSIS

I. ANALYSIS

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

II. GENERAL ANALYSIS OF THE CRA AREA



ACCOUNTABILITY

GOAL:

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

INTENT:

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

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

POLICY:

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

TASKS:

The *Agency* may:

- TASK 1) Hold training for the Board of Commissioners, Advisory Board and staff.
- TASK 2) Actively participate in associations that promote *Agency* professionalism and are aligned with the *Plan*.



TASK 3) Where applicable, seek funding partners and grants to assist in its mission.

TASK 4) Perform a third party managerial audit.

TASK 5) Require interlocal agreements with mission partners.



PROPERTY MAINTANENCE

GOAL:

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

INTENT:

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

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

POLICIES:

The *Agency* may assist the City:

POLICY 1) Promote *Intensified* code compliance efforts in the *Area* to maintain regular compliance activities, especially of relatively older housing or rental housing.

POLICY 2) Encourage neighborhood conservation by providing code enforcement, removing blight or unsanitary conditions, and concentrating law enforcement efforts to create safe, livable neighborhoods conducive to reinvestment by residents, infill developers, and financial institutions.

POLICY 3) Use incentives and other programs to aid code compliance.

POLICY 4) With intensified maintenance in the *Area*. Especially with Low Impact Development (LID) and other *Agency* enhanced public projects.

POLICY 5) Provide staff training related to *Area* code compliance, especially training related to the following conditions of a *Blighted Area*:

- a) Unsanitary or unsafe conditions;
- b) Deterioration of site or other improvements;
- c) Building code violations.



IMAGE

GOAL:

For the purpose of *Dissemination* through the elimination and/or reduction of *Slum* and *Blighted Areas* in the *Area*, the *Agency* creates an image of “Palmetto” that promotes a safe, vibrant, diverse, quaint, developing and redeveloping community.

INTENT:

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

1. The IMAGE of well maintained and moderate to *Affordable Housing* communicates a healthy and inviting community.
2. The IMAGE of well designed and maintained pedestrian friendly commercial and residential streets.
3. The IMAGE of a vibrant City commercial core with a growing tax base promotes private sector investment.
4. The IMAGE of a safe community with pedestrian friendly streets and parks enhances the experience of living and investing in the CRA and City.
5. IMAGE creation and promotion is an allowable CRA activity under Florida law.
6. A positive IMAGE will increase the taxable values of Palmetto real property and its economic and social welfare while reducing the costs of public safety and other City compliance services.

POLICIES:

POLICY 1) *Disseminate* positive information that reflects its programs and services, through a variety of mediums and programs.

TASKS:

- TASK 1) Facilitate festivals and events that promote “Palmetto” and disseminate *Agency* programs and projects.
- TASK 2) Promote the *Agency* through the use of handouts items.
- TASK 3) Apply for awards for programs and projects, thus promoting the *Agency* and its mission.
- TASK 4) Produce innovative annual *Agency* reports.



PUBLIC SAFETY

GOAL:

The *Agency* shall focus resources to reduce the probability of and/or eliminate crime and increase public safety through *Community Policing Innovations*.

INTENT:

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

1. COMMUNITY POLICING creates public safety, which encourages both commercial and residential private investment.
2. COMMUNITY POLICING is a preventative action and with the reduction of crime there should be a reduction in the annual tax burden and *Increment Revenue*.
3. COMMUNITY POLICING enhances the overall marketability of the *Agency/ City*.
4. The COMMUNITY POLICING THROUGH ENVIRONMENTAL DESIGN (CPTED) strategies encourage the upkeep of commercial and residential buildings, land, parking areas and streets and pedestrian thoroughfares.
5. COMMUNITY POLICING creation and promotion is an allowable *Agency* activity under the *Act*.
6. COMMUNITY POLICING increases the taxable values of Palmetto real property and its economic and social welfare while reducing the costs of public safety and other City compliance services.
7. The involvement of COMMUNITY POLICING CPTED strategies in the Commercial Facade Program and Residential Rehabilitation Program encourage crime prevention for both commercial and residential buildings and land.
8. The involvement of COMMUNITY POLICING CPTED strategies in streetscape Projects encourage crime prevention on sidewalks and roads, creating a safe pedestrian environment.
9. Requiring COMMUNITY POLICING by having uniformed officers in *Area Parks* at certain times of the day, encourages crime prevention creating a safe recreational environment.

POLICIES:

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

The *Agency* may assist the City:

POLICY 2) Encourage *CPTED* in building, street and other environmental designs.

POLICY 3) Make use of *Community Policing Innovation* as defined by its mandates.

POLICY 4) Fund the development and implementation of *Community Policing Innovations*.

POLICY 5) Construct a new police department building as long as the construction or expansion is contemplated as part of a *Community Policing Innovation and Redevelopment*.

TASKS:

TASK 1) The Agency shall require a *Community Policing Innovations* Plan that includes:

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

TASK 2) The Agency may develop and build a Police Department building.

CRA FACT: COMMUNITY POLICING

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

Decades of experience at the Local Initiatives Support Corporation—and much of the premise behind community policing in general—demonstrates that this traditional way of thinking doesn't produce results. Instead, those community developers who look at safety as an integrated piece of their neighborhood development plans and pursue relationships with law enforcement accordingly are achieving marked transformations of previously very troubled places."

Julia Ryan, Director of the LISC Community Safety Initiative.

INFRASTRUCTURE

GOAL:

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

INTENT:

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

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

POLICIES

The *Agency* may assist the City:

POLICY 1) install, construct and reconstruct the following as related to the plan:

- a. Multimodal transportation corridors including transit, freight and intermodal hubs;
- b. Public parks;
- c. Linear park;
- d. *Low Impact Development infrastructure* (LID) including pervious pavers and *Bioswales*.

POLICY 2) Correct existing infrastructure deficiencies as funds are available.

POLICY 3) Integrate streetscape design with that of the Linear Park Trail (LPT) design.

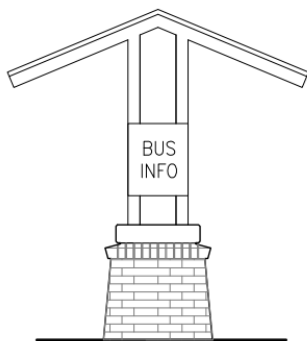
POLICY 4) Prioritize improvements at intersections with unusually high accident rates.

POLICY 5) Construct “welcome signs” located at the gateways into the City.

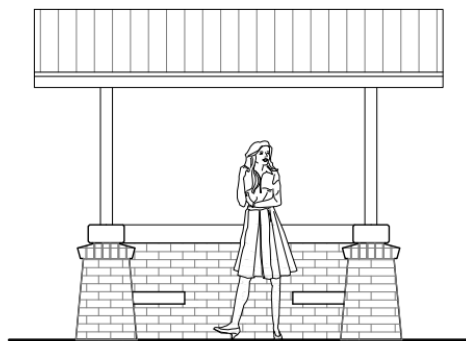
POLICY 6) Strive to maintain existing access to the waterfront and seek opportunities to increase public access points to the waterfront.

POLICY 7) 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 8) Consider alternative forms of intersection infrastructure such as round-a-bouts.
POLICY 9) Address environmental concerns related to the *Agency's Brownfield Area*.



A2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



A2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

CRA FACT: BUILDING THE CANVAS ON WHICH THE COMMUNITY PAINTS

To provide, or to arrange or contract for, the furnishing or repair by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities, or other facilities for or in connection with a community redevelopment; to install, construct, and reconstruct streets, utilities, parks, playgrounds, and other public improvements; and to agree to any conditions that it deems reasonable and appropriate which are attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the undertaking or carrying out of a community redevelopment and related activities, and to include in any contract let in connection with such redevelopment and related activities provisions to fulfill such of the conditions as it deems reasonable and appropriate.

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

COMMERCE

GOAL:

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

INTENT:

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

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

POLICIES:

The *Agency* may assist the City:

POLICY 1) Encourage, to the greatest extent it determines to be feasible, private enterprise *Community Redevelopment* according to the *Plan*.

POLICY 2) Encourage new employment opportunities in the *Area*.

POLICY 3) Encourage and incentivize redevelopment of taxable real property in the *Area*.

POLICY 4) Develop rent subsidies.

POLICY 5) Address *Coastal High Hazard Area (CHHA)* concerns.

POLICY 6) Incentivize City historic preservation policies, where applicable.

POLICY 7) Exercise *Agency* zoning powers to align existing land uses with the current City Comprehensive Plan.

POLICY 8) Make exceptions to building regulations for *Community Redevelopment* according to the *Plan* and mandates.

HOUSING

GOAL:

The *Agency* shall focus resources to reduce slum and blight through the redevelopment of residential structures.

INTENT:

The *Act* defines Affordable housing as a direct variable of *Community Redevelopment* in the reduction of prevention or *Slum Areas* and/or *Blighted Areas*.

1. Well maintained HOUSING provides for a healthy tax base that can sustain the public expenses for the *Area*.
2. Well managed HOUSING can displace criminal sources.

POLICIES:

The *Agency* may assist the City:

POLICY 1) Encourage new housing.

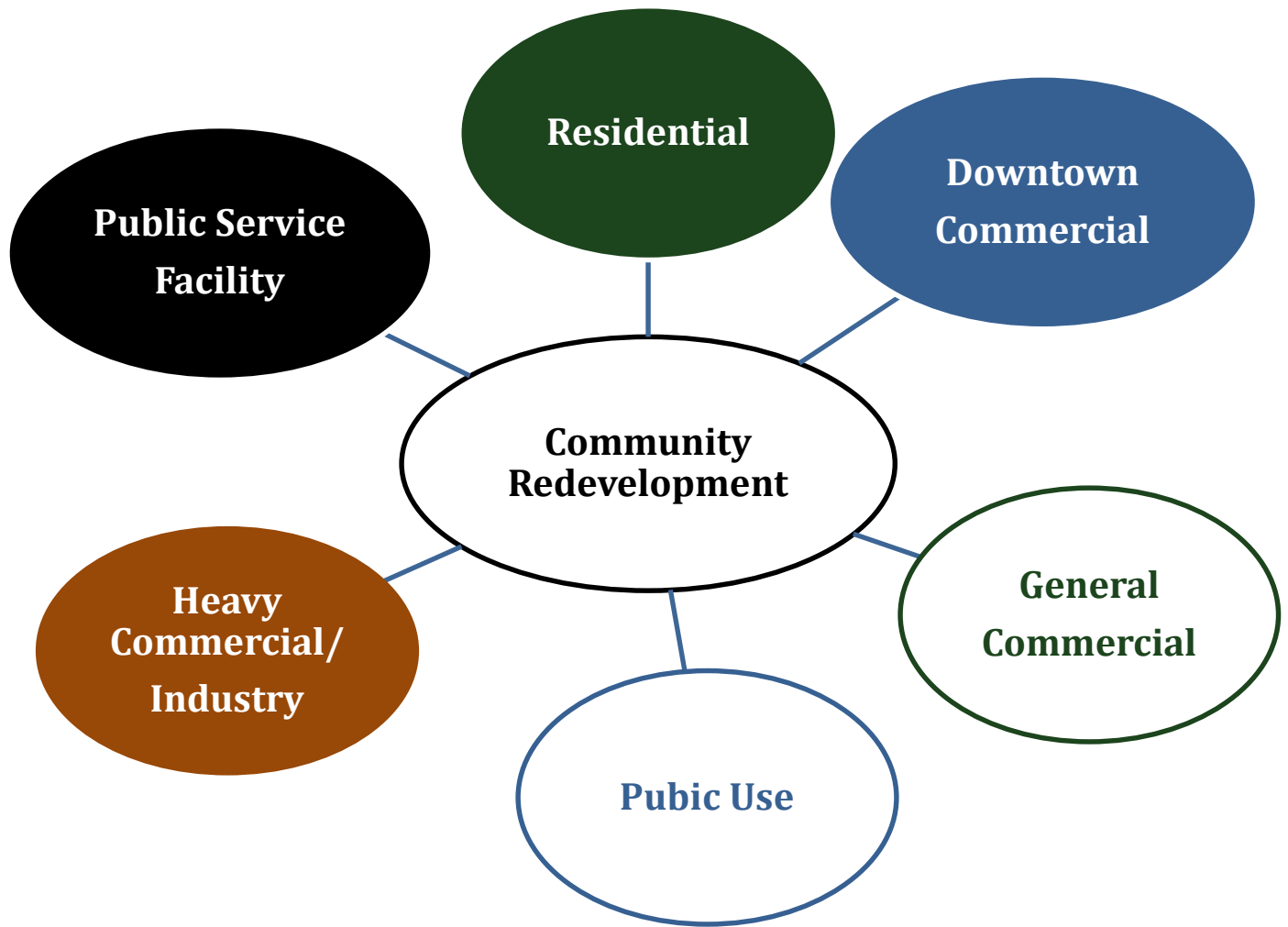
- a. Set annual goals for the elimination of substandard housing within established target areas and monitor progress on an annual basis.
- b. Encourage rehabilitation of deteriorated housing through the use of public grants and private local bank financing.
- c. Implement programs that facilitate financing for housing rehabilitation, infill development, and making housing affordable to very low, low, and moderate income households.
- d. Make greater use of available incentives to increase production of *Affordable Housing* to very low, low, and moderate income households by requesting the CRA to direct the use of *Increment Revenue* funds that result from commercial development to subsidize *Affordable Housing*.
 - i. Provide incentives to developers for providing housing sites for very low, low, and moderate income households.
 - ii. The City shall encourage building projects receiving public funds to use energy efficient building materials and methods exceeding the Florida Building Code in new construction and substantial rehabilitation projects.
- e. Utilize federal, state, and local subsidy programs as an additional means of meeting *Affordable Housing* needs.
- f. Implement land development regulations that grant a density bonus allowing a maximum density of sixteen dwelling units per acre in planned development zonings within all applicable plan categories when 10 percent of the housing units are for *Affordable Housing*.
- g. Examine additional density bonuses for the inclusion of affordable units within each residential project and establish intensity bonuses for the inclusion of affordable units within mixed use development.
- h. Promote the maximum use of energy efficiency in new residential design and construction to reduce energy consumption.

- i. Continue to implement land development regulations that provide flexibility in the form of affordable densities, and standards to protect the environment and development design quality.
- j. Encourage participation in a regional housing task force comprised of real estate, development and financial industries, residents, and public officials to develop practical implementation methods for improving the supply of good quality *Affordable Housing*. Methods could include technical assistance programs, lowcost housing construction techniques, loan assistance programs, federal, state, and local subsidy programs, and cooperation with other units of government.

POLICY 2) Achieve structural soundness and aesthetic improvement of existing housing and prevent existing standard units from becoming substandard.

- a. Target concentrated code enforcement efforts to areas having concentrations of substandard housing and shall maintain regular enforcement activities in all areas of relatively older housing or rental housing.
- b. The City Code Enforcement Board establish standards and indicators of code compliance in terms of structural soundness and aesthetic improvement and annually report the quality of the City's housing stock in terms of such indicators to the City Commission.
- c. Enforce standards that facilitate the preservation of sound neighborhoods that are conducive to reinvestment by residents, infill developers, and financial institutions.
- d. Assist neighborhood conservation by providing code enforcement, removing blighted or unsanitary conditions, and concentrating law enforcement efforts to create a safe, livable environment.
- e. Promote the conservation and rehabilitation of the existing housing stock including foreclosures to maintain or improve neighborhood conditions and thereby saving valuable housing resources, particularly *Affordable Housing* units.
- f. Encourage the use of energy conservation techniques, materials and appliances in the rehabilitation of existing housing stock.

III. SPECIFIC ANALYSIS OF THE CRA CATEGORIES



DOWNTOWN COMMERCIAL CORE (DCOMC)

GOAL:

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

OBJECTIVES:

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

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



CRA FACT: VISION OF THE PAST'S FUTURE

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

POLICIES:

The *Agency* may assist the City:

POLICY 1) Encourage and maintain the development and redevelopment of Palmetto's central core as the principal governmental, financial, commercial and entertainment center through continued improvement in its accessibility, appearance, utilization, and facilities.

POLICY 2) Encourage the City to give special priority to funding transportation improvements.

POLICY 3) Strive for a diverse pedestrian oriented economy through the creation of a streetscape infrastructure.

POLICY 4) Engage with private property owners to develop and redevelop real taxable property frontage in alignment with the City approved comprehensive plan, development code and downtown design code.

POLICY 5) Allow for opportunities for outdoor seating cafes in restaurants.

TASKS:

The *Agency* may:

TASK 1) Create and fund DCOM Incentive, including *Commercial Apartments*.

TASK 2) Develop a 10th Avenue DCOM Streetscape Program 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.

TASK 3) Develop a transportation system using multiple modes of conveyance. The forms of multimodal transportation for this district include the following:

1. Pedestrian facility improvements through connections that includes new sidewalks, cross-walk construction/enhancement, addition of pedestrian-oriented benches, landscaping, and streetscaping, ADA compliance, way-finding, and lighting.
2. Bicycle facility improvements/connections that includes bike lanes, pavement markings, installation of bike racks/storage, and road diet/lane reductions.
3. Multi-use trails that includes, trail heads, gateways, grade separations.
4. Traffic calming, includes on-street parking, speed control pavement techniques, and narrowing of lanes.
5. Transit shelter/stop improvements that may include shelters, benches, lighting, transit intelligent transportation Systems (ITS) and branding.
6. Address intersection improvements that include dedicated turn lanes, channelization, roundabouts, signal timing improvements, add/drop lanes and pedestrian features (including pedestrian signal).

7. Install landscaping that include median landscaping, right-of-way landscaping, gateway landscaping, transit facility landscaping, and hardscape improvements.
8. Freight and boat ingress and egress.

TASK 4) Plan and fund the purchase of necessary rights-of-way in the DCOM area for streetscape improvements.

TASK 5) Redevelop 320 10th Avenue West.

1. Acquire property.
2. Change Zoning from Public to Commercial Core or Planned Development.
3. Create a public/private partnership or Intent to Negotiate (ITN).

TASK 6) Redevelop 810 6th St West.

1. Acquire property.
2. Renovate historic structure.
3. Change FLU from DCOMC to Public.
4. Overlay LID components on City Parking next door.

GENERAL COMMERCIAL (GCOM)

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:

The *Agency* may assist the City:

- POLICY 1) 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) Encourage retail, eating and drinking establishments, lodging and health care facilities; offices, financial services, personal services and multi-family residential.

TASKS:

The *Agency* may:

- TASK 1) Initiate General Commercial Redevelopment Incentives.
- TASK 2) Develop a streetscape that includes but is not limited to the following:
 - 1. Pedestrian facility improvements connections that includes new sidewalks, cross-walk construction/enhancement, addition of pedestrian-oriented benches, landscaping, and streetscaping, ADA compliance, way-finding, and lighting.
 - 2. Bicycle facility improvements/connections that includes bike lanes, pavement markings, installation of bike racks/storage, and road diet/lane reductions.
 - 3. Multi-use trails that includes, trail heads, gateways, grade separations.
 - 4. Major transit infrastructure that includes dedicated transit lanes, signal prioritization, queue jumping and vehicles.
 - 5. Transit shelter/stop improvements that may include shelters, benches, lighting, transit ITS and branding.
 - 6. ITS improvements that include dynamic messaging, ATIS (Advanced Traveler Information System) or ATMS (Advanced Traveler Management System), and integrated corridor management.
 - 7. Intersection improvements that include dedicated turn lanes, channelization, roundabouts, signal timing improvements, add/drop lanes, pedestrian features (including pedestrian signal).
 - 8. Access Management and frontage road/parallel road improvements that includes close median openings, reduced driveways, signage and multi-modal parallel roadway improvements.

9. Landscaping that include median landscaping, right-of-way landscaping, gateway landscaping, transit facility landscaping, and hardscape improvements.
10. Freight ingress and egress.

TASK 3) 505 5th Street West

1. Change Future Land Use to Public Facility.
2. Change Zoning from CG and RM6 to Public.
3. Develop property potentially as a multimodal hub and secondarily as a dog park.

HEAVY COMMERCIAL INDUSTRY (HCOMIND)

GOAL:

Within the Heavy Commercial Industry District, the elimination and/or reduction of slum and *Blighted Areas*

OBJECTIVES:

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

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:

The *Agency* may assist the City:

TASK 1) Develop Heavy Commercial Industry Redevelopment Incentives for the reuse or conversion of obsolete and unused railroad rights-of-way and obsolete and vacant industrial or heavy commercial buildings that include:

- a. Replacement that is compatible with surrounding patterns of land use; and
- b. Replacement uses may include modern industrial or commercial facilities and public facilities.

TASK 2) Landscape strategically around Heavy commercial Industrial properties to maximize audio and visual aesthetics.

CRA FACT: REDEVELOPMENT OF HEAVY INDUSTRY SITES

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

2030 Palmetto Comprehensive Plan (1.4.1)

PUBLIC SERVICE FACILITY (PF)

GOAL:

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

OBJECTIVES:

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

POLICIES:

POLICY 1) The *Agency* may consider constructing or expanding administrative buildings for public bodies or police and fire buildings if one of the following occurs:

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

TASK:

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

CRA FACT: BUILDING PUBLIC SAFETY

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

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

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

PUBLIC USE (PU)

GOAL:

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

OBJECTIVES:

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

POLICIES:

The *Agency* may assist the City:

- POLICY 1) Encourage the expansion of the Historic Park to include buildings of historic value to the community.
- POLICY 2) Assist the City to attain the most efficient, sustainable maintenance of City owned parks in the *Area*.
- POLICY 3) Assist the City in the development of recreational fields and facilities.
- POLICY 4) Plan the interconnectivity of recreational facilities in the *Area* by assisting the City develop a *Linear Park Trail (LPT)*.
- POLICY 5) *Disseminate* information about its projects and services through the enhancement of City owned Public Use facilities in the *Area*.

TASKS:

The *Agency* may:

- TASK 1) Research parking accommodations and park multi-modal interconnectivity through a Linear Park Trail (LPT).
- TASK 2) Receive *Governing Authority* permission to apply for and match third party grants that support the goals of this section of the *Plan*.
- TASK 3) Research all alternatives to maximize efficiency of the *Agency's* Parks and recreation funding.
- TASK 4) Assist the *City* to plan and implement public internet services in City parks.
- TASK 5) Develop pool and facility building by the following activities, not limited to:
 - 1. Grouping and procurement of project properties;
 - 2. Design of structure and pool;
 - 3. Financing; and
 - 4. Leasing of facility.

SUTTON AND LAMB PARK

For both parks, the *Agency* may:

- TASK 1) Develop LID parking on the perimeter of the parks to create a net increase in on-site parking spaces.
- TASK 2) Plan and construct a shaded, well lit, camera secure LID perimeter walking and jogging path.
- TASK 3) Light the perimeter trees.
- TASK 4) Plan and develop a recreational and physical fitness complex that includes a pool and other amenities such as courts and running track.

For Sutton Park, the *Agency* may:

- TASK 1) In conglomerating Parcel IDs in the park.
- TASK 2) Plan and redevelop the children's play ground.

The *Agency* may, for Lamb Park:

- TASK 1) Remove the old and develop a new multi-use court.
- TASK 2) Provide strategically placed canopy trees to create a partially shaded viewing area for the Sutton Park Pavilion.
- TASK 3) Enhance the 10th Avenue streetscape of the Park to match that of Sutton Park.





CRA FACT: SUTTON PARK

In the past, Sutton and Lamb Parks was the hub for celebrations and festivals including parades, concerts and “movies in the park”. The newly developed award winning Sutton Park is now the home of the Palmetto CRA’s Fourth Festival, the DeSoto Seafood Festival and the Taste of Manatee.

GREEN BRIDGE FISHING PIER

The Agency should not:

TASK 1) Expend funds in the structural maintenance of the pier;

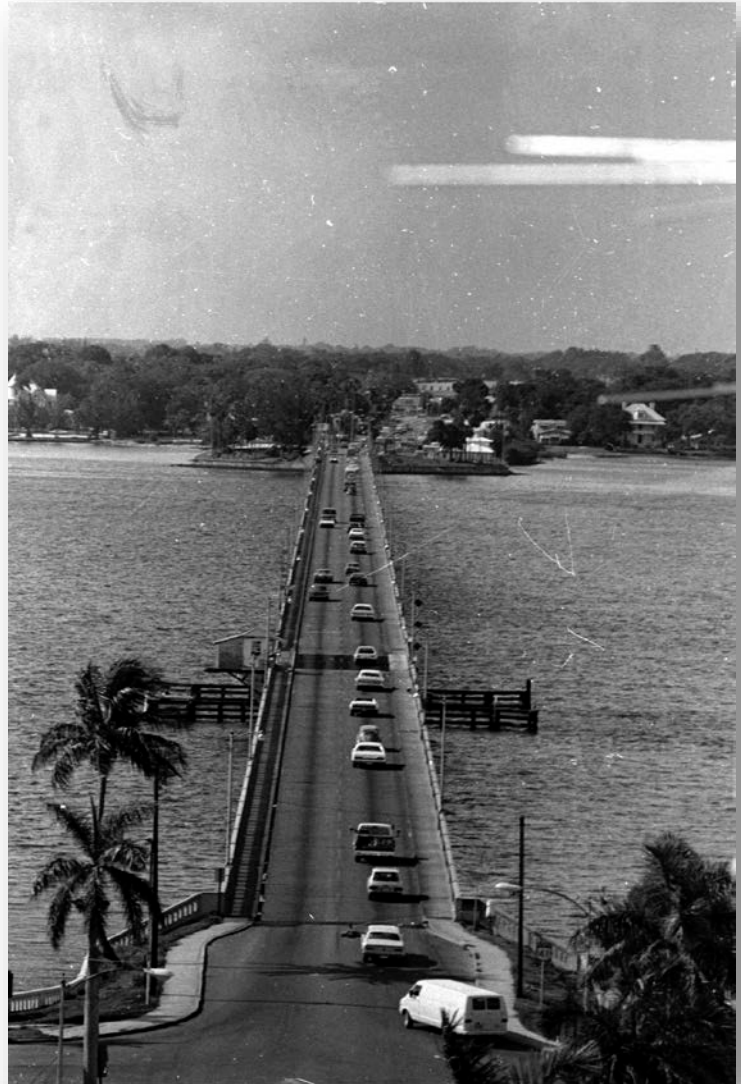
TASK 2) Plan for redevelopment until after

1. structural integrity is guaranteed; and
2. A lease extension from the State of Florida has been acquired.

The Agency may:

TASK 1) Assist Manatee County to redevelop pier as a pedestrian friendly venue.

1. Design and install overhead historic themed pier signage.
2. Install historic design LED lights and other amenities.
3. Review existing uses and operation to limit negative effects from end portions of pier.



CRA FACT: GREEN BRIDGE FISHING PIER

The image above is a picture of the Green Bridge from Bradenton to Palmetto.

The image to the left 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

The Agency may:

TASK 1) Conglomerate Property ID numbers.

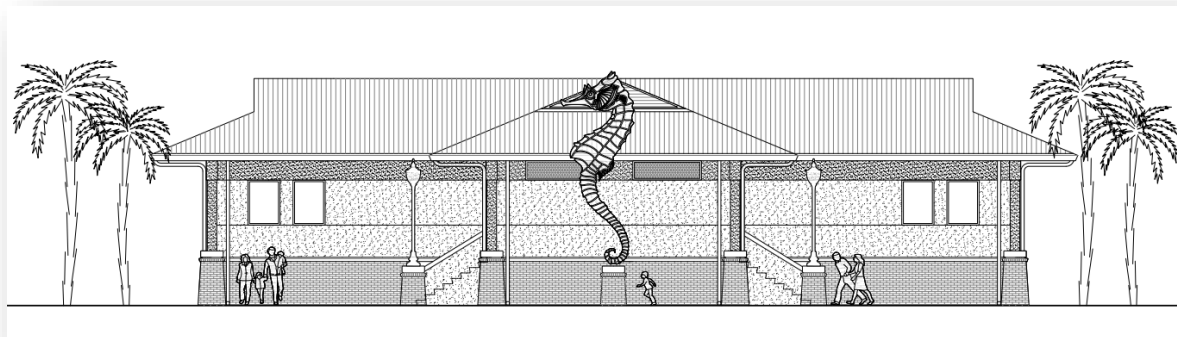
TASK 2) Assist the City in the redevelopment of the parks, including replacement of the seawall, seawall shoreline and other amenities.

TASK 3) Redevelop 101 8th Avenue West.

1. Acquire property.
2. Add zoning to Public.
3. Create a public/private partnership, RFP or Intent to Negotiate (ITN).

TASK 4) Develop the “Seahorse” facility for private lease, next to boat ramp that includes:

1. A bait shop;
2. Restrooms;
3. Floating dock;
4. Observation deck; and



5. Dining facility.



ESTUARY PARK EAST

The Agency may:

TASK 1) Research donation of property to City.

TASK 2) Research boat ramp and parking feasibility.

TASK 3) Develop boat ramp and parking plan in conjunction with LPT.



CRA FACT: ESTUARY PARK EAST

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

ESTUARY PARK WEST

The Agency may:

- TASK 1) Conglomeration of Parcel IDs.
- TASK 2) Develop kayak storage and launch.
- TASK 3) Build kayak storage facility similar to County's Robinson Preserve.
- TASK 4) Use Carr Drain as kayak access to Manatee River.
- TASK 5) Design and light Estuary with LED lighting.
- TASK 6) Investigate donation of adjacent environmentally sensitive property to expand Estuary Park.
- TASK 7) 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.



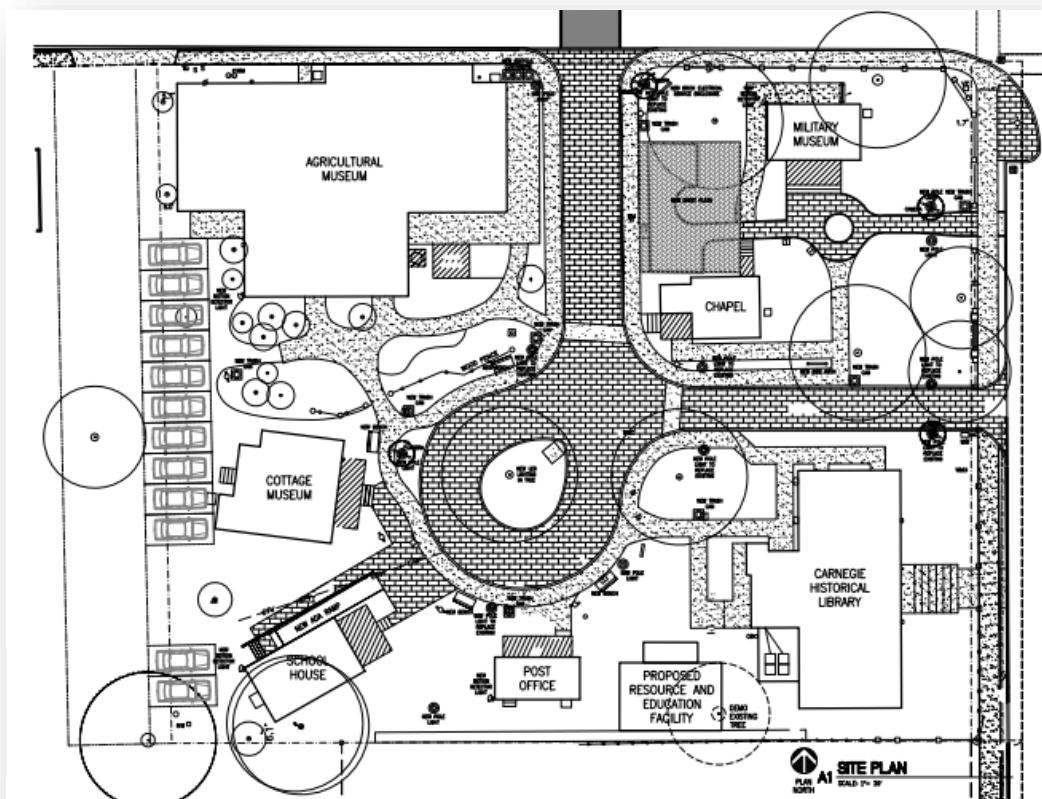
The Agency should encourage the construction of wetlands friendly boardwalks that allow visitors access to the water. These could also be incorporated into the LPT.



PALMETTO HISTORIC PARK

The Agency may:

- TASK 1) Take advantage of opportunities to *Disseminate Agency* information.
- TASK 2) Route the LPT though the Historic Park.
- TASK 3) Expand the Park through property purchase.
- TASK 4) Improve the Park consistent with the approved development plan.



DR. MARTIN LUTHER KING JR. PARK

The Agency may:

- TASK 1) Conglomerate Property IDs.
- TASK 2) Update the Parks FLU codes.
- TASK 3) Plan and install bathrooms.
- TASK 4) Purchase adjacent property for added facilities and parking.
- TASK 5) Research, plan and construct a new bridge.



CRA FACT: MLK PARK

Following Carr Drain, the Dr. Martin Luther King Jr. 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)

The *Agency* may:

- TASK 1) Develop an *Agency*-wide park interconnectivity strategy.
- TASK 2) Research donation or purchase of needed private property to the City.
- TASK 3) Research stormwater treatment feasibility.
- TASK 4) Develop and build park.

RESIDENTIAL

GOAL:

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

OBJECTIVES:

Residential -6 (RES-6) comprises traditional neighborhoods on a grid street network with significant tree canopy. These neighborhoods contain single family detached residential units adjacent to schools, educational facilities and public parks which are not subject to heavy traffic. These areas may serve as transitions between lower density residential and commercial development.

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

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

POLICIES:

The *Agency* may:

- POLICY 1) encourage the reduction of slum and blight related to rental residential properties.
 - a. The *Agency* may purchase rental properties that have a history of recorded police or code enforcement violation.
 - b. The *Agency* may develop a sustainable housing plan.
 - c. The *Agency* may enter a management partnership with the Palmetto Housing Authority.
 - d. Prioritize *Affordable Housing* for senior citizens.
- POLICY 2) Assist in the preservation of owner occupied *Historic Resources* through a matching exterior program.
- POLICY 3) Assist in the exterior improvement of moderate income owner occupied through a matching exterior grant program.
- POLICY 4) The *Agency* assures that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the *Area*.

APPENDIX A: LEGAL DESCRIPTION

DESCRIPTIONS: PARCELS TO BE ADDED TO AND REMOVED

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

HABEN BOULEVARD:

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

7TH STREET:

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

U.S. 41/301:

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

U.S. 301:

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

12TH AVENUE EAST:

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

HASKO ROAD:

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

8TH AVENUE/BUSINESS 41:

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

10TH STREET WEST:

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

BY THE WEST RIGHT-OF-WAY LINE OF 8TH AVENUE WEST AND BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF 14TH AVENUE WEST.

10TH STREET DRIVE:

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

17TH STREET WEST:

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

ALSO:

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

17TH STREET EAST:

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

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

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

9TH AVENUE WEST:

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

15TH STREET WEST:

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

10TH AVENUE WEST

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

SOUTH BY THE NORTH RIGHT-OF-WAY LINE OF 10TH STREET WEST AND BOUNDED ON THE NORTH BY THE SOUTH RIGHT-OF-WAY LINE OF 17TH STREET WEST.

LINCOLN MIDDLE SCHOOL ADDITIONS:

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

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

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

LINCOLN PARK ADDITION:

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

RACE TRAC ADDITIONS:

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

ALSO:

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

PARCELS IN AREA OF HUNGRY HOWIES:

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

ALSO:

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

17TH STREET PARK:

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

ALVAREZ PARCELS:

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

VARNADORE PARCELS:

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

JACKSON PARK PARCELS AND PARCEL NORTH

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

ALSO:

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

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

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

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

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

PARCELS SOUTH OF U.S 301

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

MSA PARCELS:

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

PARCELS WEST OF HABEN BOULEVARD:

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

CIVIC CENTER PARCEL:

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

PALMETTO POLICE STATION AREA:

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

PARCELS NEAR PUBLIX:

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

ALSO:

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

ALSO:

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

GREEN BRIDGE FISHING PIER:

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

LESS:

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

APPENDIX B: REASONING FOR ESTABLISHING BOUNDARIES

ORDINANCE NO. 259

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CITY OF PALMETTO, FLORIDA


Mayor

(SEAL)

ATTEST:


City Clerk

2617300010:46

- 2 -

Ord 259

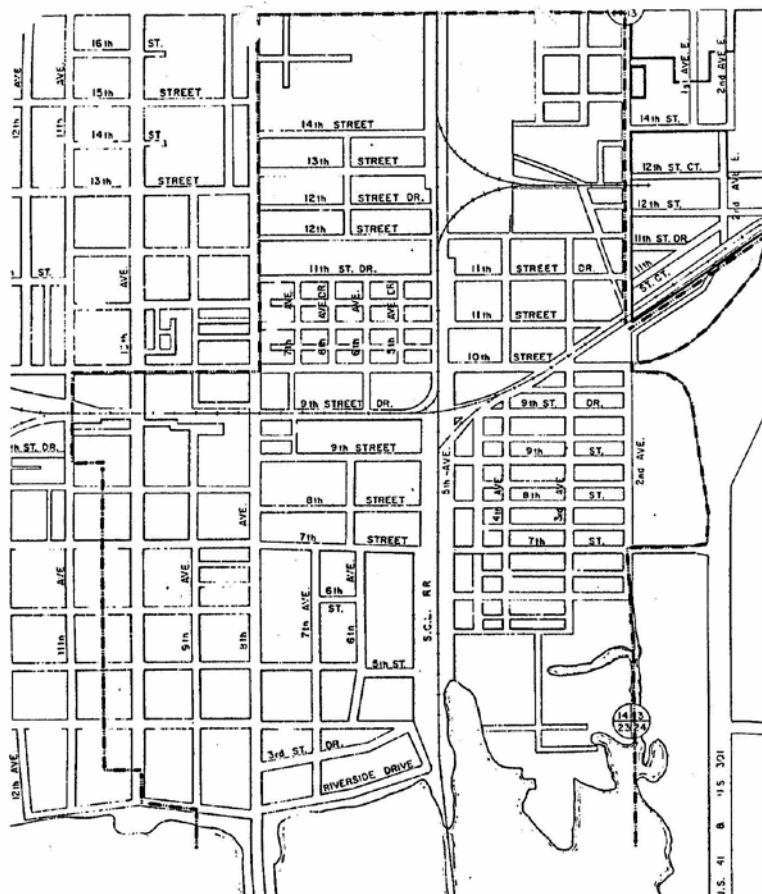


EXHIBIT "A"
BOUNDARY
COMMUNITY REDEVELOPMENT AREA
PALMETTO, FLORIDA



SCALE: 1" = 775 FEET

CASELLA &
ASSOCIATES

ORDINANCE NO. 323

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

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

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

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

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

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

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

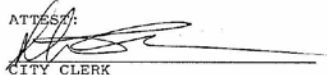
Section 2. This Ordinance shall take effect immediately upon its publication and approval according to law.

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

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


MAYOR

ATTEST:


CITY CLERK

Ord 323

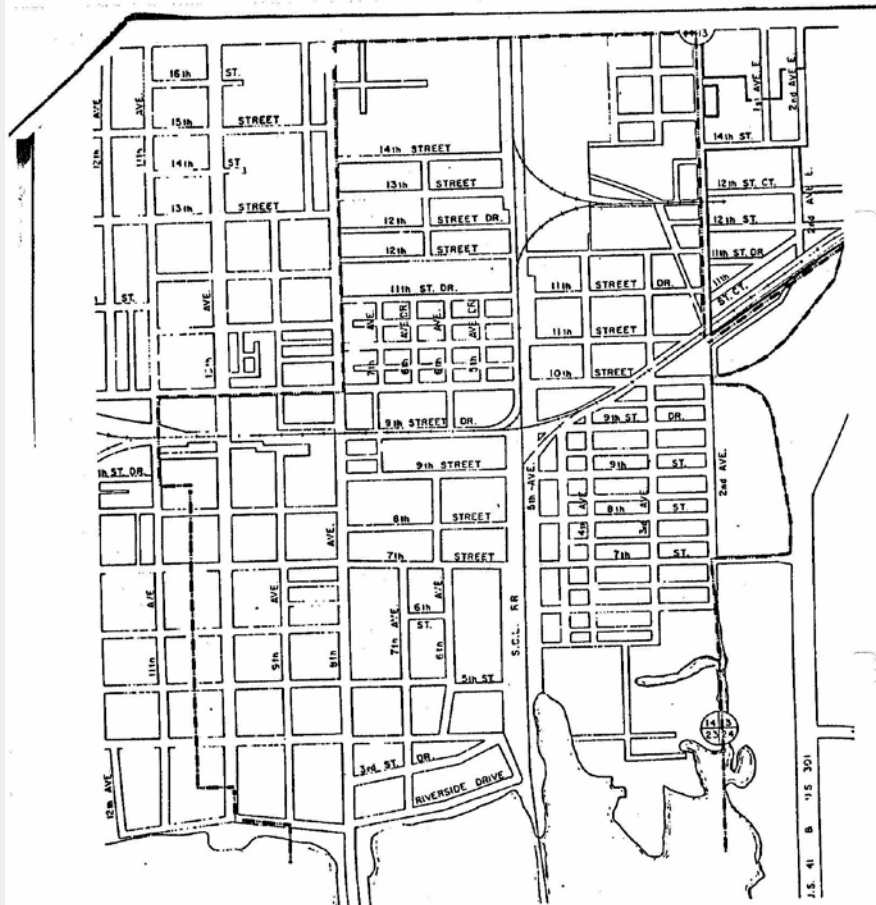


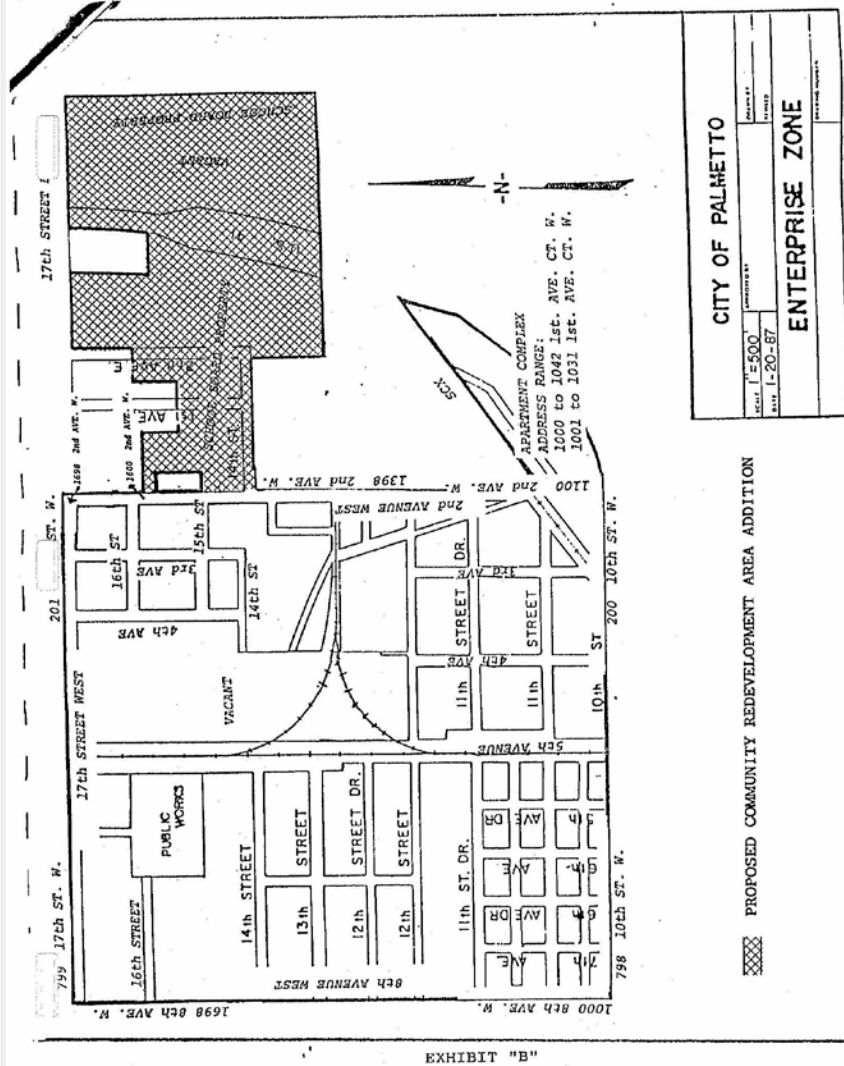
EXHIBIT "A"
BOUNDARY
COMMUNITY REDEVELOPMENT AREA
PALMETTO, FLORIDA



SCALE: 1" = 775 FEET

CASELLA &
ASSOCIATES

Ord 323



CITY OF PALMETTO	
SCALE: 1"=500'	DATE: 1-20-87
ENTERPRISE ZONE	

PROPOSED COMMUNITY REDEVELOPMENT AREA ADDITION

ORDINANCE NO. 330

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

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

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

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

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

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

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

ORDINANCE NO. 330

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

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

31215.0000/7

31221.0000/5

31243.0000/9

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

First Reading: __February 4,____, 1988.

Publication: __February 10____, 1988.

Second Reading: __February 25____, 1988.

PASSED IN REGULAR SESSION this __25th____ day of
__February____, 1988.

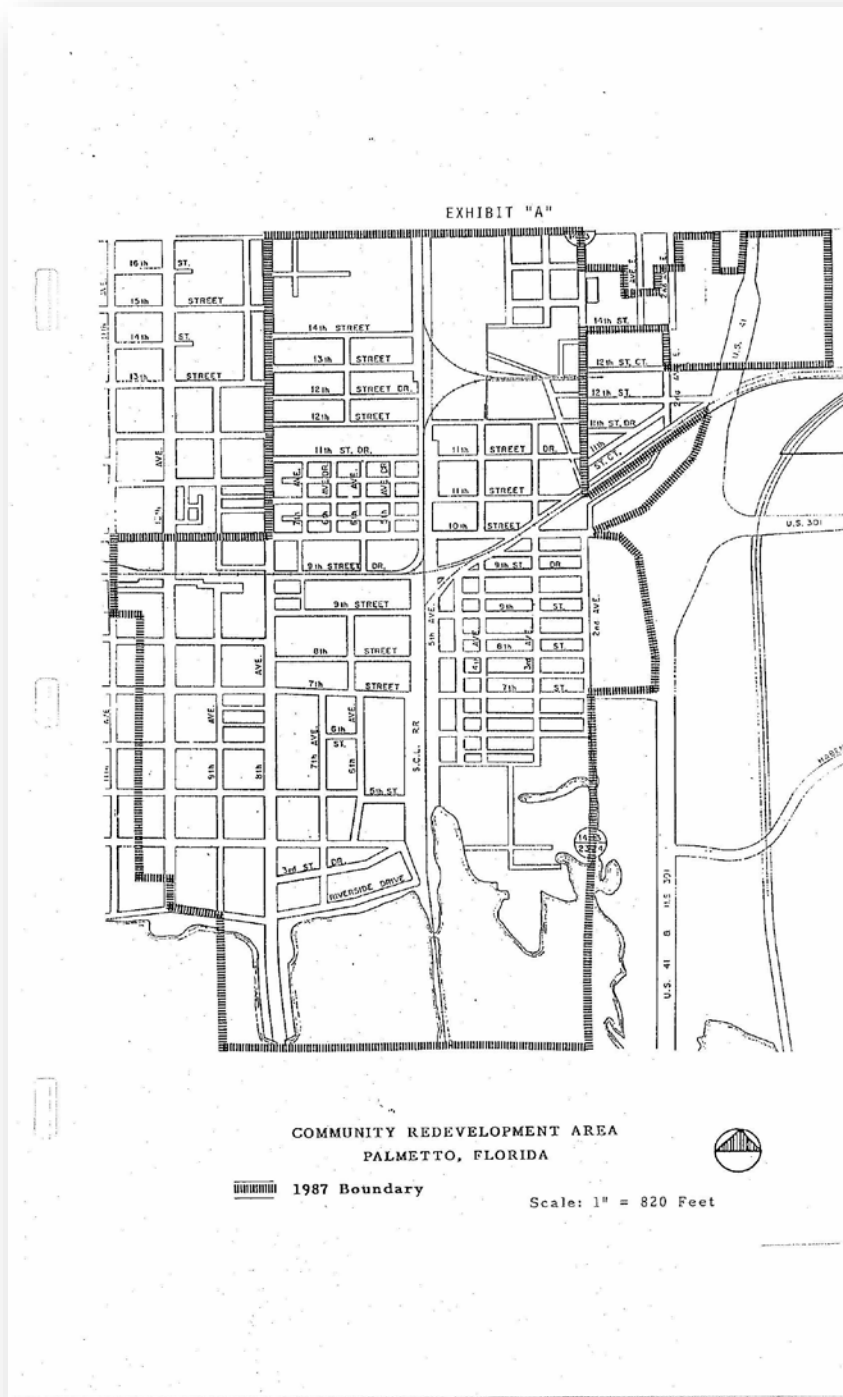


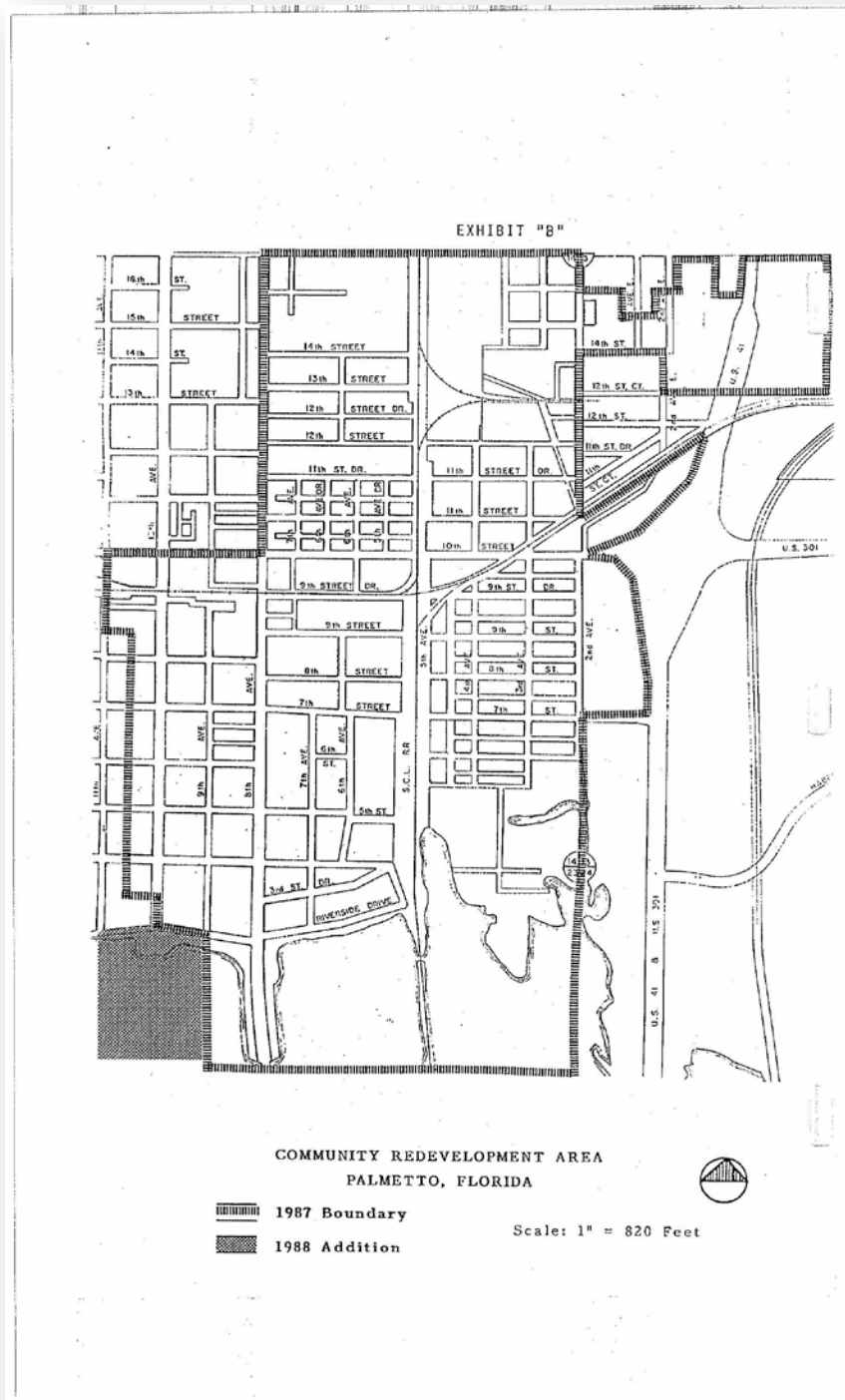
MAYOR

ATTEST:



CITY CLERK





City Ordinance 330 (1988) Page 4

ORDINANCE NO. 555

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

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

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

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

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

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

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

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

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

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

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

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

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

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

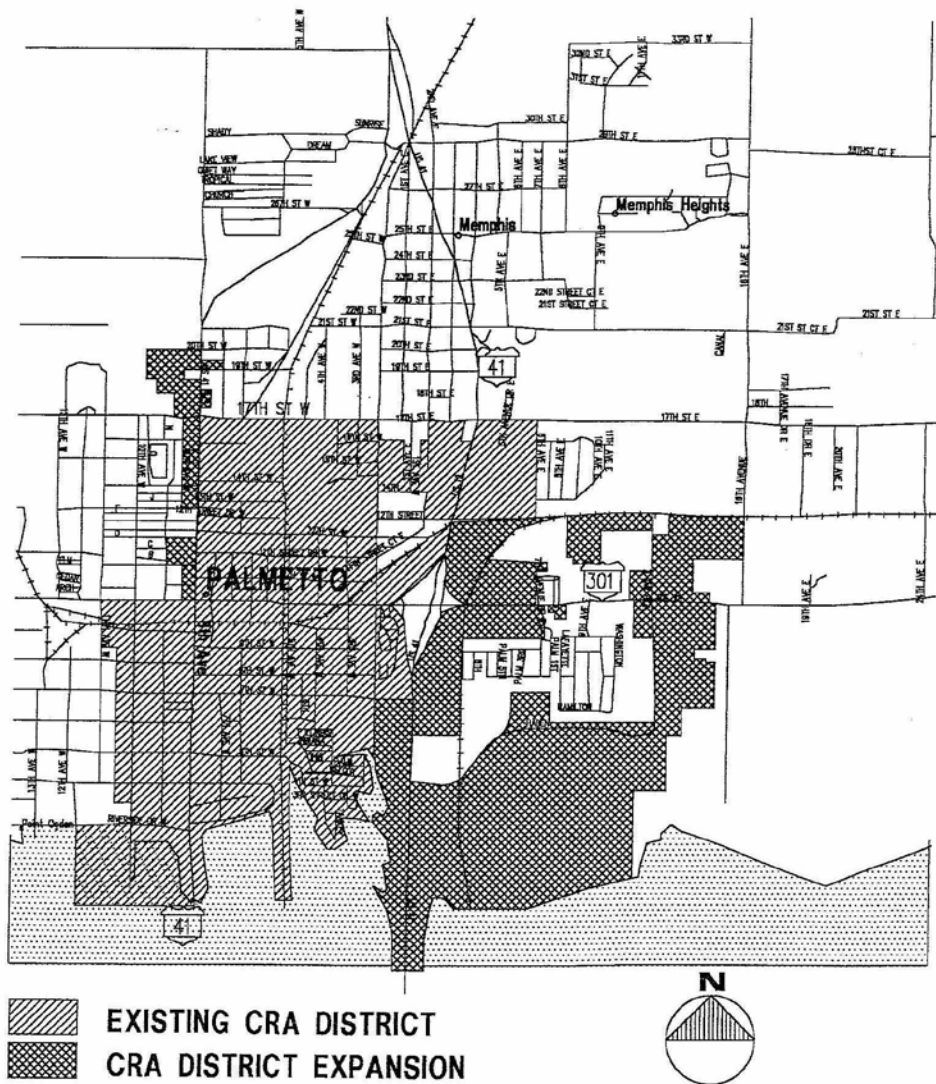
PASSED IN REGULAR SESSION this 18th day of March, 1996.


MAYOR PAT WHITSEL

ATTEST:


CITY CLERK

c:\...\does-dag\ora.ord



PREPARED BY UGARTE & ASSOCIATES INC. 5/10/96

**CITY OF PALMETTO
ORDINANCE NO. 2011-35**

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

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

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

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

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

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

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

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

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

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

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

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

1. The power to determine an area to be a slum or blighted area, or combination thereof; to designate such area as appropriate for community redevelopment; and to hold any public hearings required with respect thereto.
2. The power to grant final approval to community redevelopment plans and modification thereof.
3. The power to authorize the issuance of revenue bonds as set forth in s. 163.385.
4. The power to approve the acquisition, demolition, removal, or disposal of property as provided in s. 163.370 (4) and the power to assume the responsibility to bear loss as provided in s. 163.370 (4).
5. The power to approve the development of community policing innovations.
6. The power of eminent domain.

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

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

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

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

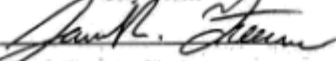
PASSED AND DULY ADOPTED, by the City Commission, in open session, with a quorum present and voting, this 19th day of December, 2011.

First Reading: November 21, 2011
Publication: December 9, 2011
Second Reading and
Public Hearing: December 19, 2011

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

By: 
SHIRLEY GROOVER BRYANT,
MAYOR

ATTEST: James R. Freeman
City Clerk

By: 
City Clerk/Deputy Clerk.

APPENDIX C: OPEN SPACE PROVISION AND STREET LAYOUT



APPENDIX D: BUILDING USE, TYPE, SIZE, HEIGHT AND NUMBER LIMITS

DESIGNATION	HEIGHT	USE	DENSITY/INTENSITY
DCOM	60 ft	Permitted Uses: Mixed used developments, office uses, public assembly facilities, historic, cultural and educational facilities, hotels, motels, entertainment, retail uses including department stores, and multi-family residential uses.	Density/Intensity: Up to 35.0 dwelling units per gross acre except in the CHHA where the maximum allowable density shall be an average of the existing and future density of adjacent and surrounding properties pursuant to Policy 8.5.7.of this Plan. The general boundaries of the Commercial Core located within the CHHA are: 5th Street West to the Manatee River and 10th Avenue West to 8th Avenue West. Up to 7.0 floor area ratio (FAR).
GC	60 ft	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 10.0 dwelling units per gross acre for single use residential except in the CHHA where the maximum allowable density shall be an average of the existing and future density of adjacent and surrounding properties pursuant to Policy 8.5.7.of this Plan.
HCOMIND	45 ft	Permitted Uses: General and intensive commercial and light industrial uses such as warehousing, distribution terminals, industrial, assembly plants, commercial marinas, and packing plants. Residential uses are generally discouraged in this category; however, limited residential or mixed use developments such as adaptive reuse structures may be considered subject to Policies of the Future Land Use Element including those relating to compatibility and applicable development regulations.	Density/Intensity: Up to 1.0 floor area ratio (FAR).
PC	-	Permitted Uses: Single family detached, semi-detached, attached and multi - family residential; neighborhood and general commercial; hotels /motels; and low to medium intensity office uses; cultural facilities, and government owned facilities such as convention or civic centers.	Density/Intensity: The base density permitted in this land use category is 16 du/ac as provided in the City's Land Development Regulations. For those portions of this land use category located within the CHHA, the maximum density shall be an average of the existing and future density of adjacent and surrounding properties pursuant to Policy 8.5.7.of this Plan. The maximum density of the PC category is 45 du/ac with applicable density bonus; however, existing densities and FLUE plan category densities of adjacent and surrounding development shall be considered when determining the density permitted for a specific project. For purposes of this document, adjacent property shall include those properties an equal dimensional distance to the north, south, east and west of the subject property. For example, if the subject property is 250 feet wide by 287 feet deep with the width running east-west and the depth running north-south, all properties 250 feet east and west of the subject

			property shall be included in the averaging formula
PF	-		Density/Intensity: Up to 3.0 FAR. Public Service Facility uses shall be reviewed by the City Commission on a case-by-case basis to ensure compatibility.
PU	-	This District includes existing and planned government owned parks, marinas, open space, schools, and other recreational facilities.	Density/Intensity: Up to 3.0 FAR. Public uses shall be reviewed by the City Commission on a case-by-case basis to ensure compatibility.
RES6	35	Permitted Uses: Single family dwelling units. In addition, residential support uses, compatible neighborhood commercial and low intensity office uses geared to serve the daily needs of residents and water-dependent uses may be permitted, subject to the Policies of the Future Land Use Element, including those relating to compatibility and applicable development regulations.	Density/Intensity: Up to 6.0 dwelling units per gross acre. For those portions of this land use category located in the CHHA, the maximum allowable density shall be 6 du/ac pursuant to Policy 8.5.7.of this (2030 Palmetto Comprehensive) Plan. A 0.5 floor area ratio (FAR) maximum may be considered for nonresidential uses.
RES10	50	Permitted Uses: Single family detached, semi-detached and attached residential uses and mobile home parks. In addition, residential support uses, compatible neighborhood commercial and low intensity office uses geared to serve the daily needs of residents and water-dependent uses may be permitted, subject to the Policies of the Future Land Use Element, including those relating to compatibility and applicable development regulations.	Density/Intensity: Up to 10 dwelling units per gross acre for residential uses. For those portions of this land use category located in the CHHA, the maximum allowable density shall be an average of the existing and future density of adjacent and surrounding properties pursuant to Policy 8.5.7.of this Plan. A 0.5 floor area ratio (FAR) maximum may be considered for nonresidential uses.
RES14	35	Permitted Uses: Single family detached, semi-detached, attached; multifamily and mobile home parks; residential support uses; neighborhood commercial and low intensity office uses and water-dependent uses.	Density/Intensity: Up to 14.0 dwelling units per gross acre. For those portions of this land use category located in the CHHA, the maximum allowable density shall be an average of the existing and future density of adjacent and surrounding properties pursuant to Policy 8.5.7.of this Plan. A 0.5 floor area ratio (FAR) maximum may be considered for nonresidential uses.

APPENDIX E: APPROXIMATE NUMBER OF DWELLING UNITS

The approximate number of dwellings within the Palmetto Community Redevelopment Area in 2010 is 2,363. This approximation was generated by first identifying parcels classified as "Residential" by the Palmetto City planner. Then the number of dwellings within the residential parcels was determined using the Special Address file which gives a spatial designation to every address within Manatee County. The latest Special Address file, created in Q3 2009 is updated quarterly by the Manatee County Information Systems Department and functions as the primary method of address locating in the dispatching of 911 calls."

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

APPENDIX F: INTENDED PUBLIC PARKS, RECREATIONAL AREAS, STREETS, PUBLIC UTILITIES AND IMPROVEMENTS.

INTENDED PUBLIC PARKS, RECREATIONAL AREAS, STREETS, PUBLIC UTILITIES AND IMPROVEMENTS

INFRASTRUCTURE	
Multimodal Enhancement Corridor	8th Avenue from Green Bridge To Riverside Drive
	Riverside Drive to 10th Avenue West
	10th Avenue West to 17th Street West
	17th Street West to 8th Avenue West
	8th Avenue West north to MCAT Bus Stop
Haben Blvd Project	US 301/Haben Blvd. Intersection to US 41and 301/Haben Blvd. Intersection
Linear Park Trail	14th Avenue/10th Street Intersection to 10th Avenue/10th Street Intersection
	Multimodal Enhancement Corridor
	8th Avenue/Riverside Drive Intersection east to Edenfield Property
	Edenfield Property to 5th Avenue/4th Street Intersection
	Edenfield Property to 5th Avenue/4th Street Intersection
	5th Avenue/4th Street Intersection to 17th Street/MLK Park north entrance
	MLK Park
	MLK Park south entrance/12th Street West to 2nd Avenue West
	2nd Avenue West/12th Street West Intersection to 10th Street/Carr Drain
	Carr Drain/10th Street to 7th Street/Estuary Park north entrance
	Estuary Park West along Manatee River
	Estuary Park West south/DeSoto Bridge entrance under bridge to Estuary Park East
	Estuary Park East
	Estuary Park East north entrance to Haben Blvd.
	Haben Blvd. Project
DCOMC	
Right-of-way	Multimodal Enhancement Corridor
CRA Office	2742200005
Public Parking	All Streets and Avenues in the DCOMC FLU
	2742200005
	2747600050
	3119600009
Landscaping	All CRA Projects public projects
GCOM	
Right-of-way	Multimodal Enhancement Corridor
HCOMIND	

Right-of-way	
PUBLIC SERVICE FACILITY	
Police Department	2636500106
	2638400008
	2638300000
	2637700002
	2637900008
	2637500006
Intermodal transit	2773100009
PUBLIC USE	
Sutton Park	2745000006
	2745400008
	2745300000
	2745200002
Lamb Park	2744700002
Fishing Pier	3112400001
Boat Ramp	3117400006
Riverside Park West	3116200001
	3116800008
	3116700000
Riverside Park East	3111400002
	3112300003
	3110400052
Estuary Park	2604400057
	2603620159
	2603620509
	2603620209
Historic Park	2745600052
	2745600102
	2745700001
MLK Park	2617310004
	2619400001
	2619300003
	2619600109
	2623001654
	2622700109
	2622700059
RESIDENTIAL	
RES6	All residential structures in the RES6 FLU.
RES10	All residential structures in the RES10 FLU.
RES14	All residential structures in the RES14 FLU.

APPENDIX G: NEIGHBORHOOD IMPACT ELEMENT

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

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

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

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

The LPT improves resident availability to most parks, the downtown and waterfront of the City. The *Agency's* Multimodal strategy creates opportunities for pedestrian and other alternative transportation to access services such as the Police Department, schools and City Hall.

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

APPENDIX H: SPECIFICALLY AND PUBLICALLY FUNDED PROJECTS

Palmetto CRA 5 Year Increment Revenue (IR) Budget Projection

Plan Elements	2015-2016	2016-17	2017-18	2018-19	2019-20	2020-21
ACCOUNTABILITY	\$28,000	\$28,000	\$28,000	\$28,000	\$28,000	\$28,000
PROPERTY MAINTANENCE	\$20,600	\$22,800	\$25,200	\$25,200	\$25,300	\$25,400
IMAGE	\$141,500	\$141,500	\$141,500	\$141,500	\$141,500	\$141,500
PUBLIC SAFETY	\$600,000	\$575,000	\$550,000	\$525,000	\$500,000	\$500,000
INFRASTRUCTURE	\$55,000	\$320,000	\$320,000	\$1,290,000	\$1,320,000	\$1,320,000
COMMERCE	\$200,000	\$250,000	\$300,000	\$350,000	\$400,000	\$450,000
DCOM	\$85,000	\$105,000	\$105,000	\$105,000	\$85,000	\$85,000
GCOM	\$0	\$0	\$0	\$0	\$20,000	\$20,000
HCOMIND	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
PUBLIC SERVICE FACILITY	\$0	\$0	\$0	\$0	\$0	\$0
PUBLIC USE	\$885,000	\$320,000	\$320,000	\$235,000	\$235,000	\$235,000
RESIDENTIAL	\$250,000	\$225,000	\$225,000	\$225,000	\$225,000	\$225,000
TOTAL	\$2,275,100	\$1,997,300	\$2,024,700	\$2,934,700	\$2,989,800	\$3,039,900

APPENDIX I: DETAILED STATEMENT OF THE PROJECT COSTS OF THE REDEVELOPMENT

During the second Palmetto CRA five-year plan, the Agency will estimate an allocation of \$171,000 toward Accountability. This activity includes training and per diem for the leadership and support staff, memberships to professional organizations and costs associated with awards. No loans or bonding are associated with this activity.

The Agency estimates an allocation of \$593,500 to the activity of Property Maintenance through the entirety of this five year plan. The majority of this funding is associated with intensified maintenance of CRA projects above and beyond the level of service afforded by the City of Palmetto.

The Agency estimates that it will spend up to \$928,500 over the next five years. This amount includes the Fourth Festival, Multicultural Festival, Movies in the Park as well as a number of advertising items including the “Keys to the City” thumb drive and annual report.

Public safety is estimated to cost the Palmetto CRA \$3,251,030 over the next five years. This amount pays for community policing innovation. This amount has been reduced significantly during the past five years and must a set of best practices must be developed to justify it to Florida Statute 163 Part III.

The Palmetto CRA estimates infrastructure spending of \$490,000 over the next five years. This includes Phase I of the Multimodal Enhancement Corridor partnership with the Florida Department of Transportation and continuing improvements to Haben Boulevard.

\$1,950,000 will be estimated for business incentives under commerce during this plan. The Palmetto CRA currently incentives It Works! The Palmetto Theater and numerous other redevelopments.

Specifically n the Downtown Commercial Core, the CRA estimates plan spending of \$710,000. This includes right of way and property purchases as sell as general landscaping.

In the General Commercial, the CRA plans to spend \$200,000 on General right of way purchases, primarily for the later phases of the Multimodal Enhancement Corridor Project.

The Palmetto CRA estimates \$60,000 of landscaping improvements over the five years of this plan.

Though the plan allows for a new police department, the CRA has no funding for Public Service facilities in this plan.

The CRA plans to spend approximately \$1,630,000 on CRA based parks during the next five years. This includes the “Seahorse” structure in Riverside West and continued improvements to MLK, Sutton and lamb Parks.

The CRA plans to start a housing program that will require some form of borrowing. It plans to spend \$980,000 over the next five years in debt service to redevelop blighted structures.

In summary, the CRA estimates to spend approximately \$14,024,030 in Increment Revenue. The number may vary due to awarded grants.

END OF CRA PLAN