

RESOLUTION NO. R-26-97

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AUTHORIZING CONVEYANCE OF CERTAIN COUNTY REAL PROPERTY TO THE CITY OF BRADENTON, A FLORIDA MUNICIPAL CORPORATION, PURSUANT TO SECTION 125.38, FLORIDA STATUTES, FOR THE PURPOSES OF PROVIDING EDUCATIONAL, WORKFORCE DEVELOPMENT, AND COMMUNITY TRAINING OPPORTUNITIES, OR OTHER REDEVELOPMENT PURPOSES CONSISTENT WITH THE DOWNTOWN DISTRICT AREA COMMUNITY REDEVELOPMENT PLAN IN FURTHERANCE OF PROMOTING PUBLIC OR COMMUNITY INTEREST AND WELFARE, MAKING RELATED FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, §125.38, Florida Statutes, provides that the Board of County Commissioners of Manatee County, Florida ("Board"), is authorized to convey real property owned by Manatee County, a political subdivision of the State of Florida ("County"), to a state or any political subdivision or agency thereof, organized for the purposes of promoting community interest and welfare when such property is not needed for County purposes, upon application to the Board, provided the Board is satisfied that such property is required for its intended use; and

WHEREAS, the City of Bradenton, a Florida municipal corporation ("City"), has made a request to the County for conveyance of the real property identified as "The Property" ("Property") as described in **Exhibit A**, attached hereto and by this reference incorporated herein; and

WHEREAS, the City desires to acquire the Property to for the purpose of providing educational, workforce development, and community training opportunities, or other redevelopment purposes consistent with the Downtown district area Community Redevelopment Plan, as such may be amended from time to time, in furtherance of promoting public interest and welfare; and

WHEREAS, the City is willing, among other things, to ensure that the Property will be used as space to provide educational, workforce development, and community training

opportunities, or other redevelopment purposes consistent with the Downtown district area Community Redevelopment Plan, as such plan may be amended from time to time, in furtherance of promoting public interest and welfare; and

WHEREAS, the Board finds that the conveyance of the Property serves a valid public purpose and is in the best interest of the County and its citizens.

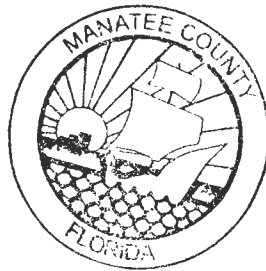
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THAT:

1. The recitals set forth above are hereby adopted as findings of this Board and are incorporated herein by reference.
2. The Board hereby finds and is satisfied that the City is organized for the purposes of providing educational, workforce development, and community training opportunities, or other redevelopment purposes consistent with the Downtown district area Community Redevelopment Plan, as such plan may be amended from time to time, in furtherance of promoting public interest and welfare and desires the Property for public or community interest and welfare.
3. The Board hereby also finds and is satisfied that the Property is required by the City for its intended use and is not needed for County purposes.
4. The Board has determined that it is in the best interest of the County, its citizens, taxpayers and the community to convey the Property to the City at a price of \$10.00.
5. The Board hereby, pursuant to Section 125.38, Florida Statutes, authorizes and approves conveyance of the Property to the City for \$10.00, subject to the reservation of certain easements by the County as described and depicted on Exhibit A, identified as Easement "One" and Easement "Two", and certain temporary reversionary conditions contained in Exhibit B, attached hereto and by this reference incorporated herein ("County Deed").
6. The Chairperson of the Board, or, in his/her absence, the Vice Chairperson of the Board, is hereby authorized to execute the County Deed.
7. Once fully executed, the County Administrator or his designee is hereby authorized to deliver and transmit the County Deed to the City and to take such further action as necessary and appropriate to proceed in accordance

with conveying the Property on the County's behalf.

8. The provisions of this Resolution shall supersede the provisions of any other rule, policy, or Resolution that conflicts with and cannot be harmonized or reconciled with the provisions of this Resolution.
9. If any section, sentence, clause, or other provision of this Resolution is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Resolution.
10. This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED WITH A QUORUM PRESENT AND VOTING THIS 1st DAY
OF September, 2026.**



**BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA**

By: 
Chairperson

**ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER**

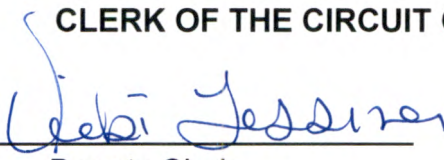
By: 
Deputy Clerk

EXHIBIT A

LEGAL DESCRIPTION AND SKETCH

**Sketch and Description for GTE Building
(NOT A SURVEY)
Exhibit "A"**

Description:

The Property:

A portion of Lots 2 and 3, Block F, Smith's Addition to Braidentown, as recorded in Plat Book 1, Page 135 in the public records of Manatee County, Florida, and being more particularly described as follows:

Begin at the northeast corner of said Lot 2; thence S 00°57'04" W along the east line of said Lot 2 for a distance of 62.16 feet; thence N 89°32'59" W for a distance of 42.83 feet; thence S 00°11'37" W for a distance of 3.00 feet; thence N 89°32'59" W for a distance of 57.21 feet to the west line of said Lot 3; thence N 00°57'04" E along said west line of Lot 3 for a distance of 66.03 feet to the northwest corner of said Lot 3; thence S 89°02'56" E along the north lines of said Lots 3 and 2 for a distance of 100.00 feet to the Point of Beginning.

Containing 0.15 acre, more or less.

Easements Reserved:

Reserving therefrom unto the Grantor (Manatee County), two perpetual, non-exclusive appurtenant easements, designated as Easement "One" and Easement "Two", for ingress and egress over, under, and across a portion of Lots 2 and 3, Block F, Smith's Addition to Braidentown, as recorded in Plat Book 1, Page 135 in the public records of Manatee County, Florida, and each being more particularly described as follows:

Easement "One":

Begin at the northwest corner of said Lot 3; thence S 89°02'56" E along the north line of said Lot 3 for a distance of 10.00 feet; thence S 00°57'04" W, parallel with the west line of said Lot 3 for a distance of 62.94 feet; thence S 89°32'59" E for a distance of 47.17 feet; thence S 00°11'37" W for a distance of 3.00 feet; thence N 89°32'59" W for a distance of 57.21 feet to the west line of said Lot 3; thence N 00°57'04" E along said west line of Lot 3 for a distance of 66.03 feet to the Point of Beginning.

Easement "Two":

Begin at the northeast corner of said Lot 2; thence S 00°57'04" W along the east line of said Lot 2 for a distance of 62.16 feet; thence N 89°32'59" W for a distance of 42.83 feet; thence N 00°11'37" E for a distance of 7.00 feet; thence S 89°32'59" E for a distance of 33.88 feet; thence N 04°22'12" E for a distance of 55.33 feet to the north line of said Lot 2; thence S 89°02'56" E along said north line of Lot 2 for a distance of 5.75 feet to the Point of Beginning.

Subject to the following encumbrances described and recorded in the public records of Manatee County, Florida:

- 1) O.R. Book 633, Page 420.
- 2) O.R. Book 1322, Page 2174.

Certified to: Manatee County, Florida Board of County Commissioners

Surveyor's Notes:

- 1) Distances shown hereon are expressed in U.S. Survey Feet.
- 2) Basis of Bearings Reference: North and the bearings shown hereon are based on the south right-of-way line of 4th Avenue West (Park Street - Plat) as having a grid bearing of S 89°02'56" E.
 - a. Bearings and coordinates have the following Metadata:
 - I. Horizontal Datum:
 1. North American Datum of 1983 with a Realization of 2011, Epoch Date 2010.00
 - a. NAD83(2011)
 - II. Grid Mapping Projection:
 1. Florida State Plane, West Zone.
 - a. Transverse Mercator

- 3) The sketch shown hereon was prepared for description purposes only and is not a field/boundary survey. An accurate field/boundary survey of the parcel(s) described hereon may result in variations in bearings and/or distances.
- 4) The sketch shown hereon is subject to deeds of record, unrecorded deeds, easements, rights-of-way, building setbacks, restrictive covenants, or other instruments which could affect the boundaries or use of the subject property.
- 5) Lands shown hereon were not abstracted for easements, reservations, unrecorded deeds, unrecorded plats, rights-of-way, building setbacks, or restrictive covenants by Danny R. Swain, Florida Professional Surveyor and Mapper.
- 6) Easements are per the recorded plat/deed, if any.
- 7) This sketch and description do not reflect, determine, or guarantee ownership.
- 8) Existing improvements are not shown, if any.
- 9) Underground utilities were not located, if any.
- 10) Overhead utilities were not located, if any.
- 11) No attempt was made to locate any underground foundations, if any.
- 12) Septic/Drain field not located, if any.
- 13) No attempt was made to locate written or unwritten easements or rights-of-way, if any.
- 14) Additions or deletions to sketch(es), description(s), or report(s) by other than the signing party or parties are prohibited without written consent of the signing parties.
- 15) This sketch, description, and report or copies thereof are not valid without the original signature and original raised seal of a Florida licensed Professional Surveyor and Mapper.
- 16) The description and sketch are not full and complete without the other.
- 17) No other person(s) and/or entity(ies) other than those certified to hereon may use this sketch and description or copies thereof, for any reason whatsoever, without the prior written consent of the undersigned.
- 18) Documents used in the preparation of this sketch and description:
 - a. Plat Book 1, Page 80 and Plat Book 1, Page 135, both being recorded in the public records of Manatee County, Florida.
 - b. Deeds of record as recorded in the public records of Manatee County, Florida: O.R. Book 1266, Pages 3266 - 3268, O.R. Book 1202, Pages 1177 - 1178, O.R. Book 1174, Pages 2385 - 2386, O.R. Book 1241, Pages 1313 - 1314, O.R. Book 1174, Pages 2380 - 2384, Instrument Number 202441011049, and Instrument Number 201741095297.
 - c. Manatee County Property Appraiser Maps.
 - d. Manatee Avenue ALTA Boundary & Topographic Survey prepared for Kinley-Horn by MRIC Spatial in July, 2023.
 - e. 30-year title search report issued by American Government Services Corporation (AGSC).
 - I. AGSC Search Number: 32582-1.
 - II. Reference Number: B2307651.
 - f. Termination and Release of Reservation of Ingress/Egress Easements "A" and "B", Florida Cultural Group, Inc., per Instrument Number 202641089963, as recorded in the Public Records of Manatee County, Florida.
- 19) Unless accompanied by the sheet bearing the original signature and original raised seal of a Florida licensed Professional Surveyor and Mapper this sketch is for informational purposes only and is not valid.
- 20) The parcel lines for adjoining landowners are from the Manatee County Property Appraiser and are for illustrative purposes only.
- 21) The south line and easements shown hereon are based on a sketch and description prepared by Todd Boyle, Florida Registered Surveyor and Mapper, License Number 6047. Said sketch and description was dated September 30, 2020, and recorded in Instrument Number 202241098549 in the public records of Manatee County Florida.
 - I. Said south line was extended to intersect the east line of Lot 2 Block F, as shown hereon

Signature Creation: August 11, 2026.

Revision Date: August 12, 2026.

Manatee County Property
Management Department
Survey Division



9000 Town Center Parkway
Lakewood Ranch, Florida 34202
(941)748-4501

Danny R. Swain, P.S.M.
Professional Surveyor and Mapper
Florida Registration Number 5942

DATE

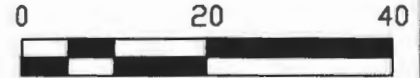
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Jobs\20260803_GTE_Building\
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Sheet: 1 OF 2

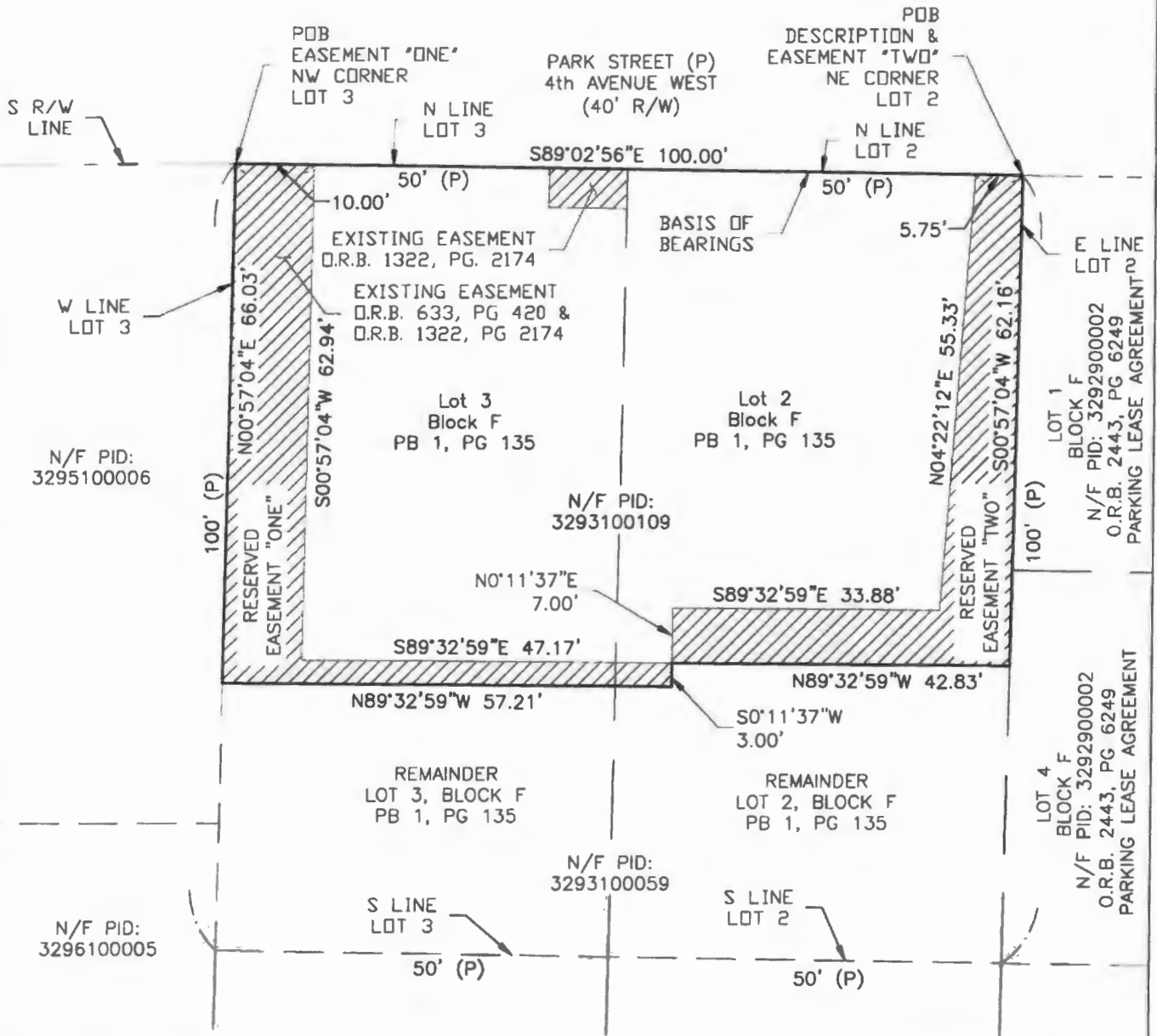
Section 26, Township 34 South,
Range 17 East

Drawing Date: 08/11/26

Sketch and Description for GTE Building
(NOT A SURVEY)
Exhibit "A"



SCALE: 1" = 20'



LEGEND

POB	= POINT OF BEGINNING	PG	= PAGE(S)
O.R.B.	= OFFICIAL RECORDS BOOK	N/F	= NOW OR FORMERLY
PID	= PARCEL IDENTIFICATION		
(P)	= PLAT	—	= BOUNDARY LINE
R/W	= RIGHT-OF-WAY	- - -	= LOT LINE
	= EASEMENT AREA	- · - · -	= R/W LINE
PB	= PLAT BOOK	O.R.	= OFFICIAL RECORDS
ALTA	= AMERICAN LAND TITLE ASSOCIATION		

Drawing Path:
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Jobs\20260803_GTE_Building\
CAD_DWG's\GTE_Building.dwg

Sheet: 2 OF 2

Section 26, Township 34 South,
Range 17 East

Drawing Date: 08/11/26

Manatee County Property
Management Department
Survey Division



9000 Town Center Parkway
Lakewood Ranch, Florida 34202
(941)748-4501

EXHIBIT B

COUNTY DEED

THIS INSTRUMENT PREPARED BY:

Lisa Crabtree, RWA, Senior Real Property Specialist
On behalf of Peter Morrow, Property Acquisition Division Manager
Manatee County Property Management Department
9000 Town Center Parkway
Lakewood Ranch, Florida 34202

PROJECT NAME: 1009 4th Avenue West
PID NO: 3293100109 and a portion of 3293100059

SPACE ABOVE THIS LINE FOR RECORDING DATA

COUNTY DEED

(Pursuant to Section 125.411 Florida Statutes)

THIS COUNTY DEED is made by **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, party of the first part, (hereinafter **Grantor**), and delivered to **CITY OF BRADENTON**, a Florida municipal corporation, whose mailing address is 101 Old Main Street, Bradenton, Florida 34205, party of the second part, (hereinafter **Grantee**).

WITNESSETH that Grantor, for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** to it in hand paid by Grantee, receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, his or her heirs and assigns forever, the following described land lying and being in Manatee County, Florida:

**See legal description of "The Property"
("Property") in Exhibit A, attached to and
incorporated in this County Deed by reference.**

FURTHER, this conveyance is given and made subject to the following conditions, exceptions, limitations, reservations, restrictions, and terms:

1. **RECORDING.** Upon delivery of this Deed by Grantor to Grantee and acceptance of same by Grantee, Grantee shall record this Deed in the Public Records of Manatee County, Florida, at Grantee's sole cost and expense.
2. **LIMITATIONS.** This Deed conveys only the interest of the Grantor and its Board of County Commissioners in The Property described in Exhibit A and is made without any warranty of title or any representation or statement of facts concerning title.
3. **EASEMENTS RESERVED.** Grantor hereby reserves unto itself from this conveyance, the permanent non-exclusive ingress and egress easements over, across, and through The Property identified as Easement "One" and Easement "Two" as described and depicted on Exhibit A.

4. TEMPORARY REVERTER. This Property is being conveyed to the Grantee, for the purpose of providing educational, workforce development, and community training opportunities, or other redevelopment purposes consistent with the Downtown district area Community Redevelopment Plan, as such plan may be amended from time to time, in furtherance of promoting public interest and welfare.

Grantee shall not sell, assign, convey, or otherwise transfer any portion of the Property, or interest therein, without the prior written consent of Grantor; provided, however, that any approved transfer shall be to a governmental entity or other entity approved by Grantor that will continue to use the Property for substantially the same public purpose of providing educational, workforce development, and community training opportunities, or other redevelopment purposes consistent with the Downtown district area Community Redevelopment Plan, as such plan may be amended from time to time, in furtherance of promoting public interest and welfare, and such transferee shall expressly assume in writing all obligations and restrictions set forth herein.

In the event (i) the Property ceases to be used for the purpose of providing educational, workforce development, and community training opportunities, or other redevelopment purposes consistent with the Downtown district area Community Redevelopment Plan, as such plan may be amended from time to time, in furtherance of promoting public interest and welfare, or (ii) Grantee violates the transfer restrictions set forth above, then, at any time within five (5) years after this County Deed is recorded in the Public Records of Manatee County, Florida, the Property shall automatically revert to the Grantor.

Upon the occurrence of any event causing title to revert to Grantor pursuant to this County Deed, title shall automatically revert in Grantor without the necessity of any further act, conveyance, judicial proceeding, or instrument of transfer. Notwithstanding the foregoing, Grantor may execute and record in the Official Records of Manatee County, Florida, an affidavit, notice of reversion, certificate, or other document specifically referencing this County Deed and describing the event giving rise to the reversion. The purpose of such recording shall be solely to provide public notice of title following the reversion and shall not be construed as creating, enlarging, or limiting Grantor's rights under this County Deed. All rights of reversion described herein shall automatically expire and be of no further force or effect five (5) years after the date this County Deed is recorded in the Public Records of Manatee County, Florida.

IN WITNESS WHEREOF Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said board, the day and year first below written.

SIGNATURE PAGE: AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

GRANTOR:

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

By: _____
Chairperson

Date: _____

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: _____
Deputy Clerk

**Sketch and Description for GTE Building
(NOT A SURVEY)
Exhibit "A"**

Description:

The Property:

A portion of Lots 2 and 3, Block F, Smith's Addition to Braidentown, as recorded in Plat Book 1, Page 135 in the public records of Manatee County, Florida, and being more particularly described as follows:

Begin at the northeast corner of said Lot 2; thence S 00°57'04" W along the east line of said Lot 2 for a distance of 62.16 feet; thence N 89°32'59" W for a distance of 42.83 feet; thence S 00°11'37" W for a distance of 3.00 feet; thence N 89°32'59" W for a distance of 57.21 feet to the west line of said Lot 3; thence N 00°57'04" E along said west line of Lot 3 for a distance of 66.03 feet to the northwest corner of said Lot 3; thence S 89°02'56" E along the north lines of said Lots 3 and 2 for a distance of 100.00 feet to the Point of Beginning.

Containing 0.15 acre, more or less.

Easements Reserved:

Reserving therefrom unto the Grantor (Manatee County), two perpetual, non-exclusive appurtenant easements, designated as Easement "One" and Easement "Two", for ingress and egress over, under, and across a portion of Lots 2 and 3, Block F, Smith's Addition to Braidentown, as recorded in Plat Book 1, Page 135 in the public records of Manatee County, Florida, and each being more particularly described as follows:

Easement "One":

Begin at the northwest corner of said Lot 3; thence S 89°02'56" E along the north line of said Lot 3 for a distance of 10.00 feet; thence S 00°57'04" W, parallel with the west line of said Lot 3 for a distance of 62.94 feet; thence S 89°32'59" E for a distance of 47.17 feet; thence S 00°11'37" W for a distance of 3.00 feet; thence N 89°32'59" W for a distance of 57.21 feet to the west line of said Lot 3; thence N 00°57'04" E along said west line of Lot 3 for a distance of 66.03 feet to the Point of Beginning.

Easement "Two":

Begin at the northeast corner of said Lot 2; thence S 00°57'04" W along the east line of said Lot 2 for a distance of 62.16 feet; thence N 89°32'59" W for a distance of 42.83 feet; thence N 00°11'37" E for a distance of 7.00 feet; thence S 89°32'59" E for a distance of 33.88 feet; thence N 04°22'12" E for a distance of 55.33 feet to the north line of said Lot 2; thence S 89°02'56" E along said north line of Lot 2 for a distance of 5.75 feet to the Point of Beginning.

Subject to the following encumbrances described and recorded in the public records of Manatee County, Florida:

- 1) O.R. Book 633, Page 420.
- 2) O.R. Book 1322, Page 2174.

Certified to: Manatee County, Florida Board of County Commissioners

Surveyor's Notes:

- 1) Distances shown hereon are expressed in U.S. Survey Feet.
- 2) Basis of Bearings Reference: North and the bearings shown hereon are based on the south right-of-way line of 4th Avenue West (Park Street - Plat) as having a grid bearing of S 89°02'56" E.
 - a. Bearings and coordinates have the following Metadata:
 - i. Horizontal Datum:
 1. North American Datum of 1983 with a Realization of 2011, Epoch Date 2010.00
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 - ii. Grid Mapping Projection:
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- 16) The description and sketch are not full and complete without the other.
- 17) No other person(s) and/or entity(ies) other than those certified to hereon may use this sketch and description or copies thereof, for any reason whatsoever, without the prior written consent of the undersigned.
- 18) Documents used in the preparation of this sketch and description:
 - a. Plat Book 1, Page 60 and Plat Book 1, Page 135, both being recorded in the public records of Manatee County, Florida.
 - b. Deeds of record as recorded in the public records of Manatee County, Florida: O.R. Book 1266, Pages 3266 - 3286, O.R. Book 1202, Pages 1177 - 1178, O.R. Book 1174, Pages 2385 - 2386, O.R. Book 1241, Pages 1313 - 1314, O.R. Book 1174, Pages 2380 - 2384, Instrument Number 202441011049, and Instrument Number 201741095297.
 - c. Manatee County Property Appraiser Maps.
 - d. Manatee Avenue ALTA Boundary & Topographic Survey prepared for Kimley-Horn by MRIC Spatial in July, 2023.
 - e. 30-year title search report issued by American Government Services Corporation (AGSC).
 - i. AGSC Search Number: 32582-1.
 - ii. Reference Number: B2307851.
 - f. Termination and Release of Reservation of Ingress/Egress Easements "A" and "B", Florida Cultural Group, Inc., per Instrument Number 202641089963, as recorded in the Public Records of Manatee County, Florida.
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 - i. Said south line was extended to intersect the east line of Lot 2 Block F, as shown hereon

Date of Creation: August 11, 2026

Revision Date: August 12, 2026.

Manatee County Property
Management Department
Survey Division



9000 Town Center Parkway
Lakewood Ranch, Florida 34202
(941)748-4501

Danny R. Swain, P.S.M.
Professional Surveyor and Mapper
Florida Registration Number 5942

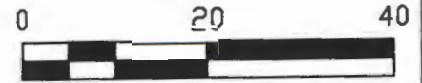
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Sheet: 1 OF 2

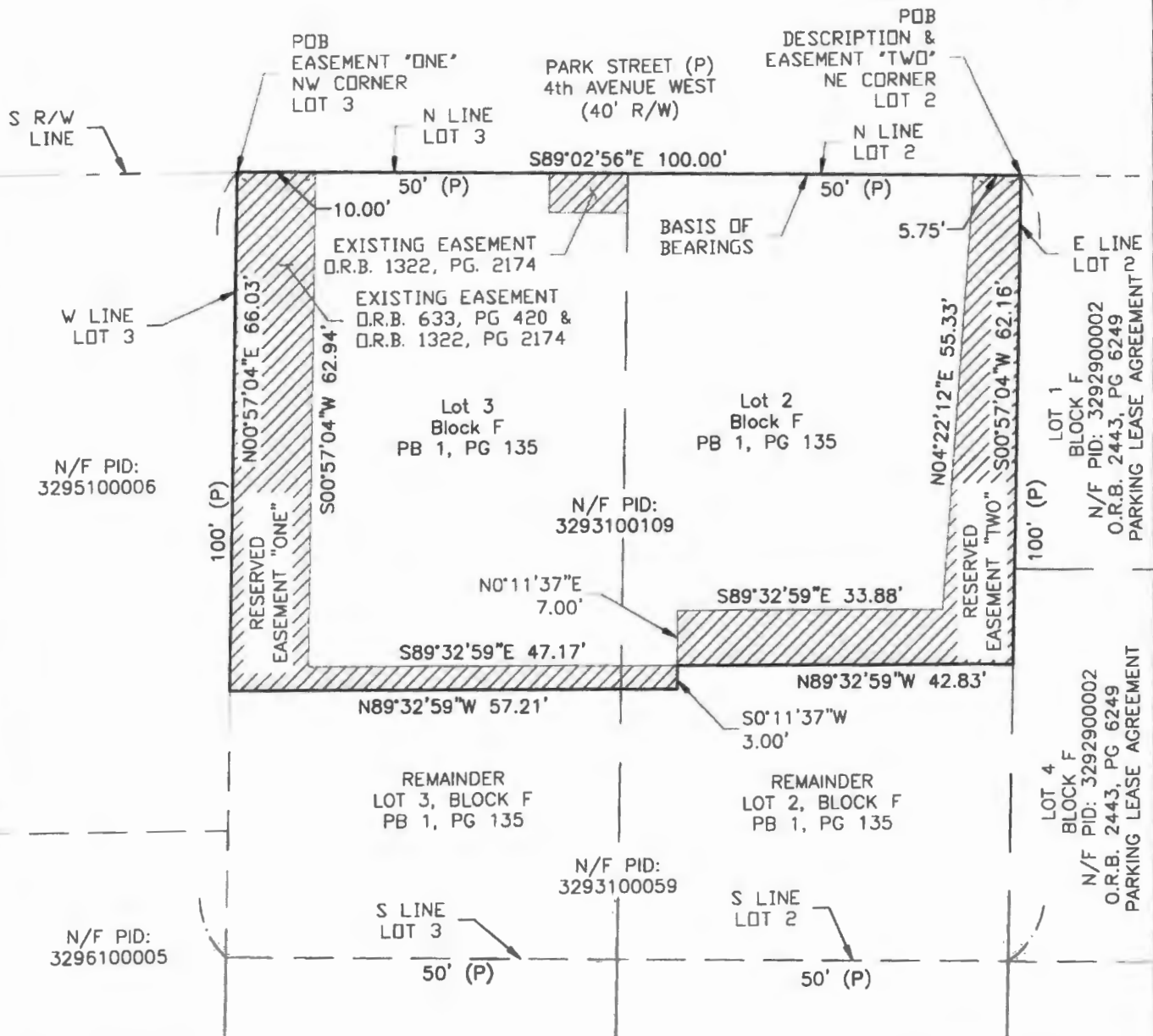
Section 28, Township 34 South,
Range 17 East

Drawing Date: 08/11/26

Sketch and Description for GTE Building
(NOT A SURVEY)
Exhibit "A"



SCALE: 1" = 20'



LEGEND

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Sheet: 2 OF 2

Section 26, Township 34 South,
Range 17 East

Drawing Date: 08/11/26

Manatee County Property
Management Department
Survey Division

9000 Town Center Parkway
Lakewood Ranch, Florida 34202
(941)748-4501

THIS INSTRUMENT PREPARED BY:

Lisa Crabtree, RWA, Senior Real Property Specialist
On behalf of Peter Morrow, Property Acquisition Division Manager
Manatee County Property Management Department
9000 Town Center Parkway
Lakewood Ranch, Florida 34202

PROJECT NAME: 1009 4th Avenue West
PID NO: 3293100109 and a portion of 3293100059

SPACE ABOVE THIS LINE FOR RECORDING DATA

COUNTY DEED

(Pursuant to Section 125.411 Florida Statutes)

THIS COUNTY DEED is made by **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, party of the first part, (hereinafter **Grantor**), and delivered to **CITY OF BRADENTON**, a Florida municipal corporation, whose mailing address is 101 Old Main Street, Bradenton, Florida 34205, party of the second part, (hereinafter **Grantee**).

WITNESSETH that Grantor, for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** to it in hand paid by Grantee, receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, his or her heirs and assigns forever, the following described land lying and being in Manatee County, Florida:

**See legal description of "The Property"
("Property") in Exhibit A, attached to and
incorporated in this County Deed by reference.**

FURTHER, this conveyance is given and made subject to the following conditions, exceptions, limitations, reservations, restrictions, and terms:

1. **RECORDING.** Upon delivery of this Deed by Grantor to Grantee and acceptance of same by Grantee, Grantee shall record this Deed in the Public Records of Manatee County, Florida, at Grantee's sole cost and expense.
2. **LIMITATIONS.** This Deed conveys only the interest of the Grantor and its Board of County Commissioners in The Property described in Exhibit A and is made without any warranty of title or any representation or statement of facts concerning title.
3. **EASEMENTS RESERVED.** Grantor hereby reserves unto itself from this conveyance, the permanent non-exclusive ingress and egress easements over, across, and through The Property identified as Easement "One" and Easement "Two" as described and depicted on Exhibit A.

4. **TEMPORARY REVERTER.** This Property is being conveyed to the Grantee, for the purpose of providing educational, workforce development, and community training opportunities, or other redevelopment purposes consistent with the Downtown district area Community Redevelopment Plan, as such plan may be amended from time to time, in furtherance of promoting public interest and welfare.

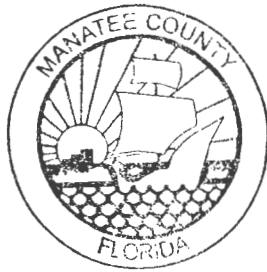
Grantee shall not sell, assign, convey, or otherwise transfer any portion of the Property, or interest therein, without the prior written consent of Grantor; provided, however, that any approved transfer shall be to a governmental entity or other entity approved by Grantor that will continue to use the Property for substantially the same public purpose of providing educational, workforce development, and community training opportunities, or other redevelopment purposes consistent with the Downtown district area Community Redevelopment Plan, as such plan may be amended from time to time, in furtherance of promoting public interest and welfare, and such transferee shall expressly assume in writing all obligations and restrictions set forth herein.

In the event (i) the Property ceases to be used for the purpose of providing educational, workforce development, and community training opportunities, or other redevelopment purposes consistent with the Downtown district area Community Redevelopment Plan, as such plan may be amended from time to time, in furtherance of promoting public interest and welfare, or (ii) Grantee violates the transfer restrictions set forth above, then, at any time within five (5) years after this County Deed is recorded in the Public Records of Manatee County, Florida, the Property shall automatically revert to the Grantor.

Upon the occurrence of any event causing title to revert to Grantor pursuant to this County Deed, title shall automatically revert in Grantor without the necessity of any further act, conveyance, judicial proceeding, or instrument of transfer. Notwithstanding the foregoing, Grantor may execute and record in the Official Records of Manatee County, Florida, an affidavit, notice of reversion, certificate, or other document specifically referencing this County Deed and describing the event giving rise to the reversion. The purpose of such recording shall be solely to provide public notice of title following the reversion and shall not be construed as creating, enlarging, or limiting Grantor's rights under this County Deed. All rights of reversion described herein shall automatically expire and be of no further force or effect five (5) years after the date this County Deed is recorded in the Public Records of Manatee County, Florida.

IN WITNESS WHEREOF Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said board, the day and year first below written.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.



GRANTOR:

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

By: XR
Chairperson

Date: September 1, 2016

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: Uebi Jessman
Deputy Clerk

**Sketch and Description for GTE Building
(NOT A SURVEY)
Exhibit "A"**

Description:

The Property:

A portion of Lots 2 and 3, Block F, Smith's Addition to Braidentown, as recorded in Plat Book 1, Page 135 in the public records of Manatee County, Florida, and being more particularly described as follows:

Begin at the northeast corner of said Lot 2; thence S 00°57'04" W along the east line of said Lot 2 for a distance of 62.16 feet; thence N 89°32'59" W for a distance of 42.83 feet; thence S 00°11'37" W for a distance of 3.00 feet; thence N 89°32'59" W for a distance of 57.21 feet to the west line of said Lot 3; thence N 00°57'04" E along said west line of Lot 3 for a distance of 66.03 feet to the northwest corner of said Lot 3; thence S 89°02'56" E along the north lines of said Lots 3 and 2 for a distance of 100.00 feet to the Point of Beginning.

Containing 0.15 acre, more or less.

Easements Reserved:

Reserving therefrom unto the Grantor (Manatee County), two perpetual, non-exclusive appurtenant easements, designated as Easement "One" and Easement "Two", for ingress and egress over, under, and across a portion of Lots 2 and 3, Block F, Smith's Addition to Braidentown, as recorded in Plat Book 1, Page 135 in the public records of Manatee County, Florida, and each being more particularly described as follows:

Easement "One":

Begin at the northwest corner of said Lot 3; thence S 89°02'56" E along the north line of said Lot 3 for a distance of 10.00 feet; thence S 00°57'04" W, parallel with the west line of said Lot 3 for a distance of 62.94 feet; thence S 89°32'59" E for a distance of 47.17 feet; thence S 00°11'37" W for a distance of 3.00 feet; thence N 89°32'59" W for a distance of 57.21 feet to the west line of said Lot 3; thence N 00°57'04" E along said west line of Lot 3 for a distance of 66.03 feet to the Point of Beginning.

Easement "Two":

Begin at the northeast corner of said Lot 2; thence S 00°57'04" W along the east line of said Lot 2 for a distance of 62.16 feet; thence N 89°32'59" W for a distance of 42.83 feet; thence N 00°11'37" E for a distance of 7.00 feet; thence S 89°32'59" E for a distance of 33.88 feet; thence N 04°22'12" E for a distance of 55.33 feet to the north line of said Lot 2; thence S 89°02'56" E along said north line of Lot 2 for a distance of 5.75 feet to the Point of Beginning.

Subject to the following encumbrances described and recorded in the public records of Manatee County, Florida:

- 1) O.R. Book 633, Page 420.
- 2) O.R. Book 1322, Page 2174.

Certified to: Manatee County, Florida Board of County Commissioners

Surveyor's Notes:

- 1) Distances shown hereon are expressed in U.S. Survey Feet.
- 2) Basis of Bearings Reference: North and the bearings shown hereon are based on the south right-of-way line of 4th Avenue West (Park Street - Plat) as having a grid bearing of S 89°02'56" E.
 - a. Bearings and coordinates have the following Metadata:
 - I. Horizontal Datum:
 1. North American Datum of 1983 with a Realization of 2011, Epoch Date 2010.00
 - a. NAD83(2011)
 - II. Grid Mapping Projection:
 1. Florida State Plane, West Zone.
 - a. Transverse Mercator

- 3) The sketch shown hereon was prepared for description purposes only and is not a field/boundary survey. An accurate field/boundary survey of the parcel(s) described hereon may result in variations in bearings and/or distances.
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- 14) Additions or deletions to sketch(es), description(s), or report(s) by other than the signing party or parties are prohibited without written consent of the signing parties.
- 15) This sketch, description, and report or copies thereof are not valid without the original signature and original raised seal of a Florida licensed Professional Surveyor and Mapper.
- 16) The description and sketch are not full and complete without the other.
- 17) No other person(s) and/or entity(ies) other than those certified to hereon may use this sketch and description or copies thereof, for any reason whatsoever, without the prior written consent of the undersigned.
- 18) Documents used in the preparation of this sketch and description:
 - a. Plat Book 1, Page 80 and Plat Book 1, Page 135, both being recorded in the public records of Manatee County, Florida.
 - b. Deeds of record as recorded in the public records of Manatee County, Florida: O.R. Book 1266, Pages 3286 - 3288, O.R. Book 1202, Pages 1177 - 1178, O.R. Book 1174, Pages 2385 - 2386, O.R. Book 1241, Pages 1313 - 1314, O.R. Book 1174, Pages 2380 - 2384, Instrument Number 202441011049, and Instrument Number 201741095297.
 - c. Manatee County Property Appraiser Maps.
 - d. Manatee Avenue ALTA Boundary & Topographic Survey prepared for Kinley-Horn by MRIC Spatial in July, 2023.
 - e. 30-year title search report issued by American Government Services Corporation (AGSC).
 - I. AGSC Search Number: 32582-1.
 - II. Reference Number: B2307651.
 - f. Termination and Release of Reservation of Ingress/Egress Easements "A" and "B", Florida Cultural Group, Inc., per Instrument Number 202641089963, as recorded in the Public Records of Manatee County, Florida.
- 19) Unless accompanied by the sheet bearing the original signature and original raised seal of a Florida licensed Professional Surveyor and Mapper this sketch is for informational purposes only and is not valid.
- 20) The parcel lines for adjoining landowners are from the Manatee County Property Appraiser and are for illustrative purposes only.
- 21) The south line and easements shown hereon are based on a sketch and description prepared by Todd Boyle, Florida Registered Surveyor and Mapper, License Number 6047. Said sketch and description was dated September 30, 2020, and recorded in Instrument Number 202241098549 in the public records of Manatee County Florida.
 - I. Said south line was extended to intersect the east line of Lot 2 Block F, as shown hereon

Date of Creation: August 11, 2026

Revision Date: August 12, 2026.

Drawing Path:
S:\SURVEY\2026
Jobs\20260803_GTE_Building\
CAD_DWG's\GTE_Building.dwg

Sheet: 1 OF 2

Section 26, Township 34 South,
Range 17 East

Drawing Date: 08/11/26

Manatee County Property
Management Department
Survey Division

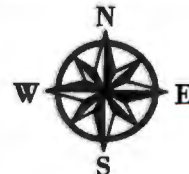


9000 Town Center Parkway
Lakewood Ranch, Florida 34202
(941)748-4501

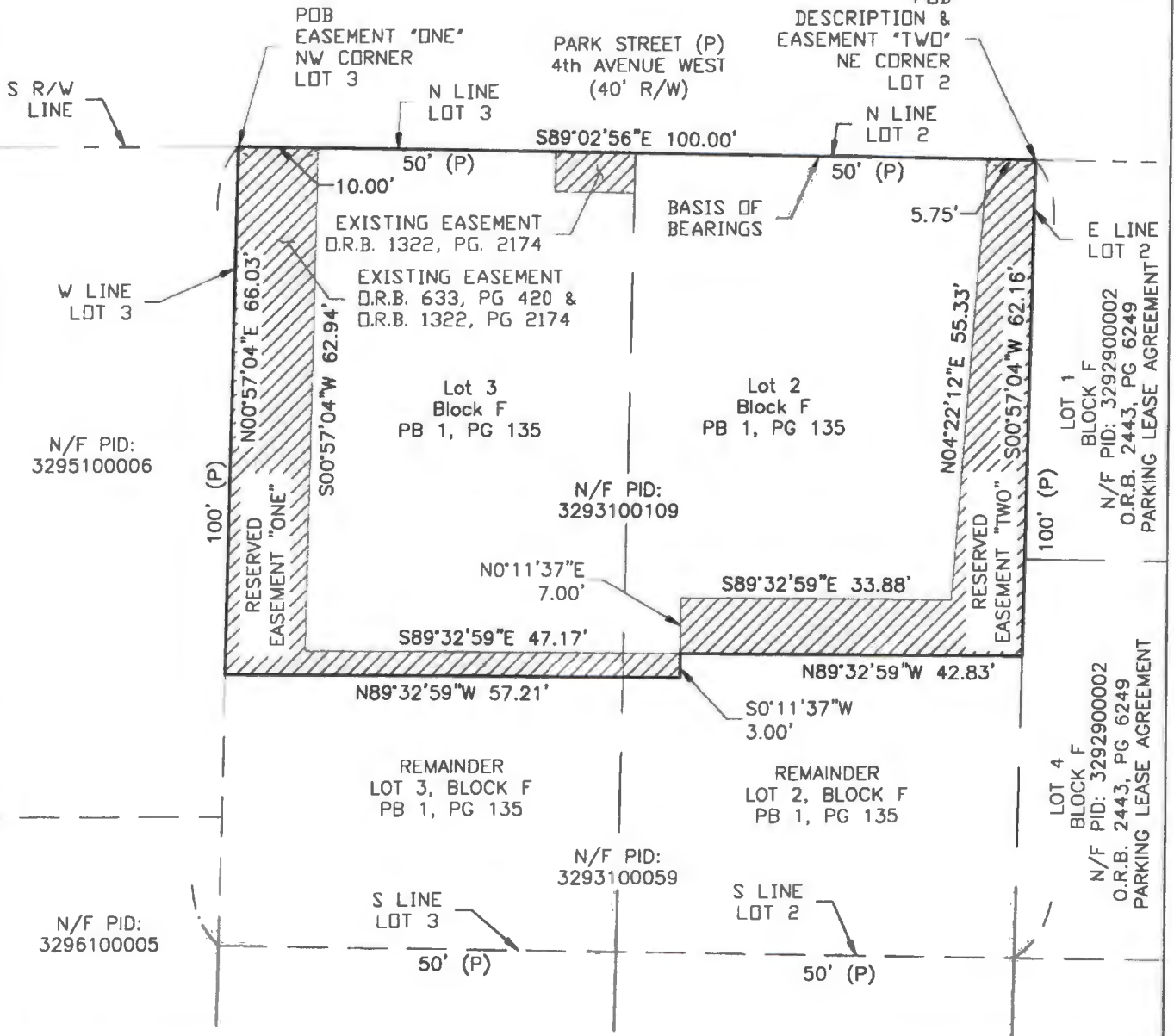
Danny R. Swain, P.S.M.
Professional Surveyor and Mapper
Florida Registration Number 5942

DATE

Sketch and Description for GTE Building
(NOT A SURVEY)
Exhibit "A"



SCALE: 1" = 20'



LEGEND

POB	= POINT OF BEGINNING	PG	= PAGE(S)
O.R.B.	= OFFICIAL RECORDS BOOK	N/F	= NOW OR FORMERLY
PID	= PARCEL IDENTIFICATION		
(P)	= PLAT		
R/W	= RIGHT-OF-WAY		
	= EASEMENT AREA		
PB	= PLAT BOOK		
ALTA	= AMERICAN LAND TITLE ASSOCIATION		

Drawing Path:
S:\SURVEY\2026
Jobs\20260803_GTE_Building\
CAD_DWG's\GTE_Building.dwg

Sheet: 2 OF 2

Section 26, Township 34 South,
Range 17 East

Drawing Date: 08/11/26



September 1, 2026 - Regular Meeting

Subject

Adoption of Resolution R-26-97 authorizing the conveyance of County-owned property, known as the GTE building, located at 1009 4th Avenue West, Bradenton, Florida 34205, and execution of a County Deed to the City of Bradenton, a Florida municipal corporation, Peter Morrow, Property Acquisition Division Manager, District 3

Category

REGULAR

Briefings

Briefing Provided Upon Request

Contact and/or Presenter Information

Elliott Falcione, Director, Convention & Visitors Bureau, Extension 3940

Peter Morrow, Property Acquisition Division Manager, Property Management Department, Extension 6913

Lisa Crabtree, Senior Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 3993

Action Requested

- Adopt Resolution R-26-97; and
- Execute the County Deed to the City of Bradenton

Enabling/Regulating Authority

- Chapter 125 of the Florida Statutes, County Government

Applicable Advisory Board

N/A

Background Discussion

- In August 2022, Manatee County ("County") conveyed the property known as the GTE building to Florida Cultural Group, Inc. ("FCG") for \$150,000.00 ("Property"). FCG planned to renovate the building and establish a conservatory for performing arts and technical education. The Property is located at 1009 4th Avenue West, Bradenton, Florida, Property Identification Number 3293100109 and consists of a 13,473 square foot, three-story building, situated on approximately 6,078 square feet of land zoned T-6 (Urban Core) by the City of Bradenton.
- At the August 14, 2023, Work Session, Construction Services presented the Board of County Commissioners ("Board") with concepts for construction of a new County parking

garage to replace the existing parking garage, which was exhibiting signs of deterioration due to age and water intrusion.

- To accommodate the proposed parking garage project, it was determined that the Property was needed as part of the project footprint. In December 2023, the Board approved a Contract for Sale and Purchase to reacquire the Property from FCG for \$483,000.00. Title to the Property was conveyed back to the County on February 5, 2024, and recorded in Official Records as Instrument Number 20241011049 of the Public Records of Manatee County.
- The proposed parking garage project has since been reevaluated, and the Property is no longer needed for that purpose.
- The County has been working collaboratively with the City of Bradenton ("City") to support the City's efforts to provide educational, workforce development, and community training opportunities, or other redevelopment purposes consistent with the Downtown district area Community Redevelopment Plan.
- The City has requested that the County convey the Property to the City at no cost.
- The proposed County Deed includes a reverter provision requiring the Property to be used for educational, workforce development, and community training opportunities, or other redevelopment activities consistent with the Downtown district area Community Redevelopment Plan, in furtherance of promoting public interest and welfare. The deed further restricts the transfer of the Property without the County's prior written consent and requires any approved transferee to assume all restrictions and obligations as set forth in the deed. All rights of reversion shall automatically expire and be of no further force or effect five (5) years after the date the deed is recorded in the Public Records of Manatee County, Florida.
- The County will reserve a permanent, non-exclusive ingress and egress easement over a portion of the Property to provide continued access to the former radio communications building and backup generator parcel located to the south, behind the Property.
- Upon execution and delivery of the deed to the City, the City will record the deed in the Public Records of Manatee County, Florida at their sole cost and expense.
- The County's Real Property Appraiser, David Hummel, estimated the value of the property at \$1,215,000.00.
- County Administration has determined that conveying the Property to the City to be used for education, workforce development, and community training opportunities, or other redevelopment activities consistent with the Downtown district area Community Redevelopment Plan will preserve a historic downtown building, promote economic development, expand educational opportunities, and serve the public interest and welfare.

Attorney Review

Formal Written Review (Opinion memo must be attached) D'Agostino

Instructions to Board Records

Please have the Chair execute page 3 of Resolution R-26-97, execute page 3 of the County Deed and return a certified copy of Resolution R-26-97 and the original executed County Deed to Lisa Crabtree, Property Acquisition, 9000 Town Center Parkway, Lakewood Ranch, Florida 34202.

Please email a copy of the approved agenda item to the following:

Lisa Crabtree at lisa.crabtree@mymanatee.org
Brandon Bennett at brandon.bennett@mymanatee.org
Elliott Falcione at elliott.falcione@mymanatee.org
Alicia Stull at alicia.stull@mymanatee.org

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

RESOLUTION NO. R-26-97

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AUTHORIZING CONVEYANCE OF CERTAIN COUNTY REAL PROPERTY TO THE CITY OF BRADENTON, A FLORIDA MUNICIPAL CORPORATION, PURSUANT TO SECTION 125.38, FLORIDA STATUTES, FOR THE PURPOSES OF PROVIDING EDUCATIONAL, WORKFORCE DEVELOPMENT, AND COMMUNITY TRAINING OPPORTUNITIES, OR OTHER REDEVELOPMENT PURPOSES CONSISTENT WITH THE DOWNTOWN DISTRICT AREA COMMUNITY REDEVELOPMENT PLAN IN FURTHERANCE OF PROMOTING PUBLIC OR COMMUNITY INTEREST AND WELFARE, MAKING RELATED FINDINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, §125.38, Florida Statutes, provides that the Board of County Commissioners of Manatee County, Florida ("Board"), is authorized to convey real property owned by Manatee County, a political subdivision of the State of Florida ("County"), to a state or any political subdivision or agency thereof, organized for the purposes of promoting community interest and welfare when such property is not needed for County purposes, upon application to the Board, provided the Board is satisfied that such property is required for its intended use; and

WHEREAS, the City of Bradenton, a Florida municipal corporation ("City"), has made a request to the County for conveyance of the real property identified as "The Property" ("Property") as described in **Exhibit A**, attached hereto and by this reference incorporated herein; and

WHEREAS, the City desires to acquire the Property to for the purpose of providing educational, workforce development, and community training opportunities, or other redevelopment purposes consistent with the Downtown district area Community Redevelopment Plan, as such may be amended from time to time, in furtherance of promoting public interest and welfare; and

WHEREAS, the City is willing, among other things, to ensure that the Property will be used as space to provide educational, workforce development, and community training

opportunities, or other redevelopment purposes consistent with the Downtown district area Community Redevelopment Plan, as such plan may be amended from time to time, in furtherance of promoting public interest and welfare; and

WHEREAS, the Board finds that the conveyance of the Property serves a valid public purpose and is in the best interest of the County and its citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THAT:

1. The recitals set forth above are hereby adopted as findings of this Board and are incorporated herein by reference.
2. The Board hereby finds and is satisfied that the City is organized for the purposes of providing educational, workforce development, and community training opportunities, or other redevelopment purposes consistent with the Downtown district area Community Redevelopment Plan, as such plan may be amended from time to time, in furtherance of promoting public interest and welfare and desires the Property for public or community interest and welfare.
3. The Board hereby also finds and is satisfied that the Property is required by the City for its intended use and is not needed for County purposes.
4. The Board has determined that it is in the best interest of the County, its citizens, taxpayers and the community to convey the Property to the City at a price of \$10.00.
5. The Board hereby, pursuant to Section 125.38, Florida Statutes, authorizes and approves conveyance of the Property to the City for \$10.00, subject to the reservation of certain easements by the County as described and depicted on Exhibit A, identified as Easement "One" and Easement "Two", and certain temporary reversionary conditions contained in Exhibit B, attached hereto and by this reference incorporated herein ("County Deed").
6. The Chairperson of the Board, or, in his/her absence, the Vice Chairperson of the Board, is hereby authorized to execute the County Deed.
7. Once fully executed, the County Administrator or his designee is hereby authorized to deliver and transmit the County Deed to the City and to take such further action as necessary and appropriate to proceed in accordance

with conveying the Property on the County's behalf.

8. The provisions of this Resolution shall supersede the provisions of any other rule, policy, or Resolution that conflicts with and cannot be harmonized or reconciled with the provisions of this Resolution.
9. If any section, sentence, clause, or other provision of this Resolution is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Resolution.
10. This Resolution shall take effect immediately upon its adoption.

**DULY ADOPTED WITH A QUORUM PRESENT AND VOTING THIS 1st DAY
OF September, 2026.**

**BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA**

By: _____
Chairperson

**ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER**

By: _____
Deputy Clerk

EXHIBIT A

LEGAL DESCRIPTION AND SKETCH

**Sketch and Description for GTE Building
(NOT A SURVEY)
Exhibit "A"**

Description:

The Property:

A portion of Lots 2 and 3, Block F, Smith's Addition to Braidentown, as recorded in Plat Book 1, Page 135 in the public records of Manatee County, Florida, and being more particularly described as follows:

Begin at the northeast corner of said Lot 2; thence S 00°57'04" W along the east line of said Lot 2 for a distance of 62.16 feet; thence N 89°32'59" W for a distance of 42.83 feet; thence S 00°11'37" W for a distance of 3.00 feet; thence N 89°32'59" W for a distance of 57.21 feet to the west line of said Lot 3; thence N 00°57'04" E along said west line of Lot 3 for a distance of 66.03 feet to the northwest corner of said Lot 3; thence S 89°02'56" E along the north lines of said Lots 3 and 2 for a distance of 100.00 feet to the Point of Beginning.

Containing 0.15 acre, more or less.

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Subject to the following encumbrances described and recorded in the public records of Manatee County, Florida:

- 1) O.R. Book 633, Page 420.
- 2) O.R. Book 1322, Page 2174.

Certified to: Manatee County, Florida Board of County Commissioners

Surveyor's Notes:

- 1) Distances shown hereon are expressed in U.S. Survey Feet.
- 2) Basis of Bearings Reference: North and the bearings shown hereon are based on the south right-of-way line of 4th Avenue West (Park Street - Plat) as having a grid bearing of S 89°02'56" E.
 - a. Bearings and coordinates have the following Metadata:
 - i. Horizontal Datum:
 1. North American Datum of 1983 with a Realization of 2011, Epoch Date 2010.00
 - a. NAD83(2011)
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Date of Creation: August 11, 2026.

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Sheet: 1 OF 2

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Range 17 East

Drawing Date: 08/11/26

Manatee County Property
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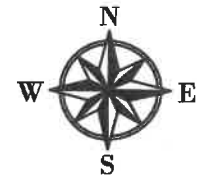


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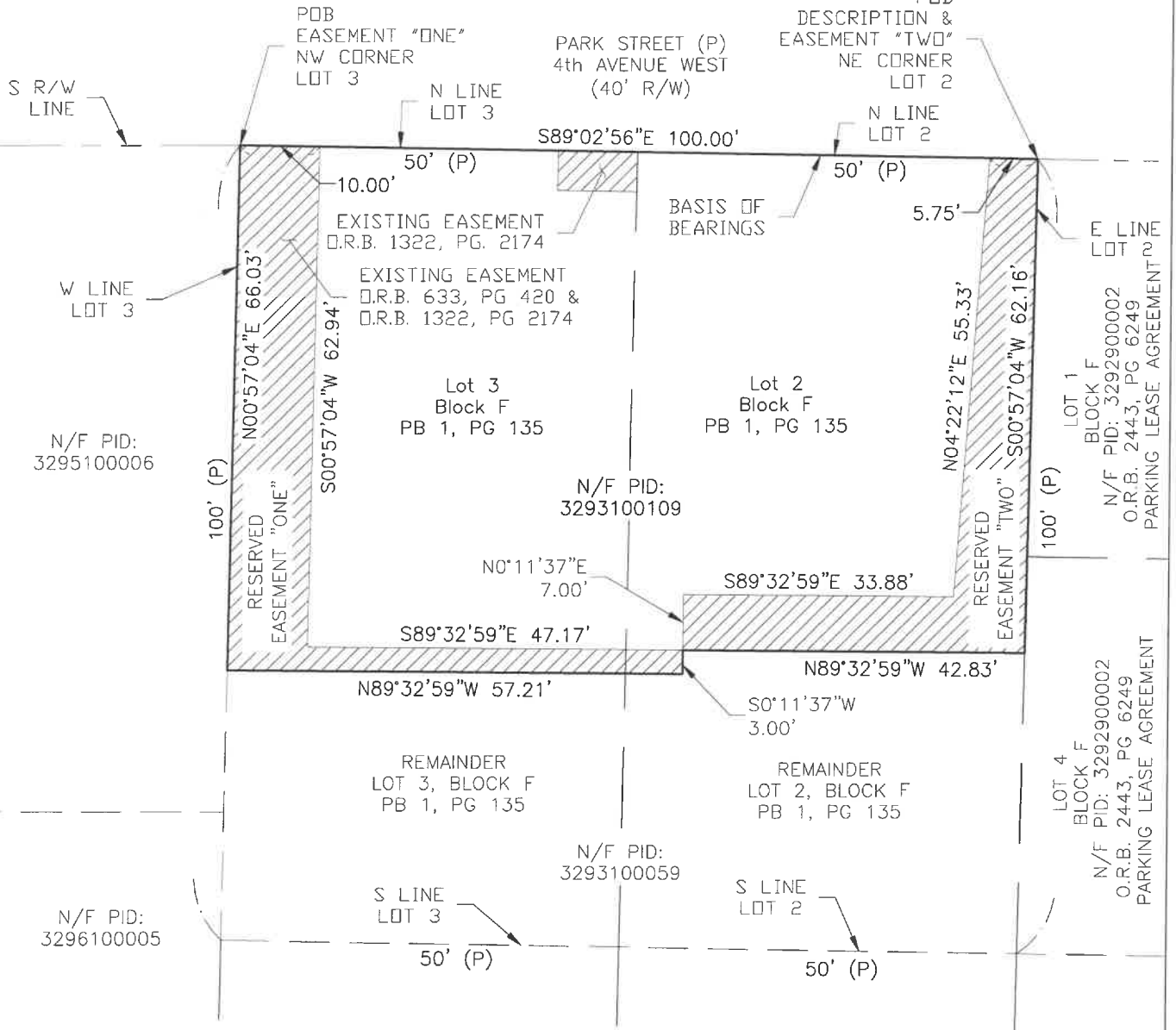
Danny R. Swain, P.S.M.
Professional Surveyor and Mapper
Florida Registration Number 5942

DATE

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Exhibit "A"



SCALE: 1" = 20'



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O.R.B.	= OFFICIAL RECORDS BOOK	N/F	= NOW OR FORMERLY
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(P)	= PLAT		
R/W	= RIGHT-OF-WAY		
	= EASEMENT AREA		
PB	= PLAT BOOK		
ALTA	= AMERICAN LAND TITLE ASSOCIATION		

Drawing Path:
S:\SURVEY\2026
Jobs\20260803_GTE_Building\
CAD_DWG's\GTE_Building.dwg

Sheet: 2 OF 2

Section 26, Township 34 South,
Range 17 East

Drawing Date: 08/11/26

Manatee County Property
Management Department
Survey Division



9000 Town Center Parkway
Lakewood Ranch, Florida 34202
(941)748-4501

EXHIBIT B

COUNTY DEED

THIS INSTRUMENT PREPARED BY:

Lisa Crabtree, RWA, Senior Real Property Specialist
On behalf of Peter Morrow, Property Acquisition Division Manager
Manatee County Property Management Department
9000 Town Center Parkway
Lakewood Ranch, Florida 34202

PROJECT NAME: 1009 4th Avenue West
PID NO: 3293100109 and a portion of 3293100059

SPACE ABOVE THIS LINE FOR RECORDING DATA

COUNTY DEED

(Pursuant to Section 125.411 Florida Statutes)

THIS COUNTY DEED is made by **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, party of the first part, (hereinafter **Grantor**), and delivered to **CITY OF BRADENTON**, a Florida municipal corporation, whose mailing address is 101 Old Main Street, Bradenton, Florida 34205, party of the second part, (hereinafter **Grantee**).

WITNESSETH that Grantor, for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** to it in hand paid by Grantee, receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, his or her heirs and assigns forever, the following described land lying and being in Manatee County, Florida:

**See legal description of "The Property"
("Property") in Exhibit A, attached to and
incorporated in this County Deed by reference.**

FURTHER, this conveyance is given and made subject to the following conditions, exceptions, limitations, reservations, restrictions, and terms:

1. **RECORDING.** Upon delivery of this Deed by Grantor to Grantee and acceptance of same by Grantee, Grantee shall record this Deed in the Public Records of Manatee County, Florida, at Grantee's sole cost and expense.
2. **LIMITATIONS.** This Deed conveys only the interest of the Grantor and its Board of County Commissioners in The Property described in Exhibit A and is made without any warranty of title or any representation or statement of facts concerning title.
3. **EASEMENTS RESERVED.** Grantor hereby reserves unto itself from this conveyance, the permanent non-exclusive ingress and egress easements over, across, and through The Property identified as Easement "One" and Easement "Two" as described and depicted on Exhibit A.

4. TEMPORARY REVERTER. This Property is being conveyed to the Grantee, for the purpose of providing educational, workforce development, and community training opportunities, or other redevelopment purposes consistent with the Downtown district area Community Redevelopment Plan, as such plan may be amended from time to time, in furtherance of promoting public interest and welfare.

Grantee shall not sell, assign, convey, or otherwise transfer any portion of the Property, or interest therein, without the prior written consent of Grantor; provided, however, that any approved transfer shall be to a governmental entity or other entity approved by Grantor that will continue to use the Property for substantially the same public purpose of providing educational, workforce development, and community training opportunities, or other redevelopment purposes consistent with the Downtown district area Community Redevelopment Plan, as such plan may be amended from time to time, in furtherance of promoting public interest and welfare, and such transferee shall expressly assume in writing all obligations and restrictions set forth herein.

In the event (i) the Property ceases to be used for the purpose of providing educational, workforce development, and community training opportunities, or other redevelopment purposes consistent with the Downtown district area Community Redevelopment Plan, as such plan may be amended from time to time, in furtherance of promoting public interest and welfare, or (ii) Grantee violates the transfer restrictions set forth above, then, at any time within five (5) years after this County Deed is recorded in the Public Records of Manatee County, Florida, the Property shall automatically revert to the Grantor.

Upon the occurrence of any event causing title to revert to Grantor pursuant to this County Deed, title shall automatically revert in Grantor without the necessity of any further act, conveyance, judicial proceeding, or instrument of transfer. Notwithstanding the foregoing, Grantor may execute and record in the Official Records of Manatee County, Florida, an affidavit, notice of reversion, certificate, or other document specifically referencing this County Deed and describing the event giving rise to the reversion. The purpose of such recording shall be solely to provide public notice of title following the reversion and shall not be construed as creating, enlarging, or limiting Grantor's rights under this County Deed. All rights of reversion described herein shall automatically expire and be of no further force or effect five (5) years after the date this County Deed is recorded in the Public Records of Manatee County, Florida.

IN WITNESS WHEREOF Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said board, the day and year first below written.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

GRANTOR:

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

By: _____
Chairperson

Date: _____

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: _____
Deputy Clerk

**Sketch and Description for GTE Building
(NOT A SURVEY)
Exhibit "A"**

Description:

The Property:

A portion of Lots 2 and 3, Block F, Smith's Addition to Braidentown, as recorded in Plat Book 1, Page 135 in the public records of Manatee County, Florida, and being more particularly described as follows:

Begin at the northeast corner of said Lot 2; thence S 00°57'04" W along the east line of said Lot 2 for a distance of 62.16 feet; thence N 89°32'59" W for a distance of 42.83 feet; thence S 00°11'37" W for a distance of 3.00 feet; thence N 89°32'59" W for a distance of 57.21 feet to the west line of said Lot 3; thence N 00°57'04" E along said west line of Lot 3 for a distance of 66.03 feet to the northwest corner of said Lot 3; thence S 89°02'56" E along the north lines of said Lots 3 and 2 for a distance of 100.00 feet to the Point of Beginning.

Containing 0.15 acre, more or less.

Easements Reserved:

Reserving therefrom unto the Grantor (Manatee County), two perpetual, non-exclusive appurtenant easements, designated as Easement "One" and Easement "Two", for ingress and egress over, under, and across a portion of Lots 2 and 3, Block F, Smith's Addition to Braidentown, as recorded in Plat Book 1, Page 135 in the public records of Manatee County, Florida, and each being more particularly described as follows:

Easement "One":

Begin at the northwest corner of said Lot 3; thence S 89°02'56" E along the north line of said Lot 3 for a distance of 10.00 feet; thence S 00°57'04" W, parallel with the west line of said Lot 3 for a distance of 62.94 feet; thence S 89°32'59" E for a distance of 47.17 feet; thence S 00°11'37" W for a distance of 3.00 feet; thence N 89°32'59" W for a distance of 57.21 feet to the west line of said Lot 3; thence N 00°57'04" E along said west line of Lot 3 for a distance of 66.03 feet to the Point of Beginning.

Easement "Two":

Begin at the northeast corner of said Lot 2; thence S 00°57'04" W along the east line of said Lot 2 for a distance of 62.16 feet; thence N 89°32'59" W for a distance of 42.83 feet; thence N 00°11'37" E for a distance of 7.00 feet; thence S 89°32'59" E for a distance of 33.88 feet; thence N 04°22'12" E for a distance of 55.33 feet to the north line of said Lot 2; thence S 89°02'56" E along said north line of Lot 2 for a distance of 5.75 feet to the Point of Beginning.

Subject to the following encumbrances described and recorded in the public records of Manatee County, Florida:

- 1) O.R. Book 633, Page 420.
- 2) O.R. Book 1322, Page 2174.

Certified to: Manatee County, Florida Board of County Commissioners

Surveyor's Notes:

- 1) Distances shown hereon are expressed in U.S. Survey Feet.
- 2) Basis of Bearings Reference: North and the bearings shown hereon are based on the south right-of-way line of 4th Avenue West (Park Street - Plat) as having a grid bearing of S 89°02'56" E.
 - a. Bearings and coordinates have the following Metadata:
 - i. Horizontal Datum:
 1. North American Datum of 1983 with a Realization of 2011, Epoch Date 2010.00
 - a. NAD83(2011)
 - ii. Grid Mapping Projection:
 1. Florida State Plane, West Zone.
 - a. Transverse Mercator

- 3) The sketch shown hereon was prepared for description purposes only and is not a field/boundary survey. An accurate field/boundary survey of the parcel(s) described hereon may result in variations in bearings and/or distances.
- 4) The sketch shown hereon is subject to deeds of record, unrecorded deeds, easements, rights-of-way, building setbacks, restrictive covenants, or other instruments which could affect the boundaries or use of the subject property.
- 5) Lands shown hereon were not abstracted for easements, reservations, unrecorded deeds, unrecorded plats, rights-of-way, building setbacks, or restrictive covenants by Danny R. Swain, Florida Professional Surveyor and Mapper.
- 6) Easements are per the recorded plat/deed, if any.
- 7) This sketch and description do not reflect, determine, or guarantee ownership.
- 8) Existing improvements are not shown, if any.
- 9) Underground utilities were not located, if any.
- 10) Overhead utilities were not located, if any.
- 11) No attempt was made to locate any underground foundations, if any.
- 12) Septic/Drain field not located, if any.
- 13) No attempt was made to locate written or unwritten easements or rights-of-way, if any.
- 14) Additions or deletions to sketch(es), description(s), or report(s) by other than the signing party or parties are prohibited without written consent of the signing parties.
- 15) This sketch, description, and report or copies thereof are not valid without the original signature and original raised seal of a Florida licensed Professional Surveyor and Mapper.
- 16) The description and sketch are not full and complete without the other.
- 17) No other person(s) and/or entity(ies) other than those certified to hereon may use this sketch and description or copies thereof, for any reason whatsoever, without the prior written consent of the undersigned.
- 18) Documents used in the preparation of this sketch and description:
 - a. Plat Book 1, Page 80 and Plat Book 1, Page 135, both being recorded in the public records of Manatee County, Florida.
 - b. Deeds of record as recorded in the public records of Manatee County, Florida: O.R. Book 1266, Pages 3266 - 3268, O.R. Book 1202, Pages 1177 - 1178, O.R. Book 1174, Pages 2385 - 2386, O.R. Book 1241, Pages 1313 - 1314, O.R. Book 1174, Pages 2380 - 2384, Instrument Number 202441011049, and Instrument Number 201741095297.
 - c. Manatee County Property Appraiser Maps.
 - d. Manatee Avenue ALTA Boundary & Topographic Survey prepared for Kimley-Horn by MRIC Spatial in July, 2023.
 - e. 30-year title search report issued by American Government Services Corporation (AGSC).
 - i. AGSC Search Number: 32582-1.
 - ii. Reference Number: B2307651.
 - f. Termination and Release of Reservation of Ingress/Egress Easements "A" and "B", Florida Cultural Group, Inc., per Instrument Number 202641089963, as recorded in the Public Records of Manatee County, Florida.
- 19) Unless accompanied by the sheet bearing the original signature and original raised seal of a Florida licensed Professional Surveyor and Mapper this sketch is for informational purposes only and is not valid.
- 20) The parcel lines for adjoining landowners are from the Manatee County Property Appraiser and are for illustrative purposes only.
- 21) The south line and easements shown hereon are based on a sketch and description prepared by Todd Boyle, Florida Registered Surveyor and Mapper, License Number 6047. Said sketch and description was dated September 30, 2020, and recorded in Instrument Number 202241098549 in the public records of Manatee County Florida.
 - i. Said south line was extended to intersect the east line of Lot 2 Block F, as shown hereon

Date of Creation: August 11, 2026.

Revision Date: August 12, 2026.

Drawing Path:
S:\SURVEY\2026
Jobs\20260803_GTE_Building\
CAD_DWG's\GTE_Building.dwg

Sheet: 1 OF 2

Section 26, Township 34 South,
Range 17 East

Drawing Date: 08/11/26

Manatee County Property
Management Department
Survey Division

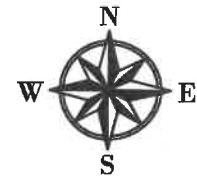


9000 Town Center Parkway
Lakewood Ranch, Florida 34202
(941)748-4501

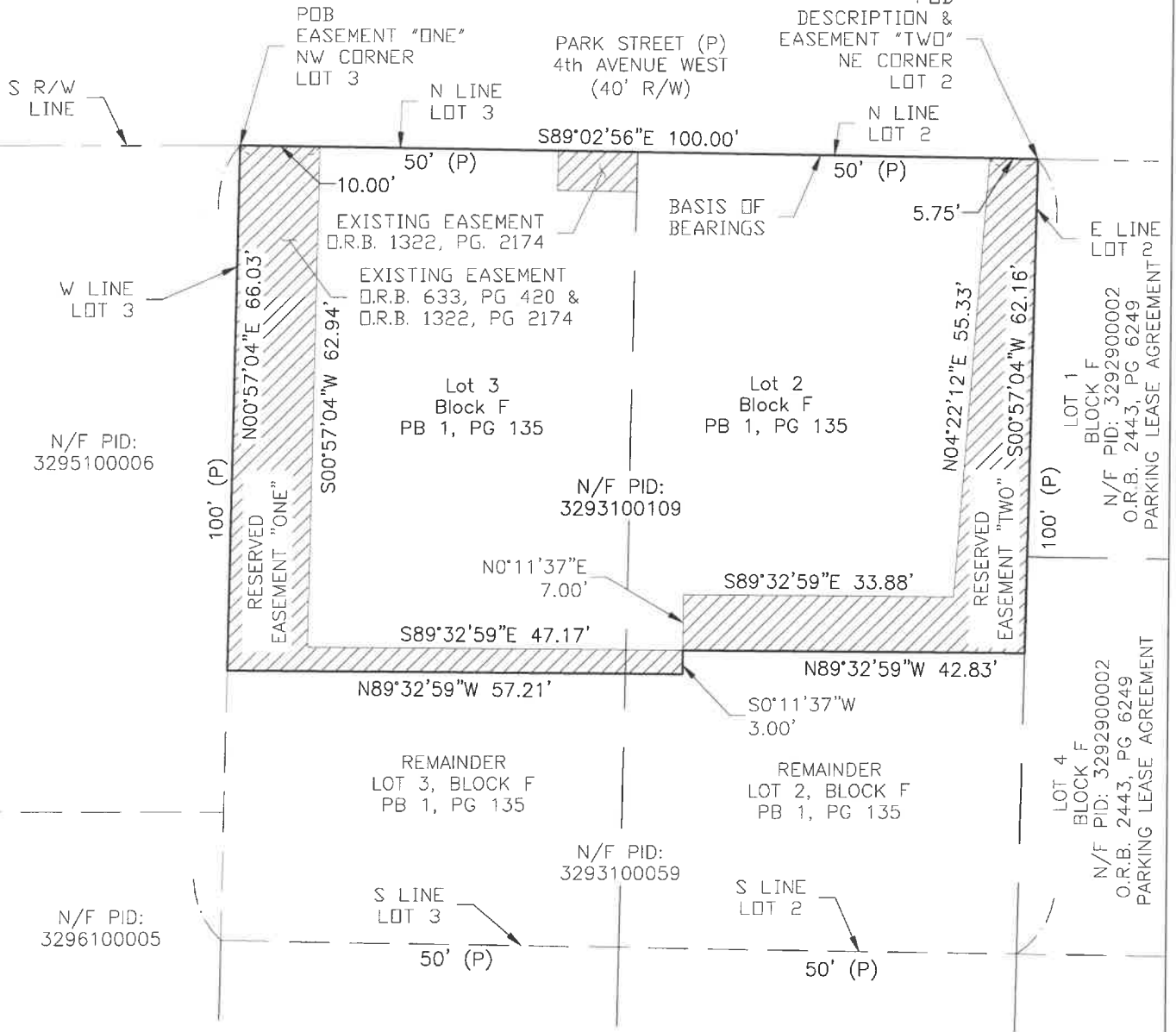
Danny R. Swain, P.S.M.
Professional Surveyor and Mapper
Florida Registration Number 5942

DATE

Sketch and Description for GTE Building
(NOT A SURVEY)
Exhibit "A"



SCALE: 1" = 20'



LEGEND

POB	= POINT OF BEGINNING	PG	= PAGE(S)
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Section 26, Township 34 South,
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Drawing Date: 08/11/26

Manatee County Property
Management Department
Survey Division



9000 Town Center Parkway
Lakewood Ranch, Florida 34202
(941)748-4501

THIS INSTRUMENT PREPARED BY:

Lisa Crabtree, RWA, Senior Real Property Specialist
On behalf of Peter Morrow, Property Acquisition Division Manager
Manatee County Property Management Department
9000 Town Center Parkway
Lakewood Ranch, Florida 34202

PROJECT NAME: 1009 4th Avenue West
PID NO: 3293100109 and a portion of 3293100059

SPACE ABOVE THIS LINE FOR RECORDING DATA

COUNTY DEED

(Pursuant to Section 125.411 Florida Statutes)

THIS COUNTY DEED is made by **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, party of the first part, (hereinafter **Grantor**), and delivered to **CITY OF BRADENTON**, a Florida municipal corporation, whose mailing address is 101 Old Main Street, Bradenton, Florida 34205, party of the second part, (hereinafter **Grantee**).

WITNESSETH that Grantor, for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** to it in hand paid by Grantee, receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, his or her heirs and assigns forever, the following described land lying and being in Manatee County, Florida:

**See legal description of "The Property"
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incorporated in this County Deed by reference.**

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1. **RECORDING.** Upon delivery of this Deed by Grantor to Grantee and acceptance of same by Grantee, Grantee shall record this Deed in the Public Records of Manatee County, Florida, at Grantee's sole cost and expense.
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IN WITNESS WHEREOF Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said board, the day and year first below written.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

GRANTOR:

BOARD OF COUNTY COMMISSIONERS OF
MANATEE COUNTY, FLORIDA

By: _____
Chairperson

Date: _____

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: _____
Deputy Clerk

**Sketch and Description for GTE Building
(NOT A SURVEY)
Exhibit "A"**

Description:

The Property:

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Containing 0.15 acre, more or less.

Easements Reserved:

Reserving therefrom unto the Grantor (Manatee County), two perpetual, non-exclusive appurtenant easements, designated as Easement "One" and Easement "Two", for ingress and egress over, under, and across a portion of Lots 2 and 3, Block F, Smith's Addition to Braidentown, as recorded in Plat Book 1, Page 135 in the public records of Manatee County, Florida, and each being more particularly described as follows:

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Certified to: Manatee County, Florida Board of County Commissioners

Surveyor's Notes:

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 - c. Manatee County Property Appraiser Maps.
 - d. Manatee Avenue ALTA Boundary & Topographic Survey prepared for Kimley-Horn by MRIC Spatial in July, 2023.
 - e. 30-year title search report issued by American Government Services Corporation (AGSC).
 - i. AGSC Search Number: 32582-1.
 - ii. Reference Number: B2307651.
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 - i. Said south line was extended to intersect the east line of Lot 2 Block F, as shown hereon

Date of Creation: August 11, 2026.

Revision Date: August 12, 2026.

Drawing Path:
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Jobs\20260803_GTE_Building\
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Sheet: 1 OF 2

Section 26, Township 34 South,
Range 17 East

Drawing Date: 08/11/26

Manatee County Property
Management Department
Survey Division

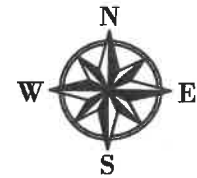


9000 Town Center Parkway
Lakewood Ranch, Florida 34202
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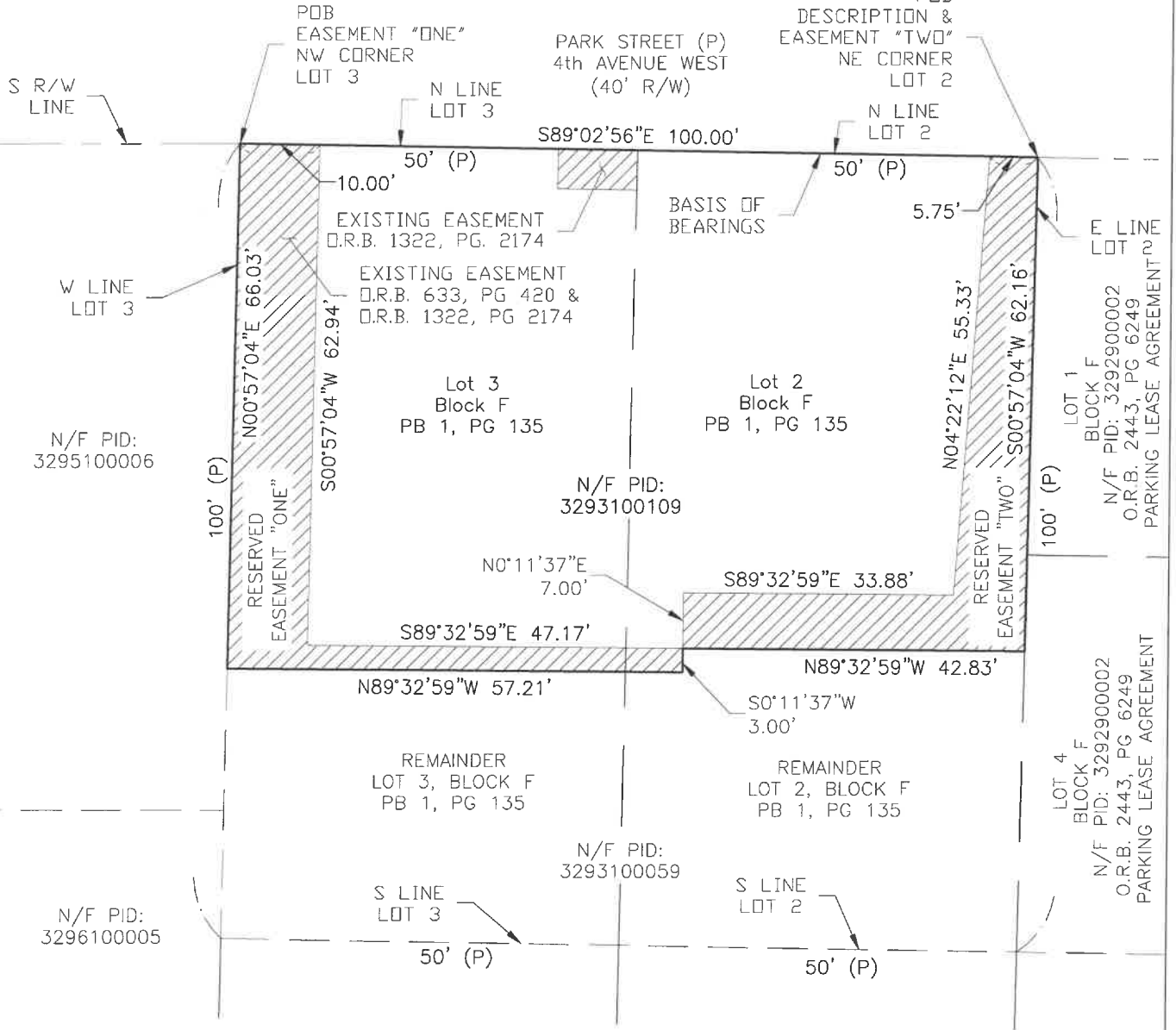
Danny R. Swain, P.S.M.
Professional Surveyor and Mapper
Florida Registration Number 5942

DATE

Sketch and Description for GTE Building
(NOT A SURVEY)
Exhibit "A"



SCALE: 1" = 20'



LEGEND

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Drawing Path:
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Sheet: 2 OF 2

Section 26, Township 34 South,
Range 17 East

Drawing Date: 08/11/26

Manatee County Property
Management Department
Survey Division



9000 Town Center Parkway
Lakewood Ranch, Florida 34202
(941)748-4501

RE: Property Conveyance - 1009 4th Avenue West; RLS No. 25/26-0439

From Pamela DAgostino <pamela.dagostino@mymanatee.org>

Date Fri 8/7/2026 3:35 PM

To Danny Swain <danny.swain@mymanatee.org>; Lisa Crabtree <lisa.crabtree@mymanatee.org>; Peter Morrow <peter.morrow@mymanatee.org>

 3 attachments (508 KB)

Draft County Deed GTE - PJD - 8-7-2026.docx; Draft Resolution - PJD - 8-7-2026.docx; GTE_Building.pdf;

All:

Based on the updated documents provided, here are my suggested revisions and comments the documents. I would prefer that everyone review same and be comfortable with the language. As always, give me a call if you have concerns/questions.

Sincerely,

Pamela J. D'Agostino
County Attorney
Manatee County Government
Office of the County Attorney
1112 Manatee Avenue West, Suite 969
Bradenton, Florida 34205
pamela.dagostino@mymanatee.org
Phone: 941-745-3750
Fax: 941-749-3089



From: Danny Swain <danny.swain@mymanatee.org>

Sent: Friday, August 7, 2026 12:55 PM

To: Pamela DAgostino <pamela.dagostino@mymanatee.org>; Lisa Crabtree <lisa.crabtree@mymanatee.org>

Cc: Peter Morrow <peter.morrow@mymanatee.org>

Subject: RE: Property Conveyance - 1009 4th Avenue West; RLS No. 25/26-0439

Please see attached.

Thanks!

Kind regards,
Danny R. Swain, P.S.M.
County Surveyor
Manatee County Government
Property Management - Survey Division
9000 Town Center Parkway
Lakewood Ranch, FL 34202
Office: (941) 748-4501 Ext. 3024
Cell: (941) 290-8399
Danny.Swain@MyManatee.org



From: Pamela DAgostino <pamela.dagostino@mymanatee.org>
Sent: Friday, August 7, 2026 12:15 PM
To: Lisa Crabtree <lisa.crabtree@mymanatee.org>
Cc: Peter Morrow <peter.morrow@mymanatee.org>; Danny Swain <danny.swain@mymanatee.org>
Subject: RE: Property Conveyance - 1009 4th Avenue West; RLS No. 25/26-0439

Lisa:

Happy to provide additional review, but I would prefer to have Danny's final legal description and sketch first please so I can make sure the documents are revised consistent with that. Once Danny's team has it finalized (doesn't need to be signed, but just needs to be in final/ready to be signed form), I can perform my review.

Sincerely,

Pamela J. D'Agostino
County Attorney
Manatee County Government
Office of the County Attorney
1112 Manatee Avenue West, Suite 969
Bradenton, Florida 34205
pamela.dagostino@mymanatee.org
Phone: 941-745-3750
Fax: 941-749-3089



From: Lisa Crabtree <lisa.crabtree@mymanatee.org>
Sent: Friday, August 7, 2026 10:42 AM
To: Pamela DAgostino <pamela.dagostino@mymanatee.org>
Cc: Peter Morrow <peter.morrow@mymanatee.org>
Subject: Re: Property Conveyance - 1009 4th Avenue West; RLS No. 25/26-0439

Good morning Pamela,

We spoke with Danny this morning regarding the language related to the legal description and sketch and the easements reserved. Please review the attached redlines on the deed and resolution to confirm our understanding is correct of how you wanted the language for Exhibit A on the deed & resolution referenced.

Please let me know if you have any questions or need us to clarify more.

Thank you,

Lisa

Lisa Crabtree, RWA | Senior Real Property Specialist
Manatee County Government
Property Management
9000 Town Center Parkway
Lakewood Ranch, Florida 34202
Mailing: Post Office Box 1000
Bradenton, Florida 34206
Desk: (941) 748-4501 x 3993
mymanatee.org

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From: Pamela DAgostino <pamela.dagostino@mymanatee.org>
Sent: Thursday, July 30, 2026 5:02 PM
To: Peter Morrow <peter.morrow@mymanatee.org>
Cc: Cary Knight <cary.knight@mymanatee.org>; Charles Meador <Charles.Meador@mymanatee.org>; Lisa Crabtree <lisa.crabtree@mymanatee.org>; Elliott Falcione <elliott.falcione@bacvb.com>; Bryan Parnell <bryan.parnell@mymanatee.org>
Subject: Property Conveyance - 1009 4th Avenue West; RLS No. 25/26-0439

Good Afternoon Peter:

This email serves as the County Attorney's Office's response to the critical/urgent Request for Legal Services (RLS) requesting legal review and guidance as to the proposed reverter language contained in a draft county deed and a draft resolution.

The following facts and information were provided by staff pursuant to this RLS submission:

1. The City of Bradenton (City) is interested in the County owned property and improvements located at 1009 4th Avenue West in Bradenton, Florida (Property).
2. The City plans to develop the Property for the purpose of providing educational, workforce development, and community training opportunities, or other redevelopment purposes consistent with the downtown district area Community Redevelopment Plan (Plan), as such plan may be amended from time to time, in furtherance of promoting public interest and welfare. Staff did not furnish the CAO with a copy of the Plan as a part of this RLS submission.
3. In the interest of time, staff is recommending using the legal description and sketch from previous transactions involving the Property, prepared by the previous County Surveyor.
4. The County desires to reserve easements certain on the Property to access the radio shop and backup generator parcel located to the south, as these provide the only access.
5. No copy of the City's application/request was provided to the CAO as a part of this RLS.

I provide the following legal advice and guidance in response to this RLS:

1. Attached are redlined and annotated copies of the draft county deed and resolution with my suggested changes and legal comments and guidance. Please review both documents closely and then contact me if you have questions or need assistance making further revisions.
2. The reverter language in the county deed is not legally sufficient; the attached redlined document contains my reasoning. Other legal concerns exist relative to the proposed exhibit, recording terms, and easement reservation. Please carefully consider all legal feedback.
3. The CAO does not recommend staff proceed with using the legal description and sketch from a previous transaction; the attached redlined document contains my reasoning.
4. The draft resolution is inconsistent with the draft county deed and the RLS submission as it purports that the Property is being conveyed to the Community Redevelopment Agency (CRA) of the City of Bradenton, a dependent special district. I have revised the resolution accordingly. Should

the intention of the parties be to convey this Property to the CRA, then the county deed must be revised and the resolution re-reviewed and revised.

5. I trust staff has some form of written application/request from the City and will include same in the agenda item when this matter is presented to the Board.

Provided the legal concerns and issues identified above and in the attachments are addressed consistently with my advice, I have no objection from a legal standpoint to this matter being presented to the Board for consideration. The CAO expresses no opinion as to the business terms of the proposed transaction. Except as otherwise indicated, I have not reviewed or revised the deed or resolution for thoroughness, accuracy, typographical errors or ADA accessibility.

This completes my response to your RLS. Please contact me if you have any questions or if I can be of further assistance.

Sincerely,

Pamela J. D'Agostino
County Attorney
Manatee County Government
Office of the County Attorney
1112 Manatee Avenue West, Suite 969
Bradenton, Florida 34205
pamela.dagostino@mymanatee.org
Phone: 941-745-3750
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ROB PERRY, CITY ADMINISTRATOR

City Hall | 101 Old Main Street | Bradenton, Florida 34205
941.932.9442 | rob.perry@bradentonfl.gov
www.cityofbradenton.com

August 4, 2026

The Honorable Tal Siddique
P.O. Box 1000
Bradenton, FL 34206

Dear Chairman Siddique:

The City is interested in the conveyance of the County property located at 1009 4th Avenue West in Bradenton, Florida [PIN# 3293100109; also known as the GTE Building] for potential redevelopment opportunities consistent with the City's Downtown CRA Redevelopment Plan. Such conveyance, and any terms contained therein, would be subject to acceptance by the City Council.

We appreciate the County's consideration and look forward to working with the County on completing this transaction.

Thank you for your consideration.

Sincerely,

Rob Perry
City Administrator

Gene Brown
Mayor

cc: Charlie Bishop
Charles Meador
Will Robinson
Scott Rudacille
Jeff Burton
Chris Munyon

#OneCityOneTeam

Gene Brown Mayor	Jayne Kocher Ward 1	Marianne Barnebey Ward 2	Kemp Schuessler Ward 3	Lisa Gonzalez Moore Ward 4	Pam Coachman Ward 5
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Community Redevelopment Agency of the City of Bradenton, Florida

Sustainable Redevelopment Plan

Downtown

Dr. Jeff Burton, FRA-RA
12-6-2023

BRADENTON COMMUNITY REDEVELOPMENT AGENCY

CHAIR

Josh Cramer

VICE-CHAIR

Marianne Barnebey

BOARD OF COMMISSIONERS

Pam Coachman

Lisa Gonzalez Moore

Jayne Kocher

LEGAL

Scott Rudacille, P.A.

Marisa J. Powers, P.A.

AGENCY

Jeff Burton, PhD, FRA-RA

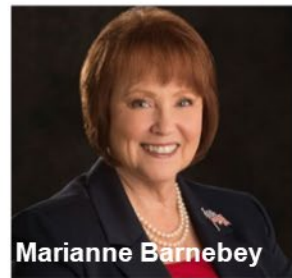
Christopher Munyon, FRA-RP

Karen Kyser

Jean Farmer



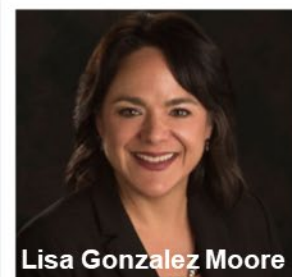
Josh Cramer



Marianne Barnebey



Pam Coachman



Lisa Gonzalez Moore



Jayne Kocher

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1. DEFINITION

1.1. Act

The Community Redevelopment Act of 1969.¹

1.2. Affordable Housing

Affordable housing is defined in terms of the income of the people living in the home. The family must be income-eligible. Income eligibility is determined by area median income (AMI), adjusted for family size.

- 1.2.1 Extremely low income describes a family at or below 30% of the AMI.
- 1.2.2 Very low income describes a family at or below 50% of the AMI.
- 1.2.3 Low income describes a family at or below 80% of the AMI.
- 1.2.4 Moderate [workforce] income describes a family at or below 120% of the AMI (at or below 100% of median income for federal programs).

The Department of Housing and Urban Development (HUD) determines the AMI by county or Metropolitan Statistical Areas (MSAs). AMIs are updated annually by HUD.²

1.3. Area

A Florida Statute designated redevelopment area.³

1.4. Blighted Area or Blight

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

- 1.4.1 The predominance of *defective* or *inadequate* street layouts, parking facilities, roadways, bridges, or public transportation facilities.
- 1.4.2 Aggregate assessed values of real property in the Area for ad valorem tax purposes have yet to show any appreciable increase over the five years before the finding of such conditions.
- 1.4.3 Faulty lot layout concerning size, adequacy, accessibility, or usefulness.
- 1.4.4 Unsanitary or unsafe conditions.
- 1.4.5 Deterioration of site or other improvements.
- 1.4.6 More adequate and updated building density patterns.
- 1.4.7 Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.
- 1.4.8 Tax or special assessment delinquency exceeding the fair value of the land.
- 1.4.9 Residential and commercial vacancy rates are higher in the Area than in the remainder of the county or municipality.
- 1.4.10 Fire and emergency medical service calls to the Area are proportionately higher than in the remainder of the county or municipality.

¹ FLORIDA STATUTE 163.330

² THE FLORIDA HOUSING COALITION'S AFFORDABLE HOUSING IN FLORIDA (1)

³ FLORIDA STATUTES 163.362 (1)

- 1.4.11 The Area's crime incidence is higher than in the remainder of the county or municipality.
- 1.4.12 A more significant number of violations of the Florida Building Code in the Area than those recorded in the remainder of the *Governing Body*.
- 1.4.13 Diversity of *ownership* or *defective* or unusual conditions of title that prevent the free alienability of land within the *deteriorated* or hazardous area.
- 1.4.14 Governmentally owned property with adverse environmental conditions caused by a public or private entity.
- 1.4.15 A substantial number or percentage of properties damaged by sinkhole activity have yet to be adequately repaired or stabilized.

However, the term "Blighted Area" also means any area in which at least one of the factors identified in items 1 through 15 is present and all taxing authorities subject to Florida Statute 163.387(2)(a) agree, either by interlocal agreement with the Agency or by resolution, that the Area is blighted. Such agreement or resolution must be limited to a determination that the Area is blighted to qualify for the tax credits authorized in Florida statute chapter 220.⁴

1.5. Board of Commissioners (Board)

Oversite group for the Agency and is appointed by the *Governing Body*. The Bradenton City Council appointed itself as the Board for this *Agency* on June 24, 2015.⁵

1.6. Brownfield Area

A contiguous area of one or more brownfield sites, some of which may not be contaminated and which has been designated by a local government by resolution. Such areas may include all or portions of redevelopment areas, enterprise zones, empowerment zones, other such established *economically* deprived communities and areas, and Environmental Protection *Agency*-designated brownfield pilot projects.⁶

1.7. Brownfield Site

This means real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination.⁷

1.8. Conservation

This means the following:

- 1.8.1 Careful preservation and protection of something.
- 1.8.2 Planned natural resource management to prevent exploitation, destruction, or neglect.
- 1.8.3 The preservation of a physical quantity during transformations or reactions.⁸

1.9. Community Advisory Committee (CAC)

An advisory subcommittee to the *Board*.

⁴ FLORIDA STATUTE 163.340 (8)

⁵ CITY OF BRADENTON ORDINANCE 2967

⁶ FLORIDA STATUTE 376.79 (5)

⁷ FLORIDA STATUTE 376.79 (4)

⁸ [HTTPS://WWW.MERRIAM-WEBSTER.COM/Dictionary/CONSERVATION](https://www.merriam-webster.com/dictionary/conservation)

1.10. Community Policing Innovation

A policing technique or strategy designed to reduce crime by reducing opportunities for and increasing the perceived risks of engaging in criminal activity through the visible presence of police in the community, including, but not limited to, community mobilization, neighborhood block watch, citizen patrol, citizen contact patrol, foot patrol, neighborhood storefront police stations, field interrogation, or intensified motorized patrol.⁹

1.11. Community Redevelopment (Redevelopment)

Undertakings, activities, or projects of a county, municipality, or the *Agency* in the *Area* for the elimination and prevention of the development or spread of *slums* and *blight*, for the reduction or prevention of crime, or the provision of *affordable housing*, whether for rent or sale, to residents of low or moderate income, including the *elderly*, and may include, *slum* clearance and redevelopment in an *Area* or rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and *economically distressed*, or rehabilitation or conservation in an *Area*, or any combination or part thereof, following a *Plan* and may include the preparation of such a *Plan*.

The ability of a county or municipality to utilize the authority granted under the *Act* is predicated upon the adoption of a "Finding of Necessity" by the *Governing Body*. This finding must demonstrate that:

- 1.11.1 One or more *slum* or *blighted areas*, or one or more areas in which there is a shortage of *affordable housing* for residents of low or moderate income, including the *elderly*, exist in the county or municipality; and
- 1.11.2 The rehabilitation, *conservation*, or redevelopment, or a combination thereof, of such *Area* or *Areas*, including, if appropriate, the development of housing that residents of low or moderate income, including the *elderly*, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of such county or municipality.¹⁰

1.12. Community Redevelopment Agency (Agency)

A public agency created by the *Governing Body* to perform redevelopment in the *Area* according to Florida Statute.¹¹ The *Agency* also refers to the Community Redevelopment staff for this document.

1.13. Commercial Property Accessed Clean Energy (C-PACE)

An innovative financing structure allows commercial, industrial, multifamily, and nonprofit property *owners* to obtain low-cost, long-term financing for energy efficiency, renewable energy, and wind-hardening projects.¹²

1.14. Crime Prevention Through Environmental Design (CPTED)

A multi-disciplinary approach to crime prevention that uses urban and architectural design and the management of built and natural *environments*. *CPTED* strategies aim to reduce victimization, deter offender decisions that precede criminal acts, and make sense of

⁹ FLORIDA STATUTE 163.340 (23)

¹⁰ FLORIDA STATUTE 163.355 (2)

¹¹ FLORIDA STATUTE 163.340 (1)

¹² [HTTPS://WWW.FDFCBONDS.COM/CPACE](https://www.fdfcbonds.com/cpace)

community among inhabitants so they can gain territorial control of areas, reduce crime, and minimize fear of crime.¹³

1.15. Defective

Having a defect or flaw: imperfect in form, structure, or function.¹⁴

1.16. Deteriorated

Weakened, disintegrated, corroded, rusted, or decayed, and loss of effectiveness.¹⁵

1.17. Disseminated

To spread abroad as though sowing seed. To disperse throughout.¹⁶

1.18. Distress

To subject to great strain or difficulties.¹⁷

1.19. Economic

Relating to, or based on, the production, distribution, and consumption of goods and services.¹⁸

1.20. Elderly

Persons 62 years of age or older.¹⁹

1.21. Environment

The complex of physical, chemical, and biotic factors (such as climate, soil, and living things) that act upon an organism or an ecological community and ultimately determine its form and survival.²⁰

1.22. Gentrification

a process in which a poor area (as of a city) experiences an influx of middle-class or wealthy people who renovate and rebuild homes and businesses and which often results in an increase in property values and the displacement of earlier, usually poorer residents.²¹

1.23. Governing Body

The council, commission, or other legislative body that is charged with governing the county or municipality. For this document, the Bradenton City Council is the *Governing Body*.²²

1.24. Historic Preservation

The identification, evaluation, recordation, documentation, analysis, recovery, interpretation, curation, acquisition, protection, management, rehabilitation, restoration, stabilization, maintenance, or reconstruction of historic preservation properties.²³

¹³ [HTTPS://WWW.CPTED.NET/](https://www.cpted.net/)

¹⁴ [HTTPS://WWW.MERRIAM-WEBSTER.COM/Dictionary/DEFECTIVE](https://www.merriam-webster.com/dictionary/defective)

¹⁵ 2018 INTERNATIONAL CODE COUNCIL, INTERNATIONAL PROPERTY MAINTENANCE CODE. (202)

¹⁶ [HTTPS://WWW.MERRIAM-WEBSTER.COM/Dictionary/DISSEMINATE](https://www.merriam-webster.com/dictionary/disseminate)

¹⁷ [HTTPS://WWW.MERRIAM-WEBSTER.COM/Dictionary/DISTRESS](https://www.merriam-webster.com/dictionary/distress)

¹⁸ [HTTPS://WWW.MERRIAM-WEBSTER.COM/Dictionary/ECONOMIC](https://www.merriam-webster.com/dictionary/economic)

¹⁹ FLORIDA STATUTE 420.503 (16)

²⁰ [HTTPS://WWW.MERRIAM-WEBSTER.COM/Dictionary/ENVIRONMENT](https://www.merriam-webster.com/dictionary/environment)

²¹ [HTTPS://WWW.MERRIAM-WEBSTER.COM/Dictionary/GENTRIFICATION](https://www.merriam-webster.com/dictionary/gentrification)

²² FLORIDA STATUTE 163.340 (3)

²³ FLORIDA STATUTE 267.021

1.25. Housing authority

A housing authority created by and established pursuant to chapter 421.

1.26. Inadequate

Not enough or good enough.²⁴

1.27. Increment Revenue

The non-ad valorem tax funds are placed in an *Agency's* trust fund to generate redevelopment in its *Area*.²⁵

1.28. Institute For Business & Home Safety FORTIFIED program

FORTIFIED is a voluntary construction and re-roofing Program designed to strengthen homes and commercial buildings against specific types of severe weather, such as high winds, hail, hurricanes, and even tornados.²⁶

1.29. Institute For Business & Home Safety OPEN FOR BUSINESS Program

The OFB-EZ (Open for Business-EZ) toolkit helps small businesses take important steps they need to keep functioning in the event of a major disaster or even a small business disruption.²⁷

1.30. Intensify

To grow more substantial or more acute.²⁸

1.31. Liability

A disadvantage.²⁹

1.32. National Flood Insurance Program (NFIP)

Created by Congress in 1968, the National Flood Insurance Program (NFIP) provides insurance to help reduce the socio-*economic* impact of floods. Flood insurance is a separate policy that can cover buildings, the contents of a building, or both.³⁰

1.33. Non-Conformities

A use that lawfully occupied a building or land at the time [the] code became effective, which has been legally continued and which does not conform to the [current] regulations.³¹

1.34. Occupant

See Tenant.

²⁴ [HTTPS://WWW.MERRIAM-WEBSTER.COM/Dictionary/INADEQUATE](https://www.merriam-webster.com/dictionary/inadequate)

²⁵ DR. JEFF BURTON

²⁶ [HTTPS://FORTIFIEDHOME.ORG/](https://fortifiedhome.org/)

²⁷ [HTTPS://IBHS.ORG/BUSINESSDISASTERRECOVERY/](https://ibhs.org/businessdisasterrecovery/)

²⁸ [HTTPS://WWW.MERRIAM-WEBSTER.COM/Dictionary/INTENSIFY](https://www.merriam-webster.com/dictionary/intensify)

²⁹ [HTTPS://WWW.MERRIAM-WEBSTER.COM/Dictionary/LIABILITY](https://www.merriam-webster.com/dictionary/liability)

³⁰ [HTTPS://WWW.FLOODSMART.GOV/ABOUT](https://www.floodsmart.gov/about)

³¹ 2021 INTERNATIONAL ZONING CODE

1.35. Owner

The word "owner," applied to a building or land, shall include any part owner, joint owner, tenant in common, tenant in partnership, joint tenant, or tenant by the entirety of the whole or of a part of such building or land.³²

1.36. Property Accessed Clean Energy (PACE)

A Florida public entity that provides homeowners with financing options for energy-efficient and hurricane-resistant home improvements.³³

1.37. Redevelopment Plan (Plan)

The approved redevelopment directions exist from time to time for an *Area*.³⁴

1.38. Rehabilitate

This means the following:

- 1.38.1 To restore to a former capacity.
- 1.38.2 To convert to good repute.
- 1.38.3 Reestablish the good name of.
- 1.38.4 Restore to a former state.
- 1.38.5 Restore or bring to a condition of health or helpful and constructive activity.³⁵

1.39. Remediate

To make (something) the target of remedial action: to provide a remedy.³⁶

1.40. Revitalize

To give new life or vigor.³⁷

1.41. Sinking Fund

A fund set up and accumulated by usually regular deposits for paying off the principal of a debt when it falls due.³⁸

1.42. Slum Area or Slums

An area having physical or *economic* conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or non-residential, which are impaired because of dilapidation, deterioration, age, or obsolescence, and exhibiting one or more of the following factors:

- 1.42.1 The presence of *inadequate* ventilation, light, air, sanitation, or open spaces provision.
- 1.42.2 High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by

³² BRADENTON CODE OF ORDINANCES SEC 1.2

³³ [HTTPS://FLORIDAPACE.GOV/ABOUT-PACE/](https://floridapace.gov/about-pace/)

³⁴ FLORIDA STATUTE 163.340 (11)

³⁵ [HTTPS://WWW.MERRIAM-WEBSTER.COM/Dictionary/REHABILITATE](https://www.merriam-webster.com/dictionary/rehabilitate)

³⁶ [HTTPS://WWW.MERRIAM-WEBSTER.COM/Dictionary/REMEDiate](https://www.merriam-webster.com/dictionary/remediate)

³⁷ [HTTPS://WWW.MERRIAM-WEBSTER.COM/Dictionary/REVITALIZE](https://www.merriam-webster.com/dictionary/revitalize)

³⁸ [HTTPS://WWW.MERRIAM-WEBSTER.COM/Dictionary/SINKING FUND](https://www.merriam-webster.com/dictionary/sinking%20fund)

government-maintained statistics or other studies and the requirements of the Florida Building Code,
1.42.3 Conditions endangering life or property by fire or other causes.³⁹

1.43. Social

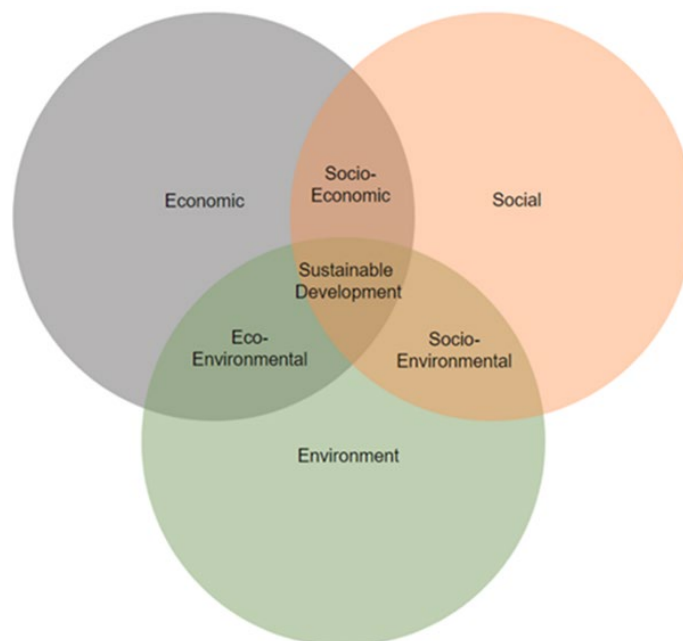
Of or relating to human society, the interaction of the individual and the group, or the welfare of human beings as members of society.⁴⁰

1.44. Sustainable Economic Development

A Theoretical framework based on *economic*, *social*, and *environmental* synergy.⁴¹ See *Sustainable Economic Development Venn Diagram*.

1.45. Sustainable Redevelopment

New construction on a site having pre-existing uses. *Sustainable redevelopment* represents a process of land development that *revitalizes* the physical, *economic*, and *social* fabric of urban space.⁴²



Sustainable Economic Development Venn Diagram

³⁹ FLORIDA STATUTE 163.340 (7)

⁴⁰ [HTTPS://WWW.MERRIAM-WEBSTER.COM/Dictionary/SOCIAL](https://www.merriam-webster.com/dictionary/social)

⁴¹ DR. EDWARD B. BARBIER (1987)

⁴² CAVES, R. W. (2004). *ENCYCLOPEDIA OF THE CITY*. ROUTLEDGE. PP. 556. ISBN 9780415252256.

2. ECONOMIC

2.1. Goal

The *Agency* may focus on reducing *slums* and *blight* by developing private sector investment opportunities and diverse retail, industrial, commercial, and not-for-profit economies, *disseminated* through using redevelopment, safety, and a vibrant, diverse, developing, and *redeveloping community*. The *Agency* may also engage its resources to improve the *Area's* minimum level of property maintenance through increased private and public activities. The *Agency* will synergize *economic, environmental, and social* influences into balanced, *sustainable redevelopment*.

2.2. Redevelopment

2.2.1 Intent

2.2.1.1 The *Agency* may encourage commerce according to the following activities:

2.2.1.1.1 To the greatest extent determined feasible, the *Agency* may afford maximum opportunity in carrying out the *Plan's* provisions consistently with the sound needs of the *Governing Body* as a whole and *rehabilitate* or *redevelop* the *Area* by private enterprise.⁴³

2.2.1.1.2 Removal of *blighted* conditions that include areas that lead to *economic distress*⁴⁴ and *economic and social liabilities* that impose onerous burdens, which ... delay the provision of housing accommodations, aggravate traffic problems, and substantially hamper the elimination of traffic hazards and the improvement of traffic facilities.⁴⁵

2.2.1.1.3 Identification and planning the elimination of such conditions affecting the health, safety, and welfare of the residents of such counties and municipalities and impeding their growth and *economic and social* development.⁴⁶

2.2.1.1.4 *Revitalize, rehabilitate, and redevelop* the *Governing Body* designated deteriorating and *economically distressed* coastal tourist area, reducing or maintaining evacuation time, as appropriate, and ensuring protection for *Area* properties against exposure to natural disasters.^{47 and 48}

2.2.1.1.5 Tax base preservation and enhancement.^{49and 50}

2.2.2 Policies

2.2.2.1 *Increment revenue* incentives, grants, and other funding may be used for the following:

43 FLORIDA STATUTE 163.345 (1)

44 FLORIDA STATUTE 163.340 (8)

45 FLORIDA STATUTE 163.340 (1)

46 FLORIDA STATUTE 163.340 (6)

47 FLORIDA STATUTE 163.340 (7)

48 FLORIDA STATUTE 163.340 (9)

49 FLORIDA STATUTE 163.335 (5)

50 FLORIDA STATUTE 163.353

- 2.2.2.1.1 *Revitalize* the coastal tourist area, especially those entities that draw more than 35,000 tourists annually or lease property from the *Agency* or trust fund participating entities.⁵¹
- 2.2.2.1.2 Reduction or maintenance of natural disaster evacuation times. Ensure property protection against natural disaster exposure,⁵² including the following listed from Florida Distaster.org:⁵³
 - 2.2.2.1.2.1 Drought.
 - 2.2.2.1.2.2 Earthquake.
 - 2.2.2.1.2.3 Extreme cold.
 - 2.2.2.1.2.4 Flood.
 - 2.2.2.1.2.5 Hazardous materials.
 - 2.2.2.1.2.6 Hurricane.
 - 2.2.2.1.2.7 Lightning.
 - 2.2.2.1.2.8 Marine hazard.
 - 2.2.2.1.2.9 Radiological emergency.
 - 2.2.2.1.2.10 Space weather.
 - 2.2.2.1.2.11 Terrorism.
 - 2.2.2.1.2.12 Thunderstorms.
 - 2.2.2.1.2.13 Tornadoes.
 - 2.2.2.1.2.14 Wildfires.
 - 2.2.2.1.2.15 Excessive warming.
- 2.2.2.1.3 Reduction or maintenance of long-term man-made disaster exposure to sea level rise, coastal risks,⁵⁴ and air pollutants.⁵⁵
- 2.2.2.1.4 Pandemic.
- 2.2.2.2 Encourage, to the greatest extent feasible, private enterprise redevelopment according to the *Plan*,⁵⁶ giving special consideration to recommendations by the following:
 - 2.2.2.2.1 CAC.
 - 2.2.2.2.2 Architectural Review Board.
 - 2.2.2.2.3 Tree & Landscape Preservation Board.
 - 2.2.2.2.4 Planning Commission.
 - 2.2.2.2.5 Code Enforcement Special Magistrate.
 - 2.2.2.2.6 Nuisance Abatement Board.
 - 2.2.2.2.7 Bradenton Housing Authority.
 - 2.2.2.2.8 Affordable Housing Advisory Committee.
 - 2.2.2.2.9 Public Art Advisory Board.
 - 2.2.2.2.10 Manatee County Tourist Development Tax Advisory Board
- 2.2.2.3 Encourage new public and private employment,⁵⁷ and ⁵⁸ and housing opportunities, especially those types that are in short supply.⁵⁹

51 FLORIDA STATUTE 163.371 (2)

52 FLORIDA STATUTE 163.360 (7) (E)

53 [HTTPS://WWW.FLORIDADISASTER.ORG/HAZARDS/](https://www.floridadisaster.org/HAZARDS/)

54 [HTTPS://CLIMATECENTER.FSU.EDU/TOPICS/SEA-LEVEL-RISE](https://climatecenter.fsu.edu/topics/sea-level-rise)

55 [HTTPS://FLORIDADEP.GOV/AIR/AIR/CONTENT/AIR-QUALITY-101](https://floridadep.gov/air/air/content/air-quality-101)

56 FLORIDA STATUTE 163.345

57 FLORIDA STATUTE 163.335 (1)

58 FLORIDA STATUTE 163.335 (4)

59 FLORIDA STATUTE 163.362 (8)

- 2.2.2.4 Encourage the sound growth of the *Area's* taxable real property.⁶⁰
- 2.2.2.5 Support the development of maker spaces or business incubators.⁶¹

2.3. Image

2.3.1 Intent

- 2.3.1.1 The *Agency* may *disseminate* *slum* clearance and *blighted area* redevelopment information⁶² as follows:
 - 2.3.1.1.1 File an annual report.⁶³
 - 2.3.1.1.2 Sponsor and finance dissemination of redevelopment activities and programs⁶⁴ not limited to the following:
 - 2.3.1.1.2.1 Commerce.
 - 2.3.1.1.2.2 Image.
 - 2.3.1.1.2.3 Culture.
 - 2.3.1.1.2.4 Emergency Management and Resiliency.
 - 2.3.1.1.2.5 Housing.
 - 2.3.1.1.2.6 Infrastructure.
 - 2.3.1.1.2.7 Property Maintenance.
 - 2.3.1.1.2.8 Public Safety.
 - 2.3.1.1.3 File an annual audit.⁶⁵
 - 2.3.1.1.4 Apply for third-party redevelopment awards from related associations and conferences.
 - 2.3.1.1.5 Use teachable redevelopment opportunities not limited to the following:
 - 2.3.1.1.5.1 Relative state and national conventions.
 - 2.3.1.1.5.2 Training courses and sessions.
 - 2.3.1.1.5.3 University and college courses and certifications.
 - 2.3.1.1.6 Earn certifications related to redevelopment, project management, finance, and other related activities.

2.3.2 Policies

- 2.3.2.1 *Disseminate* positive information that reflects the *Agency's* programs and services through various mediums, programs, and projects.
- 2.3.2.2 Develop the *Agency* brand.
- 2.3.2.3 Maximize public opportunities to *disseminate* *Agency* activities and information, including the following:
 - 2.3.2.3.1 Finance public events to thoroughly disperse and spread the *Agency's* redevelopment information.
 - 2.3.2.3.2 Finance events that visibly increase the presence of *community policing innovation* as an element of a *community policing innovation* plan.

60 FLORIDA STATUTE 163.335 (1)

61 FLORIDA STATUTE 163.335 (1)

62 FLORIDA STATUTE 163.370 (2) (B)

63 FLORIDA STATUTE 163.371 (2)

64 FLORIDA STATUTE 163.370 (2) (B)

65 FLORIDA STATUTE 163.387 (8)

2.3.2.4 Establish at least one (1) *Area Merchants' Association Main Street Program*.

2.4. Property Maintenance

2.3.3 Intent

2.3.3.1 The *Agency* may *intensify* the *Governing Body's* property maintenance activities as follows:

2.3.3.1.1 Carrying out a voluntary or compulsory repair and rehabilitation program of buildings and improvements.⁶⁶

2.3.3.1.2 Enforcing state and local laws, codes, and regulations relating to land use, the use and occupancy of buildings and improvements, and the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.⁶⁷

2.3.3.1.3 Affording maximum opportunity, consistent with the sound needs of the county or municipality as a whole, to the rehabilitation or redevelopment of the *Area* by private enterprise⁶⁸... including... the enforcement of other laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements.

2.3.4 Policies

2.3.4.1 Support *Governing Body* compliance by *intensifying* compliance efforts in the *Area*.

2.3.4.2 Encourage neighborhood *conservation* by providing intensified code enforcement to remove *blight* or unsanitary conditions creating safe, livable neighborhoods conducive to reinvestment by residents, infill developers, and financial institutions.

2.3.4.3 Use incentives to aid code compliance.

2.3.4.4 The *Agency* may assist in correcting *non-conformities* and inconsistent future land use issues.

66 FLORIDA STATUTE 163.370 (2) (C) (5)

67 FLORIDA STATUTE 163.370 (H) 2.

68 FLORIDA STATUTE 163.345 (1)

3. ENVIRONMENT

3.1 Goal

To maximize the efficient elimination or reduction of *slums* and *blighted areas* in the *Area*, the *Agency* may assist its *Governing Body* in coastal area natural disaster mitigation, preparedness, response, and recovery. The *Agency* may also focus resources to reduce the probability of or eliminate *slums* and *blight* through infrastructure projects above and beyond the *Governing Body's* normal standards. The *Agency* may take advantage of the special redevelopment relationship accorded to them through Florida Statutes 376.77-85. The *Agency* will synergize *economic*, *environmental*, and *social* influences into balanced, *sustainable redevelopment*.

3.2 Emergency Management and Resiliency

3.2.1 Intent

3.2.1.1 The *Agency* may *intensify* existing resiliency or post-disaster rehabilitation of the *Area* as follows:

- 3.2.1.1.1 Notwithstanding any other provisions of this part, when the *Governing Body* certifies that an area needs redevelopment or rehabilitation resulting from an emergency under F.S. 252.34(4), concerning which the Governor has certified the need for emergency assistance under federal law, that area may be certified as a *blighted area*.⁶⁹
- 3.2.1.1.2 Eliminate and prevent *slums* and *blight* and encourage community rehabilitation^{70,71,72, and 73}, especially by private enterprises.⁷⁴
- 3.2.1.1.3 *Slums* have physical or *economic* conditions that are conducive to⁷⁵, a focal center⁷⁶ and spread⁷⁷ of disease.
- 3.2.1.1.4 *Blight* leads to *economic distress*⁷⁸ and includes falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality and residential⁷⁹ and commercial vacancy rates higher in the *Area* than in the remainder of the county or municipality.⁸⁰
- 3.2.1.1.5 The *Plan* and resulting revitalization and redevelopment for a coastal tourist area that is *deteriorating* and *economically distressed*⁸¹ will reduce or maintain evacuation time, as appropriate, and ensure protection for the property against exposure to natural disasters.⁸²

69 FLORIDA STATUTE 163.360 (10)

70 FLORIDA STATUTE 163.345 (1)

71 FLORIDA STATUTE 163.350

72 FLORIDA STATUTE 163.355 (2)

73 FLORIDA STATUTE 163.360 (2) (B)

74 FLORIDA STATUTE 163.345 (1)

75 FLORIDA STATUTE 163.340 (7)

76 FLORIDA STATUTE 163.335 (1)

77 FLORIDA STATUTE 163.360 (8) (A) 3.

78 FLORIDA STATUTE 163.335 (4)

79 FLORIDA STATUTE 163.340 (8) (G)

80 FLORIDA STATUTE 163.340 (8) (I)

81 FLORIDA STATUTE 163.335 (4)

82 FLORIDA STATUTE 163.360 (7) (E)

3.2.2 Policies

- 3.2.2.1 *Increment revenue* may be used within the existing *Area* boundaries to *revitalize* a coastal tourist area, reduce or maintain evacuation time, and ensure property protection against natural disaster exposure. *increment revenue*-funded emergency management activities may remain in effect for the duration of the Governor's Public Health Emergency certification or until its *Board* and *Governing Body* deem its duration by resolution.
- 3.2.2.2 *Increment revenue* may be used to finance emergency management mitigation, preparation, response, and recovery activities, especially to standards such as the Insurance Industry's Institute for Business and Home Safety's Fortified and Open for Business programs or the like.
- 3.2.2.3 Emergency remediation activities may include any activities agreed upon by the *Board* and *Governing Body* by resolution.
- 3.2.2.4 *Increment revenue* may be used to address *sustainable redevelopment* activities not limited to sea-level rise, global warming, alternative energy creation, carbon removal, and both sole source and non-sole source pollutant remediation.

3.3 Infrastructure

3.3.1 Intent

- 3.3.1.1 The *Agency* may *intensify* the *Governing Body's* infrastructure projects by undertaking programs and projects for the elimination of *blight* that include the following:
 - 3.3.1.1.1 Inadequacies include street layouts, parking facilities, roadways, bridges, or transportation facilities.⁸³
 - 3.3.1.1.2 Aggravated traffic problems that substantially hamper traffic hazards.⁸⁴
 - 3.3.1.1.3 Lack of modern traffic requirements.⁸⁵
 - 3.3.1.1.4 Existing traffic congestion and lack of parks, playgrounds, other public improvements, and structures.⁸⁶
- 3.3.1.2 *Intensify* the *Governing Body's* maintenance programs. Including the creation of a sinking fund and that interest may finance such intensity.⁸⁷
and ⁸⁸

3.3.2 Policies

- 3.3.2.1 Support *Governing Body* infrastructure projects and micro-mobility programs not on a Capital Improvement Plan (CIP) for three years.⁸⁹
- 3.3.2.2 Develop multimodal transportation corridors like urban transit circulators, freight, or intermodal hubs.
- 3.3.2.3 Improve access to public parks and open spaces.

⁸³ FLORIDA STATUTE 163.340 (8) (A)

⁸⁴ FLORIDA STATUTE 163.335 (1)

⁸⁵ FLORIDA STATUTE 163.360 (8) (B) 2.

⁸⁶ FLORIDA STATUTE 163.350

⁸⁷ FLORIDA STATUTE 163.370 (2) (F)

⁸⁸ FLORIDA STATUTE 421 (5)

⁸⁹ FLORIDA STATUTE 163.370 (3) (B)

- 3.3.2.4 Support the *Governing Body* and trust fund investing taxing authority, leased placemaking destinations that encourage *economic*, *environmental*, and *social* well-being, especially in a coastal tourism area.
- 3.3.2.5 Plan and implement large (greater than 2 acres) parks and public access to the water.
- 3.3.2.6 Develop linear parks, trails, and walks, especially those that connect to other *Agency Areas* and placemaking destinations.
- 3.3.2.7 Install Low Impact Development (LID) including permeable pavers and bioswales.
- 3.3.2.8 Correct existing infrastructure deficiencies, primarily Americans with Disabilities Act issues.
- 3.3.2.9 Support *PACE* and *C-PACE* projects.
- 3.3.2.10 Prioritize improvements at intersections with unusually high accident rates.
- 3.3.2.11 Construct “welcome signs” located at the gateways into the *Area* and wayfinding signs.
- 3.3.2.12 Maintain existing access and seek opportunities to increase public access to the waterfront.
- 3.3.2.13 Plan and develop adequate park and recreational areas and facilities, considering the health, safety, and welfare of children residing in the general vicinity of the site covered by the *Plan*.
- 3.3.2.14 Consider alternative forms of intersection design, such as roundabouts and other public transportation safety improvements.
- 3.3.2.15 Address *environmental* concerns and redevelopment related to *brownfield sites and areas*.
- 3.3.2.16 Create a sinking fund whose interest may finance intensity public maintenance of redevelopment area public capital projects above governing body standards

3.4 Remediation

3.4.1 Intent

- 3.4.1.1 *Environmentally rehabilitate or conserve* ^{90 and 91} or a combination of both to redevelop properties in the *Area*.
- 3.4.1.2 Cooperate among federal, state, and local agencies to accomplish timely cleanup activities and the redevelopment or reuse of *brownfield sites*.⁹²
And 93
- 3.4.1.3 Encourage the designation of the *Area* as a *brownfield area*.⁹⁴
- 3.4.1.4 Use *increment revenue* as incentives to significantly improve the utilization, general condition, and appearance of the *brownfield site or area*.⁹⁵ The *Agency* may be used to the fullest extent of the law to encourage redeveloping *brownfield sites and areas*. These incentives may assist as follows:

90 FLORIDA STATUTE 163.335 (2)

91 FLORIDA STATUTE 163.340 (9)

92 FLORIDA STATUTE 163.400 (C)

93 FLORIDA STATUTE 376.84 (A)

94 FLORIDA STATUTE 376.79 (4)

95 FLORIDA STATUTE 376.84 (A)

- 3.4.1.4.1 Financial.
- 3.4.1.4.2 Regulatory.
- 3.4.1.4.3 Technical.⁹⁶
- 3.4.1.5 Remediation and redevelopment are public investments promoting job creation and eliminating public health and *environmental* hazards.⁹⁷
- 3.4.1.6 Governmentally owned property with adverse *environmental* conditions caused by a public or private entity.⁹⁸

3.4.2 Policies

- 3.4.2.1 *Increment revenue* grants may be used to support the State of Florida Brownfield Redevelopment Program tax credits.
- 3.4.2.2 When an incentive is applied for, The *Agency* may loan property owners remediation funds as part of a Florida Brownfield Redevelopment Program Brownfield Site Rehabilitation Agreement (BSRA) where program tax credits are monetized.
- 3.4.2.3 A redevelopment grant may be applied for after a remediation loan once the state tax credits have been awarded to the *Agency*.
- 3.4.2.4 The *Agency* may acquire perceived *brownfield sites and areas* for remediation, tax credit collection and sale, and private-sector redevelopment.

⁹⁶ FLORIDA STATUTE 376.84

⁹⁷ FLORIDA STATUTE 376.84

⁹⁸ FLORIDA STATUTE 163.340 (N)

4. SOCIAL

4.1 Goal

To maximize the efficient elimination or reduction of *slums* and *blighted areas* in the *Area*, the *Agency* may assist the *Governing Body* in conserving and rehabilitating the *Area*. The *Agency* may focus resources on redeveloping residential and mixed-use structures, reducing or eliminating crime, and increasing public safety through *community policing innovations*. The *Agency* will synergize *economic*, *environmental*, and *social* influences into balanced, *sustainable redevelopment*.

4.2 Culture

4.2.1 Intent

4.2.1.1 The *Agency* may *intensify* the *Governing Body*'s cultural activities as follows:

- 4.2.1.1.1 Redevelopment activities, projects, rehabilitation, or *conservation* in the *Area*, or any combination or part thereof, following the *Plan* and may include preparing such the *Plan*.⁹⁹
- 4.2.1.1.2 The rehabilitation, *conservation*, or redevelopment, or a combination thereof ... necessary for the interest of the public health, safety, morals, or welfare of the residents of the *Governing Body*.¹⁰⁰
- 4.2.1.1.3 The susceptible *conservation* or rehabilitation in such a manner that the conditions and evils enumerated may be eliminated, remedied, or prevented, and those salvageable *slums* and *blighted areas* can be conserved and *rehabilitated* through appropriate public action.¹⁰¹
- 4.2.1.1.4 Identifying and planning the elimination of such conditions affecting the health, safety, and welfare of the residents of such counties and municipalities and impeding their growth and *economic* and *social* development,¹⁰² especially *gentrification*.

4.2.2 Policies

- 4.2.2.1 *Increment revenue* may be used to *revitalize* a coastal tourist area and ensure property protection against natural disaster exposure, especially the following uses:
 - 4.2.2.1.1 Cultural sites are not limited to museums, aquariums, theatres, performing art centers, or convention centers.
 - 4.2.2.1.2 *Historical Preservation Governing Body*, State and Federal certified sites.
 - 4.2.2.1.3 Artistic sites certified by the *Governing Body*.
- 4.2.2.2 Public and private art's financial support may be considered an *increment revenue* expenditure.
- 4.2.2.3 Special consideration will be given to conserving existing *social* cultures by supporting a Mainstreet program created through the State of Florida

99 FLORIDA STATUTE 163.340 (9)

100 FLORIDA STATUTE 163.355 (2)

101 FLORIDA STATUTE 163.335 (2)

102 FLORIDA STATUTE 163.335 (6)

Mainstreet Program in the *Area* and identifying and preventing excessive gentrification.

4.3 Housing

4.3.1 Intent

- 4.3.1.1 The *Agency* may *intensify* the *Governing Body's* housing stock by:
 - 4.3.1.1.1 Providing for the *Area's* low to moderate housing development...The *Agency* may coordinate with the housing authority or other *affordable housing* entities within the *Area* concerning its housing development.¹⁰³
 - 4.3.1.1.2 Enter into agreements with a *housing authority*, which agreements may extend over any period, notwithstanding any provision or rule of law to the contrary, respecting action to be taken by such county or municipality pursuant to any of the powers granted by this part.¹⁰⁴
 - 4.3.1.1.3 Undertaking activities or projects for the provision of housing, whether for rent or sale, to residents of low or moderate income, including the *elderly*.¹⁰⁵
 - 4.3.1.1.4 Develop, test, report methods and techniques, and carry out demonstrations and other activities ... for new or improved means of providing *sustainably developed* and resilient housing.¹⁰⁶
 - 4.3.1.1.5 Providing *affordable housing* to residents of low or moderate, including the *elderly*.^{107,108,109, and 110}

4.3.2 Policies

- 4.3.2.1 The *Agency* may assist the *Governing Body* in encouraging new and *rehabilitated* housing as follows:
 - 4.3.2.1.1 Develop rent buydowns for workforce housing, especially for employees in the *Area*.¹¹¹
 - 4.3.2.1.2 Support *rehabilitation* grants for *deteriorated* housing.
 - 4.3.2.1.3 Complement financing programs for infill development and housing affordability for workforce, low and moderate-income households.
 - 4.3.2.1.4 Incentivize developers for providing housing sites.
 - 4.3.2.1.5 Incentivize 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.
 - 4.3.2.1.6 Examine additional density bonuses for the inclusion of *affordable housing* and *workforce housing* units within each residential project

103 FLORIDA STATUTE 163.360 (2) (C)

104 FLORIDA STATUTE 163.370 (2) (L)

105 FLORIDA STATUTE 163.340 (9)

106 FLORIDA STATUTE 163.370 (2) (J)

107 FLORIDA STATUTE 163.335 (6)

108 FLORIDA STATUTE 163.340 (9)

109 FLORIDA STATUTE 163.340 (10)

110 FLORIDA STATUTE 163.350

111 FLORIDA STATUTE 163.340 (9)

and establish *intensity* bonuses for the inclusion of *affordable housing* units within the mixed-use development.

- 4.3.2.1.7 Achieve structural soundness and aesthetic improvement of existing housing and prevent existing standard units from becoming substandard.
- 4.3.2.1.8 Develop new methodologies for low, moderate, workforce, and market-rate housing not limited to:
 - 4.3.2.1.9 Land trusts and land banks.
 - 4.3.2.1.10 Rental or ownership markets.
 - 4.3.2.1.11 Alternative energy point sourcing.
 - 4.3.2.1.12 Pocket neighborhoods.
 - 4.3.2.1.13 Sustainably affordable financial accommodations.
 - 4.3.2.1.14 Natural disaster and energy resilient construction.
- 4.3.2.2 Support *PACE* and *C-PACE* and similar program projects.
- 4.3.2.3 The *Agency* shall not minimize the *redevelopment* market, and thus the tax base, by supporting less-than-market-value housing.
- 4.3.2.4 Incentive all new housing units, regardless of income, that meet one of the following:
 - 4.3.2.4.1 A cost/benefit analysis over the *Agency's* life.
 - 4.3.2.4.2 Redevelop a *Governing Body-designated slum or blighted* structure.
 - 4.3.2.4.3 *Remediate* and *redevelop* a designated brownfield site or area.
- 4.3.2.5 Partner with a *housing authority*, on mixed market and/or mixed used projects.

4.4 Public Safety

4.4.1 Intent

- 4.4.1.1 The *Agency* may *intensify* the *Governing Body's community policing innovation* activities following:
 - 4.4.1.1.1 The powers conferred...are for public uses and purposes for which public money may be expended and police power exercised. The necessity in the public interest for the provisions herein enacted is declared a matter of legislative determination.¹¹²
 - 4.4.1.1.2 At any time after the creation of the *Agency*, the *Governing Body* may appropriate to the *Agency* such amounts as it deems necessary for the administrative expenses and overhead of the *Agency*, including the development and implementation of *community policing innovations* or *CPTED*.¹¹³
 - 4.4.1.1.3 A *Governing Body* may delegate such powers to the *Agency* created under s. 163.356, except...the power to approve the development of *community policing innovations*.¹¹⁴
 - 4.4.1.1.4 The ... *Plan* may provide for developing and implementing *community policing innovations*.¹¹⁵

¹¹² FLORIDA STATUTE 163.335 (3)

¹¹³ FLORIDA STATUTE 163.356 (3) (E)

¹¹⁴ FLORIDA STATUTE 163.358 (5)

¹¹⁵ FLORIDA STATUTE 163.370 (2) (O)

4.4.2 Policies

- 4.4.2.1 The *Agency* shall not institute *community policing innovation* unless:
 - 4.4.2.1.1 The *Governing Body* has approved its development.
 - 4.4.2.1.2 It is noted in the *Plan*.
 - 4.4.2.1.3 The *Agency* may assist the *Governing Body* with the following:
 - 4.4.2.1.3.1 The *increment revenue* funding provides for a intensification of existing policing resources.
 - 4.4.2.1.3.2 Creation of a *sinking fund* whose interest will be drawn to pay for *community policing innovation*.
 - 4.4.2.1.3.3 Encourage *community policing innovation* through *CPTED* in buildings, streets, and other designs.
 - 4.4.2.1.3.4 Make use of *community policing innovation* as defined by its *redevelopment* definition.
 - 4.4.2.1.3.5 Make use of *CPTED*.
 - 4.4.2.1.3.6 Construct a new police department building if the construction or expansion is contemplated as part of a *community policing innovation* and *redevelopment*.
 - 4.4.2.1.3.7 Address homelessness and vagrancy issues.

5. STATUTORY POWERS

5.1 GOAL

Bring to bear the full scope of the *Act* to remove or reduce *slums* and *blight* in the *Area*.

5.1.1 Intent

- 5.1.1.1 It is the intent of this *Plan* to empower the *Agency's* utilization of the *redevelopment* tools allowable by Chapter 163 Part III, Florida Statutes to facilitate the *redevelopment* of the *Area* following this *Plan*. The *Agency* reserves the right to provide any and all targeted *redevelopment* incentives, including the use of *redevelopment* trust fund *increment revenue*, allowable by Florida Statutes Chapter 163 Part III, Florida law, including but not limited to the tools described below:

5.1.2 Policies

- 5.1.2.1 Acquire real property through purchase, condemnation, or other lawful means, to assist or facilitate the *redevelopment* process.
- 5.1.2.2 *Rehabilitate* or require to be rehabilitated as part of a lease or sale, any property within the *Area*.
- 5.1.2.3 If a property is deemed to be worthy of *rehabilitation* and is in the path of a *redevelopment* project, the *Agency* may authorize the funds necessary to move it to a new location.
- 5.1.2.4 Cooperate and coordinate with other public entities in the implementation of this *Plan*, in order to optimize the value of the community's investment in the *Area*.
- 5.1.2.5 Enter into agreements to ensure the preservation, maintenance and/or operation of real property within the *Area*.
- 5.1.2.6 Authorize the demolition, removal or clearance of buildings, structures and other improvements on real property it has purchased within the *Area*, to aid in the *Area's redevelopment*.
- 5.1.2.7 Undertake building and/or site preparation on any real property within the *Area*, to assist in the *redevelopment* process.
- 5.1.2.8 Shall advise the *Governing Body* on the timing and location of public improvements, including surface improvements and subsurface infrastructure, to be accomplished within the *Area*. The recommendations shall be consistent with the adopted Comprehensive Plan and may be financed by the *Agency* if not part of the *Governing Body's* Capital Improvement Program (CIP) or otherwise prohibited by law.
- 5.1.2.9 Sell, or otherwise dispose of, real property within the *Area*, in accordance with the *Plan*. The property may be disposed of at Fair Value, rather than at the Appraised Value. The documents of conveyance will contain any conditions necessary to safeguard the goals of the *Plan*.
- 5.1.2.10 The *Agency* is not authorized with the following powers:

- 5.1.2.10.1 Eminent domain.¹¹⁶
- 5.1.2.10.2 Construct or expand 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*.¹¹⁷
- 5.1.2.10.3 Install, construct, reconstruct, repair, or alter any publicly owned capital improvements or projects if such projects or improvements were scheduled to be installed, constructed, reconstructed, repaired, or altered within 3 years of the approval of the *Plan* by the *Governing Body* pursuant to a previously approved public capital improvement or project schedule or plan of the *Governing Body* which approved the *Plan* unless and until such projects or improvements have been removed from such schedule or plan of the *Governing Body* and 3 years have elapsed since such removal or such projects or improvements were identified in such schedule or plan to be funded, in whole or in part, with funds on deposit within the *redevelopment* trust fund.¹¹⁸
- 5.1.2.10.4 General government operating expenses unrelated to the planning and carrying out of a *Plan*.¹¹⁹
- 5.1.2.10.5 Fund third-party entity administrative, project, or program costs not associated with this *Plan*.¹²⁰

¹¹⁶ FLORIDA STATUTE 163.335 (7)

¹¹⁷ FLORIDA STATUTE 163.370 (3) (A)

¹¹⁸ FLORIDA STATUTE 163.370 (3) (B)

¹¹⁹ FLORIDA STATUTE 163.370 (3) (C)

¹²⁰ JEFF ORIS

6. STATUTORY REQUIRED ELEMENTS OF THE PLAN

6.1 GOAL

All *redevelopment* activities expressly authorized by the *Act* and funded by *increment revenue* must follow the *Plan*, which has been approved by the *Governing Body*. Like the *Governing Body's* Comprehensive Plan, the *Plan* is an evolving document that must be evaluated and amended regularly to accurately reflect changing conditions and community objectives.

6.1.1 Intent

6.1.1.1 Chapter 163.362 specifies the contents of a *Plan*. The statute's text is shown below in italics, followed by the location in the *Plan* documents where each required element can be found. Intents of the *Plan*. --Every *Plan* shall:

6.1.1.1.1 Contain a legal description of the *Area's* boundaries and the reasons for establishing such boundaries shown in the *Plan*.

APPENDIX A

6.1.1.1.2 Show by diagram and in general terms, the approximate amount of open space to be provided and the street layout.

APPENDIX B

6.1.1.1.3 Limitations on the type, size, height, number, and proposed use of buildings.

APPENDIX C

6.1.1.1.4 The approximate number of dwelling units.

2,000

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

All properties within the *Area* may be intended for the proposed uses

6.1.1.1.6 If the *Area* contains low- or moderate-income housing, contain a neighborhood impact element that describes in detail the impact of the *redevelopment* upon the residents of the *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.

Neighborhood Impact Element

All neighborhoods will see 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 *homeowner* to remain in the redeveloped property.

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

Residents may see an aggregate improvement in community *environmental* quality through LID stormwater improvements implemented via streetscape programs and encouraged through private sector incentives.

Even though no families are anticipated to be displaced as a result of the *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. 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 the school population.

6.1.1.1.7 Identify specifically any publicly funded capital projects to be undertaken within the *Area*.

Sidewalks, roads, lighting, stormwater, low impact development, sewer, water, internet, *brownfield site and area remediation*, parks, parking, parking garages, transit, transportation, buildings, police department as part of the *Community Policing Innovation* plan, other administrative public buildings including a fire station with the agreement of all taxing authorities, solid waste, trails, any other publicly funded capital project within the *Plan*.

6.1.1.1.8 Contain adequate safeguards that the *redevelopment* work will be carried out under the *Plan*.

The *Plan* was prepared using sound planning principles, thus ensuring that the *redevelopment* will be carried out. The *Plan* referred to the Act, grants, incentives, programs, and projects polices were referenced to the *Plan*.

6.1.1.1.9 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.

Where appropriate, the *Agency* will impose covenants on property sold or leased to regulate the property, particularly with project use and design, to effectuate this *Plan*.

6.1.1.1.10 Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the *Area*.

The *Governing Body* and *Agency* will follow all applicable statutory requirements if relocation of residential *occupants* is required. Provide an element of residential use in the *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 *affordable housing* to residential *occupants* of low or moderate

income, including the *elderly*, or if the *Plan* is not intended to remedy such shortage, the reasons therefor. The *Plan* is intended to remedy a shortage of *affordable housing* to residents of low or moderate income, including the *elderly*.

- 6.1.1.1.11 Contain a detailed statement of the projected costs of the *redevelopment*, including the amount to be expended on publicly funded capital projects in the *Area* and any indebtedness of the *Agency*, the county, or the municipality proposed to be incurred for such *redevelopment* if such indebtedness is to be repaid with *increment revenues*.

APPENDIX D

- 6.1.1.1.12 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 according 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 *redevelopment* activities financed by incremental revenues shall be completed no later than September 30th, 2040, following the adoption of this *Plan*.

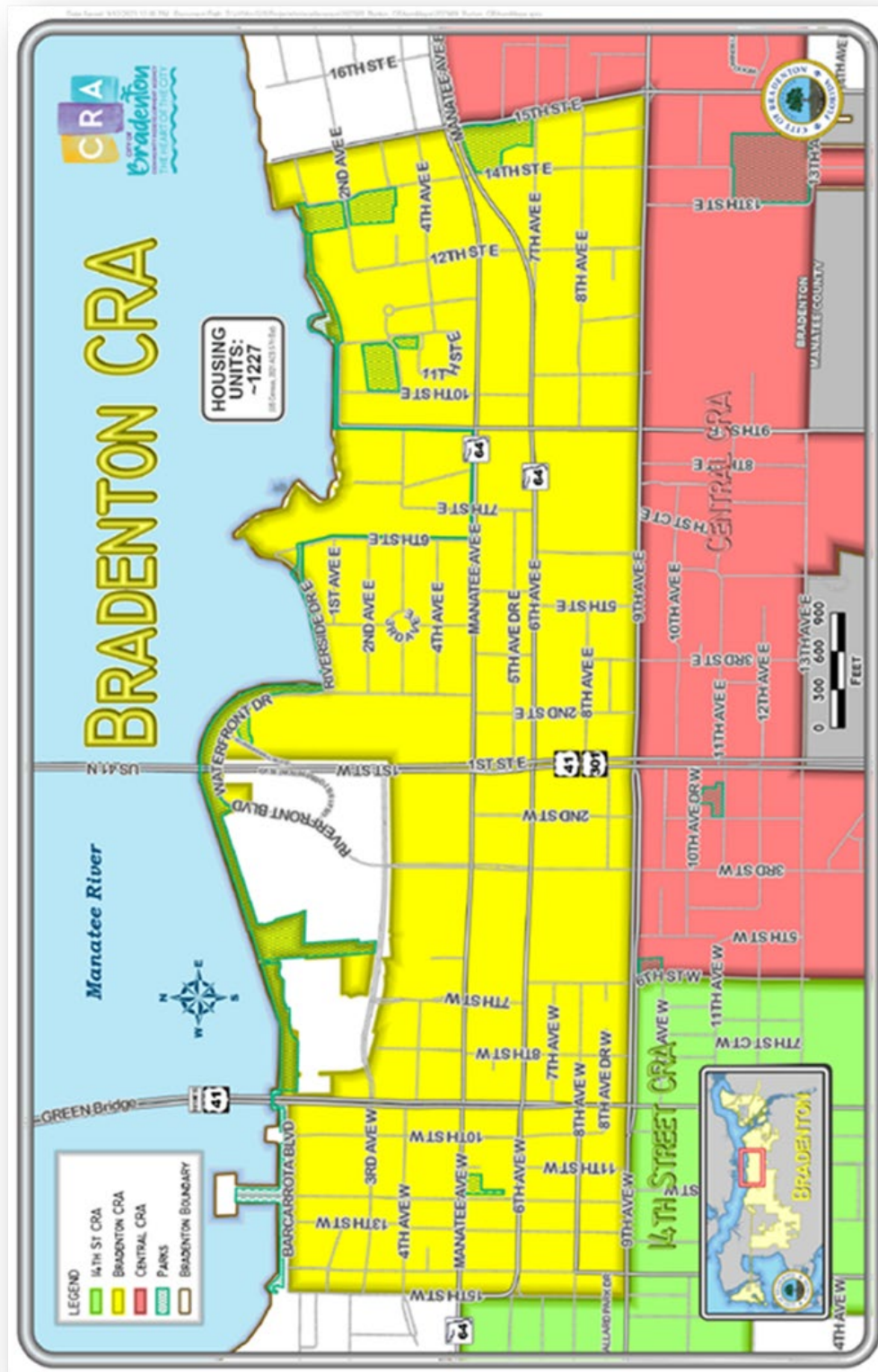
APPENDIX A

ALL OF THAT LAND BEING EAST OF THE WEST RIGHT-OF-WAY OF 15TH STREET WEST, BEING NORTH OF THE SOUTH RIGHT-OF-WAY OF 9TH AVENUE, AND BEING WEST OF THE EAST RIGHT-OF-WAY OF 15TH STREET EAST, AND SOUTH OF THE CITY LIMIT LINE IN THE MANATEE RIVER, EXCEPT THAT TRACT OF LAND KNOWN AS THE CITY-OWNED WATERFRONT PROPERTY, TO WIT: A TRACT OF SUBMERGED LAND IN THE MANATEE RIVER IN SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST, CITY OF BRADENTON, MANATEE COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT 1269.65 FEET NORTHERLY AND 14.91 FEET WESTERLY OF THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 34 SOUTH, RANGE 17 EAST, SAID POINT BEING THE INTERSECTION OF THE CENTERLINES OF MANATEE AVENUE WEST (STATE ROAD #64) AND STATE ROAD #55 (STATION 162+70.68, SECTION 1313-201); THENCE NORTH 00°09'53" WEST, ALONG THE CENTERLINE OF SAID STATE ROAD #55, 649.52 FEET TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN O.R. BOOK 625, PAGES 169 AND 170, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE SOUTH 89°10'30" WEST, ALONG THE NORTH LINE OF SAID CERTAIN PARCEL, AND EASTERLY EXTENSION THEREOF, 100.01 FEET TO THE INTERSECTION WITH THE WEST R/W OF SAID STATE ROAD #55 PER "DISCLAIMER" EXECUTED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ON JUNE 23, 1976, FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°10'30" WEST, ALONG SAID NORTH LINE, 662.95 FEET TO THE INTERSECTION WITH THAT CERTAIN "AGREEMENT LINE" AS DESCRIBED AND RECORDED IN DEED BOOK 366, PAGES 85 AND 86, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE SOUTH 00°12'00" EAST, ALONG SAID CERTAIN "AGREEMENT LINE", 1.91 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN O.R. BOOK 613, PAGE 299, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE NORTH 88°05'30" WEST, ALONG THE NORTHERLY LINE OF SAID CERTAIN PARCEL AND THE NORTHERLY BOUNDARY OF FLORIDA POWER AND LIGHT COMPANY PROPERTY (BRADENTON SUB- STATION), 501.06 FEET; THENCE NORTH 01°54'30" EAST ALONG THE NORTHERLY BOUNDARY OF SAID FLORIDA POWER AND LIGHT COMPANY PROPERTY, 5.40 FEET; THENCE SOUTH 82°56'30" WEST, ALONG SAID NORTHERLY BOUNDARY, 22.21 FEET; THENCE SOUTH 53°08'00" WEST, ALONG SAID NORTHERLY BOUNDARY, 25.00 FEET; THENCE NORTH 59°21'30" WEST, ALONG SAID NORTHERLY BOUNDARY, 20.50 FEET TO THE NORTHWEST CORNER OF SAID FLORIDA POWER AND LIGHT COMPANY; THENCE NORTH 85°46'38" WEST, 18.33 FEET TO THE INTERSECTION WITH THE EASTERLY R/W OF THE SEABOARD COASTLINE RAILROAD; THENCE SOUTH 85°30'42" WEST, PERPENDICULAR TO SAID RAILROAD R/W, 130.00 FEET TO THE INTERSECTION WITH THE WESTERLY R/W OF SAID RAILROAD; THENCE NORTH 04°29'18" WEST, ALONG SAID WESTERLY R/W, 64.62 FEET; THENCE NORTH 88°35'37" WEST, 16.11 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF BLOCK "C", M.F. CHERRY'S SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 279, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN O.R. BOOK 296, PAGES 736 AND 737, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE SOUTH 68°03'30" WEST, ALONG THE SOUTHERLY BOUNDARY OF SAID CERTAIN PARCEL, IN O.R. BOOK 296, PAGES 736 AND 737, 61.13 FEET; THENCE SOUTH 87°36'00" WEST, ALONG SAID SOUTHERLY BOUNDARY, 58.90 FEET; THENCE NORTH 00°10'00" WEST, ALONG SAID SOUTHERLY BOUNDARY, 9.72 FEET; THENCE NORTH 54°45'34" WEST, ALONG SAID SOUTHERLY BOUNDARY, 3.67 FEET; THENCE SOUTH 86°24'00" WEST, ALONG SAID SOUTHERLY BOUNDARY, 67.09 FEET; THENCE NORTH 86°20'40" WEST, ALONG SAID SOUTHERLY BOUNDARY, 32.38 FEET; THENCE NORTH 78°24'00" WEST, ALONG SAID SOUTHERLY BOUNDARY, 83.93 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID BLOCK "C", ALSO BEING THE EAST R/W OF 7TH STREET WEST; THENCE NORTH 68°47'53" WEST, 21.26 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL TWO OF THAT CERTAIN PARCEL OF LAND, AS DESCRIBED AND RECORDED IN O.R. BOOK 313, PAGES 24 THROUGH 27, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, ALSO BEING THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE CENTERLINE OF SAID 7TH STREET WEST; THENCE NORTH 71°15'30" WEST, ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL TWO, 21.27 FEET; THENCE NORTH 70°37'34" WEST, ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL TWO, AND THE SOUTHERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN O.R. BOOK 296, PAGE 739, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, 67.23 FEET; THENCE NORTH 77°10'31" WEST, ALONG THE SOUTHERLY BOUNDARY OF PARCEL DESCRIBED IN SAID O.R. BOOK 296, PAGE 739, AND THE NORTHERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND, AS DESCRIBED AND RECORDED IN O.R. BOOK 338, PAGE 430, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, 91.77 FEET; THENCE NORTH 75°22'55" WEST, ALONG THE NORTHERLY BOUNDARY OF PARCEL DESCRIBED IN SAID O.R. BOOK 338, PAGE 430, 91.79 FEET TO THE NORTHWESTERLY CORNER OF SAID CERTAIN PARCEL; THENCE SOUTH 04°02'05" WEST, ALONG THE WESTERLY BOUNDARY OF SAID CERTAIN PARCEL, 22.49 FEET; THENCE NORTH 75°02'38" WEST, ALONG SAID WESTERLY BOUNDARY, 0.97 FEET; THENCE SOUTH 01°19'42" WEST, ALONG SAID WESTERLY BOUNDARY, 3.28 FEET TO THE SOUTHEASTERLY CORNER OF THAT CERTAIN PARCEL OF LAND, AS DESCRIBED AND RECORDED IN O.R. BOOK 298, PAGE 219, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE NORTH 75°02'38" WEST, ALONG THE SOUTHERLY LINE OF SAID CERTAIN PARCEL IN O.R. BOOK 298, PAGE 219, 102.89 FEET TO THE INTERSECTION WITH THE EAST R/W OF 8TH STREET WEST; THENCE NORTH 73°23'46" WEST, 41.46 FEET TO THE INTERSECTION WITH THE WEST R/W OF SAID 8TH STREET WEST, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF PARCEL ONE OF THAT CERTAIN PARCEL OF LAND, AS DESCRIBED AND RECORDED IN O.R. BOOK 313, PAGES 24 THROUGH 27, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE NORTH 75°02'38" WEST, ALONG THE SOUTHERLY

LINE OF SAID PARCEL ONE, 127.85 FEET; THENCE NORTH 13°12'55" WEST, 118.74 FEET; THENCE NORTH 01°24'53" WEST, 256.19 FEET; THENCE SOUTH 89°41'05" WEST, 42.95 FEET; THENCE SOUTH 02°09'55" EAST, 91.19 FEET; THENCE SOUTH 89°41'05" WEST, 130.69 FEET; THENCE NORTH 00°18'55" WEST, 287.16 FEET, THENCE NORTH 89°41'05" EAST, 121.12 FEET; THENCE SOUTH 02°09'55" EAST, 66.58 FEET; THENCE NORTH 89°41'05" EAST, 44.53 FEET; THENCE NORTH 01°24'53" WEST, 155.62 FEET TO THE INTERSECTION WITH THE OUTSIDE-FACE OF AN EXISTING CONCRETE SEAWALL; THENCE SOUTH 89°50'21" EAST, ALONG THE OUTSIDE-FACE OF SAID SEAWALL, 347.28 FEET; THENCE NORTH 72°07'45" EAST, ALONG THE OUTSIDE-FACE OF SAID SEAWALL, 514.63 FEET; THENCE NORTH 82°51'20" EAST, ALONG THE OUTSIDE-FACE OF SAID SEAWALL, 23.10 FEET; THENCE NORTH 69°14'21" EAST, ALONG THE OUTSIDE-FACE OF SAID SEAWALL, 100.0L FEET; THENCE NORTH 71°44'56" EAST, ALONG THE OUTSIDE-FACE OF SAID SEAWALL, 1392.54 FEET TO THE INTERSECTION WITH THE WEST R/W OF SAID STATE ROAD #55 PER SAID "DISCLAIMER"; THENCE SOUTH 00°09'53" EAST ALONG SAID R/W, PARALLEL TO THE CENTERLINE OF SAID STATE ROAD #55, AND 100.0 FEET WESTERLY THEREFROM, 1474.67 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT PRIOR EASEMENTS HERETOFORE GRANTED BY SAID TRUSTEES FOR RAILROAD AND RIGHT-OF-WAY PURPOSES TO ATLANTIC COAST LINE RAILROAD (SEABOARD COASTLINE RAILROAD), CONTAINING 3.05 ACRES, MORE OR LESS; CONTAINING 53.78 NET ACRES. AMENDED TO THE BOUNDARY IS LOTS 1,2,3, N 31.3 FT OF LOT 4 INCL 50 FT PARKWAY IN FRONT OF SAID LOTS BETWEEN ST & SEA-WALL, ALSO RIP RTS LESS RD R/W BAY VIEW PARK PI#33708.0000/9

APPENDIX B



APPENDIX C

DIMENSIONAL AND AREA STANDARDS FOR RESIDENTIAL DISTRICTS					
STANDARD	RESIDENTIAL DISTRICTS				
	R-1	R-2	R-3	UV	R-4
MINIMUM LOT AREA IN SQUARE FEET					
One dwelling unit	7,200	6,500	5,000	5,000	3,000
Two dwelling units ⁽⁹⁾		8,500	6,000	6,000	
Three dwelling units			7,500	7,000	
Additional area required per unit above 3 units			3,000	1,600	
Maximum density (units/acre)	6	10	15	25*	15
MINIMUM STREET FRONTAGE IN FEET	50	50	50	50	35
Cul-de-sac	25	25	30	30	35
MINIMUM WIDTH AT BUILDING LINE IN FEET ⁽⁶⁾⁽⁸⁾					
One dwelling unit	75	60	50	50	35
Two dwelling units ⁽⁹⁾		70	60	50	
Three dwelling units			70	60	
MINIMUM SETBACKS ⁽¹⁾ IN FEET					
Principal building					
front ^{(2) (8)}	20	20	20	10	5
side	8	8	8	5	5
rear	20	20	20	5	5
Accessory building & structures, except fences ⁽⁷⁾					
side and rear	5	5	5	5	5
MAXIMUM BUILDING HEIGHT ⁽³⁾ IN FEET	35	35	45	45	
MINIMUM DWELLING UNIT SIZE IN SQUARE FEET ⁽⁴⁾					
Single-family unit	1,500	800	800	800	400
Duplex unit		1,500	1,200	1,000	
Multi-family unit			700	700	
MAXIMUM % IMPERVIOUS SURFACE ⁽⁵⁾	50%	60%	70%	70%	70%

* A FIVE-UNIT DENSITY BONUS IS PERMITTED WITH THE PROVISION OF AFFORDABLE HOUSING

(1) AN OVERHANG OF UP TO TWO FEET IS PERMITTED TO EXTEND INTO THE REQUIRED SETBACK UNLESS THE OVERHANG WOULD EXTEND INTO A PUBLIC FACILITIES EASEMENT. A VARIANCE OF UP TO 12 INCHES MAY BE APPROVED BY THE PCD DIRECTOR. SETBACKS SHALL BE MEASURED FROM THE RIGHT-OF-WAY UNLESS WAIVED BY THE PCD DIRECTOR PER SUBSECTION 4.1.1.

(2) SECONDARY FRONT YARD SETBACK MINIMUM IS 15 FEET.

(3) ADDITIONAL HEIGHT IS PERMITTED IF ONE FOOT IS ADDED TO THE REAR AND SIDE SETBACKS FOR EACH FOOT OF ADDITIONAL HEIGHT OF THE BUILDING.

(4) EXCLUSIVE OF GARAGES, CARPORTS OR OTHER ENCLOSED AREAS.

(5) INCLUDING BUILDING FOOTPRINT, PAVED DRIVES, PAVED TERRACES, IMPERVIOUS DECKS, SWIMMING POOLS, AND OTHER IMPERVIOUS SURFACES.

(6) REQUIRED ON ONLY ONE FRONTAGE ON A DOUBLE FRONTAGE LOT.

(7) WITH THE EXCEPTION OF FENCES, ACCESSORY BUILDINGS OR ACCESSORY STRUCTURES SHALL NOT BE PLACED ON EASEMENTS.

(8) CUL-DE-SAC LOTS MAY REDUCE LOT WIDTH AT BUILDING LINE BY 25 FEET

(9) SEE SECTION 3.4.5.6 FOR VILLAGE OF THE ARTS OVERLAY DISTRICT.

APPENDIX D

REVENUES

Increment Revenue	\$	5,902,251.55	\$	5,902,252.00	\$	6,133,488.14	\$	6,320,017.08	\$	6,506,546.02	\$	6,693,074.96	\$	6,879,603.90
Interest	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Annual Revenue	\$	5,902,251.55	\$	5,902,252.00	\$	6,133,488.14	\$	6,320,017.08	\$	6,506,546.02	\$	6,693,074.96	\$	6,879,603.90
Total Revenue + Fund Balance	\$	5,902,251.55	\$	5,902,252.00	\$	6,133,488.14	\$	6,320,017.08	\$	6,506,546.02	\$	6,693,074.96	\$	6,879,603.90

EXPENSES

OPERATIONS & MANAGEMENT

Executive Director	\$	40,799.00	\$	94,939.91	\$	99,249.97	\$	103,829.76	\$	108,698.36	\$	113,876.36	\$	119,386.00
Assistant Director	\$	32,298.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Program Administrator	\$	25,802.00	\$	51,315.86	\$	53,645.49	\$	56,120.90	\$	58,752.42	\$	61,551.18	\$	64,529.19
Public Art Coordinator	\$	46,641.00	\$	39,423.49	\$	41,213.23	\$	43,114.98	\$	45,136.65	\$	47,286.79	\$	49,574.65
CRA Manager	\$	28,559.00	\$	65,344.07	\$	68,310.55	\$	71,462.67	\$	74,813.57	\$	78,377.42	\$	82,169.52
Service Incentive	\$	777.00	\$	1,545.14	\$	1,615.28	\$	1,689.82	\$	1,769.06	\$	1,853.33	\$	1,943.00
FICA Executive Director	\$	2,468.00	\$	4,907.25	\$	5,130.03	\$	5,366.75	\$	5,618.40	\$	5,886.04	\$	6,170.82
FICA Assistant Director	\$	2,003.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
FICA Program Administrator	\$	1,607.00	\$	3,194.41	\$	3,339.43	\$	3,493.53	\$	3,657.34	\$	3,831.56	\$	4,016.94
FICA Public Art Coordinator	\$	2,631.00	\$	2,224.05	\$	2,325.02	\$	2,432.30	\$	2,546.36	\$	2,667.66	\$	2,796.72
FICA CRA Manager	\$	1,679.00	\$	3,504.66	\$	3,663.76	\$	3,832.82	\$	4,012.54	\$	4,203.69	\$	4,407.07
MC Executive Director	\$	577.00	\$	1,148.20	\$	1,200.33	\$	1,255.72	\$	1,314.60	\$	1,377.22	\$	1,443.85
MC Assistant Director	\$	469.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
MC Program Administrator	\$	376.00	\$	747.21	\$	781.13	\$	817.18	\$	855.50	\$	896.25	\$	939.61
MC Public Art Coordinator	\$	616.00	\$	520.68	\$	544.32	\$	569.44	\$	596.14	\$	624.53	\$	654.75
MC CRA Manager	\$	393.00	\$	820.07	\$	857.30	\$	896.86	\$	938.92	\$	983.64	\$	1,031.23
FRS Executive Director	\$	5,537.00	\$	11,011.39	\$	11,511.28	\$	12,042.46	\$	12,607.13	\$	13,207.69	\$	13,846.71
FRS Assistant Director	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
FRS Program Administrator	\$	5,617.00	\$	11,169.62	\$	11,676.70	\$	12,215.51	\$	12,788.30	\$	13,397.49	\$	14,045.69
FRS Public Art Coordinator	\$	6,330.00	\$	5,350.17	\$	5,593.05	\$	5,851.14	\$	6,125.50	\$	6,417.30	\$	6,727.78
FRS CRA Manager	\$	3,876.00	\$	7,630.34	\$	7,976.75	\$	8,344.82	\$	8,736.11	\$	9,152.27	\$	9,595.08
HC Executive Director	\$	4,381.00	\$	8,713.63	\$	9,109.21	\$	9,529.55	\$	9,976.39	\$	10,451.63	\$	10,957.31
HC Assistant Director	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
HC Program Administrator	\$	4,381.00	\$	10,225.64	\$	10,689.86	\$	11,183.13	\$	11,707.51	\$	12,265.21	\$	12,858.64
HC Public Art Coordinator	\$	10,309.00	\$	8,713.63	\$	9,109.21	\$	9,529.55	\$	9,976.39	\$	10,451.63	\$	10,957.31
HC CRA Manager	\$	4,381.00	\$	8,713.63	\$	9,109.21	\$	9,529.55	\$	9,976.39	\$	10,451.63	\$	10,957.31
LI Executive Director	\$	-	\$	200.00	\$	209.08	\$	218.73	\$	228.98	\$	239.89	\$	251.50
LI Assistant Director	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
LI Program Administrator	\$	66.00	\$	129.83	\$	135.73	\$	141.99	\$	148.65	\$	155.73	\$	163.26
LI Public Art Coordinator	\$	119.00	\$	203.54	\$	212.78	\$	222.60	\$	233.04	\$	244.14	\$	255.95
LI CRA Manager	\$	73.00	\$	150.52	\$	157.36	\$	164.62	\$	172.34	\$	180.55	\$	189.28
WC Executive Director	\$	103.00	\$	203.54	\$	212.78	\$	222.60	\$	233.04	\$	244.14	\$	255.95
WC Assistant Director	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
WC Program Administrator	\$	67.00	\$	132.54	\$	138.55	\$	144.95	\$	151.74	\$	158.97	\$	166.66
WC Public Art Coordinator	\$	117.00	\$	98.73	\$	103.21	\$	107.97	\$	113.03	\$	118.42	\$	124.15
WC CRA Manager	\$	72.00	\$	149.81	\$	156.62	\$	163.84	\$	171.52	\$	179.70	\$	188.39

CONTRACTUAL & PROFESSIONAL SERVICES

Legal	\$	20,000.00	\$	20,000.00	\$	20,907.96	\$	21,872.73	\$	22,898.35	\$	23,989.14	\$	25,149.80
Recording	\$	300.00	\$	300.00	\$	300.00	\$	300.00	\$	300.00	\$	300.00	\$	300.00
Community Visioning	\$	100,000.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Public Art Master Plan	\$	30,000.00	\$	30,000.00	\$	-	\$	-	\$	-	\$	-	\$	-
Business Flare	\$	50,000.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Audit Software	\$	333.00	\$	333.00	\$	-	\$	-	\$	-	\$	-	\$	-
Audit	\$	3,332.00	\$	3,332.00	\$	3,483.27	\$	3,644.00	\$	3,814.86	\$	3,996.59	\$	4,189.96
Rental Property	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Demolition	\$	50,000.00	\$	50,000.00	\$	50,000.00	\$	50,000.00	\$	50,000.00	\$	50,000.00	\$	50,000.00
METV	\$	9,350.00	\$	9,350.00	\$	-	\$	-	\$	-	\$	-	\$	-
Axis 360	\$	3,100.00	\$	3,100.00	\$	3,100.00	\$	3,100.00	\$	3,100.00	\$	3,100.00	\$	3,100.00
Security Service	\$	36,667.00	\$	36,667.00	\$	36,667.00	\$	38,000.00	\$	38,000.00	\$	40,000.00	\$	40,000.00
Soofa Maintenance	\$	6,200.00	\$	6,200.00	\$	-	\$	-	\$	-	\$	-	\$	-
Freebee	\$	58,240.00	\$	219,371.74	\$	229,330.72	\$	239,912.95	\$	251,162.52	\$	263,127.00	\$	275,857.78
Bank Fees	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Appraisal, Survey, Title, Environmental	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Property fee Expense	\$	10,000.00	\$	10,000.00	\$	10,000.00	\$	10,000.00	\$	10,000.00	\$	10,000.00	\$	10,000.00
Travel and Per Diem	\$	3,550.00	\$	3,550.00	\$	3,711.16	\$	3,882.41	\$	4,064.46	\$	4,258.07	\$	4,464.09
Communication Services	\$	2,044.00	\$	2,044.00	\$	2,100.00	\$	2,100.00	\$	2,100.00	\$	2,100.00	\$	2,100.00
Freight and Postage	\$	670.00	\$	670.00	\$	700.00	\$	700.00	\$	700.00	\$	700.00	\$	700.00
Zeno Large Copier	\$	400.00	\$	400.00	\$	1,000.00	\$	1,000.00	\$	1,000.00	\$	1,000.00	\$	1,000.00
Zeno Large Copier Usage	\$	670.00	\$	670.00	\$	1,000.00	\$	1,000.00	\$	1,000.00	\$	1,000.00	\$	1,000.00
Rental Property Insurance	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
General Liability Insurance	\$	2,300.00	\$	2,300.00	\$	2,500.00	\$	2,500.00	\$	2,500.00	\$	2,500.00	\$	2,500.00
Rental Property Maintenance	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
CRA Owned Property Maintenance	\$	2,500.00	\$	2,500.00	\$	2,500.00	\$	2,500.00	\$	2,500.00	\$	2,500.00	\$	2,500.00
Equipment Repair and Maintenance	\$	150.00	\$	150.00	\$	250.00	\$	250.00	\$	250.00	\$	250.00	\$	250.00
Business Cards, Annual Report, Other	\$	1,334.00	\$	1,334.00	\$	1,250.00	\$	1,250.00	\$	1,250.00	\$	1,250.00	\$	1,250.00
Maintenance Printing and Binding	\$	120.00	\$	120.00	\$	150.00	\$	150.00	\$	150.00	\$	150.00	\$	150.00
Promotional Activities	\$	500.00	\$	500.00	\$	2,500.00	\$	2,500.00	\$	2,500.00	\$	2,500.00	\$	2,500.00
Legal Advertisement	\$	400.00	\$	400.00	\$	450.00	\$	450.00	\$	450.00	\$	450.00	\$	450.00
Property Tax	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Office Supplies	\$	2,500.00	\$	2,500.00	\$	3,000.00	\$	3,000.00	\$	3,000.00	\$	3,000.00	\$	3,000.00

Equipment Under 5000	\$	1,500.00	\$	1,500.00	\$	1,500.00	\$	1,500.00	\$	1,500.00	\$	1,500.00	\$	1,500.00	\$	1,500.00	\$	1,500.00
Computer Equipment under 5000	\$	500.00	\$	500.00	\$	1,500.00	\$	1,500.00	\$	1,500.00	\$	1,500.00	\$	1,500.00	\$	1,500.00	\$	1,500.00
Gear/Uniforms	\$	300.00	\$	300.00	\$	400.00	\$	400.00	\$	400.00	\$	400.00	\$	400.00	\$	400.00	\$	400.00
FRA Annual Dues	\$	832.00	\$	832.00	\$	850.00	\$	850.00	\$	850.00	\$	850.00	\$	850.00	\$	850.00	\$	850.00
Bradenton Herald	\$	200.00	\$	200.00	\$	200.00	\$	200.00	\$	200.00	\$	200.00	\$	200.00	\$	200.00	\$	200.00
IEDC	\$	152.00	\$	152.00	\$	160.00	\$	160.00	\$	160.00	\$	160.00	\$	160.00	\$	160.00	\$	160.00
FEDC	\$	200.00	\$	200.00	\$	200.00	\$	200.00	\$	200.00	\$	200.00	\$	200.00	\$	200.00	\$	200.00
Americans for the Arts	\$	25.00	\$	25.00	\$	40.00	\$	40.00	\$	40.00	\$	40.00	\$	40.00	\$	40.00	\$	40.00
FL Association of Public Art Professionals	\$	50.00	\$	50.00	\$	50.00	\$	50.00	\$	50.00	\$	50.00	\$	50.00	\$	50.00	\$	50.00
Other Public Art Publications	\$	50.00	\$	50.00	\$	50.00	\$	50.00	\$	50.00	\$	50.00	\$	50.00	\$	50.00	\$	50.00
CRM Software	\$	700.00	\$	700.00	\$	150.00	\$	150.00	\$	150.00	\$	150.00	\$	150.00	\$	150.00	\$	150.00
CAFÉ	\$	200.00	\$	200.00	\$	200.00	\$	200.00	\$	200.00	\$	200.00	\$	200.00	\$	200.00	\$	200.00
Education and Training	\$	5,790.00	\$	5,790.00	\$	5,790.00	\$	5,790.00	\$	5,790.00	\$	5,790.00	\$	5,790.00	\$	5,790.00	\$	5,790.00
CAPITAL IMPROVEMENT PROJECTS																		
Land	\$	1,064,110.00	\$	1,064,000.00	\$	1,000,000.00	\$	1,000,000.00	\$	500,000.00	\$	1,000,000.00	\$	500,000.00	\$	500,000.00	\$	500,000.00
Park Improvements and Construction	\$	-			\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Infrastructure			\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Lighting	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Public Art Outlay	\$	400,000.00	\$	400,000.00	\$	400,000.00	\$	400,000.00	\$	400,000.00	\$	400,000.00	\$	400,000.00	\$	400,000.00	\$	400,000.00
REDEVELOPMENT INVESTMENT																		
2011 Riverwalk Debt Principle	\$	210,000.00	\$	210,000.00	\$	210,000.00	\$	210,000.00	\$	210,000.00	\$	210,000.00	\$	210,000.00	\$	210,000.00	\$	210,000.00
2011 Riverwalk Debt Interest	\$	199,530.00	\$	199,530.00	\$	199,530.00	\$	199,530.00	\$	199,530.00	\$	199,530.00	\$	199,530.00	\$	199,530.00	\$	199,530.00
ASSISTANCE TO BUSINESS																		
Redevelopment Grant Program	\$	450,000.00	\$	450,000.00	\$	500,000.00	\$	500,000.00	\$	500,000.00	\$	500,000.00	\$	500,000.00	\$	500,000.00	\$	500,000.00
Widewater	\$	90,000.00	\$	90,000.00	\$	90,000.00	\$	90,000.00	\$	-	\$	-	\$	-	\$	-	\$	-
SUNZ	\$	25,000.00	\$	25,000.00	\$	25,000.00	\$	25,000.00	\$	25,000.00	\$	25,000.00	\$	25,000.00	\$	25,000.00	\$	25,000.00
Springhill Suites	\$	120,000.00	\$	120,000.00	\$	120,000.00	\$	120,000.00	\$	120,000.00	\$	120,000.00	\$	120,000.00	\$	120,000.00	\$	120,000.00
Riverview 6	\$	950,000.00	\$	950,000.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Art Center Manatee	\$	200,000.00	\$	200,000.00	\$	200,000.00	\$	200,000.00	\$	-	\$	-	\$	-	\$	-	\$	-
Community Events	\$	50,000.00	\$	50,000.00	\$	50,000.00	\$	50,000.00	\$	50,000.00	\$	50,000.00	\$	50,000.00	\$	50,000.00	\$	50,000.00
9th Ave W Commercial Corridor	\$	200,000.00	\$	200,000.00	\$	200,000.00	\$	200,000.00	\$	200,000.00	\$	200,000.00	\$	200,000.00	\$	200,000.00	\$	200,000.00
Implementation of New Master Plan	\$	600,000.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Affordable Housing Projects	\$	500,000.00	\$	500,000.00	\$	500,000.00	\$	500,000.00	\$	500,000.00	\$	500,000.00	\$	500,000.00	\$	500,000.00	\$	500,000.00
TRANSFERS																		
Community Policing	\$	269,959.00	\$	26,959.00	\$	28,182.88	\$	29,483.35	\$	30,865.83	\$	32,336.17	\$	33,900.68	\$	35,412.15	\$	36,923.63
Code Enforcement	\$	15,000.00	\$	15,000.00	\$	15,680.97	\$	16,404.55	\$	17,173.76	\$	17,991.86	\$	18,862.35	\$	19,734.84	\$	20,606.33
City Admin Charges	\$	50,000.00	\$	50,000.00	\$	52,269.89	\$	54,681.83	\$	57,245.87	\$	59,972.86	\$	62,874.50	\$	65,806.14	\$	68,737.78
Riverwalk Fiber Optic	\$	450,000.00	\$	450,000.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
New Sidewalks	\$	500,000.00	\$	500,000.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Riverwalk Lighting	\$	150,000.00	\$	150,000.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
CC Garage	\$	430,417.00	\$	430,417.00	\$	430,417.00	\$	430,417.00	\$	430,417.00	\$	430,417.00	\$	430,417.00	\$	430,417.00	\$	430,417.00
Annual Expenses	\$	7,562,299.00	\$	6,839,628.33	\$	4,765,048.05	\$	4,799,214.52	\$	4,044,118.53	\$	4,583,240.72	\$	4,122,740.49	\$	4,662,991.24	\$	5,203,742.02





1009 4TH AVENUE WEST
BRADENTON, FLORIDA 34205
ALSO KNOWN AS GTE BUILDING
AND FORMER RECORDS BUILDING

DISTRICT 3 - TAL SIDDIQUE





September 1, 2026 - Regular Meeting

Subject

Updates to Agenda - August 31, 2026

Category

ANNOUNCEMENTS

Briefings

None

Contact and/or Presenter Information

Bobbi Roy, Agenda Division Supervisor, ext 6878

Action Requested

Updates incorporated appropriately

Enabling/Regulating Authority

N/A

Applicable Advisory Board

N/A

Background Discussion

Below are agenda updates (dated 8/31/26) for the meeting of September 1, 2026:

ANNOUNCEMENTS

Generic Public Comments

- This agenda item was updated with additional comments.

AWARDS/PRESENTATIONS/PROCLAMATIONS

Presentations

Item 2, **9:00 A.M. TIME CERTAIN** - Project Grace Follow-Up Discussion and Staff Responses to Board and Community Questions and Concerns - District 5

- This agenda item was updated with public comments.

CONSENT AGENDA

Community and Veterans Services

Item 11, Execution of Lease Agreement between Manatee County and The Eternity Temple Washington Park Community Development Corporation, Inc., Johanna Beville, Program Analyst for Community and Veterans Services Department – District 2
Board of County Commissioners September 1, 2026

- This agenda item was updated with a revised Lease Agreement.

12, Execution of Lease Agreement between Manatee County and Rubonia Community Association, Inc., Johanna Beville, Program Analyst for Community and Veterans Services Department – District 2

- This agenda item was updated with a revised Lease Agreement.

Financial Management

Item 13, Adoption of Budget Amendment Resolution B-26-105; and Budget Amendment Resolution B-26-106 for Infrastructure Sales Tax, Claudia Campos, Interim Chief Financial Officer

- This agenda item was updated with final Budget Amendment Resolution B-26-106.

Natural Resource Department

Item 41, Acceptance and Refund of Donation from Big Bill Foundation for 18th Annual Robinson Preserve 5K/10K Race, Aedan Stockdale, Education & Volunteer Division Manager - District 3

- This agenda item was added to the Agenda.

Property Management

Item 25, Execution of Lease Agreement between Manatee County and SPCA Property Co, LLC, for the property located at 5516 21st Avenue West, Bradenton, Florida 34209, Peter Morrow, Property Acquisition Division Manager - District 3

- This agenda item was updated with revised Instructions to Board Records (in strikethrough/underline format) and public comment.

Public Safety

Item 26, Adoption of Resolution R-26-110, accepting a State Grant Award from the State of Florida, Division of Emergency Management, for the Emergency Management Preparedness and Assistance (EMPA) Grant Agreement FY 26/27; and the Adoption of Budget Amendment Resolution B-26-098, Joel Richmond, Deputy Chief of Emergency Management - Countywide

- This agenda item was updated to revise the Action Requested to include Adoption of Budget Amendment Resolution B-26-098 (in strikethrough/underline format).

Public Works

Item 27, Adoption Resolution R-26-087, authorizing the Chairperson or designee to sign the Federal Fiscal Year (FFY) 2026 annual Federal Transit Administration (FTA) Certifications and Assurances, Benita Zarr, Interim Transit Division - Countywide

- This agenda item was updated to revise the Action Requested (in strikethrough/underline format) and attach a Letter designating Signature of Authority for FTA Assistance and Awards.

ADVERTISED PUBLIC HEARINGS – LEGISLATIVE

Presentations Scheduled

Item 30, Adoption of Ordinance 26-40, Amending Article IV of Chapter 2-25 of the Manatee County Code and Revising ELMAC Membership Eligibility, Terms, Number of Seats and Procedures, Kara Koenig, Environmental Lands Program Manager - Countywide

- This agenda item was updated with the clean version of Ordinance 26-40 and the strikethrough/underline version of Ordinance 26-40.

REGULAR

Government Relations

Item 34, Approval of Project Wolf - Advanced PFAS Treatment for Landfill Leachate and Biosolids at Lena Road Landfill; Adoption of Budget Amendment Resolution B-26-109; and Adoption of Resolution R-26-122, Aimee Johnson, Economic Development Division Manager - District 5

- This agenda item was updated with public comment and a revised PowerPoint Presentation.

Property Management

Item 35, Adoption of Resolution R-26-97 authorizing the conveyance of County-owned property, known as the GTE building, located at 1009 4th Avenue West, Bradenton, Florida 34205, and execution of a County Deed to the City of Bradenton, a Florida municipal corporation, Peter Morrow, Property Acquisition Division Manager - District 3

- This agenda item was updated with public comments.

REPORTS

Public Works

Item 36, Light Up Manatee Project Status Update, Aaron Burkett, Traffic Operations Division Manager, and Chris DeCosta, Sr, Assessment Coordinator

- This agenda item was updated with public comments and a PowerPoint Presentation.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A



Public Comment

Manatee County Government

Submitted On:

Aug 28, 2026, 05:38PM EDT

Full Name	First Name: Glen GADFLY Last Name: Gibellina
Email	Glengibellina@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Adoption of Resolution R-26-97 authorizing the conveyance of County-owned property, known as the GTE building, located at 1009 4th Avenue West, Bradenton, Florida 34205, and execution of a County Deed to the City of Bradenton, a Florida municipal corporation, Peter Morrow, Property Acquisition Division Manager, District
Comment	"Why Should the Taxpayer Get Screwed on This Deal?" Commissioners vote NO on Resolution R-26-97 at the September 1, 2026 meeting. According to the agenda item, County Administration's stated rationale is that transferring the GTE building to the City of Bradenton "will preserve a historic downtown building, promote economic development, expand educational opportunities, and serve the public interest and welfare," aligning with the Downtown district Community Redevelopment Plan . The deed's reverter clause is the only mechanism meant to lock the City into that public-purpose use — but as noted, it expires automatically five years after recording, after which the City could repurpose or even sell the property with no further obligation to the County . Why a land trust structure would be stronger Placing the property into a land trust — rather than deeding it away — would let the County retain underlying ownership while leasing usage rights to the City (or a nonprofit/educational operator) for the same educational, workforce-development, or redevelopment purposes. This approach would: • Preserve the County's \$483,000 investment and the \$1,215,000 appraised asset value on its books, rather than writing it off to zero . • Allow the County to collect lease revenue (even nominal or below-market rent) instead of receiving nothing. • Give the County permanent leverage to enforce the public-purpose use for as long as the lease runs, rather than losing that leverage after five years once the reverter expires. • Let the County reclaim the property or renegotiate terms if the City's use changes, fails, or the building is neglected — something an outright deed transfer forecloses. • Still let the City sublease, program, or manage the building for education/workforce training as intended, satisfying the stated public-

interest goal without the County giving up ownership. This is essentially how many municipalities structure historic-building or community-asset arrangements — the public entity retains title via a land trust or long-term ground lease, while the operating partner gets full use of the building. It accomplishes the same stated goals (preserving the historic building, expanding education/workforce programs) without the taxpayer footing a permanent, uncompensated loss.

- Direct financial loss: The County spent \$483,000 to reacquire the property in 2023–2024, and giving it away for \$0 means taxpayers absorb that entire loss — made worse by the fact that the County's own appraiser values the property at \$1,215,000, meaning over a million dollars in value is being surrendered with zero compensation.
- Repeated reversals: The property has changed hands three times in four years (sold to FCG in 2022, repurchased in 2024 for a parking garage project that was later scrapped, now proposed for a no-cost giveaway), each cycle carrying real transaction costs paid by taxpayers.
- Weak safeguard: The deed's reverter clause — the only protection ensuring the property is actually used for its stated public purpose — automatically expires after just five years, after which the City has no binding obligation to honor that purpose.
- Concrete alternatives: The letter proposes the Board require fair market value or reimbursement of the County's purchase cost, use a long-term lease instead of a deed transfer, extend or make permanent the reverter period, and commission a formal cost-benefit analysis before voting.

FOR THE RECORD
GLEN GADFLY GIBELLINA



Public Comment

Manatee County Government

Submitted On:
Aug 31, 2026, 12:33PM EDT

Full Name	First Name: Gail Last Name: Stout
Email	
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Resolution R-26-97 Conveyance of GTE Building
Comment	Against no-cost transfer of GTE building that Manatee County paid \$483,000 for and is now appraised at over \$1 million. Also against the terms of only 5 year right of reversion and right to reclaim. This time period is much too short.



Public Comment

Manatee County Government

Submitted On:

Aug 31, 2026, 01:40AM EDT

Full Name	First Name: Martha Last Name: Jacobs
Email	mjorders@verizon.net
Which meeting is this public comment for? (Please select date of meeting)	September 01, 2026
Topic/Agenda Item	Regular Agenda Item #35
Comment	Regular Agenda Item #35 – Again, why are we giving things away? You cry broke when asked for a concrete block kennel building necessary for a public safety issue yet you'll consider giving away real property valued at \$1.2M. If the county no longer wants to maintain it, please lease it at fair market to Point Park University. Or, better yet, lease it at a reasonable amount to a local well-funded nonprofit who can utilize the building and property for needy individuals in the county. Certainly, there is an organization supporting Veterans, domestic violence survivors &/or sexual assault survivors, the unhoused, etc. who would be delighted to use the building to support their mission and assist people IN Manatee County. Either make this make sense or stop wasting time and money on ridiculous glad-handing. Please vote NO on this. Thank you

Taxes paid by City of Bradenton Residents to Manatee County by year:

Tax Year	County Millage Rate	Taxable Value (COB)	Amount in Dollars
2021	6.3826	4,526,650,877	28,891,802
2022	6.2326	5,168,534,407	32,213,408
2023	6.2326	5,919,330,151	36,892,817
2024	6.0826	6,428,127,480	39,099,728
2025	6.0326	6,627,990,050	39,984,013
			177,081,768

