

FILED FOR RECORD
R. B. SHORE

2006 FEB -1 AM 10: 21

CLERK OF THE CIRCUIT COURT
MANATEE CO. FLORIDA

ORDINANCE NO. 06-22

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT; APPROVING AND ADOPTING AMENDMENTS TO THE COMMUNITY REDEVELOPMENT PLAN FOR 14TH STREET WEST COMMUNITY REDEVELOPMENT AREA; MAKING FINDINGS IN CONNECTION WITH SAID PLAN AMENDMENTS; AUTHORIZING THE COMMUNITY REDEVELOPMENT AGENCY TO CARRY OUT SAID PLAN AMENDMENTS; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

2006 JAN 17 PM 12: 02

FILED

WHEREAS, pursuant to Resolution No. R-02-285 adopted on November 12, 2002, the Board of County Commissioners of Manatee County, Florida, found that the conditions in an area of unincorporated Manatee County known as 14th Street West meet the criteria described in Section 163.340(8), Florida Statutes, as amended, that a blighted area exists within unincorporated Manatee County, and that the rehabilitation, conservation, or redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety, morals, or welfare of the residents of Manatee County; and

WHEREAS, pursuant to Resolution No. R-02-285 adopted on November 12, 2002, the Board of County Commissioners of Manatee County, Florida, found that there is a need for a community redevelopment agency to function in Manatee County to carry out the community redevelopment purposes of Chapter 163, Part III, Florida Statutes, as amended; and

WHEREAS, pursuant to Resolution No. R-02-312 adopted on November 19, 2002, the Board of County Commissioners of Manatee County, Florida, declared itself to be the community redevelopment agency of the community redevelopment area for 14th Street West; and

WHEREAS, pursuant to the Community Redevelopment Act of 1969 (the "Act"), a plan for the redevelopment of the community redevelopment area for 14th Street West was prepared and reviewed in accordance with the Act; and

WHEREAS, pursuant to Ordinance No. 02-66 enacted on December 17, 2002, the Board of County Commissioners of Manatee County, Florida, as the governing body of Manatee County, Florida, approved and adopted a community redevelopment plan (the "Original Plan") for 14th Street West community redevelopment area in accordance with the Act; and

WHEREAS, the Manatee County Community Redevelopment Agency has determined that the Original Plan needs to be amended; and

WHEREAS, Manatee County staff has prepared amendments to the Original Plan for 14th Street West community redevelopment area; and

WHEREAS, the Manatee County Planning Commission, sitting as the local planning agency, has reviewed and recommended the amendments to the Original Plan as to conformity of said amendments with the comprehensive plan for Manatee County; and

WHEREAS, after due consideration, the Manatee County Community Redevelopment Agency has reviewed and recommended approval of the amendments to the Original Plan for 14th Street West community redevelopment area; and

WHEREAS, after due consideration and public hearing as required by law, the Board of County Commissioners of Manatee County, as the governing body of Manatee County, Florida, has reviewed and approved the amendments to the Original Plan for 14th Street West community redevelopment area; and

WHEREAS, public notice has been provided and notices have been mailed by registered mail to all taxing authorities as required by Section 163.346 and Section 163.361, Florida Statutes.

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

Section 1. The Board of County Commissioners of Manatee County hereby approves and adopts the amendments to the Original Plan (the "Plan Amendments") for 14th Street West community redevelopment area, a copy of which are attached hereto as Exhibit "A" and made a part hereof. Said Plan Amendments amend the Original Plan for the community redevelopment area, the boundaries of which are described in Exhibit "B" attached hereto and made a part hereof.

Section 2. The Board of County Commissioners of Manatee County hereby finds that the Plan Amendments conform to the comprehensive plan for Manatee County under the Local Government Comprehensive Planning and Land Development Regulation Act. The Board of County Commissioners of Manatee County hereby finds and determines in connection with the Plan Amendments for 14th Street West:

- a. The Plan Amendments conform to the general plan of Manatee County as a whole;
- b. The Plan Amendments give due consideration to the utilization of community policing innovations, and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children

residing in the general vicinity of the community redevelopment area; and

- c. The Plan Amendments will afford maximum opportunity, consistent with the sound needs of Manatee County as a whole, for the rehabilitation or redevelopment of the community redevelopment area by private enterprise.

Section 3. Upon the effective date of this ordinance, the Plan Amendments for 14th Street West shall be deemed in full force and effect for the community redevelopment area. The Community Redevelopment Agency shall carry out the Plan Amendments for 14th Street West in accordance with their terms.

Section 4. All ordinances or resolutions or parts of ordinances or resolutions in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 5. If any part of this ordinance is held to be unconstitutional, invalid or unenforceable for any reason, such holding shall not affect the constitutionality, validity or enforceability of the remainder of this ordinance, which shall remain in full force and effect.

Section 6. This ordinance shall take effect upon filing with the State of Florida Department of State.

ADOPTED AND ENACTED by the Board of County Commissioners of Manatee County, Florida, with a quorum present and voting, on the 10th day of January, 2006.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

By: De McClas
Chairman

ATTEST: R. B. Shore
Clerk of the Circuit Court

By: Justin Romize

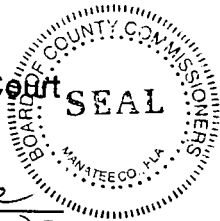


Exhibit "A"

AMENDMENTS TO
14th STREET WEST CRA
COMMUNITY REDEVELOPMENT PLAN

ACTIONS:

- *Fill in the fronts of large parking lots with small, closely spaced or attached storefronts to build a street frontage with courtyard parking behind.*
- *Encourage the redevelopment of conventional single-story, flat roofed, suburban-style store buildings into taller mixed-use buildings with more architectural detailing and character.*
- *Encourage the infill redevelopment of housing and other uses adjacent to the shopping to create a more walkable neighborhood rather than a strictly commercial driving district.*
- *Provide financial incentives to encourage new retail and service uses, mixed-use developments, and infill housing.*

Housing

As stated in the background studies and analysis, two-thirds of the housing stock in the 14th Street CRA consists of mobile homes and multi-family housing. Moreover, there is a significantly higher renter rate in the district compared to the overall county. Rental property owners are generally seeking to maximize return on investment. Therefore, there is less financial incentive to make improvements that don't generate increased rent returns. This often leads to property neglect and a run down appearance. The structural conditions survey identified several structures that need to be rehabilitated or replaced. Increasing opportunities for homeownership and creating assistance programs for home improvements were raised at the public workshops as key issues to be addressed in the CRP.

GOAL: Expand housing design choices, homeownership, and affordability of existing and new housing.

OBJECTIVE: Encourage rehabilitation, new housing construction, and public-private partnership financing activities.

ACTIONS:

- *Acquire and demolish existing unoccupied and dilapidated structures to provide sites for new infill housing units.*
- *Rehabilitate existing housing units through the use of financing programs, and promote the acquisition and rehabilitation of tax delinquent, unoccupied, or renter-occupied property for conversion to owner-occupied units.*
- *Encourage the demolition of dilapidated and reconstruction of new housing units by property owners through public assistance programs.*
- *Construct new single-family units, either attached or detached, as appropriate, on acquired vacant or suitable under-utilized sites, emphasizing home ownership opportunities for all income groups.*
- *Introduce new low and moderate density housing for ownership and rent by mixed-income groups, especially where available sites enable larger projects and improved open space without displacement of existing residents.*
- *Maintain the existing and newly constructed housing stock through increased code enforcement, maintenance assistance and rehabilitation programs.*

Property Maintenance

Property conditions greatly reflect on the level of community pride and commitment in an area. It is critical that maintenance issues (such as a broken window) are taken care of immediately. Persistent problems communicate community apathy and acceptance of a low standard of living. Improving property maintenance was strongly supported at the public workshops and stands as a top priority that will require coordinated action.

GOAL: Improve property maintenance.

OBJECTIVE: Reduce the number of code violations in the CRA.

INCENTIVE PROGRAMS

In addition to proposals from owners of property in the CRA district, the Agency shall consider proposals for incentive financing from private developers and businesses for residential or commercial development, redevelopment or relocation to the CRA district. The Redevelopment Authority is authorized to accept proposals for the following incentives, as well as other such initiatives as may be proposed by staff:

- Low interest loans through partnerships with financial institutions;
- Grants or other financial assistance to support land procurement, new construction, or upgrading of existing private structures and landscaping;
- Financial assistance with impact fees, county review fees, required public improvements;
- Fast tracking assistance fro County staff.

PROPERTY ACQUISITION

Florida's Community Redevelopment Act authorizes Redevelopment Agencies to acquire real property in designated redevelopment project areas. Acquisition of real property may be by negotiated purchase, condemnation, gift, exchange (exchange either inside or outside the redevelopment area) or by other lawful means. The Redevelopment Agency may acquire fee simple title or any other interest less than fee simple.

The Manatee County Board of County Commissioners, as the Redevelopment Agency, shall acquire real property within the 14th Street West CRA as may be necessary for improvements, to provide sites for public facilities, eliminate unsafe conditions, remove non-conforming uses, eliminate title restrictions, or to overcome diversity of ownership and faulty lot layout which prevents redevelopment and contributes to the perpetuation of blight in the area.

Whenever possible, the designated property will be acquired through negotiation with the

current owners. The basis for negotiation will be the fair market value of the property as determined by competent appraisers and approved by the 14th Street West CRA and the Manatee County Board of County Commissioners. In those instances where negotiation does not result in a mutually satisfactory agreement, the properties may be acquired by eminent domain proceedings and just compensation awarded in accordance with the law.

PROPERTY MANAGEMENT

Property purchased by the Redevelopment Agency for the purposes of public improvements, public facilities, right-of-way or other permanent public uses shall be owned and controlled by Manatee County or other public corporation as appropriate.

Property acquired by the Redevelopment Agency with the intent of resale or lease shall be under the management and control of the Agency during such time that the property is owned by the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment purposes.

DEMOLITION, CLEARANCE, SITE PREPARATION

The Redevelopment Agency is authorized to demolish, clear or remove buildings, structures and other improvements from any real property acquired in the redevelopment area.

The Redevelopment Agency is authorized to prepare or cause to be prepared as building and development sites any property acquired by the Agency for use as either a public or private redevelopment project.

The Redevelopment Agency is authorized to install and construct or cause to be installed or constructed the public improvements and public facilities either within or outside the project area necessary to carry out the Redevelopment Plan.

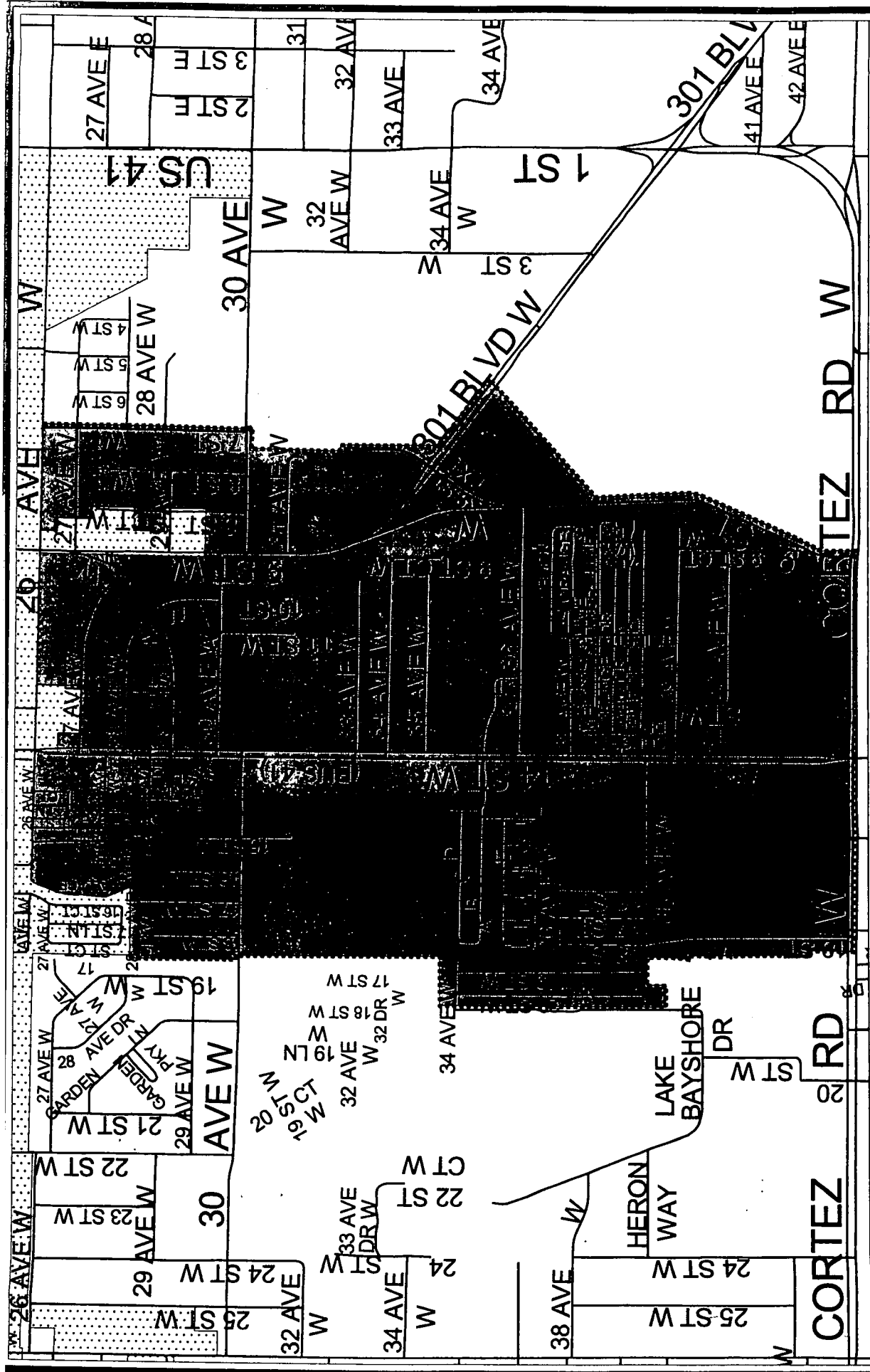
Exhibit "B"

14th STREET WEST CRA
BOUNDARY DESCRIPTION
MANATEE COUNTY, FLORIDA

A parcel of land being and lying in Section 2 and Section 3, Township 35 South, Range 17 East, Manatee County, Florida, being more particularly described as follows:

Commence at a Point of Beginning located at the intersection of the north section line of Section 2, located within the 26th Avenue West right-of-way, and the 7th Street West eastern right-of-way line south of 26th Avenue West extended northward; thence south on a straight alignment with the eastern right-of-way line of 7th Street West and along the eastern right-of-way line of 7th Street West to the south right-of-way line of 30th Avenue West; thence west along the south right-of-way line approximately 360 feet to a property line located on the east side of a drainage ditch; thence south along the property line approximately 600 feet to the intersection with the north right-of-way line of 9th Street Extended located northwest of the northwest corner of the Marcom Technologies Center; thence southeast along the right-of-way line of 9th Street Extended approximately 40 feet to the northwest corner of the Marcom Technologies Center; thence south along the eastern right-of-way line of 9th Street Extended approximately 625 feet to the north right-of-way line of 301 Boulevard West; thence southeasterly along the north right-of-way line approximately 560 feet; thence southwesterly across 301 Boulevard West on a straight alignment with the northwest property line of DeSoto Mall Shopping Center and continuing on the property line to its intersection with the eastern right-of-way line of 9th Street West; thence southerly along the configuration of the eastern right-of-way line of 9th Street West to the centerline of Cortez Road, which is also the south section line of Section 2; thence west along the centerline of Cortez Road to a point approximately 100 feet west of the centerline of 18th Street West; thence north on a straight alignment with a north-south property line and continuing on the property line approximately 290 feet intersecting with an east-west property line; thence west along the east-west property line approximately 25 feet to a property line between Belmont Oaks apartment complex and the rear property line of lots fronting on 18th Street West; thence north along the rear property line, which is also the west section line of Section 2, approximately 1,480 feet to the south right-of-way line of 38th Avenue West; thence west along the south right-of-way line approximately 200 feet to a property line between Belmont Oaks apartment complex and a single family residence lot; thence south on the property line approximately 150 feet to the rear property line of the single family residence; thence west on the rear property line approximately 140 feet to the southwest corner of a single family residence lot; thence north along the west property line, and crossing 38th Avenue West, and along the rear property lines of lots facing 20th Street West, and crossing 34th Avenue West, and along the west property line of a lot facing 34th Avenue West, approximately 1,550 feet to a point on the north half section line of the south half of Section 3; thence east along the rear property lines facing 34th Avenue West, which is also the north half section line of the south half of Section 3, approximately 330 feet to a point on the west section line of Section 2; thence generally north on or parallel to the west section line of Section 2, along the property lines on the west side of a drainage ditch and its easements extending the entire distance of this call, generally at the west property lines of the Avalon Springs apartment complex, Autoway Ford auto dealership, and the Bethel Baptist Church south of 30th Avenue West,

and lots facing on 18th Street West north of 30th Avenue West, approximately 2,050 feet to a point on the north line of a an east-west drainage ditch easement located at the north end of 18th Street West; (Note: the following calls are conterminous with the city limits of the City of Bradenton); thence east on the north line of the easement approximately 390 feet to the centerline of Cedar Hammock Drain (Wares Creek Ditch); thence northerly along the configuration of the centerline approximately 725 feet to a point on the north section line of Section 2; thence east on the north section line located within the 26th Avenue West right-of-way approximately 930 feet to a point located at the intersection of 14 Street West eastern right-of-way extended northward; thence south on a straight alignment to the eastern right-of-way line of 14th Street West and along the eastern right-of-way line approximately 155 feet; thence east on a property line approximately 86 feet; thence south on a property line approximately 126 feet to the north right-of-way line of 27th Avenue West; thence east along the north right-of-way line approximately 300 feet to its intersection with the west right-of-way line of 12th Street Court West; thence north on the west right-of-way line approximately 280 feet to the north line of Section 2 located within the 26th Avenue West right-of-way; thence east on the north line of Section 2 approximately 890 feet to the intersection of the 9th Street West western right-of-way extended northward; thence south on a straight alignment to the western right-of-way line and along the western right-of-way line approximately 1,075 feet; thence east across 9th Street West and on a property line approximately 320 feet to the east right-of-way line of 8th Street Court West; thence north on the east right-of-way line approximately 265 feet to the north right-of way line of 29th Avenue West; thence west across 8th Street Court West and along the north right-of-way line approximately 154 feet to a property line located mid block extending north within Block 1 of The Pines Subdivision; thence north on the mid block property line approximately 202 feet to an east-west property line between Lots 13 and 14 of Block 1 of The Pines Subdivision; thence east on the east-west property line and crossing 8th Street Court West a distance of 154 feet to a point on the east right-of-way line of 8th Street Court West; thence north on the east right-of-way line approximately 278 feet to a point on the north right-of-way line of an unnamed and unpaved right-of-way, also being the south property lines of lots facing 27th Avenue West; thence west on the right-of-way line approximately 95 feet to a north-south property line between Lots 8 and 9 of Elkhart Subdivision; thence north on the property line and crossing 27th Avenue West and on a property line between Lots 28 and 29 of Elkhart Subdivision on the north side of 27th Avenue East approximately 225 feet to the northeast corner of Lot 29; thence west on the rear property lines of Lots 29 and 30 of Elkhart Subdivision to the northwest corner of Lot 30 approximately 86 feet; thence north on the rear property line of Lots 1 and 2 of Elkhart Subdivision approximately 120 feet to a point on the north section line of Section 2; thence east on the north section line located within the 26th Avenue West right-of-way approximately 685 feet to the Point of Beginning.



14th Street West Community Redevelopment Area

Manatee County, FL
Legend



14th Str West CRA

City Limits



Scale 1" = 1170 Feet



Source:
 The data depicted in this map was
 provided by agencies outside of the
 Land Information Systems Department.

This map was developed using the Manatee County Land Information System. It is provided for general reference, is subject to change, and is not warranted for any particular use or purpose. The information contained within is derived from several sources of varying quality and accuracy. Errors from non-coincidence of features from different sources may be present. The Manatee County Land Information System and the Manatee County Commissioners do not warrant and are not liable for inappropriate or unintended uses of the information.