

FILED FOR RECORD  
R. B. SHORE

ORDINANCE NO. 06-23

2006 FEB -1 AM 10: 21

CLERK OF THE CIRCUIT COURT  
MANATEE CO. FLORIDA

AN ORDINANCE OF MANATEE COUNTY, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT; APPROVING AND ADOPTING AMENDMENTS TO THE COMMUNITY REDEVELOPMENT PLAN FOR SOUTH COUNTY 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-02-313 adopted on December 3, 2002, the Board of County Commissioners of Manatee County, Florida, found that the conditions in an area of unincorporated Manatee County known as South County 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-02-313 adopted on December 3, 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-02-317 adopted on December 3, 2002, the Board of County Commissioners of Manatee County, Florida, declared itself to be the community redevelopment agency of the community redevelopment area for South County; and

ORDINANCE NO. 06-23

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

WHEREAS, pursuant to Ordinance No. 02-68 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 South County 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 South County 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 South County 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 South County 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 South County 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 South County:

- 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 South County shall be deemed in full force and effect for the community redevelopment area. The Community Redevelopment Agency shall carry out the Plan Amendments for South County 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 10<sup>th</sup> day of January, 2006.

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

By: Joe McClash  
Chairman



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

By: Jusara Rossini

Exhibit "A"

AMENDMENTS TO  
SOUTH COUNTY CRA  
COMMUNITY REDEVELOPMENT PLAN

### 3. Code Enforcement, Regulatory Review and Zoning Assistance Programs

The CRA Agency should review all development and redevelopment activities within the Area to minimize or eliminate any adverse impacts caused by inappropriate zoning or related land use regulations, and code violations. The CRA should offer permitting assistance when preferred development is initiated and aggressive support of code enforcement officers when development does not meet code. The following policies should be included for consideration as part of the regulatory review and assistance program:

#### *Action Item 3.a: Permitting Assistance*

The CRA should offer permit approval process assistance and act as an advocate to developers within the Area when preferred development is initiated.

#### *Action Item 3.b: Review Codes*

The CRA Agency should initiate a regulatory review process to evaluate all existing and proposed codes, ordinances, and plans affecting the area. Regulations that impose unreasonable obstacles to redevelopment should be identified and modified to encourage new development. This may also include the development and implementation of a zoning overlay district (or districts) specific to the South County Community Redevelopment Area.

#### *Action Item 3.c: Enforce Noise Ordinances*

County law enforcement agencies should enforce existing noise ordinances against nuisances. Residents should be encouraged to contact enforcement agencies when problems arise.

#### *Action Item 3.d: Hire an Additional Code Enforcement Officer*

An additional Code Enforcement Officer with primary duties within the South County CRA has been hired using Community Development Block Grant Funds. This officer should work closely with the CRA to ensure maximum effectiveness.

#### *Implementation and Costs*

The Manatee County Public Safety Department would conduct this task. The new Code Enforcement Officer will be funded through the CDBG funds to offset initial costs.

### 4. Neighborhood Aesthetics

#### *Action Item 4.a: Neighborhood Clean Up Day*

Have neighborhood organizations coordinate with Keep Manatee Beautiful for Great American Clean Up (March 1 - May 31), and for another clean-up day to occur on a semi-annual basis.

#### *Action Item 4.b: Improve the Appearance of Public Property*

Develop and implement streetscape design plans and programs to improve the overall appearance of CRA roadways, drainage canals, ROW and retention ponds, including the procurement of necessary vehicles and equipment.

**Action Item 4.c: Assist with Improvements to Private Property**

Provide assistance programs (grants/loans) to property owners for making building, sign and landscaping improvements.

**5. Expand Parks and Facilities**

***Action Item 5.a: Provide additional community facilities***

Provide additional community facilities to serve the area residents needs. Manatee County, Boys & Girls Clubs, Head Start, PAL, area churches and other organizations should provide additional community facilities and group programs to serve the youth and elderly. Coordinate private groups, law enforcement agencies, social services, and county government to develop police/youth activities for area children.

***Action Item 5.b: Community Center***

The County should survey the community to determine if additional facilities are needed and what type of activities should be provided at a community center. Provide additional community facilities to serve the area residents needs. Consider expending tax increment funds to pay for a community center. As an interim step, the County may provide public transportation access from the South County CRA to other areas where these services are provided.

**Implementation and Costs**

Manatee County Area Transit (MCAT) should coordinate with recreation providers for transportation connection needs. Planning and development of a community center should be undertaken by the CRA Agency with funding assistance from the County, tax increment funds or Federal entitlement funding.

**6. Needed Services**

***Action Item 6.a: Land Use & Zoning:***

As indicated with Table II, a substantial amount of non-residential development is possible within the vacant tracts utilizing existing zoning. However, the CRA should review the potential for development provided by existing codes and consider identifying alternative land uses and zoning when existing districts conflict with the intent of the Plan. The CRA should work with County Planning staff and with the area property owners to prepare a master plan with companion ordinances to amend the zoning map and land development regulations as appropriate.

***Action Item 6.b: Identify new locations for Retail and Services***

Figure 2 illustrates new and enhanced commercial centers that should be considered. The CRA and the County should consider creation of mixed-use centers at:

- 9th Street and 63<sup>rd</sup> Avenue
- 57<sup>th</sup> and 9<sup>th</sup>
- 53<sup>rd</sup> and 1<sup>st</sup>
- 5<sup>th</sup> and 63<sup>rd</sup>
- 3<sup>rd</sup> and 57<sup>th</sup>



Exhibit "B"

SOUTH COUNTY CRA  
BOUNDARY DESCRIPTION  
MANATEE COUNTY, FLORIDA

A parcel of land being and lying in Sections 11, 12, 13, 14, 15, and 22, 23, 24, and 26, of Township 35 South, Range 17 East; Sections 7 and 18 and 19 of Township 35 South, Range 18 East.

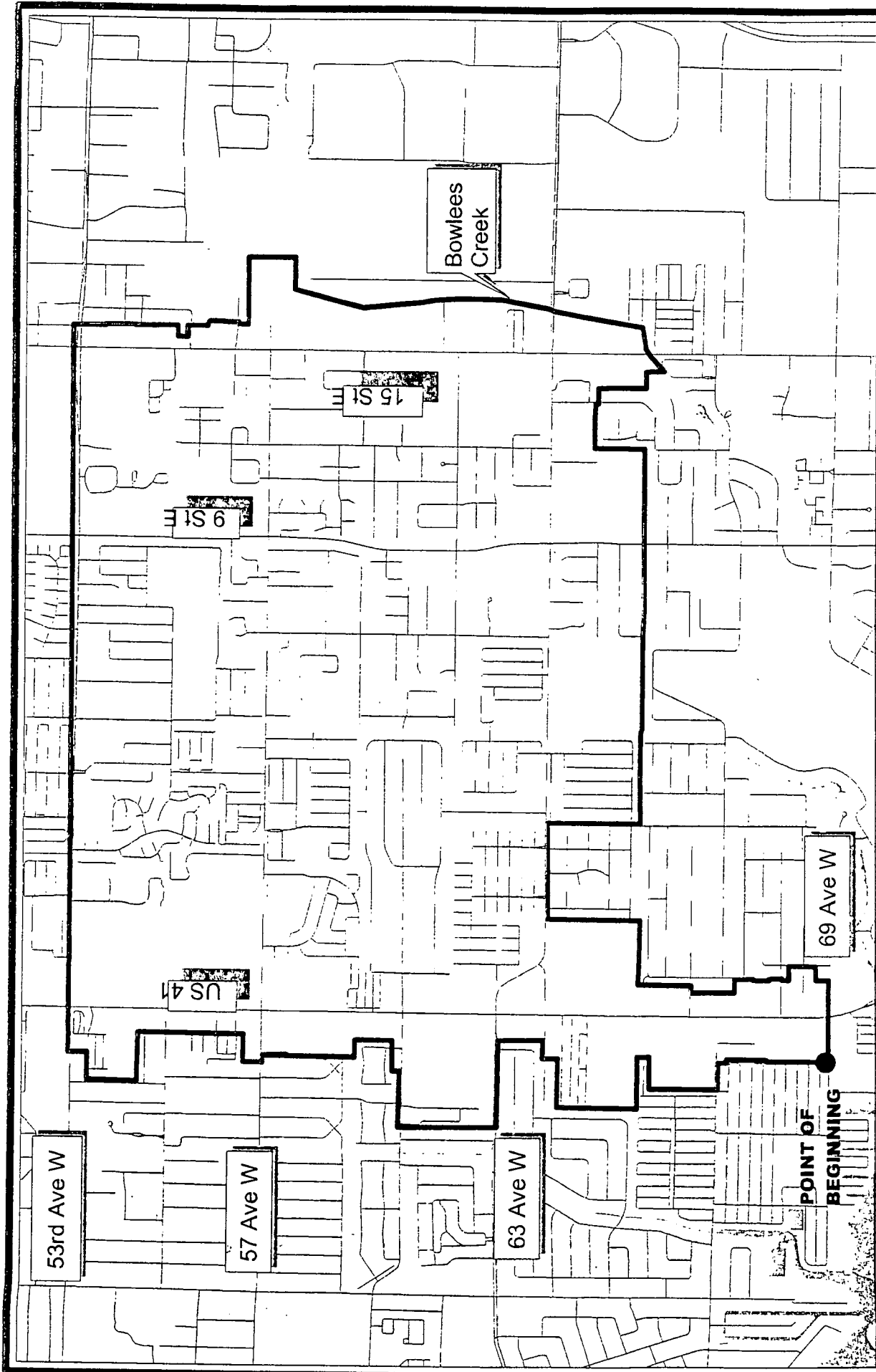
Commence at a Point of Beginning located on the south right-of-way line of 69<sup>th</sup> Avenue West approximately 596 feet west of the west right-of-way line of U.S 41 (Tamiami Trail) and on a straight alignment with a property line between Southern Pride Mall and Trailer Estates Subdivision extended southward;

Thence north approximately 880 feet across 69<sup>th</sup> Avenue West and along the property line between Trailer Estates Subdivision and Southern Pride Mall to the southern property line of the Second Addition to the Trailer Estates Subdivision; thence east approximately 24 feet along the property line between the Second Addition to Trailer Estates Subdivision and Alex Karras Lincoln Mercury auto dealer; thence north approximately 552 feet along the property line between the Second Addition to Trailer Estates Subdivision and Elmer's Automotive and the Manatee County Sheriff's Office Maintenance Facility to the south property line of the strip commercial property; thence west approximately 53 feet along the property line between the strip commercial use fronting Florida Boulevard and the Second Addition to Trailer Estates Subdivision; thence north approximately 118 feet along the property line between the strip commercial use fronting Florida Boulevard and the Second Addition to Trailer Estates Subdivision to the south right-of-way line of Florida Boulevard; thence west approximately 383 feet along the south right-of-way line of Florida Boulevard; thence north approximately 957 feet across Florida Boulevard and along the property line between Phillips Plumbing, Metro Self-Storage, Bayshore Baptist Church and the Trailer Estates Subdivision; thence east approximately 452 feet along the property line between of Bayshore Baptist Church and Trailer Estates Subdivision; thence north approximately 160 feet along the property line between Trailer Estates Park and DeSears Discount Outlet; thence west approximately 730 feet along the south property line of the DeSears Discount Outlet to the southeast corner of Bayshore Gardens Subdivision Section No.2; thence north approximately 1,137 feet along the property line between Bayshore Gardens Subdivision No. 2, DeSears, Joyland, Wilhelms Mobile Park, and Pinehaven Mobile Home Park to the south property line of Kilby's Subdivision; thence east approximately 670 feet to the southwest corner of Eager Beaver Car Wash; thence north approximately 200 feet to the north right-of-way line of 63<sup>rd</sup> Avenue West; thence east approximately 260 feet along the north right-of-way line of 63<sup>rd</sup> Avenue West and Bayshore Gardens Section No. 1 Subdivision to the southwest corner of Batteries Plus; thence north approximately 630 feet to the south right-of-way line of Bayshore Gardens Parkway; thence west approximately 1,237 feet along the south right-of-way line of Bayshore Gardens Parkway to the south intersecting property line between two single-family residences located at 1816 and 1820 Bayshore Gardens Parkway; thence north approximately 1,395 feet across the Bayshore Gardens Parkway right-of-way along the east property line of Bayshore Gardens Section No. 5 to the north right-of-way line of 60<sup>th</sup> Avenue West; Thence east approximately 783 feet along the north right-of-way line of 60<sup>th</sup> Avenue West to the southeast corner of the Bayshore Apartments of Manatee; thence north approximately 109 feet along the east property line of the Bayshore Apartments of Manatee property to the south property line of the Bayshore Gardens

Condominium Apartments; thence east approximately 435 feet along the south property line of the Bayshore Gardens Condominiums; thence north approximately 521 feet along the east property line of the Bayshore Gardens Condominiums; thence west approximately 248 feet along the property line between Southwood Village Subdivision and Bayshore Gardens Condominiums; thence north approximately 1,300 feet along the property line between Southwood Village Subdivision and Bay Medical Plaza and Bayshore Gardens Shopping Center to the south right-of-way line of 57<sup>th</sup> Avenue West; thence west approximately 116 feet along the south right-of-way line of 57<sup>th</sup> Avenue West; thence north approximately 274 feet across 57<sup>th</sup> Avenue West to the property line between the medical office and single-family residence; thence east approximately 404 feet along the property line between the medical office, commercial building, and mobile home park to the west property line of a 7-11 convenience store; thence north approximately 1,500 feet along the property line between the mobile home park, Southern Aire Apartments and the 7-11 convenience store, Outer Limits, Cash American Pawn Shop, to the south property line of Pirate's Cove; thence west approximately 700 feet along the property line between Pirate's Cove and single-family residences to the east right-of-way line of 16<sup>th</sup> Street West; thence north approximately 700 feet along the east right-of-way line of 16<sup>th</sup> Street West to the south property line of a single-family residence located at 5307 16<sup>th</sup> Street West ; thence east approximately 400 feet along the property line between Buikema Mobile Home Park, single family residences and Cross Pest Control; thence north approximately 270 feet along the property line between Cross Pest Control and Charter Service and Supply Company to the north right-of-way line of 53<sup>rd</sup> Avenue West; thence east approximately 10,269 feet along the north right-of-way line of 53<sup>rd</sup> Avenue West and continuing as 53<sup>rd</sup> Avenue East at First Street to a point in line with the west right-of-way line of 15<sup>th</sup> Street Court East extended north; thence south approximately 858 feet on a straight alignment with the east right-of-way line of 15<sup>th</sup> Street Court East and continuing along said west right-of-way line to the south property line of a single family residence located at 5412 15<sup>th</sup> Street Court East; thence west approximately 10 feet along the south property line of the single-family residence located at 5412 15<sup>th</sup> Street Court East; thence south approximately 588 feet along the property line between commercial properties fronting 15<sup>th</sup> Street East and single-family residences fronting 16<sup>th</sup> Street East to a vacant property; thence west approximately 152 feet along the north property line of the vacant property, the same property line located between commercial development fronting 5455 and 5505 15<sup>th</sup> Street East; thence south approximately 140 feet along a property line between Manasota Underwriters and vacant property on the east to the north right-of-way line of 55<sup>th</sup> Avenue Drive East; thence east approximately 160 feet along the north right-of-way line of 55<sup>th</sup> Avenue Drive East to the west property line of La Mirada Apartments; thence south approximately 280 feet across the right-of-way of 55<sup>th</sup> Avenue Drive East and continuing south along the west property line of La Mirada Apartments; thence east approximately 65 feet along a south property line of the La Mirada Apartments; thence south approximately 242 feet along the west property line of the La Mirada Apartments to the north property line of single family residences fronting on 56<sup>th</sup> Avenue Drive East; thence west approximately 13 feet along the north property line of a single-family residence fronting on 56<sup>th</sup> Avenue Drive East to an intersecting property line between two single family residences located at 1515 and 1519 56<sup>th</sup> Avenue Drive East; thence south approximately 185 feet along the property line between the aforementioned single family residences to the south right-of-way line of 56<sup>th</sup> Avenue Drive East; thence west approximately 30 feet along the south right-of-way line of 56<sup>th</sup> Avenue Drive East and a single-family residence located at 1520 56<sup>th</sup> Avenue Drive East; thence south approximately 135 feet along the property line between a single-family residence located at 1520 56<sup>th</sup> Avenue Drive East and vacant parcel located at 1516 56<sup>th</sup> Avenue Drive West; thence east approximately 950 feet along the south property line of single-

family residences located on 56<sup>th</sup> Avenue Drive East and vacant property to the western right-of-way line of the Seminole Gulf Railroad; thence south approximately 662 feet along the west right-of-way line of the Seminole Gulf Railroad to the intersection with the north property line of the Railside Industrial Park Subdivision; thence west approximately 470 feet along the north property line of the Railside Industrial Park Subdivision to the centerline of Bowlees Creek; thence south-southwest approximately 5,721 feet along the centerline of Bowlees Creek through the right-of-way of 15<sup>th</sup> Street East to Whitfield Country Club Heights 1 & 2 Subdivision eastern property line; thence north approximately 224 feet along a property line between vacant property and a single-family residence located at 6503 13<sup>th</sup> Street Court East; thence west approximately 240 feet along the north property line of a single-family residence located at 6503 13<sup>th</sup> Street Court East; thence north approximately 668 feet along the eastern property line of single-family residences fronting 13<sup>th</sup> Street Court East to the southern property line of Elm Lake Apartments; thence west approximately 219 feet along the southern property line of Elm Lake Apartments to the west right-of-way of 13<sup>th</sup> Street Court East; thence north approximately 42 feet to the northeast property corner of a single-family residence located at 6418 13<sup>th</sup> Street Court East; thence west 642 feet along the southern property line of the Church of the Good Shepherd to the western property line of Whitfield Groves North Subdivision; thence south approximately 735 feet along the west property line of Whitfield Groves North Subdivision and Whitfield Groves South Subdivision to the northeast corner of the Whitfield Country Club Heights Unit 3 Subdivision, said northwest corner also being a point on the south right-of-way line of Wilmerling Road (not constructed); thence west approximately 610 feet along the north property line of the Whitfield Country Club Heights Unit 3 Subdivision to the northwest corner of said subdivision; thence west approximately 666 feet across 10<sup>th</sup> Street East and along the south right-of-way line of Wilmerling Road to its intersection with the east right-of-way line of 9<sup>th</sup> Street East; thence west approximately 1,352 feet across 9<sup>th</sup> Street East and along the south right-of-way line of 65<sup>th</sup> Avenue East to the northeast corner of the Country Club Addition to Whitfield Subdivision; thence west approximately 1,340 feet along the north property line of Country Club Addition to Whitfield Subdivision to the western property line of the 1<sup>st</sup> Street West right-of-way; thence west approximately 1,276 feet along the south property line of the Hawaiian Village Mobile Home Park to the east right-of-way of 5<sup>th</sup> Street West; thence north approximately 1,328 feet along the east right-of-way of 5<sup>th</sup> Street West to the south right-of-way of 63<sup>rd</sup> Avenue West; thence west approximately 1,357 feet along the south right-of-way line of 63<sup>rd</sup> Avenue West to the western property line of a duplex residence at 816 63<sup>rd</sup> Avenue West; thence south approximately 1,300 feet along the west property line between Manatee County VOA Living and duplex and single-family residences to the northern property line Pinewood Village Subdivision; thence west approximately 763 feet along the north property line of the Pinewood Village Subdivision to the northeast corner of the Patrison Subdivision; thence west approximately 149 feet to the northwest corner of a duplex residence located at 1201 65<sup>th</sup> Avenue West; thence south approximately 743 feet along the rear property line of duplex residences fronting 12<sup>th</sup> Street West to the south right-of-way line of 66<sup>th</sup> Avenue West; thence west approximately 100 feet along the south right-of-way line of 66<sup>th</sup> Avenue West to the northeast property corner of the business located at 6605 US 41 fronting US 41; thence south approximately 600 feet along the eastern property line of businesses fronting US 41 to the north property line of the vacant property located at 6713 14<sup>th</sup> Street West; thence east approximately 196 feet along the north property line of the vacant property located at 6713 14<sup>th</sup> Street West to the west right-of-way line of 12<sup>th</sup> Street West; thence south approximately 254 feet on the east right-of-way line of 12<sup>th</sup> Street West and the west property line of a single-family residence located at 1020 67<sup>th</sup> Avenue West to the north property line of the Bradenton VOA Living Center; thence west approximately 23 feet along the north property line of the Bradenton VOA

Living Center to the northeast property corner of the Bradenton VOA Living Center; thence south approximately 234 feet along then west property line of the Bradenton VOA Living Center to the north property line of a business located at 1211 68<sup>th</sup> Avenue; thence east approximately 23 feet along the north property line of a business located at 1211 68<sup>th</sup> Avenue to the northeast property corner for the business located at 1211 68<sup>th</sup> Avenue; thence south approximately 179 feet along the east property line of a business located at 1211 68<sup>th</sup> Avenue to the south right-of-way line of 68<sup>th</sup> Avenue West; thence west approximately 23 feet along the north right-of-way line of 68<sup>th</sup> Avenue West; thence south approximately 104 feet to the north property line of the As-Built Survey of Amended Southland Condominium Subdivision; thence east approximately 204 feet along the north property line of the As-Built Survey of Amended Southland Condominium Subdivision; thence south approximately 373 feet along the east property line of the As-Built Survey of Amended Southland Condominium Subdivision; thence west approximately 195 feet along the south property line of the As-Built Survey of Amended Southland Condominium Subdivision; thence south approximately 192 feet along the west property line of the single-family residence located at 1103 69<sup>th</sup> Avenue West to the south right-of-way line of 69<sup>th</sup> Avenue West; thence west approximately 1,156 feet along the south right-of-way line of 69<sup>th</sup> Avenue West crossing US 41 to the Point of Beginning.



## South County Community Redevelopment Area

**Manatee County, FL**

**Legend**

-  School
-  Major Road
-  Parcel
-  CRA
-  Water
-  Land



Scale 1" = 2706 Feet  
 1353 0 1353



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 Commission do not warrant and are not liable for inappropriate or unintended uses of the information.