

RESOLUTION NO. R-02-313

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, RELATING TO COMMUNITY REDEVELOPMENT; FINDING 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; FINDING THAT THE AREA IN UNINCORPORATED MANATEE COUNTY KNOWN AS SOUTH COUNTY CONSTITUTES A BLIGHTED AREA; FINDING OF NECESSITY FOR THE REHABILITATION, CONSERVATION, OR REDEVELOPMENT, OR A COMBINATION THEREOF, OF THE AREA IN UNINCORPORATED MANATEE COUNTY KNOWN AS SOUTH COUNTY; FINDING OF NEED FOR A COMMUNITY REDEVELOPMENT AGENCY IN MANATEE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has enacted the Community Redevelopment Act of 1969, codified as Chapter 163, Part III, Florida Statutes, as amended; and

WHEREAS, Section 163.415, Florida Statutes, provides that the powers conferred by Chapter 163, Part III, Florida Statutes, as amended, upon counties not having adopted a home rule charter shall be exercised in the unincorporated areas of said counties; and

WHEREAS, Manatee County, Florida, is a county which has not adopted a home rule charter; and

WHEREAS, the Board of County Commissioners of Manatee County has determined that the exercise of the powers and authority conferred by Chapter 163, Part III, Florida Statutes, as amended, is necessary and appropriate for the redevelopment of slum or blighted areas within unincorporated Manatee County; and

WHEREAS, a Blight Study has been prepared for the area located in that part of unincorporated Manatee County known as South County to ascertain the existence of

blighted conditions; and

WHEREAS, the Blight Study for South County identified numerous conditions which meet the criteria for a blighted area described in Section 163.340(8), Florida Statutes, as amended, including:

1. Structures older than thirty (30) years; and
2. Structures ranging from slightly deteriorated condition to exhibiting significant structural deterioration; and
3. Clusters of houses in substandard condition; and
4. Parcels containing inoperable vehicles, junk, trash, and debris or overgrown conditions; and
5. Properties with history of code enforcement violations; and
6. Parcels with more than one (1) code violation; and
7. Small size of parcels; and
8. Diversity of property ownership; and
9. Stormwater drains and culverts exposed and filled with yard waste and other debris; and
10. Open ditches a few feet deep and/or overgrown with weeds; and
11. Standing water in ditches and pooling in low spots; and
12. No sidewalks next to open ditches; and
13. Dirt eroding into ditches; and
14. Higher percentage of crime than in Manatee County; and
15. Steady increase in crime rate; and

RESOLUTION NO. R-02-313

WHEREAS, the results of the Blight Study for South County have been presented to the Board of County Commissioners of Manatee County at a public meeting and have been included in the public record; and

WHEREAS, after having reviewed and considered the Blight Study for South County, including the data and analysis contained in the Blight Study, and the facts and conditions in the area, and having received and considered such other evidence of the conditions in the area known as South County as have been presented, the Board of County Commissioners of Manatee County has determined that certain actions are necessary and appropriate and should be taken to address the conditions now present and expected to be present in the area; and

WHEREAS, the Board of County Commissioners of Manatee County desires to exercise the powers and authority conferred by Chapter 163, Part III, Florida Statutes, as amended, for redevelopment of the area known as South County; and

WHEREAS, Section 163.355, Florida Statutes, as amended, requires a finding of necessity for a county to exercise the community redevelopment authority conferred by Chapter 163, Part III, Florida Statutes, as amended; and

WHEREAS, Section 163.356(1), Florida Statutes, as amended, requires a finding of need for a community redevelopment agency to function in a county to carry out the community redevelopment purposes of Chapter 163, Part III, Florida Statutes, as amended; and

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

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

Section 1. Finding of Conditions. Based upon the Blight Study for South County dated November 2002, including the data and analysis contained in the Blight Study, and based upon the evidence and facts presented, the Board of County Commissioners of Manatee County does hereby find that the conditions in the area located in that part of unincorporated Manatee County known as South County, more particularly described in Exhibit "A" attached hereto (such area being referred to herein as the "Area"), meet the criteria described in Section 163.340(8), Florida Statutes, as amended, as follows:

- a. There are a substantial number of deteriorated or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property within the Area; and
- b. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness exists within the Area; and
- c. Unsanitary or unsafe conditions exist within the Area; and
- d. Deterioration of site or other improvements has occurred and is occurring within the Area; and
- e. Incidence of crime in the Area is higher than in the remainder of Manatee County; and
- f. Diversity of ownership or defective or unusual conditions of title exist which prevent the free alienability of land within the Area.

RESOLUTION NO. R-02-313

Section 2. Finding of Blighted Area. Based upon the facts presented and contained in the public record, the Board of County Commissioners of Manatee County does hereby find that one or more slum or blighted areas exist in unincorporated Manatee County, that the Area which exists in unincorporated Manatee County constitutes a blighted area as defined in Section 163.340(8), Florida Statutes, as amended, and that the Area constitutes a community redevelopment area as defined in Section 163.340(10), Florida Statutes.

Section 3. Finding of Necessity. The Board of County Commissioners of Manatee County does hereby find that the rehabilitation, conservation, or redevelopment, or a combination thereof, of the Area is necessary in the interest of the public health, safety, morals, or welfare of the residents of Manatee County.

Section 4. Finding of Need for Community Redevelopment Agency. The Board of County Commissioners of Manatee County does hereby find 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, within the Area.

Section 5. Effective Date. This resolution shall take effect immediately upon adoption.

RESOLUTION NO. R-02-313

PASSED AND ADOPTED by the Board of County Commissioners of Manatee County, Florida, with a quorum present and voting, on the 7th day of December 2002.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

By: Amy Stein
Chairman

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

By: Susan D. Irvine
002



Exhibit "A"

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 69th 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 69th 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 63rd Avenue West; thence east approximately 260 feet along the north right-of-way line of 63rd 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 60th Avenue West; Thence east approximately 783 feet along the north right-of-way line of 60th 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 57th Avenue West; thence west approximately 116 feet along the south right-of-way line of 57th Avenue West; thence north approximately 274 feet across 57th 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 16th Street West; thence north approximately 700 feet along the east right-of-way line of 16th Street West to the south property line of a single-family residence located at 5307 16th 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 53rd Avenue West; thence east approximately 10,269 feet along the north right-of-way line of 53rd Avenue West and continuing as 53rd Avenue East at First Street to a point in line with the west right-of-way line of 15th Street Court East extended north; thence south approximately 858 feet on a straight alignment with the east right-of-way line of 15th 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 15th Street Court East; thence west approximately 10 feet along the south property line of the single-family residence located at 5412 15th Street Court East; thence south approximately 588 feet along the property line between commercial properties fronting 15th Street East and single-family residences fronting 16th 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 15th 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 55th Avenue Drive East; thence east approximately 160 feet along the north right-of-way line of 55th Avenue Drive East to the west property line of La Mirada Apartments; thence south approximately 280 feet across the right-of-way of 55th 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 56th Avenue Drive East; thence west approximately 13 feet along the north property line of a single-family residence fronting on 56th Avenue Drive East to an intersecting property line between two single family residences located at 1515 and 1519 56th 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 56th Avenue Drive East; thence west approximately 30 feet along the south right-of-way line of 56th Avenue Drive East and a single-family residence located at 1520 56th Avenue Drive East; thence south approximately 135 feet along the property line between a single-family residence located at 1520 56th Avenue Drive East and vacant parcel located at 1516 56th Avenue Drive West; thence east approximately 950 feet along the south property line of single-family residences located on 56th 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 15th 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 13th Street Court East; thence west approximately 240 feet along the north property line of a single-family residence located at 6503 13th Street Court East; thence north approximately 668 feet along the eastern property line of single-family residences fronting 13th 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 13th Street Court East; thence north approximately 42 feet to the northeast property corner of a single-family residence located at 6418 13th 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 10th Street East and along the south right-of-way line of Wilmerling Road to its intersection with the east right-of-way line of 9th Street East; thence west approximately 1,352 feet across 9th Street East and along the south right-of-way line of 65th 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 1st 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 5th Street West; thence north approximately 1,328 feet along the east right-of-way of 5th Street West to the south right-of-way of 63rd Avenue West; thence west approximately 1,357 feet along the south right-of-way line of 63rd Avenue West to the western property line of a duplex residence at 816 63rd 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 65th Avenue West; thence south approximately 743 feet along the rear property line of duplex residences fronting 12th Street West to the south right-of-way line of 66th Avenue West; thence west approximately 100 feet along the south right-of-way line of 66th 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 14th Street West; thence east approximately 196 feet along the north property line of the vacant property located at 6713 14th Street West to the west right-of-way line of 12th Street West; thence south approximately 254 feet on the east right-of-way line of 12th Street West and the west property line of a single-family residence located at 1020 67th 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 68th Avenue; thence east approximately 23 feet along the north property line of a business located at 1211 68th Avenue to the northeast property corner for the business located at 1211 68th Avenue; thence south approximately 179 feet along the east property line of a business located at 1211 68th Avenue to the south right-of-way line of 68th Avenue West; thence west approximately 23 feet along the north right-of-way line of 68th 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 69th Avenue West to the south right-of-way line of 69th Avenue West; thence west approximately 1,156 feet along the south right-of-way line of 69th Avenue West crossing US 41 to the Point of Beginning.