

RESOLUTION NO. R-14-159

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, RELATING TO SOUTH COUNTY COMMUNITY REDEVELOPMENT AREA; REPEALING AND RESCINDING RESOLUTION NO. R-02-313 WHICH INCORPORATED FINDINGS BASED UPON A BLIGHT STUDY FOR SOUTH COUNTY COMMUNITY REDEVELOPMENT AREA; TERMINATING THE BLIGHT STUDY FOR THE COMMUNITY REDEVELOPMENT AREA; REVOKING AND RESCINDING FINDING THAT THE CONDITIONS IN THE COMMUNITY REDEVELOPMENT AREA MEET THE CRITERIA FOR A BLIGHTED AREA; REVOKING AND RESCINDING FINDING THAT THE COMMUNITY REDEVELOPMENT AREA CONSTITUTES A BLIGHTED AREA; REVOKING AND RESCINDING FINDING OF NECESSITY FOR THE REHABILITATION, CONSERVATION, OR REDEVELOPMENT OF THE COMMUNITY REDEVELOPMENT AREA; REVOKING AND RESCINDING FINDING OF NEED FOR A COMMUNITY REDEVELOPMENT AGENCY IN THE COMMUNITY REDEVELOPMENT AREA; PROVIDING DIRECTIONS REGARDING CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Resolution No. R-02-313 adopted on December 3, 2002, the Board of County Commissioners of Manatee County, Florida, made findings based upon a blight study for South County community redevelopment area; and

WHEREAS, the findings in Resolution No. R-02-313 established a community redevelopment area for the area of unincorporated Manatee County known as South County, more particularly described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Board of County Commissioners of Manatee County, Florida, has determined that it is in the best interest of the residents of the County to dissolve the existing South County community redevelopment area and establish a new Southwest County Improvement District; and

WHEREAS, on June 3, 2014, the Board of County Commissioners of Manatee County, Florida, adopted Ordinance No. 14-28 creating the Southwest County Improvement District effective October 1, 2014; and

WHEREAS, Ordinance No. 14-28 establishes the Southwest County Improvement District over a portion of unincorporated Manatee County that includes the existing South County community redevelopment area; and

WHEREAS, the Board of County Commissioners of Manatee County, Florida, has determined that it is necessary to repeal and rescind Resolution No. R-02-313, terminate the blight study for South County community redevelopment area, and revoke and rescind findings with regard to the conditions in the area, the existence of a blighted area, the necessity for the rehabilitation, conservation, or redevelopment of the area, and the need for a community redevelopment agency in the area as provided in this resolution; and

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WHEREAS, public notice has been provided and notices have been mailed by registered mail to all taxing authorities in accordance with Chapter 163, Part III, Florida Statutes.

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

Section 1. Resolution No. R-02-313 which incorporated findings based upon a blight study for South County community redevelopment area is repealed and rescinded in its entirety.

Section 2. The blight study for South County community redevelopment area dated November 2002 incorporated in Resolution No. R-02-313 is terminated.

Section 3. The Board of County Commissioners of Manatee County revokes and rescinds the findings set forth in Resolution No. R-02-313 that the conditions in the community redevelopment area for South County meet the criteria for a blighted area.

Section 4. The Board of County Commissioners of Manatee County revokes and rescinds the findings set forth in Resolution No. R-02-313 with regard to the existence of South County as a blighted area and that the community redevelopment area constitutes a blighted area.

Section 5. The Board of County Commissioners of Manatee County revokes and rescinds the finding of necessity set forth in Resolution No. R-02-313 for the rehabilitation, conservation, or redevelopment of the community redevelopment area for South County.

Section 6. The Board of County Commissioners of Manatee County revokes and rescinds the finding of need set forth in Resolution No. R-02-313 for a community redevelopment agency to function in the community redevelopment area for South County.

Section 7. This resolution shall not be codified in the Manatee County Code of Resolutions.

Section 8. This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Board of County Commissioners of Manatee County, Florida, with a quorum present and voting, on the 21st day of October, 2014.

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

BOARD OF COUNTY COMMISSIONERS  
OF MANATEE COUNTY, FLORIDA

By: [Signature]  
Deputy Clerk



By: [Signature]  
Chairman

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.

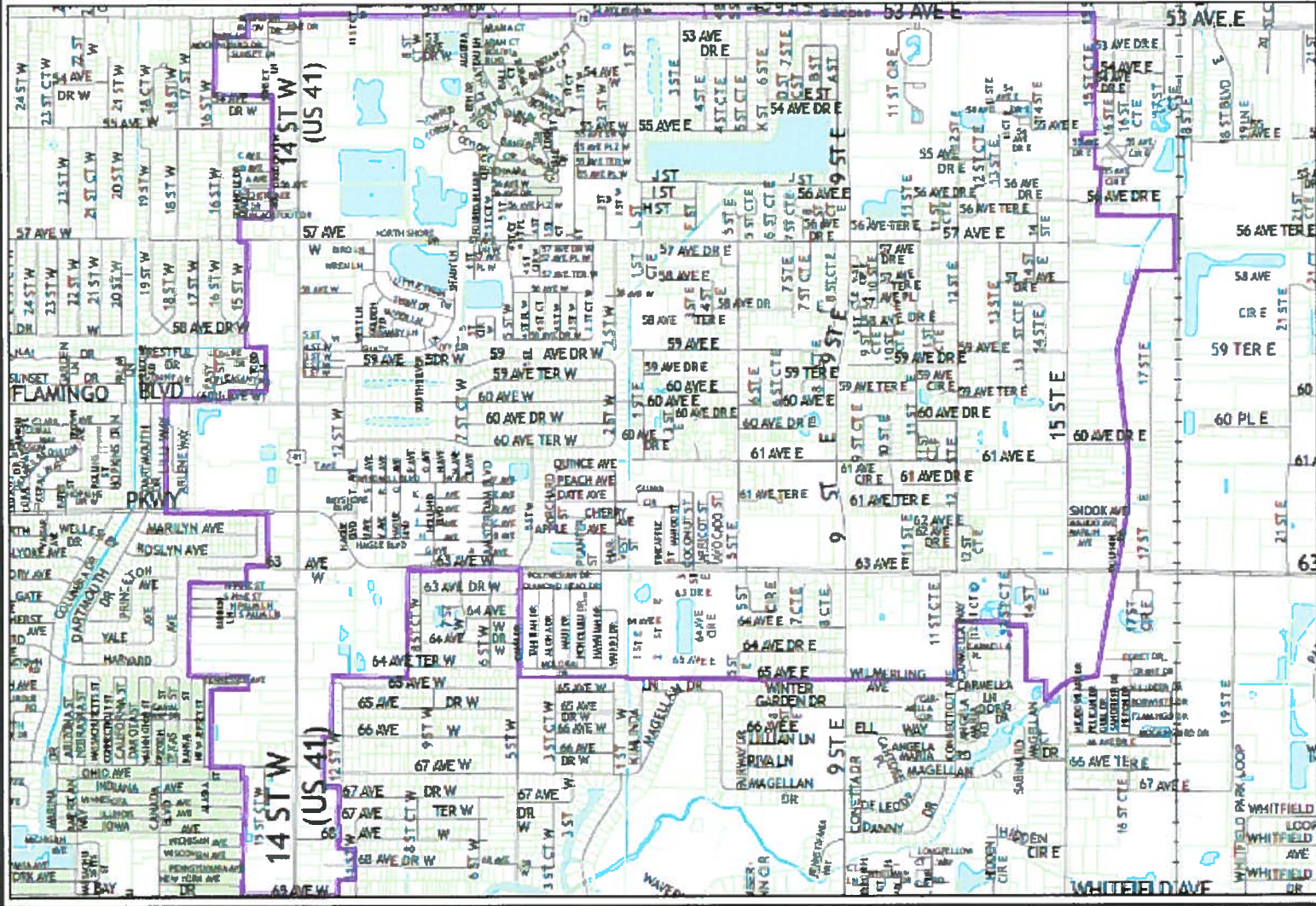
Commence at a Point of Beginning located on the south right-of-way line of 69<sup>th</sup> Avenue West approximately 596 feet west of the west right-of-way line of U.S 41 (Tamiami Trail) and on a straight alignment with a property line between Southern Pride Mall and Trailer Estates Subdivision extended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

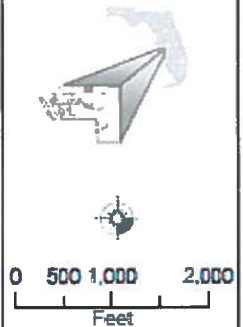
way line of 57<sup>th</sup> Avenue West; thence west approximately 116 feet along the south right-of-way line of 57<sup>th</sup> Avenue West; thence north approximately 274 feet across 57<sup>th</sup> Avenue West to the property line between the medical office and single-family residence; thence east 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 CRA Boundaries



 CRA boundary  
 Parcels



Prepared by GIS  
 GIS