

**RESOLUTION NO. 21-167**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING BROWNFIELDS; PROVIDING FINDINGS; DESIGNATING A BROWNFIELD AREA TO BE CALLED THE CARR LANDING BROWNFIELDS AREA WITHIN THE COUNTY FOR REAL PROPERTY IDENTIFIED BY PARCEL ID NUMBER 5742000109, CONSISTING OF APPROXIMATELY 6.63 ACRES, FOR THE PURPOSE OF ENVIRONMENTAL REHABILITATION AND ECONOMIC DEVELOPMENT; AUTHORIZING THE COUNTY ADMINISTRATOR TO IMPLEMENT THIS RESOLUTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Legislature of the State of Florida, in Sections 376.77 - 376.85, *Florida Statutes*, adopted the Brownfields Redevelopment Act, the purpose of which is to encourage the redevelopment and the voluntary cleanup of real property where the expansion, redevelopment or reuse of such property may be complicated by actual or perceived environmental contamination; and

WHEREAS, the Brownfields Redevelopment Act created a process whereby a local government with jurisdiction over a brownfield area must, by resolution, notify the Florida Department of Environmental Protection of its decision to designate a brownfield area; and

WHEREAS, a local government may designate a brownfield area that is outside a community redevelopment area, enterprise zone, empowerment zone, closed military base or designated brownfield pilot project area; and

WHEREAS, Manatee County hereby finds and determines that:

1. Contemporary Housing Alternatives of Florida, Inc. ("Developer"), which owns or controls a potential brownfield area in Manatee County identified by parcel ID number 5742000109 consisting of approximately 6.63 acres, and described more particularly in the legal description: attached hereto as Exhibit "A" and as depicted by the map attached hereto as Exhibit "B" (the "Proposed Brownfield Area"), is requesting the designation of the Proposed Brownfield Area as a brownfield area, and has agreed to rehabilitate and is planning to redevelop the Proposed Brownfield Area. The proposed redevelopment of the Proposed Brownfield Area by Developer is a multifamily residential development with an affordable housing component.
2. The redevelopment of the Proposed Brownfield Area is consistent with the Manatee County Comprehensive Plan and is a permissible use under the Manatee County Land Development Code, subject to compliance with the requirements thereof.
3. Notice of the proposed rehabilitation of the Proposed Brownfield Area has been provided to neighbors and nearby residents. Notice has been made in a newspaper of

general circulation in the area, at least 16 square inches in size, and notice has been posted in the affected area.

4. Based upon the representation in the application, Developer has provided reasonable assurance that it has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment of the Proposed Brownfield Area.

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

**Section 1. Findings.** The recitals set forth above are true and correct and are hereby adopted as findings of the Board.

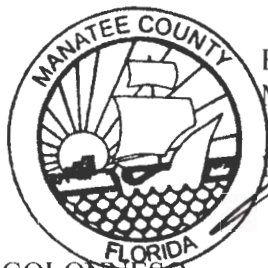
**Section 2. Designation of Brownfield.** The Board hereby designates the property identified by parcel ID number 5742000109, and described more particularly in the legal description attached hereto as Exhibit "A" and as depicted by the map attached hereto as Exhibit "B", as a Brownfield Area for the purposes of Sections 376.77 – 376.84, *Florida Statutes*. Such designation shall not, however, render Manatee County liable for the cost of site rehabilitation or source removal, as those terms are defined in Section 376.79, *Florida Statutes*.

**Section 3. Authorization of County Administrator.** The County Administrator or designee is hereby authorized to do all things necessary and proper to make effective the provisions of this Resolution.

**Section 4. Severability.** If any section, sentence, clause, or other provision of this Resolution shall be held to be 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.

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

ADOPTED WITH A QUORUM PRESENT AND VOTING THIS THE 11<sup>th</sup> DAY OF November, 2021.



BOARD OF COUNTY COMMISSIONERS OF  
MANATEE COUNTY

BY: \_\_\_\_\_

Chairperson

ATTEST: ANGELINA M. COLONNESO  
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: Uiki Estner  
Deputy Clerk

**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF BROWNFIELD AREA**

THE W 360 FT OF S 480 FT OF SW1/4 OF NW1/4 OF NE1/4, WITH EASMT FOR PURPOSE OF INGRESS & EGRESS BEING THE W 30 FT OF N 180 FT OF SW1/4 OF NW1/4 OF NE1/4, & W 30 FT OF NW1/4 OF NW1/4 OF NE1/4, DESC IN ORB 126 P 527 PUB REC MAN CO FLA LESS W 40 FT FOR RD R/W; ALSO: COM AT NW COR OF NE1/4 OF SEC 13; TH S 89 DEG 50 MIN 47 SEC E 227.90 FT; TH S 00 DEG 11 MIN 35 SEC E 717.50 FT FOR POB; TH S 89 DEG 53 MIN 06 SEC E 132.20 FT; TH S 00 DEG 11 MIN 57 SEC E 137.30 FT; TH N 89 DEG 55 MIN 25 SEC W 132.31 FT; TH N 00 DEG 11 MIN 35 SEC W 137.39 FT TO POB, (OR 998/103); ALSO LESS OR 2526/3045 FOR RD R/W DESC AS FOLLOWS: A PARCEL OF LAND LYING IN THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SEC 13, TWN 35, RNG 17, BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE SW COR OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SD SEC 13 AND RUN S 89 DEG 31 MIN 53 SEC E ALG THE S LN OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SD SEC 13, A DIST OF 40 FT TO A PT ON THE EXISTING E R/W LN OF 9TH ST E, SD PT BEING THE POB; TH CONT S 89 DEG 31 MIN 53 SEC E ALG SD S LN, A DIST OF 171.06 FT; TH RUN N 00 DEG 00 MIN 00 SEC E, A DIST OF 153.56 FT; TH N 90 DEG 00 MIN 00 SEC W, A DIST OF 147.04 FT; TH RUN N 00 DEG 11 MIN 42 SEC E ALG A LN THAT IS 23.50 FT E OF AND PAR TO SD EXISTING E R/W LN, A DIST OF 327.66 FT TO A PT ON THE N LN OF THE W 360 FT OF THE S 480 FT OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SD SEC 13; TH RUN N 89 DEG 31 MIN 53 SEC W ALG SD N LN, A DIST OF 23.50 FT TO A PT ON SD EXISTING R/W LN; TH RUN S 00 DEG 11 MIN 42 SEC W ALG SD E R/W LN, A DIST OF 480.01 FT TO THE POB; TOGETHER WITH: THE S1/2 OF W1/2 OF NW1/4 OF NE1/4 OF SEC 13, LESS THE W 360 FT, ALSO LESS OR 1522 PG 6459 AND CORRECTED IN OR 1567 PG 1362 DESC AS FOLLOWS: COM AT THE NE COR OF THE E1/2 OF THE NW1/4 [INSERT "OF THE NW1/4 OF THE NE1/4"] OF SEC 13; TH RUN ALONG THE N BDRY OF SD NE1/4 OF SD SEC 13, N 89 DEG 26 MIN 35 SEC W, A DIST OF 73.00 FT TO THE INTERSECTION OF THE WLY BDRY OF HEATHERWOOD CONDO, PHASE 1, TH S 00 DEG 20 MIN 48 SEC W ALONG SD BDRY, A DIST OF 40.88 FT TO THE SLY R/W LN OF 53RD AVE E; TH CONT S 00 DEG 20 MIN 48 SEC W ALONG SD W BDRY OF SD HEATHERWOOD CONDO, A DIST OF 626.65 FT; TH S 89 DEG 29 MIN 29 SEC E, A DIST OF 73.00 FT TO THE W BDRY OF HEATHERWOOD CONDO, PHASE 2, TH ALONG SD W BDRY OF HEATHERWOOD CONDO, PHASE 2, A DIST OF 50.00 FT TO THE POB, TH ALONG SD W BDRY OF HEATHERWOOD CONDO, PHASE 2, A DIST OF 607.44 FT TO A PT 10.00 FT N OF THE S BDRY OF THE SW1/4 OF THE NW1/4 OF THE NE1/4 OF SD SEC 13, TH RUN N 89 DEG 32 MIN 22 SEC W ALONG A LN 10 FT N OF AND PARALLEL TO THE S BDRY OF SD SW1/4 OF THE NW1/4 OF THE NE1/4 OF SEC 13, A DIST OF 55.00 FT, TH N 00 DEG 20 MIN 48 SEC E, A DIST OF 607.49 FT TO A PT 50 FT S OF THE S BDRY OF TH E NW1/4 OF THE NW1/4 OF THE NE1/4 OF SD SEC 13, TH ALONG A LN 50 FT S OF AND PARALLEL TO THE SD S BDRY, S 89 DEG 29 MIN 29 SEC E, A DIST OF 55.00 FT TO TH E POB, AND THE N 50 FT OF THE S1/2 OF THE W1/2 OF THE NW1/4 OF THE NE1/4 OF SEC 13 LESS THE W 360 FT. PI #57420.0010/9