

MEMORANDUM



**Building and Development
Services**
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To: Robert Schmitt, AICP Planning Division Manager
From: Glenna K. Campana, Senior Planning Technician
Date: February 12, 2014
Subject: Agenda Update for the February 13, 2014 Planning Commission

Item 5 PA-14-01 – ORD-14-07 – PLAN AMENDMENT CRA/TCEA – LEGISLATIVE – Kathleen Thompson, AICP
Revised background and discussion – Modifying Agenda Memo for Consistency with Revised Staff Report. E-Agenda has been updated and see attached.

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cc: Planning Commissioners – 7
Clarke Davis, Transportation Planning Manager
Tom Gerstenberger, Stormwater Engineering Division Manager
Doug Means, Planning Division Manager
Joel Christian, Environmental Review Manager
Sarah Schenk, Assistant County Attorney
William Clague, Deputy County Attorney
Susan Angersoll, Development Review Specialist
Margaret Tusing, Principal Planner
Kathleen Thompson, AICP Planning Manager
Shelley Hamilton, Principal Planner
Bobbi Roy, Planning Coordinator
Board Records
Counter Copy

Planning Commission: February 13, 2014

Agenda Item #: 5

PA-14-01 – ORD-14-07 – PLAN AMENDMENT CRA / TCEA – LEGISLATIVE – Kathleen Thompson, AICP

MODIFY AGENDA MEMO FOR CONSISTENCY WITH REVISED STAFF REPORT

RE: PA-14-01 - PLAN AMENDMENT CRA/TCEA

Background Discussion

New Agenda Language:

- One of the recommendations made by the Urban Land Institute (ULI) was that in order to promote successful economic growth there was a need for a greater focus on redevelopment and new development in the southwest quadrant of the County.
- Homes and businesses in the southwest part of the County have aged and the area has lagged behind other areas of the County in terms of growth and development.
- To encourage economic development with a funding source in the southwest area, Manatee County is proposing to create the Southwest Tax Increment Financing (TIF) district under home rule authority.
- The Board of County Commissioners has established two community redevelopment areas (South County CRA and 14th Street West CRA) pursuant to Chapter 163, Part III, Florida Statutes. The existing community redevelopment areas encompass property located within the Southwest TIF district.
- On January 7, 2014, the Board of County Commissioners made a policy decision to proceed with the creation of the Southwest TIF district and to dissolve both community redevelopment areas.
- The first step in eliminating the community redevelopment areas involves terminating the community redevelopment plans. This process requires review by the Manatee County Planning Commission (as the local planning agency) for conformity with the County's comprehensive plan.
- The provisions of the Manatee County Comprehensive Plan that refer to the community redevelopment areas must be repealed before any changes to the community redevelopment plans are considered.
- Manatee County intends to pursue an alternative concurrency and multi-modal approach for transportation throughout the new Southwest TIF district, the Urban

Core, as well as the Urban Infill Redevelopment Area (UIRA) located in North County. These changes will be proposed in the future as County initiated amendments to the Comprehensive Plan.

Previous Agenda Language:

- ~~A recommendation from the Urban Land Institute (ULI) was that in order to promote successful economic growth there was a need to start with a greater focus on redevelopment in the southwest quadrant of the County.~~
- ~~Homes and businesses in the southwest area of the county have aged and lagged behind other areas of the county in terms of growth and development.~~
- ~~To encourage redevelopment and provide a funding source in the southwest area, Manatee County is proposing to establish the Southwest (Home Rule) Tax Increment Financing (TIF) district.~~
- ~~Currently, there are two Community Redevelopment Areas within the proposed SW TIF district boundaries—the South County and the 14th Street West CRA's.~~
- ~~The County must dissolve both Community Redevelopment Areas (CRA's) to create the Southwest Tax Increment Financing District.~~
- ~~The first step in this task is a Comprehensive Plan text amendment to remove references to and illustrations of the Community Redevelopment Areas (CRA).~~
- ~~Manatee County will pursue an alternative concurrency and multi-modal approach to the entire SW TIF district, the Urban Core as well as the Urban Infill Redevelopment Area (UIRA) in North County. These changes will be part of future County initiated changes.~~