14th Street West CRA Success Stories

Affordable Housing by Habitat for Humanity

Economic Development/ Centre Point Commons

Before

After

Board of County Commissioners/Community Redevelopment Agency

District 1- Larry Bustle
District 2- Michael Gallen
District 3- John Chappie
District 4- Robin DiSabatino, Chair, CRA
District 5- Donna Hayes
District 6 (At-large) - Carol Whitmore – Chair, BOCC
District 7 (At-large) - Joe McClash

Manatee County Neighborhood Services Department

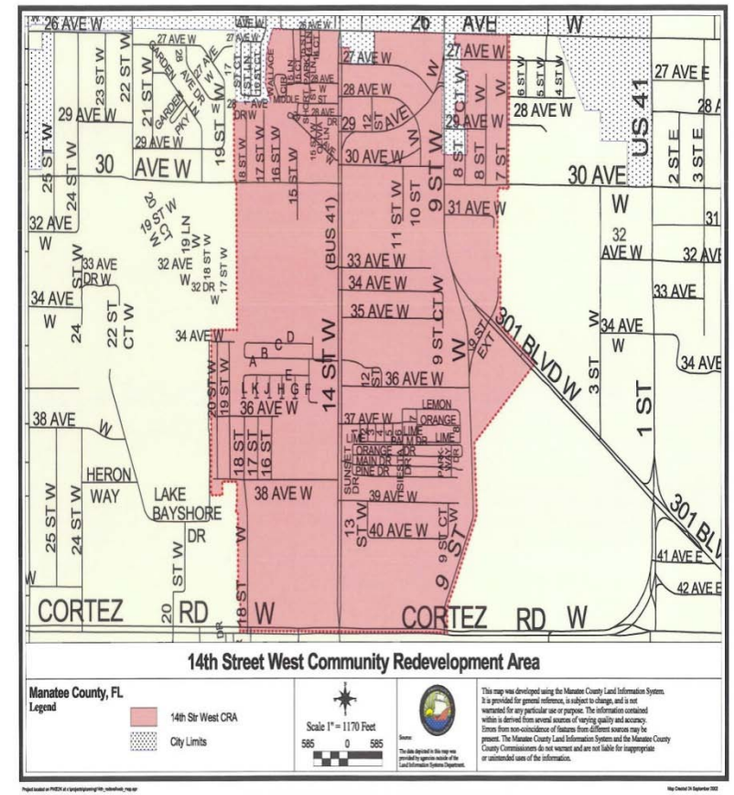
Karen Stewart
Economic Development Manager
karen.stewart@mymanatee.org
941-749-3029

The 14th Street West Citizen Advisory Board

David Bishop– Vice Chair
Holly Clouse
Vincent Colonneso – Chair
Phyllis Dobbins
Catherine Ferrer
Jedd Heap

The 14th Street West CRA Citizen Advisory Board meeting is generally held every 4th Thursday of the month at Peace Lutheran Church and School at 1611 30th Avenue West, Bradenton, Florida at 5:30 p.m.

14th Street West CRA
MANATEE COUNTY FLORIDA



Geographic Boundaries

The 14th Street West CRA extends from the Bradenton City limits at 26th Avenue West to Cortez Road (north to south) and generally 9th Street West to 18th Street West (east to west).

What is a CRA?

A CRA is an independent taxing district set up by the County for the purpose of improving a specific geographic area, increasing the tax base and encouraging both public and private improvements. Under Florida law (Chapter 163, Part III), local governments are able to designate areas as Community Redevelopment Areas when certain conditions exist. Since all the monies used in financing CRA activities are locally generated, CRAs are not overseen by the state, but redevelopment plans must be consistent with local government comprehensive plans.

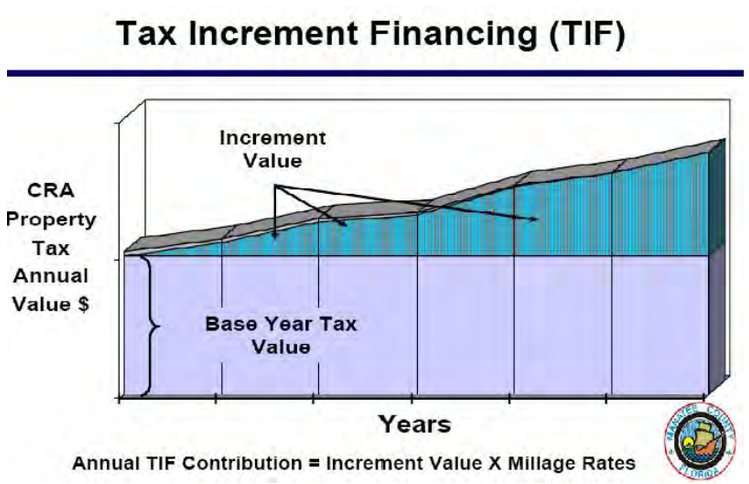
Why Create a CRA?

A CRA is a very useful tool for the County to use to make changes in an area of need. A CRA can have a great impact in attracting new private capital and new building projects to this specific geographical area. By creating a CRA, the County sends an important message to current property owners and residents, that it will invest both time and money in improving the 14th Street redevelopment area.

Special Funding Sources Associated with a CRA

The Community Redevelopment Act allows for the creation of a Tax Increment Financing (TIF) district within a CRA. TIF is a funding source for redevelopment efforts that is based on annual increases in property tax revenues within the CRA districts.

Any increase in total taxable property taxes collected between the base year (2002) and each year following is called "the increment." The tax increment revenues can be used immediately, saved for a particular project, or can be bonded to maximize the funds available. Any funds received from a tax increment financing area must be used for specific redevelopment purposes within the targeted area, and not for general government purposes.



14th Street West CRA Information

Created in December 2002, the Community Redevelopment Plan (CRP) charts a course for community redevelopment in the 14th Street West CRA over the next 40 years. It is guided by community input and vision, supported by findings from data and analysis, is approved for implementation by the Manatee County Planning Commission, and has been adopted by the Manatee County Board of County Commissioners and the 14th Street Community Redevelopment Agency.

14th Street West CRA Action Plan Priorities

I. CRA Plan Goal: Mixed Use Centers

Create a more urban, mixed use environment that clusters complementary uses together in a planned and coordinated fashion.

II. CRA Plan Goal: Property/Corridor Enhancement

Improve the visual qualities of the physical environment to create a coordinated, high-quality appearance that is specific to the CRA.

III. CRA Plan Goal: Crime &Public Safety

Create a safe environment free from drugs, prostitution, vandalism and other criminal activity.

IV. CRA Plan Goal: Infrastructure and Public Facilities

Seek opportunities to add appealing usable open spaces to the redevelopment district.

V. CRA Plan Goal: Housing

Review requirements for formation of a nonprofit Community Development Corporation (CDC) in order to obtain access to matching funds for redevelopment—grants, tax credits, etc,;

14th Street West CRA Enhancement Projects

Tamiami Trail Scenic Highway Project

Peace Community Park

Commercial Matching Grant Programs

2008 Grant Recipient: Florida Sign Company
2009 Grant Recipient: Mr. Cheesecake