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## PART FOUR: ANALYSIS

### I. ANALYSIS

This part of the *Plan* analyzes the aggregate *Area* and each district to provide an assessment of needs. Each need is aligned with statutes, ordinances and other city approved documents to produce a generalized action strategy. The action strategy references specific *Community Redevelopment* programs and projects of the *Agency*, the City of Palmetto or other governmental agencies operating within the *Area*. Some strategies call for the creation or re-creation of existing programs and projects.

### II. GENERAL ANALYSIS OF THE CRA AREA

#### ACCOUNTABILITY

Public entities, such as the *Agency*, are created and governed through mandates (Federal, state and local laws) that establish a mission and minimum benchmarks for financial and ethical professionalism. The *Agency* is created to eliminate and/or retard the growth of *Slum areas* and *Blighted Areas*. Accountability to those benchmarks is crucial for the *Agency's* sustainability, mission effectiveness and health. The *Agency's* accountability is the foundation on which all of its actions grow. This accountability is not just financial, but it is also ethical, knowing the right thing to do and doing it the right way. The *Agency's* mission is *Community Redevelopment* which is defined by law and every major action funded by the *Agency* should be planned and justified to it.

#### GOAL:

The *Agency* shall strive to be fiscally, legally and ethically accountable to its local and state mandates.

#### POLICIES:

- POLICY 1) *Community Redevelopment* is a function of counties, municipalities or community redevelopment agencies, not just CRAs.<sup>46</sup>
- POLICY 2) The City of Palmetto desires to "encourage the redevelopment and renewal of the City's Community Redevelopment Area."<sup>47</sup>
- POLICY 3) Community redevelopment agencies expressly "carry out *Community Redevelopment* purposes".<sup>48 49</sup>
- POLICY 4) The *Agency* "shall act in conformity with the general law."<sup>50</sup>
- POLICY 5) The commissioners, advisory board members and city employees of the *Agency* shall be subject to the provisions and requirements of Florida Statute 112 part III, CODE OF ETHICS FOR PUBLIC OFFICERS AND EMPLOYEES.<sup>51 52</sup>

<sup>46</sup> Florida Statute 163.340 Definitions (9)

<sup>47</sup> 2030 Palmetto Comprehensive Plan (1.2)

<sup>48</sup> Florida Statute 163.356 Creation of community redevelopment agency (1)

<sup>49</sup> Florida Redevelopment Association Website (<http://www.redevelopment.net/crafaq.aspx>)

<sup>50</sup> City of Palmetto Ordinance Number 526, § 1, 11-21-94; Ord. No. 07-917, § 2, 2-26-07; Ord. No. 09-985, § 1, 2-23-09

<sup>51</sup> City Ordinance Number 526, § 1, 11-21-94; Ord. No. 07-917, § 2, 2-26-07; Ord. No. 09-985, § 1, 2-23-09

<sup>52</sup> Florida Statute 163.367 Public officials, commissioners, and employees subject to code of ethics (1)

POLICY 6) If a commissioner, advisory board member or a city employee of the *Agency* presently owns or controls, or owned or controlled within the preceding 2 years, any interest, direct or indirect, in any property which he or she knows is included or planned to be included in a community redevelopment area, he or she shall immediately disclose this fact in the manner provided in Florida Statute 112 part III, CODE OF ETHICS FOR PUBLIC OFFICERS AND EMPLOYEES.  
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POLICY 7) No commissioner or advisory board member exercising *Agency* powers shall hold any other public office under the county or municipality other than his or her commissionership or office with respect to the *Agency*, board, or commission. 55 56

#### *City Commission*

POLICY 1) The *Governing Body* retains the power to determine an area to be a *Slum Area* or *Blighted Area*, or combination thereof and designate it as appropriate for Community Redevelopment. 57

POLICY 2) The *Governing Body* retains the power to grant final approval the *Plan* and modifications thereof. 58

POLICY 3) The *Governing Body* retains the power to authorize the issuance of revenue bonds as set forth in the *Act*. 59

POLICY 4) The *Governing Body* retains the power to approve the acquisition, demolition, removal, or disposal of property as provided in the *Act* and the power to assume the responsibility to bear loss as provided. 60

POLICY 5) The *Governing Body* retains the power to approve the development of community policing innovations. 61

POLICY 6) The *Governing Body* retains the power of eminent domain. 62

#### *Board of Commissioners*

POLICY 1) Pursuant to the *Act*, and City of Palmetto Resolution 09-09, the city commission shall serve as the *Governing Body* of the *Agency*. The mayor shall not be a voting member of the *Agency* but shall preside over the meetings. 63 64

<sup>53</sup> City Ordinance Number 526, § 1, 11-21-94; Ord. No. 07-917, § 2, 2-26-07; Ord. No. 09-985, § 1, 2-23-09

<sup>54</sup> Florida Statute 163.367 Public officials, commissioners, and employees subject to code of ethics (2)

<sup>55</sup> City Ordinance Number 526, § 1, 11-21-94; Ord. No. 07-917, § 2, 2-26-07; Ord. No. 09-985, § 1, 2-23-09

<sup>56</sup> Florida Statute 163.367 Public officials, commissioners, and employees subject to code of ethics (3)

<sup>57</sup> Florida Statute 163.358 Exercise of powers in carrying out community redevelopment and related activities (1)

<sup>58</sup> Florida Statute 163.358 Exercise of powers in carrying out community redevelopment and related activities (2)

<sup>59</sup> Florida Statute 163.358 Exercise of powers in carrying out community redevelopment and related activities (3)

<sup>60</sup> Florida Statute 163.358 Exercise of powers in carrying out community redevelopment and related activities (4)

<sup>61</sup> Florida Statute 163.358 Exercise of powers in carrying out community redevelopment and related activities (5)

<sup>62</sup> Florida Statute 163.358 Exercise of powers in carrying out community redevelopment and related activities (6)

<sup>63</sup> City Ordinance Number 259, § 2, 11-4-85; Ord. No. 321, § 1, 6-15-87; Ord. No. 329, § 2, 12-7-87; Ord. No. 09-985, § 1, 2-23-09

POLICY 2) An *Agency* commissioner shall receive no compensation for services, but is entitled to the necessary expenses, including travel expenses, incurred in the discharge of duties.<sup>65</sup>

POLICY 3) The board of commissioners of the *Agency* shall be the trustees of the *Fund* and shall be responsible for the receipt, custody, disbursement, accountability, management, investments, and proper application of all moneys paid into the *Fund*.<sup>66</sup>

POLICY 4) The *Agency* may take action on an item without the recommendation from the advisory board, if the *Agency* determines that such action is in the best interests of the city; provided, however, to the extent possible, the advisory board shall review and provide a recommendation on all matters to be considered by the *Agency*.

#### *Advisory Board*

POLICY 1) The *Agency* advisory board shall make recommendations to the *Agency* with respect to its powers.<sup>67</sup>

POLICY 2) The community redevelopment advisory board shall serve in an advisory capacity to the *Agency* with respect to matters to be considered by the *Agency*.

#### *Trust Fund*

POLICY 1) The *Fund* shall be expended and utilized for the purposes and in accordance with the *Plan* and the law.<sup>68</sup>

POLICY 2) According to *Act*, a *Fund* for the *Area*, shall be utilized and expended for the purposes of and in accordance with the *Plan*, including any *Community Redevelopment* under the plan.<sup>69</sup>

POLICY 3) Funds expenditures will abide by the City of Palmetto Code of Ordinances, Chapter 2 – Administration, Article III- Finance, Division 2 – Purchasing Regulations.

POLICY 4) Construction or expansion of administrative buildings for public bodies or police and fire buildings may not be paid for or financed by increment revenues, unless one of the following occurs:

- a) Each taxing authority agrees to such method of financing for the construction or expansion.
- b) Unless the construction or expansion is contemplated as part of a community policing innovation.<sup>70</sup>

POLICY 5) Installation, construction, reconstruction, repair, or alteration of any publicly owned capital improvements or projects may not be paid for or financed by increment revenues if such projects or improvements is/was scheduled to be installed, constructed, reconstructed, repaired, or altered within 3 years of the following:

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<sup>64</sup> Florida Statute 163.357 Governing body as the community redevelopment agency

<sup>65</sup> Florida Statute 163.356 Creation of community redevelopment agency (3) (a)

<sup>66</sup> City Ordinance Number 264, § 8, 5-19-86

<sup>67</sup> City of Palmetto Ordinance Number 09-985, § 2, 2-23-09

<sup>68</sup> City of Palmetto Ordinance Number 264, § 1, 5-19-86

<sup>69</sup> City Ordinance Number 264, § 1, 5-19-86

<sup>70</sup> Florida Statute 163.370 Powers; counties and municipalities; community redevelopment agencies (3) (a)

- a) Approval of the *Plan* by the *Governing Body* pursuant to a previously approved public capital improvement or project schedule
- b) Approval of the plan of the governing body which approved the *Plan* unless and until such projects or improvements have been removed from such schedule or plan of the governing body and 3 years have elapsed since such removal or such projects or improvements were identified in such schedule or plan to be funded, in whole or in part, with funds on deposit within the community redevelopment trust fund.<sup>71</sup>

POLICY 6) The *Agency* shall not spend the *Fund* on general fund services unrelated to planning and carrying out the *Plan*.<sup>72 73 74</sup>

POLICY 7) On the last day of the fiscal year of the *Agency*, any money which remains in the *Fund* after the payment of expenses for such year shall be one of the following:

- a) Returned to each paying taxing authority.
- b) Used to reduce the amount of any pledged indebtedness.
- c) Deposited into an escrow account for the purpose of later reducing any pledged indebtedness
- d) Appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan which project will be completed within 3 years from the date of such appropriation.<sup>75</sup>

POLICY 8) The *Agency* shall provide for an independent certified public accountant audit of the *Fund* each fiscal year and a report shall be provide by registered mail to each taxing authority. Such report shall describe the following:

- a) Amount and source of deposits into the *Fund*.
- b) Amount and purpose of withdrawals from the *Fund*.
- c) The amount of principal and interest paid during such year on any indebtedness to which increment revenues are pledged
- d) The remaining amount of such indebtedness.

**OBJECTIVES:**

OBJECTIVE 1) ACCOUNTABILITY, in general, creates a sense of trust with private sector investors and potential developers. COMMERCE

OBJECTIVE 2) Managerial ACCOUNTABILITY permeates into the actions of its staff and leadership, promoting levels of trust, ethics, performance and professionalism. ACCOUNTABILITY

OBJECTIVE 3) ACCOUNTABILITY, in general, enhances the overall marketability of the CRA and City. IMAGE

<sup>71</sup> Florida Statute 163.370 Powers; counties and municipalities; community redevelopment agencies (3) (b)

<sup>72</sup> City Ordinance Number 526, § 1, 11-21-94; Ord. No. 07-917, § 2, 2-26-07; Ord. No. 09-985, § 1, 2-23-09

<sup>73</sup> Florida Statute 163.370 Powers; counties and municipalities; community redevelopment agencies (3) (c)

<sup>74</sup> Florida Redevelopment Association Website (<http://www.redevelopment.net/crafaq.aspx>)

<sup>75</sup> Florida Statute 163.387 Redevelopment trust fund (7)



OBJECTIVE 4) Financial ACCOUNTABILITY promotes higher efficiencies which equates into increased spending value, quality and timeliness for all CRA projects and services. INFRASTRUCTURE  
PROPERTY MAINTENANCE COMMUNITY POLICING COMMERCE IMAGE

OBJECTIVE 5) Data ACCOUNTABILITY encourages strategic management decisions and justification of CRA spending and product INFRASTRUCTURE PROPERTY MAINTENANCE COMMUNITY  
POLICING COMMERCE IMAGE

**TASKS:**

TASK 1) The Agency will update any disclosures required by the *Act* for its commissioners, advisory board members and city staff.

TASK 2) The *Plan* and future amendments should be reviewed by the City Planner for compliance with the 2030 Palmetto Comprehensive Plan.

TASK 3) The Advisory Board shall review the current enacted powers of the *Agency* and the powers allowed by the *Act* to determine recommended powers of the *Agency*.

TASK 4) Every proposed *Agency* power should be justified to the following criteria:

- As an approved *Community Redevelopment* power according to the *Act* and the *Plan*.
- Include a sub-plan to this plan for all *Community Redevelopment* powers detailing the following:
  - Adequate safeguards that the work of the *Community Redevelopment* power will be carried out pursuant to the *Plan*.
  - Assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the *Area* associated with the *Community Renovation* power.
  - A detailed statement of the projected costs of the *Community Redevelopment* Power, including the amount to be expended on publicly funded capital projects in the *Area* and any indebtedness of the *Agency*, or the *Governing Body* proposed to be incurred for such *Community Redevelopment* power if such indebtedness is to be repaid with increment revenues.
  - A time certain for completing the *Community Redevelopment* power funded by increment revenues.
  - A planned analysis that measures the *Community Redevelopment* power performance as it relates to its *Community Redevelopment* goal.

TASK 5) The Advisory Board shall, at the appropriate time, recommend an annual budget to the *Agency*.

TASK 6) The *Agency* third party auditor Annual report shall be certified mailed to all tax increment fund sources and placed on the *Agency* website.

TASK 7) The *Agency* shall hold annual training for the Board of Commissioners, Advisory Board and staff.

## PROPERTY MAINTENANCE

Property maintenance is the *Agency* cornerstone to entice private investment, enhance image and marketing, promote public safety, encourage public health and welfare and reduce government spending while building the tax base. The *Act* clearly prescribes planned engagement of property maintenance.

### GOAL:

The *Agency* shall engage its resources to improve the *Area's* minimum level of property maintenance through increased private and public property maintenance.

### POLICIES:

POLICY 1) The *Agency* may legally plan and implement compulsory and/or commercial and residential property maintenance and demolition.

- a. "To make or have made all surveys and plans necessary to the carrying out of the purposes of this part; to contract with any person, public or private, in making and carrying out such plans; and to adopt or approve, modify, and amend such plans, which plans may include, but are not limited to:
  - i. Plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements.
  - ii. Plans for the enforcement of state and local laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements."<sup>76</sup>

POLICY 2) The *Agency* may plan and "give due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the plans."<sup>77</sup>

POLICY 3) The *Agency* may fund code enforcement under its current 1993 CRA Action Plan and should continue under this *Plan*.

- a. "Code enforcement problems are identified but follow-through on fines and correction by city officials has been lacking."<sup>78</sup>
- b. Unsafe building/home environment has led to significant public health issues.<sup>79</sup>
- c. Continued Code Enforcement, strive for follow through on penalties and recommendations.<sup>80</sup>

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<sup>76</sup> Florida Statute 163.370 Powers; counties and municipalities; community redevelopment agencies (2)(h)2

<sup>77</sup> Florida Statute 163.360 Community Redevelopment Plan (2)(h)2

<sup>78</sup> 1993 Community Redevelopment Action Plan 51

<sup>79</sup> 1993 Community Redevelopment Action Plan 55

<sup>80</sup> 1993 Community Redevelopment Action Plan 75

POLICY 4) 2030 Palmetto Comprehensive Plan calls for active code enforcement, especially in residential areas.

- a. "The City shall target concentrated code enforcement efforts to areas having concentrations of substandard housing and shall maintain regular enforcement activities in all areas of relatively older housing or rental housing."<sup>81</sup>
- b. "The City Code Enforcement Board shall establish standards and indicators of code compliance in terms of structural soundness and aesthetic improvement and annually report the quality of the City's housing stock in terms of such indicators to City Commission."<sup>82</sup>

POLICY 5) The City approved development guidelines denote the need for consistent property maintenance. It states, "Maintaining properties, whether occupied or unoccupied, is vital to the success of Downtown Palmetto. Properties that fall into disrepair quickly become eyesores and damage the integrity of the downtown and reduce the value of surrounding properties. In addition, required repairs are often more expensive than regular maintenance. Allowing properties to fall into disrepair costs everyone money. Regular, consistent property maintenance is the obligation of all property owners."<sup>83</sup>

POLICY 6) The *Agency* funds voluntary and compulsory annual public, commercial and residential property maintenance.

- a. Compulsory property maintenance planning and funding.
  - i. The *Agency* funds code enforcement.
    1. No Agency Code Enforcement Plan (CEP) for commercial or residential property maintenance exists.
    2. No justification for this spending exists to date.
    3. There are no linkages with *CPTED*.
  - ii. The *Agency* funds City code enforcement for building demolition.
    1. In 2009, the City demolished two homes.
    2. No systematic plan for removing unsafe and dilapidated buildings in the *Area* exists.

POLICY 7) As a part of the City of Palmetto, the *Agency* shall strive to "achieve a community in which the residents and visitors live in a healthy, sustainable, and safe environment..."<sup>84</sup>

POLICY 8) Obsolete and unused railroad rights-of-way and obsolete and vacant industrial or heavy commercial buildings shall be given incentives for adaptive reuse or conversion where available and feasible. Those eliminated should be replaced by modern industrial or commercial facilities, public facilities, and where compatible with surrounding patterns of land use, mixed use developments.<sup>85</sup>

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<sup>81</sup> 2030 Palmetto Comprehensive Plan 3-2

<sup>82</sup> 2030 Palmetto Comprehensive Plan 3-2

<sup>83</sup> Palmetto Downtown Design Guidelines, Page 51

<sup>84</sup> 2030 Palmetto Comprehensive Plan (14, GOAL:)

<sup>85</sup> 2030 Palmetto Comprehensive Plan (1.4.1)



POLICY 9) New development and infill development may provide a mix of shops, offices, apartments and homes on site and provide mixed-use within neighborhoods, within blocks and within buildings in the Community Redevelopment Area and in planned unit developments throughout the City to promote a variety of housing types and compact development to reduce greenhouse gas emissions.<sup>86</sup>

POLICY 10) The City shall continue to enforce standards that facilitate the preservation of sound neighborhoods that are conducive to reinvestment by residents, infill developers, and financial institutions.<sup>87</sup>

**OBJECTIVES:**

OBJECTIVE 1) PROPERTY MAINTENANCE invites public (grants), commercial and residential outside private investment into the Area. IMAGE ACCOUNTABILITY COMMERCE

OBJECTIVE 2) PROPERTY MAINTENANCE provides a crucial selling point for CRA marketing and the image of the Agency and City of Palmetto. IMAGE ACCOUNTABILITY COMMERCE

OBJECTIVE 3) PROPERTY MAINTENANCE has a distinct relationship to law enforcement and the reduction of crime. "Maintained property, whether public, commercial or residential, is a cornerstones to healthy and well defined neighborhoods which, in turn, strengthens the foundation for community support and involvement that leads to enhanced community policing and public safety."<sup>88</sup> COMMUNITY POLICING COMMERCE

OBJECTIVE 4) PROPERTY MAINTENANCE through a well maintained public park system that is useful to the community promotes the "health, safety, and welfare of children residing in the general vicinity."<sup>89</sup> COMMUNITY POLICING COMMERCE

OBJECTIVE 5) PROPERTY MAINTENANCE of parks and other publicly owned enhances the community and sets the standard for both residential and commercial property owners. IMAGE ACCOUNTABILITY INFRASTRUCTURE COMMERCE

OBJECTIVE 6) PROPERTY MAINTENANCE throughout neighborhoods promote a healthier tax base and reduce municipal spending on police, emergency and fire services usually related to slum and blighted areas. ACCOUNTABILITY COMMERCE

OBJECTIVE 7) PROPERTY MAINTENANCE is an allowable Agency activity under the Act. ACCOUNTABILITY

**TASKS:**

**Legal:**

TASK 1) CRA Advisory Board shall determine that Property Maintenance of Palmetto is a recommended power necessary to Agency Goals.

<sup>86</sup> 2030 Palmetto Comprehensive Plan (1.10.4)

<sup>87</sup> 2030 Palmetto Comprehensive Plan (3.2.3)

<sup>88</sup> Palmetto Police Chief Rick Wells

<sup>89</sup> (Florida Statute 163.360 Community Redevelopment Plan (7)(c))

TASK 2) Based on the Agency Advisory Board recommendation, the *Agency Board* shall determine and vote that Property Maintenance of Palmetto is a power necessary to the *Agency's Goal*.

**Planning:**

TASK 1) Develop a Code Enforcement Plan (CEP) that includes:

- a. A *Systematic* format.
- b. Aligned with *Agency* mandates. (Florida Statute 163, Part III, City ordinances and the 2030 Comprehensive Plan)
- c. Five year line item budget of estimated expenses and estimated performance benchmarks, preferably based on specific enforcement currently recorded geographically by code enforcement.
- d. Aligned with CRA Districts (See Table 2).
- e. Include a City Code Enforcement Board established City wide standards and indicators (benchmarks) for code compliance in terms of structural soundness and aesthetic improvement.
- f. A data collection and analysis methodology.
- g. A map shall be developed by district of all properties in the *Area* and maintained annually of code compliance in terms of structural soundness and aesthetic improvements.
- h. An annual report of the *Area* code compliance in terms of structural soundness and aesthetic improvement shall be provided to the *Agency Advisory Board, Agency Board of Commissioners* (if requested) and the City Code Enforcement Board.
- i. All fines and forfeitures from this plan will be reimbursed to the *Agency*.

TASK 2) Develop a five year Demolition Plan (DP) for *Agency* funded demolition activities.

- a. The plan shall include a *systematic* timelines for public, commercial and residential property demolition processes.
- b. All fines and forfeitures from this plan will be reimbursed to the *Agency*.
- c. The plan shall include a map and five year timeline of potential derelict structures and amenities.
- d. The plan shall provide a five year line item budget estimation.
- e. An annual report of the *Area* demolitions shall be provided to the *Agency Advisory Board, Agency Board of Commissioners* (if requested) and the City Code Enforcement Board.

TASK 3) The City Code Enforcement Board shall annually report the quality of the City's housing stock to the City Commission and Advisory Board.

**Approval:**

TASK 1) The CEP will be approved by the City of Palmetto Code Enforcement Board.

TASK 2) The CEP will be considered an *Agency* policy document requiring a recommendation by the CRA Advisory Board.

TASK 3) The CEP will be approved by the *Agency Board of Commissioners*.

## IMAGE

The *Agency/ City* image needs to be vibrant and successful. There is an image that the *Agency/ City* project to its residents and the outside community, whether it defines it or not. There lies the problem. The *Agency* may legally promote to entice private investment, enhance and market its image, promote public safety and commerce (employment and business creation), encourage public health and welfare, and reduce government spending while building its tax base. The *Act* clearly prescribes planned engagement of image building and marketing.

## GOAL:

The Agency creates an image of "Palmetto" that promotes a safe, vibrant, quant, developing and redeveloping community.

## POLICIES:

POLICY 1) Palmetto's image problem is chronic and has been identifiable for decades and was noted in the 1993 Community Redevelopment Action Plan.

a. "Downtown Palmetto and the CRA district has an image problem; it is perceived as a declining area."<sup>90</sup>

b. Overcoming "past Images" of Palmetto has been a problem...<sup>91</sup>

POLICY 2) Palmetto's image deters desired outside private investment and encourages undesirable uses. "If Palmetto's negative image persists, it could be expected that the current level of Downtown use and patronage will deteriorate. Private sector reinvestment will also deteriorate."<sup>92</sup>

POLICY 3) Palmetto's negative image includes the lack of consistent land uses, architectural designs and property maintenance.

a. The City commercial/retail districts lack a visual theme which is uniform, or creative in the form of signage, lighting...<sup>93</sup>

POLICY 4) Achieving the designs that implement the vision of the character vision of which the property is located, thereby promoting an identity for Palmetto.<sup>94</sup>

POLICY 5) Palmetto's image has a direct relationship to public safety.

a. "Palmetto's image is viewed as unsafe. An image of safety needs to be created to attract people and business."<sup>95</sup>

b. "Palmetto police have been beleaguered with seven unsolved homicides over the past decade."<sup>96</sup>

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<sup>90</sup> 1993 Community Redevelopment Action Plan 46

<sup>91</sup> 1993 Community Redevelopment Action Plan 51

<sup>92</sup> 1993 Community Redevelopment Action Plan 47

<sup>93</sup> 1993 Community Redevelopment Action Plan 54

<sup>94</sup> Palmetto Downtown Design Guidelines 3

<sup>95</sup> 1993 Community Redevelopment Action Plan 53

<sup>96</sup> *Bradenton Herald* July 31, 2010

POLICY 6) The *Agency* may fund the promotion of the maximum, sound opportunity of redevelopment or rehabilitation of commercial and residential opportunities to the private sector.

- a. "Any county or municipality, to the greatest extent it determines to be feasible in carrying out the provisions of this part, shall afford maximum opportunity, consistent with the sound needs of the county or municipality as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprise."<sup>97</sup>
- b. The *Agency* may fund the report and use other activities that prevent and eliminate slum and blight through low income housing activities. "To develop, test, and report methods and techniques, and carry out demonstrations and other activities, for the prevention and the elimination of slums and urban blight and developing and demonstrating new or improved means of providing housing for families and persons of low income."<sup>98</sup>
- c. The *Agency* may fund the *Dissemination* of slum clearance and community redevelopment information.<sup>99</sup>

POLICY 7) In 2010, the *Agency* budgets for the promotion of the *Agency/ City* through special events and advertising.

- a. The *Agency/ City* have no definable positive image
- b. The *Agency/ City* have no coherent plan of promotion.

POLICY 8) The *Agency* may create a marketing plan, it shall include:

- a. Understands why Palmetto should be seen in a different light.
- b. Defines what that image looks, sounds, feels and tastes like.
- c. Discovers how that image should be communicated.
- d. Schedules when it should be said.
- e. Identifies whom it should be communicated to.

#### **OBJECTIVES:**

OBJECTIVE 1) The IMAGE of well maintained and moderate to affordable housing communicates a healthy and inviting community. PROPERTY MAINTENANCE COMMERCE

OBJECTIVE 2) The IMAGE of well designed and maintained pedestrian friendly commercial and residential streets. INFRASTRUCTURE PROPERTY MAINTENANCE COMMERCE

OBJECTIVE 3) The IMAGE of a vibrant city commercial core with a growing tax base promotes private sector investment. COMMERCE

OBJECTIVE 4) The IMAGE of a safe community with pedestrian friendly streets and parks enhances the experience of living and investing in the CRA and City. COMMUNITY POLICING COMMERCE

OBJECTIVE 5) IMAGE creation and promotion is an allowable CRA activity under Florida law. ACCOUNTABILITY

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<sup>97</sup> Florida Statute 163.345 Encouragement of the Private Sector (1)

<sup>98</sup> Florida Statute 163.370 Powers; counties and municipalities; community redevelopment agencies (2)(i)

<sup>99</sup> Florida Statute 163.370 Powers; counties and municipalities; community redevelopment agencies (2)(b)



OBJECTIVE 6) A positive IMAGE will increase the taxable values of Palmetto real property and its economic and social welfare while reducing the costs of public safety and other city compliance services. ACCOUNTABILITY

**TASKS:**

**Legal:**

TASK 1) CRA Advisory Board should determine that the management of the Image of Palmetto is a recommended power necessary to *Agency Goals*.

TASK 2) Based on the Agency Advisory Board recommendation, the *Agency Board* should determine and vote that the management of the Image of Palmetto is a power necessary to the *Agency's Goal*.

**Planning:**

TASK 1) Develop a *Image Plan (IP)* approved by the *Agency Board of Commissioners* by January 1<sup>st</sup>, 2012 that includes:

1. A *Systematic* format.
2. Aligned with *Agency* mandates. (Florida Statute 163, Part III, City ordinances and the 2030 Comprehensive Plan)
3. Five year line item budget of estimated expenses.
4. Aligned with *Agency Districts* (See Table 2).
5. Aligned with *Agency* sponsorships and promotions.
6. Aligned with *Agency* programs and services.
7. Inclusive of *Agency* internet presence.
8. Five year estimated performance benchmarks, preferably based on specific quantifiable and qualitative data.
9. A data collection and analysis methodology.
10. A reporting schedule.

**Approval:**

TASK 4) The IP will be considered an *Agency* policy document requiring a recommendation by the CRA Advisory Board.

TASK 5) The IP will be approved by the *Agency Board of Commissioners*.

## PUBLIC SAFETY

The Slum and blight are "growing menace, injurious to ... public safety"<sup>100</sup>. For a Community Redevelopment Agency, community policing innovation means a policing technique or strategy designed to reduce crime by reducing opportunities for, and increasing the perceived risks of engaging in, criminal activity through visible presence of police in the community.<sup>101</sup> Community policing innovations are clearly defined by the *Act* and may be delegated by the City as a responsibility for development and implementation to the *Agency*. The *Act* clearly prescribes planned engagement of community policing innovations:

### GOAL:

Agency shall focus resources to reduce the probability of and/or eliminate crime and increase public safety through *Community Policing Innovations*.

### POLICIES:

POLICY 1) The *Agency* and its *Plan* may give due consideration to Community Policing as a deterrent to slum and blight.<sup>102</sup>

POLICY 2) Building, street and other environmental designs (CPTED) can:

- a. Reduce crime.
- b. Reduce the fear of crime.
- c. Improve the quality of life.<sup>103</sup>

POLICY 3) Community Policing innovations dissuade crime by means of policing technique or strategy designed to reduce crime by reducing opportunities for, and increasing the perceived risks of engaging in, criminal activity through visible presence of police in the community, including, but not limited to:

- a. community mobilization
- b. neighborhood block watch
- c. citizen patrol
- d. citizen contact patrol
- e. foot patrol
- f. neighborhood storefront police stations
- g. field interrogation
- h. Or intensified motorized patrol.<sup>104</sup>

POLICY 4) The implementation of CPTED principles seeks to dissuade offenders from committing crimes by manipulating the built environment in which those crimes may occur.<sup>105</sup>

POLICY 5) It can be determined that a relationship between the shortage of decent, safe, affordable, and sanitary housing causes or contributes to an increase in ... crime.<sup>106</sup>

<sup>100</sup> Florida Statute 163.335 Findings and Declarations of Necessity (1)

<sup>101</sup> Florida Statute 163.340 Definitions (23)

<sup>102</sup> Florida Statute 163.360 Community Redevelopment Plan (7)(c)

<sup>103</sup> Palmetto Downtown Design Guidelines (12)

<sup>104</sup> Florida Statute 163.340 Definitions (23)

<sup>105</sup> Palmetto Downtown Design Guidelines, (13)

POLICY 6) The City shall give consideration to "exercising its powers ... including ...the development and implementation of community policing innovations..."<sup>107</sup>

POLICY 7) The City may delegate the authority to the Agency to develop community policing innovations.<sup>108</sup>

POLICY 8) The Agency may fund the development and implementation of community policing innovations.<sup>109</sup>

POLICY 9) The Plan may provide for the Development of the community policing innovation, this action "may" be done only if authority has been delegated by the City.<sup>110</sup>

POLICY 10) The Plan may construct or expand administrative buildings for public bodies as long as the construction or expansion is contemplated as part of a community policing innovation.<sup>111</sup>

POLICY 11) Currently the Agency funds the Palmetto Police department :

- a. The Act states "general government operating expenses unrelated to the planning and carrying out of a community redevelopment plan" may not be paid for or financed by CRA tax increment revenues. "<sup>112</sup>

POLICY 12) As a part of the City of Palmetto, the Agency shall strive to "achieve a community in which the residents and visitors live in a healthy, sustainable, and safe environment..."<sup>113</sup>

**OBJECTIVES:**

OBJECTIVE 1) COMMUNITY POLICING creates public safety, which encourages both commercial and residential private investment. COMMERCE

OBJECTIVE 2) COMMUNITY POLICING is a preventative action and with the reduction of crime there should be a reduction in the annual tax burden. ACCOUNTABILITY

OBJECTIVE 3) COMMUNITY POLICING enhances the overall marketability of the Agency/ City. IMAGE

OBJECTIVE 4) The COMMUNITY POLICING CPTED strategies encourage the upkeep of commercial and residential buildings, land, parking areas and streets and pedestrian thoroughfares.  
PROPERTY MAINTENANCE INFRASTRUCTURE

OBJECTIVE 5) COMMUNITY POLICING creation and promotion is an allowable Agency activity under the Act. ACCOUNTABILITY

OBJECTIVE 6) COMMUNITY POLICING increases the taxable values of Palmetto real property and its economic and social welfare while reducing the costs of public safety and other city compliance services. ACCOUNTABILITY

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<sup>106</sup> Florida Statute 163. Community Redevelopment Plan (8)(a)3

<sup>107</sup> Florida Statute 163.345 Encouragement of the Private Sector (1)

<sup>108</sup> Florida Statute 163.358 Exercise of powers in carrying out community redevelopment and related activities. (5)

<sup>109</sup> Florida Statute 163.356 Creation of community redevelopment agency (3) (d)

<sup>110</sup> Florida Statute 163.360 Community redevelopment plans (3)

<sup>111</sup> Florida Statute 163.358 Exercise of powers in carrying out community redevelopment and related activities. (3)(a)

<sup>112</sup> Florida Statute 163.370 Powers; counties and municipalities; community redevelopment agencies (3)(c)

<sup>113</sup> 2030 Palmetto Comprehensive Plan (14, GOAL:)

OBJECTIVE 7) The involvement of COMMUNITY POLICING CPTED strategies in the Storefront Program and Residential Rehabilitation Program encourage crime prevention for both commercial and residential buildings and land. PROPERTY MAINTENANCE COMMERCE

OBJECTIVE 8) The involvement of COMMUNITY POLICING CPTED strategies in streetscape Projects encourage crime prevention on sidewalks and roads, creating a safe pedestrian environment. INFRASTRUCTURE PROPERTY MAINTENANCE COMMERCE

OBJECTIVE 9) Requiring COMMUNITY POLICING by having uniformed officers in Area Parks at certain times of the day, encourages crime prevention creating a safe recreational environment. INFRASTRUCTURE PROPERTY MAINTENANCE COMMERCE

**TASKS:**

**Legal:**

TASK 1) CRA Advisory Board should determine that *Community Policing Innovations* is a recommended power necessary to *Agency Goals*.

TASK 2) Based on the Agency Advisory Board recommendation, the Agency Board should determine and vote that *Community Policing Innovations* are a power necessary to the *Agency's Goal*.

TASK 3) Perform a voting action by the *Governing Body* that delegates *Community Policing Innovations* as a responsibility of the *Agency*.

**Planning:**

TASK 1) Develop a *Community Policing Innovations Plan (CPIP)* that includes:

1. A *Systematic* format.
2. Aligned with *Agency* mandates. (Florida Statute 163, Part III, City ordinances and the 2030 Comprehensive Plan)
3. Five year line item budget of estimated expenses.
4. Alignment with CRA Districts (See Table 2).
5. Five year estimated performance benchmarks, preferably based on specific crimes currently record by the police department.
6. A data collection and analysis methodology.
7. A reporting schedule.

**Approval:**

TASK 6) The CPIP will be considered an *Agency* policy document requiring a recommendation by the CRA Advisory Board.

TASK 7) The CPIP will be approved by the *Agency* Board of Commissioners.

**Other:**

TASK 1) As of the 2011-2012 City of Palmetto Budget, no funds shall be transferred from the *Trust* to the *Governing Body* General Fund that are not in direct support of the approved CPIP and this *Plan*.



## INFRASTRUCTURE

The *Area* encompasses urban, suburban, residential and commercial infrastructures above and below ground. The *Agency* does not view subterranean infrastructure as a primary investment target for *Fund* investment, but when the opportunity arises during Individual projected *Community Redevelopment* and there are no available City resources, the *Agency* may fund minimum subterranean infrastructure replacement. The *Agency* does view certain aesthetic surface improvements to parks, streets, sidewalks, affordable housing, commercial properties, parking, lighting amenities, storm water-pretreatment and other elements of infrastructure as primary to the cause of *Community Redevelopment* as they comply with the *Plan, Act* and City Comprehensive Plan.

### POLICIES:

POLICY 1) The *Agency* may install, construct and reconstruct streets and roads related to the *Plan*.<sup>114</sup>

POLICY 2) The *Agency* may build parks and playgrounds related to the *Plan*.<sup>115</sup>

POLICY 3) The *Agency* may construct utilities and other public improvements related to the *Plan*.<sup>116</sup>

POLICY 4) The *Agency* may not use eminent domain for the goal of *Community Redevelopment*.<sup>117</sup>

POLICY 5) When the *Agency* deliberates Infrastructure activities as an element of *Community Redevelopment*, "Green" standards and sustainability strategies should be considered.

POLICY 6) No *Fund* resources should be spent on infrastructure that is not in accordance with and in support of the *Plan*.<sup>118</sup>

POLICY 7) Trust resources shall not be expense for any installation, construction, reconstruction, repair, or alteration of any publicly owned capital improvements or projects if such projects or improvements are scheduled to be installed, constructed, reconstructed, repaired, or altered within 3 years of the approval of this *Plan*.<sup>119</sup>

POLICY 8) Availability of public facilities and services shall be concurrent with the impacts of new development and shall meet established level of service standards. In redevelopment areas, the City shall assist in correcting existing deficiencies as funds become available.<sup>120</sup>

POLICY 9) The City shall continue to prioritize improvements at intersections with unusually high accident rates.<sup>121</sup>

POLICY 10) The City shall continue to support the implementation of the Manatee County Bikeways Plan and include within its overall transportation system an adequate bikeway and pedestrian plan that connects schools, residential areas, recreational facilities, and commercial areas and specifies adequate right-of-way and pedestrian crossing signals and/or markings.<sup>122</sup>

<sup>114</sup> 163.370 Powers; counties and municipalities; community redevelopment agencies.(2) (d)

<sup>115</sup> 163.370 Powers; counties and municipalities; community redevelopment agencies.(2) (d)

<sup>116</sup> 163.370 Powers; counties and municipalities; community redevelopment agencies.(2) (d)

<sup>117</sup> 163.370 Powers; counties and municipalities; community redevelopment agencies.(1)

<sup>118</sup> 163.370 Powers; counties and municipalities; community redevelopment agencies.(3) (c)

<sup>119</sup> 163.370 Powers; counties and municipalities; community redevelopment agencies.(3) (b)

<sup>120</sup> 2030 Palmetto Comprehensive Plan (1.1.3)

<sup>121</sup> 2030 Palmetto Comprehensive Plan (2.2.6)

<sup>122</sup> 2030 Palmetto Comprehensive Plan (2.6.1)

POLICY 11) Where feasible, the City shall incorporate Sarasota/Manatee Metropolitan Planning Organization recommended bicycle-friendly design standards into all new and reconstructed thoroughfare streets. Where specific design standards cannot be met, the City shall consider the use of wider outside vehicle lanes to accommodate safe bicycle travel.<sup>123</sup>

POLICY 12) The City may give special priority to funding transportation improvements necessary within the designated downtown redevelopment area.<sup>124</sup>

POLICY 13) The City's Public Works Department shall continue to maintain an inventory and map of its natural and manmade drainage systems.<sup>125</sup>

POLICY 14) The City shall strive to maintain existing access to the waterfront and seek opportunities to increase public access points to the waterfront, including at locations of new development and redevelopment located at or near the waterfront.<sup>126</sup>

**OBJECTIVES:**

OBJECTIVE 1) **INFRASTRUCTURE** such as neighborhood parks creates a perception of community, which encourages both residential purchases and home owner investment. **COMMERCE PROPERTY MAINTENANCE IMAGE**

OBJECTIVE 2) **INFRASTRUCTURE** such as commercial streetscapes encourages a perception of success and when engaged with commercial redevelopment incentives, encourages private business start-ups, jobs creation and better existing building maintenance. **COMMERCE PROPERTY MAINTENANCE IMAGE**

OBJECTIVE 3) **INFRASTRUCTURE** developed in conjunction with CPTED strategies, offers a reduced opportunity for crime. **COMMERCE IMAGE COMMUNITY POLICING**

OBJECTIVE 4) **INFRASTRUCTURE** spending in alignment with the *Plan* and *Community Redevelopment* has the best opportunity for slum and blight reduction. **ACCOUNTABILITY**

**TASKS:**

TASK 1) *Area Infrastructure Fund* investment may be considered but in the context that is clearly defined by the *Act* in alignment with the *Plan* and in support of *Community Redevelopment*.

TASK 2) Where possible, the Agency should match *Fund* resources with the following:

- o Grants
  - State.
  - Federal.
  - Private.
- o City
  - Impact fee.
  - Road and Bridge.

<sup>123</sup> 2030 Palmetto Comprehensive Plan (2.6.2)

<sup>124</sup> 2030 Palmetto Comprehensive Plan (2.8.4)

<sup>125</sup> 2030 Palmetto Comprehensive Plan (6.1.1)

<sup>126</sup> 2030 Palmetto Comprehensive Plan (8.3.4)

- Other infrastructure sources.

TASK 3) In terms of the aggregate *Area*, the *Agency* should generally focus its infrastructure resources on the following allowed primary actions:

- Streetscapes.
- Storm Water pretreatment. (rain gardens)
- Parks and playgrounds.

TASK 4) Streetscape strategies:

- Streetscapes themes should vary via CRA sub-districts.
- Streetscape themes should vary in Intensity by sub-district.
- Streetscape actions must include an *Agency* budgeted maintenance program.

TASK 5) Storm water pretreatment strategies:

- Storm water actions should equate to *Agency* earned State Storm Water Credits.
- Storm water pretreatment resources should apply to both public and private properties.
  - A Public Storm Water Pretreatment Program Plan shall include the following:
    - *Area* mapped storm water distribution system.
    - Annually budgeted maintenance program.
    - Annual performance report.
  - The Public Storm Water Pretreatment Program Plan must be approved by the *Agency*.

## COMMERCE

### GOAL:

The Act defines Economic liability as a direct variable in the reduction of or prevention of *Slum Areas* and/or *Blighted Areas*<sup>127</sup>. Commerce is a concept that can only be defined by placing different perspectives. Private investment, jobs (employer) creation, employee refinement, safe neighborhoods (*Community Policing Innovation*) all cast a light on conceptual commerce; bring definition to its form. The Agency desires that its plans and implementations lessen and/or stop the *Area's* economic liability in an effort to fulfill its mandate.

### POLICIES:

POLICY 1) The Agency should encourage, to the greatest extent it determines to be feasible, private enterprise *Community Redevelopment* according to the *Plan*.<sup>128</sup> This may be done by the following:

- o Develop and implement a Community Policing Innovations Plan (CPIP) that encourages a safe business, recreational and residential *Area*.<sup>129</sup>
- o Exercise its zoning powers to align existing land uses with the City Comprehensive Plan.<sup>130 131</sup>
- o Make "exceptions to building regulations" for *Community Redevelopment* according to the *Plan*.<sup>132</sup>
- o Enforce of other laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements.<sup>133</sup>

POLICY 2) The Agency should encourage new employment opportunities in the *Area* through *Community Redevelopment*.<sup>134</sup>

POLICY 3) A foundation of *Area* determination is blight. A definition of blight defined is an "area in which there are a substantial number of deteriorated or deteriorating structures, in which conditions... are leading to economic distress."<sup>135</sup>

POLICY 4) A blight determinant is the falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the municipality.<sup>136</sup>

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<sup>127</sup> 163.335 Findings and declarations of necessity. (1)

<sup>128</sup> 163.345 Encouragement of private enterprise. (1)

<sup>129</sup> 163.356 Creation of community redevelopment agency. (3) (d)

<sup>130</sup> 163.370 Powers; counties and municipalities; community redevelopment agencies. (2) (l)

<sup>131</sup> 163.360 Community redevelopment plans. (2) (a)

<sup>132</sup> 163.370 Powers; counties and municipalities; community redevelopment agencies. (2) (l)

<sup>133</sup> 163.370 Powers; counties and municipalities; community redevelopment agencies. (2) (l)

<sup>134</sup> 163.370 Powers; counties and municipalities; community redevelopment agencies.(2) (d)

<sup>135</sup> 163.340 Definitions. (8)

<sup>136</sup> 163.340 Definitions. (8)



POLICY 5) The *Governing Body* determined in the creation of the Area that non-residential redevelopment is appropriate. It was determined that such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives. One of the determining factors is economic disuse.<sup>137</sup>

POLICY 6) As a part of the City of Palmetto, the Agency shall strive to "achieve a community in which the residents and visitors live in a healthy, sustainable, and safe environment,; one that conserves the historic and natural qualities of the city, while providing opportunities for economic and social advancement." <sup>138</sup>

**OBJECTIVES:**

OBJECTIVE 1) COMMERCE provides for a healthy tax base that can sustain the public expenses for the Area.<sup>139</sup> COMMUNITY POLICING PROPERTY MAINTENANCE IMAGE INFRASTRUCTURE

OBJECTIVE 2) Diverse COMMERCE creates opportunities for private sector investment and new, sustainable jobs creation.<sup>140</sup>

OBJECTIVE 3) Robust COMMERCE maximizes the use of existing INFRASTRUCTURE, increasing the marginal rate of return on its public investment.

OBJECTIVE 4) "The probability of Crime naturally decreases when the economy [COMMERCE] is on an upswing". (Palmetto Police Chief Rick Wells) COMMUNITY POLICING

**TASKS:**

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<sup>137</sup> 163.360 Community redevelopment plans (8) (b) f

<sup>138</sup> 2030 Palmetto Comprehensive Plan (14, GOAL:)

<sup>139</sup> 163.335 Findings and declarations of necessity. (3)

<sup>140</sup> 163.345 Encouragement of private enterprise. (1)

### III. SPECIFIC ANALYSIS OF THE CRA DISTRICTS

#### DOWNTOWN COMMERCIAL CORE (DCOMC)

*GOAL:*

This district should be redeveloped to create a "small town atmosphere".

*POLICIES:*

*OBJECTIVES:*

with streetscape projects in order to redevelop it as a compact area, characterized by tree-lined streets, on-street parking, parks, and open space, wide sidewalks, unified benches, trash receptacles, and the like. Commercial redevelopment incentives should also be applied to create the traditional (historic) downtown that includes a variety of small shops, boutiques, and traditional architecture enhanced to encourage pedestrian use and a pleasant, friendly environment. and employment incentives

*TASKS:*

TASK 1) A revision to the *Agency Commercial Storefront Grant Program* to be completed and approved by the *Agency Board of Commissioners* by October 1<sup>st</sup>, 2011.

- a. The plan shall include geographic, historic, land use and green prioritization funding.
- b. The plan shall include a Temporary Maintenance Subprogram.
- c. The plan shall include geographic themes related to the 2007 Palmetto Downtown Design Guidelines.
- d. The plan shall be redesigned in a form-based manner.
- e. The plan shall be redesigned with linkages to code enforcement, fire safety and CPTED.
- f. The program will include incentives for full redevelopment and new construction.

TASK 2)

TASK 3) Develop incentives for redevelopment that encompass the following:

- a. Land use alignment to 2030 Palmetto Comprehensive Plan.
- b. Use.
- c. Demolition of derelict, unsafe or unhealthy buildings.
- d. Referenced design standard with the following scope:
  - i. Lot design.
    1. Building Placement.
    2. Parking.
    3. Stormwater.
  - ii. Building design.
    1. Façade.
    2. Signage.
  - iii. Maintenance.
    1. Private regulations.
    2. Public code enforcement strategies.

- e. Storm water pretreatment.
- f. Local vendor redevelopment preference.
- g. CPTED.

TASK 4) Streetscape redevelopment that encompass the following:

- a. Repaving of roads
- b. Wider and enhanced sidewalks
- c. Lighting
- d. Stormwater pretreatment
- e. On-street parking
- f. Directional signage
- g. Landscaping

TASK 5) Employment Incentives enhancing existing Manatee County and State of Florida employment incentives.

TASK 6) CRA owned properties

- a. CBI Building
- b. Birkholtz Building

## GENERAL COMMERCIAL (GCOM)

### GOAL:

The General Commercial Core is designated as vehicular friendly with an integration of uses of compatible scale that provide shopping and job opportunities. New developments fronting on collector or arterial roadways to provide internal access, an efficient system of internal circulation and street stub-outs to connect adjacent developments and projects together should be encouraged.

### POLICIES:

### OBJECTIVES:

### TASKS:

TASK 1) Incentives for redevelopment that encompass the following:

- a. Land use alignment to 2030 Palmetto Comprehensive Plan.
- b. Use.
- c. Demolition of derelict, unsafe or unhealthy buildings.
- d. Referenced design "vehicular friendly" standard with the following scope:
  - i. Lot design.
    1. Building Placement with multiuse subdivision.
    2. Interlinked parking.
    3. Stormwater.
  - ii. Building design.
    1. Façade.
    2. Signage.
  - iii. Maintenance.
    1. Private regulations.
    2. Public code enforcement strategies.
- e. Storm water pretreatment.
- f. Local vendor redevelopment preference.
- g. CPTED.

TASK 2) Streetscape redevelopment that encompass the following:

- a. Repaving of roads.
- b. Sidewalks.
- c. Lighting.
- d. Directional signage.
- e. Landscaping.

TASK 3) Employment Incentives enhancing existing Manatee County and State of Florida employment incentives.

## HEAVY COMMERCIAL INDUSTRY (HCOMIND)

### *GOAL:*

There isn't a comprehensive neighborhood description for Heavy Commercial Industry, but the Agency should focus incentives on Job Placement and the minimization of potential negative environmental pollutions on adjacent neighborhoods.

### *POLICIES:*

### *OBJECTIVES:*

### *TASKS:*

1. Incentives for redevelopment that encompass the following:
  - a. Land use alignment to 2030 Palmetto Comprehensive Plan.
  - b. Use.
  - c. Demolition of derelict, unsafe or unhealthy buildings.
  - d. Referenced design "minimized environmental pollutants "standard with the following scope:
    - i. Lot design.
      1. Building Placement with multiuse subdivision.
      2. Interlinked parking.
      3. Stormwater.
    - ii. Building design.
      1. Minimal façade.
      2. Signage.
    - iii. Maintenance.
      1. Private regulations.
      2. Public code enforcement strategies.
  - e. Storm water pretreatment.
  - f. Local vendor redevelopment preference.
  - g. CPTED.
2. Streetscape redevelopment that encompass the following:
  - a. Repaving of roads.
  - b. Sidewalks.
  - c. Lighting.
  - d. Directional signage.
  - e. Landscaping.
3. Employment Incentives enhancing existing Manatee County and State of Florida employment incentives.



## PLANNED COMMUNITY DEVELOPMENT (PC)

### *GOAL:*

Planned Community areas should be designed to provide for integration of uses, compatible scale, residential diversity, internal relationship of uses and linkages as well as provide shopping and job opportunities. The City should encourage new developments fronting on collector or arterial roadways to provide internal access, an efficient system of internal circulation and street stub-outs to connect adjacent developments and projects together.

### *POLICIES:*

### *OBJECTIVES:*

### *TASKS:*

1. Approval of the *Agency Residential Rehabilitation Program (RRP)* plan.
- 2.
3. Incompatible, non-conforming non-residential land uses within established neighborhoods should be given incentives to adaptively reuse or replace structures for uses such as residential support uses that are more compatible with the neighborhood.<sup>141</sup>
4. Incentives for redevelopment that encompass the following:
  - a. Land use alignment to 2030 Palmetto Comprehensive Plan.
  - b. Uses.
  - c. Demolition of derelict, unsafe or unhealthy buildings.
  - d. Referenced design "planned community" standard with the following scope:
    - i. Lot design.
      1. Building Placement with multiuse subdivision.
      2. Interlinked parking.
      3. Stormwater.
    - ii. Use planning over the planned community.
    - iii. Building design.
      1. Façade.
      2. Signage.
    - iv. Maintenance.
      1. Private regulations.
      2. Public code enforcement strategies.
  - e. Storm water pretreatment.
  - f. Local vendor redevelopment preference.
  - g. CPTED.

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<sup>141</sup> 2030 Palmetto Comprehensive Plan (1.4.2)