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EIGHTH AVENUE STREETScape  
Palmetto, Florida

Palmetto Community Redevelopment Agency

# General Commercial Redevelopment Incentive Plan

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## DEFINITIONS

**Act.** The Community Redevelopment Act, F.S. § 163.330 et seq.<sup>1</sup>

**Agency.** The Community Redevelopment Agency of the City of Palmetto.<sup>2</sup>

**Area.** The area designated as a redevelopment area and as described and mapped on documents in the city clerk's office.<sup>3</sup>

**Commercial Redevelopment.** Repair and rehabilitation of buildings or other improvements (new construction) on a Manatee County Parcel ID numbered property. *Commercial redevelopment*, for purposes of this program, may include the voluntary re-designating of the use or zoning of a property<sup>5</sup>, demolition of existing structure(s)<sup>6</sup>, planning and designing for new structures, storm water pre-treatment and street improvements and new construction.

**Commercial Use.** Activities within land areas that are predominately connected with the sales, rental and distribution of products, or performance of services.<sup>7</sup>

**Community Redevelopment or Redevelopment.** Undertakings, activities, or projects of a county, municipality, or community redevelopment agency in a community redevelopment area for the elimination and prevention of the development or spread of slums and blight, or for the reduction or prevention of crime, or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment in a community redevelopment area or rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed, or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan.

The ability of a county or municipality to utilize the authority granted under the Act is predicated upon the adoption of a "Finding of Necessity" by the governing body. This finding must demonstrate that:

- 1) One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in the county or municipality; and,

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<sup>1</sup> City of Palmetto Ordinance Section 11-26. - Definitions.

<sup>2</sup> City of Palmetto Ordinance Section 11-26. - Definitions.

<sup>3</sup> City of Palmetto Ordinance Section 11-26. - Definitions.

<sup>5</sup> Florida Statute 163.370 Powers; counties and municipalities; community redevelopment agencies.(c)2

<sup>6</sup> Florida Statute 163.370 Powers; counties and municipalities; community redevelopment agencies.(l)

<sup>7</sup> City of Palmetto 2030 Comprehensive Plan Page 11



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- 2) The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of such county or municipality.<sup>8</sup>

**Crime prevention through environmental design (CPTED).** A multi-disciplinary approach to deterring criminal behavior through environmental design. CPTED strategies rely upon the ability to influence offender decisions that precede criminal acts. As of 2004[update], most implementations of CPTED occur solely within the built environment.

**Deterioration.** To weaken, disintegrate, corrode, rust or decay and lose effectiveness.<sup>9</sup>

**Development.** The construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, excavation, landfill or land disturbance, and any non-agricultural use or extension of the use of land.<sup>10</sup>

**Drainage Facilities.** A system of man-made structures designed to collect, convey, hold, divert or discharge stormwater, and include stormwater sewers, canals, detention structures and retention structures.<sup>11</sup>

**Disseminate.** To scatter or spread widely, as though sowing seed; promulgate extensively.

**Estimated new construction value** means the construction value determined by the City of Palmetto Building Official to determine building permit fees.

**Fund.** The community redevelopment trust fund.<sup>12</sup>

**General Commercial.**

**Area Character:** New development should be designed to provide for integration of uses, compatible scale, 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.

**Density/Intensity:** Up to 3.0 floor area ratio (FAR) maximum may be considered in this land use designation. In order to encourage the development of residential uses in conjunction with office and retail uses, residential development can be guided by the floor area ratio (FAR),

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<sup>8</sup> Florida Statute 163.340 Definitions (9)

<sup>9</sup> International Code Council, International Property Maintenance Code 2009 Page 9

<sup>10</sup> City of Palmetto 2030 Comprehensive Plan Page 5

<sup>11</sup> City of Palmetto 2030 Comprehensive Plan Page 12

<sup>12</sup> City of Palmetto Ordinance Number 11-26. - Definitions.

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whenever residential is designed within the same structure as commercial and/or office uses, such as apartments over commercial.<sup>13</sup>

**Goal.** The long-term end toward which programs or activities are ultimately directed.<sup>14</sup>

**Governing Body.** The council, commission, or other legislative body charged with governing the county or municipality.<sup>15</sup> Palmetto City Commission is the governing body.

**Historic Resources.** All areas, districts or sites listed on the Florida Master Site File, the National Register of Historic Places, or designated by Palmetto as historically, architecturally, or archeologically significant.<sup>16</sup>

**Infill.** Development or *Redevelopment* which occurs on scattered vacant lots in a developed area. Development is not considered infill if it occurs on parcels exceeding one acre or more.<sup>17</sup>

**Low Impact Design (LID).** An approach to land development (or re-development) that works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat stormwater as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. Applied on a broad scale, LID can maintain or restore a watershed's hydrologic and ecological functions.<sup>18</sup>

**Mixed or Multiple Use.** The mixture of one or more land use within a single building, or within a single project in separate buildings, with such uses planned in a coordinated manner under a single development plan. This definition excludes parks, golf courses, schools, and public facilities. Land uses, which when combined within a single project constitute mixed or multiple uses include residential, commercial and industrial uses.<sup>19</sup>

**Neglect.** The lack of proper maintenance for a building or structure.<sup>20</sup>

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<sup>13</sup> City of Palmetto 2030 Comprehensive Plan Page 17

<sup>14</sup> City of Palmetto 2030 Comprehensive Plan Page 13

<sup>15</sup> Florida Statute 163.340 Definitions (3)

<sup>16</sup> City of Palmetto 2030 Comprehensive Plan Page 14

<sup>17</sup> City of Palmetto 2030 Comprehensive Plan Page 14

<sup>18</sup> <http://www.epa.gov/owow/NPS/lid/>

<sup>19</sup> City of Palmetto 2030 Comprehensive Plan Page 16

<sup>20</sup> International Code Council, International Property Maintenance Code 2009 Page 10

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**Nonconformities.** Those characteristics of the property, structure or use which are not permitted in the schedule of permitted uses or do not conform to the schedule of area, height, bulk and placement regulations or other provisions of this code but were legal at the time they were established.<sup>21</sup>

**Plan.** The Community Redevelopment Plan.<sup>23</sup>

**Stormwater.** The flow of water that result from a rainfall event.<sup>25</sup>

**Stormwater Facilities.** Man-made structures that are part of a stormwater management system designed to collect, convey, hold, divert, or discharge stormwater, and may include stormwater, sewer, canals, detention facilities and retention facilities.<sup>26</sup>

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<sup>21</sup> City of Palmetto Code of Ordinances, Appendix B – Zoning Code, Article III – Definitions

<sup>23</sup> City of Palmetto Ordinance Number 11-26. - Definitions.

<sup>25</sup> City of Palmetto 2030 Comprehensive Plan Page 20

<sup>26</sup> City of Palmetto 2030 Comprehensive Plan Page 20



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## GOAL

It is the Goal of these incentives to remove and/or hinder *Slum and/or Blighted Areas* through private sector *Commercial Redevelopment* in the *General Commercial* land use district (See Map in appendix A).

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## INTENT

1. To encourage a sustainable, diverse and vibrant *Commercial Use* economy.
2. To encourage all properties, especially *Nonconforming* to align with the 2030 Palmetto Comprehensive Plan.<sup>29</sup>
3. To encourage the demolition of existing non-*Historic Resource* buildings with *Deterioration and Neglect*.
4. To encourage community safety through *CPTED*.<sup>30 31</sup>
5. To promote the pretreatment of *General Commercial* district *Stormwater* reducing the intensity of pollutants entering the Manatee River and encourage onsite reuse of collected stormwater.
6. To encourage property maintenance code compliance as defined in the *Area Code Enforcement Plan (CEP)*.<sup>32</sup>
7. To increase economic sustainability of the *Area* through short-term construction and long term business creation and expanded employment opportunities.<sup>33</sup>
8. To enhance the image of the City of Palmetto and encouraging further private investment into the *Area* through the *Dissemination of Community Redevelopment* by the *Agency*.<sup>34</sup>
9. To guide the appropriate rehabilitation and preservation of designated historic structures.<sup>35</sup>
10. To promote infill development.<sup>36 37</sup>
11. To encourage new developments fronting on collector or arterial roadways.<sup>38</sup>
12. To provide internal access, an efficient system of internal circulation and street stub-outs.<sup>39</sup>
13. To connect adjacent developments and projects together.<sup>40</sup>

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<sup>27</sup> City of Palmetto 2030 Comprehensive Plan Page 34

<sup>28</sup> Florida Statute 163.345 Encouragement of Private Enterprise

<sup>29</sup> 163.360 Community redevelopment plans.(2) (a)

<sup>30</sup> Florida statute 163.345 Encouragement of private enterprise (1)

<sup>31</sup> City of Palmetto 2030 Comprehensive Plan Page 23

<sup>32</sup> Florida statute 163.345 Encouragement of private enterprise (1)

<sup>33</sup> Florida Statutes 163.335 Findings and declarations of necessity (4)

<sup>34</sup> Florida Statutes 163.370 Powers; counties and municipalities; community redevelopment agencies (2) (b)

<sup>35</sup> City of Palmetto Ordinance Number 07-930, § 2, 5-21-07

<sup>36</sup> City of Palmetto 2030 Comprehensive Plan Page 23

<sup>37</sup> City of Palmetto 2030 Comprehensive Plan Page 34

<sup>38</sup> City of Palmetto 2030 Comprehensive Plan Page 17

<sup>39</sup> City of Palmetto 2030 Comprehensive Plan Page 17

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## RULES

1. The Agency reserves the right to modify or cancel parts of or the entire General Commercial Redevelopment Incentive Plan at any time without notice. If the program is modified or eliminated, the Agency will ensure that any previously approved *Commercial Redevelopment* undergoing renovation will be completed per contract as long as the owner(s) abide by the contract.
2. All applications, eligible or not, shall be reviewed on a case by case basis by the Agency Advisory Board to determine if an application meets the Intent of the program and make a recommend to the Agency Commission. <sup>41</sup> The Agency Commission shall have final approval of all applications.
3. Funding will generally be on a first come, first served basis, with prior applications receiving priority for processing.
4. *Historic Resources* properties may receive up to an equal total General Commercial Redevelopment Incentive Plan allocation. <sup>42 43</sup>
5. Redeveloped parking located on private property will be owned by the private property owner but be available for public use.
6. Payment to the Property Owner shall be made, when the official Certificate of Occupancy or Certificate of Completion and all required documentation has been received by Agency Staff. No partial payments shall be accepted.
7. The incentive allocations provided herein are the maximum potential allocations. The allocation for any particular project shall be that amount which is approved by the Agency Board of Commissioners and finalized in a binding agreement.
8. The total incentive is calculated by multiplying the *Estimated New Construction Value* by a percentage determined by the CRA after considering the maximums allowed on the following page.

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<sup>40</sup> City of Palmetto 2030 Comprehensive Plan Page 17

<sup>41</sup> City of Palmetto Ordinance Number 09-985, § 2, 2-23-09

<sup>42</sup> City of Palmetto 2030 Comprehensive Plan 3.3

<sup>43</sup> City of Palmetto 2030 Comprehensive Plan Page 40

## INCENTIVE TABLE

INCENTIVE	PERCENTAGE	REQUIREMENTS
<b>LAND USE</b> (Maximum - .25%)	BASE .15% Plus .05% Plus .1%	City Planner Letter Palmetto Planner CRA Planner
<b>DEMOLITION</b> (Maximum - .5%)	BASE .25% Plus .05% Plus .025% Plus .025% Plus .15% Plus .05% Plus .05%	Not <i>Historic Resource</i> Palmetto contractor Palmetto electrician Palmetto plumber CRA contractor CRA electrician CRA plumber
<b>DESIGN</b> (Maximum - 3%)	BASE 1% Plus .5% Plus .5% Plus 1% Plus 1%	Letter from Building Official verifying seal of plans Palmetto designer Palmetto landscape architect CRA designer CRA landscape architect
<b>CPTED</b> (Maximum - .25%)	.25%	Plans meet CPTED criteria PPD letter
<b>STORMWATER</b> (Maximum - 7%)	BASE 5% Plus .5% Plus 1% Plus 1.5% Plus 2%	Letter from City Engineer Estimated 60% LID retention of on-site Stormwater Estimated 70% LID retention of on-site Stormwater Estimated 80% LID retention of on-site Stormwater Estimated 90% LID retention of on-site Stormwater Estimated 100% LID retention of on-site Stormwater
<b>PARKING</b> (Maximum 3%)	BASE 3%	Connection of project parking to adjacent property parking City Planner approval letter
<b>ROADWAY</b> Collector/Arterial (Maximum 1%)	BASE 1%	Project is located on a City designated collector and/or arterial roadway
<b>REDEVELOPMENT</b> (Maximum - 15%) One builder One electrician One mechanical One plumber	BASE 7% Plus 1% Plus 1% Plus 1% Plus 1% Plus 2% Plus 2% Plus 2% Plus 2%	Palmetto contractor Palmetto electrician Palmetto mechanical Palmetto plumber CRA contractor CRA electrician CRA mechanical CRA plumber
<b>TOTAL</b> (Maximum 25%)		<u>Palmetto</u> means a physical occupational license commercial address in the City. <u>CRA</u> means a physical occupational license commercial address in the CRA Area. <u>Planner</u> means an AICP certified planner, licensed architect, engineer or land surveyor.



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## **LAND USE INCENTIVE**

OBJECTIVE: This incentive may achieve Intent 2.

1. This incentive shall only be eligible when applied for in conjunction with the Redevelopment Incentive.
2. This incentive is applicable only for *Nonconforming* properties that are brought into conformity.
3. This incentive is validated by the City Planner.

## **DEMOLITION INCENTIVE**

OBJECTIVE: This incentive may achieve Intent 3, 4, 6, 7, 8 and 9.

1. The demolition incentive is not allowed for vacant parcels.
2. Full demolition of *historic resource* designated structures will not receive a demolition Incentive.
3. Partial or internal demolition of an existing structure may receive a partial incentive.

## **DESIGN INCENTIVE**

OBJECTIVE: This incentive may achieve Intent 1, 7, 8 and 9.

This Incentive is for *commercial redevelopment* using current state building codes as well as, exterior amenities such as parking and storm water management.

1. As part of this incentive, the *Agency* is granted refusal rights to the design of the *Commercial Redevelopment*.
2. This incentive may include CRA induced variances from the City of Palmetto Land Use Regulations and exemptions from the building regulations.<sup>44</sup>

## **CPTED LAND INCENTIVE**

OBJECTIVE: This incentive may achieve Intent 1 and 4.

1. The CPTED Incentive may be authorized upon receipt of an official Palmetto Police Department verification letter.

## **STORMWATER (LID) INCENTIVE**

OBJECTIVE: This incentive may achieve Goals 1 and 5.

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<sup>44</sup> 163.370 Powers; counties and municipalities; community redevelopment agencies. (2) (l)



1. The location of existing *Drainage Facilities* may affect the validity of this incentive.
2. The *Stormwater* incentive is only valid for *Commercial Redevelopment* that institutes the CRA Approved Stormwater Pretreatment Plan.
3. Any state or federal "*Stormwater credits*" created from the commercial development will become the sole property of the *Agency*.
4. The incentive recipient agrees to abide by the maintenance requirements provided b the CRA Approved Stormwater Pretreatment Plan including selection and maintenance of foliage.

### **PARKING INCENTIVE**

OBJECTIVE: This incentive may achieve Intent 1.

1. This Incentive may be authorized upon receipt of an agreement with the City of Palmetto authorizing the public use of applicant owned parking.
2. Connection of project parking to adjacent property parking

### **REDEVELOPMENT INCENTIVE**

OBJECTIVE: This incentive may achieve All Intents.

1. The redevelopment incentive shall not be used by itself and is valid only as a compliment to the other applicable incentives.