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Community Redevelopment Agency

2011-2015 Community Redevelopment Plan

Palmetto, Florida

Jeff Burton
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Historic Palmetto

PART ONE: DEFINITIONS

The following words, terms and phrases, when used in this Plan, shall have the meanings ascribed to them in this Part, except where the context clearly indicates a different meaning:

ACT means the Community Redevelopment Act, F.S. § 163.330 et seq.

AGENCY means the Community Redevelopment Agency of the City of Palmetto.

AREA means an area designated as a redevelopment area and as described and mapped on documents in the city clerk's office.

BLIGHTED AREA means an area in which there are a substantial number of deteriorated, or deteriorating structures, in which conditions, as indicated by government-maintained statistics or other studies, are leading to economic distress or endanger life or property, and in which two or more of the following factors are present:

- a. Predominance of defective or inadequate street layout, parking facilities, roadways, bridges, or public transportation facilities;
- b. Aggregate assessed values of real property in the area for ad valorem tax purposes have failed to show any appreciable increase over the 5 years prior to the finding of such conditions;
- c. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- d. Unsanitary or unsafe conditions;
- e. Deterioration of site or other improvements;
- f. Inadequate and outdated building density patterns;
- g. Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality;
- h. Tax or special assessment delinquency exceeding the fair value of the land;
- i. Residential and commercial vacancy rates higher in the area than in the remainder of the county or municipality;
- j. Incidence of crime in the area higher than in the remainder of the county or municipality;
- k. Fire and emergency medical service calls to the area proportionately higher than in the remainder of the county or municipality;
- l. A greater number of violations of the Florida Building Code in the area than the number of violations recorded in the remainder of the county or municipality;
- m. Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area; or
- n. Governmentally owned property with adverse environmental conditions caused by a public or private entity.

However, the term "blighted area" also means any area in which at least one of the factors identified in paragraphs (a) through (n) are present and all taxing authorities subject to s. 163.387(2)(a) agree, either by interlocal agreement or agreements with the agency or by resolution, that the area is blighted. Such

agreement or resolution shall only determine that the area is blighted. For purposes of qualifying for the tax credits authorized in chapter 220, "blighted area" means an area as defined in this subsection.

COMMERCIAL APARTMENT means a dwelling unit that is located within the same structure but above commercial retail, service or office use.

COMMERCIAL REDEVELOPMENT means repair and rehabilitation of commercial buildings.

COMMERCIAL USE means activities within land areas that are predominately connected with the sales, rental and distribution of products, or performance of services.

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, including, but not limited to, community mobilization, neighborhood block watch, citizen patrol, citizen contact patrol, foot patrol, neighborhood storefront police stations, field interrogation, or intensified motorized patrol.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) is 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.

DEVELOPMENT means 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. For the purposes of this document, redevelopment shall also be included in this definition.

DISSEMINATE means to scatter or spread widely, as though sowing seed; promulgate extensively; broadcast; disperse.

DRAINAGE FACILITIES means 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.

FUND means the community redevelopment trust fund.

GOAL means the long-term end toward which programs or activities are ultimately directed.

GOVERNING BODY means the Palmetto City Commission.

HISTORIC RESOURCES means all areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by Palmetto as historically, architecturally, or archaeologically significant.

INFILL means 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.

INFRASTRUCTURE means those man-made structures that serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; educational facilities; libraries; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways.

LEVEL OF SERVICE (LOS) means an indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility.

MIXED OR MULTIPLE USE means 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.

MULTIMODAL means the use of multiple modes of transport. In the case of this plan, it refers to pedestrian and bicycle modes of transport.

NONCONFORMITIES means 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 but were legal at the time they were established.

OBJECTIVE means a specific, measurable, intermediate end that is achievable and marks progress toward a goal.

PLAN means this community redevelopment plan.

POLICY means the way in which programs and activities are conducted to achieve an identified goal.

REDEVELOPMENT means 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 includes 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.

SERVICES means the programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational,

health care, social, and other programs necessary to support the programs, public facilities, and infrastructure set out in this plan or required by local, state or federal law.

SMALL TOWN ATMOSPHERE is defined as a compact portion of the Downtown area, characterized by tree-lined streets, on-street parking, parks, and open space, wide sidewalks, unified benches, trash receptacles, and the like. "Small Town Atmosphere" may also apply to 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.

SLUM AREA means an area having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or nonresidential, which are impaired by reason of dilapidation, deterioration, age, or obsolescence, and exhibiting one or more of the following factors:

- a. Inadequate provision for ventilation, light, air, sanitation, or open spaces;
- b. High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code; or
- c. The existence of conditions that endanger life or property by fire or other causes.

STORMWATER means the flow of water those results from a rainfall event.

STORMWATER FACILITIES means 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.

TAX INCREMENT FINANCING (TIF) - A funding mechanism for redevelopment which captures the incremental increase in property tax revenues resulting from redevelopment and uses it to pay for public improvements needed to support and encourage new development.

PART TWO: BACKGROUND

I. AUTHORITY TO UNDERTAKE COMMUNITY REDEVELOPMENT

This document has been prepared under the direction of the City of Palmetto Community Redevelopment Agency (*Agency*) in accordance with the Community Redevelopment Act of 1969, F.S. 163, Part III (*Act*). In recognition of the need to prevent and eliminate slum and blighted conditions within the community (*Area*), the *Act* confers upon The Palmetto City Commission (*Governing Body*) the authority and powers to carry out *Community Redevelopment*.

II. CREATION OF THE COMMUNITY REDEVELOPMENT AGENCY

The *Governing Body* has previously hereby made a "finding of necessity" as required by the *Act* and found that there was a need for an *Agency* to function in the *Area* to carry out *Community Redevelopment* purposes, the *Governing Body* created a public body corporate and politic to be known as a "Community Redevelopment Agency." The *Agency* was constituted as a public instrumentality, and the exercise by the *Agency* of the powers conferred by the *Act* was deemed and held to be the performance of an essential public function. The *Governing Body* reaffirms such findings of necessity and finding of a need for the *Agency* as provided herein.

Origin of the Palmetto Community Redevelopment Agency

The *Governing Body* established the *Agency* on November 4th, 1985, with the adoption of Ordinance 259. The organizational structure of the *Agency* was also established at that time.

Palmetto City Commission as the Palmetto Community Redevelopment Agency Governing Body
Pursuant to F.S. § 163.357, and Resolution 09-09, the city commission serves as the *Governing Body* of the *Agency*. The mayor is a non-voting member of the *Agency* but presides over the meetings.

Governance of the Palmetto Community Redevelopment Agency

The *Agency* shall be governed by and shall act in conformity with the provisions of general law and this division, as either shall be amended from time to time. The *Agency* may adopt rules and procedures as it may deem appropriate from time to time. The Director of the *Agency* shall coordinate with the mayor regarding the agenda for meetings of the *Agency*. The City Clerk shall serve as secretary to the *Agency* and shall be responsible for keeping the records of the board's actions, providing necessary background material, keeping a record of attendance, keeping a record of all official actions of the *Agency* board of commissioners, including the vote of the members on each question requiring a vote, or if absent or abstaining from voting, indicating such fact.

The *Agency* shall have all of the powers enumerated to community redevelopment agencies under general law.

Budget of the Palmetto Community Redevelopment Agency

The fiscal year for the *Agency* shall be from the first day of October through the last day of September, each year. On or before October 1, the *Agency* shall adopt a line-item budget for the upcoming fiscal

year. The annual budget may be amended at any time by resolution of the *Agency* board of commissioners.

The Palmetto Community Redevelopment Agency Trust Fund

The Community redevelopment trust fund has been established and created, in accordance with the provisions of the *Act*, the *Fund* shall be utilized and expended for the purposes of and in accordance with the *Plan*, including any amendments or modifications thereto approved by the *Governing Body* including any *Community Redevelopment*, as that term is defined in F.S. § 163.340, under the *Plan*. The *Agency* Board of Commissioners 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*.

The *Fund* shall be established and maintained as a separate trust fund by the city pursuant to the *Act* and this division, and other directives of the board of commissioners of the *Agency* as may from time to time be adopted, whereby the *Fund* may be promptly and effectively administered and utilized by the agency expeditiously and without undue delay for its statutory purpose, pursuant to the *Plan*.

The moneys to be allocated to and deposited into the *Fund* shall be used to finance *Community Redevelopment* within the *Area*. Such moneys shall be appropriated by resolution of the *Agency*. The *Agency* shall utilize the funds and revenues paid into and earned by the *Fund* for *Community Redevelopment* purposes as provided in the *Plan* and as provided by law. The *Fund* shall exist for the duration of the *Community Redevelopment* undertaken by the *Agency* pursuant to the *Plan* and to the extent permitted by the *Act*. Moneys shall be held in the *Fund* by the City for and on behalf of the *Agency*, and disbursed from the *Fund* as provided by the *Act*, this article or resolution of the *Agency*.

Palmetto Community Redevelopment Agency Tax Increment Funding

There shall be paid into the *fund* each year by each of the taxing authorities, as that term is defined in F.S. section 163.340, levying ad valorem taxes within the *Area*, a sum equal to ninety-five (95) percent of the incremental increase in ad valorem taxes levied each year by that taxing authority, as calculated in accordance with section 11-67 and the act, based on the base tax year established in section 11-66. Such annual sum shall be referred to as the tax increment.

The most recently approved tax roll prior to the effective date of the ordinance which originally placed the property in the *Area*, from which this division is derived used in connection with the taxation of real property in the *Area* shall be the interim ad valorem tax roll of the county, reflecting valuation of real property for purposes of ad valorem taxation as of January 1, 1985. This shall be called the "base year value." All deposits into the fund shall be in the amount of tax increment calculated as provided in section 11-67, Palmetto Code of Ordinances based upon increases in valuation of taxable real property from the base year value.

The tax increment shall be determined and appropriated annually by each taxing authority, and shall be an amount equal to ninety-five (95) percent of the difference between:

- a) That amount of ad valorem taxes levied each year by all taxing authorities, exclusive of any amount of debt service millage, on taxable real property located within the geographic boundaries of the *Area*; and
- b) That amount of ad valorem taxes which would have been produced by the rate upon which the tax is levied each year by or for all taxing authorities, exclusive of any debt service millage, upon the total of the assessed value of the taxable real property in the *Area*, on such other larger amount permitted by law, as shown upon the assessment roll used in connection with the taxation of such property by all taxing authorities, prior to the effective date of the ordinance from which this division derives.

All taxing authorities will annually appropriate to and cause to be deposited in the fund the tax increment determined pursuant to the *Act* and section 11-67, Palmetto Code of Ordinances at the beginning of each fiscal year as provided in the *Act*. The obligation of each taxing authority to annually appropriate the tax increment for deposit in the fund shall commence immediately upon the effective date of the ordinance from which this division derives and continue until all loans, advances and indebtedness, if any and interest thereon, incurred by the *Agency* as a result of *Community Redevelopment* in the area have been paid to the extent permitted by the *Act*.

Origin of Palmetto Community Redevelopment Agency Advisory Board

In 2009, the community redevelopment advisory board was hereby established by the *Governing Body* and consists of five (5) members.

The community redevelopment advisory board serves in an advisory capacity as provided by city ordinances.

III. POWERS OF THE COMMUNITY REDEVELOPMENT AGENCY

As authorized by the *Act*, a variety of powers are available to the *Agency* to carry out *Community Redevelopment*. According to the *Governing Body*, the *Agency* has been delegated all of the powers enumerated to community redevelopment agencies under general law.

IV. THE COMMUNITY REDEVELOPMENT AREA

Pursuant to the *Act*, the *Area* must be a *Slum Area*, a *Blighted Area*, or an area in which there is a shortage of housing that is affordable to residents of low or moderate income, including the elderly. According to the *Governing Body*, the area of operation of the *Agency* shall be the redevelopment area as described in exhibit A and the shaded portion of the map depicted on exhibit B, both of which shall be on file in the City Clerk's office.

The area of the city of Palmetto is approximately 3,528 acres. The *Area*, with the expansion of this plan is approximately 1,050 acres and generally consists of the older central core of the city which had become deteriorated due to age, obsolescence, and the lack of investment. The *Area* is approximately 29.76% of the City. While parts of the *Area* have been revitalized as a result of *Community Redevelopment* efforts over the years, many parts of the *Area* still suffer from *Slum Areas* and *Blight*

Areas. Unfortunately, a deteriorating area is self propagating, and as conditions worsen, residents and private businesses become less willing to put financial resources into the *Area*. It is this cycle which severely limits the ability of private enterprise to stop the spread of slum and blight without public assistance. TABLE 1: CRA ACREAGE BY CHRONOLOGY identifies the established *Area* through the past actions of the *Governing Body* (All acreage is approximate).

Palmetto Community Redevelopment Agency TABLE 1: CRA ACREAGE BY CHRONOLOGY			
AREA DESIGNATION	ACREAGE	CITY	CRA
City of Palmetto	3528	--	--
AREA A	537.253	15.00%	51.00%
AREA B	45.33	1.28%	4.00%
AREA C	19.935	0.57%	2.00%
AREA D	447.455	12.68%	43.00%
AREA E	X	X	X
Total CRA	X	X	X

- 1) A "Finding of Necessity" for the initial 537.253 acre *Area*, designated as AREA A, was adopted by City Ordinance No. 259 on November 4th, 1985.
- 2) A "Finding of Necessity" for an additional 45.33 acres, designated as AREA B, was adopted by City Ordinance No. 323 on August 17th, 1987.
- 3) A "Finding of Necessity" for an additional 19.935 acres, designated as AREA C, was adopted by City Ordinance No. 330 on February 25th, 1988.
- 4) A "Finding of Necessity" for an additional 447.455 acres, designated as AREA D, was adopted by City Ordinance No. 555 on March 19th, 1996.
- 5) A "Finding of Necessity" for an additional X acres, designated as AREA E, was adopted by City Ordinance No. X on August XX, 2011.

The overall boundaries of the *Area* are shown graphically in MAP#1: BOUNDARIES AND CHRONOLGY OF THE GEOGRAPHIC CRA and by legal description in APPENDIX A: LEGAL DESCRIPTION. A copy of each "Finding of Necessity" is found in APPENDIX B: FINDINGS OF NECESSITY.

V. THE COMMUNITY REDEVELOPMENT PLAN

All *Community Redevelopment* activities expressly authorized by the *Act* and funded by tax increment financing must be in accordance with the *Plan* which has been approved by the *Governing Body*. Like the City's Comprehensive Plan, the *Plan* is an evolving document which must be evaluated and amended on

a regular basis in order to accurately reflect changing conditions and community objectives. All *Community Redevelopment* activities financed by tax increment revenues shall be completed no later than thirty (30) years following the adoption of this *Plan*.

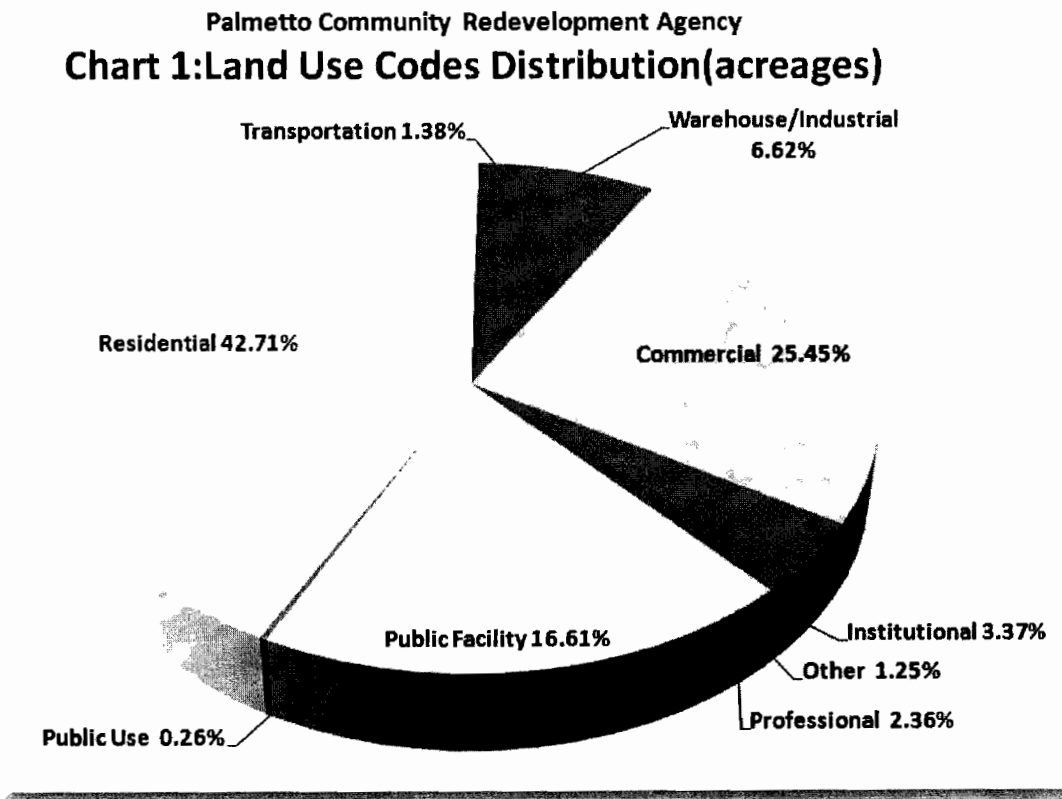
MAP 1: GEOGRAPHIC CRA BOUNDARIES, STREET LAYOUT AND CHRONOLOGY

PART THREE: EXISTING CONDITIONS

I. GENERAL DESCRIPTION OF THE COMMUNITY REDEVELOPMENT AREA

Existing Land Use

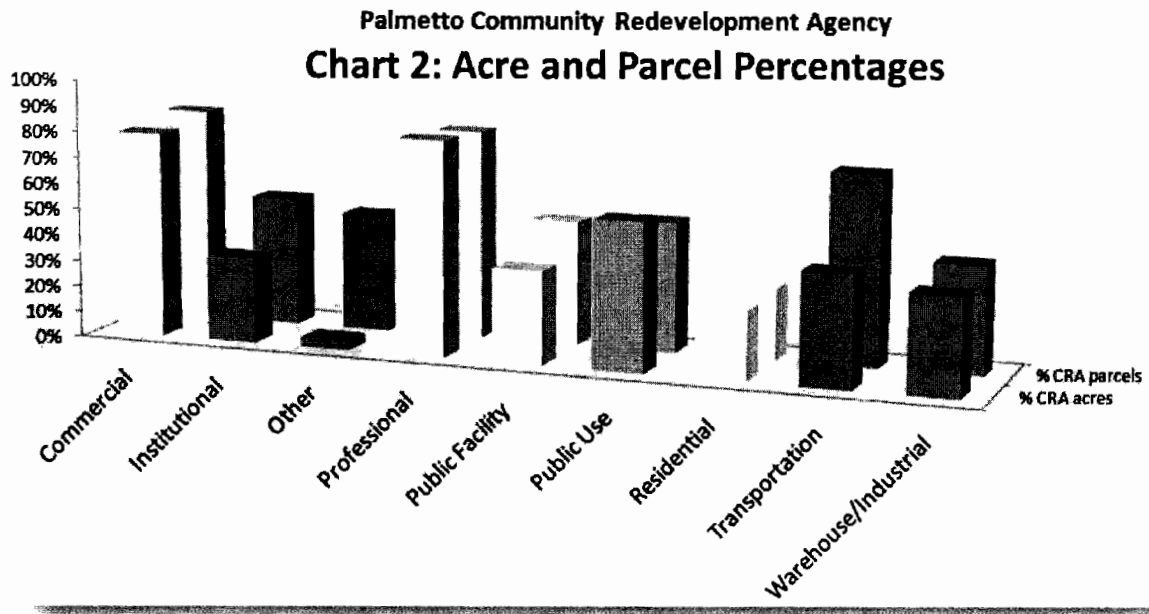
Existing land uses in the *Area* follow patterns of historical development activity, and the requirements of existing and past zoning districts. There are approximately 1,050 acres of land within the *Area*, including public rights-of-way. In order to visualize land usage in the *Area*, the *Agency*, with the assistance of the City's planner regrouped the Florida Department of Revenue (DOR) Land Use Codes (LUC) into 9 groups. A table is provided in APPENDIX C: LAND USE GROUPING TABLE that identifies the DOR LUC's used in the *Area* and their group assignments.



This chart lists the groups and the percentage of the *Area* acreage that they occupy. For instance, the Residential land use group makes up 42.71% percent of the aggregate CRA acreage, while Commercial land use group occupies 25.45%. A more in-depth geospatial analysis of each land use group follows in this Part.

This chart defines the distribution of the land use code groups. This table quantifies the count of each land use code group by number and not by occupation of acreage. CHART 2 identifies The Professional

group with the largest count and Commercial use is significantly close, this is most likely due to the difference in densities between the two groups.

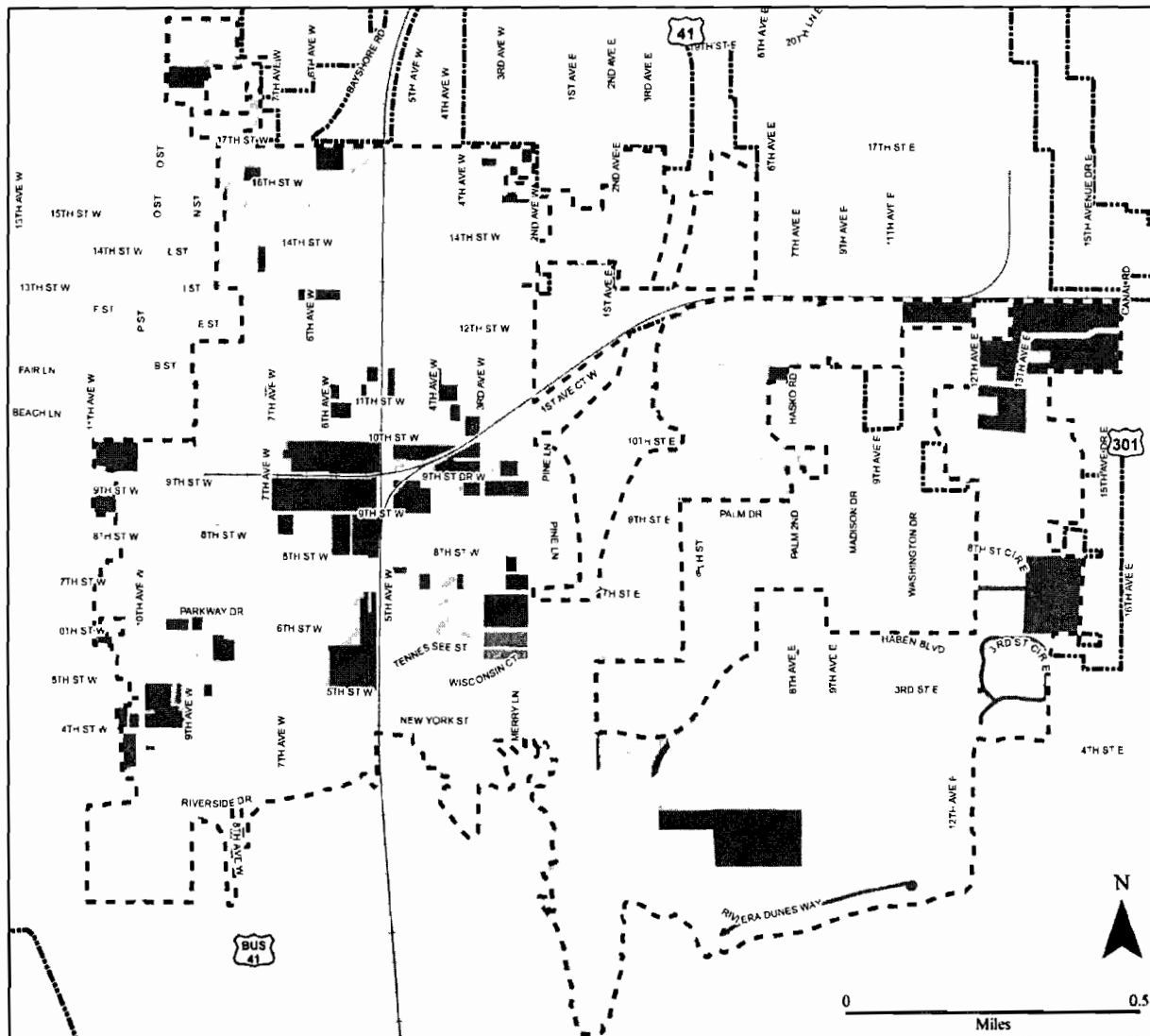


Geographic Aggregate Analysis

The grouped generalized pattern of existing land use is geographically depicted in MAP 2: PALMETTO CRA GENERALIZED GROUPED LAND USE MAP. In review of this map the following inferences can be made:

- 1) The existing uses of commercial, institutional, public and residential are variable across the face of the *Area*; there are numerous clusters of these uses spread in all geographic directions.
- 2) The existing uses of industrial, other, and vacant/unusable have distinct patterns. For instance, industrial clusters are located in three distinct and definable areas; as is the vacant/unusable use. The "other" can only be found west of US 41.
- 3) From the existing visual inferences, it appears that the land use development of the *Area* occurred in a planned manner (clusters of similar land uses located in the planned land use designation). Most of the past individual land use decisions were based on a variety of factors including economics, geographic need, politics and simple randomness. Geospatially, there is a positive autocorrelation (feature similarity) of land uses in the *Area*. The Moran's Index (Moran's I) measurement for the area is .1466 with a probability value (p-value) of 0. This indicates that there is a weak, but positive clustering of similar LUCs in the *Area* with no probability in the assumption that a pattern exists.

Map #2: Palmetto CRA Generalized Group Land Use



Land Use Classes

- COMMERCIAL
- INSTITUTIONAL
- OTHER
- PROFESSIONAL
- PUBLIC FACILITY
- PUBLIC USE
- RESIDENTIAL
- TRANSPORTATION
- WAREHOUSE/INDUSTRIAL

- Palmetto city limits
- CRA boundary
- Streets
- Railroads
- Parcels
- Hydrology



Community Redevelopment Agency
GIS Staff
City of Palmetto, FL

This map was developed by the GIS Staff at the Palmetto CRA. It is provided for general reference and is not warranted in any way. Errors from non-conformance of features from different sources may exist. The City of Palmetto, FL, the CRA and its employees shall be held harmless for any inappropriate or unintended use of this information. 6-2010

From this aggregated view of the existing area, each LUC may be stratified and chronologized for a more focused analysis. From the analysis of each, the Old Main Street and original Riverside Dock area was the oldest nucleus of development for Commercial, Institutional, and Residential.

II. LAND USE DESCRIPTION OF THE COMMUNITY REDEVELOPMENT AREA

Geographic Commercial Analysis

Commercial land use accounts for 25.46% of the *Area* by acreage and 13.50% by parcel count. According to MAP 3: PALMETTO CRA COMMERCIAL LAND USE CHRONOLOGY in APPENDIX D: CHRONOLOGICALLY STRATIFIED LAND USE MAPS OF THE CRA, The Old Main Street and Original Riverside Dock Area was the nucleus for the oldest (1880 to 1990) scattering of Commercial development. The data relates that this trend slowly spread out until the CSX railroad tracks were established. This cheaper form of transportation drew heavy commercial development to the east, while the lighter commercial remained in the historic downtown and by the water (1951 to 1960). The newest Commercial (2001 to Present) tends to gravitate toward certain vehicular transportation corridors such as 8th Avenue West (US Business 41), 10th Avenue West (Old Main Street), 10th Street West (Hwy 301), and US 41. In addition to visual analysis of MAP 3, a development-over-time chart analysis yields interesting results. Generally, the peaks in commercial development within the CRA follow national economic trends. There was a consistent economic trend of growth and decline that peaked in the 1920's, 1950's, 1980's and mid 2000's and bottomed in the 1930's, 1970's, 1990's and late 2000's. The overall number of parcels developed fell while the acres developed rose. This is due to the opening of a Wal-Mart on 508 10th Street East. The Wal-Mart occupies 31.005 acres on a single parcel. This explains the sharp climb in acres developed while the number of total parcels developed fell.

Institutional Analysis

Institutional land use accounts for 3.37% of the *Area* by acreage and 3.12% by parcel count. As displayed in MAP 4: PALMETTO CRA INSTITUTIONAL LAND USE CHRONOLOGY in APPENDIX D: CHRONOLOGICALLY STRATIFIED LAND USE MAPS OF THE CRA and according to spatial autocorrelation analysis (Moran's I) and visual interpretation of mapped features Institutional lands does not fit the requirements for a definite pattern of geographic development. Although, when the Institutional development is displayed using the development-over-time chart the previously identified pattern of boom-bust times is evident. The Institutional development has a spike similar to the commercial development spike of the 2000's. This is due to the building of Manatee School of the Arts at 700 Haben Boulevard. The school is built onto a single parcel and occupies 8.314 acres thus spiking the total institutional acres built and only increasing the total parcels developed by one. The boom-bust pattern corresponds to the general national economic trends and the pattern of development within Palmetto as a whole.

Other Analysis (NEED DEFINITION OF OTHER)

Other land use accounts for 1.25% of the *Area* by acreage and 1.34% by parcel count. As displayed in MAP 5: PALMETTO CRA OTHER LAND USE CHRONOLOGY in APPENDIX D: CHRONOLOGICALLY STRATIFIED LAND USE MAPS OF THE CRA and according to spatial autocorrelation analysis (Moran's I) and visual interpretation of mapped features, Other lands do not fit the requirements for a definite

pattern of geographic development. Furthermore the sparse count (9) and acreage (4.838) of Other features does not represent a viable statistical sample from which to draw logical inferences. It is of note that when viewing the development-over-time chart of Other lands, the development pattern does not follow the boom-bust pattern displayed by the general economic trend of Palmetto. For instance, there is no Other development from 1981 forward, a time when the majority of Palmetto is experiencing substantial growth. In addition, the maximum value of three parcels developed in a decade and several decades with zero Other development creates a chart with substantial and visually misleading peaks and valleys.

Professional Analysis

Professional land use accounts for 2.33% of the *Area* by acreage and 2.36% by parcel count. As displayed in MAP 6: PALMETTO CRA PROFESSIONAL LAND USE CHRONOLOGY in APPENDIX D: CHRONOLOGICALLY STRATIFIED LAND USE MAPS OF THE CRA, using spatial autocorrelation analysis (Moran's I) and visual interpretations of mapped features Professional lands do not fit the requirements for a definite pattern of geographic development. Although, when Professional development is displayed using the development-over-time chart the previously identified pattern of boom-bust times is evident. Contrary to our previous chart analysis once the Professional development enters the 1971 decade forward it deviates from the preceding development pattern of bust in the 1970's, boom in the 1980's and boom in the 2000's to present. Professional development booms during decades when other development busts and vice versa. There are several factors which could contribute to this subsidence of development. The most likely explanation for the inverse Professional development trend is that the development is random in terms of civic planning and geographic location. A second likely explanation for the abnormal development trend is the lack of viable sample size. Finally, Professional development is primarily comprised of one or two story office buildings and it stands to reason that during difficult economic times professional companies and/or individuals would aggregate together in a single building in order to reduce operating costs. This would correspond to the increase in development of professional parcels during the otherwise bleak economic decade of the 1970's and the lack thereof in the boom times of the 1990's. The previous explanations are purely hypothetical and would require additional research which is outside the scope of this project to prove or disprove.

Public Facility Analysis

Public facilities accounts for 16.61% of the *Area* by acreage and 4.20% by parcel count. According to MAP 7: PALMETTO CRA PUBLIC FACILITY LAND USE CHRONOLOGY in APPENDIX D: CHRONOLOGICALLY STRATIFIED LAND USE MAPS OF THE CRA, The Old Main Street and Original Riverside Dock Area was the nucleus for the oldest (1880 to 1900) Public Facilities. The progress of Public Facility development follows a trend of larger acre availability. This results in the Public Facility development being on the outer reaches of the CRA and the city (1951 to 1960) away from the more dense residential and commercial areas. The most recent Public Facility development has followed the previous time period's development path relying on larger acre areas to the outer areas of the CRA and city (2001 to Present). The development-over-time chart for Public Facility displays the relatively low number of parcels in contrast to the high acreage being developed. This is primarily due to this development categories'

composition of publicly owned land and utility owned land. For instance, the spike in acres developed in the 1951 - 1960 decade was due primarily to the opening of Lincoln Middle School at 305 17th Street East in 1960. Lincoln Middle School is comprised of one parcel totaling 15.48 acres. The next spike in 1985 is the building of a Florida Power and Light substation at 1253 12th Avenue East which is one parcel and 10.38 acres. The most recent spike in Public Facility development comes with the establishment of Lincoln Community Park, 501 17th Street East, which is a single parcel of 17.37 acres.

Public Use Analysis

Public Use development is sparse within the *Area*. There are four Public Use parcels within Palmetto and two of those are in the CRA. These two parcels total 8.22 acres and have no 'Year built' data. They are located south of 7th Street West, west of US 41, north of Wisconsin Court and east of 3rd Avenue West adjacent to the Palmetto Estuary Preserve. The two parcels are owned by the Florida Audubon Society and are reserved as important bird habitat areas. No map has been created to accompany this land Use category due to the lack of 'Year built' data and the low quantity of features.

Residential Analysis

Overall, the single largest land use within the *Area* is residential, which accounts for 42.72% by acre of the area and 71.66% by parcel. According to MAP 9: PALMETTO CRA RESIDENTIAL LAND USE CHRONOLOGY, The Old Main Street and Original Riverside Dock Area is the nucleus for the oldest (1880 to 1900) Residential development. In 1934, the railroad arrived in Palmetto and ushered in a second age of expansion. This expansion is evident in the residential development following the railroad tracks from the riverfront north toward the outlying areas of town (1951 to 1960). The next major spike in residential development came with the construction of the Jet Mobile Home & Travel Trailer Park, 506 5th Avenue West, at various times throughout the decade, the Oakridge Apartments, 523 13th Street West, in 1967 and the Overpass Apartments, 1001 1st Court West, in 1970. These developments total 125 parcels and approximately 155.581 acres. The development of the former dolomite processing plant into the Riviera Dunes residential development, 202 parcels and approximately 33.818 acres, accounts for the majority of the most recent residential development within the *Area* (2001 to Present) and represents the most recent parcel count spike in the development-over-time chart.

Transportation Analysis

Transportation development is sparse within the *Area*. There are eight Transportation parcels which account for 1.38% of the *Area* by acreage and 0.51% by parcel count. These eight parcels total 11.1 acres. This figure is misleading due to 9.0 acres being a three parcel aquatic portion of a marina with no 'Year built' data. Four parcels being accidental creations in the cadastral fabric with a total of 0.00034 acres. The remaining marina parcel has a 'Year built' date of 2002. The four parcels are located south of Haben Boulevard and east of US 41 in the Riviera Dunes development. No map has been created to accompany this land Use category due to the lack of 'Year built' data and the low quantity of features which does not constitute a viable statistical sample.

Warehouse/Industrial Analysis

Warehouse/Industrial land use accounts for 6.62% of the *Area* by acreage and 3.18% by parcel count. According to MAP 10: PALMETTO CRA WAREHOUSE/INDUSTRIAL LAND USE CHRONOLOGY in APPENDIX D: CHRONOLOGICALLY STRATIFIED LAND USE MAPS OF THE CRA, Warehouse/Industrial development is clustered in distinct areas within the CRA. The clusters begin in the waterfront area in the 1930's and 1940's. While there is a slight increase in Warehouse/Industrial development in the 1951 to 1960 period the majority of the Warehouse/Industrial development occurred during the span of 1981 to 2000. This twenty year span saw the development of 16 parcels during 1981 to 1990 and 12 parcels during 1991 to 2000. This development accounts for 62.2 % of all Warehouse/Industrial development in the *Area*. During this time the Warehouse/Industrial development clustered on the four corners of the train tracks intersection framed by 7th Avenue West in the west, 9th Street West in the south, 3rd Avenue West in the east and 10th Street West in the north. The most recent Warehouse/Industrial development (2001 - Present) is in the northeastern part of the *Area* and is bounded by Canal Road on the east, the train tracks on the north, 12th Avenue East in the west and US 301/10th Street East in the south. The development-over-time chart reinforces the spatial and visual analysis of the Warehouse/Industrial Land Use Chronology map displaying the near continuous development beginning in the 1960's and lasting through the 1990's.

Existing Traffic Circulation

Overall, the street system within the Redevelopment Area can be summarized as a symmetrical grid. The local streets define a system of rectangular shaped blocks with the longer block dimension oriented to the north and south. Most roads vary in width from 18 to 24 feet and have rights-of-ways 50 feet or less.

Major north/south arterial roadways include 10th Avenue (Old Main Street), US 41 Business (8th Avenue), and US 41. 10th Avenue is presently two (2) lanes along its entire length with turn lanes at selected points. The primary east-west routes are 10th Street/U.S. 301, 7th Street and 17th Street (Northern most City and CRA boundary). The highest traffic volume exists on the north-south routes, which provide access to the local commercial centers and the central business district and are used for through-trips. The east-west routes are residential, commercial and industrial access and circulatory routes. Additionally, the east-west roads serve as connector routes to US 41 and US 41 Business.

The currently approved City of Palmetto Comprehensive Plan describes the transportation level of service as "stable flow condition where there are some intersection delays and intravehicle conflicts at mid-block." (Adopted Evaluation & Appraisal Report September, 2007, Section II.4.2.a)

Downtown Parking

At the time of this publication, a detailed parking study has not been performed in the downtown area.

III. GENERAL HOUSING CONDITIONS

The approximate number of dwellings within the Palmetto Community Redevelopment Area in 2010 is 2,363. This approximation was generated by first identifying parcels classified as "Residential" by the

Palmetto city planner. Then the number of dwellings within the residential parcels was determined using the Special Address file which gives a spatial designation to every address within Manatee County. The latest Special Address file, created in Q3 2009 is updated quarterly by the Manatee County Information Systems Department and functions as the primary method of address locating in the dispatching of 911 calls.”

The approximate residential population within the CRA can be calculated as follows; there are approximately 2,363 dwellings and the average household size according to the 2000 Census is 2.57 people per household therefore the estimated number of residents living within the CRA is 2,363 multiplied by 2.57 which equals 6,072.91 or 6,073 residents.

IV. GEOGRAPHIC DISTRICTS

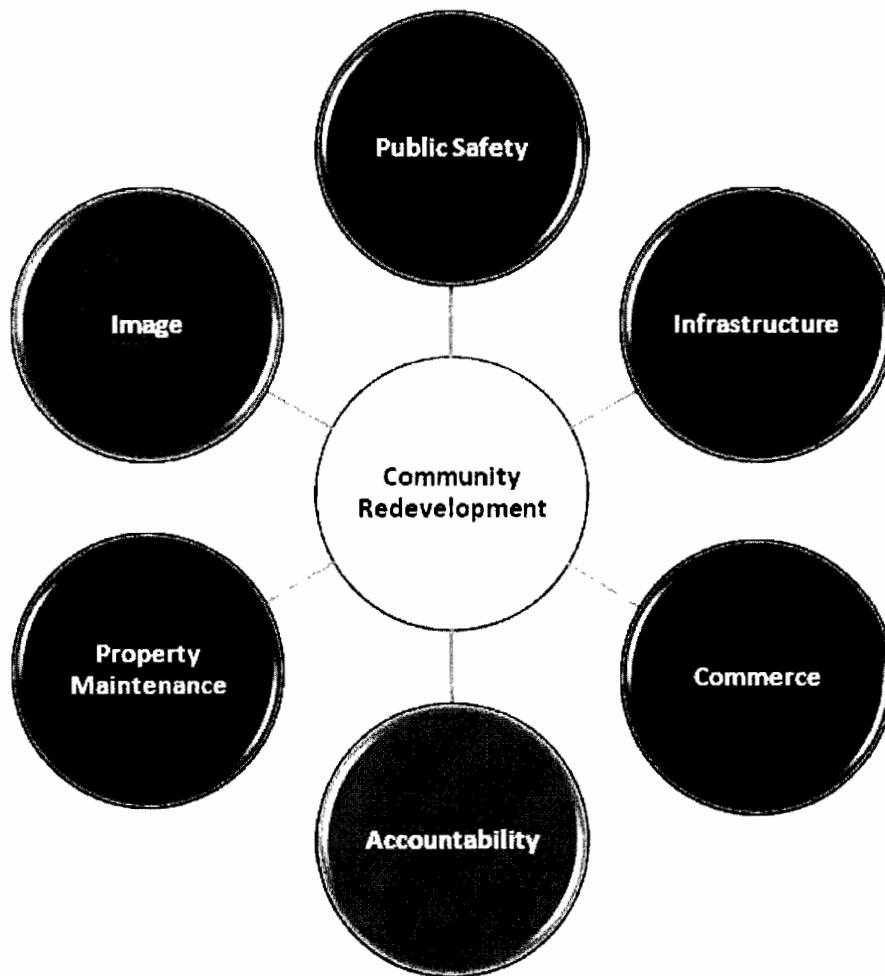
Within the *Area*, there are considerable variations in the degree of deterioration, land use patterns and existing socioeconomic conditions. In order to develop an effective plan which is cognizant of these variations, the CRA is divided into nine distinct geographic districts based on Future Land Use (FLU) designations from the current Palmetto Comprehensive Plan. (See MAP 2: CRA Future Land Use Designations) Creating FLU districts draws the *Plan* into alignment to the Palmetto Comprehensive Plan . Each district may require a different redevelopment strategy. With this alignment, *Agency* resources may incentivize private investment activities that encourage compliance to the policies of comprehensive plan. In addition to addressing underlying problems and capitalizing on area opportunities, associated redevelopment strategies focus on maintaining and enhancing major assets which provide positive contributions to the *Community Redevelopment* effort. Physical features, (e.g. landmarks, barriers, activity centers, etc.), within each district are also considered, since they have a significant influence upon specific urban design decisions which may impact overall *Community Redevelopment* strategy. The districts are designated as follows:

Palmetto Community Redevelopment Agency TABLE 2: CRA LAND USE DISTRICTS	
DISTRICT	DESCRIPTION
DCOM	Downtown commercial core
GCOM	General commercial
HCOMIND	Heavy commercial industry
PC	Planned community development
PF	Public facility
PU	Public use
RES-6	Residential use (6 units per acre)
RES-10	Residential use (10 units per acre)
RES-14	Residential use (14 units per acre)

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 programs and projects.



II. GENERAL ANALYSIS OF THE CRA AREA

ACCOUNTABILITY

INTENT:

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. 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:

1. ACCOUNTABILITY, in general, creates a sense of trust with private sector investors and potential developers.
2. Managerial ACCOUNTABILITY permeates into the actions of its staff and leadership, promoting levels of trust, ethics, performance and professionalism.
3. ACCOUNTABILITY, in general, enhances the overall marketability of the CRA and City.
4. Financial ACCOUNTABILITY promotes higher efficiencies which equates into increased spending value, quality and timeliness for all CRA projects and services.
5. Data ACCOUNTABILITY encourages strategic management decisions and justification of CRA spending and product.

GOAL:

To maximize the efficient elimination and/or reduction of *Slum* and *Blighted Areas* in the *Area*, the *Agency* shall strive for fiscal, legal and ethical accountability to its local and state mandates.

POLICY:

The *Agency* shall conform to general law and its specific mandates.

TASKS:

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

TASK 2) The *Plan* and future amendments shall be reviewed by the City Planner for compliance with the current 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) The *Agency* shall hold annual training for the Board of Commissioners, Advisory Board and staff.

PROPERTY MAINTANENCE

INTENT:

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. Property Maintenance is important to the community as:

1. PROPERTY MAINTENANCE invites public (grants), commercial and residential outside private investment into the *Area*.
2. PROPERTY MAINTENANCE provides a crucial selling point for CRA marketing and the image of the *Agency* and City of Palmetto.
3. PROPERTY MAINTENANCE has a distinct relationship to law enforcement and the reduction of crime. Maintained property, whether public, commercial or residential, is a cornerstone 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.
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.
5. PROPERTY MAINTENANCE of parks and other publicly owned enhances the community and sets the standard for both residential and commercial property owners.
6. PROPERTY MAINTENANCE throughout neighborhoods promotes a healthier tax base and reduce municipal spending on police, emergency and fire services usually related to slum and blighted areas.

GOAL:

The *Agency* shall engage its resources to improve the *Area's* minimum level of property maintenance through increased private and public activities, thus producing the elimination and/or reduction of *Slum* and *Blighted Areas*.

POLICY:

POLICY 1) The *Agency* may plan and fund enhanced code compliance within the *Area* at appropriate levels to reduce slum and blight conditions and to prevent additional slum and blight conditions from occurring.

POLICY 2) The *Agency* shall encourage the City to target concentrated code compliance efforts to areas having concentrations of substandard housing and (the City) to maintain regular compliance activities, especially of relatively older housing or rental housing in the *Area*.

POLICY 3) The *Agency* shall continue to encourage compliance to standards that facilitate the preservation of sound neighborhoods that are conducive to reinvestment by residents, infill developers, and financial institutions.

TASKS:

TASK 1: Develop a Code Compliance Plan (CCP) that includes:

- 1) Five year line item budget of estimated expenses and estimated performance benchmarks.
- 2) Include a *Governing Body* established City wide standard and indicators (benchmarks) for code compliance in terms of City wide standards.
- 3) A code compliance map shall be developed of all properties in the *Area* and maintained annually in terms of approved City wide standards.
- 4) An annual report of the *Area* code compliance in terms of City wide standards shall be provided to the *Agency* Advisory Board, *Agency* Board of Commissioners (if requested) and the City Code Enforcement Board.

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

- 1) The plan shall include a *systematic* timelines for public, commercial and residential property demolition processes.
- 2) All fines and forfeitures from this plan will be reimbursed to the *Agency*.
- 3) The plan shall include a map and five year timeline of potential derelict structures and amenities.
- 4) The plan shall provide a five year line item budget estimation.
- 5) An annual report of the *Area* demolitions shall be provided to the *Agency* Advisory Board, *Agency* Board of Commissioners 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.

IMAGE

INTENT:

The *Agency/ City* image should be vibrant and successful. There is an image that the *Agency/ City* projects 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 that includes that:

1. The IMAGE of well maintained and moderate to affordable housing communicates a healthy and inviting community.
2. The IMAGE of well designed and maintained pedestrian friendly commercial and residential streets.
3. The IMAGE of a vibrant city commercial core with a growing tax base promotes private sector investment.
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.
5. IMAGE creation and promotion is an allowable CRA activity under Florida law.
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.

GOAL:

For the purpose of *Dissemination* through the elimination and/or reduction of *Slum* and *Blighted Areas* in the *Area*, the *Agency* creates an image of "Palmetto" that promotes a safe, vibrant, diverse, quaint, developing and redeveloping community.

POLICY 1) The *Agency* may implement and disseminate an Image Plan (IP) that positively reflects and *Disseminates* its programs and services, through a variety of mediums and programs.

POLICY 2) The *Agency* may fund the promotion of the sound opportunities of redevelopment or rehabilitation of commercial and residential opportunities to the private sector.

TASKS:

TASK 1) Develop an *Image* Plan (IP) approved by the *Agency* Board that includes:

1. A Five year budget of estimated expenses.
2. Include *Agency* sponsorships and promotions, programs and services.
3. Inclusive of *Agency* internet presence.
4. A reporting schedule.

PUBLIC SAFETY

INTENT:

Slum and blight are a growing menace, injurious to public safety. 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. 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. Community Policing may be further conceptualized that:

1. COMMUNITY POLICING creates public safety, which encourages both commercial and residential private investment.
2. COMMUNITY POLICING is a preventative action and with the reduction of crime there should be a reduction in the annual tax burden.
3. COMMUNITY POLICING enhances the overall marketability of the *Agency/ City*.
4. The COMMUNITY POLICING (CPTED) strategies encourage the upkeep of commercial and residential buildings, land, parking areas and streets and pedestrian thoroughfares.
5. COMMUNITY POLICING creation and promotion is an allowable *Agency* activity under the *Act*.
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.
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.
8. The involvement of COMMUNITY POLICING CPTED strategies in streetscape Projects encourage crime prevention on sidewalks and roads, creating a safe pedestrian environment.
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.

GOAL:

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

POLICY:

POLICY 1) The *Governing Body* shall give consideration to exercising its powers of community policing to the *Agency*.

POLICY 2) The *Agency* may encourage *CPTED* in building, street and other environmental designs.

POLICY 3) The *Agency* may make use of *Community Policing Innovation* as defined by its mandates.

POLICY 4) The *Agency* may fund the development and implementation of *Community Policing Innovations*.

POLICY 5) The *Plan* may construct a new police department as long as the construction or expansion is contemplated as part of a *Community Policing Innovation and Redevelopment*.

TASKS:

TASK 1) The *Governing Body* shall consider delegating *Community Policing Innovations* as a responsibility of the *Agency*.

TASK 2) CRA Advisory Board may determine that *Community Policing Innovations* is a recommended power necessary to *Agency Goals*.

TASK 3) Based on the Agency Advisory Board recommendation, the *Agency Board* may determine and recommend to the *Governing Body* that *Community Policing Innovations* are a power necessary to the *Agency's Goal*.

TASK 4) Develop a *Community Policing Innovations Plan* (CPIP) that includes:

1. Align with *Agency* mandates.
2. Five year line item budget of estimated expenses.
3. Five year estimated performance benchmarks, preferably based on specific crimes currently recorded by the police department.
4. A data collection and analysis methodology.
5. A reporting schedule.
6. Alignment with other *Agency* goals, projects and programs including, but not limited to:
 1. Residential Rehabilitation programs.
 2. Commercial Development.
 3. Parks and recreation.
 4. Festivals and other events.

INFRASTRUCTURE

INTENT:

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, 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*, ordinances and City Comprehensive Plan. *Agency Infrastructure* may further be conceptualized as:

1. INFRASTRUCTURE such as neighborhood parks creates a perception of community, which encourages property purchases and owner investment.
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.
3. INFRASTRUCTURE developed in conjunction with CPTED strategies, offers a reduced opportunity for crime.
4. INFRASTRUCTURE spending in alignment with the *Plan* and Community Redevelopment has the best opportunity for slum and blight reduction.

GOAL:

The *Agency* shall focus resources to reduce the probability of and/or eliminate slum and blight through infrastructure projects above and beyond the *Governing body* norm.

POLICIES:

POLICY 1) The *Agency* may install, construct and reconstruct the following as related to the plan:

- a. Streets and roads.
- b. Parks and playgrounds.
- c. Utilities and other public improvements.

POLICY 2) When the *Agency* deliberates Infrastructure activities as an element of Community Redevelopment, "Green" standards and sustainability strategies should be considered.

POLICY 3) In the *Area*, the City shall assist in correcting existing deficiencies as funds become available.

POLICY 4) The *Agency* shall prioritize improvements at intersections with unusually high accident rates.

POLICY 5) The *Agency* may give special priority to funding transportation improvements necessary within the designated downtown redevelopment area.

POLICY 6) The *Agency* shall develop and maintain an inventory and map of its natural and manmade drainage systems and other infrastructure networks.

POLICY 7) The *Agency* shall strive to maintain existing access to the waterfront and seek opportunities to increase public access points to the waterfront.

POLICY 8) 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.

POLICY 9) The *Agency* shall encourage multimodal forms of alternative transportation such as bicycle, pedestrian and Linear Park Trails.

POLICY 10) The *Agency* may consider alternative forms of intersection infrastructure such as round-a-bouts.

POLICY 11) The *Agency* shall plan and design streetscape throughout the *Area* in accordance with the individualized land use district.

TASKS:

TASK 1) CRA Advisory Board shall determine that *Infrastructure* of the *Area* is a recommended power necessary to *Agency Goals*.

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

TASK 3) Develop an Infrastructure Plan (IFP) that includes:

- a. Alignment with *Agency* mandates.
- b. Five year line item budget of estimated expenses.
- c. Alignment with CRA Districts (See Table 2) and includes minimum designs for roads, sidewalks, lighting, public art and other amenities.
- d. A map shall be developed by district of all *Agency* Infrastructure improvements.
- e. An annual report of the *Area* Infrastructure improvements improvement shall be provided to the *Agency* Advisory Board and *Agency Board* of Commissioners (if requested).

COMMERCE

INTENT:

The Act defines Economic liability as a direct variable in the reduction of prevention or *Slum Areas* and/or *Blighted Areas*. Commerce is a concept that can only be defined by placing different perspectives. Private investment, jobs creation, employee refinement, safe neighborhoods all cast a light on conceptual commerce and 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.

1. COMMERCE provides for a healthy tax base that can sustain the public expenses for the *Area*.
2. Diverse COMMERCE creates opportunities for private sector investment and new, sustainable jobs creation.
3. Robust COMMERCE maximizes the use of existing INFRASTRUCTURE, increasing the marginal rate of return on its public investment.

GOAL:

The *Agency* shall focus resources to reduce slum and blight through the development of employment opportunities and diverse retail, industrial and commercial economies.

POLICIES:

POLICY 1) The *Agency* shall encourage, to the greatest extent it determines to be feasible, private enterprise *Community Redevelopment* according to the *Plan*.

POLICY 2) The *Agency* shall encourage new employment opportunities in the *Area* through *Community Redevelopment*.

POLICY 3) The *Agency* shall encourage and incentivize redevelopment of taxable real property in the *Area*.

TASKS:

TASK 1) CRA Advisory Board shall determine that economic incentive of the *Area* is a recommended power necessary to *Agency Goals*.

TASK 2) Develop and implement a Community Policing Innovations Plan (CPIP) that encourages a safe business, recreational and residential areas.

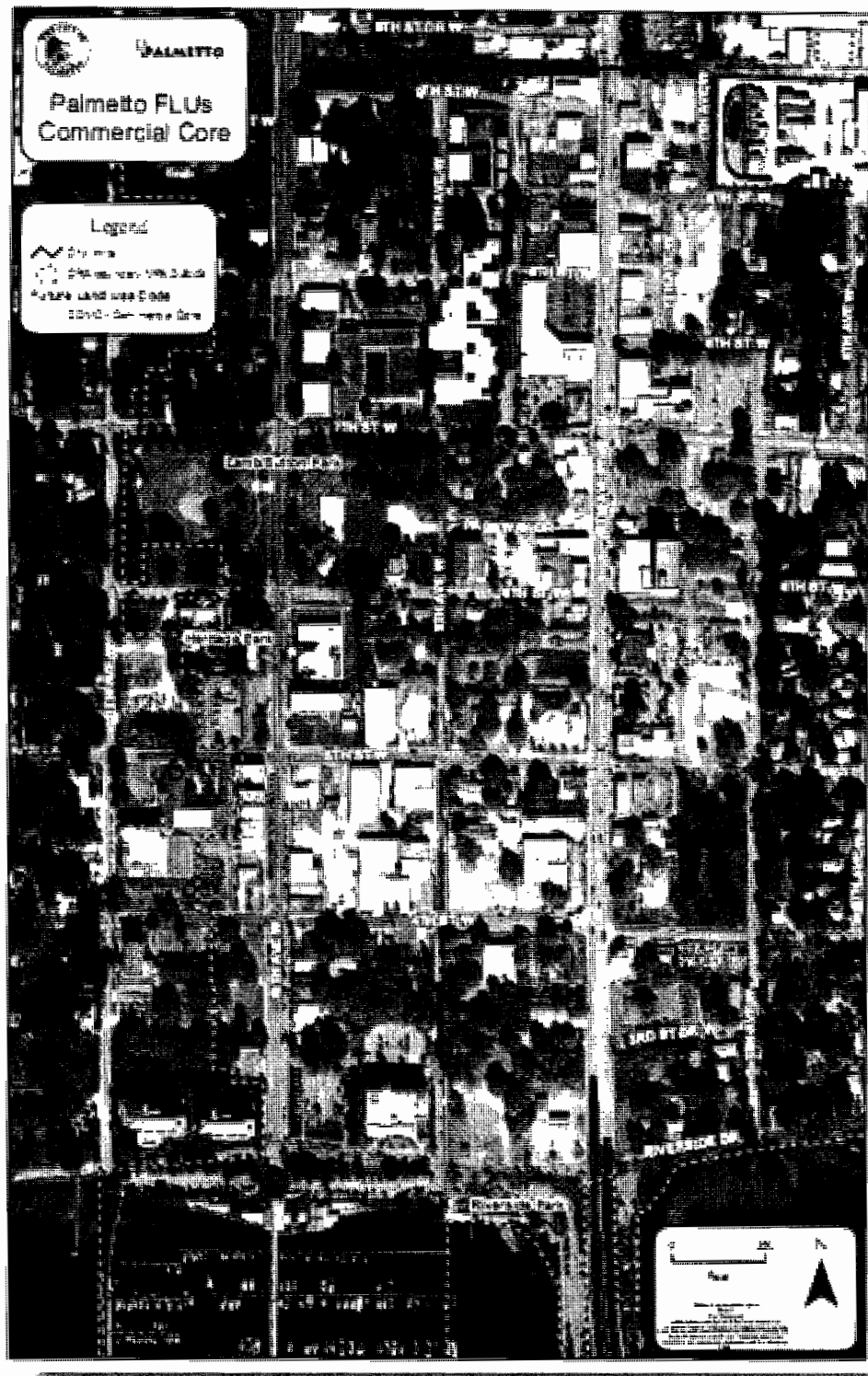
TASK 3) Exercise *Agency* zoning powers to align existing land uses with the current City Comprehensive Plan.

TASK 4) Make exceptions to building regulations for *Community Redevelopment* according to the *Plan* and mandates.

TASK 5) Develop a Economic Plan (EP) that includes:

- 1) Alignment with *Agency* mandates.
- 2) A five year projected budget of estimated expenses.
- 3) Alignment with CRA Districts (See Table 2).
 - a) Employee development will be emphasized in the residential districts including:
 1. General Education Development (GED) training.
 2. English for Speakers of Other Languages (ESOL) training.
 3. Investment in specific economic inelastic job creation skills.
 - b) Employer development will be emphasized in the commercial districts.
 1. Individual employer (local business) market diversification training.
 2. Redevelopment Incentives for taxable real property.
 3. Employment incentives directly related to Manatee County and State of Florida incentives.
 - c) District specific Redevelopment Incentives.
 - d) District specific commercial rent incentives.
- 4) A map shall be developed by district identifying employee and employer development.
- 5) An annual report of the *Area* Commerce improvement shall be provided to the *Agency* Advisory Board and *Agency* Board of Commissioners.

Downtown Commercial Core



III. SPECIFIC ANALYSIS OF THE CRA DISTRICTS

DOWNTOWN COMMERCIAL CORE (DCOM)

GOAL:

The elimination and/or reduction of slum and blighted areas in the Downtown Commercial Core District.

OBJECTIVES:

The Downtown Commercial Core should include a mix of commercial, residential and public land uses designed in a compact, pedestrian oriented environment which serves as the primary activity center of the city.

A compact portion of the downtown area should be characterized by a "Small Town Atmosphere" with tree-lined streets, on-street parking, parks, and open space, wide sidewalks, unified benches, trash receptacles, and the like in addition to the traditional (historic) downtown that includes a variety of small shops, boutiques, and traditional architecture designed to encourage pedestrian use and a pleasant, friendly environment.



POLICIES:

POLICY 1) The Agency shall encourage, where appropriate, new development and infill development which includes a mix of shops, offices, apartments and homes on site and provide mixed-use within neighborhoods.

POLICY 2) The *Agency* shall strive for a diverse pedestrian oriented economy through the creation of streetscape infrastructure.

POLICY 3) The *Agency* shall engage with private property owners to develop and redevelop real taxable property frontage in alignment with the city approved comprehensive plan and development guidelines.

POLICY 4) *Agency* plans shall allow for opportunities for outdoor seating cafes in restaurants.

TASKS:

TASK 1) Create and fund a DCOM Redevelopment Incentive Plan as part of the Economic Plan (EP) that includes but is not limited to:

1. *Historic Resource* incentives.
2. Comprehensive plan land use alignment incentives.
3. Architectural themes related to the current approved edition of the Palmetto Downtown Design Guidelines.
4. Linkages to code compliance, fire safety and CPTED.
5. Incentivize demolition of derelict, unsafe or unhealthy buildings.
6. Incentivize stormwater LID pretreatment and onsite storage.
7. Incentivize local (City and *Area*) vendor redevelopment preference.

TASK 2) The Agency should attract private investment into the DCOM through the amendment of City planning and zoning regulations and building codes as follows, but not limited to:

1. Zero front and side set-backs.
2. *Commercial Apartments*.
3. Over public sidewalk awnings and shade effects.
4. Parking capacity mitigation.
5. Stormwater LID capacity mitigation.

TASK 3) Develop a DCOM Streetscape Program as an element of the Infrastructure Plan (IFP):

1. Prioritization of roads as follows:
 - i. 5th Street from 8th Avenue west to 10th Avenue (pilot).
 - ii. 10th Avenue.
 - iii. 8th Avenue.
2. Develop a scope of work in the DCOM including but not limited to:
 - i. Tree-lined streets.
 - ii. Maximize parking opportunities as follows:
 1. On-street diagonal public parking
 2. Interior block public parking with multiple entrances and exits.
 - iii. Open space and public art.

- iv. Wide sidewalks.
- v. Unified benches, trash receptacles, and the like.
- vi. On street Stormwater LID.
- vii. A traditional (historic) downtown theme that includes but is not limited to:
 - 1. A variety of small shops, boutiques.
 - 2. Traditional architecture designed.
 - 3. Pedestrian use.
 - 4. Pleasant, safe and friendly environment.
- 3. Plan and fund the purchase of necessary rights-of-way in the DCOM area for streetscape improvements related to the IFP.
- 4. Integrate streetscape design with that of the Linear Park Trail Design (LPT)

TASK 4) Partner with Manatee County and the State of Florida in new-employment incentives directly related to the approved uses of the DCOM as an element of the Economic Plan (EP).

TASK 5) Develop and fund a Community Safety Plan as an element of the Community Policing Innovation Plan (CPIP).

TASK 6) Develop and fund Commercial Marketing and internet presence training plan as part of the Economic Plan (EP).

TASK 7) Develop and fund a Commercial Rent Incentive as part of the Economic Plan (EP).

TASK 8) 924 Fifth Street West, 930 5th Street West, and adjacent parcels.

- 1. Demolish derelict structures.
- 2. Re-plat the property to maximize taxable frontage on 5th Street.
- 3. Partner with the Private Sector to redevelop 5th Street frontage using the redevelopment incentives.
- 4. Develop the remainder of property (interior block) as 5th Street Streetscape public parking.

TASK 9) 512 10th Avenue West (Olympia Theater).

- 1. If possible, allow the private market adjust for the vacancy of the Olympia Theatre.
- 2. Agency incentives for this district should be offered to promote positive historic preservation redevelopment.
- 3. Offer incentive for private sector redevelopment of the corner parking lot.
 - i. Make full use of district redevelopment incentives.
 - ii. Encourage commercial use possible with *Commercial Apartments*.
 - iii. Displace lot parking with street parking and public parking behind building located at 924 5th Street West.

GENERAL COMMERCIAL (GCOM)

GOAL:

The elimination and/or reduction of slum and blighted areas in the General Commercial District.

OBJECTIVES:

Development should be designed to provide for integration of uses, compatible scale, internal relationship of uses and linkages as well as provide shopping, job opportunities and activities connected with the sale, rental and distribution of products or the performance of services due to existing development patterns, primarily located along major arterials, the availability of adequate public facilities, and market demands.

POLICIES:

POLICY 1) The *Agency* 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.

POLICY 2) The *Agency* should encourage retail, eating and drinking establishments, lodging and health care facilities; offices, financial services, personal services and multi-family residential.

POLICY 3) The *Agency* should encourage a recreational facility and pool on property currently located in GCOM.

POLICY 4) The *Agency* shall encourage the inclusion of the WWII Agricultural Building property and parking lot into the Palmetto Historic Park.

TASKS:

TASK 1) Initiate a Redevelopment Incentive Plan as part of the CP.

1. *Historic resources* and their preservation shall be incentivized.
2. These incentives shall align with the comprehensive plan.
3. The plan shall include geographic themes related to vehicular oriented design.
4. The plan shall be designed with linkages to code compliance, fire safety and *CPTED*.
5. The program will include incentives for full redevelopment and new construction.
6. The plan shall give incentives to demolition of derelict, unsafe or unhealthy buildings.
7. The plan shall give incentives to stormwater LID and onsite storage.
8. The plan shall give incentives to local (City and *Area*) vendor redevelopment preference.

TASK 2) Develop a vehicular oriented streetscape plan as part for the IFP that may include but is not limited to:

1. Roads.
2. Sidewalks.
3. Lighting.
4. Stormwater LID and storage.
5. Themed directional signage.

6. Public art.
7. Landscaping.
8. Plan and fund the purchase of necessary rights-of-way in the DCOM area for streetscape improvements related to the IFP.

TASK 3) Partner with Manatee County and the State of Florida in new-employment incentives directly related to the approved uses of the DCOM as an element of the Economic Plan (EP).

TASK 4) Develop and fund a Commercial Rent Incentive as part of the Economic Plan (EP) .

TASK 5) Improve Public Safety in the Commercial Areas as part of the Community Policing Innovation Plan (CPIP).

TASK 6) Develop commercial marketing and internet presence training as part of the Economic Plan (EP).

1. Encourage group advertising.
2. Assist businesses in developing affordable internet presence.

TASK 7) Develop pool and facility building by the following activities, not limited to:

1. Grouping and procurement of project properties.
2. Design of structure and pool.
3. Financing
4. Leasing of facility.

TASK 8) Facilitate City ownership of the World War II Agricultural building and property.

1. Located at 701 7th Street West Palmetto.
2. Change the land use designation to Public Use.
3. Broker transfer Agreement with the School Board of Manatee County.
4. Broker lease agreement with the Palmetto Historic Commission to include:
 - i. Long Term agreement.
 - ii. Storefront grant partnership in the redevelopment of the structure.
 - iii. Use of the structure.
 - iv. Maintenance of property.
5. Redevelop non-building property.
 - i. Maximize public parking through on-street and re-planned parking.
 - ii. Create onsite stormwater collection, pretreatment and usage of stormwater.
 - iii. Facilitate redevelopment opportunities.

HEAVY COMMERCIAL INDUSTRY (HCOMIND)

GOAL:

The elimination and/or reduction of slum and blighted areas in the Heavy Commercial Industry District.

OBJECTIVES:

To designate areas suitable for heavy or intensive commercial, light industrial uses, general commercial and office uses and other employment-oriented uses. Light industrial activities connected with the manufacturing, assembly, processing, and storage of products may generate objectionable impacts with regard to appearance, noise, vibration, dust, odor, etc., and may need to be buffered from other less intense uses like office development.

POLICIES:

- POLICY 1) The *Agency* should incentivize adaptive reuse or conversion of obsolete and unused railroad rights-of-way and obsolete and vacant industrial or heavy commercial buildings.
- POLICY 2) The *Agency* should focus resources in this district toward job creation, building adaption and business recruitment.

TASKS:

- TASK 1) Develop a Heavy Commercial Industry Redevelopment Incentive Plan as an element of the Economic Plan (EP).
1. Historic resources shall be incentivized.
 2. Incentives shall be in alignment with the comprehensive plan.
 3. The plan shall include incentives for the reuse or conversion of obsolete and unused railroad rights-of-way and obsolete and vacant industrial or heavy commercial buildings.
 - i. Special incentive should be given for replacement that is compatible with surrounding patterns of land use.
 - ii. Replacement uses may include modern industrial or commercial facilities and public facilities.
 4. The plan shall be designed with linkages to code compliance, fire safety and CPTED.
 5. The program shall include incentives for full redevelopment and new construction.
 6. The plan shall give incentives to demolition of derelict, unsafe or unhealthy buildings.
 7. The plan shall give incentives to storm water LID and onsite storage.
 8. The plan shall give incentives to local (City and *Area*) vendor redevelopment preference.
- TASK 2) Develop a heavy industry and intense commercial street usability element as part for the Infrastructure Plan (IFP):
- TASK 3) Promote new employment as an element of the Economic Plan (EP).
- TASK 4) Encourage public safety in the Heavy Commercial Industry District as an element of the Community Policing Innovation Plan (CPIP).

TASK 5) Develop a Commercial Marketing and internet presence training as part of the Economic Plan (EP).

TASK 6) The *Agency* should attract private investment into this district through the amendment of City planning and zoning regulations and building codes as follows, but not limited to:

1. Set-backs.
2. Parking mitigation.
3. Stormwater LID capacity mitigation.



PUBLIC SERVICE FACILITY (PF)

GOAL:

The elimination and/or reduction of slum and blighted areas in the Public Service Facility District.

OBJECTIVES:

To designate areas suitable for Public Service Facility.

POLICIES:

The *Agency* may consider constructing or expanding administrative buildings for public bodies or police and fire buildings if 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 Plan*.

TASKS:

The *Agency* shall consider financing and constructing a new police facility within the high crime area of the CRA.

PUBLIC USE (PU)

GOAL:

The elimination and/or reduction of slum and blighted areas in the Public Use District.

OBJECTIVES:

The *Area* encompasses a majority of the City owned parks, over the lifespan of this *Plan*; the *Agency* should focus resources to increase their *Level of Service*. Other non-City owned facilities are included in this district. The *Agency* should assist these facilities secondarily in terms of infrastructure (pedestrian connectivity) and community policing. These actions should enhance neighborhood quality of life and in turn directly affect the spread of slum and blight areas.

POLICIES:

POLICY 1) The *Agency* shall encourage the expansion of the Historic Park to include buildings of historic value to the community.

POLICY 2) The *Agency* should maximize its resources to attain the most efficient, sustainable maintenance of City owned parks in the *Area*.

POLICY 3) The *Agency* may assist in the development of athletic fields, partnering with the City and other stakeholders.

POLICY 4) The *Agency* should plan the interconnectivity of recreational facilities in the *Area* by developing and funding a *Linear Park Trail* (LPT).

TASKS:

TASK 1) Develop a park strategy based in-part on the finding from the joint CRA-YMCA recreation study.

TASK 2) Research parking accommodations and park multi-modal interconnectivity through a Linear Park Trail (LPT).

TASK 3) Receive *Governing Authority* permission to apply for and match third party grants that support the goals of this section of the plan.

TASK 4) Research all alternatives to maximize efficiency of the *Agency's* Parks and recreation funding.

TASK 5) Plan and implement public internet services in city parks.

GREEN BRIDGE FISHING PIER

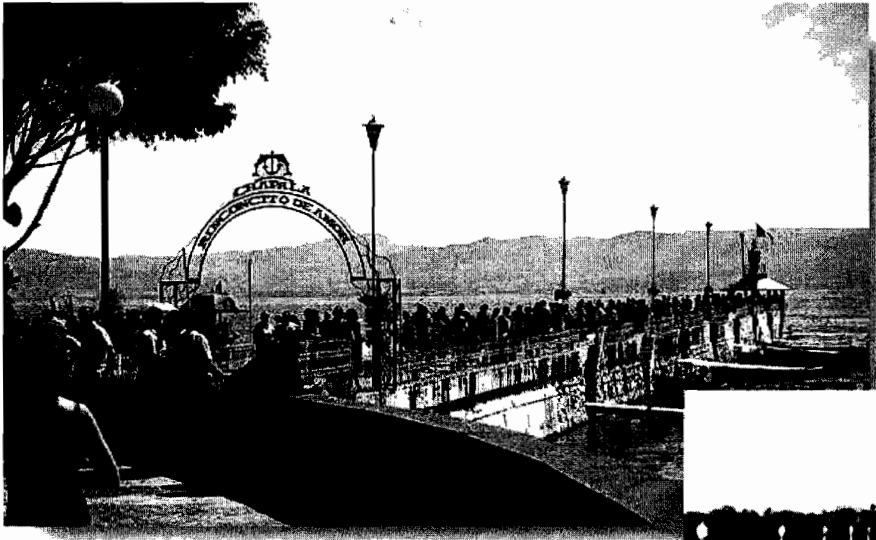
TASK 1) Determine Manatee County's long term strategy for the Green Bridge Fishing Pier.

- 1) The Agency should not expend funds in the structural maintenance of the pier.
- 2) If the county determines to demolish the pier, no further agency action is required.

TASK 2) Annex the entire fishing pier into the CRA.

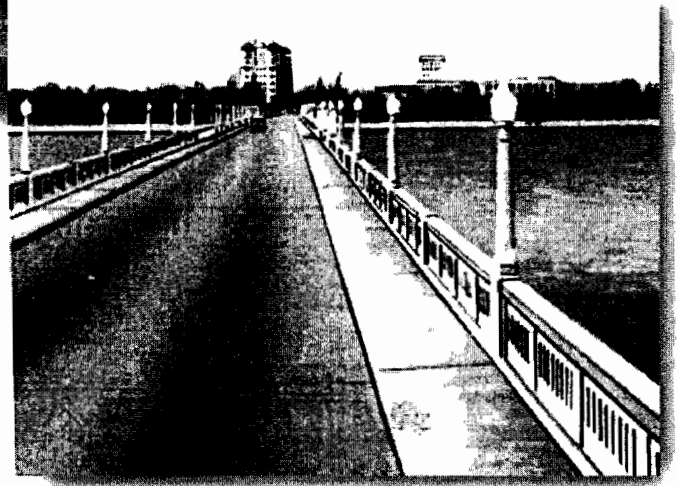
TASK 3) Redevelop pier.

- 1) Theme as a pedestrian friendly venue.
- 2) Design and install overhead historic themed pier signage with self locking gate.
- 3) Remove pier planters.
- 4) Install historic LED lights and other amenities.
- 5) Fund community policing innovation bridge presence through the CPIP.
- 6) Review existing uses and operation to limit negative effects from end portions of pier.



The Picture to the left demonstrates an iron pier entry gate. The gate serves as a point of introduction welcoming visitors to the pier as well as a form of security.

The Picture to the right depicts a pedestrian friendly Green Bridge. This historic representation should be the theme by which the Agency strives to redevelop the pier.



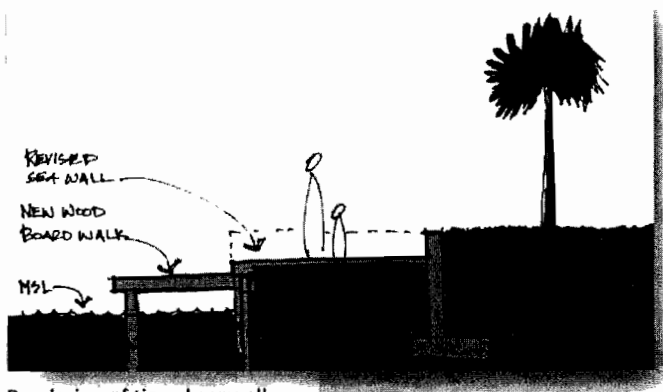
RIVERSIDE PARK EAST AND WEST

TASK 1) Assist the *Governing Body* in redeveloping the Park. Limit resources to opportunities to expand, enhance and improve park facilities.

- 1) Provide design assistance.
- 2) Facilitate third party funding partners and grants.

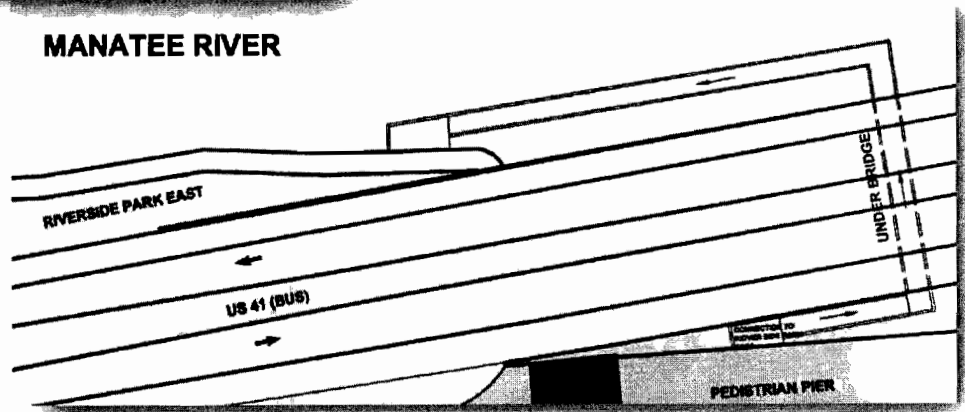
TASK 2) Redevelop seawall as part of the LPT.

- 1) The seawall should be *Multimodal*.
- 2) If Manatee County maintains the Green Bridge Fishing Pier, the Agency should encourage that the facility be linked to the LPT with a handicapped accessible ramp added to the west side of the pier to allow pedestrian travel under the Green Bridge.
- 3) If Manatee County demolishes the Green Bridge fishing Pier, the agency should encourage a walkway under the Green Bridge similar to that of Bradenton.



Rendering of tiered seawall.

MANATEE RIVER



Rendering of under bridge walkway.

ESTUARY PARK EAST

TASK 1) Research donation of property to City.

TASK 2) Research boat ramp and parking feasibility.



ESTUARY PARK WEST

TASK 1) Develop kayak storage and launch.

- 1) Build kayak storage facility similar to County's Robinson Preserve.
- 2) Use Carr Drain as kayak access to Manatee River.

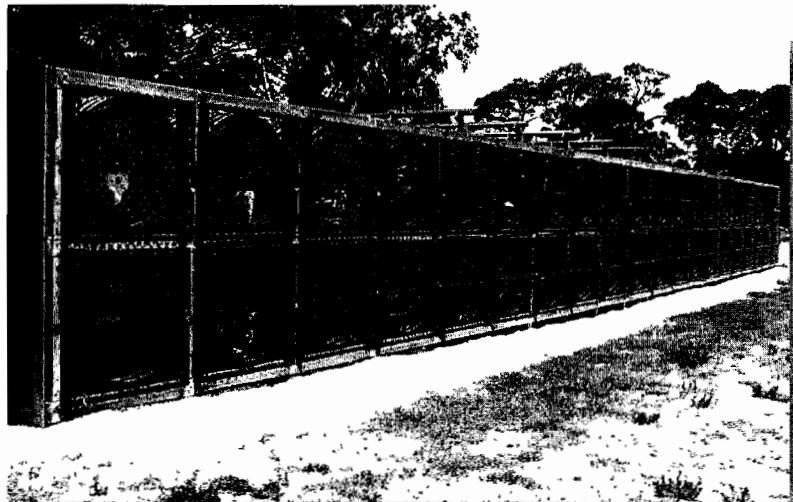
TASK 2) Design and light Estuary with solar power LED lighting.

TASK 3) Investigate donation of adjacent environmentally sensitive property to expand Estuary Park.

TASK 4) Investigate donation of adjacent parking to service the public and Estuary Park.



Students on field trip at Estuary



Proposed kayak storage

PALMETTO HISTORIC PARK

TASK 1) Partner with Historic Park partners to draft a Historic Preservation Ordinance. The Historic Preservation Ordinance shall establish a Historic Preservation Board and procedures and standards for nominating and designating historic districts and landmarks. The Historic Preservation Ordinance may also include protections for historic structures and features of the City.

TASK 2) Maximize current CRA parks funding efficiency to improved levels of service.



PROPOSED MARTIN LUTHER KING PARK

- TASK 1) Develop a park strategy based in-part on the finding from the joint CRA-YMCA recreation study.
- TASK 2) Research donation or purchase of needed private property to City.
- TASK 3) Research stormwater treatment feasibility or division.
- TASK 4) Research KaBoom playground type of partnership.
- TASK 5) Develop, fund and build park.

PROPOSED LINEAR PARK TRAIL (LPT)

- TASK 1) Develop an *Agency* wide Park interconnectivity strategy based in-part on the finding from the joint CRA-YMCA recreation study.
- TASK 2) Research donation or purchase of needed private property to City.
- TASK 3) Research stormwater treatment feasibility or division.
- TASK 4) Research KaBoom playground type of partnership.
- TASK 5) Develop and build park.

RESIDENTIAL

GOAL:

The elimination and/or reduction of slum and blighted areas in the Residential Use Districts.

OBJECTIVES:

Residential -6 (RES-6) Traditional neighborhoods on a grid street network with significant tree canopy. These neighborhoods contain single family detached residential units adjacent to schools, educational facilities and public parks which are not subject to heavy traffic. These areas may serve as transitions between lower density residential and commercial development.

Residential -10(RES-10) Residential variety and diversity containing a mixture of housing types, accessory dwellings, and home-based employment opportunities. These areas should demonstrate compatible land use relationships, which incorporate open space, active uses facing public spaces, utilization of school sites as parks, and coordinated utilities placement.

Residential -14 (RES-14) the primary location of this land use categories is the downtown redevelopment area because of its proximity to recreational and scenic amenities, shopping and services of the commercial core. Due to the residential variety and diversity of this area, accessory dwellings, and home-based employment opportunities may be considered. These areas should demonstrate compatible land use relationships, which incorporate open space, active uses facing public spaces, utilization of school sites as parks, and coordinated utilities placement.

POLICIES:

POLICY 1) The *Agency* shall encourage the reduction of slum and blight relating to rental residential properties through the planned enforcement of City adopted maintenance standards.

POLICY 2) The *Agency* shall develop and fund the rehabilitation to City adopted maintenance standards of affordable housing in the *Area*.

POLICY 3) The *Agency* shall assist in the preservation of owner occupied *Historic Resources* through a matching exterior program.

POLICY 4) The *Agency* may assist in the exterior improvement of moderate income owner occupied through a matching exterior grant program.

TASKS:

TASK 1) Fund and *Agency* approve a CRA Property Maintenance Plan (PMP).

TASK 2) Plan and Fund an *Agency* Residential Rehabilitation Program (RRP) plan for affordable housing.