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Heavy Commercial/Industrial Redevelopment Incentives Proposed Revisions – Page 6

Suggested revisions to the Heavy Commercial/Industrial Redevelopment incentive table include:

- In the percentage column for the land use incentive, precede each amount with “up to,” in order to emphasize that it is a “maximum” and not necessarily a “given.”
- Because there are so few qualified potential vendors located within the CRA, do not differentiate between “CRA and Palmetto” vendors for the demolition and design incentives.

INCENTIVE TABLE

INCENTIVE	PERCENTAGE	REQUIREMENTS
LAND USE DOWNSZONE (Maximum \$50,000 per acre) This incentive is for HCIND properties that the City wishes to down zone only.	Up to \$10,000/Acre Up to \$20,000/Acre Up to \$25,000/Acre Up to \$50,000/Acre	HCOMIND to GCOM HCOMIND to DCOM HCOMIND to any residential HCOMIND to Public Use
DEMOLITION (Maximum - \$8,000)	BASE \$5000 Plus \$500 Plus \$500 Plus \$500 Plus \$1000 Plus \$1000 Plus \$1000	Not <i>Historic Resource</i> Palmetto contractor Palmetto electrician Palmetto plumber CRA-contractor CRA-electrician CRA-plumber
DESIGN (Maximum - \$2,000)	BASE \$1,000 Plus \$500 Plus \$500 Plus \$1,000 Plus \$1,000	Letter from Building Official verifying seal of plans Palmetto designer Palmetto landscape architect (Buffer) CRA-designer CRA-landscape-architect (Buffer)
CPTED (Maximum – \$2,500)	\$2,500	Plans meet CPTED criteria PPD letter
STORMWATER LID (Max. \$3000/1000 Sq. Ft.)	\$1000/1000 sq. ft. \$1500/1000 sq. ft. \$2000/1000 sq. ft. \$2500/1000 sq. ft. \$3000/1000 sq. ft.	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
FIRE SAFETY (Max. - \$2500/1000 Sq. Ft.)	\$500/1000 sq. ft. \$1000/1000 sq. ft. \$1500/1000 sq. ft. \$2000/1000 sq. ft. \$2500/1000 sq. ft.	Converting fire code required unusable space to usable space. Approval Letter of Fire Marshall.
		<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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RESIDENTIAL REHABILITATION

Discussion: The goal of the Residential Rehabilitation program is to eliminate slum and blight by rehabilitating single family homes within the CRA. A question has arisen about what to do if a structure is selected for rehabilitation and it is later determined that its condition is such that rehabilitation would not be feasible. This presents a bit of a dilemma, as leaving the structure "as is" does nothing toward the goal of eliminating slum and blight, while tearing it down may remove an eye sore, but it leaves the owner without affordable housing. Since Habitat for Humanity has a mission of building affordable housing from scratch, a solution could be for that organization to enter into a "new house" agreement with the homeowner and for the CRA to contribute what it would have provided for remediation to Habitat for Humanity toward the cost of demolition and new construction. The amount would not exceed the maximum allowed for rehabilitation. A revision to the program description might be as indicated below:

PART TWO: GOALS AND POLICIES

GOAL:

To eliminate slum and blight in the *Area* by rehabilitating affordable homeowner occupied housing.

PROGRAM DESCRIPTION:

The program identifies certain owner-occupied properties within the *Area* with numerous maintenance code violations and an owner that has an inability to fund necessary remediation. The *Agency*, through a partnership with Manatee County's Habitat for Humanity (HFH) may attempt to remediate the specified code violations. The maximum total cost per residence is \$30,000. In the event that it is determined that the structure is beyond remediation, the Agency may contribute funds to a Habitat for Humanity replacement building project, not to exceed the maximum allowable for remediation.

POLICIES:

1. The *Agency* shall encourage public safety in the community, by interlinking CPTED with RESIDENTIAL REHABILITATION.
2. The *Agency* shall directly eliminate and/or reduce housing code violations through RESIDENTIAL REHABILITATION. The *Agency* shall encourage an improved community image to *Disseminate* through RESIDENTIAL REHABILITATION.
3. The *Agency* shall improve the tax base of the community by RESIDENTIAL REHABILITATION.
4. The *Agency* shall encourage energy efficiency through RESIDENTIAL REHABILITATION.
5. The *Agency* may attempt to further mitigate wind related disasters by applying "code plus" retrofits according to a nationally recognized standard as an element of RESIDENTIAL REHABILITATION.
6. The *Agency* shall encourage fire safety improvements as an element of RESIDENTIAL REHABILITATION.