

TAB 2



City of Palmetto Agenda Item

Meeting Date

3/19/12

Presenter: Jeff Burton

Department: CRA

Title:

General Commercial Incentive - Palmetto Animal Clinic

BACKGROUND:

Program Goal: It is the intent of this program to encourage commercial private sector investment to remove and/or hinder Slum and/or Blighted Areas in the General Commercial Land Use District.

Program Description:

Under this package, certain General commercial designated parcels will incentivise the following:

Land use - The CRA may provide a small financial incentive for property owners to change their current land use to the City's prescribed future land use.

Demolition - A small incentives may be awarded for the demolition of a rundown motel.

CPTED - "Community Policing through Environmental Design" may be offered through the Palmetto Police Department. As part of the redevelopment, the police can assist with a design that lowers the chances of a crime occurring.

Design - In an attempt to redevelop the downtown commercial core, the CRA may offer an incentive to plan the private building, parking, placement and other amenities to current city design standards.

Stormwater Low Impact Design (LID) - The CRA may provide a stormwater incentive for the private sector to pre-treat stormwater runoff, so that it is cleaner before it runs into the river.

Redevelopment (construction) - An incentive may be provided for the actual redevelopment construction.

Action:

The Palmetto Animal Clinic at 220 7th Street West permits to build a new \$763,000 facility. The Palmetto CRA GC incentives total up to \$103,118.40, payable over 5 years at \$20,623.68 annual.

Budgeted Amount:	\$500,000 .00	Budget Page No(s):	0	Available Amount:	\$490,000 .00	Expenditure Amount:	\$103,118 .40
-------------------------	------------------	---------------------------	---	--------------------------	------------------	----------------------------	------------------

Additional Budgetary Information:

Funding Source(s):	CRA	Sufficient Funds Available:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Budget Amendment Required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Source:	FY 12
---------------------------	-----	------------------------------------	--	-----------------------------------	--	----------------	-------

City Attorney Reviewed:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Advisory Board Recommendation:	<input type="checkbox"/> For <input type="checkbox"/> Against <input checked="" type="checkbox"/> N/A	Consistent With:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	FS 163 2011-2015 CRA Plan
--------------------------------	---	---------------------------------------	---	-------------------------	--	---------------------------------

Potential Motion/ Direction Requested: Move to approve up to \$103,118.40 to Palmetto Animal Clinic to incentivize a \$763,000 redevelopment.

Staff Contact: Jeff Burton CRA Director

Attachments: Incentive tabulation form

GENERAL COMMERCIAL INCENTIVES APPLICATION

Palmetto Animal Clinic

Tax base value	\$763,840.00	5 year annual payout	\$20,623.68
Total incentive	\$103,118.40	Lost due to not hiring local	-\$30,553.60
% of project	13.50%	Added due to hiring local	\$30,553.60

Building Official Valuation: **\$763,840.00**

INCENTIVE	MAXIMUM %	ESTIMATED	NOTES	VALIDATION
LAND USE	0.25	0.00%	Change not needed	\$0.00
DEMOLITION	0.5	0.25%	BASE	\$1,909.60
DESIGN	3	1.00%	Architect outside City	\$7,638.40
CPTED	0.25	0.25%	Letter from PD	\$1,909.60
DRAINAGE FACILITY	7	0.00%	No LID	\$0.00
PARKING	3	0.00%	No connection	\$0.00
ROADWAY	1	1.00%	7th Street	\$7,638.40
REDEVELOPMENT	15	11.00%	BASE plus 4	\$84,022.40
	30	13.50%		\$103,118.40
Annual Payout				\$20,623.68

3/14/2012

Demolition	0 OUTSIDE
General contractor	2 CRA
Electrical	1 CITY
Plumbing	0 OUTSIDE
AC	1 CITY
	4.00%