

TAB 5



City of Palmetto Agenda Item

Meeting Date

4/2/12

Presenter: Jeff Burton

Department: CRA

Title:

2012 All Incentive Amendment 2012-01

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 all Industrial and Commercial Land Use Districts.

Program Summary:

To redevelop a specific district of the CRA area by means of incentivized private investment.

Amendment Description:

ALL incentive amendment 2012-01

Commissioner Zirkelbach - All Incentives - Remove the added incentive for "CRA based contractors and designers" to just "City of Palmetto".

Advisory Board Recommendation:

The Advisory Board recommends to keep the incentive "as is" in order to encourage the relocation of new construction and design firms to the CRA area to help fill vacant commercial buildings.

Funding:

Funds have been allocated in the budget for this program.

Budgeted Amount: **Budget Page No(s):** xx **Available Amount:** **Expenditure Amount:** \$0.00

Additional Budgetary Information:

Funding Source(s): 2011-12 budget **Sufficient Funds Available:** Yes No **Budget Amendment Required:** Yes No **Source:** FY 12

City Attorney Reviewed: Yes No N/A **Advisory Board Recommendation:** For Against N/A **Consistent With:** Yes No N/A **FS 163 CRA Plan Comp Plan**

Potential Motion/Direction Requested: Advisory Board recommends no action needed.

Staff Contact: Jeff Burton CRA Director

Attachments: HCOMIND Incentives, Page 6, red-letter changes.
GC Incentives, Page 6, red-letter changes.
DCOMC Incentives, Page 6, red-letter changes

All Incentives Amendment 2012-01 HCOMIND

INCENTIVE TABLE

INCENTIVE	PERCENTAGE	REQUIREMENTS
LAND USE DOWNZONE (Maximum \$50,000 per acre) This incentive is for HCIND properties that the City wishes to down zone only.	\$10,000/Acre \$20,000/Acre \$25,000/Acre \$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 GRA-contractor GRA-electrician GRA-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) GRA-designer GRA-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. GRA means a physical occupational license commercial address in the GRA Area. <u>Planner</u> means an AICP certified planner, licensed architect, engineer or land surveyor.

All INCENTIVES AMENOMENT 2012-01 Deomc

INCENTIVE	PERCENTAGE	REQUIREMENTS
LAND USE (Maximum - .25%)	BASE .15% Plus .05% Plus .1%	City Planner Letter Palmetto Planner CRA-Planner
DEMOLITION (Maximum - .5%)	BASE .25% Plus .05% Plus .025% Plus .025% Plus .15% Plus .05% Plus .05%	Not <i>Historic Resource</i> Palmetto contractor Palmetto electrician Palmetto plumber CRA-contractor CRA-electrician CRA-plumber
DESIGN (Maximum - 3%)	BASE 1% Plus .5% Plus .5% Plus 1% Plus 1%	Downtown Design Guidelines Palmetto designer Palmetto landscape architect CRA designer CRA-landscape architect
CPTED (Maximum - .25%)	.25%	PPD letter
COMMERCIAL APARTMENT (Maximum 5%)	5%	More than one story with <i>Commercial Apartments</i> above the first floor commercial.
STORMWATER (Maximum - 3%)	BASE 1% Plus .5% Plus .5% Plus 1% Plus 1%	Connect to storm water line Palmetto underground utility contractor Palmetto licensed environment engineer CRA-underground-utility-contractor CRA-licensed-environment-engineer
PARKING (Maximum 3%)	BASE 3%	Signed parking agreement
REDEVELOPMENT (Maximum - 15%) One builder One electrician One mechanical One plumber	BASE 7% Plus 1% Plus 1% Plus 1% Plus 1% Plus 2% Plus 2% Plus 2% Plus 2%	Palmetto contractor Palmetto electrician Palmetto mechanical Palmetto plumber CRA-contractor CRA-electrician CRA-mechanical CRA-plumber
TOTAL (Maximum 30%)		<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.

All INCENTIVES AMENDMENT 2012-01 GCOM

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