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CRA COMMERCIAL REDEVELOPMENT INCENTIVE
PACKAGE



Old Main Street vision

Palmetto Community Redevelopment Agency

Downtown Commercial Core Redevelopment Incentive Plan

2010-11 Edition

Jeff Burton
1/3/2011



Palmetto Community Redevelopment Agency

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Existing Old Main Street



Definitions

Act means the Community Redevelopment Act, F.S. § 163.330 et seq.¹

Agency means the Community Redevelopment Agency of the City of Palmetto.²

Area means an area designated as a redevelopment area and as described and mapped on documents in the city clerk's office.³

Commercial Apartment means a dwelling unit that is located within the same structure but above commercial retail, service or office use.⁴

Commercial Redevelopment means repair and rehabilitation of buildings or other improvements (new construction) on a Manatee County Parcel ID numbered property. *Commercial redevelopment*, for purposes of this program, may include the voluntary re-designating of the use or zoning of a property⁵, demolition of existing structure(s)⁶, planning and designing for new structures, storm water pre-treatment and street improvements and new construction.

Commercial Use means activities within land areas that are predominately connected with the sales, rental and distribution of products, or performance of services.⁷

Community Redevelopment or 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 may include slum clearance and redevelopment in a community redevelopment area or rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and economically distressed, or rehabilitation or conservation in a community redevelopment area, or any combination or part thereof, in accordance with a community redevelopment plan and may include the preparation of such a plan.

¹ City of Palmetto Ordinance Number 11-26. - Definitions.

² City of Palmetto Ordinance Number 11-26. - Definitions.

³ City of Palmetto Ordinance Number 11-26. - Definitions.

⁴ City of Palmetto 2030 Comprehensive Plan Page 10

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

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

⁷ City of Palmetto 2030 Comprehensive Plan Page 11



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

- 1) One or more slum or blighted areas, or one or more areas in which there is a shortage of housing affordable to residents of low or moderate income, including the elderly, exist in the county or municipality; and,
- 2) The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas, including, if appropriate, the development of housing which residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of such county or municipality.⁸

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. As of 2004[update], most implementations of CPTED occur solely within the built environment.

Downtown Commercial Core (DCOMC) means a district [that] is only located in the redevelopment area and its purpose is to provide areas for general commercial/retail activities that are associated with a compact, pedestrian-oriented, downtown core.⁹

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.¹⁰

Disseminate means to scatter or spread widely, as though sowing seed; promulgate extensively;

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

Fund means the community redevelopment trust fund.¹¹

Goal means the long-term end toward which programs or activities are ultimately directed.¹²

⁸ Florida Statute 163.340 Definitions (9)

⁹ City of Palmetto Code of Ordinances, Appendix B – Zoning Code, Article IV – Schedule of District Regulations

¹⁰ City of Palmetto 2030 Comprehensive Plan Page 12

¹¹ City of Palmetto Ordinance Number 11-26. - Definitions.



Governing Body means the council, commission, or other legislative body charged with governing the county or municipality.¹³ Palmetto City Commission is the governing body..

Historic Resources means all areas, districts or sites listed on the Florida Master Site File, the National Register of Historic Places, or designated by Palmetto as historically, architecturally, or archeologically significant.¹⁴

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.¹⁵

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.¹⁶

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 of this code but were legal at the time they were established.¹⁷

Objective- A specific, measurable, intermediate end that is achievable and marks progress toward a goal.

Plan means the Community Redevelopment Plan.¹⁸

Policy means the way in which programs and activities are conducted to achieve an identified goal.¹⁹

Small Town Atmosphere means a compact portion of the downtown area, characterized by tree-lined streets, on-street parking, parks, and open spaces, wide sidewalks, unified benches, trash receptacles,

¹² City of Palmetto 2030 Comprehensive Plan Page 13

¹³ Florida Statute 163.340 Definitions (3)

¹⁴ City of Palmetto 2030 Comprehensive Plan Page 14

¹⁵ City of Palmetto 2030 Comprehensive Plan Page 14

¹⁶ City of Palmetto 2030 Comprehensive Plan Page 16

¹⁷ City of Palmetto Code of Ordinances, Appendix B – Zoning Code, Article III – Definitions

¹⁸ City of Palmetto Ordinance Number 11-26. - Definitions.

¹⁹ City of Palmetto 2030 Comprehensive Plan Page 17

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.²⁰

Stormwater means the flow of water those results from a rainfall event.²¹

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.²²



Example of *Historic Resource*

²⁰ City of Palmetto 2030 Comprehensive Plan Page 19

²¹ City of Palmetto 2030 Comprehensive Plan Page 20

²² City of Palmetto 2030 Comprehensive Plan Page 20



Goals

- GOAL 1) It is the intent of these incentives to remove and/or hinder *Slum and/or Blighted Areas* through private sector *Commercial Redevelopment* in the *Downtown Commercial Core* land use district.^{23 24}
- GOAL 2) It is the intent of these incentives to encourage a sustainable, diverse and vibrant downtown *Commercial Use* economy.
- GOAL 3) It is the intent of these incentives to encourage all *Nonconforming* land use properties to align with the 2030 Palmetto Comprehensive Plan.²⁵
- GOAL 4) It is the intent of these incentives to encourage the demolition of existing dilapidated, non-*Historic Resource* buildings.
- GOAL 5) It is the intent of these incentives to promote open, non-restricted use of all public and private parking within the *Downtown Commercial Core* district.
- GOAL 6) It is the intent of these incentives to encourage crime prevention through *CEPTED*.^{26 27}
- GOAL 7) It is the intent of these incentives to promote the pretreatment of *Downtown Commercial Core* district stormwater and reduce the intensity of pollutants entering the Manatee River..
- GOAL 8) It is the intent of these incentives that development in the *Downtown Commercial Core* be designed consistent with an urban theme, combining moderate residential density with commercial activities and recreational opportunities necessary for a vibrant downtown.²⁸
- GOAL 9) It is the intent of these incentives to design the *Downtown Commercial Core* district with carefully located buildings, parking and service areas, open space and use mixtures which are scaled and balanced to reduce general traffic congestion, by providing interdependent uses and uses which are compatible and complimentary with adjacent and surrounding land uses.²⁹
- GOAL 10) It is the intent of these incentives that design guidelines for the downtown core ... are established to ensure that public and private development projects implement the goals, objectives, policies and visions of the city's comprehensive plan, community redevelopment plan, and waterfront development plan."^{30 31}

²³ City of Palmetto 2030 Comprehensive Plan Page 34

²⁴ Florida Statute 163.345 Encouragement of Private Enterprise

²⁵ 163.360 Community redevelopment plans.(2) (a)

²⁶ Florida statute 163.345 Encouragement of private enterprise (1)

²⁷ City of Palmetto 2030 Comprehensive Plan Page 23

²⁸ City of Palmetto Ordinance Number 07-930, § 2, 5-21-07

²⁹ City of Palmetto Ordinance Number 07-930, § 2, 5-21-07

³⁰ City of Palmetto Ordinance Number 07-930, § 2, 5-21-07



GOAL 11) It is the intent that these incentives are incorporated with future *Agency* streetscape projects to promote a *Small Town Atmosphere*.³²

GOAL 12) It is the intent of these incentives to encourage Code Enforcement violation reductions as defined in the *Area Code Enforcement Plan (CEP)*.³³

GOAL 13) The intent of these incentives is to increase the economic welfare of the *Area* through short-term construction and long term business creation and expanded employment opportunities.³⁴

GOAL 14) It is the intent of these incentives to enhance the image of the City of Palmetto, encouraging further private investment into the *Area* through the *Dissemination of Community Redevelopment* by the *Agency*.³⁵

GOAL 15) It is the intent of these incentives to guide the appropriate rehabilitation and preservation of designated historic structures.³⁶

GOAL 16) These incentives promote infill development.^{37 38}

³¹ City of Palmetto 2030 Comprehensive Plan Page 23

³² City of Palmetto 2030 Comprehensive Plan Page 45

³³ Florida statute 163.345 Encouragement of private enterprise (1)

³⁴ Florida Statutes 163.335 Findings and declarations of necessity (4)

³⁵ Florida Statutes 163.370 Powers; counties and municipalities; community redevelopment agencies (2) (b)

³⁶ City of Palmetto Ordinance Number 07-930, § 2, 5-21-07

³⁷ City of Palmetto 2030 Comprehensive Plan Page 23

³⁸ City of Palmetto 2030 Comprehensive Plan Page 34



Policies

- POLICY 1) These incentives solely promote *Commercial and Commercial Apartments uses*.
- POLICY 2) The *Agency* reserves the right to modify or cancel parts of or the entire Downtown Commercial Core Redevelopment Incentive Plan at any time without notice. If the program is modified or eliminated, the *Agency* will ensure that any previously approved *Commercial Redevelopment* undergoing renovation will be completed per contract as long as the owner(s) abide by the contract.
- POLICY 3) All applications, eligible or not, shall be reviewed on a case by case basis by the *Agency* Advisory Board to determine if an application meets the intended program goals and make a recommend to the *Agency* Commission.³⁹ The *Agency* Commission shall have final approval of all applications.
- POLICY 4) Funding will be on a first come, first serve.
- POLICY 5) All incentivized development shall conform to the current edition of the City of Palmetto Downtown Development Guidelines.
- POLICY 6) *Historic Resources* properties may receive up to an equal total Commercial Core Redevelopment Incentive Plan allocation.^{40 41}
- POLICY 7) Redeveloped parking located on private property will be owned by the private property owner, but be considered as public use.
- POLICY 8) Payment to the Property Owner shall be made, when the official Certificate of Occupancy or Certificate of Completion and all required documentation has been received by *Agency* Staff. No partial payments shall be accepted.
- POLICY 9) The maximum payment shall be that which has been approved by the *Agency* Board of commissioners.
- POLICY 10) The total incentive is calculated by multiplying the *Estimated New Construction Value* by a percentage determined on the following page.

³⁹ City of Palmetto Ordinance Number 09-985, § 2, 2-23-09

⁴⁰ City of Palmetto 2030 Comprehensive Plan Page 33

⁴¹ City of Palmetto 2030 Comprehensive Plan Page 40



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 Historic Resource 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 Commercial Apartments 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%)		Palmetto means a physical occupational license commercial address in the City. CRA means a physical occupational license commercial address in the CRA Area. Planner means an AICP certified planner, licensed architect, engineer or land surveyor.



Land Use Incentive

OBJECTIVE: This incentive may achieve Goals 1, 2, 3 and 10.

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

Demolition Incentive

OBJECTIVE: This incentive may achieve Goals 1, 4 and 12.

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

Design Incentive

OBJECTIVE: This incentive may achieve Goals 1, 8, 9, 11, 12 and 15.

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

- POLICY 1) As part of this incentive, the Agency will obtain refusal rights to the design of the *Commercial Redevelopment*.
- POLICY 2) This incentive may include CRA induced variances from the City of Palmetto Land Use Regulations and exemptions from the building regulations.⁴²

CPTED Incentive

OBJECTIVE: This incentive may achieve Goals 1 and 6.

⁴² 163.370 Powers; counties and municipalities; community redevelopment agencies. (2) (l)



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

Commercial Apartment Incentive

OBJECTIVE: This incentive may achieve Goals 1, 2, 8, 9 and 13.

POLICY 1) This incentive is applicable for properties designated by the CRA with no upper (above first) floor *Commercial Apartments*.

POLICY 2) This incentive may be applicable for existing upper non-residential use floors redeveloped to *Commercial Apartments*.

POLICY 3) This Incentive may be added to the Redevelopment Incentive.

Drainage Facility Incentive

OBJECTIVE: This incentive may achieve Goals 1, 2 and 7.

POLICY 1) The location of existing *Drainage Facilities* may affect the validity of this incentive.

POLICY 2) The drainage facility incentive is only valid for *Commercial Redevelopment* that institutes the CRA Approved Drainage Facility Pretreatment Plan.

POLICY 3) Any state or federal "*Stormwater credits*" created from the commercial development will become the sole property of the *Agency*.

POLICY 4) The incentive recipient agrees to abide by the maintenance requirements provided by the CRA Approved Drainage Facility Pretreatment Policy including selection and maintenance of foliage.

Parking Incentive

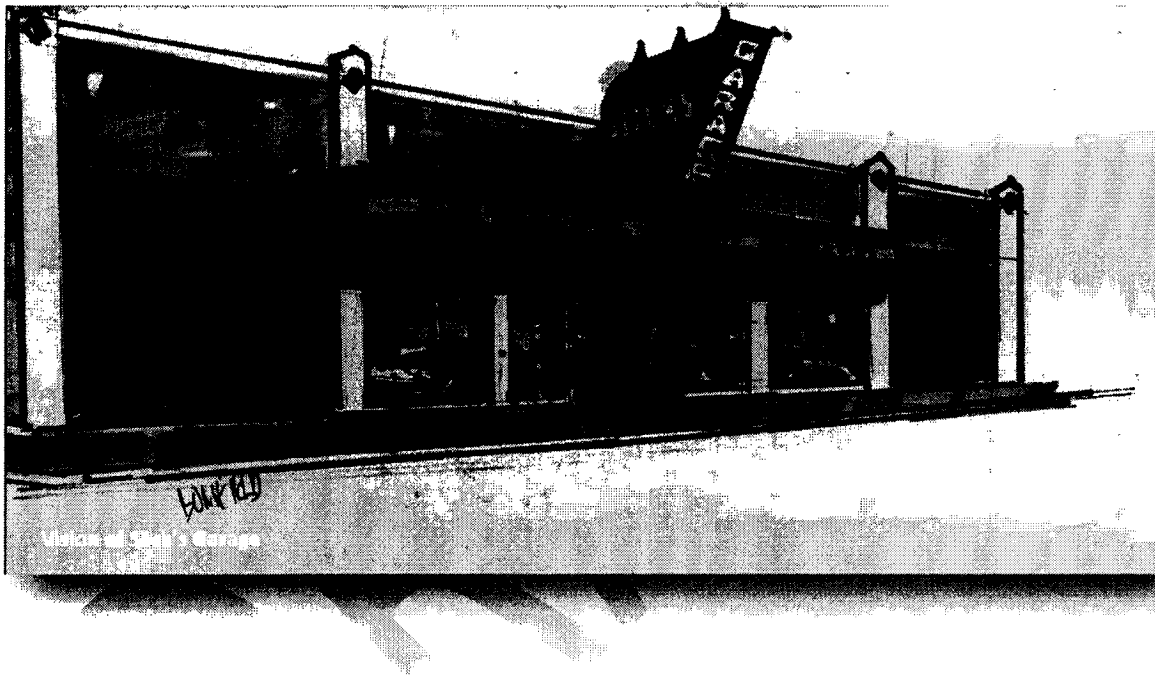
OBJECTIVE: This incentive may achieve Goals 1, 5 and 9.

POLICY 1) This Incentive may be authorized upon receipt of an agreement with the City of Palmetto authorizing the public use of applicant owned parking.

Redevelopment Incentive

OBJECTIVE: This incentive may achieve Goals 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16.

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



APPENDIX A: DOWNTOWN COMMERCIAL CORE MAP





APPENDIX B: CRA INCENTIVIZED LAND USES

CRA incentivized uses for Commercial Core:

Art galleries

 Unique Restored and operable automobile galleries

Museums

Libraries

Schools

Tobacco shop

Newsstand

Bakery

Delicatessen

Dairy products store

Eating establishment

Drinking establishments

Shopper's goods

Liquor stores

Banking

Business services

Funeral home - no crematory

Animal hospital

Medical and dental laboratories

Hotels

Business/professional offices

Personal services

Contractor's - office - no storage yard

Marinas

Parking, accessory

Printing, light



DOWNTOWN COMMERCIAL CORE REDEVELOPMENT INCENTIVE APPLICATION

Application Date:

Estimated New Construction Value: \$

INCENTIVE	Maximum %	Applicant %	CRAAB %	CRAB %
Land Use	.25			
Demolition	.5			
Design	3			
CPTED	.25			
Commercial Apartments	5			
Drainage Facility	3			
Parking	3			
Redevelopment	15			
TOTAL	30			

Maximum Incentive: \$

Applicant Incentive: \$

CRAAB Incentive: \$

CRAB Incentive: \$

Verification Date:

INCENTIVE	Approved \$	Verification	Y/N	CRA Staff
Land Use		City Planner Letter		
Demolition		City Building Dept. CO		
		City Building Dept. Subcontractor Form		
Design		City Planner Letter		
CPTED		Police Dept. Letter		
Commercial Apartments		Visual Inspection		
Drainage Facility		Public Works Letter		
Parking		Signed Agreement		
Redevelopment		City Building Dept. CO		
		City Building Dept. Subcontractor Form		
FINAL				

OLD BUSINESS

DIRECTORS REPORT

NEW BUSINESS

**PLANNING AND ZONING BOARD
2011 MEETING SCHEDULE**

JANUARY 20th 2011	5:30 P.M.
FEBRUARY 17th, 2011	5:30 P.M.
MARCH 17th, 2011	5:30 P.M.
APRIL 21th, 2011	5:30 P.M.
MAY 19th, 2011	5:30 P.M.
JUNE 16th, 2011	5:30 P.M.
JULY 21th, 2011	5:30 P.M.
AUGUST 18th, 2011	5:30 P.M.
SEPTEMBER 15th, 2011	5:30 P.M.
OCTOBER 20th, 2011	5:30 P.M.
NOVEMBER 17th, 2011	5:30 P.M.
DECEMBER 15th, 2011	5:30 P.M.

If you are unable to attend any scheduled meeting, please call Linda Butler at 723-4580 ext. 133, or e-mail me at lbutler@palmettofl.org as early as possible. Agenda Packets will be e-mailed Friday prior to the Thursday meeting.

NOTE Meeting dates are subject to change