AGENDA
BRADENTON TAMIAMI TRAIL COMMUNITY ADVISORY COMMITTEE MEETING
9:00 a.m. Friday, June 14, 2024
COUNCIL CHAMBERS - 101 OLD MAIN STREET

1. Meeting Called to Order

2. Introductions

Introduction of Tamiami Trail Community Advisory Committee Board Members and CRA Staff

3. Community Advisory Committee Policies

a) Community Redevelopment Agency: Tamiami Trail Community Advisory Committee Policies
CRA CAC Policies 2023-10-19.pdf

4. Nomination of Chair and Vice Chair for Calendar Year 2024

a) Community Redevelopment Agency: Nomination of Chair of the Tamiami Trail Community Advisory Committee for Calendar Year 2024
b) Community Redevelopment Agency: Nomination of Vice Chair of the Tamiami Trail Community Advisory Committee for Calendar Year 2024

5. Citizen Comments on Items Not on the Agenda

Citizen comment will be accepted during the Citizen Comment portion of the meeting on any non-agenda item, agenda item, future agenda item or topic of relevance. An individual appearance for citizen comment will be limited to three (3) minutes unless additional time is permitted by the Chair or consensus of the Tamiami Trail Community Advisory Committee.

6. Tamiami Trail CRA Business

a) Community Redevelopment Agency: City of Bradenton IT Department
b) Community Redevelopment Agency: Tamiami CAC Regular Meeting Dates
c) Community Redevelopment Agency: CRA Owned Property located at 13th Avenue West and 11th Street West
13th Avenue West Location Map.pdf

7. Other Discussion/New Business

a) Community Redevelopment Agency: CRA Board Approved Community Redevelopment Plan for the Tamiami Trail CRA District

2023-12-06 TAMIAMI CRP JWB.pdf

b) Community Redevelopment Agency: CRA Board Approved Grant and Incentive Programs
2024.05.01 Sustainable Redevelopment Grants Packet CM.pdf
2024.05.01 Sustainable Redevelopment Incentives Packet JWB with BW edits(4705010.1).pdf

8. Adjourn

AGENDA ITEM NO. 3.a

Item Cover Page

TAMIAMI TRAIL COMMUNITY ADVISORY COMMITTEE AGENDA ITEM REPORT

DATE: June 14, 2024

SUBMITTED BY: Christopher Munyon, Community Redevelopment Agency

ITEM TYPE: Miscellaneous

AGENDA SECTION: **Community Advisory Committee Policies**

SUBJECT: Tamiami Trail Community Advisory Committee Policies

SUGGESTED ACTION:

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Discussion, Question, and Answers about the Tamiami Trail Community Advisory Committee Policies.

ATTACHMENTS:
CRA CAC Policies 2023-10-19.pdf

Community Advisory Committee Policies

Downtown, Central, and Tamiami Trail Redevelopment Areas

June 6, 2024

COMMUNITY REDEVELOPMENT AGENCY

CHAIR
Josh Cramer

VICE CHAIR
Marianne Barnebey

BOARD OF COMMISSIONERS
Pam Coachman

Lisa Gonzalez Moore

Jayne Kocher

LEGAL
Scott Rudacille

Marisa Powers

STAFF
Jeff Burton

Christopher Munyon

Karen Kyser

Jean G. Farmer











1. Policy Purpose

1.1. This policy describes the organization, composition, and administration of a Community Advisory Committee (CAC) under the Community Redevelopment Agency of the City of Bradenton (Agency) Board of Directors (Board).

1.2. This document provides CAC policies to follow unless relevant circumstances justify an alternative approach acceptable to the Board.

2. The Purpose of a CAC

1.3. The CAC ensures that the interests of the redevelopment area (Area) residents, property owners, businesses and other stakeholders are represented in key Board decisions and aligned with the Community Redevelopment Act of 1969, its CRA Plan and increment revenue budget.

1.4. This representation formulates as a CAC recommendation to the Board for its approval.

3. CAC Appointment

3.1. Each Area is represented by an active and effective CAC membership representing the Area's stakeholder groups.

3.2. The Board appoints CAC members within this policy's tenets, achieving CAC diversity of membership and representation.

3.3. The Board appoints members and fills CAC vacancies in accordance with the following process:

3.3.1. Submit a "Community Redevelopment Agency CAC Questionnaire" (found in Appendix A) to the Agency office;

3.3.2. Sign the "Sunshine Law & Ethics Code Acknowledgement Form", affirming their knowledge of intention to comply with the provisions of policy items #10;

3.3.3. Provide a brief (3 minute) presentation before the Board (optional);

3.3.4. The Board appoints a CAC member.

4. Advisory Board Composition

4.1. A minimum of three (3) and maximum of five (5) individuals comprises each CAC.

4.2. Each CAC shall elect a chair and vice chair annually at the CAC's first regular meeting of each year after January 1.

4.3. The CAC election of the chair and vice chair requires a nomination from the floor and a vote by a majority of the Board Members in attendance, provided a quorum is present at such meeting.

4.4. The chair and vice chair's terms as members of the CAC may be modified, if necessary, by the Board to accommodate key leadership role terms of service.

5. CAC Member Qualifications

5.1. CAC members shall meet one of the following criteria:

5.1.1. live or work in the area.

5.1.2. have significant interest within the Area of geographic or business influence.

5.2. The CRA strives to appoint some CAC members with additional redevelopment background or expertise in neighborhood planning, real estate development or finance.

5.3. At any time, the Board may elect to review the CAC membership and size to confirm continuity with this Section and the intended goals of the CAC.

6. Member Terms of Service

6.1. CAC members are expected to serve staggered terms in order to establish continuity of leadership and familiarity with ongoing Area issues.

6.2. The length of terms shall be generally two (2) years with two (2), two (2) year Board approved extensions. A new application will not be required for extensions.

6.3. The initial terms for members of a new CAC are two (2) and four (4) years assuring staggered terms of service. The first two (2) members appointed shall be designated to serve for four (4) years from the date of their appointment. The remaining appointed members shall serve for two (2) years from the date of their appointment.

6.4. A one (1) year gap is required after service of three (3) complete terms.

6.5. If new CAC applicants are not forthcoming, full-term members may be requested to continue service until new members are Board approved.

6.6. A CAC member with three unexcused absences within one year will be terminated.

6.7. A CAC member knowingly violating provision #10 of this policy will be terminated.

6.8. CAC membership is at will at the discretion of the Board.

6.9. The Board manages CAC membership that best serves the CRA's purposes.

7. Duties of the Chair

7.1. The primary duties of the chair are as follows:

7.1.1. Maintain an effective working relationship with the CRA's management team.

7.1.2. Provide leadership ensuring appropriate community redevelopment engagement.

7.1.3. Guide the CAC in its representation of community needs to the Board.

8. Duties of the Vice Chair

8.1. The primary duties of the vice chair are as follows:

8.1.1. Exercise the powers and functions of Chair in the event of absence or disability of the chair.

8.1.2. Exercise other powers and duties as may be assigned or delegated by the Chair.

9. Relationship of Committee to the Board

9.1. The CAC will relate community input to the Board though recommendations.

9.2. These recommendations are the Board's primary community input.

9.3. Community involvement is critical to the CRA's success.

9.4. The CRA will use the CAC's recommendations along with input from the City departments in preparing a proposed CRA budget and/or Plan Amendment for presentation to the Board in accordance with the Financial and Administration Policy adopted by the Board– or as amended by the Board.

9.5. The Board will consider the recommended CRA Budget or Plan Amendment in a publicly noticed meeting.

10. Rules of Order

10.1. All CAC meetings will be conducted under the most recent edition of Robert's Rules of Order Newly Revised unless otherwise provided by applicable law or policy herein.

10.2. The CAC must operate in the Sunshine in accordance with Florida Statutes, Chapter 286.

11. Conflicts of Interest

11.1. Effective governance by the CAC depends on deliberate, thoughtful, and fair decision making, based on the principle of ethical community leadership.

11.2. The ability to make good decisions is sometimes affected by other interests.

11.3. CACs inherently involves seeking individuals that are and will continue to be active in the community.

11.4. Conflicts of interest are a regular part of organizational life.

11.5. The objective of this element of the policy is to permit CACs to manage potential conflicts of interest successfully, when they do occur.

11.6. CAC members shall comply with Section 112.3143, Florida Statutes.

11.7. Any CAC member may seek a conflict-of-interest opinion from the CRA's attorney.

AGENDA ITEM NO. 4.a

Item Cover Page

TAMIAMI TRAIL COMMUNITY ADVISORY COMMITTEE AGENDA ITEM REPORT

DATE: June 14, 2024

SUBMITTED BY: Christopher Munyon, Community Redevelopment Agency

ITEM TYPE: Miscellaneous

AGENDA SECTION: **Nomination of Chair and Vice Chair for Calendar Year 2024**

SUBJECT: Nomination of Chair of the Tamiami Trail Community Advisory Committee for Calendar Year 2024

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

SUGGESTED MOTION:
Move to approve nominee (name) to act as Chair of the Tamiami Trail Community Advisory Committee for Calendar Year 2024

ATTACHMENTS:

AGENDA ITEM NO. 4.b

Item Cover Page

TAMIAMI TRAIL COMMUNITY ADVISORY COMMITTEE AGENDA ITEM REPORT

DATE: June 14, 2024

SUBMITTED BY: Christopher Munyon, Community Redevelopment Agency

ITEM TYPE: Miscellaneous

AGENDA SECTION: **Nomination of Chair and Vice Chair for Calendar Year 2024**

SUBJECT: Nomination of Vice Chair of the Tamiami Trail Community Advisory Committee for Calendar Year 2024

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

SUGGESTED MOTION:
Move to approve nominee (name) to act as Vice Chair of the Tamiami Trail Community Advisory Committee for Calendar Year 2024

ATTACHMENTS:

AGENDA ITEM NO. 6.a

Item Cover Page

TAMIAMI TRAIL COMMUNITY ADVISORY COMMITTEE AGENDA ITEM REPORT

DATE: June 14, 2024

SUBMITTED BY: Christopher Munyon, Community Redevelopment Agency

ITEM TYPE: Miscellaneous

AGENDA SECTION: **Tamiami Trail CRA Business**

SUBJECT: City of Bradenton IT Department

SUGGESTED ACTION:

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
The City of Bradenton IT Department will speak in regards to the setting up and using of a City of Bradenton email address, policies, and Cyber Security.

ATTACHMENTS:

AGENDA ITEM NO. 6.b

Item Cover Page

TAMIAMI TRAIL COMMUNITY ADVISORY COMMITTEE AGENDA ITEM REPORT

DATE: June 14, 2024

SUBMITTED BY: Christopher Munyon, Community Redevelopment Agency

ITEM TYPE: Miscellaneous

AGENDA SECTION: **Tamiami Trail CRA Business**

SUBJECT: Tamiami CAC Regular Meeting Dates

SUGGESTED ACTION:

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
CRA Staff proposes quarterly regular meetings.

CRA Staff proposes the next regular meeting for for the Tamiami Trail CAC would one of the following:

Friday September 6, 2024, at 9:00 AM in City Hall Chambers
Friday September 13, 2024, at 9:00 AM in City Hall Chambers

SUGGESTED MOTION:
Move to approve CRA staffs recommendation for quarterly meetings and for the next regular meeting of the Tamiami Trail CAC to be held on (insert date, time, and location).

ATTACHMENTS:

AGENDA ITEM NO. 6.c

Item Cover Page

TAMIAMI TRAIL COMMUNITY ADVISORY COMMITTEE AGENDA ITEM REPORT

DATE: June 14, 2024

SUBMITTED BY: Christopher Munyon, Community Redevelopment Agency

ITEM TYPE: Miscellaneous

AGENDA SECTION: **Tamiami Trail CRA Business**

SUBJECT: CRA Owned Property located at 13th Avenue West and 11th Street West

SUGGESTED ACTION:

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
The CRA purchased five parcels totaling approximately 1.59 acres located on 13th Avenue West and 11th Street West in June 2022.

The five parcels were a mix of vacant land and residential. The structures on the properties were in disrepair, and shortly after closing were demolished creating 1.59 acres of vacant land.

The five vacant parcels were combined into one and issued a new PID No. 4427100059.

The CRA Board has directed CRA staff to discuss options for the future of the property with the Tamiami Trail CAC and bring back its recommendation to the CRA Board.

ATTACHMENTS:

13th Avenue West Location Map.pdf

12TH ST W
11TH ST W
14TH AVE W

AGENDA ITEM NO. 7.a

Item Cover Page

TAMIAMI TRAIL COMMUNITY ADVISORY COMMITTEE AGENDA ITEM REPORT

DATE: June 14, 2024

SUBMITTED BY: Christopher Munyon, Community Redevelopment Agency

ITEM TYPE: Miscellaneous

AGENDA SECTION: **Other Discussion/New Business**

SUBJECT: CRA Board Approved Community Redevelopment Plan for the Tamiami Trail CRA District

SUGGESTED ACTION:

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Discussion, questions and answers on the newly approved Tamiami Trail Community Redevelopment Plan

ATTACHMENTS:
2023-12-06 TAMIAMI CRP JWB.pdf

Community Redevelopment Agency of the City of Bradenton, Florida

Redevelopment Plan

Tamiami Trail

Dr. Jeff Burton, FRA-RA
12-6-2023

BRADENTON COMMUNITY REDEVELOPMENT AGENCY

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Jeff Burton, PhD, FRA-RA
Christopher Munyon, FRA-RP
Karen Kyser
Jean Farmer











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1. DEFINITION

1.1. Act

The Community Redevelopment Act of 1969.[1]

1.2. Affordable Housing

Affordable housing is defined in terms of the income of the people living in the home. The family must be income-eligible. Income eligibility is determined by area median income (AMI), adjusted for family size.

1.2.1 Extremely low income describes a family at or below 30% of the AMI.
1.2.2 Very low income describes a family at or below 50% of the AMI.
1.2.3 Low income describes a family at or below 80% of the AMI.
1.2.4 Moderate [workforce] income describes a family at or below 120% of the AMI (at or below 100% of median income for federal programs).

The Department of Housing and Urban Development (HUD) determines the AMI by county or Metropolitan Statistical Areas (MSAs). AMIs are updated annually by HUD.[2]

1.3. Area

A Florida Statute designated redevelopment area.[3]

1.4. Blighted Area or Blight

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, endanger life or property or are leading to *economic distress*; and in which two or more of the following factors are present:

1.4.1 The predominance of *defective* or *inadequate* street layouts, parking facilities, roadways, bridges, or public transportation facilities.
1.4.2 Aggregate assessed values of real property in the Area for ad valorem tax purposes have yet to show any appreciable increase over the five years before the finding of such conditions.
1.4.3 Faulty lot layout concerning size, adequacy, accessibility, or usefulness.
1.4.4 Unsanitary or unsafe conditions.
1.4.5 Deterioration of site or other improvements.
1.4.6 More adequate and updated building density patterns.
1.4.7 Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.
1.4.8 Tax or special assessment delinquency exceeding the fair value of the land.
1.4.9 Residential and commercial vacancy rates are higher in the Area than in the remainder of the county or municipality.
1.4.10 Fire and emergency medical service calls to the Area are proportionately higher than in the remainder of the county or municipality.

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1 FLORIDA STATUTE 163.330
2 THE FLORIDA HOUSING COALITION'S AFFORDABLE HOUSING IN FLORIDA (1)
3 FLORIDA STATUTES 163.362 (1)

1.4.11 The Area's crime incidence is higher than in the remainder of the county or municipality.
1.4.12 A more significant number of violations of the Florida Building Code in the Area than those recorded in the remainder of the *Governing Body*.
1.4.13 Diversity of *ownership* or *defective* or unusual conditions of title that prevent the free alienability of land within the *deteriorated* or hazardous area.
1.4.14 Governmentally owned property with adverse environmental conditions caused by a public or private entity.
1.4.15 A substantial number or percentage of properties damaged by sinkhole activity have yet to be adequately repaired or stabilized.

However, the term "Blighted Area" also means any area in which at least one of the factors identified in items 1 through 15 is present and all taxing authorities subject to Florida Statute 163.387(2)(a) agree, either by interlocal agreement with the Agency or by resolution, that the Area is blighted. Such agreement or resolution must be limited to a determination that the Area is blighted to qualify for the tax credits authorized in Florida statute chapter 220.[4]

1.5. Board of Commissioners (Board)

Oversite group for the Agency and is appointed by the *Governing Body*. The Bradenton City Council appointed itself as the Board for this *Agency* on June 24, 2015.[5]

1.6. Brownfield Area

A contiguous area of one or more brownfield sites, some of which may not be contaminated and which has been designated by a local government by resolution. Such areas may include all or portions of redevelopment areas, enterprise zones, empowerment zones, other such established *economically* deprived communities and areas, and Environmental Protection *Agency*-designated brownfield pilot projects.[6]

1.7. Brownfield Site

This means real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination.[7]

1.8. Conservation

This means the following:

1.8.1 Careful preservation and protection of something.
1.8.2 Planned natural resource management to prevent exploitation, destruction, or neglect.
1.8.3 The preservation of a physical quantity during transformations or reactions. [8]

1.9. Community Advisory Committee (CAC)

An advisory subcommittee to the *Board*.

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4 FLORIDA STATUTE 163.340 (8)
5 CITY OF BRADENTON ORDINANCE 2967
6 FLORIDA STATUTE 376.79 (5)
7 FLORIDA STATUTE 376.79 (4)
8 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/CONSERVATION

1.10. Community Policing Innovation

A policing technique or strategy designed to reduce crime by reducing opportunities for and increasing the perceived risks of engaging in criminal activity through the 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.[9]

1.11. Community Redevelopment (Redevelopment)

Undertakings, activities, or projects of a county, municipality, or the *Agency* in the *Area* for the elimination and prevention of the development or spread of *slums* and *blight*, for the reduction or prevention of crime, or the provision of *affordable housing*, whether for rent or sale, to residents of low or moderate income, including the *elderly*, and may include, *slum* clearance and redevelopment in an *Area* or rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and *economically distressed*, or rehabilitation or conservation in an *Area*, or any combination or part thereof, following a *Plan* and may include the preparation of such a *Plan*.

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:

1.11.1 One or more *slum* or *blighted areas*, or one or more areas in which there is a shortage of *affordable housing* for residents of low or moderate income, including the *elderly*, exist in the county or municipality; and

1.12.1 The rehabilitation, *conservation*, or redevelopment, or a combination thereof, of such Area or Areas, including, if appropriate, the development of housing that 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.[10]

1.12. Community Redevelopment Agency (Agency)

A public agency created by the *Governing Body* to perform redevelopment in the *Area* according to Florida Statute.[11] The *Agency* also refers to the Community Redevelopment staff for this document.

1.13. Commercial Property Accessed Clean Energy (C-PACE)

An innovative financing structure allows commercial, industrial, multifamily, and nonprofit property *owners* to obtain low-cost, long-term financing for energy efficiency, renewable energy, and wind-hardening projects.[12]

1.14. Crime Prevention Through Environmental Design (CPTED)

A multi-disciplinary approach to crime prevention that uses urban and architectural design and the management of built and natural *environments*. *CPTED* strategies aim to reduce victimization, deter offender decisions that precede criminal acts, and make sense of

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9 FLORIDA STATUTE 163.340 (23)
10 FLORIDA STATUTE 163.355 (2)
11 FLORIDA STATUTE 163.340 (1)
12 HTTPS://WWW.FDFCBONDS.COM/CPACE

community among inhabitants so they can gain territorial control of areas, reduce crime, and minimize fear of crime.[13]

1.15. Defective

Having a defect or flaw: imperfect in form, structure, or function.[14]

1.16. Deteriorated

Weakened, disintegrated, corroded, rusted, or decayed, and loss of effectiveness.[15]

1.17. Disseminated

To spread abroad as though sowing seed. To disperse throughout.[16]

1.18. Distress

To subject to great strain or difficulties.[17]

1.19. Economic

Relating to, or based on, the production, distribution, and consumption of goods and services.[18]

1.20. Elderly

Persons 62 years of age or older.[19]

1.21. Environment

The complex of physical, chemical, and biotic factors (such as climate, soil, and living things) that act upon an organism or an ecological community and ultimately determine its form and survival.[20]

1.22. Gentrification

a process in which a poor area (as of a city) experiences an influx of middle-class or wealthy people who renovate and rebuild homes and businesses and which often results in an increase in property values and the displacement of earlier, usually poorer residents. [21]

1.23. Governing Body

The council, commission, or other legislative body that is charged with governing the county or municipality. For this document, the Bradenton City Council is the *Governing Body*.[22]

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13 HTTPS://WWW.CPTED.NET/
14 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/DEFECTIVE
15 2018 INTERNATIONAL CODE COUNCIL, INTERNATIONAL PROPERTY MAINTENANCE CODE. (202)
16 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/DISSEMINATE
17 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/DISTRESS
18 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/ECONOMIC
19 FLORIDA STATUTE 420.503 (16)
20 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/ENVIRONMENT
21 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/GENTRIFICATION
22 FLORIDA STATUTE 163.340 (3)

1.24. Historic Preservation

The identification, evaluation, recordation, documentation, analysis, recovery, interpretation, curation, acquisition, protection, management, rehabilitation, restoration, stabilization, maintenance, or reconstruction of historic preservation properties.[23]

1.25. Inadequate

Not enough or good enough.[24]

1.26. Increment Revenue

The non-ad valorem tax funds are placed in an *Agency*'s trust fund to generate redevelopment in its *Area*.[25]

1.27. Institute For Business & Home Safety FORTIFIED program

FORTIFIED is a voluntary construction and re-roofing Program designed to strengthen homes and commercial buildings against specific types of severe weather, such as high winds, hail, hurricanes, and even tornados.[26]

1.28. Institute For Business & Home Safety OPEN FOR BUSINESS Program

The OFB-EZ (Open for Business-EZ) toolkit helps small businesses take important steps they need to keep functioning in the event of a major disaster or even a small business disruption.[27]

1.29. Intensify

To grow more substantial or more acute.[28]

1.30. Liability

A disadvantage.[29]

1.31. National Flood Insurance Program (NFIP)

Created by Congress in 1968, the National Flood Insurance Program (NFIP) provides insurance to help reduce the socio-*economic* impact of floods. Flood insurance is a separate policy that can cover buildings, the contents of a building, or both.[30]

1.32. Non-Conformities

A use that lawfully occupied a building or land at the time [the] code became effective, which has been legally continued and which does not conform to the [current] regulations.[31]

1.33. Occupant

See Tenant.

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23 FLORIDA STATUTE 267.021
24 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/INADEQUATE
25 DR. JEFF BURTON
26 HTTPS://FORTIFIEDHOME.ORG/
27 HTTPS://IBHS.ORG/BUSINESSDISASTERRECOVERY/
28 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/INTENSIFY
29 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/LIABILITY
30 HTTPS://WWW.FLOODSMART.GOV/ABOUT
31 2021 INTERNATIONAL ZONING CODE

1.34. Owner

The word "owner," applied to a building or land, shall include any part owner, joint owner, tenant in common, tenant in partnership, joint tenant, or tenant by the entirety of the whole or of a part of such building or land.[32]

1.35. Property Accessed Clean Energy (PACE)

A Florida public entity that provides homeowners with financing options for energy-efficient and hurricane-resistant home improvements.[33]

1.36. Redevelopment Plan (Plan)

The approved redevelopment directions exist from time to time for an *Area*.[34]

1.37. Rehabilitate

This means the following:

1.36.1 To restore to a former capacity.
1.36.2 To convert to good repute.
1.36.3 Reestablish the good name of.
1.36.4 Restore to a former state.
1.36.5 Restore or bring to a condition of health or helpful and constructive activity.[35]

1.38. Remediate

To make (something) the target of remedial action: to provide a remedy.[36]

1.39. Revitalize

To give new life or vigor.[37]

1.40. Slum Area or Slums

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 non-residential, which are impaired because of dilapidation, deterioration, age, or obsolescence, and exhibiting one or more of the following factors:

1.39.1 The presence of *inadequate* ventilation, light, air, sanitation, or open spaces provision.
1.39.2 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,
1.39.3 Conditions endangering life or property by fire or other causes.[38]

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32 BRADENTON CODE OF ORDINANCES SEC 1.2
33 HTTPS://FLORIDAPACE.GOV/ABOUT-PACE/
34 FLORIDA STATUTE 163.340 (11)
35 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/REHABILITATE
36 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/REMEDIATE
37 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/REVITALIZE
38 FLORIDA STATUTE 163.340 (7)

1.41. Social

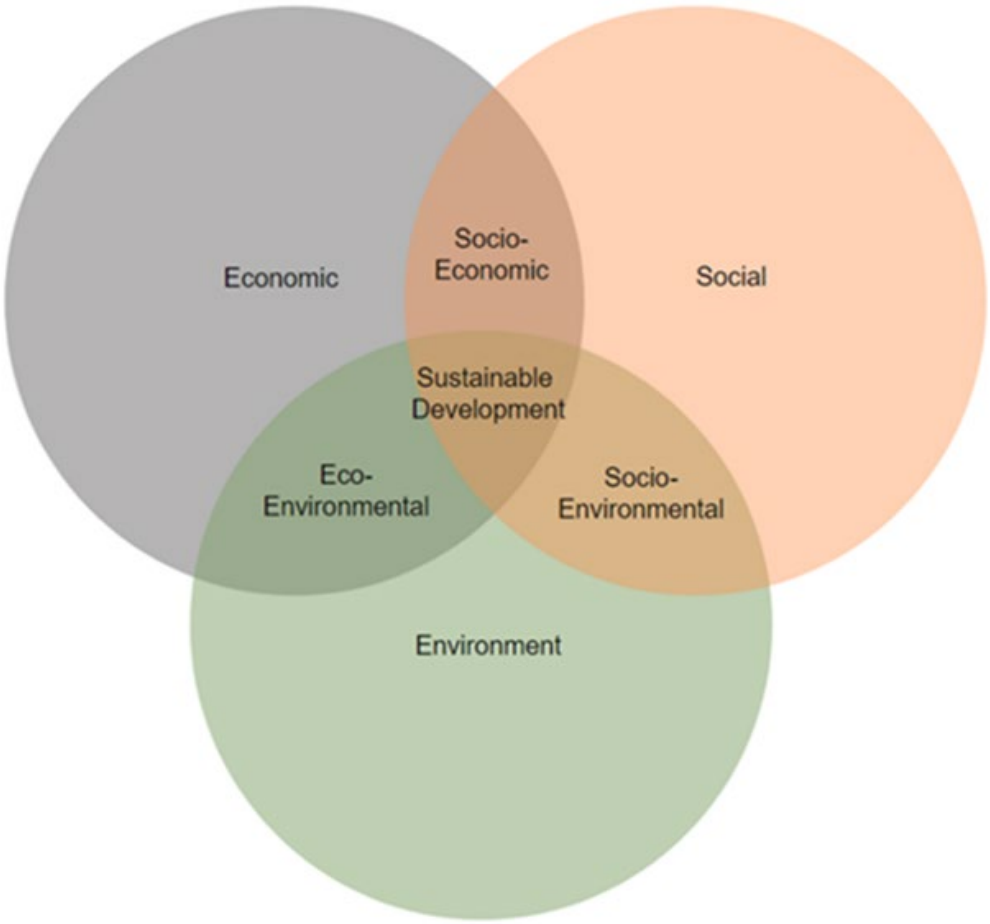
Of or relating to human society, the interaction of the individual and the group, or the welfare of human beings as members of society.[39]

1.42. Sustainable Economic Development

A Theoretical framework based on *economic*, *social*, and *environmental* synergy.[40] See *Sustainable Economic Development* Venn Diagram.

1.43. Sustainable Redevelopment

New construction on a site having pre-existing uses. *Sustainable redevelopment* represents a process of land development that *revitalizes* the physical, *economic*, and *social* fabric of urban space.[41]



Sustainable Economic Development Venn Diagram

39 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/SOCIAL
40 DR. EDWARD B. BARBIER (1987)
41 CAVES, R. W. (2004). ENCYCLOPEDIA OF THE CITY. ROUTLEDGE. PP. 556. ISBN 9780415252256.

2. ECONOMIC

2.1. Goal

The *Agency* may focus on reducing *slums* and *blight* by developing private sector investment opportunities and diverse retail, industrial, commercial, and not-for-profit economies, *disseminated* through using redevelopment, safety, and a vibrant, diverse, developing, and *redeveloping community*. The *Agency* may also engage its resources to improve the *Area*'s minimum level of property maintenance through increased private and public activities. The *Agency* will synergize *economic*, *environmental*, and *social* influences into balanced, *sustainable redevelopment*.

2.2. Redevelopment

2.2.1 Intent

2.2.1.1 The *Agency* may encourage commerce according to the following activities:

2.2.1.1.1 To the greatest extent determined feasible, the *Agency* may afford maximum opportunity in carrying out the *Plan*'s provisions consistently with the sound needs of the *Governing Body* as a whole and *rehabilitate* or *redevelop* the *Area* by private enterprise.[42]

2.2.1.1.2 Removal of *blighted* conditions that include areas that lead to *economic distress*[43] and *economic* and *social liabilities* that impose onerous burdens, which … delay the provision of housing accommodations, aggravate traffic problems, and substantially hamper the elimination of traffic hazards and the improvement of traffic facilities. [44]

2.2.1.1.3 Identification and planning the elimination of such conditions affecting the health, safety, and welfare of the residents of such counties and municipalities and impeding their growth and *economic* and *social* development.[45]

2.2.1.1.4 *Revitalize*, *rehabilitate*, and *redevelop* the *Governing Body* designated deteriorating and *economically distressed* coastal tourist area, reducing or maintaining evacuation time, as appropriate, and ensuring protection for *Area* properties against exposure to natural disasters.[46 and 47]

2.2.1.1.5 Tax base preservation and enhancement.[48and 49]

2.2.2 Policies

2.2.2.1 *Increment revenue* incentives, grants, and other funding may be used for the following:

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42 FLORIDA STATUTE 163.345 (1)
43 FLORIDA STATUTE 163.340 (8)
44 FLORIDA STATUTE 163.340 (1)
45 FLORIDA STATUTE 163.340 (6)
46 FLORIDA STATUTE 163.340 (7)
47 FLORIDA STATUTE 163.340 (9)
48 FLORIDA STATUTE 163.335 (5)
49 FLORIDA STATUTE 163.353

2.2.2.1.1 *Revitalize* the coastal tourist area, especially those entities that draw more than 35,000 tourists annually or lease property from the *Agency* or trust fund participating entities.[50]

2.2.2.1.2 Reduction or maintenance of natural disaster evacuation times. Ensure property protection against natural disaster exposure, [51] including the following listed from Florida Distaster.org:[52]

2.2.2.1.2.1 Drought.
2.2.2.1.2.2 Earthquake.
2.2.2.1.2.3 Extreme cold.
2.2.2.1.2.4 Flood.
2.2.2.1.2.5 Hazardous materials.
2.2.2.1.2.6 Hurricane.
2.2.2.1.2.7 Lightning.
2.2.2.1.2.8 Marine hazard.
2.2.2.1.2.9 Radiological emergency.
2.2.2.1.2.10 Space weather.
2.2.2.1.2.11 Terrorism.
2.2.2.1.2.12 Thunderstorms.
2.2.2.1.2.13 Tornadoes.
2.2.2.1.2.14 Wildfires.
2.2.2.1.2.15 Excessive warming.

2.2.2.1.3 Reduction or maintenance of long-term man-made disaster exposure to sea level rise, coastal risks,[53] and air pollutants.[54]

2.2.2.1.4 Pandemic.

2.2.2.2 Encourage, to the greatest extent feasible, private enterprise redevelopment according to the *Plan*,[55] giving special consideration to recommendations by the following:

2.2.2.2.1 *CAC*.
2.2.2.2.2 Architectural Review Board.
2.2.2.2.3 Tree & Landscape Preservation Board.
2.2.2.2.4 Planning Commission.
2.2.2.2.5 Code Enforcement Special Magistrate.
2.2.2.2.6 Nuisance Abatement Board.
2.2.2.2.7 Bradenton Housing Authority.
2.2.2.2.8 Affordable Housing Advisory Committee.
2.2.2.2.9 Public Art Advisory Board.
2.2.2.2.10 Manatee County Tourist Development Tax Advisory Board

2.2.2.3 Encourage new public and private employment,[56 and 57] and housing opportunities, especially those types that are in short supply.[58]

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50 FLORIDA STATUTE 163.371 (2)
51 FLORIDA STATUTE 163.360 (7) (E)
52 HTTPS://WWW.FLORIDADISASTER.ORG/HAZARDS/
53 HTTPS://CLIMATECENTER.FSU.EDU/TOPICS/SEA-LEVEL-RISE
54 HTTPS://FLORIDADEP.GOV/AIR/AIR/CONTENT/AIR-QUALITY-101
55 FLORIDA STATUTE 163.345
56 FLORIDA STATUTE 163.335 (1)
57 FLORIDA STATUTE 163.335 (4)
58 FLORIDA STATUTE 163.362 (8)

2.2.2.4 Encourage the sound growth of the *Area*'s taxable real property.[59]
2.2.2.5 Support the development of maker spaces or business incubators.[60]

2.3. Image

2.3.1 Intent

2.3.1.1 The *Agency* may *disseminate slum* clearance and *blighted area* redevelopment information[61] as follows:
2.3.1.1.1 File an annual report.[62]
2.3.1.1.2 Sponsor and finance dissemination of redevelopment activities and programs[63] not limited to the following:
2.3.1.1.2.1 Commerce.
2.3.1.1.2.2 Image.
2.3.1.1.2.3 Culture.
2.3.1.1.2.4 Emergency Management and Resiliency.
2.3.1.1.2.5 Housing.
2.3.1.1.2.6 Infrastructure.
2.3.1.1.2.7 Property Maintenance.
2.3.1.1.2.8 Public Safety.
2.3.1.1.3 File an annual audit.[64]
2.3.1.1.4 Apply for third-party redevelopment awards from related associations and conferences.
2.3.1.1.5 Use teachable redevelopment opportunities not limited to the following:
2.3.1.1.5.1 Relative state and national conventions.
2.3.1.1.5.2 Training courses and sessions.
2.3.1.1.5.3 University and college courses and certifications.
2.3.1.1.6 Earn certifications related to redevelopment, project management, finance, and other related activities.

2.3.2 Policies

2.3.2.1 *Disseminate* positive information that reflects the *Agency*'s programs and services through various mediums, programs, and projects.
2.3.2.2 Develop the *Agency* brand.
2.3.2.3 Maximize public opportunities to *disseminate Agency* activities and information, including the following:
2.3.2.3.1 Finance public events to thoroughly disperse and spread the *Agency*'s redevelopment information.
2.3.2.3.2 Finance events that visibly increase the presence of *community policing innovation* as an element of a *community policing innovation* plan.

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59 FLORIDA STATUTE 163.335 (1)
60 FLORIDA STATUTE 163.335 (1)
61 FLORIDA STATUTE 163.370 (2) (B)
62 FLORIDA STATUTE 163.371 (2)
63 FLORIDA STATUTE 163.370 (2) (B)
64 FLORIDA STATUTE 163.387 (8)

2.3.2.4 Establish at least one (1) *Area* Merchants' Association Main Street Program.

2.4. Property Maintenance

2.3.3 Intent

2.3.3.1 The *Agency* may *intensify* the *Governing Body*'s property maintenance activities as follows:

2.3.3.1.1 Carrying out a voluntary or compulsory repair and rehabilitation program of buildings and improvements.[65]

2.3.3.1.2 Enforcing state and local laws, codes, and regulations relating to land use, the use and occupancy of buildings and improvements, and the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.[66]

2.3.3.1.3 Affording maximum opportunity, consistent with the sound needs of the county or municipality as a whole, to the rehabilitation or redevelopment of the *Area* by private enterprise[67]… including… the enforcement of other laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements.

2.3.4 Policies

2.3.4.1 Support *Governing Body* compliance by *intensify*ing compliance efforts in the *Area*.

2.3.4.2 Encourage neighborhood *conservation* by providing intensified code enforcement to remove *blight* or unsanitary conditions creating safe, livable neighborhoods conducive to reinvestment by residents, infill developers, and financial institutions.

2.3.4.3 Use incentives to aid code compliance.

2.3.4.4 The *Agency* may assist in correcting *non-conformities* and inconsistent future land use issues.

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65 FLORIDA STATUTE 163.370 (2) (C) (5)
66 FLORIDA STATUTE 163.370 (H) 2.
67 FLORIDA STATUTE 163.345 (1)

3. ENVIRONMENT

3.1 Goal

To maximize the efficient elimination or reduction of *slums* and *blighted areas* in the *Area*, the *Agency* may assist its *Governing Body* in coastal area natural disaster mitigation, preparedness, response, and recovery. The *Agency* may also focus resources to reduce the probability of or eliminate *slums* and *blight* through infrastructure projects above and beyond the *Governing Body*'s normal standards. The *Agency* may take advantage of the special redevelopment relationship accorded to them through Florida Statutes 376.77-85. The *Agency* will synergize *economic*, *environmental*, and *social* influences into balanced, *sustainable redevelopment*.

3.2 Emergency Management and Resiliency

3.2.1 Intent

3.2.1.1 The *Agency* may *intensify* existing resiliency or post-disaster rehabilitation of the *Area* as follows:

3.2.1.1.1 Notwithstanding any other provisions of this part, when the *Governing Body* certifies that an area needs redevelopment or rehabilitation resulting from an emergency under F.S. 252.34(4), concerning which the Governor has certified the need for emergency assistance under federal law, that area may be certified as a *blighted area*.[68]

3.2.1.1.2 Eliminate and prevent *slums* and *blight* and encourage community rehabilitation [69,70,71, and 72,] especially by private enterprises.[73]

3.2.1.1.3 *Slums* have physical or *economic* conditions that are conducive to[74], a focal center[75] and spread[76] of disease.

3.2.1.1.4 *Blight* leads to *economic distress*[77] and includes falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality and residential[78] and commercial vacancy rates higher in the *Area* than in the remainder of the county or municipality.[79]

3.2.1.1.5 The *Plan* and resulting revitalization and redevelopment for a coastal tourist area that is *deteriorating* and *economically distressed*[80] will reduce or maintain evacuation time, as appropriate, and ensure protection for the property against exposure to natural disasters.[81]

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68 FLORIDA STATUTE 163.360 (10)
69 FLORIDA STATUTE 163.345 (1)
70 FLORIDA STATUTE 163.350
71 FLORIDA STATUTE 163.355 (2)
72 FLORIDA STATUTE 163.360 (2) (B)
73 FLORIDA STATUTE 163.345 (1)
74 FLORIDA STATUTE 163.340 (7)
75 FLORIDA STATUTE 163.335 (1)
76 FLORIDA STATUTE 163.360 (8) (A) 3.
77 FLORIDA STATUTE 163.335 (4)
78 FLORIDA STATUTE 163.340 (8) (G)
79 FLORIDA STATUTE 163.340 (8) (I)
80 FLORIDA STATUTE 163.335 (4)
81 FLORIDA STATUTE 163.360 (7) (E)

3.2.2 Policies

3.2.2.1 *Increment revenue* may be used within the existing *Area* boundaries to *revitalize* a coastal tourist area, reduce or maintain evacuation time, and ensure property protection against natural disaster exposure. *increment revenue*-funded emergency management activities may remain in effect for the duration of the Governor's Public Health Emergency certification or until its *Board* and *Governing Body* deem its duration by resolution.

3.2.2.2 *Increment revenue* may be used to finance emergency management mitigation, preparation, response, and recovery activities, especially to standards such as the Insurance Industry's Institute for Business and Home Safety's Fortified and Open for Business programs or the like.

3.2.2.3 Emergency remediation activities may include any activities agreed upon by the *Board* and *Governing Body* by resolution.

3.2.2.4 *Increment revenue* may be used to address *sustainable redevelopment* activities not limited to sea-level rise, global warming, alternative energy creation, carbon removal, and both sole source and non-sole source pollutant remediation.

3.3 Infrastructure

3.3.1 Intent

3.3.1.1 The *Agency* may *intensify* the *Governing Body*'s infrastructure projects by undertaking programs and projects for the elimination of *blight* that include the following:

3.3.1.1.1 Inadequacies include street layouts, parking facilities, roadways, bridges, or transportation facilities. [82]

3.3.1.1.2 Aggravated traffic problems that substantially hamper traffic hazards.[83]

3.3.1.1.3 Lack of modern traffic requirements.[84]

3.3.1.1.4 Existing traffic congestion and lack of parks, playgrounds, other public improvements, and structures. [85]

3.3.1.1.5 *Intensify* the *Governing Body*'s maintenance programs.

3.3.2 Policies

3.3.2.1 Support *Governing Body* infrastructure projects and micro-mobility programs not on a Capital Improvement Plan (CIP) for three years.[86]

3.3.2.2 Develop multimodal transportation corridors like Urban Transit Circulator, freight, or intermodal hubs.

3.3.2.3 Improve access to public parks and open spaces.

3.3.2.4 Support the *Governing Body* and trust fund investing taxing authority, leased placemaking destinations that encourage *economic*, *environmental*, and *social* well-being, especially in a coastal tourism area.

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82 FLORIDA STATUTE 163.340 (8) (A)
83 FLORIDA STATUTE 163.335 (1)
84 FLORIDA STATUTE 163.360 (8) (B) 2.
85 FLORIDA STATUTE 163.350
86 FLORIDA STATUTE 163.370 (3) (B)

3.3.2.5 Plan and implement large (greater than 2 acres) parks and public access to the water.
3.3.2.6 Develop linear parks, trails, and walks, especially those that connect to other *Agency Area*s and placemaking destinations.
3.3.2.7 Install Low Impact Development (LID) including permeable pavers and bioswales.
3.3.2.8 Correct existing infrastructure deficiencies, primarily Americans with Disabilities Act issues.
3.3.2.9 Support *PACE* and *C-PACE* projects.
3.3.2.10 Prioritize improvements at intersections with unusually high accident rates.
3.3.2.11 Construct "welcome signs" located at the gateways into the *Area* and wayfinding signs.
3.3.2.12 Maintain existing access and seek opportunities to increase public access to the waterfront.
3.3.2.13 Plan and develop adequate park and recreational areas and facilities, considering the health, safety, and welfare of children residing in the general vicinity of the site covered by the *Plan*.
3.3.2.14 Consider alternative forms of intersection design, such as roundabouts and other public transportation safety improvements.
3.3.2.15 Address *environmental* concerns and redevelopment related to *brownfield sites and areas*.

3.4 Remediation

3.4.1 Intent

3.4.1.1 *Environmentally rehabilitate* or *conserve* [87] [and] [88] or a combination of both to redevelop properties in the *Area*.
3.4.1.2 Cooperate among federal, state, and local agencies to accomplish timely cleanup activities and the redevelopment or reuse of *brownfield sites*.[89] [And] [90]
3.4.1.3 Encourage the designation of the *Area* as a *brownfield area*.[91]
3.4.1.4 Use *increment revenue* as incentives to significantly improve the utilization, general condition, and appearance of the *brownfield site or area*.[92] The *Agency* may be used to the fullest extent of the law to encourage redeveloping *brownfield sites and areas*. These incentives may assist as follows:
3.4.1.4.1 Financial.
3.4.1.4.2 Regulatory.
3.4.1.4.3 Technical.[93]

87 FLORIDA STATUTE 163.335 (2)
88 FLORIDA STATUTE 163.340 (9)
89 FLORIDA STATUTE 163.400 (C)
90 FLORIDA STATUTE 376.84 (A)
91 FLORIDA STATUTE 376.79 (4)
92 FLORIDA STATUTE 376.84 (A)
93 FLORIDA STATUTE 376.84

3.4.1.5 Remediation and redevelopment are public investments promoting job creation and eliminating public health and *environmental* hazards.[94]

3.4.1.6 Governmentally owned property with adverse *environmental* conditions caused by a public or private entity.[95]

3.4.2 Policies

3.4.2.1 *Increment revenue* grants may be used to support the State of Florida Brownfield Redevelopment Program tax credits.

3.4.2.2 When an incentive is applied for, The *Agency* may loan property *owners* remediation funds as part of a Florida Brownfield Redevelopment Program Brownfield Site Rehabilitation Agreement (BSRA) where program tax credits are monetized.

3.4.2.3 A redevelopment grant may be applied for after a remediation loan once the state tax credits have been awarded to the *Agency*.

3.4.2.4 The *Agency* may acquire perceived *brownfield sites and areas* for remediation, tax credit collection and sale, and private-sector redevelopment.

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94 FLORIDA STATUTE 376.84
95 FLORIDA STATUTE 163.340 (N)

4. SOCIAL

4.1 Goal

To maximize the efficient elimination or reduction of *slums* and *blighted areas* in the *Area*, the *Agency* may assist the *Governing Body* in conserving and rehabilitating the *Area*. The *Agency* may focus resources on redeveloping residential and mixed-use structures, reducing or eliminating crime, and increasing public safety through *community policing innovation*s. The Agency will synergize *economic*, *environmental*, and *social* influences into balanced, *sustainable redevelopment*.

4.2 Culture

4.2.1 Intent

4.2.1.1 The *Agency* may *intensify* the *Governing Body*'s cultural activities as follows:

4.2.1.1.1 Redevelopment activities, projects, rehabilitation, or *conservation* in the *Area*, or any combination or part thereof, following the *Plan* and may include preparing such the *Plan*.[96]

4.2.1.1.2 The rehabilitation, *conservation*, or redevelopment, or a combination thereof … necessary for the interest of the public health, safety, morals, or welfare of the residents of the *Governing Body*.[97]

4.2.1.1.3 The susceptible *conservation* or rehabilitation in such a manner that the conditions and evils enumerated may be eliminated, remedied, or prevented, and those salvageable *slums* and *blighted areas* can be conserved and *rehabilitated* through appropriate public action.[98]

4.2.1.1.4 Identifying and planning the elimination of such conditions affecting the health, safety, and welfare of the residents of such counties and municipalities and impeding their growth and *economic* and *social* development.[99]

4.2.2 Policies

4.2.2.1 *Increment revenue* may be used to *revitalize* a coastal tourist area and ensure property protection against natural disaster exposure, especially the following uses:

4.2.2.1.1 Cultural sites are not limited to museums, aquariums, theatres, performing art centers, or convention centers.

4.2.2.1.2 *Historical Preservation Governing Body*, State and Federal certified sites.

4.2.2.1.3 Artistic sites certified by the *Governing Body*.

4.2.2.2 Public and private art's financial support may be considered an *increment revenue* expenditure.

4.2.2.3 Special consideration will be given to conserving existing *social* cultures by supporting a Mainstreet program created through the State of Florida

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96 FLORIDA STATUTE 163.340 (9)
97 FLORIDA STATUTE 163.355 (2)
98 FLORIDA STATUTE 163.335 (2)
99 FLORIDA STATUTE 163.335 (6)

Mainstreet Program in the *Area* and identifying and preventing excessive gentrification.

4.3 Housing

4.3.1 Intent

4.3.1.1 The *Agency* may *intensify* the *Governing Body*'s housing stock by:

4.3.1.1.1 Providing for the *Area*'s low to moderate housing development...The *Agency* may coordinate with the housing authority or other *affordable housing* entities within the *Area* concerning its housing development.[100]

4.3.1.1.2 Undertaking activities or projects for the provision of housing, whether for rent or sale, to residents of low or moderate income, including the *elderly*.[101]

4.3.1.1.3 Develop, test, report methods and techniques, and carry out demonstrations and other activities … for new or improved means of providing *sustainably developed* and resilient housing.[102]

4.3.1.1.4 Providing *affordable housing* to residents of low or moderate income, including the *elderly*.[103,104,105, and 106]

4.3.2 Policies

4.3.2.1 The *Agency* may assist the *Governing Body* in encouraging new and *rehabilitated* housing as follows:

4.3.2.1.1 Develop rent buydowns for workforce housing, especially for employees in the *Area*.[107]

4.3.2.1.2 Support *rehabilitation* grants for *deteriorated* housing.

4.3.2.1.3 Complement financing programs for infill development and housing affordability for workforce, low and moderate-income households.

4.3.2.1.4 Incentivize developers for providing housing sites.

4.3.2.1.5 Incentivize building projects receiving public funds to use energy-efficient building materials and methods exceeding the Florida Building Code in new construction and substantial *rehabilitation* projects.

4.3.2.1.6 Examine additional density bonuses for the inclusion of *affordable housing* and *workforce housing* units within each residential project and establish *intensity* bonuses for the inclusion of *affordable housing* units within the mixed-use development.

4.3.2.1.7 Achieve structural soundness and aesthetic improvement of existing housing and prevent existing standard units from becoming substandard.

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100 FLORIDA STATUTE 163.360 (2) (C)
101 FLORIDA STATUTE 163.340 (9)
102 FLORIDA STATUTE 163.370 (2) (J)
103 FLORIDA STATUTE 163.335 (6)
104 FLORIDA STATUTE 163.340 (9)
105 FLORIDA STATUTE 163.340 (10)
106 FLORIDA STATUTE 163.350
107 FLORIDA STATUTE 163.340 (9)

4.3.2.1.8 Develop new methodologies for low, moderate, workforce, and market-rate housing not limited to:
4.3.2.1.9 Land trusts and land banks.
4.3.2.1.10 Rental or ownership markets.
4.3.2.1.11 Alternative energy point sourcing.
4.3.2.1.12 Pocket neighborhoods.
4.3.2.1.13 Sustainably affordable financial accommodations.
4.3.2.1.14 Natural disaster and energy resilient construction.
4.3.2.2 Support *PACE* and *C-PACE* and similar program projects.
4.3.2.3 The *Agency* shall not minimize the *redevelopment* market, and thus the tax base, by supporting less-than-market-value housing.
4.3.2.4 Incentive all new housing units, regardless of income, that meet one of the following:
4.3.2.4.1 A cost/benefit analysis over the *Agency*'s life.
4.3.2.4.2 Redevelop a *Governing Body-designated slum* or *blighted* structure.
4.3.2.4.3 *Remediate* and *redevelop* a designated brownfield site or area.

4.4 Public Safety

4.4.1 Intent

4.4.1.1 The *Agency* may *intensify* the *Governing Body*'s *community policing innovation* activities following:
4.4.1.1.1 The powers conferred…are for public uses and purposes for which public money may be expended and police power exercised. The necessity in the public interest for the provisions herein enacted is declared a matter of legislative determination.[108]
4.4.1.1.2 At any time after the creation of the *Agency*, the *Governing Body* may appropriate to the *Agency* such amounts as it deems necessary for the administrative expenses and overhead of the *Agency*, including the development and implementation of *community policing innovation*s or *CPTED*.[109]
4.4.1.1.3 A *Governing Body* may delegate such powers to the *Agency* created under s. 163.356, except…the power to approve the development of *community policing innovation*s.[110]
4.4.1.1.4 The … *Plan* may provide for developing and implementing *community policing innovation*s.[111]

4.4.2 Policies

4.4.2.1 The *Agency* shall not institute *community policing innovation* unless:
4.4.2.1.1 The *Governing Body* has approved its development.
4.4.2.1.2 It is noted in the *Plan*.
4.4.2.1.3 The *Agency* may assist the *Governing Body* with the following:
4.4.2.1.3.1 The *increment revenue* funding provides for a strengthening of existing policing resources.

108 FLORIDA STATUTE 163.335 (3)
109 FLORIDA STATUTE 163.356 (3) (E)
110 FLORIDA STATUTE 163.358 (5)
111 FLORIDA STATUTE 163.370 (2) (O)

4.4.2.1.3.2 Encourage *community policing innovation* through *CPTED* in buildings, streets, and other designs.

4.4.2.1.3.3 Make use of *community policing innovation* as defined by its *redevelopment* definition.

4.4.2.1.3.4 Make use of *CPTED*.

4.4.2.1.3.5 Construct a new police department building if the construction or expansion is contemplated as part of a *community policing innovation* and *redevelopment*.

4.4.2.1.3.6 Address homelessness and vagrancy issues.

5. STATUTORY POWERS

5.1 GOAL

Bring to bear the full scope of the *Act* to remove or reduce *slums* and *blight* in the *Area*.

5.1.1 Intent

5.1.1.1 It is the intent of this *Plan* to empower the *Agency*'s utilization of the *redevelopment* tools allowable by Chapter 163 Part III, Florida Statutes to facilitate the *redevelopment* of the *Area* following this *Plan*. The *Agency* reserves the right to provide any and all targeted *redevelopment* incentives, including the use of *redevelopment* trust fund *increment revenue*, allowable by Florida Statutes Chapter 163 Part III, Florida law, including but not limited to the tools described below:

5.1.2 Policies

5.1.2.1 Acquire real property through purchase, condemnation, or other lawful means, to assist or facilitate the *redevelopment* process.

5.1.2.2 *Rehabilitate* or require to be rehabilitated as part of a lease or sale, any property within the *Area*.

5.1.2.3 If a property is deemed to be worthy of *rehabilitation* and is in the path of a *redevelopment* project, the *Agency* may authorize the funds necessary to move it to a new location.

5.1.2.4 Cooperate and coordinate with other public entities in the implementation of this *Plan*, in order to optimize the value of the community's investment in the *Area*.

5.1.2.5 Enter into agreements to ensure the preservation, maintenance and/or operation of real property within the *Area*.

5.1.2.6 Authorize the demolition, removal or clearance of buildings, structures and other improvements on real property it has purchased within the *Area*, to aid in the *Area's redevelopment*.

5.1.2.7 Undertake building and/or site preparation on any real property within the *Area*, to assist in the *redevelopment* process.

5.1.2.8 Shall advise the *Governing Body* on the timing and location of public improvements, including surface improvements and subsurface infrastructure, to be accomplished within the Area. The recommendations shall be consistent with the adopted Comprehensive Plan and may be financed by the *Agency* if not part of the *Governing Body's* Capital Improvement Program (CIP) or otherwise prohibited by law.

5.1.2.9 Sell, or otherwise dispose of, real property within the *Area*, in accordance with the *Plan*. The property may be disposed of at Fair Value, rather than at the Appraised Value. The documents of conveyance will contain any conditions necessary to safeguard the goals of the *Plan*.

5.1.2.10 The *Agency* is not authorized with the following powers:

5.1.2.10.1 Eminent domain.[112]

5.1.2.10.2 Construct or expand administrative buildings for public bodies or police and fire buildings unless each taxing authority agrees to such method of financing for the construction or expansion or unless the construction or expansion is contemplated as part of a *community policing innovation*.[113]

5.1.2.10.3 Install, construct, reconstruct, repair, or alter any publicly owned capital improvements or projects if such projects or improvements were scheduled to be installed, constructed, reconstructed, repaired, or altered within 3 years of the approval of the *Plan* by the *Governing Body* pursuant to a previously approved public capital improvement or project schedule or plan of the *Governing Body* which approved the *Plan* unless and until such projects or improvements have been removed from such schedule or plan of the *Governing Body* and 3 years have elapsed since such removal or such projects or improvements were identified in such schedule or plan to be funded, in whole or in part, with funds on deposit within the *redevelopment* trust fund.[114]

5.1.2.10.4 General government operating expenses unrelated to the planning and carrying out of a *Plan*.[115]

5.1.2.10.5 Fund third-party entity administrative, project, or program costs not associated with this *Plan*.[116]

112 FLORIDA STATUTE 163.335 (7)
113 FLORIDA STATUTE 163.370 (3) (A)
114 FLORIDA STATUTE 163.370 (3) (B)
115 FLORIDA STATUTE 163.370 (3) (C)
116 JEFF ORIS

6. STATUTORY REQUIRED ELEMENTS OF THE PLAN

6.1 GOAL

All *redevelopment* activities expressly authorized by the *Act* and funded by *increment revenue* must follow the *Plan*, which has been approved by the *Governing Body*. Like the *Governing Body's* Comprehensive Plan, the *Plan* is an evolving document that must be evaluated and amended regularly to accurately reflect changing conditions and community objectives.

6.1.1 Intent

6.1.1.1 Chapter 163.362 specifies the contents of a *Plan*. The statute's text is shown below in italics, followed by the location in the *Plan* documents where each required element can be found. Intents of the *Plan*. --Every *Plan* shall:

6.1.1.1.1 Contain a legal description of the *Area*'s boundaries and the reasons for establishing such boundaries shown in the *Plan*.

APPENDIX A

6.1.1.1.2 Show by diagram and in general terms, the approximate amount of open space to be provided and the street layout.

APPENDIX B

6.1.1.1.3 Limitations on the type, size, height, number, and proposed use of buildings.

APPENDIX C

6.1.1.1.4 The approximate number of dwelling units.

2,000

6.1.1.1.5 Such property is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.

All properties within the Area may be intended for the proposed uses

6.1.1.1.6 If the *Area* contains low- or moderate-income housing, contain a neighborhood impact element that describes in detail the impact of the *redevelopment* upon the residents of the *Area* and the surrounding areas in terms of relocation, traffic circulation, *environmental* quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and *social* quality of the neighborhood.

Neighborhood Impact Element

All neighborhoods will see positive improvements with the advent of the programs and projects identified in this *Plan*. Some areas of interest are as follows:
Resident relocation is nominal, as most of the projects are scheduled on government-owned properties and rights of way. Resident programs encourage the *homeowner* to remain in the redeveloped property.

Agency traffic infrastructure improvements are designed to improve congestion, *environment*, and commerce, allowing *homeowners* in the *Area* improved and more healthy connectivity within and out of the *Area*. *Agency* transportation projects also require multimodal enhancements such as the LPT. This strategy improves safety and also improves the *environment* and commerce.

Residents may see an aggregate improvement in community *environmental* quality through LID stormwater improvements implemented via streetscape programs and encouraged through private sector incentives.

Even though no families are anticipated to be displaced as a result of the *redevelopment* as proposed in the *Plan*, a feasible method exists for the relocation of any such families in decent, safe, and sanitary accommodations within their means and without undue hardship to such families. Projects outlined in the *Plan* are proposed to improve traffic circulation*, environmental* quality, availability of community facilities and services, and other matters affecting the physical and *social* quality of the neighborhood without negatively impacting the school population.

6.1.1.1.7 Identify specifically any publicly funded capital projects to be undertaken within the *Area*.

Sidewalks, roads, lighting, stormwater, low impact development, sewer, water, internet, *brownfield site and area remediation*, parks, parking, parking garages, transit, transportation, buildings, police department as part of the *Community Policing Innovation* plan, other administrative public buildings including a fire station with the agreement of all taxing authorities, solid waste, trails, any other publicly funded capital project within the *Plan***.**

6.1.1.1.8 Contain adequate safeguards that the *redevelopment* work will be carried out under the *Plan*.

The *Plan* was prepared using sound planning principles, thus ensuring that the *redevelopment* will be carried out. The *Plan* referred to the Act, grants, incentives, programs, and projects polices were referenced to the *Plan*.

6.1.1.1.9 Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the *Governing Body* deems necessary to effectuate the purposes of this part.

Where appropriate, the *Agency* will impose covenants on property sold or leased to regulate the property, particularly with project use and design, to effectuate this *Plan*.

6.1.1.1.10 Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the *Area*.

The *Governing Body* and *Agency* will follow all applicable statutory requirements if relocation of residential *occupants* is required. Provide an element of residential use in the *Area* if such use exists in the *Area* prior to the adoption of the *Plan* or if the *Plan* is intended to remedy a shortage of *affordable housing* to residential *occupants* of low or moderate

income, including the *elderly*, or if the *Plan* is not intended to remedy such shortage, the reasons therefor. The *Plan* is intended to remedy a shortage of *affordable housing* to residents of low or moderate income, including the *elderly*.

6.1.1.1.11 Contain a detailed statement of the projected costs of the *redevelopment*, including the amount to be expended on publicly funded capital projects in the *Area* and any indebtedness of the *Agency*, the county, or the municipality proposed to be incurred for such *redevelopment* if such indebtedness is to be repaid with *increment revenues*.

APPENDIX D

61.1.1.12 Provide a time certain for completing all *redevelopment* financed by *increment revenues*. Such time certain shall occur no later than 30 years after the fiscal year in which the *Plan* is approved, adopted, or amended according to s. 163.361(1). However, for any *Agency* created after July 1, 2002, the time certain for completing all *redevelopment* financed by *increment revenues* must occur within 40 years after the fiscal year in which the *Plan* is approved or adopted.

All *redevelopment* activities financed by incremental revenues shall be completed no later than September 30th, 2040, following the adoption of this *Plan*.

APPENDIX A

BEGIN AT INTERSECTION OF 15TH STRET EAST AND MARTIN LUTHER KING AVENUE EAST, THEN GO SOUTH ALONG 15TH STREET EAST TO 13TH AVENUE EAST, THEN GO WEST ALONG 13TH AVENUE EAST TO A POINT THAT IS 120' EAST OF 14TH STREET EAST, THEN GO SOUTH ALONG THE CITY LIMIT LINE A DISTANCE OF 1200', THEN GO WEST ALONG THE CITY LINIT LINE A DISTANCE OF 320', THEN GO NORTH ALONG THE CITY LIMIT LINE A DISTANCE OF 1200' TO 13TH AVENUE THEN CONTINUE WEST ALONG 13TH AVENUE EAST TO 9TH STREET EAST, THEN GO ALONG 9TH STREET EAST FOLLOWNG THE CITY LIMIT LINE A DISTANCE OF 2230', THENCE W N88D54'10*W A DISTANCE OF 142.73', THENCE W N53D11'51" W A DISTANCE OF 1259'78", THENCE NN11D42'27" E A DISTANCE OF 1343.98', THENCE W A DISTANG OF 188' STILL FOLLOWING THE CITY LIMIT LINE TO 6TH STREET EAST, THEN GO NORTH ALONG 6TH STREET EAST TO 13TH AVENUE EAST, THEN GO WEST ALONG 13TH AVENUE EAST TO 1ST STREET THEN GO SOUTH ALONG 1ST STREET TO 17TH AVENUE WEST, THEN TO WEST ALONG 17TH AVENUE WEST TO 5TH STREET WEST, THEN GO NORTH A OF 260' TO 16TH AVENUE WEST, THEN GO WEST ALONG 16TH AVENUE WEST TO 6TH STREET WEST, THEN GO NORTH ALONG 6TH STREET WEST TO 13TH AVENUE WEST, THEN GO WEST ALONG 13TH AVENUE WEST TO 7TH STREET COURT WEST, THEN GO NORTH ALONG 7TH STREET COURT WEST TO 11TH AVENUE WEST, THEN GO WEST ALONG 11TH AVENUE WEST STREET WEST TO 8TH STREET WEST, THEN GO NORTH 8TH STREET WEST AND AN EXTENSION THEREOF TO MARTIN LUTHER KING AVENUE WEST, GO EAST ALONG MARTIN LUTHER KING AVENUE WEST AND MARTIN LUTHER KING AVENUE EAST TO THE POINT OF BEGINNING

APPENDIX B


TAMIAMI TRAIL
COMMUNITY REDEVELOPMENT AREA
Legend
14th St CRA
City of Bradenton
0
200
400
600
Yards
N
E
W
6TH STREET W
7TH STREET W
9TH STREET W
15TH STREET W
9TH AVENUE W
12TH AVENUE W
16TH AVENUE W
VIRGINIA DRIVE
MANATEE COUNTY
BRADENTON
Bradenton

APPENDIX C

DIMENSIONAL AND AREA STANDARDS FOR RESIDENTIAL DISTRICTS					
STANDARD	RESIDENTIAL DISTRICTS				
	R-1	R-2	R-3	UV	R-4
MINIMUM LOT AREA IN SQUARE FEET					
One dwelling unit	7,200	6,500	5,000	5,000	3,000
Two dwelling units (9)		8,500	6,000	6,000	
Three dwelling units			7,500	7,000	
Additional area required per unit above 3 units			3,000	1,600	
Maximum density (units/acre)	6	10	15	25*	15
MINIMUM STREET FRONTAGE IN FEET	50	50	50	50	35
Cul-de-sac	25	25	30	30	35
MINIMUM WIDTH AT BUILDING LINE IN FEET (6)(8)					
One dwelling unit	75	60	50	50	35
Two dwelling units (9)		70	60	50	
Three dwelling units			70	60	
MINIMUM SETBACKS (1) IN FEET					
Principal building					
front (2) (8)	20	20	20	10	5
side	8	8	8	5	5
rear	20	20	20	5	5
Accessory building & structures, except fences (7)					
side and rear	5	5	5	5	5
MAXIMUM BUILDING HEIGHT (3) IN FEET	35	35	45	45	
MINIMUM DWELLING UNIT SIZE IN SQUARE FEET (4)					
Single-family unit	1,500	800	800	800	400
Duplex unit		1,500	1,200	1,000	
Multi-family unit			700	700	
MAXIMUM % IMPERVIOUS SURFACE (5)	50%	60%	70%	70%	70%

* A FIVE-UNIT DENSITY BONUS IS PERMITTED WITH THE PROVISION OF AFFORDABLE HOUSING

(1) AN OVERHANG OF UP TO TWO FEET IS PERMITTED TO EXTEND INTO THE REQUIRED SETBACK UNLESS THE OVERHANG WOULD EXTEND INTO A PUBLIC FACILITIES EASEMENT. A VARIANCE OF UP TO 12 INCHES MAY BE APPROVED BY THE PCD DIRECTOR. SETBACKS SHALL BE MEASURED FROM THE RIGHT-OF-WAY UNLESS WAIVED BY THE PCD DIRECTOR PER SUBSECTION 4.1.1.

(2) SECONDARY FRONT YARD SETBACK MINIMUM IS 15 FEET.

(3) ADDITIONAL HEIGHT IS PERMITTED IF ONE FOOT IS ADDED TO THE REAR AND SIDE SETBACKS FOR EACH FOOT OF ADDITIONAL HEIGHT OF THE BUILDING.

(4) EXCLUSIVE OF GARAGES, CARPORTS OR OTHER ENCLOSED AREAS.

(5) INCLUDING BUILDING FOOTPRINT, PAVED DRIVES, PAVED TERRACES, IMPERVIOUS DECKS, SWIMMING POOLS, AND OTHER IMPERVIOUS SURFACES.

(6) REQUIRED ON ONLY ONE FRONTAGE ON A DOUBLE FRONTAGE LOT.

(7) WITH THE EXCEPTION OF FENCES, ACCESSORY BUILDINGS OR ACCESSORY STRUCTURES SHALL NOT BE PLACED ON EASEMENTS.

(8) CUL-DE-SAC LOTS MAY REDUCE LOT WIDTH AT BUILDING LINE BY 25 FEET

(9) SEE SECTION 3.4.5.6 FOR VILLAGE OF THE ARTS OVERLAY DISTRICT.

APPENDIX D

DESCRIPTION	2023	2023A	2024	2025	2026	2027	2028
REVENUES							
Increment Revenue	$ 1,220,612.56	$ 1,220,612.56	$ 1,219,666.07	$ 1,246,636.87	$ 1,273,607.68	$ 1,300,578.49	$ 1,327,549.30
Interest	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Annual Revenue	$ 1,220,612.56	$ 1,220,612.56	$ 1,219,666.07	$ 1,246,636.87	$ 1,273,607.68	$ 1,300,578.49	$ 1,327,549.30
Total Revenue + Fund Balance	$ 1,220,612.56	$ 1,220,612.56	$ 1,219,666.07	$ 1,246,636.87	$ 1,273,607.68	$ 1,300,578.49	$ 1,327,549.30
EXPENSES							
OPERATIONS & MANAGEMENT							
Executive Director	$ 39,599.00	$ 19,634.01	$ 20,525.35	$ 21,472.47	$ 22,479.32	$ 23,550.15	$ 24,689.57
Assistant Director	$ 31,348.00	$ -	$ -	$ -	$ -	$ -	$ -
Program Adminstrator	$ 25,043.00	$ 10,612.35	$ 11,094.13	$ 11,606.06	$ 12,150.27	$ 12,729.06	$ 13,344.93
Public Art Coordinator	$ 5,831.00	$ 8,152.96	$ 8,523.08	$ 8,916.37	$ 9,334.46	$ 9,779.12	$ 10,252.26
CRA Manager	$ 27,719.00	$ 13,513.45	$ 14,126.93	$ 14,778.81	$ 15,471.79	$ 16,208.81	$ 16,993.03
Service Incentive	$ 754.00	$ 319.54	$ 334.05	$ 349.46	$ 365.85	$ 383.28	$ 401.82
FICA Executive Director	$ 2,395.00	$ 1,014.84	$ 1,060.91	$ 1,109.87	$ 1,161.91	$ 1,217.26	$ 1,276.15
FICA Assistant Director	$ 1,994.00	$ -	$ -	$ -	$ -	$ -	$ -
FICA Program Adminstrator	$ 1,560.00	$ 660.62	$ 690.61	$ 722.48	$ 756.35	$ 792.38	$ 830.72
FICA Public Art Coordinator	$ 329.00	$ 459.94	$ 480.82	$ 503.01	$ 526.60	$ 551.68	$ 578.38
FICA CRA Manager	$ 1,629.00	$ 724.78	$ 757.68	$ 792.64	$ 829.81	$ 869.34	$ 911.40
MC Executive Director	$ 561.00	$ 237.45	$ 248.23	$ 259.69	$ 271.86	$ 284.82	$ 298.60
MC Assistant Director	$ 455.00	$ -	$ -	$ -	$ -	$ -	$ -
MC Program Adminstrator	$ 365.00	$ 154.53	$ 161.54	$ 169.00	$ 176.92	$ 185.35	$ 194.32
MC Public Art Coordinator	$ 77.00	$ 107.68	$ 112.57	$ 117.76	$ 123.28	$ 129.16	$ 135.41
MC CRA Manager	$ 381.00	$ 169.59	$ 177.29	$ 185.48	$ 194.17	$ 203.42	$ 213.26
FRS Executive Director	$ 5,374.00	$ 2,277.21	$ 2,380.59	$ 2,490.44	$ 2,607.21	$ 2,731.41	$ 2,863.56
FRS Assistant Director	$ -	$ -	$ -	$ -	$ -	$ -	$ -
FRS Program Adminstrator	$ 5,452.00	$ 2,309.93	$ 2,414.79	$ 2,526.22	$ 2,644.68	$ 2,770.66	$ 2,904.71
FRS Public Art Coordinator	$ 792.00	$ 1,106.44	$ 1,156.67	$ 1,210.04	$ 1,266.78	$ 1,327.13	$ 1,391.34
FRS CRA Manager	$ 3,762.00	$ 1,577.99	$ 1,649.63	$ 1,725.75	$ 1,806.67	$ 1,892.73	$ 1,984.31
HC Executive Director	$ 4,253.00	$ 1,802.02	$ 1,883.83	$ 1,970.75	$ 2,063.16	$ 2,161.44	$ 2,266.02
HC Assistant Director	$ -	$ -	$ -	$ -	$ -	$ -	$ -
HC Program Adminstrator	$ 5,253.00	$ 2,114.71	$ 2,210.71	$ 2,312.72	$ 2,421.17	$ 2,536.50	$ 2,659.22
HC Public Art Coordinator	$ 1,289.00	$ 1,802.02	$ 1,883.83	$ 1,970.75	$ 2,063.16	$ 2,161.44	$ 2,266.02
HC CRA Manager	$ 4,253.00	$ 1,802.02	$ 1,883.83	$ 1,970.75	$ 2,063.16	$ 2,161.44	$ 2,266.02
LI Executive Director	$ -	$ 69.92	$ 73.10	$ 76.47	$ 80.05	$ 83.87	$ 87.93
LI Assistant Director	$ -	$ -	$ -	$ -	$ -	$ -	$ -
LI Program Adminstrator	$ 64.00	$ 26.85	$ 28.07	$ 29.36	$ 30.74	$ 32.21	$ 33.76
LI Public Art Coordinator	$ 19.00	$ 42.09	$ 44.00	$ 46.03	$ 48.19	$ 50.49	$ 52.93
LI CRA Manager	$ 70.00	$ 31.13	$ 32.54	$ 34.04	$ 35.64	$ 37.34	$ 39.14
WC Executive Director	$ 100.00	$ 42.09	$ 44.00	$ 46.03	$ 48.19	$ 50.49	$ 52.93
WC Assistant Director	$ -	$ -	$ -	$ -	$ -	$ -	$ -
WC Program Adminstrator	$ 65.00	$ 27.41	$ 28.65	$ 29.98	$ 31.38	$ 32.88	$ 34.47
WC Public Art Coordinator	$ 15.00	$ 20.42	$ 21.34	$ 22.33	$ 23.38	$ 24.49	$ 25.67
WC CRA Manager	$ 70.00	$ 30.98	$ 32.39	$ 33.88	$ 35.47	$ 37.16	$ 38.96
CONTRACTUAL & PROFESSIONAL SERVICES							
Legal	$ 20,000.00	$ 20,000.00	$ 20,907.96	$ 21,872.73	$ 22,898.35	$ 23,989.14	$ 25,149.80
Recording	$ 300.00	$ 300.00	$ 300.00	$ 300.00	$ 300.00	$ 300.00	$ 300.00
Community Visioning	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Public Art Master Plan	$ 30,000.00	$ 30,000.00	$ -	$ -	$ -	$ -	$ -
Business Flare	$ 50,000.00	$ -	$ -	$ -	$ -	$ -	$ -
Audit Software	$ 333.00	$ 333.00	$ -	$ -	$ -		$ -
Audit	$ 3,332.00	$ 3,332.00	$ 3,483.27	$ 3,644.00	$ 3,814.86	$ 3,996.59	$ 4,189.96
Rental Property	$ -	$ -	$ -	$ -	$ -	$ -	
Demolition	$ 150,000.00	$ 150,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00
METV	$ 9,350.00	$ 9,350.00	$ 9,774.47	$ 10,225.50	$ 10,704.98	$ -	
Axis 360	$ 300.00	$ 300.00	$ 300.00	$ 300.00	$ 300.00	$ 300.00	$ 300.00
Security Service	$ 36,667.00	$ 36,667.00	$ 38,331.60	$ 40,100.37	$ 41,980.69	$ 43,980.50	$ 46,108.39
Soofa Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Freebee	$ 58,240.00	$ 45,367.08	$ 47,426.64	$ 49,615.09	$ 51,941.55	$ 54,415.86	$ 57,048.65
Bank Fees	$ 300.00	$ 300.00	$ 300.00	$ 300.00	$ 300.00	$ 300.00	$ 300.00
Appraisal, Survey, Title, Environmental	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Property fee Expense	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00
Travel and Per Diem	$ 3,350.00	$ 3,350.00	$ 3,502.08	$ 3,663.68	$ 3,835.47	$ 4,018.18	$ 4,212.59
Communication Services	$ 1,538.00	$ 1,538.00	$ 1,607.82	$ 1,682.01	$ 1,760.88	$ 1,844.77	$ 1,934.02
Freight and Postage	$ 665.00	$ 665.00	$ 665.00	$ 665.00	$ 665.00	$ 665.00	$ 665.00
Zeno Large Copier	$ 400.00	$ 400.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00
Zeno Large Copier Usage	$ 665.00	$ 665.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00	$ 1,000.00
Rental Property Insurance	$ -	$ -	$ -	$ -	$ -	$ -	$ -
General Liability Insurance	$ 2,300.00	$ 2,300.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
Rental Property Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -
CRA Owned Property Maintenance	$ 10,000.00	$ 10,000.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
Equipment Repair and Maintenance	$ 150.00	$ 150.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00	$ 250.00
Business Cards, Annual Report, Other	$ 1,333.00	$ 1,333.00	$ 1,250.00	$ 1,250.00	$ 1,250.00	$ 1,250.00	$ 1,250.00
Maintanence Printing and Binding	$ 120.00	$ 120.00	$ 150.00	$ 150.00	$ 150.00	$ 150.00	$ 150.00
Promotional Activities	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00	$ 500.00
Legal Advertisment	$ 400.00	$ 400.00	$ 450.00	$ 450.00	$ 450.00	$ 450.00	$ 450.00

Property Tax	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Office Supplies	$ 2,500.00	$ 2,500.00	$ 3,000.00	$ 3,000.00	$ 3,000.00	$ 3,000.00	$ 3,000.00	
Equipment Under 5000	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	
Cumputer Equipment under 5000	$ 500.00	$ 500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	
Gear/Uniforms	$ 300.00	$ 300.00	$ 300.00	$ 300.00	$ 300.00	$ 300.00	$ 300.00	
FRA Annual Dues	$ 832.00	$ 832.00	$ 850.00	$ 850.00	$ 850.00	$ 850.00	$ 850.00	
Bradenton Herald	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	
IEDC	$ 152.00	$ 152.00	$ 160.00	$ 160.00	$ 160.00	$ 160.00	$ 160.00	
FEDC	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	
Americans for the Arts	$ 25.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00	$ 40.00	
FL Association of Public Art Professionals	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	
Other Public Art Publications	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	$ 50.00	
CRM Software	$ 700.00	$ 700.00	$ 150.00	$ 150.00	$ 150.00	$ 150.00	$ 150.00	
CAFÉ	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	$ 200.00	
Education and Training	$ 5,990.00	$ 5,990.00	$ 5,790.00	$ 5,790.00	$ 5,790.00	$ 5,790.00	$ 5,790.00	
CAPITAL IMPROVEMENT PROJECTS								
Land	$ 300,000.00	$ 300,000.00	$ 300,000.00	$ 300,000.00	$ 300,000.00	$ 300,000.00	$ 300,000.00	
Park Improvements and Construction	$ -			$ -	$ -	$ -	$ -	
Infrastructure	$ 350,000.00	$ 350,000.00	$ -	$ -	$ -	$ -	$ -	
Lighting	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Public Art Outlay (Chrysallis)	$ 50,000.00	$ 50,000.00	$ -	$ -	$ -	$ -	$ -	
Public Art Outlay	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	
REDEVELOPMENT INVESTMENT								
ASSISTANCE TO BUSINESS								
Redevelopment Grant Program	$ 200,000.00	$ 200,000.00	$ 200,000.00	$ 200,000.00	$ 200,000.00	$ 200,000.00	$ 200,000.00	
Grand Palms	$ 20,000.00	$ 20,000.00	$ 90,000.00	$ 90,000.00	$ 90,000.00	$ -	$ -	
Astoria	$ 400,000.00	$ 400,000.00						
Community Events	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ 20,000.00	
CRA Owned Properties	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Affordable Housing Projects	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
TRANSFERS								
Community Policing	$ 269,959.00	$ 269,959.00	$ 282,214.53	$ 295,237.03	$ 309,080.75	$ 323,804.26	$ 339,470.76	
Code Enforcement	$ 25,000.00	$ 25,000.00	$ 26,134.94	$ 27,340.91	$ 28,622.93	$ 29,986.43	$ 31,437.25	
City Admin Charges	$ 25,000.00	$ 25,000.00	$ 26,134.94	$ 27,340.91	$ 28,622.93	$ 29,986.43	$ 31,437.25	
Annual Expenses	**$ 2,334,272.00**	**$ 2,171,388.05**	**$ 1,328,734.43**	**$ 1,353,355.91**	**$ 1,379,530.06**	**$ 1,306,152.67**	**$ 1,335,230.53**	


CRA
CITY OF
Bradenton

AGENDA ITEM NO. 7.b

Item Cover Page

TAMIAMI TRAIL COMMUNITY ADVISORY COMMITTEE AGENDA ITEM REPORT

DATE: June 14, 2024

SUBMITTED BY: Christopher Munyon, Community Redevelopment Agency

ITEM TYPE: Miscellaneous

AGENDA SECTION: **Other Discussion/New Business**

SUBJECT: CRA Board Approved Grant and Incentive Programs

SUGGESTED ACTION:

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Discussion on the newly approved CRA Grants and Incentive Programs.

ATTACHMENTS:
2024.05.01 Sustainable Redevelopment Grants Packet CM.pdf
2024.05.01 Sustainable Redevelopment Incentives Packet JWB with BW edits(4705010.1).pdf

Community Redevelopment Agency of the City of Bradenton, Florida

Sustainable Redevelopment Grants

Downtown-Central-Tamiami Trail

Dr. Jeff Burton, FRA-RA
12-7-2023

BRADENTON COMMUNITY REDEVELOPMENT AGENCY

CHAIR
Josh Cramer

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Karen Kyser
Jean Farmer











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1. DEFINITIONS

1.1. Act

The Community Redevelopment Act of 1969.[1]

1.2. Affordable Housing

Affordable housing is defined in terms of the income of the people living in the home. The family must be income-eligible. Income eligibility is determined by area median income (AMI), adjusted for family size.

1.2.1 Extremely low income describes a family at or below 30% of the AMI.
1.2.2 Very low income describes a family at or below 50% of the AMI.
1.2.3 Low income describes a family at or below 80% of the AMI.
1.2.4 Moderate [workforce] income describes a family at or below 120% of the AMI (at or below 100% of median income for federal programs).

The Department of Housing and Urban Development (HUD) determines the AMI by county or Metropolitan Statistical Areas (MSAs). AMIs are updated annually by HUD.[2]

1.3. Area

A Florida Statute designated redevelopment area.[3]

1.4. Blighted Area or Blight

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, endanger life or property or are leading to *economic distress*; and in which two or more of the following factors are present:

1.4.1 The predominance of *defective* or *inadequate* street layouts, parking facilities, roadways, bridges, or public transportation facilities.
1.4.2 Aggregate assessed values of real property in the Area for ad valorem tax purposes have yet to show any appreciable increase over the five years before the finding of such conditions.
1.4.3 Faulty lot layout concerning size, adequacy, accessibility, or usefulness.
1.4.4 Unsanitary or unsafe conditions.
1.4.5 Deterioration of site or other improvements.
1.4.6 More adequate and updated building density patterns.
1.4.7 Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.
1.4.8 Tax or special assessment delinquency exceeding the fair value of the land.
1.4.9 Residential and commercial vacancy rates are higher in the Area than in the remainder of the county or municipality.
1.4.10 Fire and emergency medical service calls to the Area are proportionately higher than in the remainder of the county or municipality.

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1 FLORIDA STATUTE 163.330
2 THE FLORIDA HOUSING COALITION'S AFFORDABLE HOUSING IN FLORIDA (1)
3 FLORIDA STATUTES 163.362 (1)

1.4.11 The Area's crime incidence is higher than in the remainder of the county or municipality.
1.4.12 A more significant number of violations of the Florida Building Code in the Area than those recorded in the remainder of the *Governing Body*.
1.4.13 Diversity of *ownership* or *defective* or unusual conditions of title that prevent the free alienability of land within the *deteriorated* or hazardous area.
1.4.14 Governmentally owned property with adverse environmental conditions caused by a public or private entity.
1.4.15 A substantial number or percentage of properties damaged by sinkhole activity have yet to be adequately repaired or stabilized.

However, the term "Blighted Area" also means any area in which at least one of the factors identified in items 1.4.1 through 1.4.15 is present and all taxing authorities subject to Florida Statute 163.387(2)(a) agree, either by interlocal agreement with the Agency or by resolution, that the Area is blighted. Such agreement or resolution must be limited to a determination that the Area is blighted to qualify for the tax credits authorized in Chapter 220, Florida Statutes.[4]

1.5. Board of Commissioners (the "Board")

Oversite group for the Agency and is appointed by the *Governing Body*. The Bradenton City Council appointed itself as the Board for this *Agency* on June 24, 2015.[5]

1.6. Conservation

This means the following:

1.6.1 Careful preservation and protection of something.
1.6.2 Planned natural resource management to prevent exploitation, destruction, or neglect.
1.6.3 The preservation of a physical quantity during transformations or reactions. [6]

1.7. Community Advisory Committee (the "CAC")

An advisory committee to the *Board*.

1.8. Community Policing Innovation

A policing technique or strategy designed to reduce crime by reducing opportunities for and increasing the perceived risks of engaging in criminal activity through the 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.[7]

1.9. Community Redevelopment ("Redevelopment")

Undertakings, activities, or projects of a county, municipality, or the *Agency* in the *Area* for the elimination and prevention of the development or spread of *slums* and *blight*, for the

4 FLORIDA STATUTE 163.340 (8)
5 CITY OF BRADENTON ORDINANCE 2967
6 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/CONSERVATION
7 FLORIDA STATUTE 163.340 (23)

reduction or prevention of crime, or the provision of *affordable housing*, whether for rent or sale, to residents of low or moderate income, including the *elderly*, and may include, *slum* clearance and redevelopment in an *Area* or rehabilitation and revitalization of coastal resort and tourist areas that are deteriorating and *economically distressed*, or rehabilitation or conservation in an *Area*, or any combination or part thereof, following a *Plan* and may include the preparation of such a *Plan*.
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:

1.9.1 One or more *slum* or *blighted areas*, or one or more areas in which there is a shortage of *affordable housing* for residents of low or moderate income, including the *elderly*, exist in the county or municipality; and

1.9.2 The rehabilitation, *conservation*, or redevelopment, or a combination thereof, of such Area or Areas, including, if appropriate, the development of housing that 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]

1.10. Community Redevelopment Agency (“Agency”)

A public agency created by the *Governing Body* to perform redevelopment in the *Area* according to Florida Statute.[9] The *Agency* also refers to the Community Redevelopment staff for this document.

1.11. Commercial Property Accessed Clean Energy (“C-PACE”)

An innovative financing structure allows commercial, industrial, multifamily, and nonprofit property *owners* to obtain low-cost, long-term financing for energy efficiency, renewable energy, and wind-hardening projects.[10]

1.12. Crime Prevention Through Environmental Design (“CPTED”)

A multi-disciplinary approach to crime prevention that uses urban and architectural design and the management of built and natural *environments*. *CPTED* strategies aim to reduce victimization, deter offender decisions that precede criminal acts, and make sense of community among inhabitants so they can gain territorial control of areas, reduce crime, and minimize fear of crime.[11]

1.13. Defective

Having a defect or flaw: imperfect in form, structure, or function.[12]

1.14. Deteriorated

Weakened, disintegrated, corroded, rusted, or decayed, and loss of effectiveness.[13]

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8 FLORIDA STATUTE 163.355 (2)
9 FLORIDA STATUTE 163.340 (1)
10 HTTPS://WWW.FDFCBONDS.COM/CPACE
11 HTTPS://WWW.CPTED.NET/
12 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/DEFECTIVE
13 2018 INTERNATIONAL CODE COUNCIL, INTERNATIONAL PROPERTY MAINTENANCE CODE. (202)

1.15. Distress
To subject to great strain or difficulties.[14]

1.16. Economic
Relating to, or based on, the production, distribution, and consumption of goods and services.[15]

1.17. Elderly
Persons 62 years of age or older.[16]

1.18. Environment
The complex of physical, chemical, and biotic factors (such as climate, soil, and living things) that act upon an organism or an ecological community and ultimately determine its form and survival.[17]

1.19. Governing Body
The council, commission, or other legislative body that is charged with governing the county or municipality. For this document, the Bradenton City Council is the *Governing Body*.[18]

1.20. Historic Preservation
The identification, evaluation, recordation, documentation, analysis, recovery, interpretation, curation, acquisition, protection, management, rehabilitation, restoration, stabilization, maintenance, or reconstruction of historic preservation properties.[19]

1.21. Inadequate
Not enough or good enough.[20]

1.22. Increment Revenue
The non-ad valorem tax funds are placed in an *Agency*'s trust fund to generate redevelopment in its *Area*.[21]

1.23. National Flood Insurance Program ("NFIP")
Created by Congress in 1968, the National Flood Insurance Program (NFIP) provides insurance to help reduce the socio-*economic* impact of floods. Flood insurance is a separate policy that can cover buildings, the contents of a building, or both.[22]

1.24. Occupant
See Tenant.

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14 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/DISTRESS
15 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/ECONOMIC
16 FLORIDA STATUTE 420.503 (16)
17 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/ENVIRONMENT
18 FLORIDA STATUTE 163.340 (3)
19 FLORIDA STATUTE 267.021
20 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/INADEQUATE
21 DR. JEFF BURTON
22 HTTPS://WWW.FLOODSMART.GOV/ABOUT

1.25. Owner

The word "owner," applied to a building or land, shall include any part owner, joint owner, tenant in common, tenant in partnership, joint tenant, or tenant by the entirety of the whole or of a part of such building or land.[23]

1.26. Property Accessed Clean Energy ("PACE")

A Florida public entity that provides homeowners with financing options for energy-efficient and hurricane-resistant home improvements.[24]

1.27. Redevelopment Plan (the "Plan")

The approved redevelopment directions exist from time to time for an *Area*.[25]

1.28. Rehabilitate

This means the following:

1.28.1 To restore to a former capacity.
1.28.2 To convert to good repute.
1.28.3 Reestablish the good name of.
1.28.4 Restore to a former state.
1.28.5 Restore or bring to a condition of health or helpful and constructive activity.[26]

1.29. Revitalize

To give new life or vigor.[27]

1.30. Slum Area or Slums

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 non-residential, which are impaired because of dilapidation, deterioration, age, or obsolescence, and exhibiting one or more of the following factors:

1.30.1 The presence of *inadequate* ventilation, light, air, sanitation, or open spaces provision.
1.30.2 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,
1.30.1 Conditions endangering life or property by fire or other causes.[28]

1.31. Social

Of or relating to human society, the interaction of the individual and the group, or the welfare of human beings as members of society.[29]

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23 BRADENTON CODE OF ORDINANCES SEC 1.2
24 HTTPS://FLORIDAPACE.GOV/ABOUT-PACE/
25 FLORIDA STATUTE 163.340 (11)
26 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/REHABILITATE
27 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/REVITALIZE
28 FLORIDA STATUTE 163.340 (7)
29 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/SOCIAL

1.32. Sustainable Economic Development

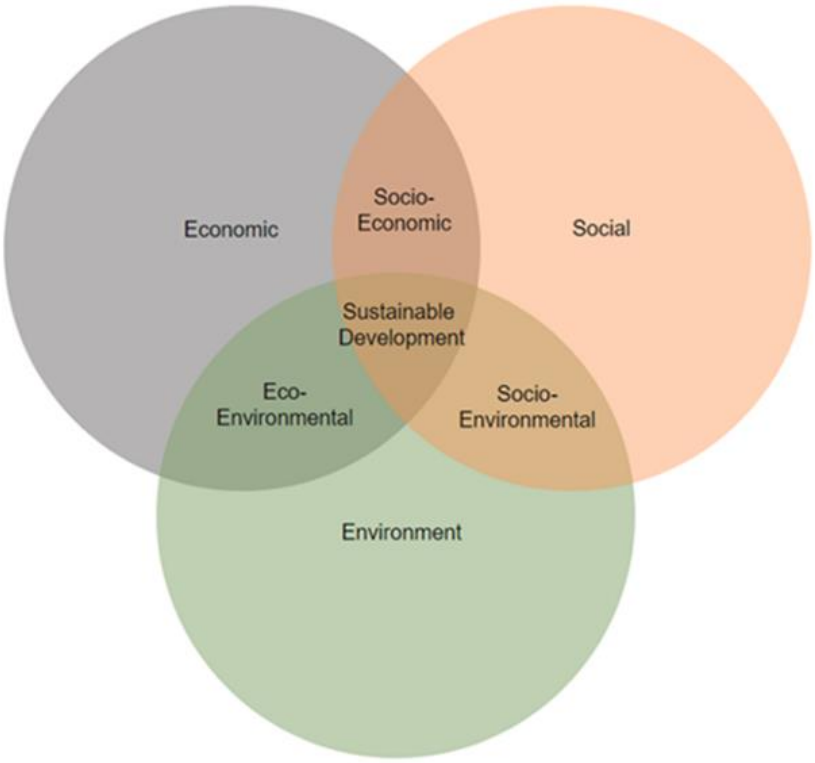
A Theoretical framework based on *economic*, *social*, and *environmental* synergy.[30] See *Sustainable Economic Development* Venn Diagram.

1.33. Sustainable Redevelopment

New construction on a site having pre-existing uses. *Sustainable redevelopment* represents a process of land development that *revitalizes* the physical, *economic*, and *social* fabric of urban space.[31]

1.34. Tenant

one who has the occupation or temporary possession of lands or tenements of another. [32]



Sustainable Economic Development Venn Diagram

30 DR. EDWARD B. BARBIER (1987)
31 CAVES, R. W. (2004). ENCYCLOPEDIA OF THE CITY. ROUTLEDGE. PP. 556. ISBN 9780415252256.
32 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/TENANT

2. GOAL

The Redevelopment Grant Policy (Policy) goal is to remove or hinder *slum* or *blighted areas* through incentivized increment revenue financed grants in the *Area* and according to the *Plan*.

3. GRANTS

Grants are identified by sustainable development elements as follows:

3.1 Economic

This grant type rehabilitates and *redevelops* commercial and industrial properties in the *Area* using private enterprise,[33] increases taxable real property growth,[34] identifies and eliminates *Area* conditions impeding growth and *inadequate economic* development,[35] *economically revitalizes* the *deteriorated coastal resort and tourist area* designated by the governing body,[36] and removes blighted and defective conditions that lead to *economic distress*.[37] This grant also encourages *Area rehabilitation, conservation*, or *redevelopment* necessary for the interest of public health, safety, and morals.[38] Finally, this policy incentivizes compliance with the *Governing Body's* comprehensive plan and codes. [39]

3.1.1 Redevelopment

This grant is a "catch-all" for the *Area's* non-single-family residential properties. This grant replaces the existing "façade" or "storefront" grant and may be used for internal and external real property improvements.

3.1.2 C-PACE

This grant encourages owners to access the capital needed to make building energy-related deferred maintenance upgrades, support new construction costs, and make renewable energy accessible and cost-effective.

3.1.3 Future Land Use and Zoning

The *Governing Body* fees associated with updating a property's Land Development Code and Comprehensive Plan designations are covered by this policy.

3.2 Environmental

3.2.1 Brownfields

This grant pays up to 25% of the State of Florida Brownfield Program's estimated cleanup value related to state tax credits.[40]

3.2.2 Windows, Doors, and Roofs

This grant pertains to upgrading an existing *Area* home's exterior openings and roof to standards above the Florida Building Code for natural disaster mitigation.[41]

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33 REDEVELOPMENT PLAN 2.1, 2.2.1.1.1, 2.2.2.2, 2.3.3.1.3, AND 3.2.1.1.2.
34 REDEVELOPMENT PLAN 2.2.1.1.5, 2.2.2.4, AND 4.3.2.3.
35 REDEVELOPMENT PLAN 2.2.1.1.3, 2.2.2.4, AND 4.2.1.1.4.
36 REDEVELOPMENT PLAN 2.1, 2.2.1.1.2, 3.1, 3.2.1.1.2, 3.2.1.1.4, 4.1, 4.2.1.1.2, AND 5.1.
37 REDEVELOPMENT PLAN 2.2.1.1.2, 2.2.1.1.4, 3.2.1.1.4, AND 3.2.1.1.5.
38 REDEVELOPMENT PLAN 4.2.1.1.2
39 REDEVELOPMENT PLAN 2.2.2.25, 2.2.2.2.6, 2.3.3.1.2, 2.3.3.1.3, 2.3.4.2, AND 2.3.4.2.
40 REDEVELOPMENT PLAN 3.4.2.1, AND 3.4.2.3.
41 REDEVELOPMENT PLAN 2.2.1.1.4, 2.2.2.1.2, 2.2.2.1.3, 3.1, 3.2.1.1.5, 3.2.2.1, 3.2.2.2, 4.2.2, AND 4.3.2.1.14.

3.2.3 Flood

This grant encourages a new *Area* detached single-family dwelling's finished floor elevation (FFE) to be built 2 feet above the NFIP required base flood elevation. [42]

3.2.4 Urban Tree Canopy

This policy encourages the use of trees on private land to create an urban forest ecosystem providing a variety of *economic, social,* and *environmental* benefits, including shading homes to generate energy savings, intercepting rain to reduce stormwater, improving air quality by filtering pollutants and sequestering carbon to offset emissions associated with climate change. [43]

3.2.5 Infrastructure

This funding supports the creation of viable building lots from unusable properties to enhance taxable value. This policy may fund access and all *Governing Body*-owned infrastructure extensions.[44]

3.3 Social

This grant provides funds to remove blighted conditions that lead to economic distress and social liabilities,[45] identify and eliminate the Area's impeding growth and economic and social development, and revitalize deteriorated coastal resorts and tourist areas.[46] This grant also supports Governing Body and trust fund investors' leased placemaking destinations that encourage economic, environmental, and social well-being[47] and events the county supports through its tourism tax.[48]

3.3.1 Coastal Tourism

This grant encourages the *Area's* tourist-based placemaking sites to invest in their sites and future. The minimum tourism metric is 35,000 visitors annually. This grant may be used for building and site improvements and to reimburse city expenses for eligible tourism functions.[49]

3.3.2 CPTED

This grant promotes the use of residential, commercial, and industrial community policing through environmental design.[50]

3.3.3 Historic Preservation

This grant protects the *Area's* cultural sites and is determined by the *Governing Body* and state and federal government. Historic preservation costs more than general *redevelopment*. Limited grant funds may be available for state and federal certification.[51]

3.3.4 Public Art

This grant matches private contributions for public art on private property. The *Agency* or its designee reserves the right to define "art" as contributing to its investment.

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42 REDEVELOPMENT PLAN 2.2.2.1.2.4
43 REDEVELOPMENT PLAN 2.2.2.2.1.3, 3.2.2.4 AND 4.3.2.1.5.
44 REDEVELOPMENT PLAN 2.2.1.1.5 AND 4.3.2.3.
45 REDEVELOPMENT PLAN 2.2.1.1.2, 2.2.1.1.4, 3.2.1.1.4, AND 3.2.1.1.5,
46 REDEVELOPMENT PLAN 2.2.1.1.4, 2.2.2.1.1, 3.2.2, AND 4.2.2.
47 REDEVELOPMENT PLAN 3.3.2.4.
48 REDEVELOPMENT PLAN 2.2.2.2.10.
49 REDEVELOPMENT PLAN 2.2.1.1.4, 2.2.2.1.1, 3.2.1.1.5, 3.2.2.1, AND 3.3.2.5
50 REDEVELOPMENT PLAN 2.1, 2.2.1.1.3, 2.3.1.1.2.8, 4.1, 4.2.1.1.2, AND 4.2.1.1.4.
51 REDEVELOPMENT PLAN 4.2.2.1.2

3.3.5 Tourist Tax Match

This grant matches contributions made by the Manatee County Tourist Development Tax Advisory Board recommendations approved by the County Commission and agreed upon by all taxing authorities.[52]

3.3.6 Micro-Mobility

This grant provides Micro-Mobility service to *Area* tourist events through the *Agency's* service provider. This grant augments the lack of transit services [53] and supports Micro-Mobility policies[54] including an Urban Transit Circulator.[55] This grant also improves access to public parks and open spaces and supports the *Governing Body* and trust fund taxing investors' leased placemaking destinations.

3.3.7 Income-Based Housing Repair

This grant provides low to moderate-income owner-occupied housing with grant funds for repair, consisting of four parts. First, the applicant's household income is validated against an affordability standard.[56] Second, low to moderate-income owner-occupied homes are inspected for code violations. [57] Third, the code violation repairs are estimated, and fourth, the policy is used to bring the home to code standards.

3.3.8 R-PACE

This grant pays against the principle of a PACE loan. Florida PACE is a public entity that provides homeowners with financing options for energy-efficient and hurricane-resistant home improvements. [58]

4. ELIGIBILITY

4.1 Applications, including Florida Not-for-profit corporations, must align with the current *Plan* and reside in the current *Area*.
4.2 The application cannot be submitted after work has been completed, except for applicants in contact with the *Agency* 180 days before the *Board* adopts this policy.
4.3 All application signatures shall be notarized.
4.4 The applicant may be the *Owner* or *tenant* with the *Owner's* written consent, or for the Flood grant, may also be the Florida Licensed Building Contractor.
4.5 One grant of each type may be awarded to the applicant at most once every two years.
4.6 Grants may be stacked, with stacked grant applications requiring the *Board's* approval.
4.7 The applicant must comply with all municipal and state codes and regulations.
4.8 Grants cannot be used to acquire property.
4.9 The following grants require an existing permitted structure:
    4.9.1 Redevelopment

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52 REDEVELOPMENT PLAN 2.2.2.2.10
53 REDEVELOPMENT PLAN 3.3.1.1.1, 3.3.2.1, AND 3.3.2.1.14.
54 REDEVELOPMENT PLAN 3.2.2.1.
55 REDEVELOPMENT PLAN 3.3.1.1.1, 3.3.2.1, AND 3.3.2.1.14.
56 REDEVELOPMENT PLAN 4.3.1.1.2 AND 4.3.1.1.3.
57 REDEVELOPMENT PLAN 2.2.2.2.5, 2.3.3.1.2, AND 2.3.4.3.
57 REDEVELOPMENT PLAN 4.3.2.1.5, 4.3.2.1.13, AND 4.3.2.1.14.

4.9.2 Windows
4.9.3 Roofs
4.9.4 Doors
4.9.5 Flood
4.9.6 Income-Based Housing Repair

4.10 The Flood Grant requires the new construction of a detached single-family dwelling.

4.11 For Historic Preservation, the Governing Body must deem the structure or site historic or listed on the State of Florida or National Historic Register.

4.12 Non-residential uses may be eligible, except for storage facilities, car washes, and the following uses defined in Chapter 10 of the Bradenton Code of Ordinances:

4.12.1 Adult entertainment establishment/use
4.12.2 Adult arcades
4.12.3 Adult bookstores
4.12.4 Adult motels/hotels
4.12.5 Adult Photography Studios
4.12.6 Adult special cabarets
4.12.7 Adult theaters
4.12.8 Automotive parking establishment
4.12.9 Automotive sales/rental establishment
4.12.10 Automotive service station
4.12.11 Automotive specialty establishment
4.12.12 Bottle Club
4.12.13 Carwash
4.12.14 Cemetery
4.12.15 Crematory
4.12.16 Lounge
4.12.17 Recovery home
4.12.18 Storage establishment

5. POLICIES

5.1 General

5.1.1 The *Board* reserves the right to modify or cancel parts of or the entire policy without notice. If the policy is modified or eliminated, the *Agency* will ensure that any previously approved redevelopment grants undergoing completion will be completed per contract if the applicant(s) abide by the contract.

5.1.2 All grant funding is subject to budgeting and availability of funds.

5.1.3 Compliance with the grant requirements only establishes eligibility to request grant funding and does not guarantee an award of a grant or any particular grant amount. All grant awards are subject to the discretion of the *Agency/Board* as applicable to determine whether the award of the grant is in the best interests of the CRA and the appropriate level of funding.

5.1.4 the *Agency* or its designee shall review all eligible applications case-by-case to determine if an application meets the policy's intent.

5.1.5 Grant applications less than $25,000.00 will be approved by Agency. The *Board* will authorize grant applications equal to or greater than $25,000.00.

5.1.6 Grants can only be used within easements if all persons reserved for that easement have signed the grant application.
5.1.7 Grants cannot be used to restore condemned properties noticed to the condemnation property owner by the *Governing Body*.
5.1.8 All projects will display *Agency*-provided signage, disseminating the *Redevelopment* grant policy.
5.1.9 Applicants agree to allow the *Agency* to disseminate the project on the *Governing Body* and *Agency* websites and other materials and platforms.
5.1.10 The grant's lifespan is one year from the application's approval date. There are no extensions, as the grant may be reapplied for.

5.2 Ranking

Grants will be ranked by the following committees, boards, and designees:

5.2.1 Community Advisory Committee

Redevelopment
Brownfields
C-PACE
Coastal Tourism
Windows, Doors, and Roofs
Flood
R-PACE
Micro-Mobility
Infrastructure

5.2.2 Planning and Zoning Board

Future Land Use and Zoning

5.2.3 Architectural Review Board

Historic Preservation

5.2.4 Public Art Review Board

Public Art

5.2.5 Tree and Landscape Preservation Board

Urban Tree Canopy

5.2.6 Code Magistrate

Income-Based Housing Repair

5.2.7 Bradenton Police Department

CPTED

5.2.8 Manatee County Tourist Development Tax Advisory Board

Tourist Tax Match

5.3 Process

5.3.1 Upon acceptance, the *Agency* will review each application.
5.3.2 If accepted, the application will be recommended by the ranking committee.
5.3.3 Ranking will be scored from 0 (no grant match) to 10 (full grant match).

5.3.4 Grant recommendations of less than $25,000.00 will receive an *Agency* approval/disapproval determination; all others will be reviewed by the *Board*.

5.3.5 Funding will be scheduled once the *Agency* has submitted, reviewed, and approved all required documents.

5.3.6 Payment is determined on a first-come, first-served, final approval terminology.

6. FUNDING

6.1 General

6.1.1 The following general funding policies apply to the redevelopment grants:

6.1.1.1 No partial payments shall be accepted or issued.

6.1.1.2 The grant allocations provided herein are the maximum potential allocations. Allocation for any project that varies from this policy shall be that amount that is approved by the *Board* or its designee.

6.1.1.3 All grants will be finalized in a binding agreement.

6.1.1.4 Grants achieving *IBHS FORTIFIED Program* certifications will receive an additional 50% funding.

6.2 GRANT-MATCH TABLE

POLICY	GRANT	MAXIMUM MATCH-UP TO
ECONOMIC		
	Redevelopment	$50,000.00**
	CPACE	$50,000.00 Or 25% of the PACE cost */**
	Future Land Use and Zoning	$5,000.00
ENVIRONMENT		
	Brownfields	$50,000.00 Or 25% of the Tax Credit*
	Windows, Doors, and Roof	$25,000.00 **
	Urban Tree Canopy	$10,000.00
	Flood	$5,000.00
	Infrastructure	$25,000.00
SOCIAL		
	Coastal Tourism	$50,000.00 **
	Historic Preservation	$100,000.00 **
	CPTED	$15,000.00
	Public Art	$20,000.00
	Tourist Tax Match	$20,000.00 Or $25% of the County grant Or Governing Board Fees*
	Micro-Mobility	$5,000.00
	Income-Based Housing Repair	$25,000.00
	R-PACE	$25,000.00 Or 25% of the PACE cost*/**
***Whichever is the lessor amount.**		
**** IBHS FORTIFIED PROGRAM Eligible.**		

7. REQUIREMENTS

Applicants must submit the completed application and the supporting documents specified for each grant request, including, but not limited to, documents supporting the grant requests relation to the *Act* and the *Plan*. The documents are subject to review.

7.1 Economic

7.1.1 Redevelopment

7.1.1.1 Certificate of Occupancy or Completion.
7.1.1.2 State-licensed property appraiser's appraisal.
7.1.1.3 IBHS FORTIFIED certification.

7.1.2 CPACE

7.2.1.1 Certificate of Occupancy or Completion
7.2.1.2 C-PACE contract.
7.2.1.3 IBHS *FORTIFIED* Certificate.

7.1.3 Future Land Use and Zoning

7.1.3.1 Development Services Department recommendation.
7.1.3.2 Development service fee receipt.

7.2 Environmental

7.2.1 Brownfields

7.2.1.1 State Brownfields Program Tax Credit Certificate.

7.2.2 Windows, Doors, and Roofs

7.2.2.1 Certificate of Occupancy or Completion.
7.2.2.2 State-licensed property appraiser's appraisal.
7.2.2.3 IBHS FORTIFIED certificate.

7.2.3 Flood

7.2.3.1 Certificate of Occupancy.

7.2.4 Urban Tree Canopy.

7.2.4.1 Certification from an Arborist.

7.2.5 Infrastructure

7.2.5.1 City Infrastructure Inspector Certification.

7.3 Social

7.3.1 Coastal Tourism

7.3.1.1 Certificate of Occupancy or Completion.
7.3.1.2 State-licensed property appraiser's appraisal.
7.3.1.3 *IBHS FORTIFIED* certification.
7.3.1.4 Annual tourism validation.

7.3.2 Historic Preservation.

7.3.2.1 Architectural Review & Historic Preservation Recommendation.
7.3.2.2 Certificate of Occupancy or Completion.
7.3.2.3 *IBHS FORTIFIED* certification

7.3.3 Public Art.

7.3.3.1 Public Art Committee recommendation.
7.3.3.2 Licensed art appraiser appraisal.

7.3.4 Tourist Tax Match

7.3.4.1 Manatee County Tourist Tax Board contract.

7.3.5 Micro-Mobility

7.3.5.1 Applicant requests for Freebie service.

7.3.6 Income-Based Housing Repair

7.3.6.1 Financial analysis.
7.3.6.2 Repair estimate.
7.3.6.3 Certificate of Occupancy.

7.3.7 PACE

7.3.7.1 Pace Contract.
7.3.7.2 *IBHS FORTIFIED* certification

REDEVELOPMENT GRANT APPLICATION

AGENCY ONLY

Date Received: _____ Grant ID No._____

CRA District Area:

____ Central ____ Downtown ____ Tamiami Trail

BY EXECUTING THIS APPLICATION, THE APPLICANT UNDERSTANDS THAT THE FOLLOWING ITEMS ARE REQUIRED TO COMPLETE THE GRANT PROCESS AND RECEIVE THE FUNDS.

GRANT TYPE:

- ☐ Redevelopment
- ☐ CPACE
- ☐ Land Use
- ☐ Zoning
- ☐ Micro-Mobility
- ☐ Windows, Doors, or Roof
- ☐ Urban Tree Canopy
- ☐ Brownfield
- ☐ Historic Preservation
- ☐ Tourist Tax Match
- ☐ Coastal Tourism
- ☐ CPTED
- ☐ Income Based Housing Repair
- ☐ RPACE
- ☐ Flood
- ☐ Public Art

APPLICATION DATE: _____

APPLICANT/ENTITY NAME:_____

APPLICANT REPRESENTATIVE (if applicant is entity):_____

PROPERTY IDENTIFICATION NUMBER:_____

PROPERTY ADDRESS:_____

_____

PROPERTY OWNER:_____

*If applicant is not the property owner, a notarized letter from the property owner approving the proposed work is required.

ESTIMATED OVERALL INVESTMENT:_____

TOTAL FUNDING REQUESTED:_____

DESCRIPTION OF PROJECT:

REDEVELOPMENT GRANT REQUIREMENTS:

- Work has not commenced prior to the submittal of a completed application.
- A similar grant has not been awarded and completed within the past two years.
- Applicant will comply with state and municipal codes.
- Applicant is not an ineligible use listed in Section 4.12.

REQUIRED DOCUMENTS FOR SUBMITTING:

- Completed Application
- Description of Improvements and Estimated Costs (please see attached example)
- Owner Letter (if applicable)
- If applying for a Historic Preservation Grant, documentation deeming the site as historic.
- If applying for a Coastal Tourism Grant, documentation of the minimum tourism metric of 35,000 visitors annually.

REQUIRED DOCUMENTS FOR REIMBURSEMENT:

- Certificate of Occupancy or Certificate of Completion.
- An appraisal of the improvements from a licensed Appraiser.

SIGNATURES AND DATE:

_____ _____

APPLICANT DATE

_____ _____

CRA EXECUTIVE DIRECTOR DATE

*Please submit application to the Community Redevelopment Agency of the City of Bradenton via email at cra@bradentonfl.gov.

You may also mail or hand deliver a completed application to:

Community Redevelopment Agency, 101 Old Main Street, Bradenton, Florida 34205

EXAMPLE

Projects List, Scope and Estimated Costs

1. Window Replacement: Estimated Cost $500,000

   The original windows are experiencing significant leaks, resulting to damage to interior materials and compromising energy efficiency. Complete replacement with impact glass windows to prevent further damage and improve energy efficiency.

2. Roof Repair: Estimated Cost $120,000

   The flat roof is presenting soft spots and surface damage. Comprehensive evaluations show resurfacing and reinforcement measures are needed to restore the roof's integrity. The priority is to address any existing issues and implement preventive measures to mitigate future damage.

3. Electrical Upgrades: Estimated Cost $60,000

   This project involves the replacement of outdated panels and rewiring to mitigate roof damage and ensure the safety of our building occupants. The goal is to bring our electrical infrastructure up to current standards to enhance reliability and efficiency.

Community Redevelopment Agency of the City of Bradenton, Florida

Sustainable Redevelopment Incentives

Downtown, Central, and Tamiami Trail

4705010v1

BRADENTON COMMUNITY REDEVELOPMENT AGENCY

CHAIR
Josh Cramer

VICE-CHAIR
Jayne Kocher

BOARD OF COMMISSIONERS
Marianne Barnebey
Pam Coachman
Lisa Gonzalez Moore

LEGAL
Scott Rudacille, Esq.
Marisa J. Powers, Esq.

AGENCY
Jeff Burton, PhD, FRA-RA
Christopher Munyon, FRA-RP
Karen Kyser
Jean G. Farmer











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1. DEFINITIONS

1.1 Act

The Community Redevelopment Act of 1969.[1]

1.2 Affordable Housing

Affordable housing is defined in terms of the income of the people living in the home. The family must be income-eligible. Income eligibility is determined by area median income (AMI), adjusted for family size.

1.2.1 Extremely low income describes a family at or below 30% of the AMI.
1.2.2 Very low income describes a family at or below 50% of the AMI.
1.2.3 Low income describes a family at or below 80% of the AMI.
1.2.4 Moderate [workforce] income describes a family at or below 120% of the AMI (at or below 100% of median income for federal programs).

The Department of Housing and Urban Development (HUD) determines the AMI by county or Metropolitan Statistical Areas (MSAs). AMIs are updated annually by HUD.[2]

1.3 Area

A Florida Statute designated *redevelopment* area.[3]

1.4 Blighted Area or Blight

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, endanger life or property or are leading to *economic distress*; and in which two or more of the following factors are present:

1.4.1 The predominance of *defective* or *inadequate* street layouts, parking facilities, roadways, bridges, or public transportation facilities.
1.4.2 Aggregate assessed values of real property in the Area for ad valorem tax purposes have yet to show any appreciable increase over the five years before the finding of such conditions.
1.4.3 Faulty lot layout concerning size, adequacy, accessibility, or usefulness.
1.4.4 Unsanitary or unsafe conditions.
1.4.5 *Deterioration* of site or other improvements.
1.4.6 More adequate and updated building density patterns.
1.4.7 Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.
1.4.8 Tax or special assessment delinquency exceeding the fair value of the land.
1.4.9 Residential and commercial vacancy rates are higher in the Area than in the remainder of the county or municipality.
1.4.10 Fire and emergency medical service calls to the Area are proportionately higher than in the remainder of the county or municipality.
1.4.11 The Area's crime incidence is higher than in the remainder of the county or municipality.

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1 FLORIDA STATUTE 163.330
2 THE FLORIDA HOUSING COALITION'S AFFORDABLE HOUSING IN FLORIDA (1)
3 FLORIDA STATUTES 163.362 (1)

1.4.12 A more significant number of violations of the Florida Building Code in the Area than those recorded in the remainder of the *Governing Body*.
1.4.13 Diversity of *ownership* or *defective* or unusual conditions of title that prevent the free alienability of land within the *deteriorated* or hazardous area.
1.4.14 Governmentally owned property with adverse *environmenta*l conditions caused by a public or private entity.
1.4.15 A substantial number or percentage of properties damaged by sinkhole activity have yet to be adequately repaired or stabilized.

However, the term "Blighted Area" also means any area in which at least one of the factors identified in items 1.4.1 through 1.4.15 is present and all taxing authorities subject to Florida Statute 163.387(2)(a) agree, either by interlocal agreement with the Agency or by resolution, that the *Area* is blighted. Such agreement or resolution must be limited to a determination that the *Area* is blighted to qualify for the tax credits authorized in Chapter 220, Florida Statutes.[4]

1.5 Board of Commissioners (the "Board")

Oversite group for the Agency and is appointed by the *Governing Body*. The Bradenton City Council appointed itself as the Board for this *Agency* on June 24, 2015.[5]

1.6 Brownfield Area

A contiguous area of one or more brownfield sites, some of which may not be contaminated, has been designated by a local government by resolution. Such areas may include all or portions of *redevelopment areas*, enterprise zones, empowerment zones, other established *economically* deprived communities and areas, and Environmental Protection *Agency*-designated brownfield pilot projects.[6]

1.7 Brownfield Site

This means real property, the expansion, *redevelopment*, or reuse of which may be complicated by actual or perceived *environmental* contamination.[7]

1.8 Conservation

This means the following:

1.8.1 Careful preservation and protection of something.
1.8.2 Planned natural resource management to prevent exploitation, destruction, or neglect.
1.8.3 The preservation of a physical quantity during transformations or reactions. [8]

1.9 Community Advisory Committee (the "CAC")

An advisory committee to the *Board*.

1.10 Community Policing Innovation

A policing technique or strategy designed to reduce crime by reducing opportunities for and increasing the perceived risks of engaging in criminal activity through the visible presence of

4 FLORIDA STATUTE 163.340 (8)
5 CITY OF BRADENTON ORDINANCE 2967
6 FLORIDA STATUTE 376.79 (5)
7 FLORIDA STATUTE 376.79 (4)
8 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/CONSERVATION

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.[9]

1.11 Community Redevelopment ("Redevelopment")

Undertakings, activities, or projects of a county, municipality, or the *Agency* in the *Area* for the elimination and prevention of the development or spread of *slums* and *blight*, for the reduction or prevention of crime, or the provision of *affordable housing*, whether for rent or sale, to residents of low or moderate income, including the *elderly*, and may include, *slum* clearance and *redevelopment* in an *Area* or *rehabilitation* and *revitalization* of coastal resort and tourist areas that are deteriorating and *economically distressed*, or *rehabilitation* or *conservation* in an *Area*, or any combination or part thereof, following a *Plan* and may include the preparation of such a *Plan*.

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:

1.11.1 One or more *slum* or *blighted areas*, or one or more areas in which there is a shortage of *affordable housing* for residents of low or moderate income, including the *elderly*, exist in the county or municipality; and

1.11.2 The *rehabilitation*, *conservation*, or *redevelopment*, or a combination thereof, of such Area or Areas, including, if appropriate, the development of housing that 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.[10]

1.12 Community Redevelopment Agency (the "Agency")

A public agency created by the *Governing Body* to perform *redevelopment* in the *Area* according to Florida Statute.[11] The *Agency* also refers to the community *redevelopment* staff for this document.

1.13 Commercial Property Accessed Clean Energy ("C-PACE")

An innovative financing structure allows commercial, industrial, multifamily, and nonprofit property *owners* to obtain low-cost, long-term financing for energy efficiency, renewable energy, and wind-hardening projects.[12]

1.14 Crime Prevention Through Environmental Design ("CPTED")

A multi-disciplinary approach to crime prevention that uses urban and architectural design and the management of built and natural *environments*. *CPTED* strategies aim to reduce victimization, deter offender decisions that precede criminal acts, and make sense of community among inhabitants so they can gain territorial control of areas, reduce crime, and minimize fear of crime.[13] CPTED is a form of *Community Policing Innovation*.

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9 FLORIDA STATUTE 163.340 (23)
10 FLORIDA STATUTE 163.355 (2)
11 FLORIDA STATUTE 163.340 (1)
12 HTTPS://WWW.FDFCBONDS.COM/CPACE
13 HTTPS://WWW.CPTED.NET/

1.15 Defective
Having a defect or flaw: imperfect in form, structure, or function.[14]

1.16 Deteriorated
Weakened, disintegrated, corroded, rusted, or decayed, and loss of effectiveness.[15]

1.17 Disseminated
To spread abroad as though sowing seed. To disperse throughout.[16]

1.18 Distress
To subject to great strain or difficulties.[17]

1.19 Economic
Relating to, or based on, the production, distribution, and consumption of goods and services.[18]

1.20 Elderly
Persons 62 years of age or older.[19]

1.21 Environment
The complex of physical, chemical, and biotic factors (such as climate, soil, and living things) that act upon an organism or an ecological community and ultimately determine its form and survival.[20]

1.22 Gentrification
a process in which a poor area (as of a city) experiences an influx of middle-class or wealthy people who renovate and rebuild homes and businesses and which often results in an increase in property values and the displacement of earlier, usually poorer residents. [21]

1.23 Governing Body
The council, commission, or other legislative body that is charged with governing the county or municipality. For this document, the Bradenton City Council is the *Governing Body*.[22]

1.24 Historic Preservation
The identification, evaluation, recordation, documentation, analysis, recovery, interpretation, curation, acquisition, protection, management, *rehabilitation*, restoration, stabilization, maintenance, or reconstruction of *historic preservation* properties.[23]

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14 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/DEFECTIVE
15 2018 INTERNATIONAL CODE COUNCIL, INTERNATIONAL PROPERTY MAINTENANCE CODE. (202)
16 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/DISSEMINATE
17 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/DISTRESS
18 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/ECONOMIC
19 FLORIDA STATUTE 420.503 (16)
20 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/ENVIRONMENT
21 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/GENTRIFICATION
22 FLORIDA STATUTE 163.340 (3)
23 FLORIDA STATUTE 267.021

1.25 Inadequate

Not enough or good enough.[24]

1.26 Increment Revenue

The non-ad valorem tax funds are placed in an *Agency*'s trust fund to generate *redevelopment* in its *Area*.[25]

1.27 Insurance Institute for Business & Home Safety FORTIFIED program

FORTIFIED is a voluntary construction and re-roofing Program designed to strengthen homes and commercial buildings against specific types of severe weather, such as high winds, hail, hurricanes, and even tornados.[26]

1.28 Intensify

To grow more substantial or more acute.[27]

1.29 National Flood Insurance Program ("NFIP")

Created by Congress in 1968, the *National Flood Insurance Program* (NFIP) provides insurance to help reduce the socio-*economic* impact of floods. Flood insurance is a separate policy that can cover buildings, the contents of a building, or both.[28]

1.30 Non-Conformities

A use that lawfully occupied a building or land at the time [the] code became effective, which has been legally continued and which does not conform to the [current] regulations.[29]

1.31 Owner

The word "owner," applied to a building or land, shall include any part owner, joint owner, tenant in common, tenant in partnership, joint tenant, or tenant by the entirety of the whole or of a part of such building or land.[30]

1.32 Redevelopment Plan (the "Plan")

The approved *redevelopment* directions for an *Area* exist from time to time.[31]

1.33 Rehabilitate

This means the following:

1.33.1 To restore to a former capacity.
1.33.2 To convert to good repute.
1.33.3 Reestablish the good name of.
1.33.4 Restore to a former state.
1.33.5 Restore or bring to a condition of health or helpful and constructive activity.[32]

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24 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/INADEQUATE
25 DR. JEFF BURTON
26 HTTPS://FORTIFIEDHOME.ORG/
27 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/INTENSIFY
28 HTTPS://WWW.FLOODSMART.GOV/ABOUT
29 2021 INTERNATIONAL ZONING CODE
30 BRADENTON CODE OF ORDINANCES SEC 1.2
31 FLORIDA STATUTE 163.340 (11)
32 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/REHABILITATE

1.34 Revitalize

To give new life or vigor.[33]

1.35 Slum Area or Slums

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 non-residential, which are impaired because of dilapidation, *deterioration*, age, or obsolescence, and exhibiting one or more of the following factors:

1.35.1 There is *inadequate* ventilation, light, air, sanitation, or open spaces provision.
1.35.2 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,
1.35.3 Conditions endangering life or property by fire or other causes.[34]

1.36 Social

Of or relating to human society, the interaction of the individual and the group, or the welfare of human beings as members of society.[35]

1.37 Sustainable Economic Development

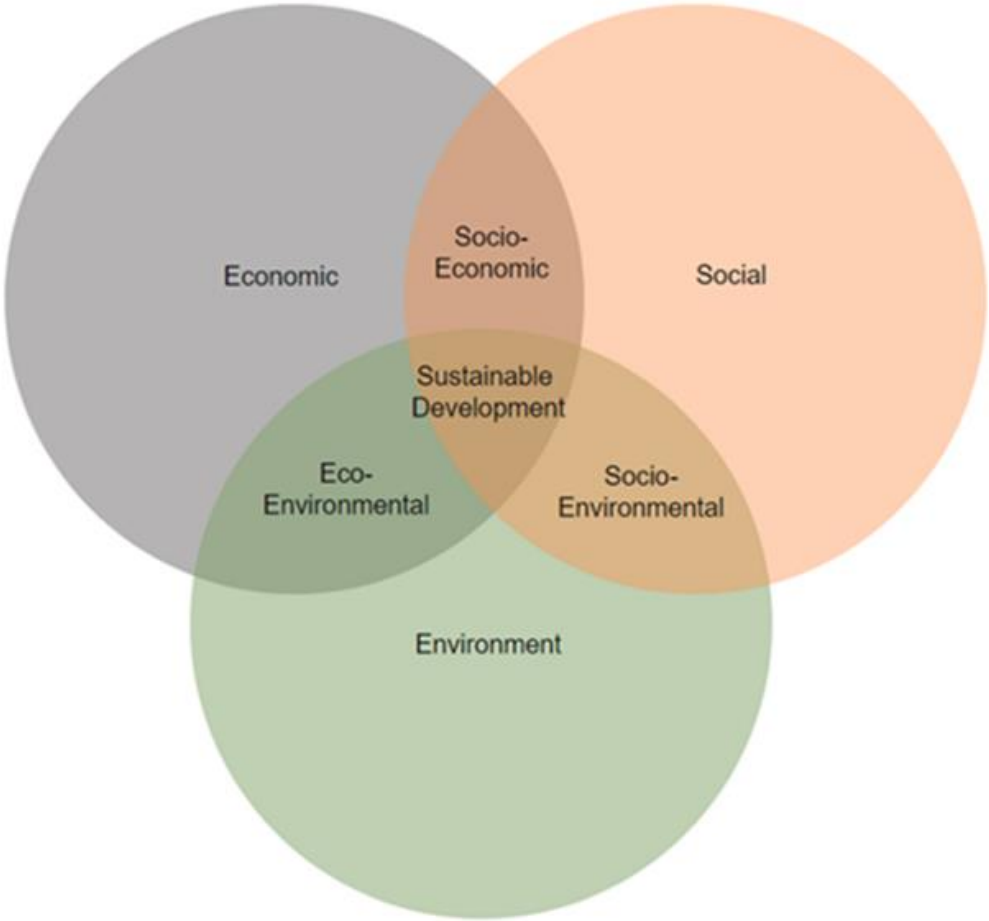
A Theoretical framework based on *economic*, *social*, and *environmental* synergy.[36] See *Sustainable Economic Development* Venn Diagram.

1.38 Sustainable Redevelopment

New construction on a site having pre-existing uses. *Sustainable redevelopment* represents a process of land development that *revitalizes* the physical, *economic*, and *social* fabric of urban space.[37]

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33 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/REVITALIZE
34 FLORIDA STATUTE 163.340 (7)
35 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/SOCIAL
36 DR. EDWARD B. BARBIER (1987)
37 CAVES, R. W. (2004). ENCYCLOPEDIA OF THE CITY. ROUTLEDGE. PP. 556. ISBN 9780415252256.



Sustainable Economic Development Venn Diagram

2. GOAL

The *Agency* will focus on reducing *slums* and *blight* by incentivizing private sector investment opportunities and diverse retail, industrial, commercial, and not-for-profit economies, *disseminated* through using *redevelopment*, safety, and a vibrant, diverse, developing, and *redeveloping community*. According to its *Plan* and the *Act*, the *Agency* will synergize *economic*, *environmental*, and *social* influences, encouraging *sustainable redevelopment.*

3. ECONOMIC

3.1 Intent

The *Agency* may incentivize *economic* growth according to the following intentions:

3.1.1 To the greatest extent determined feasible, the *Agency* may afford maximum opportunity in carrying out the *Plan's* provisions consistently with the sound needs of the *Governing Body* as a whole and *rehabilitate* or redevelop the *Area* by private enterprise.[38, 39, 40, 41 and 42]

3.1.2 Remove blighted conditions that lead to economic *distress* and *economic* and *social* liabilities that impose onerous burdens, which … delay the provision of housing accommodations, aggravate traffic problems, and substantially hamper the elimination of traffic hazards and the improvement of traffic facilities. [43]

3.1.3 Identify, plan, and eliminate conditions that affect the health, safety, and welfare of the residents of such counties and municipalities and impede their growth and *economic* and *social* development.[44]

3.1.4 *Revitalize*, *rehabilitate*, and *redevelop* the *Governing Body* designated *deteriorating* and economically *distressed* coastal tourist area, reducing or maintaining evacuation time, as appropriate, and ensuring protection for *Area* properties against exposure to natural disasters.[45]

3.1.5 Tax Base Preservation and Enhancement.[46]

3.2 Incentives

3.2.1 Non-conforming

When the *redevelopment* site results in the elimination of nonconformities on the site. .[47]

3.2.2 Demolition

The demolition incentive is available for the destruction of dilapidated structures or partial/explorations of existing structures and the *redevelopment* of the

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38 REDEVELOPMENT PLAN 2.1
39 REDEVELOPMENT PLAN 2.2.1.1.1
40 REDEVELOPMENT PLAN 2.2.2.2
41 REDEVELOPMENT PLAN 2.3.3.1.3
42 REDEVELOPMENT PLAN 3.2.1.1.2
43 REDEVELOPMENT PLAN 2.2.1.1.2
44 REDEVELOPMENT PLAN 2.2.1.1.3
45 REDEVELOPMENT PLAN 2.2.1.1.4
46 REDEVELOPMENT PLAN 2.2.1.1.5
47 REDEVELOPMENT PLAN 2.3.4.4

property with a new structure. Complete demolition of *historic preservation* structures will not receive a demolition incentive.[48]

3.3.3 Parking

Developers are encouraged to reduce the square footage of land used to accommodate *Governing Body*-required parking spaces. Through this incentive, the developer may partner with the *Agency* to create public streets or vertical parking spaces.[49]

3.3.4 Micro-Mobility

Financially partner with the *Agency* for micro-mobility services, such as FreeBee.

3.3.5 Development Based Vehicle.[50]

Provide a long-term development-based vehicle. for-fee services, similar to a Zipcar.

3.3.6 C-PACE

This incentive encourages developers to use *C-PACE* in their *redevelopment* financing. The *Agency* supports the C-PACE mission and *redevelopment* outcomes.[51]

4. ENVIRONMENT

4.1 Intent

The *Agency* may incentivize *environmental conservation* according to the following intentions:

4.1.1 Elimination and prevention of *Slums* and *Blight* and encouragement of community *rehabilitation*, especially by private enterprises.[52]

4.1.2 *Slums* have physical or *economic* conditions conducive to a focal center and spread of disease.[53]

4.1.3 The *Plan* and resulting *revitalization* and *redevelopment* for a coastal tourist area that is *deteriorating* and economically *distressed* will reduce or maintain evacuation time, as appropriate, and ensure protection for the property against exposure to natural disasters. [54]

4.2 Incentives

4.2.1 Urban Canopy

This incentive encourages the use of trees on private land to create an urban forest ecosystem providing a variety of *economic*, *social*, and *environmental* benefits, including shading structures to generate energy savings, intercepting rain to reduce stormwater, improving air quality by filtering pollutants and sequestering carbon to offset emissions associated with climate change. [55]

4.2.2 Low-Impact Development

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48 REDEVELOPMENT PLAN 5.1.2.6
49 REDEVELOPMENT PLAN 3.3.1.1.1
50 REDEVELOPMENT PLAN 3.3.2.1
51 REDEVELOPMENT PLAN 3.3.2.9
52 REDEVELOPMENT PLAN 3.2.1.1.2
53 REDEVELOPMENT PLAN 3.2.1.1.3
54 REDEVELOPMENT PLAN 3.2.1.1.5
55 REDEVELOPMENT PLAN 3.2.2.4

The location of existing stormwater facilities may affect the validity of this incentive. Any state or federal "stormwater credits" created from the commercial development will become the sole property of the *Agency*. The incentive recipient agrees to abide by the maintenance requirements, including the selection and maintenance of foliage. This incentive is validated by a Public Works letter detailing the use of pervious paver systems and bioswales.[56]

4.2.3 Flood Plus
This incentive encourages new structures to be redeveloped with engineered mitigation for flood as determined by the *National Flood Insurance Program*. [57]

4.2.4 Infrastructure
This incentive encourages the creation of viable building lots from unusable properties to enhance taxable value and improve infrastructure capacity to allow for increased density and the highest best use. This policy may fund access to all *Governing Body*-owned infrastructure extensions.

4.2.5 IBHS Fortified
This incentive supports using the *Insurance Institute for Business & Home Safety's* FORTIFIED Program to mitigate the effects of natural disasters.[58]

4.2.6 Brownfield NOFA
This incentive encourages the *remediation* of a *Brownfield site* or *area* through the Florida Brownfield *Redevelopment* Program to the "No Further Action" certification. [59]

4.2.7 Brownfield SRCO
This incentive encourages the *remediation* of a *Brownfield site* or *area* through the Florida Brownfield *Redevelopment* Program to the "Site *Rehabilitation* Completion Order" certification.

5 SOCIAL

5.1 Intent

The *Agency* may incentivize *social redevelopment* according to the following activities:

5.1.1 *Redevelopment* activities, projects*, rehabilitation*, or *conservation* in the *Area*, or any combination or part thereof, following the *Plan*... [60]
5.1.2 The *rehabilitation*, *conservation*, or *redevelopment*, or a combination thereof … necessary for the interest of the public health, safety, morals, or welfare of the residents of the *Governing Body*.[61]
5.1.3 The susceptible *conservation* or *rehabilitation* in such a manner that the conditions and evils enumerated may be eliminated, *remedied*, or prevented, and

56 REDEVELOPMENT PLAN 3.3.2.7
57 REDEVELOPMENT PLAN 2.2.2.1.2.4
58 REDEVELOPMENT PLAN 3.2.2.2
59 REDEVELOPMENT PLAN 3.4
60 REDEVELOPMENT PLAN 4.2.1.1.1
61 REDEVELOPMENT PLAN 4.2.1.1.2

those salvageable *slums* and *blighted areas* can be *conserved* and *rehabilitated* through appropriate public action.[62]

5.1.4 Identifying and planning the elimination of such conditions affecting the health, safety, and welfare of the residents of such counties and municipalities and impeding their growth and *economic* and *social* development, especially *gentrification*.[63]

5.2 Incentives

5.2.1 Historic Preservation
This incentive provides funding to protect the *Area's* cultural sites and is determined by the *Governing Body* and state and federal government.[64]

5.2.2 CPTED
This incentive promotes residential, commercial, and industrial crime prevention through environmental design.[65]

5.2.3 Affordable Housing
This incentive provides funding to encourage housing units for rent or purchase by persons who qualify for low-income housing, as defined in Section 1.2 of this document.[66]

5.2.4 Workforce Housing
This incentive provides funding to encourage housing units for rent or purchase by persons who qualify for moderate-income housing, as defined in Section 1.2 of this document. [67]

5.2.5 Public Art
This incentive provides funding to encourage public art, as the *Agency's* Public Art Advisory Board recommends, in compliance with and at least four times the value determined by the *Governing Body's* codes. [68]

6 POLICIES

These incentives shall follow the following policies:

6.1.1 The *Board* reserves the right to modify or cancel parts of, or all of the incentive programs discussed within this policy without notice. If an incentive program is modified or eliminated, the *Agency* will ensure that any previously approved *sustainable redevelopment* incentives undergoing renovation or construction will be completed per contract as long as the *Owner*(s) abide by the contract.

6.1.2 The *Board* reserves the right to consult with its *Area CAC* on policy, estimates, or final incentive approvals.

6.1.3 The *Agency* shall review all eligible applications on a case-by-case basis to determine if an application meets the intended program goals.

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62 REDEVELOPMENT PLAN 4.2.1.1.3
63 REDEVELOPMENT PLAN 4.2.1.1.4
64 REDEVELOPMENT PLAN 4.2.2.1.2
65 REDEVELOPMENT PLAN 2.1, 2.2.1.1.3, 2.3.1.1.2.8, 4.1, 4.2.1.1.2, AND 4.2.1.1.4.
66 REDEVELOPMENT PLAN 4.3
67 REDEVELOPMENT PLAN 4.3
68 REDEVELOPMENT PLAN 4.2.2.2.2

6.1.4 Incentives are self-funded by the *redevelopment*. No additional *increment revenue* will be designated from the existing trust fund.

6.1.5 Payments to the *Owner* shall begin during the next fiscal year budget after the *Agency* receives the official Certificate of Occupancy or Certificate of Completion and all required documentation.

6.1.6 No partial payments will be issued before the certificate of occupancy or completion.

6.1.7 The incentive allocations provided herein are the maximum potential allocations. The allocation for any particular project shall be the amount approved by the *Board* and finalized in a binding agreement.

6.1.8 Final incentive values are calculated by a Florida-certified real estate appraiser's post-construction appraisal provided by the applicant.

6.1.9 Incentives not fully paid by legal end of the Community Redevelopment Agency are forfeited.

6.1.10 The incentives provided for in this Policy are subject to annual budgeting and appropriation by the Board, in its sole discretion.

6.1.11 Any funding provided by the Board pursuant to this Policy shall be the subject of a separate agreement between the Board and the incentive recipient and such agreement shall govern the terms and conditions of the incentive. The agreement shall not be final and no legal obligation of the Board shall exist until the agreement is executed by all necessary parties.

7 FUNDING

The *Agency* will fund its incentives using the following process:

7.1.1 The total incentive amount shall not exceed 12% of the difference between the appraised value of the property before and after the commercial development project.

7.1.2 The annual reimbursement base payment shall be 50% of the annual increment revenue generated by the commercial redevelopment project.

7.1.3 The following table shall determine any additional percentages that may be added to the annual reimbursement base:

SUSTAINABLE DEVELOPMENT	INCENTIVE	AREA	REMODEL/NEW	VALIDATION	PERCENT
ECONOMIC					
	NON-CONFORMING	DT-CC-TT	BOTH	PLANNING DEPARTMENT	1
	DEMOLITION/ EXPLORATORY DEMOLITION	DT-CC-TT	BOTH	BUILDING DEPARTMENT	1
	PARKING	DT-TT	BOTH	PLANNING DEPARTMENT	5
	MICRO-MOBILITY	DT-CC-TT	BOTH	PLANNING DEPARTMENT	3
	DEVELOPMENT BASED FEE VEHICLE	DT-CC-TT	BOTH	PLANNING DEPARTMENT	3
	C-PACE	DT-CC-TT	BOTH	C-PACE	1
ENVIRONMENT					
	URBAN CANOPY	DT-TT	NEW	PLANNING DEPARTMENT	1
	LOW IMPACT DEVELOPMENT	DT-CC-TT	BOTH	PUBLIC WORKS	4
	FLOOD PLUS	DT-CC-TT	REMODEL	BUILDING DEPARTMENT	3
	INFRASTRUCTURE	DT-CC-TT	BOTH	PUBLIC WORKS	5
	IBHS FORTIFIED	DT-CC-TT	REMODEL	BUILDING DEPARTMENT	4
	BROWNFIELD NOFA	DT-CC-TT	BOTH	CRA	1
	BROWNFIELD SRCO	DT-CC-TT	BOTH	CRA	2
SOCIAL					
	HISTORIC PRESERVATION	DT-CC-TT	REMODEL	CRA	5
	CPTED	DT-CC-TT	BOTH	POLICE DEPARTMENT	2
	AFFORDABLE HOUSING	CC	BOTH	HOUSING DEPARTMENT	6
	WORK FORCE HOUSING	DT-CC-TT	BOTH	HOUSING DEPARTMENT	5
	PUBLIC ART	DT-CC-TT	BOTH	CRA	4

8 CRA INCENTIVES APPLICATION

AGENCY ONLY

Date Received: _____ Incentive ID No._____

CRA District Area:

____ Central ____ Downtown ____ Tamiami Trail

BY EXECUTING THIS APPLICATION, THE APPLICANT UNDERSTANDS THE FOLLOWING ITEMS REQUIRED TO COMPLETE THE INCENTIVES PROCESS.

INCENTIVE ADD ONS:

- ☐ Non-Conforming
- ☐ Demolition
- ☐ Parking
- ☐ Micro-Mobility
- ☐ Development Based Vehicle
- ☐ CPACE
- ☐ Urban Canopy
- ☐ Low Impact Development
- ☐ Flood Plus
- ☐ Infrastructure
- ☐ IBHS Fortified
- ☐ Brownfield NOFA
- ☐ Brownfield SRCO
- ☐ Historic Preservation
- ☐ CPTED
- ☐ Affordable Housing
- ☐ Workforce Housing
- ☐ Public Art

APPLICATION DATE: _____

APPLICANT/ENTITY NAME:_____

APPLICANT REPRESENTATIVE (if the applicant is an entity):_____

PROPERTY IDENTIFICATION NUMBER:_____

PROPERTY ADDRESS:_____

_____

PROPERTY OWNER:_____

*If the applicant is not the property owner, a notarized letter from the property owner approving the proposed work or documentation showing the property is currently under contract between the owner and applicant is required (applicant must complete purchase before finalizing the incentives).

ESTIMATED OVERALL INVESTMENT:_____

ESTIMATED DATE OF PROJECT COMPLETION:_____

DESCRIPTION OF PROJECT:

INCENTIVE REQUIREMENTS:

- Work has not commenced before the submittal of a completed application.
- Applicant will comply with state and municipal codes.

REQUIRED DOCUMENTS FOR SUBMISSION:

- Completed Application
- Description of Improvements and Estimated Costs
- Owner Letter (if applicable)
- If applying for Historic Preservation, documentation deeming the site as historic.

REQUIRED DOCUMENTS BEFORE COMMENCEMENT OF INCENTIVES:

- Copy of Deed
- Certificate of Occupancy or Certificate of Completion
- An appraisal of the improvements from a licensed Appraiser.
- Any appropriate certifications or documents for add-ons.

SIGNATURES AND DATE:

_____ _____

APPLICANT DATE

_____ _____

CRA EXECUTIVE DIRECTOR DATE

*Please apply to the Community Redevelopment Agency of the City of Bradenton via email at cra@bradentonfl.gov.

You may also mail or hand deliver a completed application to:

Community Redevelopment Agency, 101 Old Main Street, Bradenton, Florida 34205