AGENDA
BRADENTON COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING
2:00 p.m. Wednesday, August 13, 2025
COUNCIL CHAMBERS - 101 OLD MAIN STREET

Revised Agenda

Addition to the agenda is highlighted below

1. MEETING CALLED TO ORDER

2. PLEDGE OF ALLEGIANCE

3. CITIZEN COMMENTS

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 to the Community Redevelopment Agency of the City of Bradenton. Comments will be accepted on the public hearings at the appropriate time.

4. CONSENT AGENDA

a) Community Redevelopment Agency: City Administration Accounting Department Interdepartmental Funding Application Fy 2025/2026.
2026 Budget-finance application.pdf

b) Community Redevelopment Agency: Unsolicited offer to purchase the CRA Owned Property located at 636 10th Avenue E.
Location Map 2025.07.31.pdf

c) Community Redevelopment Agency: July 23,2025, Community Redevelopment Agency Meeting Minutes.
07-23-2025 CRA Meeting Minutes.pdf

d) Community Redevelopment Agency: Back-up contract to purchase property located at 612 13th Avenue West.
612 13th Ave Backup Offer.pdf

5. ALL CRA DISTRICTS

a) Community Redevelopment Agency: City's Code Enforcement Division Interdepartmental Funding Application FY 2025-2026
2026.pdf
CRA.pdf

6. DOWNTOWN CRA

a) Community Redevelopment Agency: Public Works Downtown Maintenance Initiative Interdepartmental Funding Application FY 2025-2026

Downtown Maintenance Initiative Funding Application FY25/26.pdf
FY25/26 BUDGET PROPOSAL.pdf

7. OTHER DISCUSSION / NEW BUSINESS

8. ADJOURN

RULES OF PROCEDURE FOR AGENDA AND PUBLIC APPEARANCES BEFORE THE CRA BOARD

Please place cell phones on silent mode!

Non-Discrimination Statement: The City of Bradenton prohibits discrimination in all of its services, programs or activities on the basis of race, color, age, disability, sex, national origin, religion, genetic information or marital status. Persons with a disability needing a reasonable accommodation to participate in, or who require assistance or an alternative means for communication of program information, should contact:

City of Bradenton
ADA/Title VI Coordinator
101 Old Main Street
Bradenton, FL 34205
ADACoordinator@cityofbradenton.com
941-932-9400
TTY: 7-1-1 or 1-800-955-8771

La ciudad de Bradenton proveera servicio de interprete a las personas quienes su primer lenguage no es el ingles. Si necesita estos servicios, usted o su representante puede comunicar al ADA/Title VI Coordinator, 101 Old Main Street, Bradenton, FL 34205. También, puede llamar al (941) 932-9470 o enviar correo electrónico a ADACoordinator@cityofbradenton.com.

AT COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING:

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 to the CRA. Citizen comment related to any public hearing item shall be

provided during the duly noticed public hearing in order to maintain an accurate record of the proceedings. All citizen comments related to quasi-judicial items are required to be under oath and such comments will be invited to be presented during the duly noticed public hearing for such items.

If an individual (or agent) wishes to address the CRA Board, they should complete a comment card available at the back of the Chamber and submit such card to the CRA Program Administrator.

At the appropriate time during the meeting, the Chair will call speakers to come forward. After being recognized by the Chair, the individual should come to the podium and, for the public record, state their name and address, and then provide any relevant comments or testimony related to the item they wish to address. In the case of an agent, they shall identify themselves and the party they represent.

The speaker should then proceed to state their position or present their information. 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 CRA Board.

Additional time will be allowed (up to 10 minutes at the discretion of the Chair or consensus of the CRA Board) for public hearing items if the speaker is officially representing a group of five or more people, provided that written authorization is provided that the person is authorized to speak on behalf of the group.

Note: If handouts are being distributed, please provide a minimum of ten (10) copies to the Program Administrator. If you wish to display a drawing or rendering, contact Karen Kyser, as indicated above, prior to the meeting. Any submissions commented on, photographs, letters, renderings, etc. will be kept by the CRA for the official record.

AGENDA ITEM NO. 4.a

Item Cover Page

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING AGENDA ITEM REPORT

DATE: August 13, 2025

SUBMITTED BY: Christopher Munyon, Community Redevelopment Agency

ITEM TYPE: Miscellaneous

AGENDA SECTION: **CONSENT AGENDA**

SUBJECT: City Administration Accounting Department Interdepartmental Funding Application Fy 2025/2026.

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
The City of Bradenton Accounting Department submitted to CRA staff and Interdepartmental Funding Application for City Administration Charges. The requested funding is for costs for services City Departments provide to the CRA, including Information Technology Department, Human Resources Department, and the Accounting Department. The funding also includes a flat fee for office rental space in City Hall.

FINANCIAL IMPACT:
Total amount not to exceed $133,324.16 to be split between the (3) three CRA District areas as follows:

$34,581.04, Central CRA
$64,162.08, Downtown CRA
$34,581.04, Tamiami Trail CRA

ATTORNEY REVIEW/RECOMMENDATION:
N/A

SUGGESTED MOTION:
Move to approve the City Administration Accounting Department Interdepartmental Funding Application for FY 2025/2026 in the amount not to exceed 133,324.16.

ATTACHMENTS:
2026 Budget-finance application.pdf

CRA Interdepartmental Funding Application

Date: 6/21/2025

City Department: Finance

Project Manager and Contact Information:
Linda Guth

Project Name: City Administration Charges

Project Number:

CRA District Area: ☑ Central ☑ Downtown ☑ Tamiami Trail

Provide Section of the CRA's Sustainable Redevelopment Plan that supports the Project:
4.4.1.1.2

Estimated Total Cost of Project: Central $34,581.04-Downtown $64,162.08-Tamiami $34,581.04

Total Funding Request: $133,324.16

Additional Required Documents for Application Submittal Include:

- Site map/plan and conceptual of the project
- Narrative of the Economic, Social, and Environmental Benefits of the Project
- Project Description including Timeline and Scope of Work (please include components of the project that go above and beyond the applicant's standard practices)
- Itemized Cost Sheet for Materials
- Itemized Cost Sheet for Equipment
- Itemized Cost Sheet for Operational Expenses

Additional Terms:

Approval of project and total funding amount will be at the discretion of the CRA Board. The applicant is required to present the project to the CRA Board for consideration at a regular CRA board meeting.

If approved the funding will be available for one year. If the project is not in the construction phase within the one year, the applicant must re-apply. If the applicant does not complete construction within 1 year from Notice of Commencement, the applicant must re-apply.

The applicant must provide a Certificate of Occupancy or Certificate of Completion to CRA staff prior to reimbursement of funds.

The applicant must provide a quarterly status report of the project to the CRA Executive Director.

Any default of terms by the applicant may result in the reduction or cancellation of funding.

Funding is awarded on a first come, first qualified, first serve basis. All funding is subject to budgeting and the availability of funds.

After a complete application is submitted, CRA Staff will set up a meeting to discuss the details of the project prior to submitting to the CRA Board for consideration.

If you have any questions, please contact the CRA Office at 941-932-9439 or email cra@bradentonfl.gov.

*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

	6/23/25
Department Head/Project Manager	Date
CRA Executive Director	Date

MEMORANDUM

DATE: 6/21/2025

TO: Jeff Burton

FROM: Heidi Warnemunde

SUBJECT: CRA Interdepartmental Funding Application

This request is for administrative charges from the City's Information Technology department, Human Resources department and the Finance department which includes the processing of payroll and all reporting requirements associated with payroll, accounts payable check runs, 1099 reporting, recording of capital assets, budget adjustments and the creation of year end financials along with other miscellaneous administrative tasks. It also includes a flat fee for rental space in City Hall.

		2025 BUDGET	ALLOCATION %	25% Central	50% Downtown	25% Tamiami	
FINANCE	51300	961,965.00	5.00%	12,024.56	24,049.13	12,024.56	48,098.25
HUMAN RESOURCES	51310	1,007,456.00	1.00%	2,518.64	5,037.28	2,518.64	10,074.56
IT	51930	3,007,567.00	2.00%	15,037.84	30,075.67	15,037.84	60,151.34
RENT			flat	5,000.00	5,000.00	5,000.00	15,000.00
		4,976,988.00		34,581.04	64,162.08	34,581.04	133,324.15

FINANCE

Payroll

Accounts Payable

Capital Assets

Financials

Audit

Budget

Less:

audit fees & capital

AGENDA ITEM NO. 4.b

Item Cover Page

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING AGENDA ITEM REPORT

DATE: August 13, 2025

SUBMITTED BY: Christopher Munyon, Community Redevelopment Agency

ITEM TYPE: Miscellaneous

AGENDA SECTION: **CONSENT AGENDA**

SUBJECT: Unsolicited offer to purchase the CRA Owned Property located at 636 10th Avenue E.

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
CRA Staff received an unsolicited offer to purchase a parcel of vacant land located in the Central CRA at 636 10th Avenue E. PID No. 4588700007.

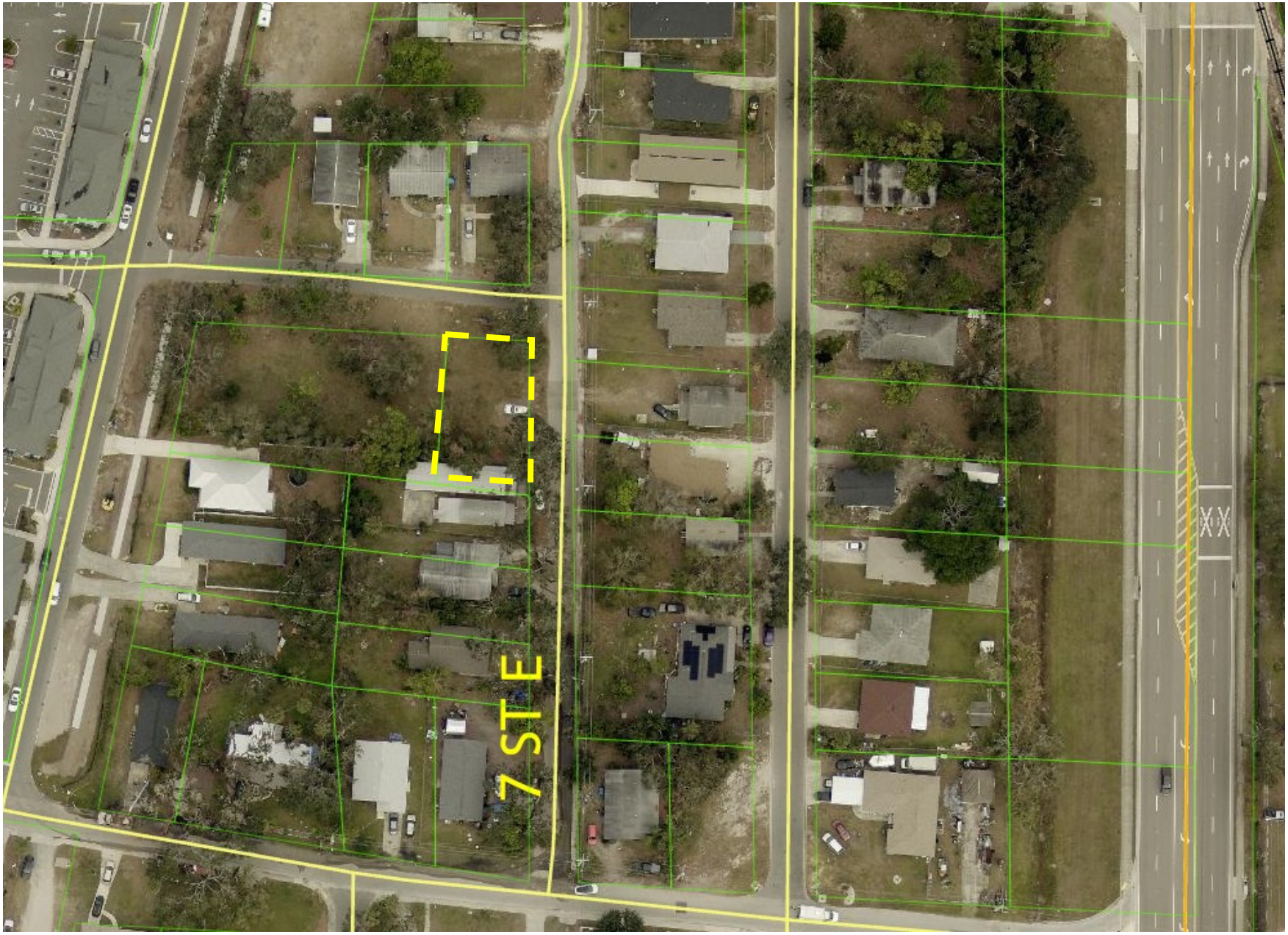
The property was purchased by the Central CRA for $60,000, on February 7, 2007. At the time of purchase there was a structure on the property that was demolished in April of 2007.

Florida Statute 163.380, provides guidelines for disposition of properties within a community redevelopment area.

SUGGESTED MOTION:
Move to direct staff to pursue the disposition of CRA owned property PID No. 4588700007.

ATTACHMENTS:
Location Map 2025.07.31.pdf

Location Map: 636 10th Avenue East PID No. 4588700007



AGENDA ITEM NO. 4.c

Item Cover Page

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING AGENDA ITEM REPORT

DATE: August 13, 2025

SUBMITTED BY: Karen Kyser, Community Redevelopment Agency

ITEM TYPE: Minutes

AGENDA SECTION: **CONSENT AGENDA**

SUBJECT: July 23,2025, Community Redevelopment Agency Meeting Minutes.

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Review and Approval of July 23, 2025, Community Redevelopment Agency Meeting Minutes

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
N/A

SUGGESTED MOTION:
Move to approve July 23,2025, Community Redevelopment Agency Meeting Minutes.

ATTACHMENTS:
07-23-2025 CRA Meeting Minutes.pdf

CITY OF BRADENTON
COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING
City Hall Council Chamber
101 Old Main Street
Bradenton, FL 34205

Minutes
July 23, 2025

In Attendance Chair Jayne Kocher, Vice Chair Pam Coachman, Board Member Lisa Gonzalez Moore, Board Member Marianne Barnebey, Board Member Kemp Schuessler
CRA Staff: - Jeff Burton, CRA Executive Director, Chris Munyon CRA Manager, Karen Kyser, Program Administrator, Todd Campbell, CRA Coordinator, and Scott Rudacille, CRA Attorney

1. **MEETING CALL TO ORDER –** Chair Jayne Kocher

   Meeting was called to order by Chair Kocher at 2:03 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **CITIZEN COMMENTS**

4. **CONSENT AGENDA**

   a. **June 11, 2025, Community Redevelopment Agency Meeting Minutes**

   b. **Redevelopment Grant Application from Nicole Skaggs for a property located at 1102 12th Street West**

   c. **Redevelopment, CPTED, and Unchained Fence Grant Application from Cecilia Hernandez & Joni Powers for a property located at 1006 16th Avenue West**

   d. **Redevelopment Grant Application from Duval Premier Properties and Zenith Modern Homes for a property located at 108 9th Avenue East**

   e. **Redevelopment Grant Application from Global Impact Real Estate 2 for a property located at 1329 2nd Avenue West**

   f. **Construction Contract with Construction by Cadena to complete remodeling of CRA-owned property at 1013 6th Street East**

Board Member Barnebey made a motion to approve the Consent Agenda as presented. Board Member Coachman seconded, and the motion passed unanimously 5-0.

5. CRA ALL DISTRICTS

a. Bradenton Police Department FY 2025-2026 Community Policing Funding Request

Chris Munyon, CRA Manager, discussed the BPD annual interdepartmental funding application for the Community Policing Innovations Initiative Project which focuses on utilizing specially trained police officers and a dedicated case worker to address unique challenges within the CRA Districts. Mr. Munyon provided an updated application, reflecting a reduction in cost, to the board members for their review. Lieutenant Christopher Deshaies addressed the Board explaining the budget overview in more detail including policing, light areas, CPTED practices, and working with public and private sectors to revitalize all CRA areas. Sergeant Aaron Pilant provided a brief explanation of CPTED, Crime Prevention Through Environmental Design which was a different way of looking at security by designing security with a more open thought on the use of environmental aspects and way finding. Lieutenant Deshaies continued his description of the budget overview examples.

Board Member Barnebey made a motion to approve the request as presented by the Bradenton Police Department for the Bradenton Police Department FY2025-2026 Community Policing Funding Request. Board Member Coachman seconded the motion.

Board Member Barnebey commented on the difficult work of the Bradenton Police Department and how much she appreciated their great work. Board Member Coachman added her appreciation. Board Member Moore provided a story regarding the Bradenton Police Department's great resource finding skills for people.

Mr. Jeff Burton stated the CRA staff would be addressing sinking funds for the Community Policing in the general budget and commended the BPD for their thorough reporting.

Following discussion, the motion for the Bradenton Police Department FY2025-2026 Community Policing Funding Request was approved unanimously 5-0.

6. DOWNTOWN CRA

a. Vacant Land Purchase Contract with Manfull Land Development Services, LLC., for a property located at 1001 9th Ave. E.

Mr. Burton stated Item 6a was being pulled due to new information and would be brought back at a later date.

7. CENTRAL CRA

a. Vacant Land Purchase Contract with Manfull Land Development Services, LLC., for multiple vacant parcels located on 8th St. E and 11th Ave. E.

Mr. Burton stated Item 7a was being pulled due to new information and would be brought back at a later date.

8. OTHER DISCUSSION/ NEW BUSINESS

a. Love Park Update and Discussion

Mr. Burton stated staff was working on Love Park and had the final documents. CRA staff took them back to the Central CRA Advisory Board the previous week who approved them unanimously. Mr. Burton stated the CRA budget was in line with what they want to spend to include CPTED, cameras, lighting, key entries and exits, environmental benefits, and low-impact development, with storm water pre-treatment on-site. Mr. Burton added that Public Works was included in the design to make sure they would be getting what they needed to make the park as low-maintenance as possible. The park would have a half-court basketball court, artificial grass, a meeting area next to one of the gates, utilizing existing trees, along with parking spaces on the street with handicap accessibility. He stated everything is ADA compliant and with the help of the BPD and Public Works, the only thing the staff was working on was the public art component. Mr. Burton added they were working with a public art consultant who was working with the architect who designed the park to come up with art, and she wants to meet with the Love family to make sure that what is included in the park artistically aligns with the community and with the Love family's idea. Mr. Burton said this park would be one of the most beautiful parks he has ever been involved with designing, and everything was durable and made to work with different age groups. He stated the project was out to bid so they could get it under construction as soon as possible.

Chair Kocher asked about the surface indicated as blue and white on the visual aids. Mr. Burton stated there were some round areas that would be rubber, but most of the walkways would be pervious concrete or pervious pavers. The basketball court would also be concrete and then artificial grass is the same kind as used at the Riverwalk. Mr. Burton added they would not be using that rubberized walking surface because it is made of chopped up tires and not good for the project. Chair Kocher also asked about the warrantying of the materials. Mr. Burton stated the State of Florida requires every contracted work has a minimum of one year on it by the contractor. The equipment will have longer warranties on it, and the CRA staff has created sinking funds in all the CRAs for maintenance well into the future. Mr. Burton stated the design of the park took longer and the price of construction went higher. The CRA staff had already budgeted for it, but they did have a request from the designer for an additional $50,000 for the design which is within the budget, and they can work with it.

Mr. Munyon stated staff had met with Public Works regarding keeping the park as low maintenance as possible for cost reasons.

Board Member Barnebey asked if there were any dates for the CRA conference. Mr. Burton replied the dates were October 14th through the 17th in West Palm Beach at the Hilton, and if anyone planned on attending, that was the time to let CRA Program Administrator, Karen Kyser, know. In addition, Mr. Burton stated that on September 9th through the 11th, the Florida Brownfield's Association would be having their annual conference at the Marriot Resort and Spa in Palmetto, Florida. He added that Bradenton would be participating and likely showing off the land on 14th Street with the developer under contract, because that was a Brownfield site. Board Member Barnebey noted there was a City Council and a CRA meeting on September 10th. Mr. Burton stated they would need to go back and forth.

Board Member Moore stated she has been hearing from people about the Riverwalk and being able to compliment the officers that are assisting. In addition, she shared that her family was experimenting with sharing a car and using Freebee quite a bit. She wanted to relay to Freebee to; 1) enhance the experience, 2) make sure that the arrangement with Palmetto was as it should be, and 3) she thought it was a good potential source of data when discussing a grocer downtown. Board Member Moore added, pursuant to her experiences with Freebee, her concerns that you could not schedule rides, but you could mark your pick up outside of where you are physically located, because it is GPS operated. She did not feel it was as easy as the representative stated it was. Also, the ride wait time in the morning vs. the late afternoon rush hour jumps from less than 10 minutes to 45 minutes. Because you can watch the driver on the app, she was able to see her driver hit all three grocery stores in Palmetto, while Freebee drivers were driving by her in Bradenton. Board Member Moore suggested obtaining data to evaluate what the full arrangement is with Palmetto, and to suggest to the Freebee creators that there be a better mechanism in the app for assigning a driver. Mr. Burton responded stating that the city was currently within a six month data collecting period, and a re-evaluation date would be coming. Per his experience with Freebee, they would adjust accordingly based on data. Mr. Burton discussed a park and ride system as well.

Mr. Burton stated he had a great conversation with Professor Trent Green at USF School of Architecture and Community Design, and they were putting together a contract regarding Continuing Research Services that the city could piggyback with Tampa on their agreement. The agreement would be for Professor Green's grad students to study what Bradenton has including doing GIS work and GEO coding of the area to work with the CRA.

Mr. Burton stated that during the last CCRA meeting, there was a discussion regarding a piece of property which had been appraised and the CRA had an unsolicited bid on, for less than half the price that the property was worth. Mr. Burton sat down with the developer and explained to them that the CRA would have to get the CCRA to make a recommendation to take back to the Board. If the Board decided it wanted to sell the property, it would be for the appraised amount. If the Board relayed what it wanted staff to do with it, there would be incentives available. A quick estimate done with the developer resulted in a price of $55,000 for the land, new construction was just over a

million, the incentives would be around $120,000. He discussed that process leading up to a final decision by the Board. The CCRA recommended moving forward.

Chair Kocher asked about Mr. Iaboni. Mr. Burton stated he would be coming back with finalized reports for the Board to review.

Mr. Burton stated that he had spoken with Mr. D'Addeo about a grocery store. He added he told Mr. D'Addeo that he was not ready to talk to him or take anything to the Board until McDonald's was under construction and there had been a groundbreaking on that.

Mr. Burton stated that during the City Council meeting, a piece of land was discussed that needed to be surplused first. He also stated there were two identified Brownfield locations downtown next to that property, and there was reason to believe that there was a stigma on the site to be put on the market that it was also a Brownfield site. The CRA can deem it a Brownfield Redevelopment area according to the statute. Once the CRA is given that authority, they will also work with that attorney to move that forward. It will be a nice incentive for a developer if they deem a portion for workforce housing to gain sales tax back from that construction which could mean hundreds of thousands of dollars for that development. The gas station across the street is on the Oculus site at the state level. The FDEP has a site that lists Brownfields and all the paperwork that goes with them called Oculus. Also, across the street on 14th, was a Brownfield site. In addition, Mr. Burton said that in the Consent Agenda, the CRA owns a piece of property in the Central CRA that used to be the Police Department substation. There was money in the budget to bring that house up to code. He stated in his opinion, if the CRA had someone qualify using SHIP funds, they would get a reduced price, but the sale would still be at value. The CRA cannot sell that house in the condition it is currently in.

Mr. Burton also stated the mural on the judicial garage was funded with a Knight Foundation grant and Realize Bradenton commissioned the work with the grant. There is a contract on the mural. He added they have contacted Realize Bradenton who provided the name of the artist. CRA staff had contacted the artist and were waiting for a return call. The City was applying for a grant application to help pay for any minor repairs that need to occur and to also firm up the location so they can paint the rest of the building without having to really work around the mural so much. He explained that staff asked the Public Art Advisory Board if that mural was a piece of art they wanted to save, and they recommended to save the art.

Mr. Munyon stated staff discussed Love Park with the Public Art Advisory Board and the need for a consultant to assist staff with the process of a Call to Artists, bidding, choosing, and the placement of art. The Public Art Advisory Board was very happy about being a part of that and possible future work.

9. ADJOURN

Chair Kocher adjourned the meeting at 3:07 p.m.

This is not a verbatim record.

AGENDA ITEM NO. 4.d

Item Cover Page

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING AGENDA ITEM REPORT

DATE: August 13, 2025

SUBMITTED BY: Todd Campbell, Community Redevelopment Agency

ITEM TYPE: Contract

AGENDA SECTION: **CONSENT AGENDA**

SUBJECT: Back-up contract to purchase property located at 612 13th Avenue West.

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Back-up contract to purchase property located at 612 13th Avenue West.

FINANCIAL IMPACT:
$185,000

ATTORNEY REVIEW/RECOMMENDATION:
Attorney Reviewed

SUGGESTED MOTION:
Move to approve back-up contract for a property located at 612 13th Avenue West.

ATTACHMENTS:
612 13th Ave Backup Offer.pdf

No Brokerage Relationship Disclosure

COLDWELL BANKER REALTY

NO BROKERAGE RELATIONSHIP NOTICE

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1. Dealing honestly and fairly;
2. Disclosing all known facts that materially affect the value of residential real property which are not readily observable to the buyer.
3. Accounting for all funds entrusted to the licensee.

Date	Signature	Signature
_____		

Copy returned to **Customer** on the _____ day of _____, _____ by: ☐ personal delivery ☐ mail ☐ facsimile.

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EQUAL HOUSING OPPORTUNITY

dotloop signature verification: dtlp.us/VJ89-ROn6-xidB

Vacant Land Contract

1. Sale and Purchase ("Contract"): ***Larry James Bowen*** ("**Seller**") and ***Community Redevelopment Agency of the City of Bradenton, a public body of the State of Florida*** ("**Buyer**") (the "parties") agree to sell and buy on the terms and conditions specified below the property ("Property") described as:
Address: ***612 13th Ave. W, Bradenton, Florida 34205***
Legal Description:
LOT 8 LESS W 6 FT AND LOTS 9, 10 BLK C SUB OF SE1/4 OF NW1/4 OF NE 1/4 HORTONS SUB
PI#43336.0005/9
SEC ___/TWP /___/RNG ___ of _____ County, Florida. Real Property ID No.: ***4333600059***
including all improvements existing on the Property and the following additional property: _____

2. Purchase Price: (U.S. currency) ..... $ ***185,000.00***
All deposits will be made payable to "Escrow Agent" named below and held in escrow by:
Escrow Agent's Name: ***Blalock Walters, P.A.***
Escrow Agent's Contact Person: ***Ryan T. Harris, Esq.***
Escrow Agent's Address: ***802 11th St. W, Bradenton, Florida 34205***
Escrow Agent's Phone: ***941-748-0100***
Escrow Agent's Email: ***rharris@blalockwalters.com***

(a) Initial deposit ($0 if left blank) (**Check if applicable**)
☐ accompanies offer
☒ will be delivered to Escrow Agent within ***10*** days (3 days if left blank)
after Effective Date ..... $ ***5,000.00***

(b) Additional deposit will be delivered to Escrow Agent (**Check if applicable**)
☐ within _____ days (10 days if left blank) after Effective Date
☐ within _____ days (3 days if left blank) after expiration of Due Diligence Period ..... $ ***N/A***

(c) Total Financing (see Paragraph 6) (express as a dollar amount or percentage) ..... $ ***N/A***

(d) Other: _____ ..... $ ***N/A***

(e) Balance to close (not including **Buyer's** closing costs, prepaid items, and prorations) to be paid at closing by wire transfer or other Collected funds ..... $ ***Balance***

(f) ☐ (Complete only if purchase price will be determined based on a per unit cost instead of a fixed price.) The unit used to determine the purchase price is ☐ lot ☐ acre ☐ square foot ☐ other (specify): _____ prorating areas of less than a full unit. The purchase price will be $_____ per unit based on a calculation of total area of the Property as certified to **Seller** and **Buyer** by a Florida licensed surveyor in accordance with Paragraph 8(c). The following rights of way and other areas will be excluded from the calculation: _____

3. Time for Acceptance; Effective Date: Unless this offer is signed by **Seller** and **Buyer** and an executed copy delivered to all parties on or before ***See Exhibit "A"***, this offer will be withdrawn and **Buyer's** deposit, if any, will be returned. The time for acceptance of any counter-offer will be 3 days after the date the counter-offer is delivered. **The "Effective Date" of this Contract is the date on which the last one of the Seller and Buyer has signed or initialed and delivered this offer or the final counter-offer.**

4. Closing Date: This transaction will close on ***See Exhibit "A"*** ("Closing Date"), unless specifically extended by other provisions of this Contract. The Closing Date will prevail over all other time periods including, but not limited to, Financing and Due Diligence periods. However, if the Closing Date occurs on a Saturday, Sunday, or national legal holiday, it will extend to 5:00 p.m. (where the Property is located) of the next business day. In the event insurance underwriting is suspended on Closing Date and **Buyer** is unable to obtain property insurance, **Buyer** may postpone closing for up to 5 days after the insurance underwriting suspension is lifted. If this transaction does not close for any reason, **Buyer** will immediately return all **Seller** provided documents and other items.

5. Extension of Closing Date: If Paragraph 6(b) is checked and Closing Funds from Buyer's lender(s) are not available on Closing Date due to Consumer Financial Protection Bureau Closing Disclosure delivery requirements

dotloop signature verification: dtlp.us/VJ89-ROn6-xidB

("CFPB Requirements), if applicable, then Closing Date shall be extended for such period necessary to satisfy CFPB Requirements, provided such period shall not exceed 10 days.

6. Financing: (**Check as applicable**)

(a) ☒ **Buyer** will pay cash for the Property with no financing contingency.

(b) ☐ This Contract is contingent on **Buyer** qualifying for and obtaining the commitment(s) or approval(s) specified below ("Financing") within _____ days after Effective Date (Closing Date or 30 days after Effective Date, whichever occurs first, if left blank) ("Financing Period"). **Buyer** will apply for Financing within _____ days after Effective Date (5 days if left blank) and will timely provide any and all credit, employment, financial, and other information required by the lender. If **Buyer**, after using diligence and good faith, cannot obtain the Financing within the Financing Period, either party may terminate this Contract and **Buyer's** deposit(s) will be returned.

(1) ☐ **New Financing: Buyer** will secure a commitment for new third party financing for $ _____ or _____% of the purchase price at (**Check one**) ☐ a fixed rate not exceeding _____% ☐ an adjustable interest rate not exceeding _____% at origination (a fixed rate at the prevailing interest rate based on **Buyer's** creditworthiness if neither choice is selected). **Buyer** will keep **Seller** and Broker fully informed of the loan application status and progress and authorizes the lender or mortgage broker to disclose all such information to **Seller** and Broker.

(2) ☐ **Seller Financing: Buyer** will execute a ☐ first ☐ second purchase money note and mortgage to **Seller** in the amount of $_____, bearing annual interest at _____% and payable as follows: _____

The mortgage, note, and any security agreement will be in a form acceptable to **Seller** and will follow forms generally accepted in the county where the Property is located; will provide for a late payment fee and acceleration at the mortgagee's option if **Buyer** defaults; will give **Buyer** the right to prepay without penalty all or part of the principal at any time(s) with interest only to date of payment; will be due on conveyance or sale; will provide for release of contiguous parcels, if applicable; and will require **Buyer** to keep liability insurance on the Property, with **Seller** as additional named insured. **Buyer** authorizes **Seller** to obtain credit, employment, and other necessary information to determine creditworthiness for the financing. **Seller** will, within 10 days after Effective Date, give **Buyer** written notice of whether or not **Seller** will make the loan.

(3) ☐ **Mortgage Assumption: Buyer** will take title subject to and assume and pay existing first mortgage to _____ LN#_____ in the approximate amount of $_____ currently payable at $_____ per month, including principal, interest, ☐ taxes and insurance, and having a ☐ fixed ☐ other (describe) _____ interest rate of _____% which ☐ will ☐ will not escalate upon assumption. Any variance in the mortgage will be adjusted in the balance due at closing with no adjustment to purchase price. **Buyer** will purchase **Seller's** escrow account dollar for dollar. If the interest rate upon transfer exceeds _____% or the assumption/transfer fee exceeds $_____, either party may elect to pay the excess, failing which this Contract will terminate; and **Buyer's** deposit(s) will be returned. If the lender disapproves **Buyer**, this Contract will terminate; and **Buyer's** deposit(s) will be returned.

7. Assignability: (**Check one**) **Buyer** ☒ may assign and thereby be released from any further liability under this Contract, ☐ may assign but not be released from liability under this Contract, or ☐ may not assign this Contract.

8. Title: Seller has the legal capacity to and will convey marketable title to the Property by ☐ statutory warranty deed ☒ special warranty deed ☐ other (specify) _____, free of liens, easements, and encumbrances of record or known to **Seller**, but subject to property taxes for the year of closing; covenants, restrictions, and public utility easements of record; existing zoning and governmental regulations; and (list any other matters to which title will be subject) _____, provided there exists at closing no violation of the foregoing.

(a) Title Evidence: The party who pays for the owner's title insurance policy will select the closing agent and pay for the title search, including tax and lien search (including municipal lien search) if performed, and all other fees charged by closing agent. **Seller** will deliver to **Buyer**, at (**Check one**) ☐ **Seller's** ☒ **Buyer's** expense and (**Check one**) ☒ within ***45*** days after Effective Date ☐ at least _____ days before Closing Date, (**Check one**)

(1) ☒ a title insurance commitment by a Florida licensed title insurer setting forth those matters to be discharged by **Seller** at or before closing and, upon **Buyer** recording the deed, an owner's policy in the

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amount of the purchase price for fee simple title subject only to the exceptions stated above. If **Buyer** is paying for the owner's title insurance policy and **Seller** has an owner's policy, **Seller** will deliver a copy to **Buyer** within 15 days after Effective Date.

(2) ☐ an abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an existing firm. However, if such an abstract is not available to **Seller**, then a prior owner's title policy acceptable to the proposed insurer as a base for reissuance of coverage may be used. The prior policy will include copies of all policy exceptions and an update in a format acceptable to **Buyer** from the policy effective date and certified to **Buyer** or **Buyer's** closing agent together with copies of all documents recited in the prior policy and in the update. If such an abstract or prior policy is not available to **Seller**, then (1) above will be the title evidence.

(b) Title Examination: After receipt of the title evidence, **Buyer** will, within ***10*** days (10 days if left blank) but no later than Closing Date, deliver written notice to **Seller** of title defects. Title will be deemed acceptable to **Buyer** if (i) **Buyer** fails to deliver proper notice of defects or (ii) **Buyer** delivers proper written notice and **Seller** cures the defects within ***10*** days (30 days if left blank) ("Cure Period") after receipt of the notice. If the defects are cured within the Cure Period, closing will occur within 10 days after receipt by **Buyer** of notice of such cure. **Seller** may elect not to cure defects if **Seller** reasonably believes any defect cannot be cured within the Cure Period. If the defects are not cured within the Cure Period, **Buyer** will have 10 days after receipt of notice of **Seller's** inability to cure the defects to elect whether to terminate this Contract or accept title subject to existing defects and close the transaction without reduction in purchase price.

(c) Survey: Buyer may, at **Buyer's** expense, have the Property surveyed and must deliver written notice to **Seller**, within 5 days after receiving survey but not later than 5 days before Closing Date, of any encroachments on the Property, encroachments by the Property's improvements on other lands, or deed restriction or zoning violations. Any such encroachment or violation will be treated in the same manner as a title defect and **Seller's** and **Buyer's** obligations will be determined in accordance with Paragraph 8(b).

(d) Ingress and Egress: Seller warrants that the Property presently has ingress and egress.

9. Property Condition: Seller will deliver the Property to **Buyer** at closing in its present "as is" condition, with conditions resulting from **Buyer's** Inspections and casualty damage, if any, excepted. **Seller** will not engage in or permit any activity that would materially alter the Property's condition without the **Buyer's** prior written consent.

(a) Inspections: (**Check (1) or (2)**)

(1) ☒ **Due Diligence Period: Buyer** will, at **Buyer's** expense and within See Exhibit "A" days (30 days if left blank) ("Due Diligence Period") after Effective Date and in **Buyer's** sole and absolute discretion, determine whether the Property is suitable for **Buyer's** intended use. During the Due Diligence Period, **Buyer** may conduct a Phase 1 environmental assessment and any other tests, analyses, surveys, and investigations ("Inspections") that **Buyer** deems necessary to determine to **Buyer's** satisfaction the Property's engineering, architectural, and environmental properties; zoning and zoning restrictions; subdivision statutes; soil and grade; availability of access to public roads, water, and other utilities; consistency with local, state, and regional growth management plans; availability of permits, government approvals, and licenses; and other inspections that **Buyer** deems appropriate. If the Property must be rezoned, **Buyer** will obtain the rezoning from the appropriate government agencies. **Seller** will sign all documents **Buyer** is required to file in connection with development or rezoning approvals. **Seller** gives **Buyer**, its agents, contractors, and assigns, the right to enter the Property at any time during the Due Diligence Period for the purpose of conducting Inspections, provided, however, that **Buyer**, its agents, contractors, and assigns enter the Property and conduct Inspections at their own risk. **Buyer** will indemnify and hold **Seller** harmless from losses, damages, costs, claims, and expenses of any nature, including attorneys' fees, expenses, and liability incurred in application for rezoning or related proceedings, and from liability to any person, arising from the conduct of any and all Inspections or any work authorized by **Buyer**. **Buyer** will not engage in any activity that could result in a construction lien being filed against the Property without **Seller's** prior written consent. If this transaction does not close, **Buyer** will, at **Buyer's** expense, (i) repair all damages to the Property resulting from the Inspections and return the Property to the condition it was in before conducting the Inspections and (ii) release to **Seller** all reports and other work generated as a result of the Inspections.

Before expiration of the Due Diligence Period, **Buyer** must deliver written notice to **Seller** of **Buyer's** determination of whether or not the Property is acceptable. **Buyer's** failure to comply with this notice requirement will constitute acceptance of the Property as suitable for **Buyer's** intended use in its "as is" condition. If the Property is unacceptable to **Buyer** and written notice of this fact is timely delivered to **Seller**, this Contract will be deemed terminated, and **Buyer's** deposit(s) will be returned.

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(2) ☐ **No Due Diligence Period:** **Buyer** is satisfied that the Property is suitable for **Buyer's** purposes, including being satisfied that either public sewerage and water are available to the Property or the Property will be approved for the installation of a well and/or private sewerage disposal system and that existing zoning and other pertinent regulations and restrictions, such as subdivision or deed restrictions, concurrency, growth management, and environmental conditions, are acceptable to **Buyer**. This Contract is not contingent on **Buyer** conducting any further investigations.

(b) Government Regulations: Changes in government regulations and levels of service which affect **Buyer's** intended use of the Property will not be grounds for terminating this Contract if the Due Diligence Period has expired or if Paragraph 9(a)(2) is selected.

(c) Flood Zone: **Buyer** is advised to verify by survey, with the lender, and with appropriate government agencies which flood zone the Property is in, whether flood insurance is required, and what restrictions apply to improving the Property and rebuilding in the event of casualty.

(d) Coastal Construction Control Line ("CCCL"): If any part of the Property lies seaward of the CCCL as defined in Section 161.053, Florida Statutes, **Seller** will provide **Buyer** with an affidavit or survey as required by law delineating the line's location on the Property, unless **Buyer** waives this requirement in writing. The Property being purchased may be subject to coastal erosion and to federal, state, or local regulations that govern coastal property, including delineation of the CCCL, rigid coastal protection structures, beach nourishment, and the protection of marine turtles. Additional information can be obtained from the Florida Department of Environmental Protection, including whether there are significant erosion conditions associated with the shore line of the Property being purchased.
☐ **Buyer** waives the right to receive a CCCL affidavit or survey.

10. Closing Procedure; Costs: Closing will take place in the county where the Property is located and may be conducted by mail or electronic means. If title insurance insures **Buyer** for title defects arising between the title binder effective date and recording of **Buyer's** deed, closing agent will disburse at closing the net sale proceeds to **Seller** (in local cashier's check if **Seller** requests in writing at least 5 days before closing) and brokerage fees to Broker as per Paragraph 21. In addition to other expenses provided in this Contract, **Seller** and **Buyer** will pay the costs indicated below.

(a) Seller Costs:
Taxes on deed
Recording fees for documents needed to cure title
Title evidence (if applicable under Paragraph 8)
Estoppel Fee(s)
Other: _____

(b) Buyer Costs:
Taxes and recording fees on notes and mortgages
Recording fees on the deed and financing statements
Loan expenses
Title evidence (if applicable under Paragraph 8)
Lender's title policy at the simultaneous issue rate
Inspections
Survey
Insurance
Other: _____

(c) Prorations: The following items will be made current and prorated as of the day before Closing Date: real estate taxes (including special benefit tax liens imposed by a CDD), interest, bonds, assessments, leases, and other Property expenses and revenues. If taxes and assessments for the current year cannot be determined, the previous year's rates will be used with adjustment for any exemptions.

(d) Special Assessment by Public Body: Regarding special assessments imposed by a public body, **Seller** will pay (i) the full amount of liens that are certified, confirmed, and ratified before closing and (ii) the amount of the last estimate of the assessment if an improvement is substantially completed as of Effective Date but has not resulted in a lien before closing; and **Buyer** will pay all other amounts. If special assessments may be paid in installments, ☐ **Seller** ☐ **Buyer** (**Buyer** if left blank) will pay installments due after closing. If **Seller** is checked, **Seller** will pay the assessment in full before or at the time of closing. Public body does not include a Homeowners' or Condominium Association.

(e) PROPERTY TAX DISCLOSURE SUMMARY: **BUYER** SHOULD NOT RELY ON THE **SELLER'S** CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT **BUYER** MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY

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IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR FURTHER INFORMATION.

(f) Foreign Investment in Real Property Tax Act ("FIRPTA"): If **Seller** is a "foreign person" as defined by FIRPTA, **Seller** and **Buyer** will comply with FIRPTA, which may require **Seller** to provide additional cash at closing.

(g) 1031 Exchange: If either **Seller** or **Buyer** wish to enter into a like-kind exchange (either simultaneously with closing or after) under Section 1031 of the Internal Revenue Code ("Exchange"), the other party will cooperate in all reasonable respects to effectuate the Exchange including executing documents, provided, however, that the cooperating party will incur no liability or cost related to the Exchange and that the closing will not be contingent upon, extended, or delayed by the Exchange.

11. Computation of Time: Calendar days will be used when computing time periods, except time periods of 5 days or less. Time periods of 5 days or less will be computed without including Saturday, Sunday, or national legal holidays specified in 5 U.S.C. 6103(a). Other than time for acceptance and Effective Date as set forth in Paragraph 3, any time periods provided for or dates specified in this Contract, whether preprinted, handwritten, typewritten or inserted herein, which shall end or occur on a Saturday, Sunday, or national legal holiday (see 5 U.S.C. 6103) shall extend until 5:00 p.m. (where the Property is located) of the next business day. **Time is of the essence in this Contract.**

12. Risk of Loss; Eminent Domain: If any portion of the Property is materially damaged by casualty before closing or **Seller** negotiates with a governmental authority to transfer all or part of the Property in lieu of eminent domain proceedings or an eminent domain proceeding is initiated, **Seller** will promptly inform **Buyer**. Either party may terminate this Contract by written notice to the other within 10 days after **Buyer's** receipt of **Seller's** notification, and **Buyer's** deposit(s) will be returned, failing which **Buyer** will close in accordance with this Contract and receive all payments made by the governmental authority or insurance company, if any.

13. Force Majeure: Seller or **Buyer** will not be required to perform any obligation under this Contract or be liable to each other for damages so long as the performance or non-performance of the obligation is delayed, caused, or prevented by an act of God or force majeure. An "act of God or "force majeure" is defined as hurricanes, earthquakes, floods, fire, unusual transportation delays, wars, insurrections, and any other cause not reasonably within the control of **Seller** or **Buyer** and which by the exercise of due diligence the non-performing party is unable in whole or in part to prevent or overcome. All time periods, including Closing Date, will be extended for the period that the act of God or force majeure is in place. However, in the event that such act of God or force majeure event continues beyond 30 days, either party may terminate this Contract by delivering written notice to the other; and **Buyer's** deposit(s) will be returned.

14. Notices: All notices will be in writing and delivered to the parties and Broker by mail, personal delivery, or electronic means. **Buyer's failure to timely deliver written notice to Seller, when such notice is required by this Contract, regarding any contingency will render that contingency null and void, and this Contract will be construed as if the contingency did not exist. Any notice, document, or item delivered to or received by an attorney or licensee (including a transactions broker) representing a party will be as effective as if delivered to or received by that party.**

15. Complete Agreement; Persons Bound: This Contract is the entire agreement between **Seller** and **Buyer**. **Except for brokerage agreements, no prior or present agreements will bind Seller, Buyer, or Broker unless incorporated into this Contract.** Modifications of this Contract will not be binding unless in writing, signed or initialed, and delivered by the party to be bound. Electronic signatures will be acceptable and binding. This Contract, signatures, initials, documents referenced in this Contract, counterparts, and written modifications communicated electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any provision of this Contract is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. **Seller** and **Buyer** will use diligence and good faith in performing all obligations under this Contract. This Contract will not be recorded in any public record. The terms "**Seller**," "**Buyer**," and "Broker" may be singular or plural. This Contract is binding on the heirs, administrators, executors, personal representatives, and assigns, if permitted, of **Seller**, **Buyer**, and Broker.

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16. Default and Dispute Resolution: This Contract will be construed under Florida law. This Paragraph will survive closing or termination of this Contract.

(a) Seller Default: If **Seller** fails, neglects, or refuses to perform **Seller's** obligations under this Contract, **Buyer** may elect to receive a return of **Buyer's** deposit(s) without thereby waiving any action for damages resulting from **Seller's** breach and may seek to recover such damages or seek specific performance. **Seller** will also be liable for the full amount of the brokerage fee.

(b) Buyer Default: If **Buyer** fails, neglects, or refuses to perform **Buyer's** obligations under this Contract, including payment of deposit(s), within the time(s) specified, **Seller** may elect to recover and retain the deposit(s), paid and agreed to be paid, for the account of **Seller** as agreed upon liquidated damages, consideration for execution of this Contract, and in full settlement of any claims, whereupon **Seller** and **Buyer** will be relieved from all further obligations under this Contract; or **Seller**, at **Seller's** option, may proceed in equity to enforce **Seller's** rights under this Contract.

17. Attorney's Fees; Costs: In any litigation permitted by this Contract, the prevailing party shall be entitled to recover from the non-prevailing party costs and fees, including reasonable attorney's fees, incurred in conducting the litigation. This Paragraph 17 shall survive Closing or termination of this Contract.

18. Escrow Agent; Closing Agent: **Seller** and **Buyer** authorize Escrow Agent and closing agent (collectively "Agent") to receive, deposit, and hold funds and other items in escrow and, subject to Collection, disburse them upon proper authorization and in accordance with Florida law and the terms of this Contract, including disbursing brokerage fees. "Collection" or "Collected" means any checks tendered or received have become actually and finally collected and deposited in the account of Agent. The parties agree that Agent will not be liable to any person for misdelivery of escrowed items to **Seller** or **Buyer**, unless the misdelivery is due to Agent's willful breach of this Contract or gross negligence. If Agent interpleads the subject matter of the escrow, Agent will pay the filing fees and costs from the deposit and will recover reasonable attorneys' fees and costs to be paid from the escrowed funds or equivalent and charged and awarded as court costs in favor of the prevailing party.

19. Professional Advice; Broker Liability: Broker advises **Seller** and **Buyer** to verify all facts and representations that are important to them and to consult an appropriate professional for legal advice (for example, interpreting this Contract, determining the effect of laws on the Property and this transaction, status of title, foreign investor reporting requirements, the effect of property lying partially or totally seaward of the CCCL, etc.) and for tax, property condition, environmental, and other specialized advice. **Buyer** acknowledges that all representations (oral, written, or otherwise) by Broker are based on **Seller** representations or public records. **Buyer agrees to rely solely on Seller, professional inspectors, and government agencies for verification of the Property condition and facts that materially affect Property value. Seller** and **Buyer** respectively will pay all costs and expenses, including reasonable attorneys' fees at all levels, incurred by Broker and Broker's officers, directors, agents, and employees in connection with or arising from **Seller's** or **Buyer's** misstatement or failure to perform contractual obligations. **Seller** and **Buyer** hold harmless and release Broker and Broker's officers, directors, agents, and employees from all liability for loss or damage based on (i) **Seller's** or **Buyer's** misstatement or failure to perform contractual obligations; (ii) the use or display of listing data by third parties, including, but not limited to, photographs, images, graphics, video recordings, virtual tours, drawings, written descriptions, and remarks related to the Property; (iii) Broker's performance, at **Seller's** or **Buyer's** request, of any task beyond the scope of services regulated by Chapter 475, Florida Statutes, as amended, including Broker's referral, recommendation, or retention of any vendor; (iv) products or services provided by any vendor; and (v) expenses incurred by any vendor. **Seller** and **Buyer** each assume full responsibility for selecting and compensating their respective vendors. This Paragraph will not relieve Broker of statutory obligations. For purposes of this Paragraph, Broker will be treated as a party to this Contract. This Paragraph will survive closing.

20. Commercial Real Estate Sales Commission Lien Act: If the Property is commercial real estate as defined by Section 475.701, Florida Statutes, the following disclosure will apply: The Florida Commercial Real Estate Sales Commission Lien Act provides that when a broker has earned a commission by performing licensed services under a brokerage agreement with you, the broker may claim a lien against your net sales proceeds for the broker's commission. The broker's lien rights under the act cannot be waived before the commission is earned.

21. Brokers: The licensee(s) and brokerage(s) named below are collectively referred to as "Broker." **Instruction to closing agent:** **Seller** and **Buyer** direct Closing Agent to disburse at Closing the full amount of the brokerage fees as specified in separate brokerage agreements with the parties and cooperative agreements between the Brokers, except to the extent Broker has retained such fees from the escrowed funds. This Paragraph will not be used to modify any offer of compensation made by **Seller** or listing broker to cooperating brokers.

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Angel Cookie Hill **Seller's** Sales Associate/License No.	***N/A*** **Buyer's** Sales Associate/License No.
realestate@angelcookiehill.com **Seller's** Sales Associate Email Address	***N/A*** **Buyer's** Sales Associate Email Address
941-773-1717 **Seller's** Sales Associate Phone Number	***N/A*** **Buyer's** Sales Associate Phone Number
Coldwell Banker Realty **Listing Brokerage**	***N/A*** **Buyer's Brokerage**
500 N Westshore Blvd, Ste 850, Tampa, FL 33609 **Listing Brokerage Address**	***N/A*** **Buyer's Brokerage Address**

22. Addenda: The following additional terms are included in the attached addenda and incorporated into this Contract (**Check if applicable**):

☑ A. Back-up Contract
☐ B. Kick Out Clause
☐ C. HOA Addendum
☐ D. Other _____

23. Additional Terms: _____

See Exhibit "A"

COUNTER-OFFER/REJECTION

☐ Seller counters Buyer's offer (to accept the counter-offer, Buyer must sign or initial the counter-offered terms and deliver a copy of the acceptance to Seller).
☐ Seller rejects Buyer's offer

[The remainder of this page is intentionally left blank.

This Contract continues with Line 369 on Page 8 of 8.]

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This is intended to be a legally binding Contract. If not fully understood, seek the advice of an attorney before signing.

ATTENTION: SELLER AND BUYER

CONVEYANCES TO FOREIGN BUYERS: Part III of Chapter 692, Sections 692.201 - 692.205, Florida Statutes, 2023 (the "Act"), in part, limits and regulates the sale, purchase and ownership of certain Florida properties by certain buyers who are associated with a "foreign country of concern", namely: the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic. **It is a crime to buy or knowingly sell property in violation of the Act.**

At time of purchase, Buyer must provide a signed Affidavit which complies with the requirements of the Act. Seller and Buyer are advised to seek legal counsel regarding their respective obligations and liabilities under the Act.

Buyer: _____ Date: _____

Print name: _____

Buyer: _____ Date: _____

Print name: _____

Buyer's address for purpose of notice:

Address: ***101 Old Main St., Bradenton, Florida 34205***

Phone: _____ Fax: _____ Email: _____

Seller: Larry Bowen dotloop verified 08/06/25 4:54 PM EDT YDTK-FGOV-1ZHC-6DNU _____ Date: _____

Print name: ***Larry James Bowen***

Seller: _____ Date: _____

Print name: _____

Seller's address for purpose of notice:

Address: ***6342 Kenava Lp., Palmetto, Florida 34221***

Phone: _____ Fax: _____ Email: _____

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Exhibit "A"
Other Terms and Conditions

(i) At Closing, Seller shall, in accordance with the statutory requirements set forth in Section 196.295, Florida Statutes, deposit into escrow with the County Tax Collector an amount equal to the current year's real, personal and intangible property taxes, if any, for the Property, prorated to the date of Closing, same being the date upon which transfer of title shall occur. This amount shall be based upon the current assessment and millage rate on the Property. If the actual taxes vary from the figures used to close this transaction, Seller shall pay appropriate adjustments upon demand, which demand shall be made no later than December 31, 2025. It is acknowledged by the parties that Seller shall be responsible for taxes that may be assessed on the property for the tax year of 2025 only through the date of Closing.

(ii) Seller shall pay commissions to all real estate brokers, salesman or finders involved in this transaction. Seller shall indemnify, protect, defend and hold each other harmless against and with respect to any obligation, liability or claim of liability based in any way on any contracts, arrangements or understandings claimed to have been made or actually made by Seller with any third party as to the sale of the Property. The provisions of this paragraph shall survive the Closing, or if the Closing does not occur, the termination of this Agreement.

(iii) The obligations of the Buyer under this Contract are subject to the availability of funds lawfully appropriated annually for its purpose by the CRA Board and the availability of funds. If such funds are not appropriated, available, or are terminated during the term of this Contract, Buyer shall have the option to terminate this Contract. In the event of such termination, all rights and liabilities of the parties under this Contract shall terminate, and the Deposit shall be returned to Buyer.

(iv) Seller and Buyer acknowledge and agree that Blalock Walters, P.A. shall serve as the Escrow Agent, Title Agent, and Closing Agent for this transaction. Further, Seller acknowledges and agrees that Blalock Walters, P.A. may act as the counsel for Buyer and that Blalock Walters, P.A. shall not be disabled or disqualified from representing Buyer in connection with any litigation that might arise out of or in connection with this transaction by virtue of the fact that it has agreed to act as an Escrow Agent, Title Agent, and Closing Agent hereunder, and Seller hereby waives any claim arising out of or in connection with the foregoing; provided however, Seller shall not waive any claim for Escrow Agent's, Title Agent's, and/or Closing Agent's negligence or intentional misconduct.

(v) The parties recognize that this Vacant Land Contract (the "Contract") is a backup contract and is effective and binding on the parties upon execution but the time periods shall commence and run upon the date the agreement between the Seller and a third party ("Original Contract") is terminated and written notice of such is provided from Seller to Buyer (the "Termination Date"). Seller shall provide immediate notice to the Buyer of such termination. The Due Diligence Period shall end 45 days after the Termination Date and the Closing Date shall be sixty (60) days after the end of the Due Diligence Period; provided, however, that the parties may agree in writing to an earlier Closing Date. If the Original Contract closes or the Original Contract fails to terminate by September 30, 2025, then this Contract shall terminate, the Deposit shall be released to the Buyer and the Contract shall be of no further force or effect.

dotloop signature verification: dtlp.us/sAJG-SkdE-pN9A

Comprehensive Rider to the Residential Contract For Sale And Purchase

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR

COLDWELL BANKER REALTY

If initialed by all parties, the clauses below will be incorporated into the Florida Realtors®/Florida Bar Residential Contract For Sale And Purchase between Larry Bowen (SELLER) and Community Redevelopment Agency of the City of Bradenton, a public body of the SIsaac Neigertate of Florida (BUYER) concerning the Property described as 612 13th Avenue West, Bradenton, FL 34205
LOT 8 LESS W 6 FT AND LOTS 9, 10 BLK C SUB OF SE1/4 OF NW1/4 OF NE 1/4 HORTONS SUB PI#43336.0005/9

Buyer's Initials _____ _____ ***Seller's Initials*** LB 08/06/25 4:54 PM EDT dotloop verified _____

W. BACK-UP CONTRACT

This back-up contract is subject to the termination of a prior executed contract between Seller and a third party for the sale of the Property. If the prior executed contract is terminated and Seller delivers written notice of the termination to Buyer on or before 09/30/2025, this contingency shall be removed and this back-up contract shall move into first position. The "Effective Date" of this back-up contract shall be the date Seller delivers written notice of the termination of the prior executed contract. Buyer may terminate this back-up Contract by delivering written notice to the Seller prior to the date Seller delivers written notice of the termination of the prior executed Contract and Buyer shall be refunded the Deposit, if any Deposit(s) have been paid, thereby releasing Buyer and Seller from all further obligations under this Contract.

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AGENDA ITEM NO. 5.a

Item Cover Page

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING AGENDA ITEM REPORT

DATE: August 13, 2025

SUBMITTED BY: Christopher Munyon, Community Redevelopment Agency

ITEM TYPE: Miscellaneous

AGENDA SECTION: **ALL CRA DISTRICTS**

SUBJECT: City's Code Enforcement Division Interdepartmental Funding Application FY 2025-2026

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Code Enforcement has submitted to CRA Staff a CRA Interdepartmental Funding Application. Code Enforcement is an essential program to aid in removing blight within the CRA District areas and ensuring safe and healthy living conditions for residents. The proposed funding will be used to supplement staff costs within the CRA District areas.

Code Enforcement is supported by Sections 2.2.1.1.2, 2.3.3.1.2, 4.3.2.1.2, and 4.3.2.1.7 in all three (3) CRA Community Redevelopment Plans.

FINANCIAL IMPACT:
Total amount not to exceed $65,000.00, to be split between the (3) three CRA District areas as follows:

$25,000.00, Central CRA
$15,000.00, Downtown CRA
$25,000.00, Tamiami Trail CRA

ATTORNEY REVIEW/RECOMMENDATION:
N/A

SUGGESTED MOTION:
Move to approve the Interdepartmental Funding Application from Code Enforcement in the amount not to exceed $65,000.00 for fiscal year 2025-2026.

ATTACHMENTS:
2026.pdf
CRA.pdf

CRA Interdepartmental Funding Application

Date: 7/30/25

City Department: Code Enforcement

Project Manager and Contact Information:
Volker Reiss 941-932-9402

Project Name: Code Enforcement

Project Number: unknown

CRA District Area: ☑ Central ☑ Downtown ☑ Tamiami Trail

Provide Section of the CRA's Sustainable Redevelopment Plan that supports the Project:
2.2.1.1.2., 2.3.3.1.2., 4.3.2.1.2., 4.3.2.1.7.

Estimated Total Cost of Project: $794,200.00

Total Funding Request: $65,000.00 total. $25,000.00 CCRA, $25,000.00 14th Street CRA, $15,000.00 Bradenton CRA

Additional Required Documents for Application Submittal Include:

- Site map/plan and conceptual of the project
- Narrative of the Economic, Social, and Environmental Benefits of the Project
- Project Description including Timeline and Scope of Work (please include components of the project that go above and beyond the applicant's standard practices)
- Itemized Cost Sheet for Materials
- Itemized Cost Sheet for Equipment
- Itemized Cost Sheet for Operational Expenses

Additional Terms:

Approval of project and total funding amount will be at the discretion of the CRA Board. The applicant is required to present the project to the CRA Board for consideration at a regular CRA board meeting.

If approved the funding will be available for one year. If the project is not in the construction phase within the one year, the applicant must re-apply. If the applicant does not complete construction within 1 year from Notice of Commencement, the applicant must re-apply.

The applicant must provide a Certificate of Occupancy or Certificate of Completion to CRA staff prior to reimbursement of funds.

The applicant must provide a quarterly status report of the project to the CRA Executive Director.

Any default of terms by the applicant may result in the reduction or cancellation of funding.

Funding is awarded on a first come, first qualified, first serve basis. All funding is subject to budgeting and the availability of funds.

After a complete application is submitted, CRA Staff will set up a meeting to discuss the details of the project prior to submitting to the CRA Board for consideration.

If you have any questions, please contact the CRA Office at 941-932-9439 or email cra@bradentonfl.gov.

*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

Volker Reiss Digitally signed by Volker Reiss
Date: 2025.07.30 14:08:03 -04'00'

Department Head/Project Manager _____ Date _____

CRA Executive Director _____ Date _____

Economic, social, and environmental benefits of code enforcement

- Maintains standards, preserves and often increases property values.
- Reduces the likelihood of blight which typically decreases property values in the affected areas.
- Reduces insurance costs for homeowners by maintaining structurally sound buildings.
- Creates of a predictable environment for real estate investment.
- Enforcing environmental codes protects natural resources potentially avoiding costly remediation efforts.
- Maintains stable communities.
- Enhances quality of life, making communities more attractive places to live, work and invest.
- Ensures that all community members, regardless of income or background, have access to safe and healthy living conditions.
- Well maintained communities are less likely to attract criminal activity.

Description of project

The mission of code enforcement is to maintain and/or improve neighborhoods through code compliance and maintain and/or improve the overall quality of life for all residents. We maintain maintenance standards for commercial properties to support economic growth.

Properties are inspected following a complaint and/or proactively. We also conduct Proactive Strategic Neighborhood Inspections (PSNI's) in cooperation with elected officials, residents, resident groups, and law enforcement.

We conduct outreach meetings and activities in partnership with other city departments to educate residents about code requirements and the availability of resources. We utilize the city's PIO using the city's social media accounts to educate the public.

In the respective CRA's the focus will be on PSNI's, identification of structures to be demolished, outreach, and financial assistance for qualifying homeowners. While these activities are also occasionally conducted in non-CRA areas the overwhelming majority takes place in the CRA's. There's generally no need for them in non-CRA areas. The goal is to connect residents with the CRA's to access resources. There're numerous dilapidated structures in the CRA's. In some cases, these conditions must be addressed in cooperation with the Building Division. In many cases code enforcement officers have contact with the homeowner and can refer them to financial assistance provided by the CRA's.

Landscaping deficiencies especially their lack of maintenance will be addressed along the commercial corridors.

AGENDA ITEM NO. 6.a

Item Cover Page

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING AGENDA ITEM REPORT

DATE: August 13, 2025

SUBMITTED BY: Christopher Munyon, Community Redevelopment Agency

ITEM TYPE: Miscellaneous

AGENDA SECTION: **DOWNTOWN CRA**

SUBJECT: Public Works Downtown Maintenance Initiative Interdepartmental Funding Application FY 2025-2026

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
The Public Works Department has submitted to CRA Staff an Interdepartmental Funding Application for the CRA Downtown Maintenance Initiative.

The Downtown Maintenance Initiative maintains the Downtown CRA area by removing all graffiti and trash on a daily basis. Power washing all surfaces on main street, reporting crime, homeless camps, and property damage in the corridor area. Beautification efforts include planting native plants and flowers both in the ground and planters located on Main Street.

The requested funds will be used for operational costs and equipment.

FINANCIAL IMPACT:
An amount up to $439,548.00. Funding to be provided by the Downtown CRA district area.

ATTORNEY REVIEW/RECOMMENDATION:
N/A

SUGGESTED MOTION:
Move to approve the Interdepartmental Funding Application for the Public Works Downtown Maintenance Initiative FY 2025-2026, in an amount up to $439,548.00.

ATTACHMENTS:
Downtown Maintenance Initiative Funding Application FY25/26.pdf
FY25/26 BUDGET PROPOSAL.pdf

CRA Interdepartmental Funding Application

Date: 7-22-2025

City Department:
Public Works (CRA Downtown Maintenance)

Project Manager and Contact Information: James A Mora: Extension 254

Project Name: Downtown Core Maintenance

Project Number: N/A

CRA District Area: ____Central X____ Downtown ____ Tamiami Trail

Provide Section of the CRA's Sustainable Redevelopment Plan that supports the Project:

Maintain all area of CRA Downtown area by Removing all graffiti, Trash, on a daily basis. Power washing all surfaces on main street twice per week. Reporting Crime, Homeless camps and property damage in the corridor area. Beatification efforts by planting native plants and flowers both in the ground and planters located on Main street.

Estimated Total Cost of Project: $434,548.00

Total Funding Request: Up to $434,548.00

Additional Required Documents for Application Submittal Include:

- Site map/plan and conceptual of the project
- Narrative of the Economic, Social, and Environmental Benefits of the Project
- Project Description including Timeline and Scope of Work (please include components of the project that go above and beyond the applicant's standard practices)
- Itemized Cost Sheet for Materials
- Itemized Cost Sheet for Equipment
- Itemized Cost Sheet for Operational Expenses

Additional Terms:

Approval of project and total funding amount will be at the discretion of the CRA Board. The applicant is required to present the project to the CRA Board for consideration at a regular CRA board meeting.

If approved the funding will be available for one year. If the project is not in the construction phase within the one year, the applicant must re-apply. If the applicant does not complete construction within 1 year from Notice of Commencement, the applicant must re-apply.

The applicant must provide a Certificate of Occupancy or Certificate of Completion to CRA staff prior to reimbursement of funds.

The applicant must provide a quarterly status report of the project to the CRA Executive Director.

Any default of terms by the applicant may result in the reduction or cancellation of funding.

Funding is awarded on a first come, first qualified, first serve basis. All funding is subject to budgeting and the availability of funds.

After a complete application is submitted, CRA Staff will set up a meeting to discuss the details of the project prior to submitting to the CRA Board for consideration.

If you have any questions, please contact the CRA Office at 941-932-9439 or email cra@bradentonfl.gov.

*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

James A Mora

_____ 7/22/2025

Department Head/Project Manager Date

_____ _____

CRA Executive Director Date

DESCRIPTION OF OPERATIONAL EXPENSE	AMOUNT TO ALLOCATE				
Chemical Contract	$ 10,000.00				
Paint Contract	$ 2,000.00				
Painting supplies	$ 1,000.00				
Plant contract	$ 15,000.00				
Supplies	$ 5,000.00				
Equipment fuel	$ 10,000.00				
Vehicle fuel	$ 6,000.00				
Contractors (5 star quote once a year)	$ 32,000.00				
Training	$ 1,000.00				
Boots	$ 600.00				
Uniforms	$ 1,700.00				
Equipment Maintenance and repair	$ 4,000.00				
Vehicle Repair	$ 5,000.00				
Equipment under $5000.00	$ 5,000.00				
Contingency	$ 10,000.00				
Total	$ 108,300.00				
Full Time Employees (FTE)		Salary	$ 40,730.00		
		Benefits	$ 23,705.00		
Total Salary and Benefit per Employee			**$ 64,435.00**	X4	$ 257,740.00
Full Time Employee LEAD (FTE)		Salary	$ 44,803.00		
		Benefits	$ 23,705.00		
Total Salary and Benefit LEAD Employee			**$ 68,508.00**	X1	$ 68,508.00
Total Salary and Benefits (4FTE + LEAD)	$ 326,248.00				
Total of Operational Expenses	$ 434,548.00				
	.				

DESCRIPTION OF EQUIPMENT		AMOUNT	FUNDING SOURCE (CRA OR GENERAL
Warehouse supplies (spray paint,PPE,Shovels,rakes)		$ 5,000.00	
Total Equipment Expenses		$ 5,000.00	
			$ 5,000.00
			$ 434,548.00
		Total Funding Request	$ 439,548.00