AGENDA
BRADENTON COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING
2:00 p.m. Wednesday, May 14, 2025
COUNCIL CHAMBERS - 101 OLD MAIN STREET

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: First Amendment to Purchase and Sale Agreement with PHBGF Ventures, LLC
First Amendment with PHBGF.PDF

b) Community Redevelopment Agency: Community Redevelopment Agency April 9, 2025, Meeting Minutes
04-09-2025 CRA Meeting Minutes.pdf

c) Community Redevelopment Agency: First Amendment to Singing River Public Art Project
First Amendment to Agreement for Commission of Public Artwork - Singing River CRA (Artist Signed).pdf

d) Community Redevelopment Agency: Redevelopment Grant Application from Manatee Central for a property located at 610 10th Street East.
Manatee Central Grant Application-Redevelopment.PDF

e) Community Redevelopment Agency: Redevelopment Grant Application and Public Art Grant Application from Patrick Zvonik for a property located at 1213 13th Avenue West.
The Village Patio Grant Application-Redevelopment Grant (Final Packet).pdf
The Village Patio Grant Application-Public Art (Final Packet).PDF

f) Community Redevelopment Agency: Redevelopment Grant Application, CPTED Grant Application, and Public Art Grant Application from United Community Centers, Inc. for a property located at 922 24th Street East.
Dream Center Redevelopment Grant (Final Packet).PDF
Dream Center CPTED Grant Application (Final Packet).PDF
Dream Center Public Art Grant Application (Final Packet).PDF

g) Community Redevelopment Agency: Redevelopment Grant Application and CPTED Grant Application for Cecilia Hernandez and Dave Shiplett for a property located at 1114 12th Street West.

Cottonmouth Redevelopment Grant Application-Final.PDF
Cottonmouth CPTED Grant Application.PDF

h) Community Redevelopment Agency: Memorandum of Understanding for Freebee Services between the Community Redevelopment Agency of the City of Bradenton and the Palmetto Community Redevelopment Agency
MOU Freebee Services.PDF

5. OTHER DISCUSSION / NEW BUSINESS

Grant Reporting
Market Analysis Update
Bradenton Police Department/Security Services

6. 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: May 14, 2025

SUBMITTED BY: Christopher Munyon, Community Redevelopment Agency

ITEM TYPE: Agreement

AGENDA SECTION: **CONSENT AGENDA**

SUBJECT: First Amendment to Purchase and Sale Agreement with PHBGF Ventures, LLC

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:

On October 30, 2024, the CRA Board approved a Purchase and Sale Agreement with PHBGF Ventures, LLC, to convey CRA owned properties located at 1404 14th Street West (Parcel ID No. 4408900059), 1424-1426 14th Street West (Parcel ID No. 4409300052), and 1444 14th Street West (Parcel ID No. 4409900000).

The proposed First Amendment to the Purchase and Sale Agreement is attached for the CRA Board's review and consideration.

ATTORNEY REVIEW/RECOMMENDATION:
Yes, CRA Attorney has reviewed.

SUGGESTED MOTION:
Move to approve First Amendment to Purchase and Sale agreement with PHBGF

Ventures, LLC.

ATTACHMENTS:
First Amendment with PHBGF.PDF

FIRST AMENDMENT TO PURCHASE AND SALE AGREEMENT

THIS FIRST AMENDMENT TO PURCHASE AND SALE AGREEMENT (this "**Amendment**") is made as of the ____ day of _____, 2025 ("**Amendment Effective Date**"), by and between, **THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BRADENTON successor in interest to THE BRADENTON DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF BRADENTON**, a public body of the State of Florida ("**Seller**"), and **PHBGF Ventures, LLC, a Florida limited liability company** ("**Purchaser**").

RECITALS

WHEREAS, Seller and Purchaser have entered into that certain Purchase and Sale Agreement, with an Effective Date of October 30, 2024 (the "**Agreement**"), with respect to certain real property located in Manatee County, Florida; and

WHEREAS, Seller and Purchaser desire to amend the Agreement in the manner set forth herein.

AGREEMENT

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Seller and Purchaser hereby agree as follows:

1. Tank Removal. During the course of Purchaser's Inspection of the Property pursuant to Section 4 of the Agreement, such investigations disclosed the presence of an underground storage tank (the "**UST**"), located upon a portion of the Property. Through discussions between Seller and Purchaser, Seller has elected to engage a third-party consultant to remove the UST ("**Seller's Consultant**"). Seller shall pay for all costs related to the removal of the UST. Seller shall cause the UST to be removed within thirty (30) business days after the Amendment Effective Date. In addition to removal of the UST, Seller shall cause Seller's Consultant to collect soil and groundwater samples in accordance with the Florida Department of Environmental Protection ("**FDEP**") guidance for tank closures and complete all required notifications and reporting to FDEP related to the UST removal.

2. Information Sharing. Seller shall provide to Purchaser, for Purchaser's review, any report delivered by Seller's Consultant to FDEP regarding the removal of the UST at the Real Property.

3. Brownfield Designation. In addition to the removal of the UST, Seller agrees to pursue, at Seller's sole cost and expense, a Brownfield Area designation pursuant to Chapter 376.80, Florida Statutes, for the Property (the "**Brownfield Designation**"). Seller will provide Purchaser with reasonable advance notice of all public and private hearings and meetings with governmental entities/agencies involved in the approval process of the Brownfield

Designation so that Purchaser may be in attendance if it chooses to do so. Seller shall use good faith and diligent efforts to obtain the Brownfield Designation within thirty (30) days after the Amendment Effective Date (the "**Brownfield Designation Deadline**"). Notwithstanding anything to the contrary in the Agreement, in the event Seller is unable to obtain the necessary approvals for the Brownfield Designation prior to the Brownfield Designation Deadline, then within ten (10) days after the Brownfield Designation Deadline, Purchaser shall have the option to (i) accept the Property without the Brownfield Designation approved; (ii) extend the Brownfield Designation Deadline by an additional thirty (30) days; or (iii) terminate the Agreement, whereupon the duties and obligations of each of the parties hereto (except those that expressly survive termination of this Agreement) shall end, and the Deposit shall be promptly returned to Purchaser. If the Brownfield Designation is delayed rather than declined, Purchaser's acceptance of the Property under this Paragraph will not relieve the Seller's obligation to complete the pursuit of the Brownfield Designation even beyond the Brownfield Designation Deadline.

4. BSRA. Seller and Purchaser have agreed to pursue the approval of a Brownfield Site Rehabilitation Agreement ("**BSRA**") for the Property with the FDEP. Notwithstanding the Seller's agreement to cause the removal of the UST, Purchaser agrees to pursue approval and execution of the BSRA, at Purchaser's cost and expense. All costs incurred by Purchaser in pursuit of the BSRA, including reasonable attorneys' fees and any testing fees required to negotiate the BSRA with the FDEP, shall be referred to herein as the "**Purchaser's BSRA Costs**". Following the Amendment Effective Date, Purchaser shall use good faith efforts to work with FDEP to negotiate the BSRA; provided, however, the final form of the BSRA shall be subject to the approval of Seller, not to be unreasonably withheld, conditioned, or delayed. Purchaser and Seller agree to use commercially reasonable efforts to identify both the Seller and Purchaser as a "Person responsible for brownfield site rehabilitation" under the BSRA (a "**PRFBSR**"). Promptly following the approval of the Brownfield Designation and Seller and Purchaser's agreement that the BSRA is mutually agreeable, Seller and Purchaser shall execute the mutually agreeable BSRA. At Closing, and to the extent applicable given the proposed joint execution of the BSRA, the BSRA shall be assigned to, and assumed by the Purchaser, in form as required by FDEP. The executed by the parties of an "Assignment and Assumption of Brownfield Site Rehabilitation Agreement", as applicable, shall be added as a closing deliverable from both Seller and Purchaser if required.

5. SRCO. In addition to coordinating the approval of the BSRA, Purchaser, at Purchaser's expense and prior to Closing, agrees to conduct pursuant to Chapter 62-780, F.A.C. site rehabilitation, as such term is defined at Fla. Stat. § 376.79(19), as necessary to pursue the successful completion of the BSRA, which shall be evidenced by the issuance of a Site Rehabilitation Completion Order ("**SRCO**") for the Property. Purchaser shall utilize an environmental consulting firm ("**Purchaser's Consultant**") that is reasonably acceptable to Seller. As of the Amendment Effective Date, Seller acknowledges and agrees that Geosyntec Consultants, Inc., is acceptable to serve as Purchaser's Consultant. Any changes

to Purchaser's Consultant shall require the approval of Seller, with such approval not to be unreasonably withheld, conditioned, or delayed. All costs incurred by Purchaser in pursuit of the SRCO, including reasonable attorneys' fees and all testing fees, shall be referred to herein as the "**Purchaser's SRCO Costs**". To the extent any access to the Property is required of Purchaser or its consultants to complete the BSRA, any such access shall be subject to the terms of Section 4(a) of the Agreement, including but not limited to the indemnification and insurance requirements therein. At least seven (7) days prior to Purchaser's or Purchaser's Consultant's intended entry onto the Real Property for the purpose of conducting any site rehabilitation, Purchaser shall provide Seller with a scope or proposal prepared by Purchaser's environmental consultant setting forth in reasonable detail the proposed activities for Seller's reasonable approval. Purchaser shall inform Seller of any meeting or discussion with FDEP regarding the Real Property and shall afford Seller a reasonable chance to participate in such meeting. Purchaser shall copy Seller on all communications between Purchaser and FDEP. Notwithstanding anything to the contrary in the Agreement, Section 5 of the Agreement is hereby modified to add receipt of the SRCO, in form as acceptable to Purchaser, to the list of required "Purchaser's Conditions Precedent".

6. Purchase Price Credit. In consideration of Purchaser's agreement to pursue the BSRA and SRCO, at Closing, Seller shall provide a credit to the Purchase Price in the amount of the sum of Purchaser's BSRA Costs and Purchaser's SRCO Costs, up to a maximum of $100,000.00 in the aggregate (the "**BSRA/SRCO Purchase Price Credit**"). Purchaser shall provide Seller with written evidence of Purchaser's BSRA Costs and Purchaser's SRCO Costs, prior to Closing. The terms and conditions of this section shall expressly survive Closing.

7. Tax Credits. To the extent the removal of the UST and completion of the BSRA affords the owner of the Property to be eligible for any Voluntary Cleanup Tax Credits ("**VCTC**") pursuant to Florida Statutes, including after Closing, Seller agrees to cooperate with Purchaser in pursuit of such credits, including but not limited to jointly signing any applications required in light of the intended joint BSRA. In addition to credits under the VCTC program, Purchaser shall have the right to pursue any and all additional tax credits and bonuses that may be available under Florida Statutes Section 376.30781 and federal law as it relates to redevelopment of the site following designation as a brownfield, including but not limited to tax credits that Purchaser may claim for its intended development of the Property as affordable housing (collectively, "**Tax Credits**"). Seller agrees to cooperate with Purchaser in pursuit of all such Tax Credits, including any joint applications as may be necessary under applicable law. To the extent Purchaser is awarded any Tax Credits (less any difference between the face value of such Tax Credits and the price Purchaser receives through sale of such credits), Purchaser agrees to remit to Seller a sum equal to such Tax Credits, up to the maximum amount of the BSRA/SRCO Purchase Price Credit, with the balance of all such Tax Credits beyond the amount of the

BSRA/SRCO Purchase Price Credit solely retained by Purchaser. The terms and conditions of this section shall expressly survive Closing.

8. Ratification. Except as expressly modified herein, all other terms, covenants and provisions of the Agreement shall remain in full force and effect.

9. Miscellaneous. In the event of a conflict between the terms and provisions of the Agreement and the terms and provisions of this Amendment, the terms and provisions of this Amendment shall control. This Amendment may be executed in one or more counterparts, the signature pages of which may be combined to constitute one instrument. Signatures transmitted by facsimile or e-mail, through scanned or electronically transmitted .pdf, .jpg or .tif files, or electronically signed documents, shall have the same effect as the delivery of original signatures and shall be binding upon and enforceable against the parties hereto as if such facsimile or scanned documents or electronically signed documents were an original executed counterpart.

[Signatures appear on the following pages]

IN WITNESS WHEREOF, the parties hereto, intending legally to be bound hereby, have executed this Amendment as of the date first above written.

PURCHASER:

PHBGF VENTURES LLC,
a Florida limited liability company

By: BG FRAMEWORK, LLC, a Florida limited liability company, its Member

By: Framework Development, LLC, a Florida limited liability company, as Manager

By: _____
Phillip A. Smith, as Manager
Date of Execution: 4/15/25

By: PEARL HOMES HOLDINGS, LLC, a Delaware limited liability company, its Member

By: _____
Marshall S. Gobuty, as Manager
Date of Execution: 4/16/25

SELLER:

THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BRADENTON, a public body of the state of Florida

By:_____
Print Name:_____
Title:_____

Date of Execution:_____

AGENDA ITEM NO. 4.b

Item Cover Page

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING AGENDA ITEM REPORT

DATE: May 14, 2025

SUBMITTED BY: Karen Kyser, Community Redevelopment Agency

ITEM TYPE: Minutes

AGENDA SECTION: **CONSENT AGENDA**

SUBJECT: Community Redevelopment Agency April 9, 2025, Meeting Minutes

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
April 9, 2025, Community Redevelopment Agency Meeting Minutes

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
N/A

SUGGESTED MOTION:
Approve

ATTACHMENTS:
04-09-2025 CRA Meeting Minutes.pdf

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

Minutes
April 9, 2025

In Attendance Chair Jayne Kocher, Vice Chair Pam Coachman, Board Member Josh Cramer, Board Member Lisa Gonzalez Moore, Board Member Marianne Barnebey
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 2:05 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **CITIZEN COMMENTS**

   None.

4. **CONSENT AGENDA**

   a. **United Community Centers, Inc. Stacked Grant Application**

   b. **Amendment to Contract with BeeFree, LLC**

   c. **March 12, 2025, Community Redevelopment Agency Meeting Minutes**

   d. **Continuing Services Agreement with Applied Sciences Consulting, Inc.**

Board Member Marianne Barnebey moved to approve the Consent Agenda as presented. Board Member Coachman seconded, and the motion was approved unanimously 5-0.

5. **OTHER DISCUSSION / NEW BUSINESS**

   Mr. Jeff Burton informed the Board that, with regard to the Minnie Lee Rogers project, a proposal has been sent to the City Council for the garbage run and it is in process. He added the annual report that was required to be submitted in April was submitted early because of Chris Munyon's efforts.

Regarding the 14th Street property, Mr. Burton stated the City Council approved the first hearing of a Brownfield designation which helps the developer purchasing the property. He stated CRA staff was contracting with GEO Syntec to remove the kerosene tank and Mr. Scott Rudacille had already taken care of the contract.

Mr. Burton proposed a logo change for the CRA using visual aids for the Board's review and invited feedback on the design.

Mr. Burton stated the Board had approved an agreement with Applied Sciences which piggybacks onto a contract that the City had and uses on the City Park. The agreement is for the CRA to provide work assignments to the consultant. The CRA budgeted funds for Applied Sciences to begin work on community engagement with all three CRAs regarding a large streetscaping and LID project throughout to connect LECOM to downtown, make improvements throughout the Tamiami CRA including the Village of the Arts and the Singletary neighborhood, and to connect east to west on MLK. He added that State Revolving loan funds would be used because it would have a storm water component to it.

Mr. Burton reminded the Board that April 26th was the date for the Desoto parade, and the CRA staff would set up a ribbon cutting for the Freebee joint CRA, joint City agreement to be done on the city line at the top of the Green Bridge prior to the parade. He added staff would ask the Bradenton Police Department to help organize the Bradenton City Council members to be there for pictures with a Palmetto and a Bradenton Freebee, along with the Palmetto City Council. They would also invite the County Commission.

Mr. Burton stated that he provided the Board members with copies of an email from Brian Cooke at Applied Sciences regarding Love Park indicating that he met with SWFWTMD, worked on components and layouts, and was at approximately 60% plan. Mr. Burton stated once it is at 80%, they would be going to bid.

Mr. Burton stated, regarding the affordable house the CRA is discussing building, the CRA staff was putting together a pro forma. He explained that he had a discussion with a group called Self, which is a non-profit that is funded by the EPA, and they finance solar energy for affordable housing. He added that staff met with the City CDBG regarding partnering with them on houses in the future, and they felt like because of the numbers they could do that, but there will be further discussions in the future.

Chair Kocher suggested having a Freebee vehicle drive through during the Desoto parage for exposure and branding.

Mr. Burton also stated that the CRA has had a record number of grants applied for which are proceeding through the proper boards, including one for rehabbing homes that had code enforcement violations where the CRA provided the grant working with Habitat for Humanity. He added that it was a very productive grant to address code violations and reduce blight. Mr. Burton would like to provide that in Central, and he would locate the documentation from Palmetto to bring before the CRA Board for review.

Board Member Moore asked about LED lighting and water treatment in the street scaping. Mr. Burton explained that includes bioswales, surface and filtration basins, storm pavers that have a component under them that when the rainwater falls, it runs right into parking spaces, sidewalks, things like that. It is called low-impact development and does qualify for state-revolving loan funds. He further explained the MPO and their 5-year plan that the CRA Board would see includes funding for a streetscape on 9th coming into downtown. In discussions, they mentioned that the County may be interested in carrying that south, but they had budgeted in their draft for over $14 million for pure traffic management and multi-mobility. Mr. Burton further explained the funding of the MPO in the district and the boundary areas.

Chair Kocher asked if the annual report had been posted on the website. Mr. Burton stated it was. Chair Kocher also asked about the changing of the CRA logo and rebranding stating she would like more color. She asked for the Board's opinion.

Board Member Coachman stated the logo presented was clearer and says what the CRA is as opposed to the present logo. She strongly suggested changing the logo from the present version. She added the proposed logo is colorful, but not serious. Mr. Burton stated he could draft a short paragraph to be used to explain everything about CRAs, and added not only could they say it, but they could also show it.

Discussion followed regarding the logo design.

Board Member Barnebey stated she does not feel there are enough lights on the trees in Downtown Bradenton and, they are also too small. She would like to see bigger and brighter bulbs and extended into other areas of downtown. Board Member Barnebey added she feels it should be a CRA project and she would like to see possible alternatives for newer lighting, colored lighting for holidays, seasons, etc. She added the current lighting was pathetic at best and upgrading it would be inexpensive and provide a sense of place. Mr. Burton stated they would look at the CRA plan for public lighting and incorporate it into a grant for lighting on personal property in order to bring something back to the Board for review.

Discussion followed regarding tree lighting in the urban area.

Mr. Burton stated he had a meeting the previous week with Ryan Matthews, the lobbyist for the Florida Redevelopment Association and the lobbyist for the Florida League of Cities to discuss current bills in the House and Senate. He added there is a bill that shuts down CRAs for the most part, any new projects, etc. and it passed through the House. The FRA does not even send lobbyists to the House any longer to discuss it. In the Senate, it had three sub-committees and had passed through two. In each one, the sponsor of the bill was told to make major changes to the bill. He added that the last subcommittee was Rules and was chaired by Kathleen Passidomo, the President of the Senate. She stated, "You will come see me about this bill and I will make the changes necessary." Mr. Burton stated the CRA staff was hopeful that they could bring back some good news of an amended bill.

6. ADJOURN

Chair Kocher adjourned the meeting at 2:42 p.m.

This is not a verbatim record.

AGENDA ITEM NO. 4.c

Item Cover Page

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING AGENDA ITEM REPORT

DATE: May 14, 2025

SUBMITTED BY: Todd Campbell, Community Redevelopment Agency

ITEM TYPE: Contract

AGENDA SECTION: **CONSENT AGENDA**

SUBJECT: First Amendment to Singing River Public Art Project

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
First Amendment to Singing River Public Art Project

ATTORNEY REVIEW/RECOMMENDATION:
Yes, attorney reviewed.

SUGGESTED MOTION:
Move to approve First Amendment to the Singing River Public Art project.

ATTACHMENTS:
First Amendment to Agreement for Commission of Public Artwork - Singing River CRA (Artist Signed).pdf

First Amendment to Agreement for Commission of Public Artwork

THIS FIRST AMENDMENT (the "Amendment") is made and entered into upon execution by the parties, by and between the Community Redevelopment Agency of the City of Bradenton (hereinafter, the "CRA"), located at 101 Old Main Street, Bradenton, Florida, and Reinaldo Correa Studio LLC (hereinafter, the "Artist"), located at 3265 Wauseon Drive St Cloud, FL 34772.

WHEREAS, the CRA and Artist entered into the Agreement for Commission of Public Artwork (the "Agreement") on January 3, 2024, for the design, fabrication, and installation of the artwork described in the Agreement; and

WHEREAS, the parties wish to amend the Agreement to update the Schedule and Payment Schedule, attached thereto as Exhibit 3, to reflect that the Artist's provision of the Stamped Footings Documents and commencement of the CRA-required improvements to the site contemplated by the Stamped Footings Documents shall take place after fabrication of the Artwork is complete; and

WHEREAS, the parties desire that, except as modified herein, all other terms, covenants, and conditions of the Agreement, and the rights and obligations of the parties, shall remain unchanged and in full force and effect, and are hereby ratified and affirmed;

NOW, THEREFORE, the parties, for and in consideration of the provisions, promises, covenants, and conditions hereinafter set forth or recited, agree as follows:

1. **Recitals**. The recitals in the WHEREAS clauses are incorporated by reference and made a part of this Amendment.

2. **Modifications to the Agreement**.

   a. The attached Exhibit 3-A, updating the Schedule and Payment Schedule, shall be added to the Agreement.

   b. Exhibit 3 shall be removed from the Agreement in its entirety, and all references to "Exhibit 3" in the Agreement shall be replaced with "Exhibit 3-A".

3. **Affirmation**. Except as amended herein, all other terms, covenants, and conditions of the Agreement, and the rights and obligations of the City and the Artist thereunder, shall remain in full force and effect, and are hereby ratified and affirmed.

4. **Counterparts**. This Amendment may be executed in separate counterparts by the parties as may be deemed necessary and convenient, each of which, when so executed, shall be deemed an original, but all such counterparts shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment upon the terms and conditions above stated, this _____ day of _____ 2025.

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BRADENTON, FLORIDA:

By: _____

Name: _____

Title: _____

Date: _____

REINALDO CORREA STUDIO LLC:

By: Reinaldo

Name: REINALDO Correa

Title: ARTIST / OWNER

Date: 4/29/25

EXHIBIT 3-A
SCHEDULE AND PAYMENT SCHEDULE

The following sequence of activities is agreed to by all parties, contingent upon the CRA and Artist completing all obligations outlined in the Agreement, including construction at the Site and completion of the previous Phase. Notwithstanding anything contained in this Agreement to the contrary, the CRA and the Artist will review the Estimated Dates for each Phase below and update the same after Final Design is submitted to CRA.

PHASE	DELIVERABLES, OBLIGATIONS, AND/OR SERVICES	ESTIMATED DATE
1	Execution of Agreement.	December 19, 2023
2	The Artist's completion and submission of the Concept Design. The CRA review and acceptance of the Concept Design.	February 15, 2024 Public Art Advisory Board Recommend Approval: February 20, 2024 CRA Approval: February 29, 2024
3	The Artist's completion and submission of Stamped Footings Documents to the CRA.	April 8, 2024
4	The Artist's completion and submission of the Final Design.	Submitted on March 7, 2025; Re-Submitted on March 14, 2025, to address CRA comments from Final Design Meeting on March 3, 2025
5	The Artist shall commence fabrication of the Artwork as soon as is practicable after CRA approval of Final Design.	CRA Executive Director approved April 9, 2025. CRA Board was notified of approval on May 14, 2025.

6	The Artist's completion of fifty percent (50%) of the fabrication of the Artwork.	Estimated prior to one hundred twenty (120) days after the Artist commencement of fabrication.
7	Completion of fabrication (100%) Artist to notify the CRA and NDC of completion of the Artwork to commence work on footing.	Estimated one hundred fifty (150) days after the Artist's commencement of fabrication.
8	The CRA completion of the construction of all improvements to the Site contemplated by the Stamped Footings Documents. The CRA submission to the Artist of As-Built drawings of construction of CRA-required improvements to the Site.	Provide NDC 7-week timeline for construction (3 weeks preparation for footers, 4 weeks footer cure time). The CRA will notify the Artist when concrete is ready for installation.
9	Transportation to and installation of the Artwork on the Site.	Transportation and installation is estimated to take 14 days.
10	The CRA's final review and acceptance of the installed Artwork. The Artist's delivery of the updated Maintenance Guidelines, if any, to the CRA	The CRA Acceptance: Response within fifteen (15) days of installation. Updated Maintenance Guides delivered: Within fifteen (15) days of the CRA Acceptance.
11	Dedication of the Artwork.	TBD

The CRA shall pay the Artist a total an amount not to exceed $350,000.00, which shall constitute full and complete compensation for all the services performed and materials furnished by the Artist under this Agreement. Payment shall be made in accordance with the following scheduled installments:

Payment Due	Payment Number	Installment Amount	Percentage of Total Artist Fee
Completion of Phase 1	Payment 1	$70,000.00	20%
Completion of Phase 2	Payment 2	$175,000.00	50%
Completion of Phases 3, 4, 5, 6	Payment 3	$35,000.00	10%
Completion of Phase 7	Payment 4	$35,000.00	10%
Completion of Phase 8,9	Payment 5	$17,500.00	5%
Completion of Phase 10	Payment 6	$17,500.00	5%
Completion of Phase 11	Dedication		

AGENDA ITEM NO. 4.d

Item Cover Page

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING AGENDA ITEM REPORT

DATE: May 14, 2025

SUBMITTED BY: Todd Campbell, Community Redevelopment Agency

ITEM TYPE: Miscellaneous

AGENDA SECTION: **CONSENT AGENDA**

SUBJECT: Redevelopment Grant Application from Manatee Central for a property located at 610 10th Street East.

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Manatee Central (applicant) has submitted a Redevelopment Grant application to CRA staff for improvements to the property located at 610 10th Street East. The applicant estimates a total investment of $111,061 for the project. Planned improvements include exterior and interior painting, roof replacement, replacement of overhead doors and windows, installation of new asphalt parking lot, and landscaping. Additionally, interior electrical upgrades will be performed to bring the building up to current code requirements.

Page 10 Section 2.2.2.2

FINANCIAL IMPACT:
Up to $50,000.

SUGGESTED MOTION:
Move to approve Redevelopment Grant application for Manatee Central in an amount up to $50,000.

ATTACHMENTS:

Manatee Central Grant Application-Redevelopment.PDF

REDEVELOPMENT GRANT APPLICATION

AGENCY ONLY

Date Received: 4/10/25

Grant ID No 25-16-RE-D

CRA District Area:

____ Central X 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:

- [x] 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: April 10, 2025

APPLICANT/ENTITY NAME: Manatee Central

APPLICANT REPRESENTATIVE (if applicant is entity): Chris McKenna

PROPERTY IDENTIFICATION NUMBER: 3227100009

PROPERTY ADDRESS: 610 10th St. E. Bradenton 34208

PROPERTY OWNER: Manatee Central, LLC

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

ESTIMATED OVERALL INVESTMENT: $111,061

TOTAL FUNDING REQUESTED: $50,000

DESCRIPTION OF PROJECT:

See attached.

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 year.
- Applicant will comply with state and municipal codes.
- Applicant is not an ineligible use listed in Section 4.13.

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.

(ACKNOWLEDGEMENTS AND SIGNATURES ON FOLLOWING PAGE)

I ACKNOWLEDGE THAT I HAVE RECEIVED AND UNDERSTAND THE GRANT GUIDELINES HEREIN ABOVE STATED. IN ADDITION, BY EXECUTING THIS APPLICATION, I ACKNOWLEDGE THAT I AM LAWFULLY AUTHORIZED TO EXECUTE THIS APPLICATION.

APPLICANT:

Manatee Central
Entity Name (if any)

Applicant Signature

4-10-2025
Date

Chris McKenna
Printed Name

Owner
Title (if applicable)

STATE OF Florida COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 10 day of April, 2025, by Chris McKenna, as (title if applicable) Owner of (Entity name if any) 1010 10th St E, who [✓] is personally known to me or [ ] has produced identification.

Type of identification produced:

My commission expires:

(Notary Seal)

BRANDI JOE BARTMAN
MY COMMISSION # HH 187598
EXPIRES: February 11, 2026
Bonded Thru Notary Public Underwriters

Brandi Joe Bartman
Notary Public Signature

Brandi Joe Bartman
Notary Public Print Name

COMMUNITY REDEVELOPMENT AGENCY:

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

Projects List, Scope & Estimated Costs – 610 10th Street East, Bradenton 34208

1. Asphalt repair/replacement: Estimated Cost: $19,975
    a. Install new asphalt parking lot. Current asphalt parking lot is broken and damaged due to heavy traffic over the years.

2. Overhead door installation: Estimated Cost: $7,220
    a. Install new overhead Commercial Windload sheet door by Overhead Door Company

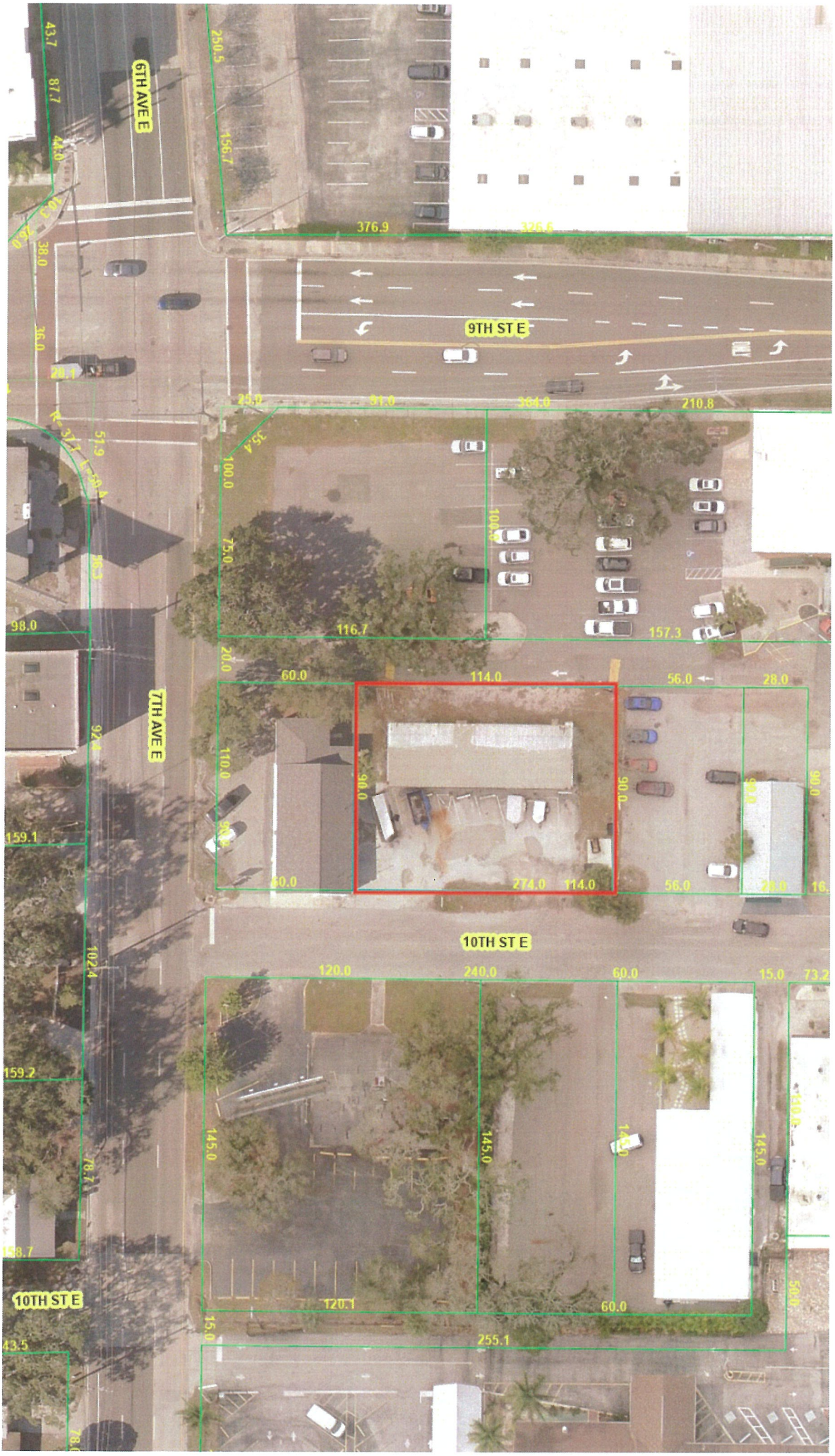
3. Roof replacement: Estimated Cost: $28,600
    a. Tear off and install new metal PBR 24 gauge roof with new eave drip/rake, new lifetime fasteners and gooseneck vents

4. Electrical: Estimated Cost: $9,600
    a. Bring all electrical inside building up to code for use as storage building or possibly new future office unit

5. Fence: Estimated Cost: $3,000
    a. Install new fence around existing concrete pad with garbage container and recycle container to hide from street and parking lot view

6. Paint: Estimated Cost: $4,800
    a. Paint exterior of building with white Sherwin Williams Super Paint

7. Windows: Estimated Cost: $27,786
    a. Replace all windows and doors with new


6TH AVE E
9TH ST E
7TH AVE E
10TH ST E
10TH ST E
43.7
87.7
44.0
250.5
156.7
376.9
326.6
38.0
36.0
28.1
25.0
91.0
364.0
210.8
51.9
100.0
75.0
116.7
157.3
98.0
20.0
60.0
114.0
56.0
28.0
110.0
90.0
90.0
90.0
60.0
274.0
114.0
56.0
28.0
92.4
159.1
102.4
159.2
78.7
158.7
120.0
240.0
60.0
15.0
73.2
145.0
145.0
145.0
145.0
110.0
120.1
60.0
50.0
15.0
255.1
43.5

AGENDA ITEM NO. 4.e

Item Cover Page

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING AGENDA ITEM REPORT

DATE: May 14, 2025

SUBMITTED BY: Todd Campbell, Community Redevelopment Agency

ITEM TYPE: Miscellaneous

AGENDA SECTION: **CONSENT AGENDA**

SUBJECT: Redevelopment Grant Application and Public Art Grant Application from Patrick Zvonik for a property located at 1213 13th Avenue West.

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Patrick Zvonik (applicant) submitted an application for a Redevelopment Grant and a second application for a Public Art Grant to CRA staff for a property located at 1213 13th Avenue West. CRA Sustainable Redevelopment Grants allows for the stacking of grants with Board approval per Section 4.6.

Redevelopment Grant:
The applicant is estimating a total investment of $12,000 in improvements to the property. Improvement projects include the following: painting the exterior of the building as well as all ramp and deck railings; electrical work, installation of hood/exhaust; and landscaping of the property.

The applicant is requesting grant fund up to $6,000 which is 50% of estimated total investment. CRA Sustainable Redevelopment Grants Section 6.2 Grant Match Table: Redevelopment Grant

The applicant received approval for the Redevelopment Grant in a unanimous vote at the Tamiami Trail Community Advisory Committee meeting that was held May

2, 2025.

Page 10 Section 2.2.2.21

Public Art Grant:

The applicant is estimating a total investment of $5,000 for a public art mural to be installed on the west-facing wall of the building. The mural will feature tropical plants as well as 2 glasses of beer.

The applicant is requesting grant fund up to $2,500 which is 50% of estimated total investment. CRA Sustainable Redevelopment Grants Section 6.2 Grant Match Table: Public Art

The applicant received approval for the mural design in a unanimous vote at the Public Art Advisory Board meeting that was held April 22, 2025. The applicant received approval for the Public Art Grant in a unanimous vote at the Tamiami Trail Community Advisory Committee meeting that was held May 2, 2025.

Page 17 Section 4.2.2.5

FINANCIAL IMPACT:
Redevelopment Grant up to $6,000.

Public Art Grant up to $2,500.

SUGGESTED MOTION:
Move to approve a Redevelopment Grant for Patrick Zvonik in an amount up to $6,000.

Move to approve a Public Art Grant for Patrick Zvonik in an amount up to $2,500.

ATTACHMENTS:
The Village Patio Grant Application-Redevelopment Grant (Final Packet).pdf
The Village Patio Grant Application-Public Art (Final Packet).PDF

REDEVELOPMENT GRANT APPLICATION

AGENCY ONLY

Date Received: 4/14/25 25-19-RE

Grant ID No. 25-19-RE-T

CRA District Area:

____ Central ____ Downtown X 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:

- [x] 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
- [ ] Unchained Fence
- [ ] City Grant

APPLICATION DATE: 4/14/25

APPLICANT/ENTITY NAME: Patrick Zvonik / The Village Patio

APPLICANT EMAIL: the.village.patio.mvota@gmail.com

APPLICANT REPRESENTATIVE (if applicant is entity): Patrick Zvonik

PROPERTY IDENTIFICATION NUMBER: 442830000 000

PROPERTY ADDRESS: 1213 13th Ave West

Bradenton Fl 34205

PROPERTY OWNER: Mark Glenn Fisher

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

ESTIMATED OVERALL INVESTMENT: $ 12000

TOTAL FUNDING REQUESTED: $ 6000

DESCRIPTION OF PROJECT:

See attached proposal.

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 year.
- Applicant will comply with state and municipal codes.
- Applicant is not an ineligible use listed in Section 4.13.

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.

(ACKNOWLEDGMENTS AND SIGNATURES ON FOLLOWING PAGE)

I ACKNOWLEDGE THAT I HAVE RECEIVED AND UNDERSTAND THE GRANT GUIDELINES HEREIN ABOVE STATED. IN ADDITION, BY EXECUTING THIS APPLICATION, I ACKNOWLEDGE THAT I AM LAWFULLY AUTHORIZED TO EXECUTE THIS APPLICATION.

APPLICANT:

The Village Patio
Entity Name (if any)

Applicant Signature

4/14/25
Date

Patrick Zuoni
Printed Name

Owner
Title (if applicable)

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 14 day of April, 2025, by Patrick Zuoni, as (title if applicable) owner of (Entity name if any) The Village Patio, who [ ] is personally known to me or [✓] has produced identification.

Type of identification produced: Driver License

My commission expires: 6/19/28
(Notary Seal)

Notary Public Signature

Joel S. Dubinsky
Notary Public Print Name

JOEL DUBINSKY
Notary Public - State of Florida
Commission # HH 563591
My Comm. Expires Jun 19, 2028
Bonded through National Notary Assn.

COMMUNITY REDEVELOPMENT AGENCY:

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

Proposal Request Given by: Patrick Zvonik, Owner of The Village Patio

Proposed Improvements for property located at 1213 13th Ave. W. Bradenton, FL 34205:

1.) Building exterior will be painted a soft yellow to give a clean and welcoming vibe. In addition to the exterior walls, we will paint the window trim and door frames in white, the three doors in blue, all downspouts, soffit & fascia, porch ceiling, as well as all ramp and deck railings accordingly. Patrick has already power washed and stained the deck and ramp walking areas, so that will not be included in our grant proposal. **ESTIMATED COST: $3,500**

2.) A tasteful mural of tropical plants and signage for the beer garden is the tentative plan on the west-facing wall of 13th St. **ESTIMATED COST: $ 5,000**

3.) Landscaping proposed is that which is complimentary of both the building and The Village: large potted flowering and non-flowering plants, potted herbs to detract mosquitos and other pests, hanging plants from hooks, flowering vines for lattice to be erected around the deck and vines along backyard fencing. We will also plan to have flowering plants that attract butterflies and bees more around the perimeter of (but not completely around) the property in plant boxes to add a bit of color, attract nature, and hopefully deter more dog owners living in the area from using the property as their dog's personal potty spot! (The goal here is to eliminate the smell of animal waste for outdoor diners as much as possible.) **ESTIMATED COST: $3,500**

4.) Reworking of electrical circuitry. There are currently six outlets in the kitchen area that are all dedicated circuits. We will be eliminating two of them to make power for a 240 V 20 amp circuit for a small double pizza oven.
Additionally, on the left side of the patio is a single full switch on the interior of the door. We will be making it into a two-gang switch bank and running a line up and out to the exterior of the building to add a wall-mounted lamp. **COMBINED ESTIMATED COST: $2,000**

5.) Hood/exhaust, as required by the City Fire Inspector, for utilizing commercial cooking equipment in the kitchen. **ESTIMATED COST: $3,000**

To: The Community Redevelopment Agency, City of Bradenton

From: Mark Glenn Fisher, Property Owner at 1213 13th Ave. W., Bradenton, FL 34205

Re: Owner Approval for Proposed Work / Grant Application

Please accept this as my formal approval of Patrick Zvonik's proposed improvements as documented below by my initials and notarized signature at bottom of page.

Proposal Request Given by: Patrick Zvonik, Owner of The Village Patio

Proposed Improvements for property located at 1213 13th Ave. W. Bradenton, FL 34205:

BY INITIALING EACH PROPOSAL LISTED, I GIVE MY CONSENT FOR WORK ON THESE PROJECTS TO COMMENCE:

MG 1.) Building exterior will be painted a soft yellow to give a clean and welcoming vibe. In addition to the exterior walls, we will paint the window trim and door frames in white, the three doors in blue, all downspouts, soffit & fascia, porch ceiling, as well as all ramp and deck railings accordingly. Patrick has already power washed and stained the deck and ramp walking areas, so that will not be included in our grant proposal.

MG 2.) A tasteful mural of tropical plants and signage for the beer garden is the tentative plan on the west-facing wall of 13th St.

MG 3.) Landscaping proposed is that which is complimentary of both the building and The Village: large potted flowering and non-flowering plants, potted herbs to detract mosquitos and other pests, hanging plants from hooks, flowering vines for lattice to be erected around the deck and vines along backyard fencing. We will also plan to have flowering plants that attract butterflies and bees more around the perimeter of (but not completely around) the property in plant boxes to add a bit of color, attract nature, and hopefully deter more dog owners living in the area from using the property as their dog's personal potty spot! (The goal here is to eliminate the smell of animal waste for outdoor diners as much as possible.)

MG 4.) Reworking of electrical circuitry. There are currently six outlets in the kitchen area that are all dedicated circuits. We will be eliminating two of them to make power for a 240 V 20 amp circuit for a small double pizza oven.
Additionally, on the left side of the patio is a single full switch on the interior of the door. We will be making it into a two-gang switch bank and running a line up and out to the exterior of the building to add a wall-mounted lamp.

MG 5.) Hood/exhaust, as required by the City Fire Inspector, for utilizing commercial cooking equipment in the kitchen.

Printed Name Mark Glenn Fisher Signature

CamScanner

(Continued, Owner Approval for Proposed Work / Grant Application at 1213 13th Ave. W. Bradenton, FL 34205)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ~~California~~ HAWAII
County of HONOLULU

Subscribed and sworn to (or affirmed) before me on this 8TH day of APRIL, 2025.
by MARK GLENN FISHER, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

NOTARY PUBLIC Comm. No. 06-711 STATE OF HAWAII

Notary Public Signature 8TH 2025

Notary Public Seal

WAIKOLOA MAILBOX LLC
68-1845 WAIKOLOA RD Ste 106
WAIKOLOA, HI 96738
808-883-2626

Copies BW	2 @ 0.20	0.40
Computer Services		1.00
Notary		5.00
Stamped Envelope		1.05 TX
SUBTOTAL		7.45
TAX		
State Tax on 1.05		0.05
TOTAL		7.50
TEND Visa		7.50

Total Shipments: 0
Customer: None selected

04/08/2025
02:21 PM
#146204
Workstation: 10 - Auxiliary Workstation 10
CCTran# 926d01c6-7137-4cd1-97ba-ec1ef3baff38

Signature_____

****
Thank you for your business
****


1306
1216
1208
1218
1227
1302
1222
1106
13TH AVENUE W
13TH AVENUE W
12TH STREET W
13TH AVENUE W
1113
1243
1111
1303
1207
13TH STREET W
1327
1329

REDEVELOPMENT GRANT APPLICATION

AGENCY ONLY

Date Received: 4/14/25

Grant ID No. 25-1E. PA-T

CRA District Area: Pg 17 Section 4.2.2.5

___ Central ___ Downtown _X_ 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
- [x] Public Art
- [ ] Unchained Fence
- [ ] City Grant

APPLICATION DATE: 4/14/25

APPLICANT/ENTITY NAME: Patricia Zvonik / The Village Patio

APPLICANT EMAIL: thevillagepatio.mvota@gmail.com

APPLICANT REPRESENTATIVE (if applicant is entity): Patricia Zvonik

PROPERTY IDENTIFICATION NUMBER: 4428300000

PROPERTY ADDRESS: 1213 13th Ave West
Bradenton, FL 34205

PROPERTY OWNER: Mark Glenn Fisher

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

ESTIMATED OVERALL INVESTMENT: ~~$17,000~~ or $5000

TOTAL FUNDING REQUESTED: ~~$8500~~ or $2500

DESCRIPTION OF PROJECT:

See attached proposal.

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 year.
- Applicant will comply with state and municipal codes.
- Applicant is not an ineligible use listed in Section 4.13.

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.

(ACKNOWLEDGMENTS AND SIGNATURES ON FOLLOWING PAGE)

I ACKNOWLEDGE THAT I HAVE RECEIVED AND UNDERSTAND THE GRANT GUIDELINES HEREIN ABOVE STATED. IN ADDITION, BY EXECUTING THIS APPLICATION, I ACKNOWLEDGE THAT I AM LAWFULLY AUTHORIZED TO EXECUTE THIS APPLICATION.

APPLICANT:

The Village Patio
Entity Name (if any)

Applicant Signature

4/14/25
Date

Patrick Zuonik
Printed Name

Owner
Title (if applicable)

STATE OF Florida COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 14 day of April, 2025, by Patrick Zuonik, as (title if applicable) owner of (Entity name if any) The Village Patio, who [ ] is personally known to me or [✓] has produced identification.

Type of identification produced: Driver License

My commission expires: 6/19/28
(Notary Seal)

Notary Public Signature

Joel S. Dubinsky
Notary Public Print Name

JOEL DUBINSKY
Notary Public - State of Florida
Commission # HH 563591
My Comm. Expires Jun 19, 2028
Bonded through National Notary Assn.

COMMUNITY REDEVELOPMENT AGENCY:

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

Proposal Request Given by: Patrick Zvonik, Owner of The Village Patio

Proposed Improvements for property located at 1213 13th Ave. W. Bradenton, FL 34205:

1.) Building exterior will be painted a soft yellow to give a clean and welcoming vibe. In addition to the exterior walls, we will paint the window trim and door frames in white, the three doors in blue, all downspouts, soffit & fascia, porch ceiling, as well as all ramp and deck railings accordingly. Patrick has already power washed and stained the deck and ramp walking areas, so that will not be included in our grant proposal. **ESTIMATED COST: $3,500**

2.) A tasteful mural of tropical plants and signage for the beer garden is the tentative plan on the west-facing wall of 13th St. **ESTIMATED COST: $ 5,000**

3.) Landscaping proposed is that which is complimentary of both the building and The Village: large potted flowering and non-flowering plants, potted herbs to detract mosquitos and other pests, hanging plants from hooks, flowering vines for lattice to be erected around the deck and vines along backyard fencing. We will also plan to have flowering plants that attract butterflies and bees more around the perimeter of (but not completely around) the property in plant boxes to add a bit of color, attract nature, and hopefully deter more dog owners living in the area from using the property as their dog's personal potty spot! (The goal here is to eliminate the smell of animal waste for outdoor diners as much as possible.) **ESTIMATED COST: $3,500**

4.) Reworking of electrical circuitry. There are currently six outlets in the kitchen area that are all dedicated circuits. We will be eliminating two of them to make power for a 240 V 20 amp circuit for a small double pizza oven.
Additionally, on the left side of the patio is a single full switch on the interior of the door. We will be making it into a two-gang switch bank and running a line up and out to the exterior of the building to add a wall-mounted lamp. **COMBINED ESTIMATED COST: $2,000**

5.) Hood/exhaust, as required by the City Fire Inspector, for utilizing commercial cooking equipment in the kitchen. **ESTIMATED COST: $3,000**

To: The Community Redevelopment Agency, City of Bradenton

From: Mark Glenn Fisher, Property Owner at 1213 13th Ave. W., Bradenton, FL 34205

Re: Owner Approval for Proposed Work / Grant Application

Please accept this as my formal approval of Patrick Zvonik's proposed improvements as documented below by my initials and notarized signature at bottom of page.

Proposal Request Given by: Patrick Zvonik, Owner of The Village Patio

Proposed Improvements for property located at 1213 13th Ave. W. Bradenton, FL 34205:

BY INITIALING EACH PROPOSAL LISTED, I GIVE MY CONSENT FOR WORK ON THESE PROJECTS TO COMMENCE:

MGF 1.) Building exterior will be painted a soft yellow to give a clean and welcoming vibe. In addition to the exterior walls, we will paint the window trim and door frames in white, the three doors in blue, all downspouts, soffit & fascia, porch ceiling, as well as all ramp and deck railings accordingly. Patrick has already power washed and stained the deck and ramp walking areas, so that will not be included in our grant proposal.

MGF 2.) A tasteful mural of tropical plants and signage for the beer garden is the tentative plan on the west-facing wall of 13th St.

MGF 3.) Landscaping proposed is that which is complimentary of both the building and The Village: large potted flowering and non-flowering plants, potted herbs to detract mosquitos and other pests, hanging plants from hooks, flowering vines for lattice to be erected around the deck and vines along backyard fencing. We will also plan to have flowering plants that attract butterflies and bees more around the perimeter of (but not completely around) the property in plant boxes to add a bit of color, attract nature, and hopefully deter more dog owners living in the area from using the property as their dog's personal potty spot! (The goal here is to eliminate the smell of animal waste for outdoor diners as much as possible.)

MGF 4.) Reworking of electrical circuitry. There are currently six outlets in the kitchen area that are all dedicated circuits. We will be eliminating two of them to make power for a 240 V 20 amp circuit for a small double pizza oven.
Additionally, on the left side of the patio is a single full switch on the interior of the door. We will be making it into a two-gang switch bank and running a line up and out to the exterior of the building to add a wall-mounted lamp.

MGF 5.) Hood/exhaust, as required by the City Fire Inspector, for utilizing commercial cooking equipment in the kitchen.

Printed Name Mark Glenn Fisher Signature

Scanned with CamScanner

(Continued, Owner Approval for Proposed Work / Grant Application at 1213 13th Ave. W. Bradenton, FL 34205)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ~~California~~ Hawaii
County of Honolulu

Subscribed and sworn to (or affirmed) before me on this 8th day of April, 2025.
by MARK GLENN FISHER, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

NOTARY PUBLIC Comm. No. 06-711 STATE OF HAWAII

Notary Public Signature 4/8/2025

Notary Public Seal

WAIKOLOA MAILBOX LLC
68-1845 WAIKOLOA RD Ste 106
WAIKOLOA, HI 96738
808-883-2626

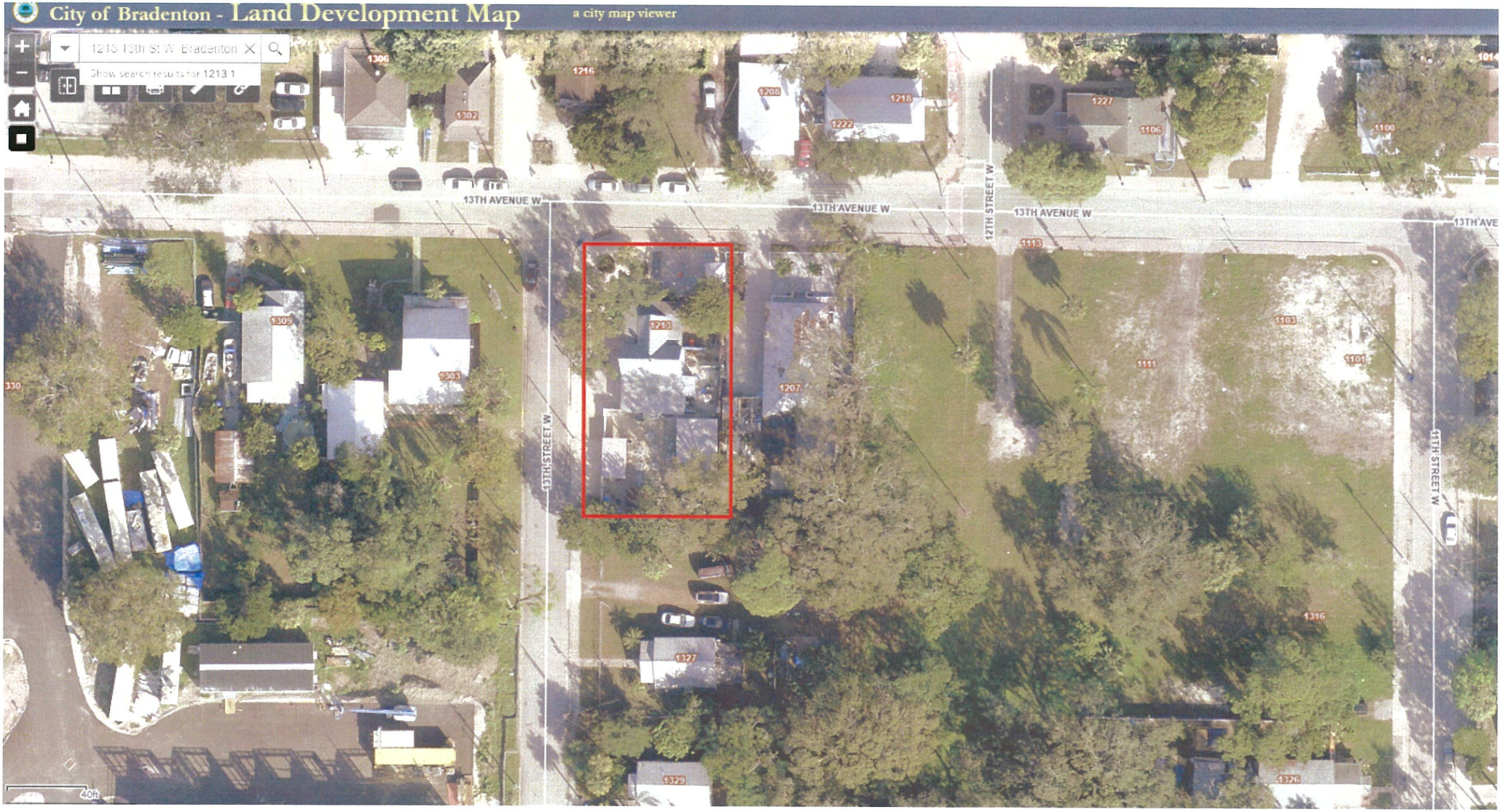
Copies BW 2 @ 0.20	0.40
Computer Services	1.00
Notary	5.00
Stamped Envelope	1.05 TX
SUBTOTAL	7.45
TAX	
State Tax on 1.05	0.05
TOTAL	7.50
TEND Visa	7.50

Total shipments: 0
Customer: None selected

04/08/2025
02:21 PM
#146204
Workstation: 10 - Auxiliary Workstation 10
CCTran# 926d01c6-7137-4cd1-97ba-ec1ef3baff38

Signature_____

****
Thank you for your business
****


City of Bradenton - Land Development Map
a city map viewer
1213 13th St W Bradenton
Show search results for 1213 1
13TH AVENUE W
13TH AVENUE W
12TH STREET W
13TH AVENUE W
13TH AVE
13TH STREET W
11TH STREET W
1306
1216
1208
1218
1222
1227
1106
1100
1302
1309
1303
330
1213
1207
1113
1111
1103
1101
1316
1327
1329
1326
40ft



AGENDA ITEM NO. 4.f

Item Cover Page

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING AGENDA ITEM REPORT

DATE: May 14, 2025

SUBMITTED BY: Todd Campbell, Community Redevelopment Agency

ITEM TYPE: Miscellaneous

AGENDA SECTION: **CONSENT AGENDA**

SUBJECT: Redevelopment Grant Application, CPTED Grant Application, and Public Art Grant Application from United Community Centers, Inc. for a property located at 922 24th Street East.

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
United Community Centers, Inc. (applicant) submitted an application for a Redevelopment Grant, CPTED Grant, and a Public Art Grant to CRA staff for a property located at 922 24th Street East. CRA Sustainable Grants allow for stacking of grants with Board approval per Section 4.6.

Redevelopment Grant:
The applicant is estimating a total investment of $45,000 in improvements, which include painting of the building's interior, and addition of landscaping throughout the front, side and parking lot areas of the campus.

The applicant received approval for the Redevelopment Grant in a unanimous vote at the Central Community Advisory Committee meeting that was held April 15, 2025.

Page 9 Section 2.2.1.34

CPTED Grant:
The applicant is estimating a total investment of $16,000 in improvements, which include electrical work to support the addition of exterior lighting, additional surveillance camera and enrollment of current and additional cameras into the "Private Eyes" program through the Bradenton Police Department.

The applicant received approval for the CPTED Grant in a unanimous vote at the Central Community Advisory Committee meeting held April 15, 2025.

Page 19 Section 2.8.2.6

Public Art Grant:
The applicant is estimating a total investment of $10,000 towards the installation of a mural on the outside of the existing gymnasium wall. The mural will pay tribute to the founding members (Minnie Lee Rogers, Dr. Mary McLeod Bethune, and former First Lady Eleanor Roosevelt) of the Dream Center as well as highlight activities that are offered within the Dream Center.

The applicant received approval for the Public Art Grant in a unanimous vote at the Central Community Advisory Committee meeting held April 15, 2025.

The applicant received approval for the mural design in a unanimous vote at the Public Art Advisory Board meeting held on April 22, 2025.

Page 17 Section 2.6.2.5

FINANCIAL IMPACT:
Redevelopment Grant in an amount up to $22,500.

CPTED Grant in an amount up to $8,500.

Public Art Grant in an amount up to $5,000.

Total Grant Requests up to $36,000.

SUGGESTED MOTION:
Move to approve a Redevelopment Grant for United Community Centers, Inc. in an amount up to $22,500.

Move to approve a CPTED Grant for United Community Centers, Inc. in an amount up to $8,500.

Move to approve a Public Art Grant for United Community Centers, Inc. in an amount up to $5,000.

ATTACHMENTS:
Dream Center Redevelopment Grant (Final Packet).PDF
Dream Center CPTED Grant Application (Final Packet).PDF
Dream Center Public Art Grant Application (Final Packet).PDF

REDEVELOPMENT GRANT APPLICATION

Pg 9

AGENCY ONLY

Date Received: 3/14/25

Grant ID No. 25-07-RE-C

CRA District Area: Section 2.2.1.34

✓ 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:

- [x] 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
- [ ] Unchained Fence
- [ ] City Grant

APPLICATION DATE: 2/13/25

APPLICANT/ENTITY NAME: United Community Centers, Inc

APPLICANT EMAIL: cjosey@uccfl.org or Jennifer at KMB Keep@ManatteeBeautiful.com

APPLICANT REPRESENTATIVE (if applicant is entity): Chianti Josey or Jennifer Hoffman (KMB)

PROPERTY IDENTIFICATION NUMBER: 1358000059 DL Randall, CEO

PROPERTY ADDRESS: 922 24th Street East, Bradenton

PROPERTY OWNER: United Community Centers, Inc (DL Randall, CEO)

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

ESTIMATED OVERALL INVESTMENT: up to $45,600

TOTAL FUNDING REQUESTED: up to $22,500

I ACKNOWLEDGE THAT I HAVE RECEIVED AND UNDERSTAND THE GRANT GUIDELINES HEREIN ABOVE STATED. IN ADDITION, BY EXECUTING THIS APPLICATION, I ACKNOWLEDGE THAT I AM LAWFULLY AUTHORIZED TO EXECUTE THIS APPLICATION.

APPLICANT:

United Community Centers, Inc.
Entity Name (if any)

Derrick L. Randall
Applicant Signature

13 March 2025
Date

Derrick L. Randall
Printed Name

President / CEO
Title (if applicable)

STATE OF Florida COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 13th day of March, 20 25, by Derrick L. Randall, as (title if applicable) President / CEO of (Entity name if any) United Community Centers, Inc., who [ ] is personally known to me or [ ] has produced identification.

Type of identification produced: —

My commission expires: May 28, 2028
(Notary Seal)

Chianti M. Josey
Notary Public Signature

Chianti M. Josey
Notary Public Print Name

CHIANTI M JOSEY
Notary Public - State of Florida
Commission # HH 532156
My Comm. Expires May 28, 2028
Bonded through National Notary Assn.

COMMUNITY REDEVELOPMENT AGENCY:

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

March 13, 2025

Jennifer Hoffman
Executive Director
Keep Manatee Beautiful
P.O. Box 14426
Bradenton, FL 34280

Dear Jennifer,

United Community Centers (UCC) considers it a privilege to provide this letter of support to Keep Manatee Beautiful (KMB) as you pursue the means to continue your mission of beautifying the community and environment.

The mission of United Community Centers is to Build Dreams and Changes Lives by providing educational, cultural, recreational and social opportunities to individual youth, their families and the community in a safe and supportive setting.

The Earth Day Beautification Project resulting from the shared missions and collaboration of KMB and UCC will have a huge impact on the 13th AV Dream Center campus for years to come. The planned events will enhance the center, park and surrounding neighborhood as well as revitalize the connection of this Historic Black Community to the rest of the City of Bradenton. In addition to the renewed sense of pride, the security enhancement initiatives of the project will increase our ability to provide the safe and supportive setting we currently provide for the youth and families we serve.

Sincerely,

Derrick L. Randall
President & CEO
United Community Centers / 13th AV Dream Center
drandall@uccfl.org
941-746-7470 ext 227

CHIANTI M JOSEY
Notary Public - State of Florida
Commission # HH 532156
My Comm. Expires May 28, 2028
Bonded through National Notary Assn.

Chianti M. Josey
March 13, 2025

13th AV Dream Center
922 24th St E
Bradenton, FL 34208
Phone: 941.746.7470 / Fax: 941.745.1263
www.uccfl.org

Projects List, Scope and Estimated Costs

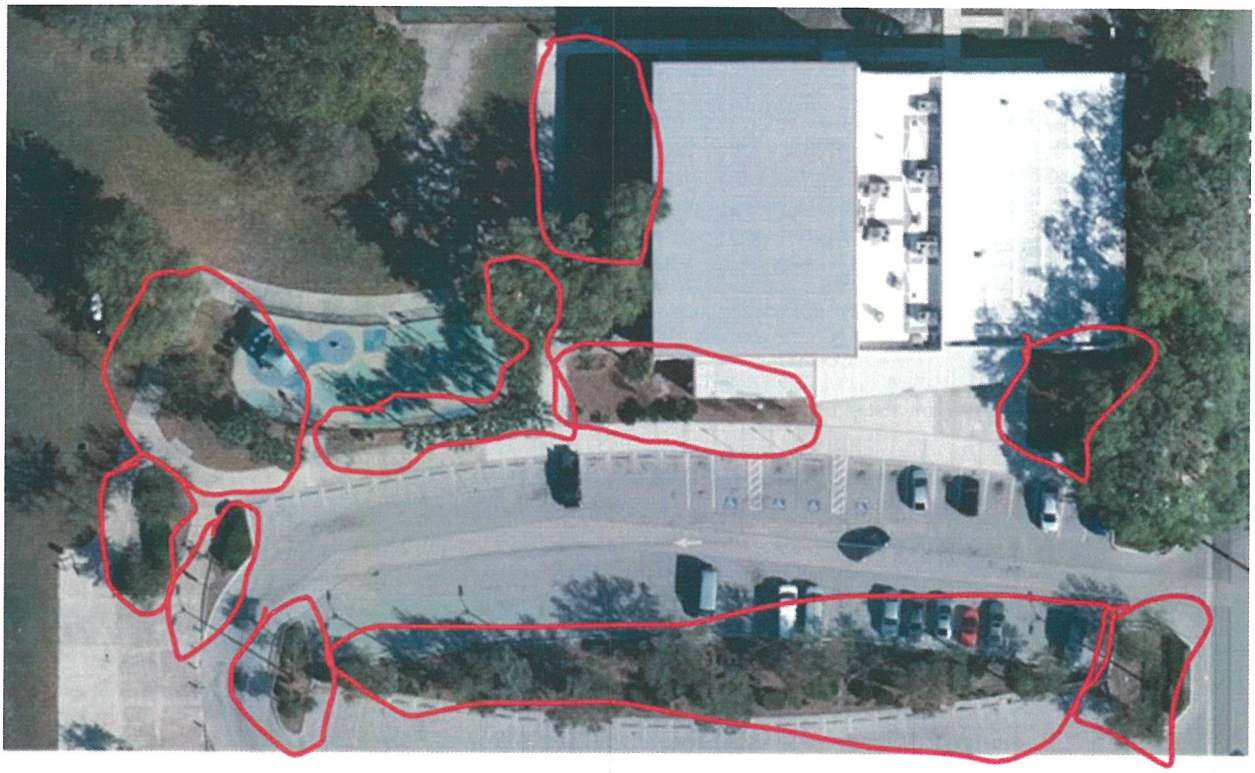
Redevelopment

- this is expenses for supplies and professional labor costs only.

1. Interior Painting: Estimated Cost $15,000 ($7,500 match grant) The interior walls throughout the center are scraped, scuffed, and hard used. This project will have a professional do the cut work and doorways, and utilize volunteers to do the rolling, wall patching, and taping. This estimate includes all supplies and paint.

2. Landscaping: Estimated Cost up to $30,000 ($15,000 match grant) Replanting or supplementing landscaping around the front of the building and the parking lot to enhance the aesthetic appeal and make sure the ground is safe and no longer a fall hazard.

This will be our landscaping areas.




9TH AVE E
21ST STREET COURT E
22ND STREET E
24TH STREET E
25TH STREET E
10TH AVENUE DRIVE E
11TH AVENUE E

REDEVELOPMENT GRANT APPLICATION

Pg 19

AGENCY ONLY

Date Received: 1/14/25 ~~25-08-PA-C~~ 1a

Grant ID No. ~~25-08-PA-C~~ 25-CE-CPT.C

Section 2.8.2.6

CRA District Area:

X 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
- ☐ Unchained Fence
- ☐ City Grant

APPLICATION DATE: 2/13/25

APPLICANT/ENTITY NAME: United Community Centers, Inc

APPLICANT EMAIL: cjosey@uccfl.org or Jennifer at KMB Keep@ManatteeBeautiful.com

APPLICANT REPRESENTATIVE (if applicant is entity): Chianti Josey or Jennifer Hoffman (KMB)

PROPERTY IDENTIFICATION NUMBER: 1358000059 DL Randall, CEO (4)

PROPERTY ADDRESS: 922 24th Street East, Bradenton

PROPERTY OWNER: United Community Centers, Inc (DL Randall, CEO)

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

ESTIMATED OVERALL INVESTMENT: Upto $16,000 } includes $1,000

TOTAL FUNDING REQUESTED: Upto $8,500 private eyes

I ACKNOWLEDGE THAT I HAVE RECEIVED AND UNDERSTAND THE GRANT GUIDELINES HEREIN ABOVE STATED. IN ADDITION, BY EXECUTING THIS APPLICATION, I ACKNOWLEDGE THAT I AM LAWFULLY AUTHORIZED TO EXECUTE THIS APPLICATION.

APPLICANT:

United Community Centers, Inc.
Entity Name (if any)

Derrick L. Randall
Applicant Signature

13 March 2025
Date

Derrick L. Randall
Printed Name

President / CEO
Title (if applicable)

STATE OF Florida COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 13th day of March, 20 25, by Derrick L. Randall, as (title if applicable) President / CEO of (Entity name if any) United Community Centers, Inc., who [✓] is personally known to me or [ ] has produced identification.

Type of identification produced: —

My commission expires: May 28, 2028
(Notary Seal)

Chianti M. Josey
Notary Public Signature

Chianti M. Josey
Notary Public Print Name

CHIANTI M JOSEY
Notary Public - State of Florida
Commission # HH 532156
My Comm. Expires May 28, 2028
Bonded through National Notary Assn.

COMMUNITY REDEVELOPMENT AGENCY:

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

March 13, 2025

Jennifer Hoffman
Executive Director
Keep Manatee Beautiful
P.O. Box 14426
Bradenton, FL 34280

Dear Jennifer,

United Community Centers (UCC) considers it a privilege to provide this letter of support to Keep Manatee Beautiful (KMB) as you pursue the means to continue your mission of beautifying the community and environment.

The mission of United Community Centers is to Build Dreams and Changes Lives by providing educational, cultural, recreational and social opportunities to individual youth, their families and the community in a safe and supportive setting.

The Earth Day Beautification Project resulting from the shared missions and collaboration of KMB and UCC will have a huge impact on the 13th AV Dream Center campus for years to come. The planned events will enhance the center, park and surrounding neighborhood as well as revitalize the connection of this Historic Black Community to the rest of the City of Bradenton. In addition to the renewed sense of pride, the security enhancement initiatives of the project will increase our ability to provide the safe and supportive setting we currently provide for the youth and families we serve.

Sincerely,

Derrick L. Randall
President & CEO
United Community Centers / 13th AV Dream Center
drandall@uccfl.org
941-746-7470 ext 227

CHIANTI M JOSEY
Notary Public - State of Florida
Commission # HH 532156
My Comm. Expires May 28, 2028
Bonded through National Notary Assn.

Chianti M. Josey
March 13, 2025

13th AV Dream Center
922 24th St E
Bradenton, FL 34208
Phone: 941.746.7470 / Fax: 941.745.1263
www.uccfl.org

Projects List, Scope and Estimated Costs

CPTED

1. Electrical Upgrades: Estimated Cost $15,000 ($7,500 matching grant) This project involves the wiring to add wiring, install 5 high visibility and 5 low visibility safety lights to the exterior of the community center building, and ensure the safety of our building occupants and visitors to the park. The goal is to bring our building to a superior safety standard for the community to have a safe place to gather regardless of time of day.
2. Private Eyes Grant: $1,000 This is because we are working with the Bradenton Police Department, so they have limited access to safety cameras we have already placed around the exterior of our community center. We realized we had one corner of the building that still needed a camera.

N



W E

S

CRA GRANT CPTED REVIEW NOTES:

Business Name:

13th Avenue Dream Center-922 24th St E (Central CRA)

Date of Sight Review:

Tuesday 03/25/2025 at 1800 hours.

Recommendations:

Natural Surveillance:

Lighting:

1. It is recommended that lighting be installed on the East side of the building (no lighting, limited street lighting). Wall packs can be utilized with shielded fixtures to focus lighting on property only and produce limited light pollution and intrusion on neighboring residential properties.

2. It is recommended that lighting be installed on the North side of the property in the green space and basketball court area (limited lighting-wall packs only). Larger Wall Pack lighting directed to these areas can be utilized, or 20-30 foot LED Cobra light poles can be erected in this area.

3. It is recommended that lighting be installed on the West side of the building. A playground exists in this area as well as pathways to the rear of the building and basketball courts. One Wall Pack light exists in the Southwest corner (may need repair). Additional Wall Packs can be utilized to increase lighting in this area. It is recommended that Pedestrian Scale lighting be incorporated in this area extending to the sidewalks along the open field on the Southwest of the property. The playground area should be an area of concern for lighting enhancement.

4. It is recommended that lighting be installed on the South side of the building. Wall Packs are utilized along the middle of the building near the entrances. It is recommended that Wall Packs be added to include entire front of the building. Pedestrian Scale lighting could also be incorporated in this area to increase lighting and natural surveillance.

Recommendations above support Natural Surveillance by lighting darkened areas especially during night time. Lighting areas on the property will reduce potential ambush points. All lighting options should be LED white light to increase natural surveillance.

Recommendation: It is recommended that all tree canopies be maintained above 8'. It is recommended that all ground scape (bushes and other landscape) be maintained at or below 2'.

Territorial Reinforcement:

Fencing:

1. It is recommended that previous existing fence on the North side be repaired and replace to enhance Territorial Reinforcement. The existing fence is a decorative see-through fence. It should match the existing fence.

2. It is recommended that fencing be installed around the outer perimeter of the property on the West and South sides. This fencing applied should be "see-through" fencing to reinforce the property lines. This type of fence would not necessarily be utilized as a "security" fence, but a property line marker. Chain-link fence, decorative wrought iron fencing, or picket fencing are some types of fencing that could be utilized to delineate proper boundaries.

Signage:

1. It is recommended that signs be erected or applied that indicate property boundaries. This type of signage will provide the user with the property's boundaries reducing "accidental intrusion."

Access Control:

Signage:

1. It is recommended that signs be placed around the property indicating the locations and directions to all amenities. Posting signs will provide wayfinding throughout the property allowing users to easily locate amenities and will reduce incursions into areas that are restricted or incorrect.

2. It is recommended that the existing painted arrows on the pavement be re-painted to help reduce wrong way driving.

Electronic Surveillance:

1. It is recommended that electronic surveillance be increased on the property.

2. It is recommended that surveillance cameras be installed on the East side of the building(none exist).

3. It is recommended that additional surveillance cameras be installed on the north side of the building(Existing cameras are positioned above metal awnings above doors). It is recommended that additional cameras be installed below the awnings to allow monitoring of users entering and exiting the building.

4. It is recommended that additional surveillance cameras be installed facing the basketball court and playground on the Northwest corner and Southwest corners of the building.

Maintenance & Management:

Recommendation: It is recommended that all tree canopies be maintained above 8'. It is recommended that all ground scape (bushes and other landscape) be maintained at or below 2'.

DISCLAIMER:
THIS ABBREVIATED SECURITY SURVEY HAS BEEN CONDUCTED AS A PUBLIC SERVICE OF THE BRADENTON POLICE DEPARTMENT'S CRIME PREVENTION UNIT IN CONJUNCTION WITH THE BRADENTON CRA. THE INFORMATION CONTAINED HEREIN IS BASED ON GUIDELINES SET BY THE NATIONAL INSTITUTE OF CRIME PREVENTION AND THE OBSERVATIONS OF THE INDIVIDUAL OFFICER(S) CONDUCTING THE SURVEY. THIS SURVEY IS INTENDED TO ASSIST YOU IN IMPROVING THE OVERALL LEVEL OF SECURITY ONLY. IT IS NOT INTENDED TO IMPLY THE EXISTING SECURITY MEASURES, OR PROPOSED SECURITY MEASURES ARE ABSOLUTE OR PERFECT.


9TH AVE E
9TH AVE E
9TH AVE E
9TH AVE E
9TH AVE E
9TH AVE E
22ND STREET E
23RD STREET E
24TH STREET E
25TH STREET E

REDEVELOPMENT GRANT APPLICATION

Pg. 17

AGENCY ONLY

Date Received: 2/14/25

Grant ID No. 25-04-PA-C

CRA District Area: Section 2.6.2.5

X 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
- ☐ Unchained Fence
- ☐ City Grant

APPLICATION DATE: 2/13/25

APPLICANT/ENTITY NAME: United Community Centers, Inc

APPLICANT EMAIL: cjosey@uccfl.org or Jennifer at KMB Keep@ManatteeBeautiful.com

APPLICANT REPRESENTATIVE (if applicant is entity): Chianti Josey or Jennifer Hoffman (KMB)

PROPERTY IDENTIFICATION NUMBER: 1358000059 DL Randall, CEO

PROPERTY ADDRESS: 922 24th Street East, Bradenton

PROPERTY OWNER: United Community Centers, Inc (DL Randall, CEO)

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

ESTIMATED OVERALL INVESTMENT: up to $10,000

TOTAL FUNDING REQUESTED: up to $5,000

I ACKNOWLEDGE THAT I HAVE RECEIVED AND UNDERSTAND THE GRANT GUIDELINES HEREIN ABOVE STATED. IN ADDITION, BY EXECUTING THIS APPLICATION, I ACKNOWLEDGE THAT I AM LAWFULLY AUTHORIZED TO EXECUTE THIS APPLICATION.

APPLICANT:

United Community Centers, Inc.
Entity Name (if any)

Derrick L. Randall
Applicant Signature

13 March 2025
Date

Derrick L. Randall
Printed Name

President/CEO
Title (if applicable)

STATE OF Florida COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 13th day of March, 2025, by Derrick L. Randall, as (title if applicable) President/CEO of (Entity name if any) United Community Centers, Inc, who [ ] is personally known to me or [ ] has produced identification.

Type of identification produced: ———

My commission expires: May 28, 2028
(Notary Seal)

Chianti M. Josey
Notary Public Signature

Chianti M. Josey
Notary Public Print Name

CHIANTI M JOSEY
Notary Public - State of Florida
Commission # HH 532156
My Comm. Expires May 28, 2028
Bonded through National Notary Assn.

COMMUNITY REDEVELOPMENT AGENCY:

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

March 13, 2025

Jennifer Hoffman
Executive Director
Keep Manatee Beautiful
P.O. Box 14426
Bradenton, FL 34280

Dear Jennifer,

United Community Centers (UCC) considers it a privilege to provide this letter of support to Keep Manatee Beautiful (KMB) as you pursue the means to continue your mission of beautifying the community and environment.

The mission of United Community Centers is to Build Dreams and Changes Lives by providing educational, cultural, recreational and social opportunities to individual youth, their families and the community in a safe and supportive setting.

The Earth Day Beautification Project resulting from the shared missions and collaboration of KMB and UCC will have a huge impact on the 13th AV Dream Center campus for years to come. The planned events will enhance the center, park and surrounding neighborhood as well as revitalize the connection of this Historic Black Community to the rest of the City of Bradenton. In addition to the renewed sense of pride, the security enhancement initiatives of the project will increase our ability to provide the safe and supportive setting we currently provide for the youth and families we serve.

Sincerely,

Derrick L. Randall
President & CEO
United Community Centers / 13th AV Dream Center
drandall@uccfl.org
941-746-7470 ext 227

CHIANTI M JOSEY
Notary Public - State of Florida
Commission # HH 532156
My Comm. Expires May 28, 2028
Bonded through National Notary Assn.

Chianti M. Josey
March 13, 2025

13th AV Dream Center
922 24th St E
Bradenton, FL 34208
Phone: 941.746.7470 / Fax: 941.745.1263
www.uccfl.org

Projects List, Scope and Estimated Costs

1. Outdoor Mural: Estimated Cost $10,000 ($5,000 matching grant) We would like to place a mural on the outside of the gym wall that features the ladies that originally started the organization in the 1930's, surrounded by kids doing the different activities that we offer such as football, basketball, cheerleading, computers, reading, etc.




BUILDING DREAMS...CHANGING LIVES
Est. 1937

Project Summary: Building Dreams, Changing Lives at 13th Avenue Dream Center

Background: Established in 1937 by local civil rights activist Minnie Rogers, educator Dr. Mary McLeod Bethune, and former First Lady Eleanor Roosevelt, the 13th Avenue Dream Center has served as a cornerstone for recreational, cultural, social, and educational activities in central Bradenton, Florida. The founders envisioned a space that offered a solid educational foundation, empowering at-risk youth to realize their full potential and positively impact their communities. Since its founding, the organization has touched the lives of thousands of children, helping participants fulfill their destinies and become successful men and women who routinely give back to their community.

Current Offerings: Today, the organization provides academic enrichment programs, literacy training, mentoring, and character-building opportunities. Each year, they serve over 1,500 youth and their families, with 79 percent of participants identifying as Black/African American. Many of these youth come from predominantly (93%) single-parent, female-led households, with low socioeconomic backgrounds and an average family income of $18,500 for a family of five.

Objective: The primary goal of the "Building Dreams, Changing Lives" project is to further this vision by refurbishing the Dream Center facility to create a safe, welcoming, and inspiring environment for all participants.

Project Activities: The refurbishment project will include the following activities:

- Interior Painting: Painting the entire interior of the building with special attention to classrooms and the gym.
- Mural Installation: Adding a large mural to the exterior wall of the gym, depicting the founding ladies and a group of children engaging in various sports and scholastic endeavors.
- Safety Lighting: Installing safety lighting around the building to increase visibility for those coming and going from the center.
- Playground Equipment: Repainting the existing playground equipment and pressure washing sidewalks and entryways.
- Park Area Seating: Adding seating to the park area surrounding the building for community gatherings and relaxation.
- Landscaping: Replanting or supplementing landscaping around the building to enhance the aesthetic appeal.

- Peace Garden: Creating a "Peace Garden" under the outdoor mural with seating, utilizing native and adaptive plants and trees that are low maintenance.
- Neighborhood Cleanup: With assistance from our Partner WastePro, we will have a dumpster available, and volunteers that will clean the streets surrounding the Center. We are estimating several thousand pounds of rubbish.
- Tree Giveaway: Distribution of 400 native and adaptive trees has been a hallmark of Earth Day every year. The species will be chosen by a urban forester, and information sheets will be distributed with the plants outlining the size it will grow to, care instructions and planting instructions.

Target Audience: The project will primarily serve underprivileged individuals and families in the local community, including youth seeking guidance, adults looking to improve their job prospects, and anyone in need of support to overcome life's challenges.

Project Partners: This initiative will be supported by various partners, including:

- City of Bradenton, Florida: Mayor, Parks Department, Community Redevelopment Agency, Bradenton Police Department, and the City Council.
- Nonprofits: Keep Manatee Beautiful, United Community Centers, Inc., Suncoast Aqua Ventures.
- Local Businesses: Ace Hardware, Brown and Sons Funeral Home, Florida Power and Light, Lowes, Sea Monkey, Sherwin Williams, Sweetbay Nursery, Target, Tropicana, and Trinity United Methodist Church.

Project Impact: Well-maintained school facilities are demonstrably linked to improved student outcomes, including higher attendance rates, better academic performance, and reduced disciplinary issues. Key statistics and findings include:

- Improved Attendance: Higher average daily attendance rates in schools with fewer maintenance backlogs, with some studies showing a difference of 4 to 5 students per 1,000.
- Reduced Absenteeism & Dropout Rates: Lower dropout rates, with reductions of 10 to 13 students per 1,000 in well-maintained schools.
- Enhanced Academic Performance: Improved building conditions correlate with higher student test scores, showing increases of 3 to 17 percent.
- Positive Impact on Student Behavior: Attendance significantly influences overall student behavior, along with factors like overcrowding and socioeconomic status.

- Reduced Disciplinary Issues: Better-maintained facilities contribute to a positive school environment, leading to fewer disciplinary problems.
- Improved Learning Environment: A positive school climate supports learning and fosters a sense of belonging.
- Reduced Stress and Anxiety: Quality, secure facilities lead to improved concentration and lower levels of stress and anxiety.
- Better Teacher Morale and Commitment: A positive environment boosts teacher morale, leading to a more engaged teaching staff.
- Facility Conditions and Student Perceptions: The condition of facilities impacts students' perceptions of safety and well-being.
- Impact on Health and Well-being: Well-maintained buildings improve air quality, ventilation, and access to natural light, positively affecting health.
- Impact on Equity: Investment in facilities addresses equity issues, ensuring all students have access to safe, supportive environments.
- Positive School Climate: Well-maintained facilities foster trust, respect, and a sense of belonging.

In essence, investing in and maintaining school facilities is not just about bricks and mortar; it's about creating a positive learning environment that supports students' academic, social, and emotional development.

Project Plan: This project will take place on April 19, 2025, as an Earth Day event. Keep Manatee Beautiful has organized a large project like this one every year for the past eight years. Before the event, a committee has been formed to address each of the activity points of the project, with each member heading one area (e.g., mural vs. landscaping).

The Executive Directors of Keep Manatee Beautiful and the 13th Avenue Dream Center began by identifying the center's needs and measuring what could be accomplished in a day (with some preparation beforehand), while also considering the budget. Once the strategic planning was complete, the next step was to secure buy-in from necessary partners.

As of February 1, 2025, all necessary partners have agreed to participate in the project. The team is currently pricing resources and organizing purchases and deliveries of all project needs. The two Executive Directors are also approaching businesses for in-kind donations or sponsorships during March.

Volunteers have started to be secured, with a signup page established for them to choose their job interests and express any special needs that can be accommodated. March will be dedicated to gathering supplies, donors, volunteers, and designing logistics for the day of service. April will focus on media promotion and final adjustments to the plan.

The week of April 14 through 18, the building's interior will be prepared for painting, including priming and detailing around windows, doors, and woodwork. A landscaping company will remove failing vegetation and prepare the grounds with soil and additives in anticipation of planting on the day. Power washing will also take place during this week.

The day before the event, all deliveries will be made to the property, and setup of tents, tables, and equipment will occur. Off-duty Bradenton Police will secure the site overnight.

The day of the event will begin with volunteer registration, assigning volunteers to different projects, and introducing them to the leads of each project. The day will conclude with a catered lunch from a local Black-owned business featuring organic vegetarian foods, as well as a Black-owned smoker serving the local neighborhood streetside. Both options aim to keep the money within the community.

Timeline: The project is set to take place on April 19, 2025.

Expected Outcomes: By the end of the project, we anticipate a revitalized facility that fosters improved engagement and participation, enhanced community pride, and an overall positive impact on the quality of life for those served, continuing the legacy of the Dream Center's founders and their commitment to transforming lives.

Project Challenges:

While the "Building Dreams, Changing Lives" project aims to create a positive impact, several challenges may arise during its execution. Identifying these challenges in advance allows for better planning and mitigation strategies. Key potential challenges include:

1. Funding Limitations:
    - Securing sufficient funding may pose a challenge, especially if anticipated donations or sponsorships do not materialize. It is essential to have contingency plans in place to address any shortfalls in the budget.
2. Volunteer Recruitment and Retention:
    - Attracting and retaining volunteers for the project can be difficult, particularly if community members have competing commitments. Effective outreach and engagement strategies will be crucial to ensure a robust volunteer base.

3. Weather Conditions:
    - Since the project is scheduled for April 19, 2025, unforeseen weather conditions could impact outdoor activities. Having contingency plans, such as backup dates or indoor activities, will be vital to mitigate weather-related disruptions.
4. Coordination Among Partners:
    - Collaborating with multiple partners and stakeholders requires effective communication and coordination. Misalignment in goals or expectations could lead to delays or misunderstandings. Regular meetings and clear communication channels will be essential to keep everyone on the same page.
5. Logistical Challenges:
    - Coordinating the delivery of materials, supplies, and equipment on the day of the event may pose logistical hurdles. Ensuring timely delivery and proper setup will require meticulous planning and organization.
6. Community Engagement:
    - Engaging the local community and ensuring active participation can be a challenge. If community members do not see the value of the project, turnout may be lower than expected. Community outreach efforts and clear communication of benefits will be necessary to encourage participation.
7. Regulatory Compliance:
    - Adhering to local regulations and obtaining necessary permits for activities such as mural installation or landscaping may present challenges. Early engagement with local authorities will be crucial to navigate any regulatory requirements.
8. Sustained Impact:
    - Ensuring the long-term sustainability of the improvements made during the project may be challenging. Developing plans for ongoing maintenance and community stewardship will be essential to maintain the facility's enhanced state.

By anticipating these challenges and developing proactive strategies to address them, the project team can better position the "Building Dreams, Changing Lives" initiative for success, ultimately benefiting the community served by the Dream Center.

Potential Funding:

- Grant funding through Bradenton CRA= $35,000 matching grant
- Keep Manatee Beautiful= $10,000
- 13th Av Dream Center= $5,000
- MLK Corridor Community Grant (Keep America Beautiful) $20,000

This budget narrative underscores our commitment to transparency and effective resource management as we strive to make a significant positive impact on the Bradenton community through the "Building Dreams, Changing Lives" project.

Additional Support:

Keep Manatee Beautiful is committed to providing ongoing educational programs at the 13th Avenue Dream Center, reinforcing the importance of community engagement and environmental stewardship. The additional support includes the following initiatives:

1. Ongoing Education Programs:
    - Environmental Stewardship: Keep Manatee Beautiful will offer regular workshops and training sessions focused on environmental stewardship. These programs aim to educate participants about the importance of maintaining a clean and healthy environment, encouraging practices that promote sustainability and respect for nature.
2. Litter Cleanup and Prevention:
    - The organization will implement programs that focus on litter cleanup and prevention, teaching participants how to organize and participate in community clean-up events. This initiative will foster a sense of responsibility and pride in the community while actively addressing littering issues.
3. Leadership Classes:
    - A special module will be included in the leadership classes offered to students, outlining the potential career paths within nonprofit organizations. This training will expose students to various roles in the nonprofit sector,

inspiring them to consider these opportunities as viable and rewarding career options in the future.

4. Adopt-A-Road Program:
    - The Dream Center has signed up to be an Adopt-A-Road for MLK Blvd., enhancing community involvement and commitment to maintaining a clean and safe road. This initiative will provide students and community members with hands-on opportunities to contribute to their local environment by participating in regular clean-up efforts along the designated roadway.
5. Education Programming for Sports Coaches:
    - Keep Manatee Beautiful will provide educational programming for sports coaches, focusing on how they can instill values of teamwork and community responsibility among their teams. Coaches will learn how to engage their athletes in maintaining the facility's beauty and understanding the significance of being a team player both on and off the court.

Through these initiatives, Keep Manatee Beautiful aims to create a culture of environmental awareness and community pride at the 13th Avenue Dream Center. By equipping youth with knowledge and fostering a sense of responsibility, these programs will not only enhance the immediate surroundings but also instill lifelong values that contribute to a healthier, more engaged community.


9TH AVE E
9TH AVE E
9TH AVE E
9TH AVE E
9TH AVE E
9TH AVE E
22ND STREET E
22ND STREET E
22ND STREET E
24TH STREET E
24TH STREET E
24TH STREET COURT E
25TH STREET E
25TH STREET E

AGENDA ITEM NO. 4.g

Item Cover Page

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING AGENDA ITEM REPORT

DATE: May 14, 2025

SUBMITTED BY: Todd Campbell, Community Redevelopment Agency

ITEM TYPE: Miscellaneous

AGENDA SECTION: **CONSENT AGENDA**

SUBJECT: Redevelopment Grant Application and CPTED Grant Application for Cecilia Hernandez and Dave Shiplett for a property located at 1114 12th Street West.

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Cecilia Hernandez and Dave Shiplett (applicant) submitted an application for a Redevelopment Grant and a second application for a CPTED Grant to CRA staff for a property located at 1114 12th Street West. CRA Sustainable Grants allow for the stacking of grants with Board approval per Section 4.6.

Redevelopment Grant:
The applicant is estimating a total investment of $151,000 in improvements to the property. Improvement projects include the following: windows, doors, and roof replacement; exterior deck replacement and addition; upgrades to the kitchen's real property; interior and exterior lighting enhancements; improvements to the outdoor shelter and handicap ramp; and painting of both interior and exterior surfaces.

The applicant is requesting grant funds up to $50,000, which is 33% of estimated total investment amount. CRA Sustainable Redevelopment Grants Section 6.2 Grant Match Table: Redevelopment Grant

Plan Page 10 Section 2.2.2.33

The applicant received unanimous approval by the Tamiami Trail Community Advisory Board meeting held April 11, 2025.

CPTED Grant:
The applicant is estimating a total investment of $30,000 in improvements, which include perimeter fencing, exterior lighting upgrades, and electronic surveillance. The applicant is requesting grant funding up to $15,000, which is 50% of the estimated total investment amount. CRA Sustainable Redevelopment Grants Section 6.2 Grant Match Table: CPTED

Plan page 19 Section 4.4.2.6

The applicant received unanimous approval by the Tamiami Trail Community Advisory Board meeting held April 11, 2025.

FINANCIAL IMPACT:
Redevelopment Grant up to $50,000.
CPTED Grant up to $15,000.

FINANCIAL IMPACT:
Redevelopment Grant in an amount up to $50,000.

CPTED Grant in an amount up to $15,000.

Total Grant Reimbursement up to $65,000.

SUGGESTED MOTION:
Move to approve a Redevelopment Grant for Cecilia Hernandez and Dave Shiplett in an amount up to $50,000.

Move to approve a CPTED Grant for Cecilia Hernandez and Dave Shiplett in an amount up to $15,000.

ATTACHMENTS:
Cottonmouth Redevelopment Grant Application-Final.PDF
Cottonmouth CPTED Grant Application.PDF

REDEVELOPMENT GRANT APPLICATION

AGENCY ONLY

Date Received: 4/1/25 By 10 Grant ID No. 25-B-RE-T

CRA District Area: ~~2.2.2~~ 2.2.2.21

____ Central ____ Downtown X 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:

- [x] 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
- [ ] Unchained Fence
- [ ] City Grant

APPLICATION DATE: 4/1/25

APPLICANT/ENTITY NAME: Cecilia Hernandez & Dave Shiplett/ Cottonmouth

APPLICANT EMAIL: cecilia.energy123@outlook.com & somacreek@gmail.com

APPLICANT REPRESENTATIVE (if applicant is entity):

PROPERTY IDENTIFICATION NUMBER: 4367700004

PROPERTY ADDRESS: 1114 12th St W Bradenton, FL 34205

PROPERTY OWNER: Cecilia Hernandez & Dave Shiplett

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

ESTIMATED OVERALL INVESTMENT: 151,000

TOTAL FUNDING REQUESTED: 50,000

DESCRIPTION OF PROJECT:

Cottonmouth Southern Soul Kitchen, a beloved local restaurant and live music venue in Bradenton, FL, is seeking redevelopment grant funding to enhance and preserve its historic charm while improving functionality and accessibility. This funding will support essential renovations that will not only revitalize the property but also enhance the overall guest experience and maintain the venue's role as a cultural hub for the community. The redevelopment grant will be utilized for the following critical improvements:

Roof Replacement: Ensuring structural integrity and protection from the elements.
New Windows & Doors: Enhancing energy efficiency, security, and aesthetics.
Handicap Ramp Repairs: Improving accessibility for all patrons.
Kitchen Upgrades: Enhancing food preparation and safety standards.
Interior & Exterior Painting: Refreshing and preserving the building's charm.
Soffit & Siding Repairs: Addressing wear and tear for a polished appearance.
Interior & Exterior Lighting Enhancements: Improving ambiance, safety, and visibility.
Outdoor Shelter for Live Music Events: Expanding entertainment space to enhance community engagement.

These renovations will ensure that Cottonmouth Southern Soul Kitchen continues to serve as a vibrant gathering place, fostering local culture, music, and Southern cuisine. The grant will play a vital role in preserving the character of the establishment while making necessary upgrades to support business growth and community engagement.

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 year.
- Applicant will comply with state and municipal codes.
- Applicant is not an ineligible use listed in Section 4.13.

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.

(ACKNOWLEDGMENTS AND SIGNATURES ON FOLLOWING PAGE)

I ACKNOWLEDGE THAT I HAVE RECEIVED AND UNDERSTAND THE GRANT GUIDELINES HEREIN ABOVE STATED. IN ADDITION, BY EXECUTING THIS APPLICATION, I ACKNOWLEDGE THAT I AM LAWFULLY AUTHORIZED TO EXECUTE THIS APPLICATION.

APPLICANT:

Cottonmouth Southern Soul Kitchen
Entity Name (if any)

Applicant Signature

4/1/2025
Date

Cecilia Hernandez & Dave Shiplett
Printed Name

Owners
Title (if applicable)

STATE OF Florida COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 1 day of April, 2025 by _____, as (title if applicable) owners of (Entity name if any) Cecilia Hernandez & Dave Shiplett, who [X] is personally known to me or [ ] has produced identification.

Type of identification produced: _____

My commission expires: 1/29/2029
(Notary Seal)

Notary Public Signature

Sandra K Strobridge
Notary Public Print Name

Notary Public State of Florida
Sandra K Strobridge
My Commission HH 633159
Expires 1/29/2029

COMMUNITY REDEVELOPMENT AGENCY:

_____ _____

CRA EXECUTIVE DIRECTOR DATE

*Please submit application to the Community Redevelopment Agency of the City of Bradenton via email at . You may also mail, or hand deliver a completed application to Community Redevelopment Agency, 101 Old Main Street, Bradenton, Florida 34205

Projects List, Scope, and Estimated Costs

1. Window Replacement **Estimated Cost: $28,000**

The restaurant's original windows have significant leaks, causing interior material damage and energy inefficiencies. This project will involve the complete replacement of all windows with impact-resistant glass, reducing energy costs, improving insulation, and protecting the interior from potential weather damage.

2. Roof Replacement **Estimated Cost: $25,000**

The existing roof is deteriorating, with visible soft spots and surface damage. A comprehensive roof replacement will reinforce the structure, prevent leaks, and extend the lifespan of the building. This project will include necessary resurfacing and reinforcement measures to mitigate future issues.

3. Door Replacement **Estimated Cost: $14,000**

Current doors are experiencing severe leaks, leading to damage to both interior and exterior materials while reducing energy efficiency. This project will involve the replacement of all exterior doors with high-quality, impact-resistant materials to enhance security, insulation, and weather resistance.

4. Door Addition **Estimated Cost: $12,000**

An additional door will be installed in the kitchen area to provide staff with direct access to the outdoor event space. This will improve workflow efficiency, reduce congestion in high-traffic areas, and enhance service during outdoor dining and entertainment events.

5. Exterior Deck Replacement **Estimated Cost: $5,000**

The current deck is experiencing structural wear and deterioration. A complete deck replacement will ensure safety, durability, and improved guest experience for outdoor seating and events. The new deck will be constructed using high-quality, weather-resistant materials.

6. Exterior Deck Addition **Estimated Cost: $8,000**

To enhance outdoor dining and event space, an extension of the existing deck will be added. This expansion will provide additional seating capacity, improve accessibility, and create a more comfortable space for guests to enjoy live music and dining.

7. Kitchen Upgrades **Estimated Cost: $10,000**

The kitchen requires upgrades to improve efficiency, food safety, and service speed. This project will involve replacing outdated appliances, improving ventilation, increasing storage space, and ensuring compliance with commercial kitchen standards.

8. Handicap Ramp Repairs **Estimated Cost: $5,000**

The current handicap-accessible ramp needs repairs to meet ADA compliance and provide safe access for all guests. Necessary repairs will include resurfacing, structural reinforcement, and improved handrails to enhance accessibility.

9. Soffit & Siding Repairs **Estimated Cost: $15,000**

Soffits and siding have suffered from wear and tear due to weather exposure. This project will involve replacing damaged materials, sealing gaps, and improving the building's insulation and exterior appearance.

10. Interior & Exterior Lighting Enhancements **Estimated Cost: $5,000**

Upgraded lighting will improve both aesthetics and functionality. Interior lighting improvements will enhance ambiance, while exterior lighting enhancements will improve safety, visibility, and curb appeal, making the venue more inviting for evening events.

11. Improvements to Outdoor Shelter for Live Music Events **Estimated Cost: $14,000**

Enhancements to the existing outdoor shelter will provide a dedicated, weather-protected space for live music performances and public events. Upgrades will include integrated lighting, power supply, sound considerations, seating and table upgrades and weather-resistant finishes. These improvements will allow Cottonmouth to host frequent live entertainment while ensuring comfort and safety for both performers and guests, regardless of weather conditions.

12. Interior & Exterior Painting **Estimated Cost: $10,000**

A full refresh of both interior and exterior paint will improve the aesthetic appeal of the restaurant while also serving as a protective measure against weathering and wear. The updated paint will align with the restaurant's branding and create a more welcoming environment for guests.


101.7
30.5
27.8
59.5
101.6
12TH ST W

REDEVELOPMENT GRANT APPLICATION

AGENCY ONLY

Date Received: 4/11/25 Pg 19 Grant ID No. 25-14-CPT-T

CRA District Area: 4.4.2.6

____ Central ____ Downtown X 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
- ☐ Unchained Fence
- ☐ City Grant

APPLICATION DATE: 4/1/25

APPLICANT/ENTITY NAME: Cecilia Hernandez & Dave Shiplett/ Cottonmouth

APPLICANT EMAIL: cecilia.energy123@outlook.com & somacreek@gmail.com

APPLICANT REPRESENTATIVE (if applicant is entity): _____

PROPERTY IDENTIFICATION NUMBER: 4367700004

PROPERTY ADDRESS: 1114 12th St W Bradenton, FL 34205

PROPERTY OWNER: Cecilia Hernandez & Dave Shiplett

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

ESTIMATED OVERALL INVESTMENT: 30,000

TOTAL FUNDING REQUESTED: 15,000

DESCRIPTION OF PROJECT:

In collaboration with the Bradenton Police Department and in alignment with broader community safety goals, Cottonmouth Southern Soul Kitchen is implementing a series of outdoor security improvements designed to enhance safety and create a more welcoming environment for guests, performers, and staff.

Planned upgrades include the installation of additional exterior lighting to improve visibility around key areas of the property, including entrances, walkways, and parking zones. These enhancements will help deter unwanted activity and provide a safer experience for patrons attending evening dining and live music events.

Perimeter fencing will be added to better define property lines, guide foot traffic, and establish a controlled and secure environment during both daily operations and special events.

In addition, security cameras will be strategically placed around the exterior of the venue to monitor activity, support incident response, and provide footage for safety reviews. This system will enhance real-time awareness and assist law enforcement efforts if necessary.

These proactive improvements demonstrate Cottonmouth Southern Soul Kitchen's ongoing commitment to being a safe, responsible, and engaged part of Bradenton's Village of the Arts. The goal is to ensure a secure, enjoyable, and family-friendly environment that supports the restaurant's unique blend of Southern cuisine, live music, and community connection.

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 year.
- Applicant will comply with state and municipal codes.
- Applicant is not an ineligible use listed in Section 4.13.

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.

(ACKNOWLEDGMENTS AND SIGNATURES ON FOLLOWING PAGE)

I ACKNOWLEDGE THAT I HAVE RECEIVED AND UNDERSTAND THE GRANT GUIDELINES HEREIN ABOVE STATED. IN ADDITION, BY EXECUTING THIS APPLICATION, I ACKNOWLEDGE THAT I AM LAWFULLY AUTHORIZED TO EXECUTE THIS APPLICATION.

APPLICANT:

Cottonmouth Southern Soul Kitchen
Entity Name (if any)

Applicant Signature

4/1/2025
Date

Cecilia Hernandez & Dave Shiplett
Printed Name

Owners
Title (if applicable)

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 1 day of April, 2025, by _____, as (title if applicable) OWNERS of (Entity name if any) CECILIA HERNANDEZ DAVE SHIPLETT, who [ ] is personally known to me or [ ] has produced identification.

Type of identification produced: _____

My commission expires: 1/29/2029
(Notary Seal)

Notary Public Signature

Sandra K. Strobridge
Notary Public Print Name

Notary Public State of Florida
Sandra K Strobridge
My Commission HH 633159
Expires 1/29/2029

COMMUNITY REDEVELOPMENT AGENCY:

_____ _____

CRA EXECUTIVE DIRECTOR DATE

*Please submit application to the Community Redevelopment Agency of the City of Bradenton via email at . You may also mail, or hand deliver a completed application to Community Redevelopment Agency, 101 Old Main Street, Bradenton, Florida 34205

Projects List, Scope, and Estimated Costs

Cottonmouth Southern Soul Kitchen – Security Improvement Scope of Work & Estimated Costs

Overview:

This scope outlines proposed security enhancements for Cottonmouth Southern Soul Kitchen, located in the heart of Bradenton's Village of the Arts. In coordination with recommendations from the Bradenton Police Department, these improvements are intended to increase safety, deter unwanted activity, and create a secure and welcoming environment for guests, staff, and performers—particularly during evening hours and live music events.

1. Perimeter Fencing **Estimated Cost: $10,000**

Installation of new perimeter fencing to clearly define property boundaries, control access, and improve guest safety. The fencing will support event management, discourage unauthorized entry, and help protect outdoor dining and entertainment spaces during and after business hours.

2. Exterior Lighting Enhancements **Estimated Cost: $10,000**

Upgraded lighting will be installed around building entrances, walkways, and the outdoor music/event area. These enhancements will improve visibility at night, create a safer experience for guests, and reduce the risk of incidents by discouraging loitering or criminal activity around the venue.

3. Security Cameras & Surveillance System **Estimated Cost: $10,000**

A surveillance system will be added to monitor the exterior of the property, including all access points and event spaces. This system will provide live monitoring capabilities and recorded footage to support incident response and reinforce overall site security.

CRA GRANT CPTED REVIEW NOTES:

Business Name:

Cottonmouth Southern Soul Food- 1114 12th St W (Tamiami Trail CRA)

Date of Sight Review:

Wednesday 04/09/2025 at 1400 hours.

Recommendations:

Natural Surveillance:

Lighting:

1. It is recommended that lighting be installed on all sides of the building (no lighting, limited street lighting). Wall packs can be utilized with shielded fixtures to focus lighting on property only and produce limited light pollution and intrusion on neighboring residential properties.

2. It is recommended that lighting be changed on the East side (Front) of the property, to change out the interior light housing of the current light posts with 4000k temperature bulbs.

3. It is recommended that lighting be installed on the West side of the property where the bands play and customers eat. There is mood lighting, but proper lighting is recommended for the safety of patrons and after closing.

4. It is recommended that lighting be installed on the South side of the building that Wall Packs be added to include entire front of the building. Pedestrian Scale lighting could also be incorporated in this area to increase lighting and natural surveillance.

5. It is recommended to install motion lights throughout to deter abnormal users during closed night time hours.

Recommendations above support Natural Surveillance, by lighting darkened areas especially during night time. Lighting areas on the property will reduce potential ambush points. All lighting options should be LED white light to increase natural surveillance.

Recommendation: It is recommended that all tree canopies be maintained above 8'. It is recommended that all ground scape (bushes and other landscape) be maintained at or below 2'.

Territorial Reinforcement:

Fencing:

1. It is recommended that fencing be updated around the outer perimeter of the property on the West and South sides. This fencing applied should be "see-through" fencing to reinforce the property lines. This type of fence would not necessarily be utilized as a "security" fence, but a property line marker. Chain-link fence, decorative wrought iron fencing, or picket fencing are some types of fencing that could be utilized to delineate proper boundaries.

2. It is recommended that fencing be 4ft see through fence, instead of 6ft privacy fence for the East/Main Entrance of the building.

3.It is recommended trees/shrubs be cut town in the front of the property to be able to see in and out sightlines for clear line of sight.

4.Find storage areas for the cluttered areas.

Signage:

1. It is recommended that signs be erected or applied that indicate property boundaries. This type of signage will provide the user with the property's boundaries reducing "accidental intrusion."

Access Control:

Signage:

1. It is recommended that signs be placed around the property indicating the locations and directions to all amenities. Posting signs will provide wayfinding throughout the property allowing users to easily locate amenities and will reduce incursions into areas that are restricted or incorrect.

2. It is recommended to put up a separation device between the handicap parking and pathway to the bar/unloading vehicle area. It is recommended to place a boulder or bollards that are 3 to 4 ft into the ground, that would prevent a car from driving too far into the property.

Electronic Surveillance:

1. It is recommended that electronic surveillance be increased on the property.

2. It is recommended that WiFI surveillance cameras be installed on the North, West, and South sides of the building (none exist).

3. It is recommended that additional surveillance cameras be installed on the east side of the building It is recommended that camera be installed below the awning to allow monitoring of users entering and exiting the building.

Maintenance & Management:

Recommendation: It is recommended that all tree canopies be maintained above 8'. It is recommended that all ground scape (bushes and other landscape) be maintained at or below 2'.

It is recommended to clean up all debris, garbage and loose items in the corners of the property.

It is recommended to refine all clutter.

DISCLAIMER:
THIS ABBREVIATED SECURITY SURVEY HAS BEEN CONDUCTED AS A PUBLIC SERVICE OF THE BRADENTON POLICE DEPARTMENT'S CRIME PREVENTION UNIT IN CONJUNCTION WITH THE BRADENTON CRA. THE INFORMATION CONTAINED HEREIN IS BASED ON GUIDELINES SET BY THE NATIONAL INSTITUTE OF CRIME PREVENTION AND THE OBSERVATIONS OF THE INDIVIDUAL OFFICER(S) CONDUCTING THE SURVEY. THIS SURVEY IS INTENDED TO ASSIST YOU IN IMPROVING THE OVERALL LEVEL OF SECURITY ONLY. IT IS NOT INTENDED TO IMPLY THE EXISTING SECURITY MEASURES, OR PROPOSED SECURITY MEASURES ARE ABSOLUTE OR PERFECT.

101.7
30.5
59.5
27.8
101.6
12TH ST W

AGENDA ITEM NO. 4.h

Item Cover Page

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING AGENDA ITEM REPORT

DATE: May 14, 2025

SUBMITTED BY: Todd Campbell, Community Redevelopment Agency

ITEM TYPE: Contract

AGENDA SECTION: **CONSENT AGENDA**

SUBJECT: Memorandum of Understanding for Freebee Services between the Community Redevelopment Agency of the City of Bradenton and the Palmetto Community Redevelopment Agency

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
The Community Redevelopment Agencies (CRA's) of the City of Bradenton and the City of Palmetto have established a partnership that permits their respective Freebee contracted vehicles to operate within both CRA boundaries. The attached Memorandum of Understanding (MOU) between the Bradenton and Palmetto CRA's outlines several operational guidelines that will be followed during an initial six (6) month trial period. At the conclusion of this trial period, both parties will evaluate the program and may proceed with a formal Partnership Agreement if mutually agreed upon.

ATTORNEY REVIEW/RECOMMENDATION:
Yes, attorney has reviewed.

SUGGESTED MOTION:
Move to approve the Memorandum of Understanding for Freebee services between the Community Redevelopment Agency of the City of Bradenton and the Palmetto Community Redevelopment Agency.

ATTACHMENTS:
MOU Freebee Services.PDF

MEMORANDUM OF UNDERSTANDING BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BRADENTON AND THE PALMETTO COMMUNITY REDEVELOPMENT AGENCY

THIS MEMORANDUM OF UNDERSTANDING ("MOU") made and entered into on the last date entered below (the "Effective Date"), between the Community Redevelopment Agency of the City of Bradenton (hereinafter "Bradenton CRA") and the Palmetto Community Redevelopment Agency (hereinafter " Palmetto CRA"). Collectively, the "Bradenton CRA" and the "Palmetto CRA" shall be referred to as the "CRAs."

WITNESSETH:

WHEREAS, the CRAs entered into respective Master Services Agreements with BEEFREE, LLC (the "Master Agreement") to provide mobile application-based transportation and marketing services to members of the public in their respective CRA boundaries (the "Freebees"); and,

WHEREAS, the CRAs have determined that it may be in the best interest of their respective CRAs to allow the Freebees to operate throughout both the Bradenton CRA boundary and the Palmetto CRA boundary (the "Joint CRA Boundaries"); and,

WHEREAS, the CRAs desire to enter into a six (6) month trial period (the "Trial Period") wherein the Freebees operate in the Joint CRA Boundaries; and,

WHEREAS, upon the expiration of the Trial Period, the CRAs shall decide whether to continue to operate their respective Freebees in the Joint CRA Boundaries and enter into an Inter Local Agreement outlining the terms and conditions of such continued operation; and,

WHEREAS, the CRAs desire to establish this MOU to outline the terms and conditions of the Trial Period.

NOW THEREFORE, the Bradenton CRA and the Palmetto CRA do memorialize and affirm their understanding with respect to these matters as follows:

1. **Recitals.** The recitals above are true and are incorporated herein by reference.

2. **Term.** The term of this MOU shall be six (6) months from the Effective Date.

3. **Operation throughout the Joint CRA Boundaries.** During the term of this MOU, the Bradenton CRA and the Palmetto CRA shall authorize their respective Freebees to operate throughout the Joint CRA Boundaries.

4. **Joint Freebee Operating Hours.** During the term of this MOU, the Bradenton CRA and Palmetto CRA shall coordinate to ensure that the operating hours of the CRAs' respective Freebees are consistent.

5. **Designated Parking and Utilities**. During the term of this MOU, the three (3) Palmetto CRA Freebees shall be permitted to park within parking spaces designated by the Bradenton CRA at the City Parking Garage and utilize the charging stations installed by the vendor for those designated spaces. If requested by the Bradenton CRA, the Palmetto CRA shall reimburse the Bradenton CRA for any utilities charges related to such charging stations.

6. **Interlocal Agreement**. Upon the expiration of the Trial Period, if the CRAs desire to continue with the operation of the Freebees in the Joint CRA Boundaries, the CRAs will work together to enter into an Interlocal Agreement and revise their respective Master Agreements, as necessary, to provide for the continued operation of the Freebees throughout the Joint CRA Boundaries.

7. **Independence of the CRAs; No connection to referrals.** The CRAs acknowledge that the Bradenton CRA and the Palmetto CRA are, and shall be, at all times, independent and unrelated entities acting and performing as separate governmental entities. Accordingly, none of the provisions of this MOU are intended to create, nor shall be deemed or construed to create any relationship between the CRAs other than that of independent entities contracting with each other solely for the purpose of achieving the purposes of this MOU. The CRAs shall be considered to be independent, and neither of them, nor any of their respective representatives, employees or agents shall be construed to be the agent, employee, servant, or representative of the other.

8. **Non-Enforceability.** This MOU provides mutual guidelines for the joint cooperation of the CRAs in the provision of reciprocal transportation services to benefit both CRAs. This MOU shall not be construed as creating binding obligations upon the parties or as providing a basis for a cause of action to enforce its provisions.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Bradenton CRA and the Palmetto CRA have duly executed this MOU.

~~COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BRADENTON~~

Date: May 7, 2025

By: David W. Ward

Its: Mayor

PALMETTO COMMUNITY REDEVELOPMENT AGENCY

Date: _____

By: _____

Its: _____

Community Redevelopment Agency of the City of Bradenton