AGENDA
BRADENTON COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING
2:00 p.m. Wednesday, November 18, 2026
CITY HALL 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: Resolution CRA BA 26-04 Budget Adjustment for Fund 131 (Central CRA District)
Resolution CRA BA 26-04- C CRA .pdf
CRA BA 26-04 Form.pdf

b) Community Redevelopment Agency: Resolution CRA BA 26-05 Budget Adjustment for Fund 132 (Downtown CRA District)
Resolution CRA BA 26-05 - D CRA .pdf
CRA BA 26-05 Form.pdf

c) Community Redevelopment Agency: Resolution CRA BA 26-06 Budget Adjustment for Fund 133 (Tamiami Trail CRA District)
Resolution CRA BA 26-06 - TT CRA.pdf
CRA BA26-06 Form.pdf

d) Community Redevelopment Agency: October 28, 2026, Community Redevelopment Agency Board Meeting Minutes.
10-28-2026 CRA Meeting Minutes.pdf

5. UNFINISHED BUSINESS

a) Community Redevelopment Agency: Historic Preservation Grant Request for a Property Located at 1206 Manatee Ave West

b) Community Redevelopment Agency: CRA Redevelopment Incentives Application from Palm Grove Investments, LLC., for 1504 14th Street West
Updated Rendering 11.2026.pdf
Application for CRA Redevelopment Incentives Palm Grove.pdf

1504 14th ST W Palm Grove Location Map.pdf

CRA Redevelopment Incentives CBA 2026 -1504 Project CM EDITS 2026.08.24.pdf

6. OTHER DISCUSSION / NEW BUSINESS

7. 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: November 18, 2026

SUBMITTED BY: Christopher Munyon, Community Redevelopment Agency

ITEM TYPE: Budget Adjustment

AGENDA SECTION: **CONSENT AGENDA**

SUBJECT: Resolution CRA BA 26-04 Budget Adjustment for Fund 131 (Central CRA District)

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Fiscal Year 2025-26 budget adjustments for fund 131 - Central CRA District. To amend or adjust the FY 2025-26 budget to update certain line items to reflect county and city contributions, carryover, and adjustments in funding and revenue.

ATTORNEY REVIEW/RECOMMENDATION:
Yes, CRA Legal Counsel reviewed

SUGGESTED MOTION:
Move to approve Resolution CRA BA 26-04

ATTACHMENTS:
Resolution CRA BA 26-04- C CRA .pdf
CRA BA 26-04 Form.pdf

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BRADENTON
RESOLUTION CRA BA 26-04

A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BRADENTON, AMENDING/ADJUSTING THE 2025-26 ANNUAL BUDGET FOR FUND 131 (CENTRAL CRA REDEVELOPMENT AREA); PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 189.016(6), Florida Statutes, allows the governing board of a community redevelopment agency to amend its budget at any time within a fiscal year or within 60 days following the end of the fiscal year by resolution; and

WHEREAS, it is the objective to maintain accuracy of the budget document to reflect policy determinations of the Board of the Community Redevelopment Agency of the City of Bradenton ("CRA") as to the proper and legally defensible appropriation of funds authorized by the Community Redevelopment Plan; and

WHEREAS, the CRA Executive Director requests to amend or adjust the FY 2025-26 budget at this time to update certain line items to reflect county and city contributions, carryover, and adjustments in funding and revenue.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BRADENTON:

1. The attached Budget Adjustment Form has been submitted by the CRA Executive Director and is hereby approved.
2. Upon CRA Board approval, City of Bradenton Accounting Department shall process the form adjusting the CRA's budget, and will maintain the original documents as required.
3. Pursuant to Section 189.016, Florida Statutes, this adjustment will be posted on the Community Redevelopment Agency of the City of Bradenton's website.
4. This Resolution shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED BY THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BRADENTON, WITH A QUORUM PRESENT AND VOTING ON THIS **18th DAY OF NOVEMBER, 2026**.

_____
Kemp Schuessler
CRA Chair

Approved as to form:

_____
Scott Rudacille
CRA Attorney

Attest:

_____
Dr. Jeff Burton
CRA Executive Director

City of Bradenton Community Redevelopment Agency
Budget Adjustment Form

Presented by: Jeff Burton, CRA Executive Director

Date: 11/18/2026

Budget Adjustment Resolution #: CRA BA 26-04

Explanation for Adjustment: Fund 131 – Central CRA District

Fiscal Year 2026 budget adjustments to update line items to reflect county and city contributions, carryover, and adjustments in funding and revenue.

Account Number: 13101 364290
Line item description: Land/Disb of Fixed Assets
Increase (in $): 665,038 Decrease (in $):

Account Number: 13102 369300
Line item description: Refund – Prior Yr Expenditures
Increase (in $): 300,000 Decrease (in $):

Account Number: 13103 366015 26301
Line item description: 8th St Streetscape & Pkg
Increase (in $): 52,000 Decrease (in $):

Account Number: 13105 362100
Line item description: Rent Non Taxable
Increase (in $): 47,280 Decrease (in $):

Account Number: 13105 369160
Line item description: Other Sources of Revenue
Increase (in $): Decrease (in $): 1,064,318

Account Number: 13155250 561000
Line item description: Land / Capital Outlay
Increase (in $): Decrease (in $): 33,100

Account Number: 13155250 563000 26301
Line item description: 8th St E Streetscapes & Pkg
Increase (in $): 33,100 Decrease (in $):

Approved by CRA Board: _____

Date: _____

AGENDA ITEM NO. 4.b

Item Cover Page

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING AGENDA ITEM REPORT

DATE: November 18, 2026

SUBMITTED BY: Christopher Munyon, Community Redevelopment Agency

ITEM TYPE: Budget Adjustment

AGENDA SECTION: **CONSENT AGENDA**

SUBJECT: Resolution CRA BA 26-05 Budget Adjustment for Fund 132 (Downtown CRA District)

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Fiscal Year 2025-26 budget adjustments for fund 132 - Downtown CRA District. To amend or adjust the FY 2025-26 budget to update certain line items to reflect county and city contributions, carryover, and adjustments in funding and revenue.

ATTORNEY REVIEW/RECOMMENDATION:
Yes, CRA Legal Counsel reviewed

SUGGESTED MOTION:
Move to approve Resolution CRA BA 26-05

ATTACHMENTS:
Resolution CRA BA 26-05 - D CRA .pdf
CRA BA 26-05 Form.pdf

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BRADENTON
RESOLUTION CRA BA 26-05

A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BRADENTON, AMENDING/ADJUSTING THE 2025-26 ANNUAL BUDGET FOR FUND 132 (DOWNTOWN CRA REDEVELOPMENT AREA); PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 189.016(6), Florida Statutes, allows the governing board of a community redevelopment agency to amend its budget at any time within a fiscal year or within 60 days following the end of the fiscal year by resolution; and

WHEREAS, it is the objective to maintain accuracy of the budget document to reflect policy determinations of the Board of the Community Redevelopment Agency of the City of Bradenton ("CRA") as to the proper and legally defensible appropriation of funds authorized by the Community Redevelopment Plan; and

WHEREAS, the CRA Executive Director requests to amend or adjust the FY 2025-26 budget at this time to update certain line items to reflect county and city contributions, carryover, and adjustments in funding and revenue.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BRADENTON:

1. The attached Budget Adjustment Form has been submitted by the CRA Executive Director and is hereby approved.
2. Upon CRA Board approval, City of Bradenton Accounting Department shall process the form adjusting the CRA's budget, and will maintain the original documents as required.
3. Pursuant to Section 189.016, Florida Statutes, this adjustment will be posted on the Community Redevelopment Agency of the City of Bradenton's website.
4. This Resolution shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED BY THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BRADENTON, WITH A QUORUM PRESENT AND VOTING ON THIS **18th DAY OF NOVEMBER, 2026**.

_____
Kemp Schuessler
CRA Chair

Approved as to form:

_____
Scott Rudacille
CRA Attorney

Attest:

_____
Dr. Jeff Burton
CRA Executive Director

City of Bradenton Community Redevelopment Agency
Budget Adjustment Form

Presented by: Jeff Burton, CRA Executive Director

Date: 11/18/2026

Budget Adjustment Resolution #: CRA BA 26-05

Explanation for Adjustment: Fund 132 – Downtown CRA District

Fiscal Year 2026 budget adjustments to update line items to reflect county and city contributions, carryover, and adjustments in funding and revenue.

Account Number: 13201 361100
Line item description: Interest Earrnings
Increase (in $): 47,620 Decrease (in $):

Account Number: 13255260 512000
Line item description: Regular Salary & Wages
Increase (in $): 25,638 Decrease (in $):

Account Number: 13255260 521000
Line item description: City Fica Contributrions
Increase (in $): 2,200 Decrease (in $):

Account Number: 13255260 522000
Line item description: City Retirement Contribution
Increase (in $): 3,500 Decrease (in $):

Account Number: 13255260 523000
Line item description: City Health Contribution
Increase (in $): 2,400 Decrease (in $):

Account Number: 13255260 561000
Line item description: Land / Capital Outlay
Increase (in $): 13,882 Decrease (in $):

Approved by CRA Board: _____

Date: _____

AGENDA ITEM NO. 4.c

Item Cover Page

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING AGENDA ITEM REPORT

DATE: November 18, 2026

SUBMITTED BY: Christopher Munyon, Community Redevelopment Agency

ITEM TYPE: Budget Adjustment

AGENDA SECTION: **CONSENT AGENDA**

SUBJECT: Resolution CRA BA 26-06 Budget Adjustment for Fund 133 (Tamiami Trail CRA District)

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Fiscal Year 2025-26 budget adjustments for fund 133 - Tamiami Trail CRA District. To amend or adjust the FY 2025-26 budget to update certain line items to reflect county and city contributions, carryover, and adjustments in funding and revenue.

ATTORNEY REVIEW/RECOMMENDATION:
Yes, CRA Legal Counsel reviewed

SUGGESTED MOTION:
Move to approve Resolution CRA BA 26-06

ATTACHMENTS:
Resolution CRA BA 26-06 - TT CRA.pdf
CRA BA26-06 Form.pdf

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BRADENTON
RESOLUTION CRA BA 26-06

A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BRADENTON, AMENDING/ADJUSTING THE 2025-26 ANNUAL BUDGET FOR FUND 133 (TAMIAMI TRAIL CRA REDEVELOPMENT AREA); PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 189.016(6), Florida Statutes, allows the governing board of a community redevelopment agency to amend its budget at any time within a fiscal year or within 60 days following the end of the fiscal year by resolution; and

WHEREAS, it is the objective to maintain accuracy of the budget document to reflect policy determinations of the Board of the Community Redevelopment Agency of the City of Bradenton ("CRA") as to the proper and legally defensible appropriation of funds authorized by the Community Redevelopment Plan; and

WHEREAS, the CRA Executive Director requests to amend or adjust the FY 2025-26 budget at this time to update certain line items to reflect county and city contributions, carryover, and adjustments in funding and revenue.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BRADENTON:

1. The attached Budget Adjustment Form has been submitted by the CRA Executive Director and is hereby approved.
2. Upon CRA Board approval, City of Bradenton Accounting Department shall process the form adjusting the CRA's budget, and will maintain the original documents as required.
3. Pursuant to Section 189.016, Florida Statutes, this adjustment will be posted on the Community Redevelopment Agency of the City of Bradenton's website.
4. This Resolution shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED BY THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BRADENTON, WITH A QUORUM PRESENT AND VOTING ON THIS **18th DAY OF NOVEMBER, 2026**.

_____
Kemp Schuessler
CRA Chair

Approved as to form:

_____
Scott Rudacille
CRA Attorney

Attest:

_____
Dr. Jeff Burton
CRA Executive Director

City of Bradenton Community Redevelopment Agency
Budget Adjustment Form

Presented by: Jeff Burton, CRA Executive Director

Date: 11/18/2026

Budget Adjustment Resolution #: CRA BA26-06

Explanation for Adjustment: Fund 133 – Tamiami Trail CRA District

Fiscal Year 2026 budget adjustments to update line items to reflect county and city contributions, carryover, and adjustments in funding and revenue.

Account Number: 13301 361100
Line item description: Interest Earnings
Increase (in $): 11,730 Decrease (in $):

Account Number: 13302 369300
Line item description: Refund – Prior Yr Expenditures
Increase (in $): 5,000 Decrease (in $):

Account Number: 13355270 563000
Line item description: Improvements – Capital Outlay
Increase (in $): 10,830 Decrease (in $):

Account Number: 13355270 564000
Line item description: Mach & Equipment - Capital Outlay
Increase (in $): 5,900 Decrease (in $):

Approved by CRA Board: _____

Date: _____

AGENDA ITEM NO. 4.d

Item Cover Page

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING AGENDA ITEM REPORT

DATE: November 18, 2026

SUBMITTED BY: Todd Campbell, Community Redevelopment Agency

ITEM TYPE: Minutes

AGENDA SECTION: **CONSENT AGENDA**

SUBJECT: October 28, 2026, Community Redevelopment Agency Board Meeting Minutes.

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
October 28, 2026, Community Redevelopment Agency Board Meeting Minutes.

FINANCIAL IMPACT:
NA

ATTORNEY REVIEW/RECOMMENDATION:
NA

SUGGESTED MOTION:
Approve

ATTACHMENTS:
10-28-2026 CRA Meeting Minutes.pdf

BRADENTON COMMUNITY REDEVELOPMENT AGENCY
BOARD MEETING MINUTES
2:00 p.m. Wednesday, October 28, 2026
COUNCIL CHAMBERS - 101 OLD MAIN STREET

The Community Redevelopment Agency (CRA) Board met in the City Hall Council Chamber, 101 Old Main Street, Bradenton, Florida, at 2:00 p.m. on Wednesday, October 28, 2026.

Present: Chair Kemp Schuessler, Vice Chair Lisa Gonzalez Moore, Board Member Pam Coachman, Board Member Marianne Barnebey, and Board Member Jayne Kocher.

CRA Staff: Jeff Burton, CRA Executive Director; Chris Munyon, CRA Assistant Director; Todd Campbell, CRA Coordinator; Karen Kyser, Program Administrator; and Scott Rudacille, CRA Attorney.

The meeting was called to order by Chair Schuessler at 2:00 p.m.

CITIZEN COMMENT: None.

Todd Campbell, Community Redevelopment Agency (CRA) Coordinator, announced that Project Fortify: A CRA and State Housing Initiatives Partnership (SHIP): Resilience Partnership won the 2026 Roy F Kenzie Award for Innovative Blight Management Programs – Large City at the Florida Redevelopment Association (FRA) Conference.

Dietra Barfield, Housing and Community Development Specialist, spoke about the partnership between the City of Bradenton's Community Redevelopment Agency and the Housing and Community Development department.

Professor Trent Green, University of South Florida School of Architecture and Community Design, introduced himself to the Board and gave an update on the Old Main Street Activation Plan, and that he planned to give a presentation at the January 13, 2027, CRA Board Meeting.

CONSENT AGENDA:

a) Community Redevelopment Agency: September 23, 2026, Community Redevelopment Agency Board Meeting Minutes.
b) Community Redevelopment Agency: Redevelopment Grant Application for a property located at 1227 9th Avenue West.
c) Community Redevelopment Agency: 2027 Proposed CRA Board Meeting Dates.
d) Community Redevelopment Agency: Purchase Offer for a property located at 1013 6th Street East.

MOTION TO APPROVE THE CONSENT AGENDA was made by Board Member Coachman and seconded by Board Member Kocher. The motion passed unanimously.

DOWNTOWN CRA:

a) Community Redevelopment Agency: Historic Preservation Grant Request for a Property Located at 1206 Manatee Ave West

Mr. Campbell summarized details about the Historic Preservation Grant request for the property at 1206 Manatee Avenue West.

Robert Bennett, applicant, gave a presentation and provided details on the history of the property and the proposed renovations.

Rob Perry, City Administrator, complimented the project's vision and mentioned a prior parking agreement with the City that was potentially associated with the property. He requested that the potential parking agreement was resolved before the application moved further.

Mayor Gene Brown discussed parking lots in the area and noted the potential that the parking lot associated with this building was involved.

A discussion continued between the CRA Board, the City Attorney and City Staff on solutions to resolve the grant approval. All parties decided to table the item until the parking agreement was resolved.

MOTION TO TABLE THE HISTORIC PRESERVATION GRANT REQUEST FOR THE PROPERTY LOCATED AT 1206 MANATEE AVENUE WEST UNTIL THE NOVEMBER 18, 2026, COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING was made by Board Member Kocher and seconded by Board Member Barnebey. The motion passed unanimously.

OTHER DISCUSSION/NEW BUSINESS:

Dr. Jeff Burton, CRA Executive Director, provided an update on the progress of renovations at Love Park. He added that the GTE Building Historic Preservation Project was moving forward with the permitting process.

The Board discussed dates for a ground breaking ceremony at Love's Park and a ceremony for the newly installed lights on Old Main Street.

Chair Schuessler adjourned the meeting at 3:22 p.m.

NOTE: This is not a verbatim record. An audio recording of the meeting is available upon request.

AGENDA ITEM NO. 5.a

Item Cover Page

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING AGENDA ITEM REPORT

DATE: November 18, 2026

SUBMITTED BY: Christopher Munyon, Community Redevelopment Agency

ITEM TYPE: Miscellaneous

AGENDA SECTION: **UNFINISHED BUSINESS**

SUBJECT: Historic Preservation Grant Request for a Property Located at 1206 Manatee Ave West

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:

At the October 28, 2026 CRA Board meeting, the CRA Board tabled this item to allow City staff time to explore options for acquiring designated parking spaces from the applicant, 1206 Manatee, LLC. In accordance with Board direction, staff is bringing the request back for formal consideration.

The applicant submitted a historical redevelopment grant application for 1206 Manatee Avenue West, requesting up to $300,000, subject to standard annual funding cycles, program requirements, and reimbursement milestones. With an estimated total private investment of $3.4 million, the proposed project will rehabilitate the currently vacant structure into a vibrant mixed-use development featuring ground-floor retail and upper story professional offices.

Per the application, the project aims to preserve the building’s historic exterior

character while introducing modern enhancements that complement Old Main Street. The development seeks to attract tenants that will serve downtown's growing population.

FINANCIAL IMPACT:
Up to $300,000.00

ATTORNEY REVIEW/RECOMMENDATION:
NA

SUGGESTED MOTION:
Move to approve the request by 1206 Manatee, LLC. for a historic redevelopment grant preapproval for the property located at 1206 Manatee Avenue West, in a cumulative amount not to exceed $300,000 subject to standard annual funding cycles and compliance with all CRA program requirements and reimbursement obligations.

ATTACHMENTS:

AGENDA ITEM NO. 5.b

Item Cover Page

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING AGENDA ITEM REPORT

DATE: November 18, 2026

SUBMITTED BY: Christopher Munyon, Community Redevelopment Agency

ITEM TYPE: Miscellaneous

AGENDA SECTION: **UNFINISHED BUSINESS**

SUBJECT: CRA Redevelopment Incentives Application from Palm Grove Investments, LLC., for 1504 14th Street West

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:

At its September 23, 2026 meeting, the CRA Board tabled this item to allow Palm Grove Investments, LLC to revise the design of their proposed development. The applicant has addressed this feedback by updating the building's facade and is returning to present the revised rendering for Board consideration.

The applicant is proposing a $2.6 million redevelopment within the Tamiami Trail CRA District (14th Street West and 15th Avenue West, Bradenton). The project features a new three-story, 12,369-square-foot residential building containing 19 units, which will provide a mix of workforce and market-rate housing.

Palm Grove Investments has applied for a CRA Redevelopment Incentive, utilizing both the Workforce Housing and Public Art accelerators. Based on the $2,600,000 estimated redevelopment value, the cost-benefit analysis calculates a total

estimated incentive of $208,000. This incentive will be delivered as a reimbursement of ad valorem taxes, paid over an estimated nine years.

SUGGESTED MOTION:
Move to approve the Redevelopment Incentives Application from Palm Grove Investments, LLC., and direct staff to work with CRA legal counsel to draft the Redevelopment Incentives Agreement to be brought back to the CRA Board for consideration.

ATTACHMENTS:
Updated Rendering 11.2026.pdf
Application for CRA Redevelopment Incentives Palm Grove.pdf
1504 14th ST W Palm Grove Location Map.pdf
CRA Redevelopment Incentives CBA 2026 -1504 Project CM EDITS 2026.08.24.pdf



B2.3 — Bradenton River Mural | B2 color study • Building geometry unchanged

CRA INCENTIVES APPLICATION

AGENCY ONLY

Date Received: 09.08.2026 Incentive ID No. 26-009-T

CRA DISTRICT AREA

___ Central ___ Downtown X Tamiami Trail

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

APPLICATION DATE: 09/08/2026

INCENTIVE ACCELERATORS:

__ Affordable Housing (Central CRA only)

__ Historic Preservation

x Workforce Housing

x Public Art

APPLICANT/ENTITY NAME: Palm Grove Investments LLC - 1504 14th St Apartments

APPLICANT REPRESENTATIVE (if the applicant is an entity): Nathan Cassidy

PROPERTY IDENTIFICATION NUMBER(s): 4411400007

PROPERTY ADDRESS: 1504 14th St W Bradenton FL, 34205

PROPERTY OWNER: (if applicable) Palm Grove Investments LLC

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

ESTIMATED OVERALL INVESTMENT: $2,600,000.00

ESTIMATED DATE OF PROJECT COMPLETION: 12/31/2027

DESCRIPTION OF PROJECT:

Palm Grove Apartments is a significant private infill redevelopment investment located at 1506 14th Street West in the City of Bradenton. The project will transform an underutilized urban parcel into a newly constructed, code-compliant, professionally designed multifamily residential development that will contribute new housing opportunities, increased property value, and continued revitalization within the Bradenton Community Redevelopment Area.

The proposed development consists of a three-story, approximately 12,369-square-foot multifamily residential building containing 21 dwelling units on approximately 0.3053 acres. The development has been designed as a compact urban infill project consistent with the property's T4-O zoning and Urban Village future land-use designation. The project incorporates a contemporary architectural design, residential parking, pedestrian access, landscaping and site improvements, stormwater infrastructure, utility improvements, life-safety systems, and a fully sprinklered residential building.

The project represents a substantial reinvestment in the 14th Street West corridor by replacing underutilized property with productive residential development and introducing new construction designed to meet current Florida Building Code, accessibility, fire/life-safety, and City of Bradenton requirements.

Beyond the construction of the building itself, the project is intended to strengthen the surrounding neighborhood by increasing the supply of quality housing, improving the physical appearance and utilization of the property, supporting greater residential density in an established urban area, and generating a substantial increase in the property's taxable value. The project will place new residents within an existing urban corridor where they can support nearby businesses, services, and continued private-sector investment.

The development will include 21 new residential units, including an accessible dwelling unit, together with common corridors and stairways, 19 on-site parking spaces, refuse and bulk-waste facilities, landscaping, drainage and stormwater improvements, utility infrastructure, exterior lighting, and other improvements necessary to create a complete multifamily residential community.

Palm Grove Apartments represents the type of private-sector redevelopment and reinvestment contemplated by the Bradenton CRA program: new capital investment on an urban infill site that improves the built environment, increases housing availability, strengthens the City's tax base, and contributes to the long-term revitalization and economic vitality of the surrounding redevelopment area.

CRA participation will assist in making this redevelopment investment economically sustainable while allowing the project to deliver new housing and substantial permanent improvements to the property. The completed development is expected to materially increase the property's assessed and appraised value and create a long-term source of additional tax increment within the redevelopment area.

INCENTIVE REQUIREMENTS:

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

REQUIRED DOCUMENTS FOR SUBMISSION:

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

REQUIRED DOCUMENTS BEFORE COMMENCEMENT OF INCENTIVES:

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

SIGNATURES AND DATE:

Nath P. Cassidy — September 01, 2026

APPLICANT DATE

CRA EXECUTIVE DIRECTOR DATE

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



Location Map:

Palm Grove Investments, LLC.

1504 14th Street West

PID: 4411400007



AUTHOR: JEFF BURTON & CHRIS MUNYON

© 2026 Jeff Burton

(941) 264-5430

CRA:	Bradenton
AREA:	Tamiami Trail
PROJECT:	Palm Grove Investments LLC
BASE DATE	2026
BASE VALUE	$294,000.00
CITY BASE	$1,664.75
COUNTY BASE	$1,713.80
ANNUAL GROWTH	104.1%
ESTIMATED REDEVELOPMENT VALUE	$2,600,000.00
INCENTIVE PERCENT	0.80
DEVELOPER REQUESTED PERCENT	8%
ESTIMATED TOTAL	$208,000.00
CITY COUNTY BENEFIT	
CITY BASE GROSS	$28,300.76
COUNTY BASE GROSS	$29,134.62
CITY 5% GROSS	$13,270.48
COUNTY 5% GROSS	$11,118.76
CITY TOTAL GROSS	$41,571.24
COUNTY TOTAL GROSS	$40,253.38
OUTCOME	
CRA GROSS IR	$419,474.30
DEVELOPER INCENTIVE GROSS	$208,000.00
CRA NET IR	$211,474.30
YEARS TO PAYOFF	9