

Community Redevelopment Agency of the City of Bradenton, Florida

Sustainable Redevelopment Plan

Tamiami Trail

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

BRADENTON COMMUNITY REDEVELOPMENT AGENCY

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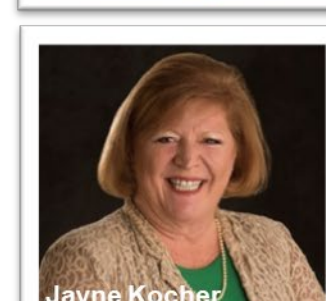
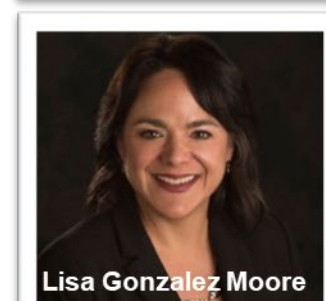
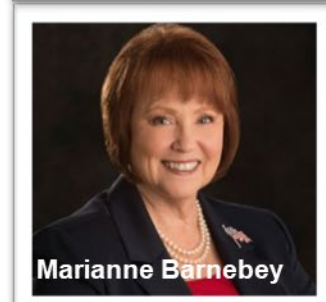
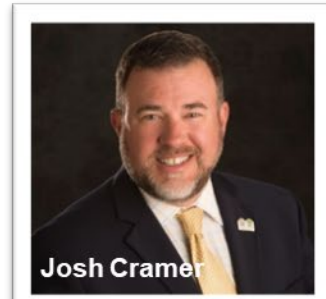
AGENCY

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1. DEFINITION

1.1. Act

The Community Redevelopment Act of 1969.¹

1.2. Affordable Housing

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

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

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

1.3. Area

A Florida Statute designated redevelopment area.³

1.4. Blighted Area or Blight

An Area in which there are a substantial number of *deteriorated* or deteriorating structures; in which conditions, as indicated by government-maintained statistics or other studies, endanger life or property or are leading to *economic distress*; and in which two or more of the following factors are present:

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

¹ FLORIDA STATUTE 163.330

² THE FLORIDA HOUSING COALITION'S AFFORDABLE HOUSING IN FLORIDA (1)

³ FLORIDA STATUTES 163.362 (1)

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

However, the term “Blighted Area” also means any area in which at least one of the factors identified in items 1 through 15 is present and all taxing authorities subject to Florida Statute 163.387(2)(a) agree, either by interlocal agreement with the Agency or by resolution, that the Area is blighted. Such agreement or resolution must be limited to a determination that the Area is blighted to qualify for the tax credits authorized in Florida statute chapter 220.⁴

1.5. Board of Commissioners (Board)

Oversite group for the Agency and is appointed by the *Governing Body*. The Bradenton City Council appointed itself as the Board for this *Agency* on June 24, 2015.⁵

1.6. Brownfield Area

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

1.7. Brownfield Site

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

1.8. Conservation

This means the following:

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

1.9. Community Advisory Committee (CAC)

An advisory subcommittee to the *Board*.

1.10. Community Policing Innovation

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

4 FLORIDA STATUTE 163.340 (8)

5 CITY OF BRADENTON ORDINANCE 2967

6 FLORIDA STATUTE 376.79 (5)

7 FLORIDA STATUTE 376.79 (4)

8 [HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/CONSERVATION](https://www.merriam-webster.com/dictionary/conservation)

police in the community, including, but not limited to, community mobilization, neighborhood block watch, citizen patrol, citizen contact patrol, foot patrol, neighborhood storefront police stations, field interrogation, or intensified motorized patrol.⁹

1.11. Community Redevelopment (Redevelopment)

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

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

- 1.11.1 One or more *slum* or *blighted areas*, or one or more areas in which there is a shortage of *affordable housing* for residents of low or moderate income, including the *elderly*, exist in the county or municipality; and
- 1.12.1 The rehabilitation, *conservation*, or redevelopment, or a combination thereof, of such *Area* or *Areas*, including, if appropriate, the development of housing that residents of low or moderate income, including the *elderly*, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of such county or municipality.¹⁰

1.12. Community Redevelopment Agency (Agency)

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

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

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

1.14. Crime Prevention Through Environmental Design (CPTED)

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

9 FLORIDA STATUTE 163.340 (23)

10 FLORIDA STATUTE 163.355 (2)

11 FLORIDA STATUTE 163.340 (1)

12 [HTTPS://WWW.FDFCBONDS.COM/CPACE](https://www.fdfcbonds.com/cpace)

13 [HTTPS://WWW.CPTED.NET/](https://www.cpted.net/)

1.15. Defective

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

1.16. Deteriorated

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

1.17. Disseminated

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

1.18. Distress

To subject to great strain or difficulties.¹⁷

1.19. Economic

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

1.20. Elderly

Persons 62 years of age or older.¹⁹

1.21. Environment

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

1.22. Gentrification

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

1.23. Governing Body

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

1.24. Historic Preservation

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

14 [HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/DEFECTIVE](https://www.merriam-webster.com/dictionary/defective)

15 2018 INTERNATIONAL CODE COUNCIL, INTERNATIONAL PROPERTY MAINTENANCE CODE. (202)

16 [HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/DISSEMINATE](https://www.merriam-webster.com/dictionary/disseminate)

17 [HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/DISTRESS](https://www.merriam-webster.com/dictionary/distress)

18 [HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/ECONOMIC](https://www.merriam-webster.com/dictionary/economic)

19 FLORIDA STATUTE 420.503 (16)

20 [HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/ENVIRONMENT](https://www.merriam-webster.com/dictionary/environment)

21 [HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/GENTRIFICATION](https://www.merriam-webster.com/dictionary/gentrification)

22 FLORIDA STATUTE 163.340 (3)

23 FLORIDA STATUTE 267.021

1.25. Inadequate

Not enough or good enough.²⁴

1.26. Increment Revenue

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

1.27. Institute For Business & Home Safety FORTIFIED program

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

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

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

1.29. Intensify

To grow more substantial or more acute.²⁸

1.30. Liability

A disadvantage.²⁹

1.31. National Flood Insurance Program (NFIP)

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

1.32. Non-Conformities

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

1.33. Occupant

See Tenant.

1.34. Owner

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

24 [HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/INADEQUATE](https://www.merriam-webster.com/dictionary/inadequate)

25 DR. JEFF BURTON

26 [HTTPS://FORTIFIEDHOME.ORG/](https://fortifiedhome.org/)

27 [HTTPS://IBHS.ORG/BUSINESSDISASTERRECOVERY/](https://ibhs.org/businessdisasterrecovery/)

28 [HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/INTENSIFY](https://www.merriam-webster.com/dictionary/intensify)

29 [HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/LIABILITY](https://www.merriam-webster.com/dictionary/liability)

30 [HTTPS://WWW.FLOODSMART.GOV/ABOUT](https://www.floodsmart.gov/about)

31 2021 INTERNATIONAL ZONING CODE

32 BRADENTON CODE OF ORDINANCES SEC 1.2

1.35. Property Accessed Clean Energy (PACE)

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

1.36. Redevelopment Plan (Plan)

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

1.37. Rehabilitate

This means the following:

- 1.37.1 To restore to a former capacity.
- 1.37.2 To convert to good repute.
- 1.37.3 Reestablish the good name of.
- 1.37.4 Restore to a former state.
- 1.37.5 Restore or bring to a condition of health or helpful and constructive activity.³⁵

1.38. Remediate

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

1.39. Revitalize

To give new life or vigor.³⁷

1.40. Sinking Fund

A fund set up and accumulated by usually regular deposits for paying off the principal of a debt when it falls due.³⁸

1.41. Slum Area or Slums

An area having physical or *economic* conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or non-residential, which are impaired because of dilapidation, deterioration, age, or obsolescence, and exhibiting one or more of the following factors:

- 1.41.1 The presence of *inadequate* ventilation, light, air, sanitation, or open spaces provision.
- 1.41.2 High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code,
- 1.41.3 Conditions endangering life or property by fire or other causes.³⁹

33 [HTTPS://FLORIDAPACE.GOV/ABOUT-PACE/](https://floridapace.gov/about-pace/)

34 FLORIDA STATUTE 163.340 (11)

35 [HTTPS://WWW.MERRIAM-WEBSTER.COM/Dictionary/REHABILITATE](https://www.merriam-webster.com/dictionary/rehabilitate)

36 [HTTPS://WWW.MERRIAM-WEBSTER.COM/Dictionary/REMEDiate](https://www.merriam-webster.com/dictionary/remediate)

37 [HTTPS://WWW.MERRIAM-WEBSTER.COM/Dictionary/REVITALIZE](https://www.merriam-webster.com/dictionary/revitalize)

38 [HTTPS://WWW.MERRIAM-WEBSTER.COM/Dictionary/SINKING FUND](https://www.merriam-webster.com/dictionary/sinking%20fund)

39 FLORIDA STATUTE 163.340 (7)

1.42. Social

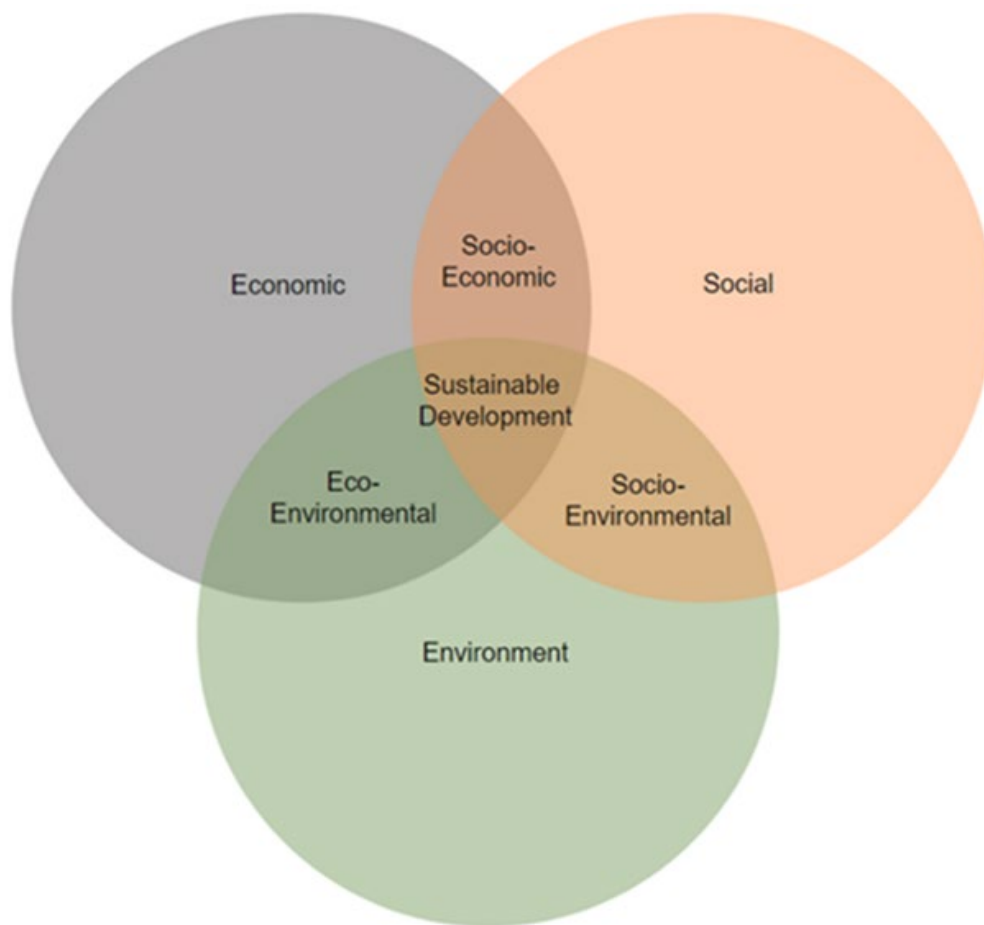
Of or relating to human society, the interaction of the individual and the group, or the welfare of human beings as members of society.⁴⁰

1.43. Sustainable Economic Development

A Theoretical framework based on *economic, social, and environmental* synergy.⁴¹ See *Sustainable Economic Development Venn Diagram*.

1.44. Sustainable Redevelopment

New construction on a site having pre-existing uses. *Sustainable redevelopment* represents a process of land development that *revitalizes* the physical, *economic, and social* fabric of urban space.⁴²



Sustainable Economic Development Venn Diagram

40 [HTTPS://WWW.MERRIAM-WEBSTER.COM/Dictionary/SOCIAL](https://www.merriam-webster.com/dictionary/social)

41 DR. EDWARD B. BARBIER (1987)

42 CAVES, R. W. (2004). *ENCYCLOPEDIA OF THE CITY*. ROUTLEDGE. PP. 556. ISBN 9780415252256.

2. ECONOMIC

2.1. Goal

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

2.2. Redevelopment

2.2.1 Intent

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

2.2.1.2 To the greatest extent determined feasible, the *Agency* may afford maximum opportunity in carrying out the Plan's provisions consistently with the sound needs of the Governing Body as a whole and rehabilitate or redevelop the *Area* by private enterprise.⁴³

2.2.1.3 Removal of *blighted* conditions that include areas that lead to *economic distress*⁴⁴ and *economic and social liabilities* that impose onerous burdens, which ... delay the provision of housing accommodations, aggravate traffic problems, and substantially hamper the elimination of traffic hazards and the improvement of traffic facilities.⁴⁵

2.2.1.4 Identification and planning the elimination of such conditions affecting the health, safety, and welfare of the residents of such counties and municipalities and impeding their growth and *economic and social* development.⁴⁶

2.2.1.5 *Revitalize, rehabilitate, and redevelop* the *Governing Body* designated deteriorating and *economically distressed* coastal tourist area, reducing or maintaining evacuation time, as appropriate, and ensuring protection for *Area* properties against exposure to natural disasters.^{47 and 48}

2.2.1.6 Tax base preservation and enhancement.^{49 and 50}

2.2.2 Policies

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

2.2.2.2 *Revitalize* the coastal tourist area, especially those entities that draw more than 35,000 tourists annually or lease property from the *Agency* or trust fund participating entities.⁵¹

43 FLORIDA STATUTE 163.345 (1)

44 FLORIDA STATUTE 163.340 (8)

45 FLORIDA STATUTE 163.340 (1)

46 FLORIDA STATUTE 163.340 (6)

47 FLORIDA STATUTE 163.340 (7)

48 FLORIDA STATUTE 163.340 (9)

49 FLORIDA STATUTE 163.335 (5)

50 FLORIDA STATUTE 163.353

51 FLORIDA STATUTE 163.371 (2)

- 2.2.2.3 Reduction or maintenance of natural disaster evacuation times. Ensure property protection against natural disaster exposure,⁵² including the following listed from Florida Distaster.org:⁵³
- 2.2.2.4 Drought.
- 2.2.2.5 Earthquake.
- 2.2.2.6 Extreme cold.
- 2.2.2.7 Flood.
- 2.2.2.8 Hazardous materials.
- 2.2.2.9 Hurricane.
- 2.2.2.10 Lightning.
- 2.2.2.11 Marine hazard.
- 2.2.2.12 Radiological emergency.
- 2.2.2.13 Space weather.
- 2.2.2.14 Terrorism.
- 2.2.2.15 Thunderstorms.
- 2.2.2.16 Tornadoes.
- 2.2.2.17 Wildfires.
- 2.2.2.18 Excessive warming.
- 2.2.2.19 Reduction or maintenance of long-term man-made disaster exposure to sea level rise, coastal risks,⁵⁴ and air pollutants.⁵⁵
- 2.2.2.20 Pandemic.
- 2.2.2.21 Encourage, to the greatest extent feasible, private enterprise redevelopment according to the *Plan*,⁵⁶ giving special consideration to recommendations by the following:
 - 2.2.2.22 CAC.
 - 2.2.2.23 Architectural Review Board.
 - 2.2.2.24 Tree & Landscape Preservation Board.
 - 2.2.2.25 Planning Commission.
 - 2.2.2.26 Code Enforcement Special Magistrate.
 - 2.2.2.27 Nuisance Abatement Board.
 - 2.2.2.28 Bradenton Housing Authority.
 - 2.2.2.29 Affordable Housing Advisory Committee.
 - 2.2.2.30 Public Art Advisory Board.
 - 2.2.2.31 Manatee County Tourist Development Tax Advisory Board
- 2.2.2.32 Encourage new public and private employment,⁵⁷ and ⁵⁸ and housing opportunities, especially those types that are in short supply.⁵⁹
- 2.2.2.33 Encourage the sound growth of the *Area's* taxable real property.⁶⁰
- 2.2.2.34 Support the development of maker spaces or business incubators.⁶¹

52 FLORIDA STATUTE 163.360 (7) (E)

53 [HTTPS://WWW.FLORIDADISASTER.ORG/HAZARDS/](https://www.floridadisaster.org/HAZARDS/)

54 [HTTPS://CLIMATECENTER.FSU.EDU/TOPICS/SEA-LEVEL-RISE](https://climatecenter.fsu.edu/topics/sea-level-rise)

55 [HTTPS://FLORIDADEP.GOV/AIR/AIR/CONTENT/AIR-QUALITY-101](https://floridadep.gov/air/air/content/air-quality-101)

56 FLORIDA STATUTE 163.345

57 FLORIDA STATUTE 163.335 (1)

58 FLORIDA STATUTE 163.335 (4)

59 FLORIDA STATUTE 163.362 (8)

60 FLORIDA STATUTE 163.335 (1)

61 FLORIDA STATUTE 163.335 (1)

2.3. Image

2.3.1 Intent

- 2.3.1.1 The *Agency* may *disseminate slum clearance and blighted area* redevelopment information⁶² as follows:
- 2.3.1.2 File an annual report.⁶³
- 2.3.1.3 Sponsor and finance dissemination of redevelopment activities and programs⁶⁴ not limited to the following:
- 2.3.1.4 Commerce.
- 2.3.1.5 Image.
- 2.3.1.6 Culture.
- 2.3.1.7 Emergency Management and Resiliency.
- 2.3.1.8 Housing.
- 2.3.1.9 Infrastructure.
- 2.3.1.10 Property Maintenance.
- 2.3.1.11 Public Safety.
- 2.3.1.12 File an annual audit.⁶⁵
- 2.3.1.13 Apply for third-party redevelopment awards from related associations and conferences.
- 2.3.1.14 Use teachable redevelopment opportunities not limited to the following:
- 2.3.1.15 Relative state and national conventions.
- 2.3.1.16 Training courses and sessions.
- 2.3.1.17 University and college courses and certifications.
- 2.3.1.18 Earn certifications related to redevelopment, project management, finance, and other related activities.

2.3.2 Policies

- 2.3.2.1 *Disseminate* positive information that reflects the *Agency's* programs and services through various mediums, programs, and projects.
- 2.3.2.2 Develop the *Agency* brand.
- 2.3.2.3 Maximize public opportunities to disseminate *Agency* activities and information, including the following:
- 2.3.2.4 Finance public events to thoroughly disperse and spread the *Agency's* redevelopment information.
- 2.3.2.5 Finance events that visibly increase the presence of community policing innovation as an element of a community policing innovation plan.
- 2.3.2.6 Establish at least one (1) *Area Merchants' Association Main Street Program*.

2.4. Property Maintenance

2.4.1 Intent

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

62 FLORIDA STATUTE 163.370 (2) (B)

63 FLORIDA STATUTE 163.371 (2)

64 FLORIDA STATUTE 163.370 (2) (B)

65 FLORIDA STATUTE 163.387 (8)

- 2.4.1.1.1 Carrying out a voluntary or compulsory repair and rehabilitation program of buildings and improvements.⁶⁶
- 2.4.1.1.2 Enforcing state and local laws, codes, and regulations relating to land use, the use and occupancy of buildings and improvements, and the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.⁶⁷
- 2.4.1.1.3 Affording maximum opportunity, consistent with the sound needs of the county or municipality as a whole, to the rehabilitation or redevelopment of the Area by private enterprise ⁶⁸... including... the enforcement of other laws, codes, and regulations relating to the use of land and the use and occupancy of buildings and improvements.

2.4.2 Policies

- 2.4.2.1 Support *Governing Body* compliance by *intensifying* compliance efforts in the *Area*.
- 2.4.2.2 Encourage neighborhood *conservation* by providing intensified code enforcement to remove *blight* or unsanitary conditions creating safe, livable neighborhoods conducive to reinvestment by residents, infill developers, and financial institutions.
- 2.4.2.3 Use incentives to aid code compliance.
- 2.4.2.4 The *Agency* may assist in correcting *non-conformities* and inconsistent future land use issues.

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

3. ENVIRONMENT

3.1 Goal

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

3.2 Emergency Management and Resiliency

3.2.1 Intent

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

- 3.2.1.1.1 Notwithstanding any other provisions of this part, when the *Governing Body* certifies that an area needs redevelopment or rehabilitation resulting from an emergency under F.S. 252.34(4), concerning which the Governor has certified the need for emergency assistance under federal law, that area may be certified as a *blighted area*.⁶⁹
- 3.2.1.1.2 Eliminate and prevent *slums* and *blight* and encourage community rehabilitation^{70,71,72, and 73}, especially by private enterprises.⁷⁴
- 3.2.1.1.3 *Slums* have physical or *economic* conditions that are conducive to⁷⁵, a focal center⁷⁶ and spread⁷⁷ of disease.
- 3.2.1.1.4 *Blight* leads to *economic distress*⁷⁸ and includes falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality and residential⁷⁹ and commercial vacancy rates higher in the *Area* than in the remainder of the county or municipality.⁸⁰
- 3.2.1.1.5 The *Plan* and resulting revitalization and redevelopment for a coastal tourist area that is *deteriorating* and *economically distressed*⁸¹ will reduce or maintain evacuation time, as appropriate, and ensure protection for the property against exposure to natural disasters.⁸²

3.2.2 Policies

3.2.2.1 *Increment revenue* may be used within the existing *Area* boundaries to *revitalize* a coastal tourist area, reduce or maintain evacuation time, and

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

ensure property protection against natural disaster exposure. *increment revenue*-funded emergency management activities may remain in effect for the duration of the Governor’s Public Health Emergency certification or until its *Board* and *Governing Body* deem its duration by resolution.

- 3.2.2.2 *Increment revenue* may be used to finance emergency management mitigation, preparation, response, and recovery activities, especially to standards such as the Insurance Industry’s Institute for Business and Home Safety’s Fortified and Open for Business programs or the like.
- 3.2.2.3 Emergency remediation activities may include any activities agreed upon by the *Board* and *Governing Body* by resolution.
- 3.2.2.4 *Increment revenue* may be used to address *sustainable redevelopment* activities not limited to sea-level rise, global warming, alternative energy creation, carbon removal, and both sole source and non-sole source pollutant remediation.

3.3 Infrastructure

3.3.1 Intent

- 3.3.1.1 The *Agency* may *intensify* the *Governing Body*’s infrastructure projects by undertaking programs and projects for the elimination of *blight* that include the following:
 - 3.3.1.1.1 Inadequacies include street layouts, parking facilities, roadways, bridges, or transportation facilities.⁸³
 - 3.3.1.1.2 Aggravated traffic problems that substantially hamper traffic hazards.⁸⁴
 - 3.3.1.1.3 Lack of modern traffic requirements.⁸⁵
 - 3.3.1.1.4 Existing traffic congestion and lack of parks, playgrounds, other public improvements, and structures.⁸⁶
 - 3.3.1.1.5 *Intensify* the *Governing Body*’s maintenance programs. Including the creation of a sinking fund and that interest may finance such intensity.^{87and 88}

3.3.2 Policies

- 3.3.2.1 Support *Governing Body* infrastructure projects and micro-mobility programs not on a Capital Improvement Plan (CIP) for three years.⁸⁹
- 3.3.2.2 Develop multimodal transportation corridors like Urban Transit Circulator, freight, or intermodal hubs.
- 3.3.2.3 Improve access to public parks and open spaces.
- 3.3.2.4 Support the *Governing Body* and trust fund investing taxing authority, leased placemaking destinations that encourage *economic*, *environmental*, and *social* well-being, especially in a coastal tourism area.
- 3.3.2.5 Plan and implement large (greater than 2 acres) parks and public access to the water.
- 3.3.2.6 Develop linear parks, trails, and walks, especially those that connect to other *Agency Areas* and placemaking destinations.

83 FLORIDA STATUTE 163.340 (8) (A)

84 FLORIDA STATUTE 163.335 (1)

85 FLORIDA STATUTE 163.360 (8) (B) 2.

86 FLORIDA STATUTE 163.350

87 FLORIDA STATUTE 163.370 (2) (F)

88 FLORIDA STATUTE 421 (5)

89 FLORIDA STATUTE 163.370 (3) (B)

- 3.3.2.7 Install Low Impact Development (LID) including permeable pavers and bioswales.
- 3.3.2.8 Correct existing infrastructure deficiencies, primarily Americans with Disabilities Act issues.
- 3.3.2.9 Support *PACE* and *C-PACE* projects.
- 3.3.2.10 Prioritize improvements at intersections with unusually high accident rates.
- 3.3.2.11 Construct “welcome signs” located at the gateways into the *Area* and wayfinding signs.
- 3.3.2.12 Maintain existing access and seek opportunities to increase public access to the waterfront.
- 3.3.2.13 Plan and develop adequate park and recreational areas and facilities, considering the health, safety, and welfare of children residing in the general vicinity of the site covered by the *Plan*.
- 3.3.2.14 Consider alternative forms of intersection design, such as roundabouts and other public transportation safety improvements.
- 3.3.2.15 Address *environmental* concerns and redevelopment related to *brownfield sites and areas*.
- 3.3.2.16 Create a sinking fund whose interest may finance intensity public maintenance of redevelopment area public capital projects above governing body standards.

3.4 Remediation

3.4.1 Intent

- 3.4.1.1 *Environmentally rehabilitate or conserve* ^{90 and 91} or a combination of both to redevelop properties in the *Area*.
- 3.4.1.2 Cooperate among federal, state, and local agencies to accomplish timely cleanup activities and the redevelopment or reuse of *brownfield sites*.⁹²
And ⁹³
- 3.4.1.3 Encourage the designation of the *Area* as a *brownfield area*.⁹⁴
- 3.4.1.4 Use *increment revenue* as incentives to significantly improve the utilization, general condition, and appearance of the *brownfield site or area*.⁹⁵ The *Agency* may be used to the fullest extent of the law to encourage redeveloping *brownfield sites and areas*. These incentives may assist as follows:
 - 3.4.1.4.1 Financial.
 - 3.4.1.4.2 Regulatory.
 - 3.4.1.4.3 Technical.⁹⁶
- 3.4.1.5 Remediation and redevelopment are public investments promoting job creation and eliminating public health and *environmental* hazards.⁹⁷
- 3.4.1.6 Governmentally owned property with adverse *environmental* conditions caused by a public or private entity.⁹⁸

90 FLORIDA STATUTE 163.335 (2)

91 FLORIDA STATUTE 163.340 (9)

92 FLORIDA STATUTE 163.400 (C)

93 FLORIDA STATUTE 376.84 (A)

94 FLORIDA STATUTE 376.79 (4)

95 FLORIDA STATUTE 376.84 (A)

96 FLORIDA STATUTE 376.84

97 FLORIDA STATUTE 376.84

98 FLORIDA STATUTE 163.340 (N)

3.4.2 Policies

- 3.4.2.1 *Increment revenue* grants may be used to support the State of Florida Brownfield Redevelopment Program tax credits.
- 3.4.2.2 When an incentive is applied for, The *Agency* may loan property *owners* remediation funds as part of a Florida Brownfield Redevelopment Program Brownfield Site Rehabilitation Agreement (BSRA) where program tax credits are monetized.
- 3.4.2.3 A redevelopment grant may be applied for after a remediation loan once the state tax credits have been awarded to the *Agency*.
- 3.4.2.4 The *Agency* may acquire perceived *brownfield sites and areas* for remediation, tax credit collection and sale, and private-sector redevelopment.

4. SOCIAL

4.1 Goal

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

4.2 Culture

4.2.1 Intent

- 4.2.1.1 The *Agency* may *intensify* the *Governing Body's* cultural activities as follows:
- 4.2.1.2 Redevelopment activities, projects, rehabilitation, or *conservation* in the *Area*, or any combination or part thereof, following the *Plan* and may include preparing such the *Plan*.⁹⁹
- 4.2.1.3 The rehabilitation, *conservation*, or redevelopment, or a combination thereof ... necessary for the interest of the public health, safety, morals, or welfare of the residents of the *Governing Body*.¹⁰⁰
- 4.2.1.4 The susceptible *conservation* or rehabilitation in such a manner that the conditions and evils enumerated may be eliminated, remedied, or prevented, and those salvageable *slums* and *blighted areas* can be conserved and *rehabilitated* through appropriate public action.¹⁰¹
- 4.2.1.5 Identifying and planning the elimination of such conditions affecting the health, safety, and welfare of the residents of such counties and municipalities and impeding their growth and economic and social development.¹⁰²

4.2.2 Policies

- 4.2.2.1 *Increment revenue* may be used to *revitalize* a coastal tourist area and ensure property protection against natural disaster exposure, especially the following uses:
- 4.2.2.2 Cultural sites are not limited to museums, aquariums, theatres, performing art centers, or convention centers.
- 4.2.2.3 *Historical Preservation Governing Body*, State and Federal certified sites.
- 4.2.2.4 Artistic sites certified by the *Governing Body*.
- 4.2.2.5 Public and private art's financial support may be considered an *increment revenue* expenditure.
- 4.2.2.6 Special consideration will be given to conserving existing *social* cultures by supporting a Mainstreet program created through the State of Florida Mainstreet Program in the *Area* and identifying and preventing excessive gentrification.

99 FLORIDA STATUTE 163.340 (9)

100 FLORIDA STATUTE 163.355 (2)

101 FLORIDA STATUTE 163.335 (2)

102 FLORIDA STATUTE 163.335 (6)

4.3 Housing

4.3.1 Intent

- 4.3.1.1 The *Agency* may *intensify* the *Governing Body's* housing stock by:
- 4.3.1.2 Providing for the *Area's* low to moderate housing development...The *Agency* may coordinate with the housing authority or other *affordable housing* entities within the *Area* concerning its housing development.¹⁰³
- 4.3.1.3 Undertaking activities or projects for the provision of housing, whether for rent or sale, to residents of low or moderate income, including the *elderly*.¹⁰⁴
- 4.3.1.4 Develop, test, report methods and techniques, and carry out demonstrations and other activities ... for new or improved means of providing *sustainably developed* and resilient housing.¹⁰⁵
- 4.3.1.5 Providing *affordable housing* to residents of low or moderate income, including the *elderly*.^{106,107,108, and 109}

4.3.2 Policies

- 4.3.2.1 The *Agency* may assist the *Governing Body* in encouraging new and *rehabilitated* housing as follows:
- 4.3.2.2 Develop rent buydowns for workforce housing, especially for employees in the *Area*.¹¹⁰
- 4.3.2.3 Support *rehabilitation* grants for *deteriorated* housing.
- 4.3.2.4 Complement financing programs for infill development and housing affordability for workforce, low and moderate-income households.
- 4.3.2.5 Incentivize developers for providing housing sites.
- 4.3.2.6 Incentivize building projects receiving public funds to use energy-efficient building materials and methods exceeding the Florida Building Code in new construction and substantial *rehabilitation* projects.
- 4.3.2.7 Examine additional density bonuses for the inclusion of *affordable housing* and *workforce housing* units within each residential project and establish *intensity* bonuses for the inclusion of *affordable housing* units within the mixed-use development.
- 4.3.2.8 Achieve structural soundness and aesthetic improvement of existing housing and prevent existing standard units from becoming substandard.
- 4.3.2.9 Develop new methodologies for low, moderate, workforce, and market-rate housing not limited to:
 - 4.3.2.10 Land trusts and land banks.
 - 4.3.2.11 Rental or ownership markets.
 - 4.3.2.12 Alternative energy point sourcing.
 - 4.3.2.13 Pocket neighborhoods.
 - 4.3.2.14 Sustainably affordable financial accommodations.
 - 4.3.2.15 Natural disaster and energy resilient construction.
 - 4.3.2.16 Support *PACE* and *C-PACE* and similar program projects.

103 FLORIDA STATUTE 163.360 (2) (C)

104 FLORIDA STATUTE 163.340 (9)

105 FLORIDA STATUTE 163.370 (2) (J)

106 FLORIDA STATUTE 163.335 (6)

107 FLORIDA STATUTE 163.340 (9)

108 FLORIDA STATUTE 163.340 (10)

109 FLORIDA STATUTE 163.350

110 FLORIDA STATUTE 163.340 (9)

- 4.3.2.17 The *Agency* shall not minimize the *redevelopment* market, and thus the tax base, by supporting less-than-market-value housing.
- 4.3.2.18 Incentive all new housing units, regardless of income, that meet one of the following:
- 4.3.2.19 A cost/benefit analysis over the *Agency's* life.
- 4.3.2.20 Redevelop a Governing Body-designated slum or blighted structure.
- 4.3.2.21 *Remediate* and *redevelop* a designated brownfield site or area.

4.4 Public Safety

4.4.1 Intent

- 4.4.1.1 The *Agency* may intensify the Governing Body's community policing innovation activities following:
- 4.4.1.2 The powers conferred...are for public uses and purposes for which public money may be expended and police power exercised. The necessity in the public interest for the provisions herein enacted is declared a matter of legislative determination.¹¹¹
- 4.4.1.3 At any time after the creation of the *Agency*, the *Governing Body* may appropriate to the *Agency* such amounts as it deems necessary for the administrative expenses and overhead of the *Agency*, including the development and implementation of *community policing innovations* or *CPTED*.¹¹²
- 4.4.1.4 A *Governing Body* may delegate such powers to the *Agency* created under s. 163.356, except...the power to approve the development of *community policing innovations*.¹¹³
- 4.4.1.5 The ... *Plan* may provide for developing and implementing *community policing innovations*.¹¹⁴

4.4.2 Policies

- 4.4.2.1 The *Agency* shall not institute community policing innovation unless:
- 4.4.2.2 The *Governing Body* has approved its development.
- 4.4.2.3 It is noted in the *Plan*.
- 4.4.2.4 The *Agency* may assist the *Governing Body* with the following:
- 4.4.2.5 The *increment revenue* funding provides for a strengthening of existing policing resources.
- 4.4.2.6 Encourage *community policing innovation* through *CPTED* in buildings, streets, and other designs.
- 4.4.2.7 Make use of *community policing innovation* as defined by its *redevelopment* definition.
- 4.4.2.8 Make use of *CPTED*.
- 4.4.2.9 Construct a new police department building if the construction or expansion is contemplated as part of a *community policing innovation* and *redevelopment*.
- 4.4.2.10 Address homelessness and vagrancy issues.

111 FLORIDA STATUTE 163.335 (3)

112 FLORIDA STATUTE 163.356 (3) (E)

113 FLORIDA STATUTE 163.358 (5)

114 FLORIDA STATUTE 163.370 (2) (O)

5. STATUTORY POWERS

5.1 GOAL

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

5.1.1 Intent

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

5.1.2 Policies

- 5.1.2.1 Acquire real property through purchase, condemnation, or other lawful means, to assist or facilitate the *redevelopment* process.
- 5.1.2.2 *Rehabilitate* or require to be rehabilitated as part of a lease or sale, any property within the *Area*.
- 5.1.2.3 If a property is deemed to be worthy of *rehabilitation* and is in the path of a *redevelopment* project, the *Agency* may authorize the funds necessary to move it to a new location.
- 5.1.2.4 Cooperate and coordinate with other public entities in the implementation of this *Plan*, in order to optimize the value of the community's investment in the *Area*.
- 5.1.2.5 Enter into agreements to ensure the preservation, maintenance and/or operation of real property within the *Area*.
- 5.1.2.6 Authorize the demolition, removal or clearance of buildings, structures and other improvements on real property it has purchased within the *Area*, to aid in the *Area's redevelopment*.
- 5.1.2.7 Undertake building and/or site preparation on any real property within the *Area*, to assist in the *redevelopment* process.
- 5.1.2.8 Shall advise the *Governing Body* on the timing and location of public improvements, including surface improvements and subsurface infrastructure, to be accomplished within the *Area*. The recommendations shall be consistent with the adopted Comprehensive Plan and may be financed by the *Agency* if not part of the *Governing Body's* Capital Improvement Program (CIP) or otherwise prohibited by law.
- 5.1.2.9 Sell, or otherwise dispose of, real property within the *Area*, in accordance with the *Plan*. The property may be disposed of at Fair Value, rather than at the Appraised Value. The documents of conveyance will contain any conditions necessary to safeguard the goals of the *Plan*.
- 5.1.2.10 The *Agency* is not authorized with the following powers:

- 5.1.2.10.1 Eminent domain.¹¹⁵
- 5.1.2.10.2 Construct or expand administrative buildings for public bodies or police and fire buildings unless each taxing authority agrees to such method of financing for the construction or expansion or unless the construction or expansion is contemplated as part of a *community policing innovation*.¹¹⁶
- 5.1.2.10.3 Install, construct, reconstruct, repair, or alter any publicly owned capital improvements or projects if such projects or improvements were scheduled to be installed, constructed, reconstructed, repaired, or altered within 3 years of the approval of the *Plan* by the *Governing Body* pursuant to a previously approved public capital improvement or project schedule or plan of the *Governing Body* which approved the *Plan* unless and until such projects or improvements have been removed from such schedule or plan of the *Governing Body* and 3 years have elapsed since such removal or such projects or improvements were identified in such schedule or plan to be funded, in whole or in part, with funds on deposit within the *redevelopment* trust fund.¹¹⁷
- 5.1.2.10.4 General government operating expenses unrelated to the planning and carrying out of a *Plan*.¹¹⁸
- 5.1.2.10.5 Fund third-party entity administrative, project, or program costs not associated with this *Plan*.¹¹⁹

¹¹⁵ FLORIDA STATUTE 163.335 (7)

¹¹⁶ FLORIDA STATUTE 163.370 (3) (A)

¹¹⁷ FLORIDA STATUTE 163.370 (3) (B)

¹¹⁸ FLORIDA STATUTE 163.370 (3) (C)

¹¹⁹ JEFF ORIS

6. STATUTORY REQUIRED ELEMENTS OF THE PLAN

6.1 GOAL

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

6.1.1 Intent

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

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

APPENDIX A

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

APPENDIX B

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

APPENDIX C

6.1.1.1.4 The approximate number of dwelling units.

2,000

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

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

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

Neighborhood Impact Element

All neighborhoods will see positive improvements with the advent of the programs and projects identified in this *Plan*. Some areas of interest are as follows:

Resident relocation is nominal, as most of the projects are scheduled on government-owned properties and rights of way. Resident programs encourage the *homeowner* to remain in the redeveloped property.

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

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

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

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

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

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

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

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

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

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

The *Governing Body* and *Agency* will follow all applicable statutory requirements if relocation of residential *occupants* is required. Provide an element of residential use in the *Area* if such use exists in the *Area* prior to the adoption of the *Plan* or if the *Plan* is intended to remedy a shortage of *affordable housing* to residential *occupants* of low or moderate income, including the *elderly*, or if the *Plan* is not intended to remedy such shortage, the reasons therefor. The *Plan* is intended to remedy a shortage of *affordable housing* to residents of low or moderate income, including the *elderly*.

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

APPENDIX D

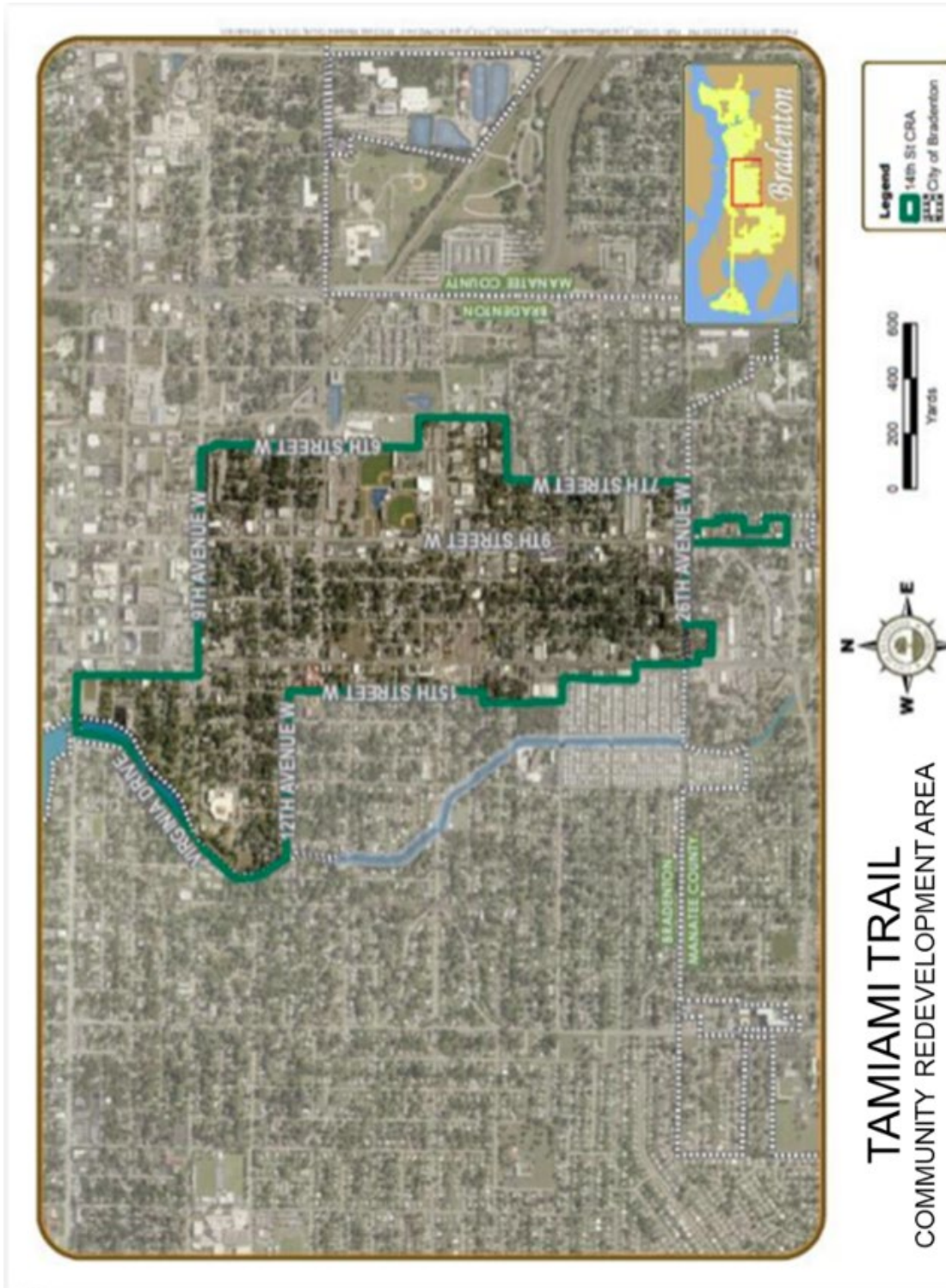
- 61.1.1.12 Provide a time certain for completing all *redevelopment* financed by *increment revenues*. Such time certain shall occur no later than 30 years after the fiscal year in which the *Plan* is approved, adopted, or amended according to s. 163.361(1). However, for any *Agency* created after July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

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

APPENDIX A

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

APPENDIX B



APPENDIX C

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

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

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

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

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

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

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

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

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

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

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

APPENDIX D

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

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

