



**ECONOMIC INCENTIVE PROGRAM**  
**Manatee County Government**  
**Bradenton, Florida**  
*(Revised: January 2013)*

# ECONOMIC INCENTIVE PROGRAM

## Manatee County Government, Bradenton Florida

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# ECONOMIC INCENTIVE PROGRAM

## Manatee County Government, Bradenton Florida

### Rapid Response Services

Contact:  
Neighborhood Services Department  
Economic Development Division  
Karen Stewart, Economic Development Program Manager  
(941) 749-3029, extension 6832  
[karen.stewart@mymanatee.org](mailto:karen.stewart@mymanatee.org)

[Neighborhood Services Department Webpage](#)

[Economic Development Division Webpage](#)

### \*\* Customized Rapid Response Team Incentive

New and existing business development is provided with an expedited review of all County related services. The Team is led by the Economic Development Program Manager. Potential customers contact the County prior to submittal of new development or business expansion to review project elements. The Economic Development Program Manager establishes the team of County Departments inclusive of the Building and Development Services Department, Utilities Department and Public Works Department for expedited review process for each project. This service includes the Qualified Economic Impact Service, Fast Track Service; County initiated Rezone Process, Streamlined Procurement Process and Individual Project Customization, when needed.

### \* Qualified Economic Impact Incentive (Local Companies)

- The company must:
  1. Export the majority (55% or more) of its products or services outside Manatee/Sarasota Counties (Manufacturers, corporate headquarters, telecommunication centers, distribution centers, etc.)
  2. And/or provides high-end training or research to a customer base of 65% from outside the two county region. (Research facilities, medical colleges, sports training complexes, etc.)
  3. Or, is a supplier to local value-added industries where 75% of the company's clients are local value-added industries.
- The company must be environmentally compatible, represent an end-user, and will create or retain quality job opportunities meeting the following thresholds:

**Existing local company** (Manatee County) ... wages at or above the local average annual wage.

**Relocating/new company...** wages that are 115% of the local average annual wage. In addition, the project must create a minimum of 5 new jobs for Manatee County.

*Note: A project within an Enterprise Zone or Community Redevelopment Area may be eligible for lower thresholds.*

# ECONOMIC INCENTIVE PROGRAM

## Manatee County Government, Bradenton Florida

### **Business Expansion and/or Relocation**

Contact:

Neighborhood Services Department  
Economic Development Division  
Karen Stewart, Economic Development Program Manager  
(941) 749-3029, extension 6832  
[karen.stewart@mymanatee.org](mailto:karen.stewart@mymanatee.org)

[Bradenton Area Economic Development Corporation Webpage](#)

[Manatee County Chamber of Commerce](#)

### **\*\* Job Creation Incentive**

- **Florida Qualified Target Industries Tax Refund**
  - This incentive is available for companies that create high wage jobs in certain targeted high value-added industries as determined by the Enterprise Florida. This incentive includes refunds on corporate income, sales, ad valorem, intangible personal property, insurance premium and certain other taxes. Coordinated with Bradenton Area Economic Development Corporation and Florida Department of Economic Opportunity. Includes a local match.
- **Quick Action Closing Fund Local Match**
  - Available to applicants qualified for the QTI program that create new high-wage job opportunities, with exceptionally high wages and capital investment, either by expanding an existing business within the County or by bringing a new business to the County. Coordinated through Bradenton Area Economic Development Corporation and the Florida Department of Economic Opportunity. Requires State and County approval.
- **Economic Development Incentive Grant (EDI)**
  - This local incentive is available to qualified applicants creating new high-wage job opportunities, with exceptionally high wages and capital investment, either by expanding an existing business within the County or by bringing a new business to the County. This incentive is customized per business based on the number of jobs created and percent above 115% of the state average local wage as described above. It is offered to qualifying business regardless of location in Manatee County.
- **Transportation Impact Fee Incentive**
  - Available to qualified business toward the mitigation of transportation impact fees assessed to development. Applications must be requested by the business to the Economic Development Program Manager of the County. Applications must be reviewed and determined eligible by all appropriate Departments of the County, before a request for approval to the Board of County Commissioners is processed.

**ECONOMIC INCENTIVE PROGRAM**  
**Manatee County Government, Bradenton Florida**

	<ul style="list-style-type: none"><li>○ <b>Industrial Revenue Bonds</b><ul style="list-style-type: none"><li>• Incentive: Industrial Development Revenue Bonds (IDRBs) finance business and industrial expansions for firms with strong credit. IDRBs can provide low-interest loans for large projects by permitting the borrower to take advantage of long-term financing with lower than prime interest rates. The determination shall be based upon review of the application and other requested information for IDRB financing and shall include, but not be limited to consideration of: 1) environmental impacts; 2) jobs created; 3) relationship to economic development programs; 4) additional economic impacts; 5) nature of commitment owners and developers of the project are prepared to make to secure the commitment to provide benefits to Manatee County; 6) impact on public service and facilities; and 7) consistency with the County's land development code and the likelihood of obtaining zoning and land use and development approvals. The County Administrator has the authority to provide procedures for the review of the application and provide consent to issuance based upon the best interest of the County.</li></ul></li> <li>○ <b>Quick Response Training Program (QRT)</b><ul style="list-style-type: none"><li>• The QRT is an employer-driven training program designed to assist new value-added businesses and provide existing Florida businesses the necessary training for expansion. A state educational facility-community college, area technical center, school district or university - is available to assist with application and program development or delivery. The educational facility also serves as fiscal agent for the project. The company may use in-house training, outside vendor training programs or the local educational entity to provide training. Reimbursable training expenses include: instructors'/trainers' wages, curriculum development, and textbook/manuals. This program is customized, flexible and responsive to individual company needs. For more information regarding QRT, contact Bradenton Area Economic Development Corporation.</li></ul></li></ul>
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# ECONOMIC INCENTIVE PROGRAM

## Manatee County Government, Bradenton Florida

<p><b><u>Business Retention</u></b></p> <p>Contact:          Neighborhood Services Department          Economic Development Division          Karen Stewart, Economic Development Program Manager          (941) 749-3029, extension 6832  <a href="mailto:karen.stewart@mymanatee.org">karen.stewart@mymanatee.org</a></p> <p><a href="#"><u>Bradenton Area Economic Development Webpage</u></a></p>	<p><b>** Customized Business Retention Services</b></p> <p>Business seeking to maintain their services in Manatee County can explore training options for employees through the Incumbent Worker Training (IWT) Program. IWT is a program that provides training to currently employed workers to keep Florida’s workforce competitive in a global economy and to retain existing businesses. The program is available to all Florida businesses that have been in operation for at least one year prior to application and require skills upgrade training for existing employees. Priority is given to businesses in targeted industries, Enterprise Zones, HUB Zones, Inner City Distressed areas, Rural Counties and areas, and Brownfield areas. Contact Bradenton Area Economic Development Corporation Office for more details about this program. To receive individual customized services through the County Rapid Response Program contact the Economic Development Program Manager.</p>
<p><b><u>Fee Mitigation Services</u></b></p> <p>Contact:          Neighborhood Services Department          Economic Development Division          Karen Stewart, Economic Development Program Manager          (941) 749-3029, extension 6832  <a href="mailto:karen.stewart@mymanatee.org">karen.stewart@mymanatee.org</a></p>	<p><b>** Fee Refunds</b></p> <ul style="list-style-type: none"> <li>○ <b>Housing Related Fee Refunds</b> <ul style="list-style-type: none"> <li>• All projects with affordable housing units shall be eligible for refunds of County review fees (e.g. planning, building, engineering) as permitted by law. For projects where less than 25% of the project is affordable, the fees refunded shall be a pro-rata share of the fees for the entire project. For example, projects with 15% affordable units will be eligible to request a refund of review fees only on the units designated affordable. Projects which have 25% or greater affordable units will be eligible to request a full refund of County review fees for the entire project. Note, this does not include impact fees, facility investment fees, connection fees or similar fees.</li> </ul> </li> <li>○ <b>Impact Fee Program for Housing</b> <ul style="list-style-type: none"> <li>• In an effort to minimize the impact on affordable households of increasing impact fees, the County, pursuant to Resolution R-04-67, has elected to pay the increases in County and educational impact fees which were effective after June 18, 2004. All affordable units are eligible to have the County pay this increment.</li> </ul> </li> </ul>

# ECONOMIC INCENTIVE PROGRAM

## Manatee County Government, Bradenton Florida

### Impact Fee Schedule



Manatee County Impact Fee Schedule  
for Unincorporated Areas  
October 1, 2011

EXHIBIT 8-1

NOTE: Does not include any adjustments for water or sewer fees. Contact the Manatee County Utilities Department for information on water and sewer fees.

	County Wide Parks	Law Enforce- ment	Public Safety	Roads	Total County Fee
<b>RESIDENTIAL (Per Housing Unit)</b>					
<b>Single Family Detached</b>					
0-2 bedrooms	\$1,177.02	\$471.52	\$250.77	\$3,254.87	\$5,154.18
3 bedrooms	\$1,426.82	\$572.05	\$304.29	\$3,946.03	\$6,249.19
4+ bedrooms	\$1,878.44	\$752.90	\$400.46	\$4,741.66	\$7,773.47
<b>Townhouse/Duplex</b>					
0-2 bedrooms	\$1,042.81	\$604.91	\$254.09	\$1,542.90	\$3,444.71
3+ bedrooms	\$1,528.61	\$886.29	\$372.19	\$1,918.80	\$4,705.90
<b>Manufactured Homes</b>					
0-2 bedrooms	\$505.12	\$258.25	\$166.25	\$1,183.82	\$2,113.44
3+ bedrooms	\$612.32	\$313.59	\$201.88	\$1,436.30	\$2,564.09
<b>All Other Housing Types</b>					
0-2 bedrooms	\$702.43	\$320.34	\$180.71	\$1,627.06	\$2,830.54
3+ bedrooms	\$1,101.19	\$502.49	\$283.48	\$2,272.27	\$4,159.42
<b>NONRESIDENTIAL (Per 1,000 sq ft unless otherwise stated)</b>					
Commercial/Shop Cir	n/a	\$516.23	\$127.96	\$7,152.15	\$7,796.34
Office	n/a	\$606.31	\$133.22	\$1,822.88	\$2,562.41
Hospital	n/a	\$490.03	\$101.03	\$2,734.32	\$3,325.38
Mini-Warehouse	n/a	\$165.13	\$77.05	\$414.29	\$656.47
Warehouse	n/a	\$153.71	\$75.71	\$589.95	\$819.37
Manufacturing	n/a	\$127.12	\$74.43	\$426.16	\$627.71
Light Industrial	n/a	\$141.97	\$75.81	\$776.46	\$994.24
Church (without weekday school or day care)	n/a	\$234.10	\$91.92	\$1,508.02	\$1,834.04
Nursing Home	n/a	\$183.72	\$637.96	\$2,126.39	\$2,948.07
Day Care	n/a	\$715.19	\$100.62	\$3,310.39	\$4,126.20
Secondary School (High School, Middle School)	n/a	\$715.19	\$100.62	\$3,310.39	\$4,126.20
Elementary School	n/a	\$715.19	\$100.62	\$3,310.39	\$4,126.20
Lodging <sup>(1)</sup>	n/a	\$399.69	\$131.18	\$1,143.44	\$1,674.31

<sup>(1)</sup> Road impact fee rates for lodging (hotels, motels) are calculated per room. Remaining impact fee rates for lodging are calculated per 1,000 square feet.

[Impact Fee Webpage](#)

### Community Redevelopment Area Impact Fee Incentive

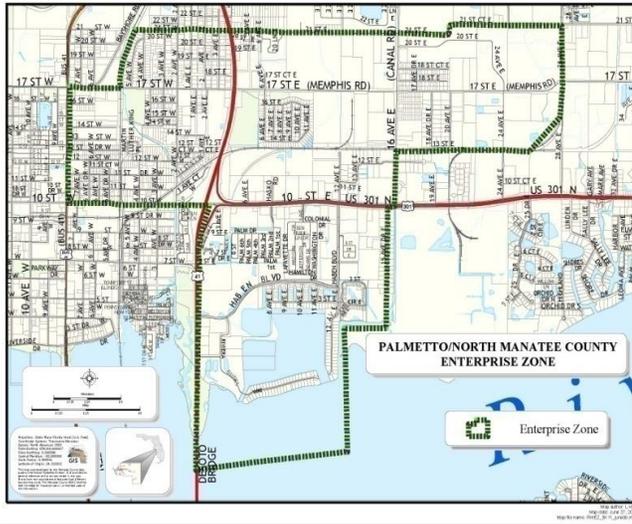
- Financial assistance with the payment and/or refund of Impact Fees, Permit Fees and Development Fees for qualified Businesses located in the 14<sup>th</sup> Street West or South County CRA. All requests for incentives are processed through the Economic Development Program Manager serving as the Community Redevelopment Liaison and are subject to availability of annual appropriated funds.

# ECONOMIC INCENTIVE PROGRAM

## Manatee County Government, Bradenton Florida

### Palmetto/North Manatee County Enterprise Zone

Contact:  
Neighborhood Services Department  
Neighborhood Planning Division  
Debbie DeLeon, Neighborhood Coordinator  
(941) 749-3029, extension 3482  
[Debbie.deleon@mymanatee.org](mailto:Debbie.deleon@mymanatee.org)



[Enterprise Zone Webpage](#)

### \*\* Enterprise Zone Incentive Program

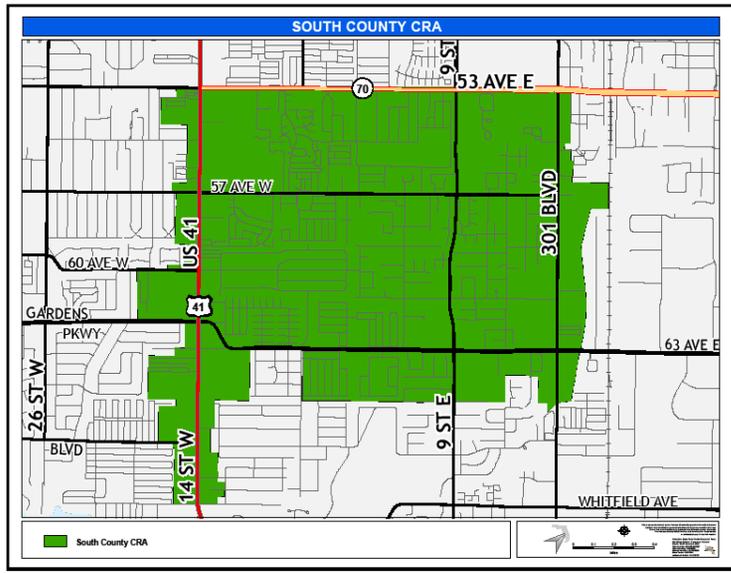
- **Jobs Tax Credit, Sales & Use Corporate Income Tax**
  - Allows businesses located in the Enterprise Zone area that collect/pay Florida sales and use tax or corporate income tax, a credit against their tax liability based on wages paid to new full time employees. The business must have increased the number of full time jobs from the date 12 months prior to the date of application.
- **Property Tax Credit**
  - New, expanding, or rebuilt businesses located in the Enterprise Zone area may receive credit on Florida corporate income tax equal to 96% of ad valorem taxes paid. Any unused portion of the credit can be carried forward for up to five years.
- **Sales Tax Refund for Business Machinery and Equipment**
  - Businesses located in the Enterprise Zone area are eligible for a refund of sales tax and use tax paid on the purchase of equipment or machinery. The equipment purchased must have a minimum purchase price of \$5,000 per unit and be used exclusively in the enterprise zone.
- **Sales Tax Refund for Building Materials**
  - Businesses and residents are eligible for a refund on the sales tax paid on the purchase of building materials used to rehabilitate or construct real property.

# ECONOMIC INCENTIVE PROGRAM

## Manatee County Government, Bradenton Florida

### Community Redevelopment Areas

Contact:  
 Neighborhood Services Department  
 Economic Development Division  
 Karen Stewart, Economic Development Program Manager  
 (941) 749-3029, extension 6832  
[karen.stewart@mymanatee.org](mailto:karen.stewart@mymanatee.org)



[Manatee County Community Redevelopment Area Webpage](#)

### \*\* Community Redevelopment Areas (CRA)

There are two Community Redevelopment areas under the administrative authority of the Manatee County Board of County Commissioners. Incentives offered in this area are subject to approval by the CRA board and inclusion in legally approved CRA plans;

- 1) 14<sup>th</sup> Street West Community Redevelopment Area; and
- 2) South County Community Redevelopment Area

#### ○ Economic Development Incentive Grant for CRA's

- This program is available to a qualified business within the 14th Street West or South County CRA that create jobs with an average wage exceeding 100% of the state average. The job creation must be as a result of expanding an existing CRA business or by creating a new CRA business. The incentive is customized per business based on the number of jobs created and percent above 100% of the state average wage.

#### ○ CRA Impact Fee Mitigation Services

- Financial assistance with the payment and/or refund of Impact Fees, Permit Fees and Development Fees for qualified businesses located in the 14<sup>th</sup> Street West or South County CRA. All requests for mitigation are processed through the Economic Development Division serving as the Community Redevelopment Liaison Office and are subject to availability of annual appropriated funds.

#### ○ Commercial Matching Grants

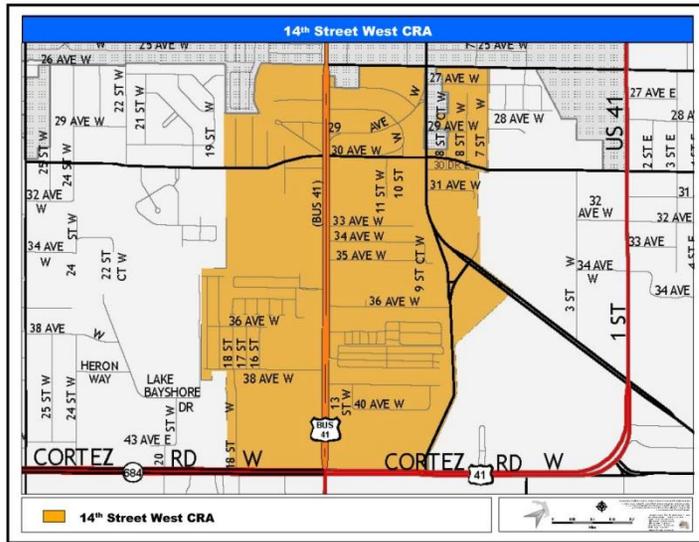
- Provides matching funds up to \$10,000 to a business located within one of the two CRA's when the business spends up to \$10,000 of their own funds to improve the exterior of their business. Eligible activities include, but are not limited to, façade improvements, landscaping, painting, signage, and fencing.

### \*\* Transportation Concurrency Exception Area (TCEA)

TCEA was established to promote urban infill and redevelopment where opportunities for expansion or additional of new transportation corridors are limited. TCEAs allow development/redevelopment projects within their boundaries to address their transportation impacts and mitigation through alternative means.

# ECONOMIC INCENTIVE PROGRAM

## Manatee County Government, Bradenton Florida



[City of Palmetto CRA](#)

[Bradenton Downtown Development Authority](#)

[Bradenton Central CRA](#)

[Bradenton Beach CRA](#)

### ○ TCEA Mitigating Measures

- Operational and/or capital enhancements for MCAT
- Participation in a transit pass program for employees, van pooling and/or ride sharing programs
- Pedestrian Improvements
- Bus Shelter/Transit Stop Improvements
- Bicycle Improvements
- Lighting Improvements
- Connectivity Improvements
- Roadway/Intersection Improvements
- Streetscape Improvements
- Enhancements to the Automated Traffic Management System (ATMS)
- Creating parallel travel ways connecting adjacent development
- Financial contributions to implement actions consistent with this policy
- Any other measures which increase mobility options and inter-modal connections as may be approved by the County

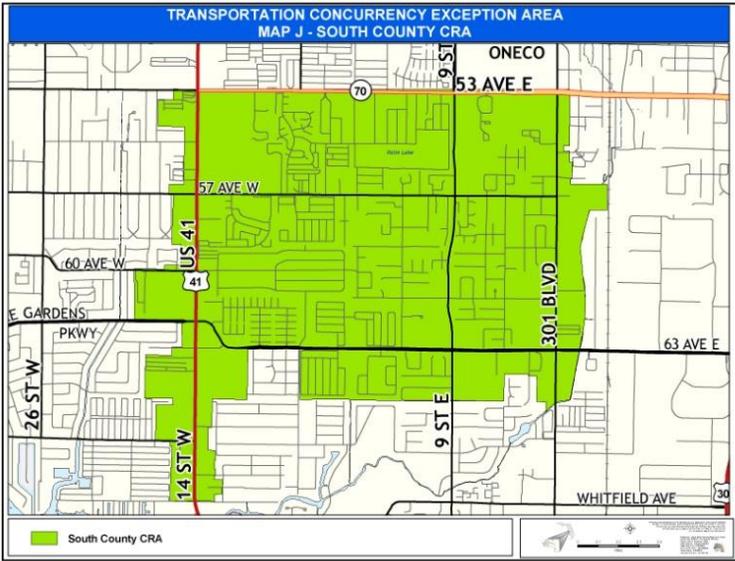
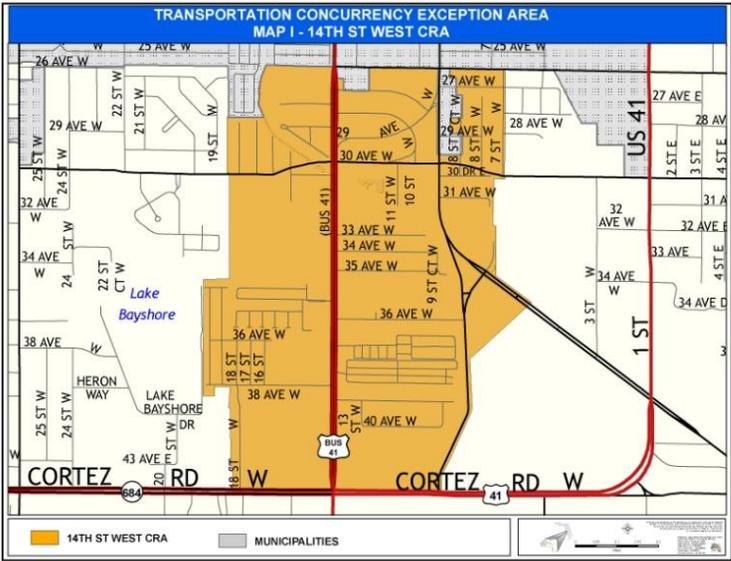
### ○ Rapid Response Team Incentive

New and existing businesses with a desire to locate or expand in one of the two County operated redevelopment areas (14<sup>th</sup> Street West and South County) are provided with an expedited review of all County related services. The Team is led by the Economic Development Program Manager who also serves as the Community Redevelopment Area (CRA) Liaison. Potential customers contact the Economic Development Program Manager prior to submittal of new development or business expansion to review project elements. The Economic Development Program Manager establishes the team of County Departments inclusive of the Building and Development Services Department, Utilities Department and Public Works Department for expedited review process for each project.

# ECONOMIC INCENTIVE PROGRAM

## Manatee County Government, Bradenton Florida

[Transportation Concurrency Exception Areas \(TCEA\) Webpage](#)



# ECONOMIC INCENTIVE PROGRAM

## Manatee County Government, Bradenton Florida

**Florida International Gateway/Planned Development-Encouragement Zone**

Contact:  
 Neighborhood Services Department  
 Economic Development Division  
 Karen Stewart, Economic Development Program Manager  
 (941) 749-3029, extension 6832  
[karen.stewart@mymanatee.org](mailto:karen.stewart@mymanatee.org)

[Florida International Gateway Webpage](#)

[Manatee County Urban Core Map](#)

**\*\* Florida International Gateway**

A geographical area located from Tampa Bay inclusive of the Port Manatee east to I-75 and from the Manatee County line to Buckeye Road where port related business is created or expanded. Potential customers contact the Economic Development Program Manager prior to submittal of new development or business expansion to review project elements. The Economic Development Program Manager establishes the team of Port staff, County Departments inclusive of the Building and Development Services Department, Utilities Department and Public Works Department for expedited review process for each project.

- Building and Development Services Department guarantee review completion within 90 days of submittal to County.

**\*\* Urban Encouragement Zone - Incentive Under Construction**



A geographical area located in the urban core of the County, conducive to higher density and use of transit services. Potential customers contact the Economic Development Program Manager prior to submittal of new development or business expansion to review project elements. The Economic Development Program Manager establishes the team of County Departments inclusive of the Building Development Service Department, Utilities Department and Public Works Department for expedited review process for each project.

**Affordable and/or Workforce Housing**

Contact:  
 Neighborhood Services Department  
 Community Development Division  
 Suzie Dobbs, Community Development Manager  
 (941) 749-3029, extension 3937  
[suzie.dobbs@mymanatee.org](mailto:suzie.dobbs@mymanatee.org)

[Housing Program Webpage](#)

**\*\* Affordable/Workforce Housing Incentives**

The Manatee County Neighborhood Services Department, administers the affordable/workforce certification process, assists developers in obtaining relief of impact and review fees, enforces mechanisms to ensure affordability of assisted units, and compliance with all applicable regulations. The program is further described in the Manatee County Land Development Code, Chapter 4, Part V, Section 496.

- **Housing Rapid Response Team/Fast Tracking**
  - Projects in which 10% or more of the entire project is designated as affordable or workforce housing will receive the assistance of the County's Rapid Response Team coordinated through the Economic Development Manager. The team will assist with fast-tracking the project through the necessary permitting procedures.

# ECONOMIC INCENTIVE PROGRAM

## Manatee County Government, Bradenton Florida

*Affordable and/or Workforce Housing (Continued)*

○ **Fee Refunds for Housing related services**

- All projects with affordable housing units shall be eligible for refunds of County review fees (e.g. planning, building, engineering) as permitted by law. For projects where less than 25% of the project is affordable, the fees refunded shall be a pro-rata share of the fees for the entire project. For example, projects with 15% affordable units will be eligible to request a refund of review fees only on the units designated affordable. Projects which have 25% or greater affordable units will be eligible to request a full refund of County review fees for the entire project. Note, this does not include impact fees, facility investment fees, connection fees or similar fees.

○ **Impact Fee Program for Housing**

- In an effort to minimize the impact on affordable households of increasing impact fees, the County, pursuant to Resolution R-04-67, has elected to pay the increases in county and educational impact fees which were effective after June 18, 2004. All affordable units are eligible to have the County pay this increment.

○ **Sidewalk Location Mitigation**

- In instances where sidewalk extensions would otherwise be required by the Manatee County Land Development Code, for designated affordable housing developments, the County shall evaluate whether it is appropriate for the County to fund the sidewalk extensions beyond project boundaries. This evaluation shall be made as soon as practicable in the review of the project. The County may enter into a reimbursement agreement to allow the developer to build the sidewalks.

○ **Housing Trust Fund**

- Pursuant to Ordinance No. 90-01, a Housing Trust Fund was established for the receipt of non-ad valorem revenues for use in the development and rehabilitation of affordable housing. The use of funds from the Affordable Housing Trust Fund shall be limited to projects where 25% or more of the units meet the definition of Affordable Housing.

# ECONOMIC INCENTIVE PROGRAM

## Manatee County Government, Bradenton Florida

*Affordable and/or Workforce Housing (Continued)*

- **Tree Protection Trust Fund**
  - Projects with at least 25% affordable units may apply to receive funds from the Tree Protection Trust Fund to meet landscaping requirements of the project.
- **Density Bonus**
  - Projects with at least 25% units designated as affordable are eligible to request a density bonus from the Board of County Commissioners. This density bonus may allow the maximum project density to increase to the maximum density in the next highest category on the Future Land Use Map. For example, a project in a Res-3 area would be eligible to request a density bonus equal to the six dwelling units per acre maximum of Res-6. The density bonus shall not exceed the maximum dwelling units per acre for the Res 16 category.
  - Density bonuses may be used only within the development creating the bonus units.
  - In order to receive a density bonus, rezoning to Planned Development zoning will be required. The Board shall consider the density and intensity of surrounding land uses and compatibility with neighboring uses in determining the maximum density to allow. This density may be below the next highest Future Land Use Map Designation.
- **Transfer of Development Rights**
  - The transfer of development rights (which may include approved residential units, zoned units or comprehensive plan potential units) from elsewhere in the unincorporated county to a project with a minimum of 25% affordable units is encouraged.
  - In order to transfer development rights, a rezoning to Planned Development zoning will be required. The Board shall consider the density and intensity of surrounding land uses and compatibility with neighboring uses in determining the maximum density to allow. This density may be below the next highest Future Land Use Designation.
- **Workforce Housing Incentive**
  - Projects in which 10% or more of the entire project is workforce housing will receive the assistance of the County's Rapid Response Team. The team will assist with fast-tracking the project through the necessary permitting procedures.

**ECONOMIC INCENTIVE PROGRAM**  
**Manatee County Government, Bradenton Florida**

*Affordable and/or Workforce Housing (Continued)*

○ **Use of Nonconforming Lots for Infill Development**

- Nonconforming lots which were legally created and are in single ownership, sharing continuous street frontage, if taken together would meet minimum zoning district regulations, do not have to combine lots to meet zoning district regulations if all of the lots are developed as affordable housing.

○ **Reduced Side yard Setbacks for Nonconforming Lots**

- Notwithstanding any other provision of this Code, any lot of record, having lot widths of fifty-five (55) feet or less, and which do not share continuous frontage with an adjoining vacant lot in the same ownership on the Effective Date of this Code, (October 15, 1990) shall be permitted to reduce the minimum side yard setback to five (5) feet.

○ **Conveyance of County Owned Surplus Properties to Nonprofit Developers**

- Florida Statute 125.379 requires each county in Florida to adopt a resolution by July 1, 2007, that includes "...an inventory list of all real property within its jurisdiction to which the county holds fee simple title that is appropriate for use as affordable housing and allows for the lands on the Inventory List to be sold to raise money for affordable housing or to have affordable housing built on it.

**\*\* Owner-Occupied Housing**

Builders and developers of Affordable/Workforce homes for sale to income-eligible households may seek expedited review and permit processing; relief from County and School Impact Fees; review and permit fee refunds; and, modification of development standards. Impact fee relief is provided only for the designated "affordable" units in a development. The maximum sales price of the homes is restricted by local policy. Current sales price limits are available from the Neighborhood Services Department, Community Development Division. Fee relief for owner-occupied housing is available only to the extent that budgeted funds remain available at the time of certification of occupancy (CO). Impact fee relief is also available to a builder building a single stand-alone affordable unit.

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*Affordable and/or Workforce Housing (Continued)*

**\*\* Rental Housing Development**

Developers building rental units for income-eligible households may seek expedited review and permit processing; review and permit fee refunds; and other incentives, as applicable, provided through the Manatee County Land Development Code. Applicants must sign a Land Use Restriction Agreement pledging to rent to eligible households at affordable rents for the period required by the funding source or by local policy. To be eligible for fee relief or incentives, the developer must be certified prior to applying for permits.

**\*\* State Housing Initiative Partnership Program (SHIP)**

- SHIP funds are funds received annually from the State of Florida through the dedicated Housing Trust Fund. Manatee County adopts a Local Housing Assistance Plan every three years, with annual revisions, if necessary, which designates the use of the funds through various strategies.
- A minimum of 75% of the funds must be utilized for construction, rehabilitation or emergency repair of eligible affordable housing.
- A minimum of 65% of the funds shall be utilized for homeownership for income eligible persons.
- Current strategies include rehabilitation and new construction programs for elderly eligible households.
- Funds are provided in the form of a 0% deferred loan for the life of the property or as grants to income eligible persons.
- In 2012 this program was allocated approximately \$350,000.00.

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### Community Development Block Grant

Contact:  
Neighborhood Services Department  
Community Development Division  
Suzie Dobbs, Community Development Manager  
(941) 749-3029, extension 3937  
[suzie.dobbs@mymanatee.org](mailto:suzie.dobbs@mymanatee.org)

[CDBG Webpage](#)

### **\*\* Community Development Block Grant Program (CDBG)**

CDBG funds are received annually from the federal government through the Department of Housing and Urban Development. Funds must be utilized according to the National Objectives to benefit low and moderate income persons, aid in the prevention of slums or blight or to meet a community need having a particular urgency because existing conditions pose a serious and immediate threat to health or welfare.

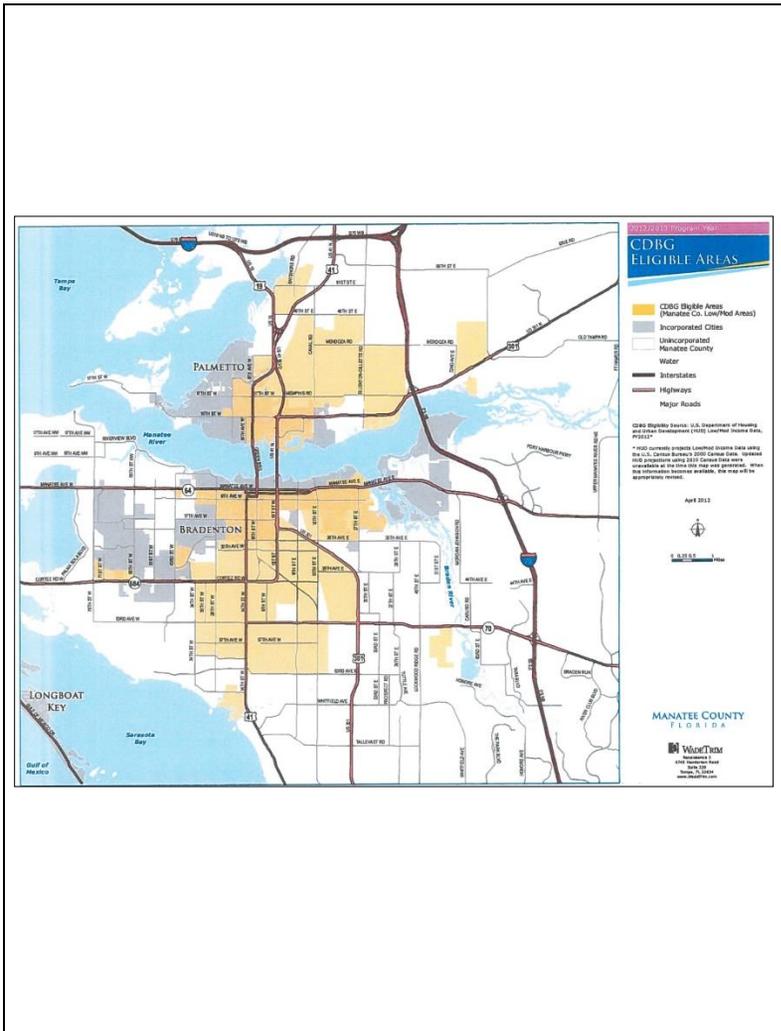
At least 70% of the funds (excluding planning and administration) must be used for projects that meet the "primary" objective of benefiting low and moderate income persons.

#### **Eligible Activities**

Eligible activities include acquisition of real property for a public purpose; Disposition of real property acquired with CDBG funds; Public facilities and improvements. Acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements. (Exceptions: buildings for the general conduct of government and maintenance activities.) Traditional public works activities come under this category. Clearance, demolition, and removal of buildings and improvements; Public services. Must be either a new service or a quantifiable increase in the level of service provided in the previous 12 months. Total of public service activities cannot exceed 15% of grant; Interim Assistance. Certain activities (basically clean-up and repairs) in deteriorating areas where permanent improvements will later be carried out; Payment of the Non-Federal share of a Federal Grant Program, where the activity is otherwise CDBG-eligible; Urban Renewal Completion. Not applicable unless grantee has an incomplete Title I Urban Renewal Program; Relocation payments and assistance for persons temporarily or permanently displaced by CDBG activities; Loss of Rental Income to compensate housing owners for holding units available for CDBG displaces; Housing services for the HOME program. Specifically housing counseling for TBRA, and implementation costs for HOME activities; Privately owned utilities. Distribution lines and facilities of privately owned utilities; Housing Construction. Construction of housing that is being assisted under "HODAG" (Housing Development Grant) Program; Homeownership assistance to low and moderate income households; Microenterprise assistance including training,

# ECONOMIC INCENTIVE PROGRAM

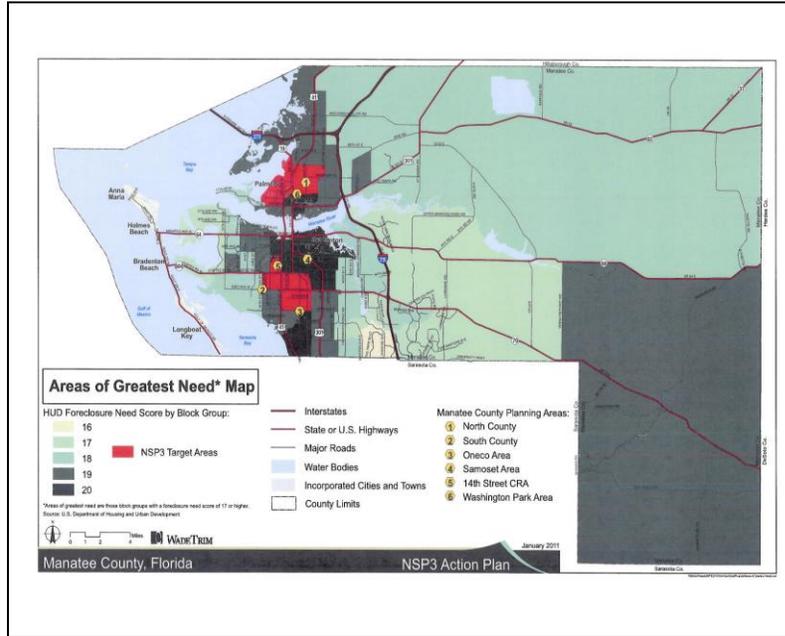
## Manatee County Government, Bradenton Florida



technical assistance, support services, and certain financial support. Technical assistance to increase the capacity of public or nonprofit groups to undertake CDBG activities. Assistance to Institutions of Higher Learning when the County has determined that the institution has the capacity to carry out CDBG activities. Rehabilitation and Preservation activities including privately owned buildings; low-income public housing; publicly owned residential and non-residential buildings (except buildings for the general conduct of government); removal of architectural barriers for the elderly or disabled persons; code enforcement; historic preservation; renovation of closed school buildings. Assistance can include labor, materials, security devices, energy or water conservation improvements, tools, water/sewer connections, rehabilitation administration; Special economic development activities provision of public works, private improvements, or other assistance to or on behalf of private for profit businesses if necessary or appropriate to carry out an economic development project; Special Activities by Sub recipients (Community-Based Development Organizations) for neighborhood revitalization, community economic development, or energy conservation projects; Planning and capacity-building activities including comprehensive plans, community development plans, and such others as housing, land use, economic development, recreation, energy, floodplain management, transportation, capital improvements, environmental studies. Implementation programs for these plans, as well as general needs assessments, goals, and progress evaluations are also eligible. (Note: Maximum of 20% of grant can be used for planning and administration) Administrative costs include payment of reasonable cost related to the planning and execution of activities financed by CDBG, provision by CDBG information for citizens, certain fair housing and equal opportunity costs, preparation of applications for related federal or state programs, and certain administrative expenses to facilitate housing. Funding is allocated to non-profit agencies and County Departments through an annual application cycle is awarded as a grant to the subrecipient.

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### \*\* HOME Investment Partnership Program (HOME)

HOME funds are received annually from the federal government through the Department of Housing and Urban Development Community Development Block Grant Program. HOME funds are leveraged with the SHIP funds for affordable housing activities. A minimum of 15% of HOME funds must be allocated annually to a Community Housing Development Organization (CHDO) for the construction or rehabilitation of affordable housing. Funding is allocated to certified CHDOs on a project basis and is awarded as a grant to the subrecipient.

### \*\* Neighborhood Stabilization Program (NSP)

The Neighborhood Stabilization Program (1) I provided an allocation of \$5.2 million for the acquisition and disposition of foreclosed properties, demolition of blighted structures, down payment assistance to qualified buyers of the foreclosed properties and home buyer counseling programs. Funding is proposed to be allocated to non-profit developers and County Departments and is awarded as 0% deferred loans with applicable affordability periods based upon the total amount of the loan to the beneficiaries. All funds for this program were obligated in 2010. The County was awarded an additional \$3.3 million in 2011 to continue this program. NSP 1 was completed in February 2013.

**ECONOMIC INCENTIVE PROGRAM**  
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**Business Innovation Initiative**

Contact:  
Neighborhood Services Department  
Economic Development Division  
Karen Stewart, Economic Development Program Manager  
(941) 749-3029, extension 6832  
[karen.stewart@mymanatee.org](mailto:karen.stewart@mymanatee.org)

[\*Bradenton Area Economic Development Corporation Webpage\*](#)

**\*\* Business Innovation**

The most dynamic results for business incubators have been achieved by using a university driven model which includes community partnerships providing early stage companies with the enabling tools, training, and infrastructure to create financially stable high growth enterprises. Contact Bradenton Area Economic Development Corporation or the Economic Development Program Manager to review your options.

**Employment Center Services**

Contact:  
Neighborhood Services Department  
Economic Development Division  
Karen Stewart, Economic Development Program Manager  
(941) 749-3029, extension 6832  
[karen.stewart@mymanatee.org](mailto:karen.stewart@mymanatee.org)

[\*Bradenton Area Economic Development Corporation Webpage\*](#)

**\*\* Major Employment Center Locations**

A cooperative effort between the Building and Development Service Department of the County and a special task force from Bradenton Area Economic Development Corporation has identified potential sites consisting of large tracts of land for future use by large distribution centers, corporate headquarters, industrial operations and commercial centers. Where applicable, County initiated rezones are underway. To obtain more information on this process, please contact the Economic Development Program Manager, within the Neighborhood Services Department.

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<p><b><u>Minority/Small Business Enterprise</u></b></p> <p>Contact:          Neighborhood Services Department          Economic Development Division          Karen Stewart, Economic Development Program Manager          (941) 749-3029, extension 6832  <a href="mailto:karen.stewart@mymanatee.org">karen.stewart@mymanatee.org</a></p> <p><a href="#"><u>Bradenton Area Economic Development Corporation Webpage</u></a></p> <p><a href="#"><u>Manatee County Chamber of Commerce</u></a></p>	<p><b>** Minority/Small Business Resources</b></p> <p>Resources, referrals and technical assistance information programs are available to help small businesses, both new and existing.</p>
<p><b><u>Manatee County Vendor Registration</u></b></p> <p><a href="#"><u>Vendor Registration Webpage</u></a></p> <p><a href="#"><u>Doing business with the County</u></a></p>	<p>Local businesses are invited to register as a vendor with Manatee County Government. Vendor registration provides opportunities for local companies to take advantage of the County's local vendor ordinance (08-43). Vendor registration provides a range of opportunities for businesses to participate in the County's procurement program which includes construction, contractual services, professional consulting services and commodities.</p> <p>A business may register by completing an on-line form available from the Vendor Registration webpage. Needed information includes business name, location, contact information and one or more category of commodity of services offered. The form also provides information for registration under provisions of Manatee County's local business preference law.</p>

# ECONOMIC INCENTIVE PROGRAM

## Manatee County Government, Bradenton Florida

### *Full links to Webpages Listed:*

**Manatee County Home Page** - <http://www.mymanatee.org/home.html>

**Neighborhood Services Department Webpage** -

<http://www.mymanatee.org/home/government/departments/neighborhood-services> (also: [www.mymanatee.org/neighborhood](http://www.mymanatee.org/neighborhood))

**Economic Development Division Webpage** -

<http://www.mymanatee.org/home/businesses/economic-development.html>  
(also: [www.mymanatee.org/econ\\_dev](http://www.mymanatee.org/econ_dev))

**Impact Fee Webpage** -

<http://www.mymanatee.org/home/government/departments/financial-management/impact-fees-administration.html>

**Enterprise Zone Webpage** -

<http://www.mymanatee.org/home/government/departments/neighborhood-services/neighborhood-planning/Enterprise-Zone.html>

**Manatee County Community Redevelopment Area Webpage** -

<http://www.mymanatee.org/home/businesses/economic-development/cra.html>

**City of Palmetto CRA** - <http://www.palmettofl.org/index.aspx?nid=88>

**Bradenton Downtown Development Authority** -

<http://www.ddabradenton.com/> (Also: [www.DowntownBradenton.com](http://www.DowntownBradenton.com))

**Bradenton Central CRA** - <http://www.bradentonccra.com/>

**Bradenton Beach CRA** - <http://cityofbradentonbeach.com/works.php>

**Transportation Concurrency Exception Areas (TCEA) Webpage** -

<http://www.mymanatee.org/home/government/departments/building-and-development-services/transportation-planning-division/tsmd-transportation-concurrency-exception-area.html>

**Port Manatee Encouragement Zone Webpage** -

<http://www.mymanatee.org/home/businesses/economic-development/fl-intl-gateway.html>

**Manatee County Urban Core Map** -

[http://www.mymanatee.org/internet/planning\\_site.nsf/\(FilesUploaded\)/Urban\\_Core.pdf/\\$File/Urban\\_Core.pdf](http://www.mymanatee.org/internet/planning_site.nsf/(FilesUploaded)/Urban_Core.pdf/$File/Urban_Core.pdf)

**Housing Program Webpage** -

<http://www.mymanatee.org/home/government/departments/neighborhood-services/community-development/housing.html>

**CDBG Webpage** -

<http://www.mymanatee.org/home/government/departments/neighborhood-services/community-development/cdbg.html>

**Bradenton Area Economic Development Corporation**

<http://www.thinkbradentonarea.com/>

**Manatee County Chamber of Commerce** -

<http://www.manateechamber.com/>

**Vendor Registration Webpage** -

<http://www.mymanatee.org/home/government/departments/financial-management/purchasing/vendor-registration.html>

**Doing Business with the County** -

<http://www.mymanatee.org/home/government/departments/financial-management/purchasing.html>