

TAB 1



# City of Palmetto Agenda Item

**Meeting Date**

9/10/12

**Presenter:** Jeff Burton

**Department:** CRA

**Title:**

**Request: City Commission to initiate Small Scale Plan Amendment for Regatta Pointe From Public Use (PU) to Downtown Commercial Core (DCOMC) plan category  
Owner: City of Palmetto**

**SUBJECT PROPERTY**

Address/PID/Size

1. 945, 955, 965, 967, 969, 975, 985, 1001, 1005, 1015, 1035, 1045, 1047, 1055 A&B, 1057, 1059, 1061, 1065 and 1075 Riverside Drive/3122100005/2.85 acres

2. 995 Riverside Drive/3124300009/0.68 acres

The subject property is located on the Manatee River, south of Riverside Drive between 9th and 11th Avenues W and are developed with general commercial uses such as Riverhouse Reef and Grill and Riverside Café restaurants, Regatta Pointe marina, health club, hair salon and boat club. They are located within the Community Redevelopment Agency (CRA) boundaries.

Currently, the Plan category of these two parcels is Public Use (PU). In recent years, the existing commercial uses at Regatta Pointe have experienced a decline in business due to the downturn in the economy. CRS staff is recommending that PU category be changed to Downtown Commercial Core (DCOMC) plan category to make these parcels eligible for the Downtown Commercial Core plan category incentives available in the Community Redevelopment Plan.

The subject properties are owned by the City of Palmetto but their use is not considered public use. The properties are leased by the City for ninety nine years to the private sector for Regatta Pointe commercial uses. These properties are not eligible for CRA incentives under the Public Use plan category and the Downtown Commercial Core category is the logical designation to be extended south to the river. The CRA incentives available in the downtown core area include Land Use, Demolition, Design, CPTED, Commercial Apartment, Drainage Facility, Parking and Redevelopment.

**Budgeted Amount:** \$0.00    **Budget Page No(s):**    **Available Amount:** \$0.00    **Expenditure Amount:** \$0.00

**Additional Budgetary Information:**

**Funding Source(s):**    **Sufficient Funds Available:**  Yes  No    **Budget Amendment Required:**  Yes  No    **Source:**

**City Attorney Reviewed:**  Yes  No  N/A    **Advisory Board Recommendation:**  For  Against  N/A    **Consistent With:**  Yes  No  N/A

**Potential Motion/Direction Requested:** The City Commission shall APPROVE or DENY the initiation of a small scale plan amendment from PU to DCOMC

**Staff Contact:** Jeff Burton    CRA    723-4988 Ext. 1100

**Attachments:** Map of the subject property - Regatta Pointe Commercial uses

**REQUEST FOR CITY COMMISSION TO INITIATE PLAN AMENDMENT  
FROM PU TO DCOMC**

