

# TAB 2



# City of Palmetto Agenda Item

**Meeting Date**

5/21/12

**Presenter:** Jeff Burton/Charlie Ugarte

**Department:** CRA

**Title:**

The "Seahorse"

**BACKGROUND:**

In striving to meet its main goal of eliminating slum and blight in the Community Redevelopment District, the Palmetto Community Redevelopment Agency (CRA) wishes to redevelop the waterfront point in West Riverside Park and facilitating a new public/private venture that will encourage public activity and economy through the redevelopment of the blighted publically owned bait shop.

The project includes the following:

1. Demolition of old bait shop that sits on property line.
2. Repair/replace portion of seawall to support new facility.
3. Build new bathrooms, retail bait and "Seahorse" café.
4. Lease the rights to the facility through open public RFP.

**BUDGET:**

Structure related costs including design are estimated at \$350,000  
Sea wall related construction (200 Linear Feet) is estimated at \$90,000 (staff will need to come back with funding for this portion)

A presentation will be available at Commissions request.

City Project 12-650

|                         |                  |                           |    |                          |                  |                            |        |
|-------------------------|------------------|---------------------------|----|--------------------------|------------------|----------------------------|--------|
| <b>Budgeted Amount:</b> | \$375,000<br>.00 | <b>Budget Page No(s):</b> | xx | <b>Available Amount:</b> | \$375,000<br>.00 | <b>Expenditure Amount:</b> | \$0.00 |
|-------------------------|------------------|---------------------------|----|--------------------------|------------------|----------------------------|--------|

**Additional Budgetary Information:** None at this time

|                           |  |                                    |  |                                   |  |                |          |
|---------------------------|--|------------------------------------|--|-----------------------------------|--|----------------|----------|
| <b>Funding Source(s):</b> |  | <b>Sufficient Funds Available:</b> | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | <b>Budget Amendment Required:</b> | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No | <b>Source:</b> | FY 11-12 |
|---------------------------|--|------------------------------------|--|-----------------------------------|--|----------------|----------|

|                                |   |                                       |   |                         |   |  |                    |
|--------------------------------|---|---------------------------------------|---|-------------------------|---|--|--------------------|
| <b>City Attorney Reviewed:</b> | <input type="checkbox"/> Yes<br><input type="checkbox"/> No<br><input type="checkbox"/> N/A | <b>Advisory Board Recommendation:</b> | <input checked="" type="checkbox"/> For<br><input type="checkbox"/> Against<br><input type="checkbox"/> N/A | <b>Consistent With:</b> | <input type="checkbox"/> Yes<br><input type="checkbox"/> No<br><input type="checkbox"/> N/A |  | FS 163<br>CRA Plan |
|--------------------------------|---|---------------------------------------|---|-------------------------|---|--|--------------------|

**Potential Motion/Direction Requested:** Move to approve Conceptual "Seahorse" Project not to exceed \$350,000. Direct staff to return with funding recommendation for 200 LF of seawall.

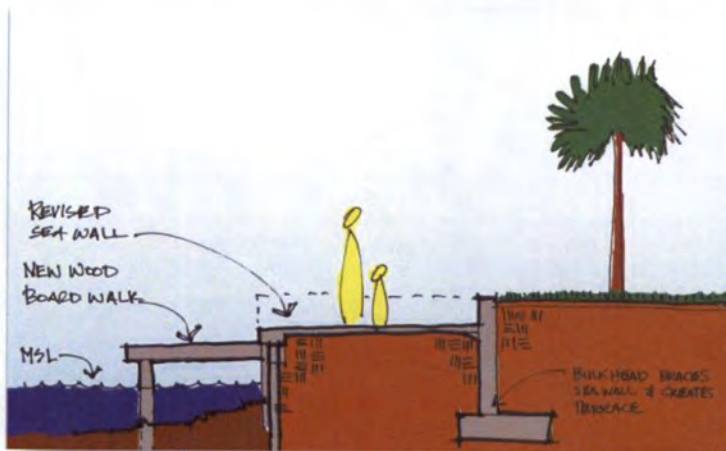
**Staff Contact:** Jeff Burton      CRA Director

**Attachments:** CRA Plan Page 56  
Conceptual of project  
Conceptual budget

# CRA PLAN

## RIVERSIDE PARK EAST AND WEST

- TASK 1) The Agency may assist in the *Redevelopment* of the parks, as appropriate. Limit resources to enhancement opportunities.
- TASK 2) The Agency may redesign the parks for *Redevelopment*.
- TASK 3) The Agency may facilitate third party funding partners and grants.
- TASK 4) The Agency may *redevelop* seawall as an *LPT* multimodal facility.



**CRA FACT: GREEN RIVERSIDE PARK**  
*The Riverside seawall should be funded primarily as a repair and maintenance project by the City of Palmetto. The Agency should fund the multimodal features above and beyond the seawall repair itself.*

*In order to gain LPT park trail access under US 41, the Agency should develop and build an under structure walkway similar to the one on the south landing of the Green bridge in Bradenton as seen to the right.*



*The existing bait shop could make a great redevelopment site for the Agency. The location owns a beautiful view of the River and Regatta Pointe is slated to be on the proposed Linear Park Trail and services the Green Bridge Fishing Pier.*



Riverside Park West Preliminary Estimate  
DRAFT

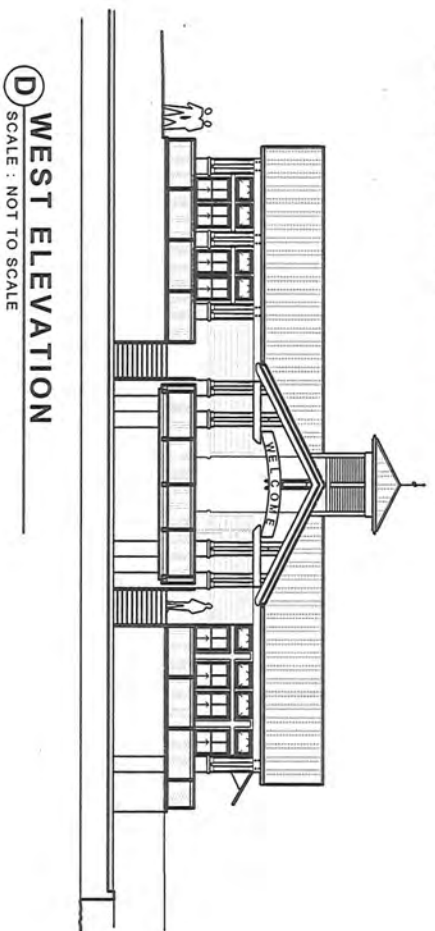
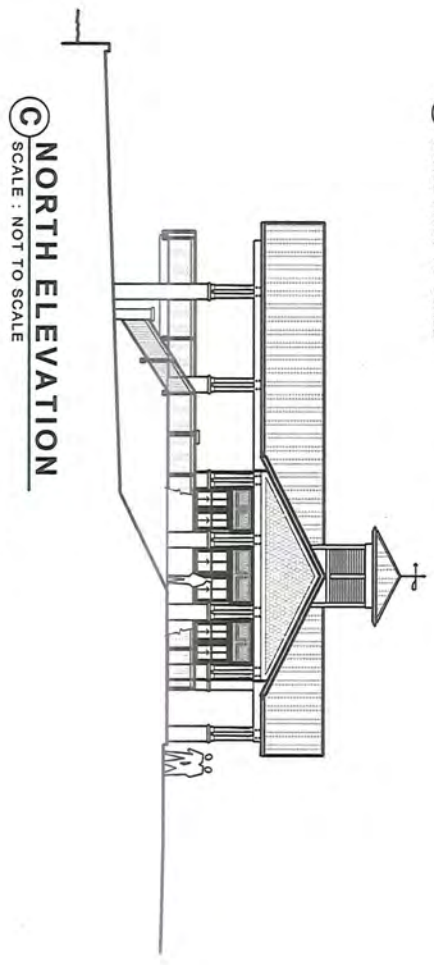
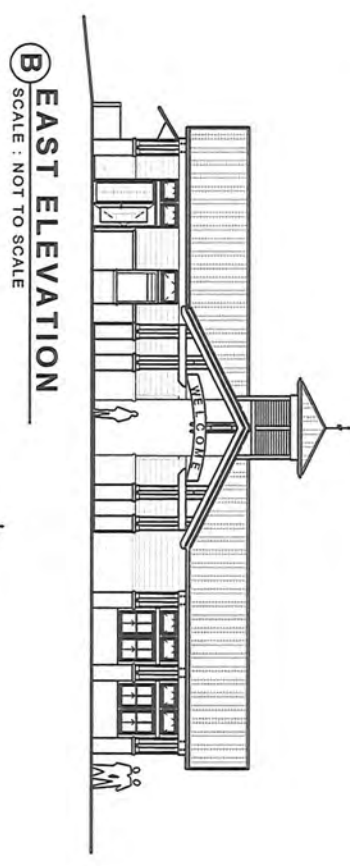
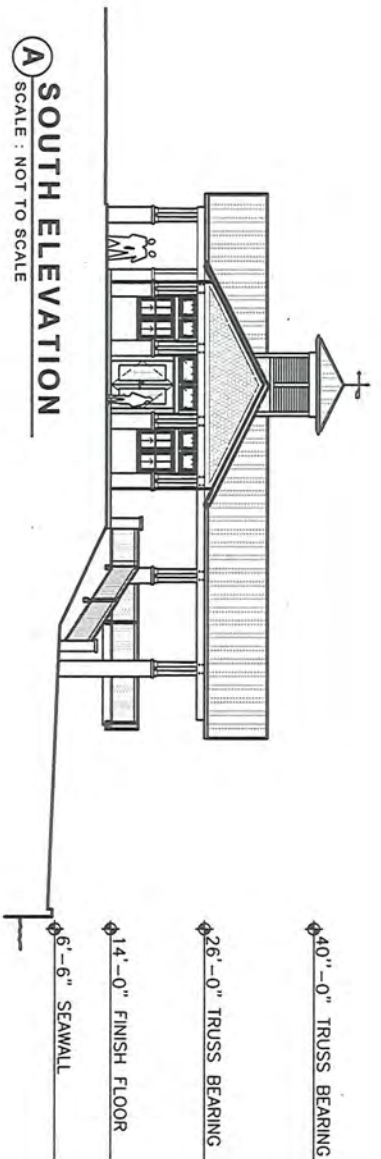
5/8/2012

| Building Programming   | L  | W                                      | SF or LF    | Cost/SF                | Cost                              |
|--|----|--|-------------|------------------------|-----------------------------------|
| Demo   |    |  | 1200        |                        | 4,000.00                          |
| Concession   | 15 | 25                                     | 375         | \$ 120                 | \$ 45,000                         |
| Retail Space   | 25 | 25                                     | 625         | \$ 85                  | \$ 53,125                         |
| Restrooms  | 8  | 16                                     | 128         | \$ 100                 | \$ 12,800                         |
| Interior Seating   | 20 | 40                                     | 800         | \$ 75                  | \$ 60,000                         |
| Mechanical   |    |  | 800         | \$ 10                  | \$ 8,000                          |
| Exterior covered Seating   | 30 | 40                                     | 1200        | \$ 75                  | \$ 90,000                         |
|  |    | <b>Subtotal:</b>                       | <b>3928</b> |                        | <b>\$ 272,925</b>                 |
| GC profit (10%)  |    |  |             |                        | \$ 27,292.50                      |
|  |    |  |             | <b>Total building:</b> | <b>\$ 300,217.50</b>              |
|  |    |  |             |                        | /3200= \$ 93.82 SF                |
| Site: 5' out side of building: adjacent pavers, landscaping,       |    |  |             | \$                     | 11,000                            |
| Owner services   |    | Testing, Geotech, survey as-built, FPL |             | \$                     | 5,250.00                          |
|  |    |  |             | <b>Total:</b>          | <b>\$ 316,467.50</b>              |
|  |    |  |             |                        | Does not include lease build outs |
| Professional Fees Architect, Structural, Electrical and Mechanical |    |  |             | \$                     | 25,317.40                         |
| Civil permitting   |    |  |             | \$                     | 8,000.00                          |
|  |    |  |             | <b>Grand total</b>     | <b>\$ 349,784.90</b>              |
| Unknowns   |    |  |             |                        | TBD                               |
| Repair Seawall   |    |  |             | \$                     | 200.00                            |
| New 200 LF Seawall   |    |  |             | 450                    | \$ 90,000.00                      |
| Lift Station, Water+Sewer  |    |  |             | TBD                    | Existing assumed Adequate         |



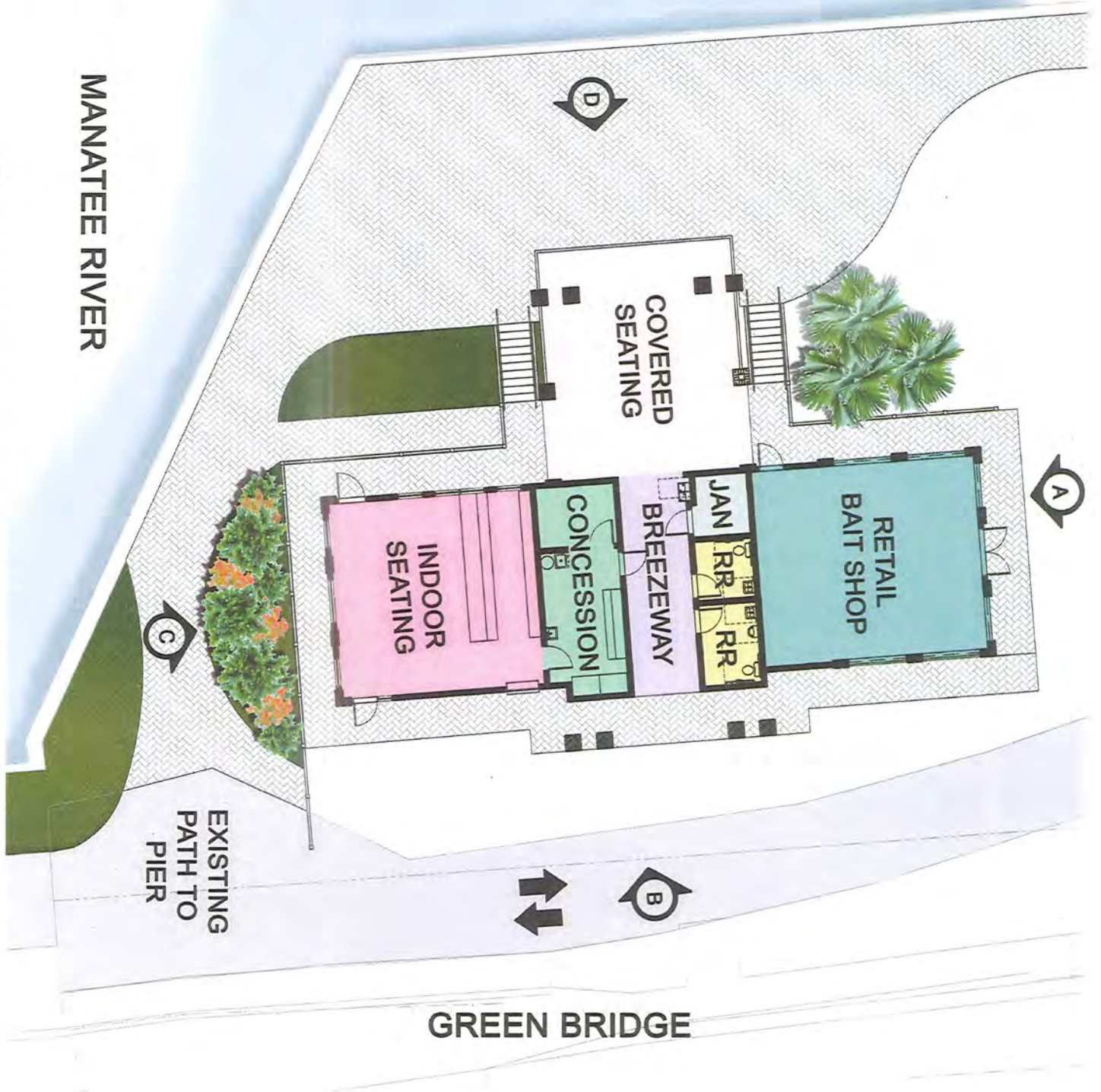
**WEST ELEVATION**

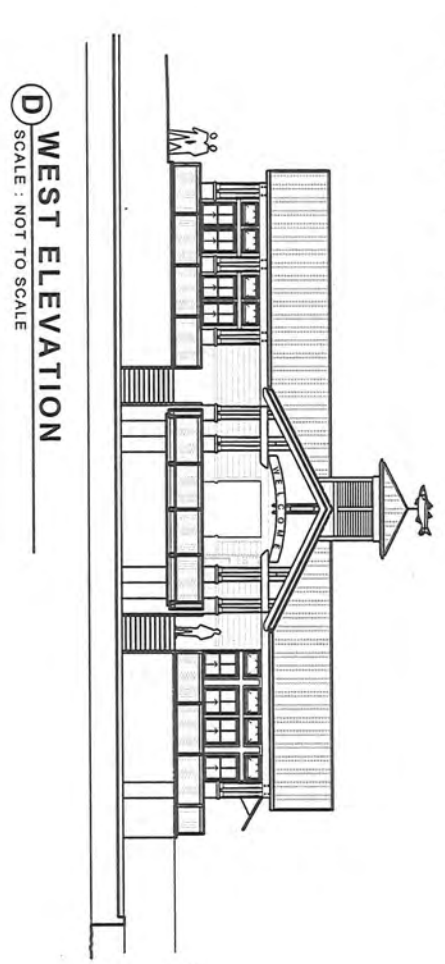
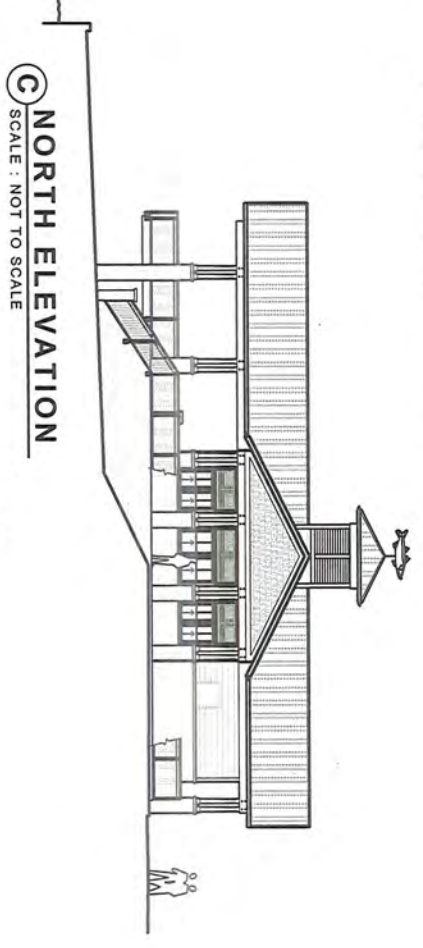
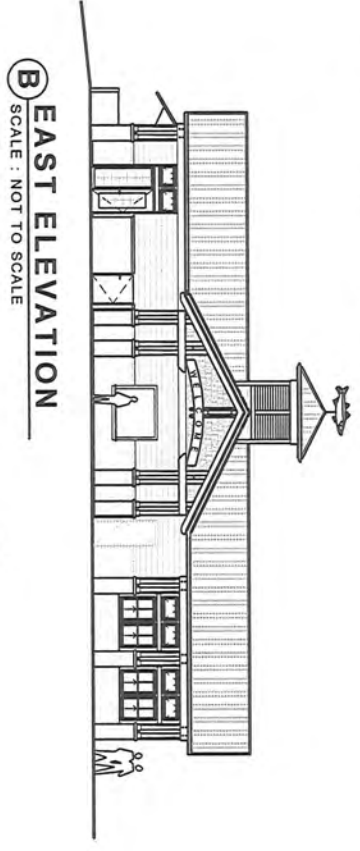
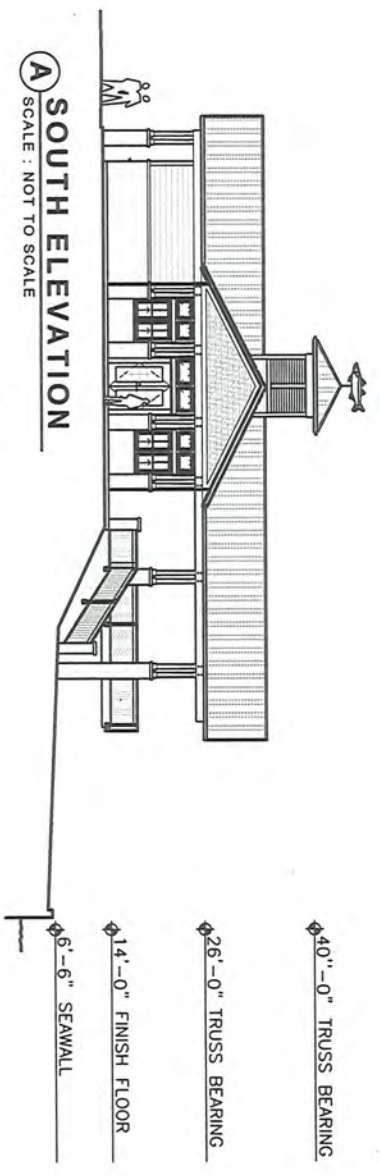
SCALE : NOT TO SCALE



**PROJECT STATISTICS**

TOTAL UNDER ROOF = 3,200 S.F.  
 RETAIL (AC) = 700 S.F.  
 COVERED SEATING = 750 S.F.  
 (APPROX. 50 SEATS)  
 CONCESSION + INDOOR SEATING =  
 1,250 S.F. (APPROX 50 SEATS)  
 BUILDING OTHER = 500 S.F.





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