

TAB 4



City of Palmetto Agenda Item

Meeting Date**7/16/12****Presenter:** Jeff Burton/Bob Marble**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

Budgeted Amount:	\$375,000 .00	Budget Page No(s):	xx	Available Amount:	\$375,000 .00	Expenditure Amount:	\$0.00
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Additional Budgetary Information:

None at this time

Funding Source(s):**Sufficient Funds Available:** ☒ Yes
☐ No**Budget Amendment Required:** ☐ Yes
☒ No**Source:** FY 11-12**City Attorney Reviewed:** ☐ Yes
☐ No
☐ N/A**Advisory Board Recommendation:** ☒ For
☐ Against
☐ N/A**Consistent With:** ☐ Yes
☐ No
☐ N/AFS 163
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



PALMETTO

Community Redevelopment Agency



Riverside Redevelopment



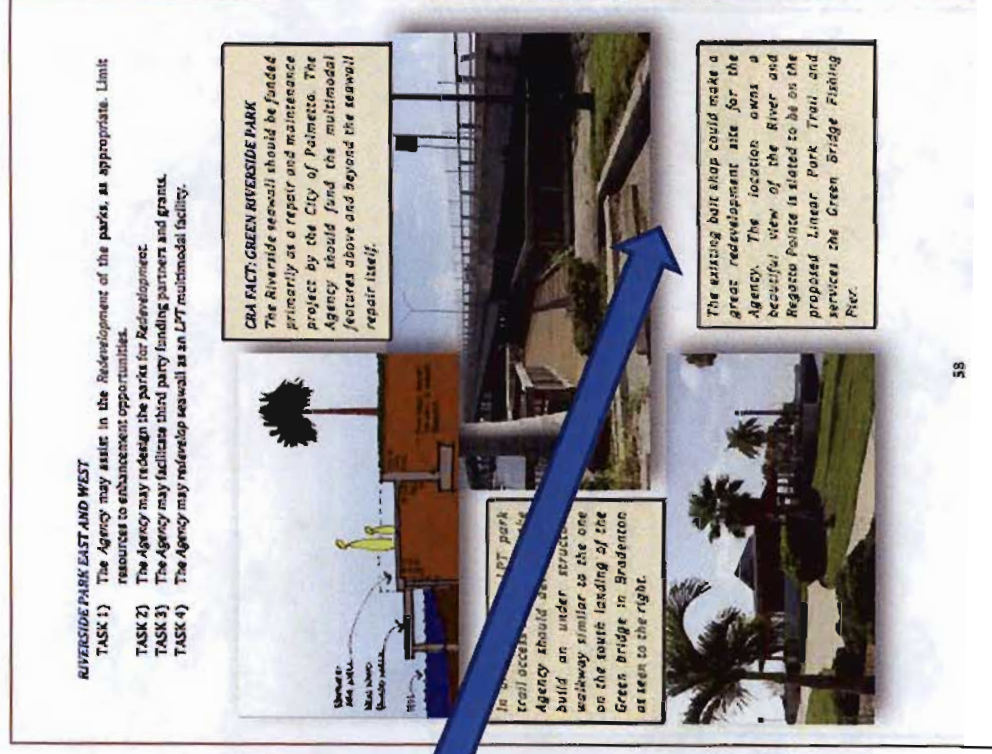
Riverside Redevelopment The Seahorse



Riverside Redevelopment

The Seahorse

The CRA Plan identifies the Bait Shop as a prime location for redevelopment.



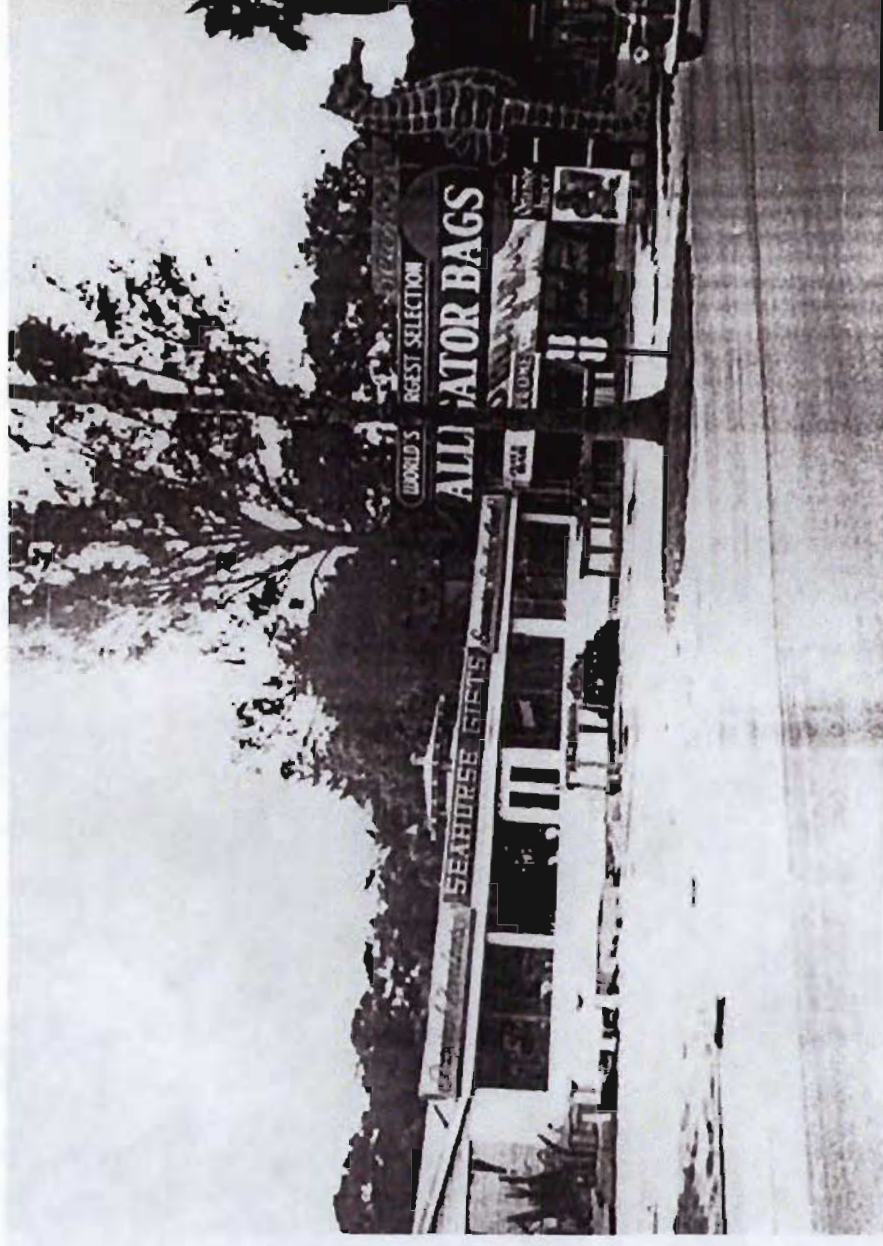
Riverside Redevelopment

The Seahorse



Riverside Redevelopment

The Seahorse



Riverside Redevelopment

The Seahorse



The Seahorse Gift Shop attracted folks from all over the state, tourists and locals alike. Ed Winter's menagerie of "pets" included alligators, rattlesnakes, monkeys and even a 50-year-old macaw named Scarlett. It wasn't just the animals that drew in customers. There was always an off chance that guests might catch Ed milking rattlesnakes in the parking lot – a dangerous, but extremely entertaining spectacle.

For over 20 years, Palmetto was known for the thirty-foot seahorse statue that marked the southern entrance of Palmetto and the Seahorse Gift Shop – one of the city's most successful but bizarre businesses.

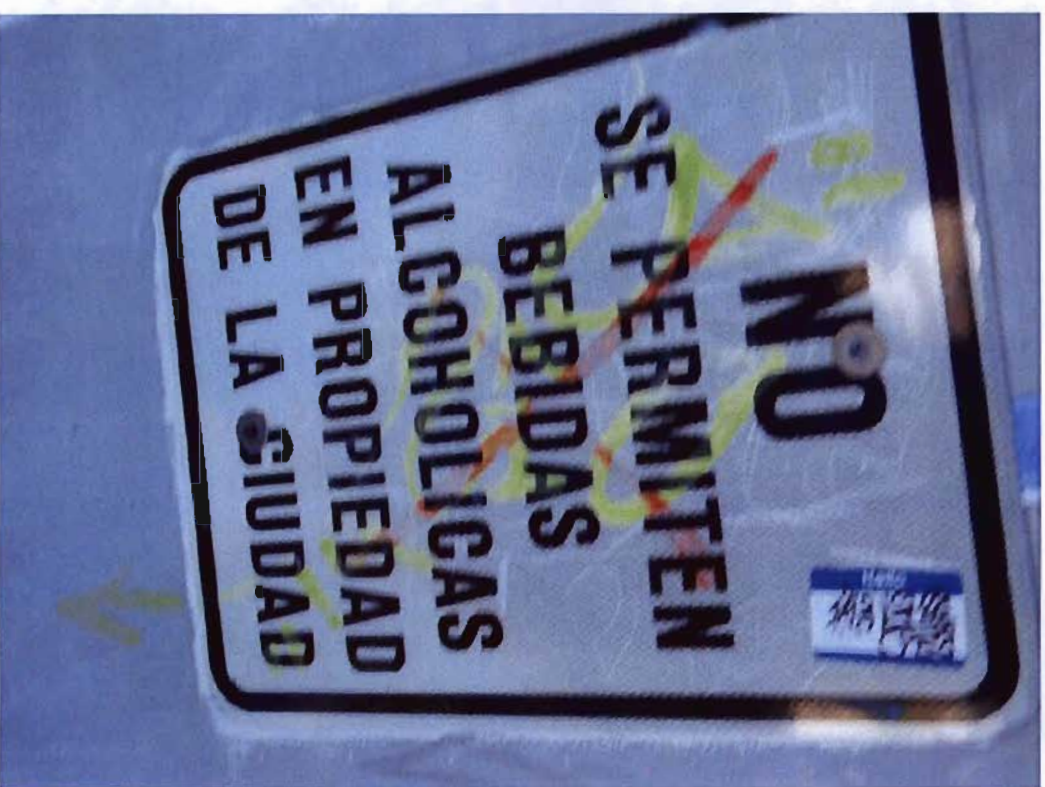


Riverside Redevelopment

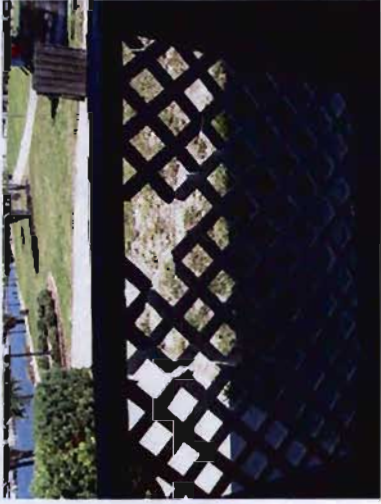
The Seahorse



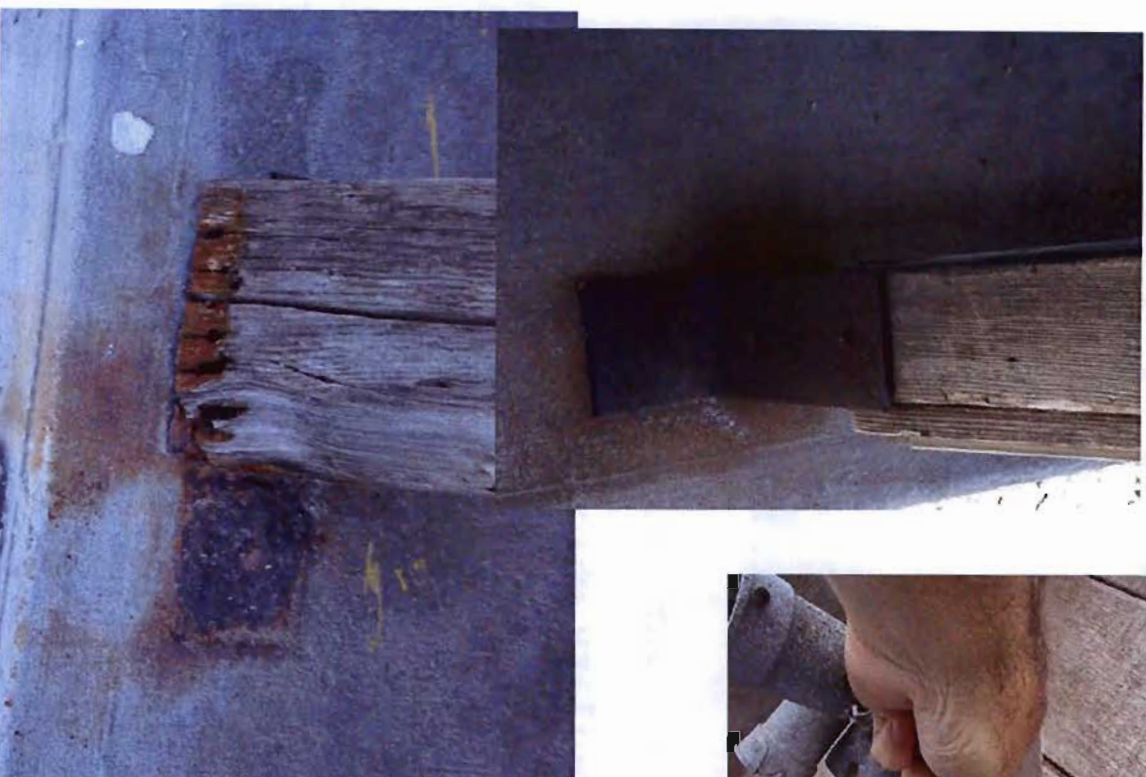
As part of the plan to revamp the southern gateway of Palmetto, the Palmetto Community Redevelopment Agency plans to raze the bait shop located adjacent to the Green Bridge Fishing Pier and replace it with a small café that will be repositioned near the seawall. Officials have tentatively named the iconic building “The Seahorse” as homage to a gift shop by the same name that historically welcomed visitors from the same location for over two decades. The new building will feature a seahorse as the wind vane. The plan goes before the Palmetto City Commission tomorrow night. If approved, the seahorse symbol will again be synonymous with the city, and the vivacious history of the gift shop can be remembered with a nostalgic fondness its history generates.



Current building



Current property



**Structural
Status**

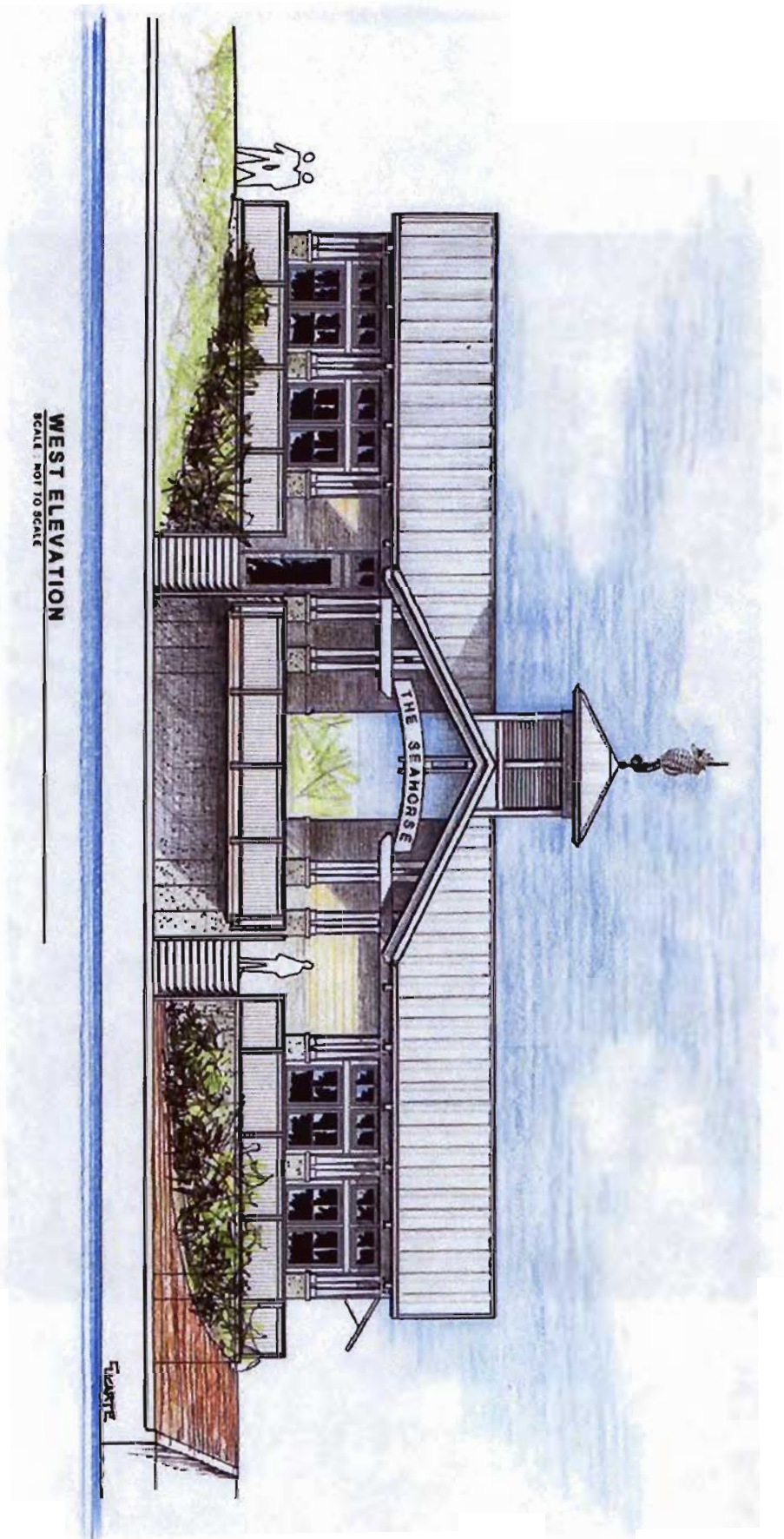
Riverside Redevelopment

The Seahorse

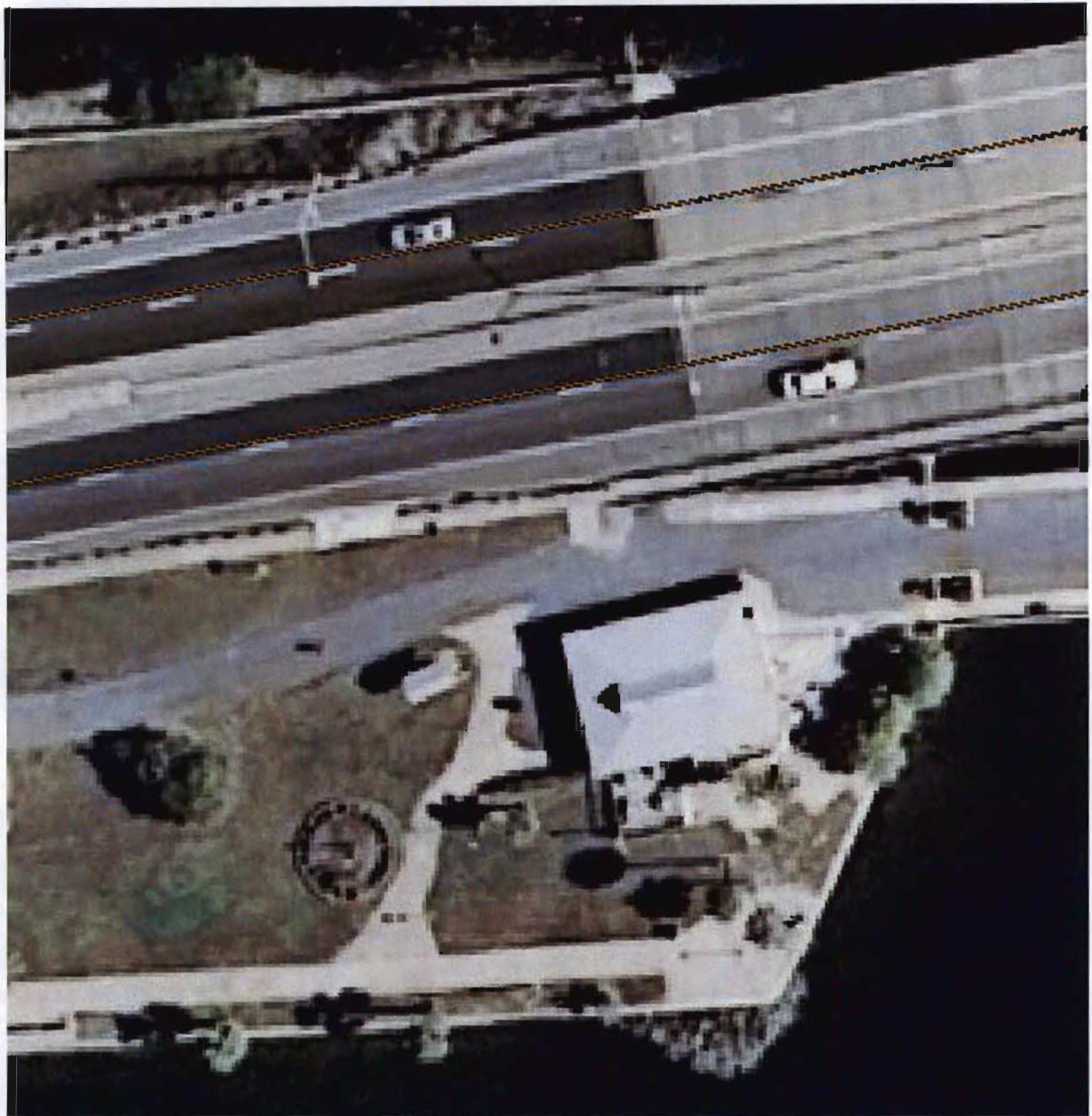
2012 – Budget funds to redevelop City of Palmetto property
Demolition of existing building

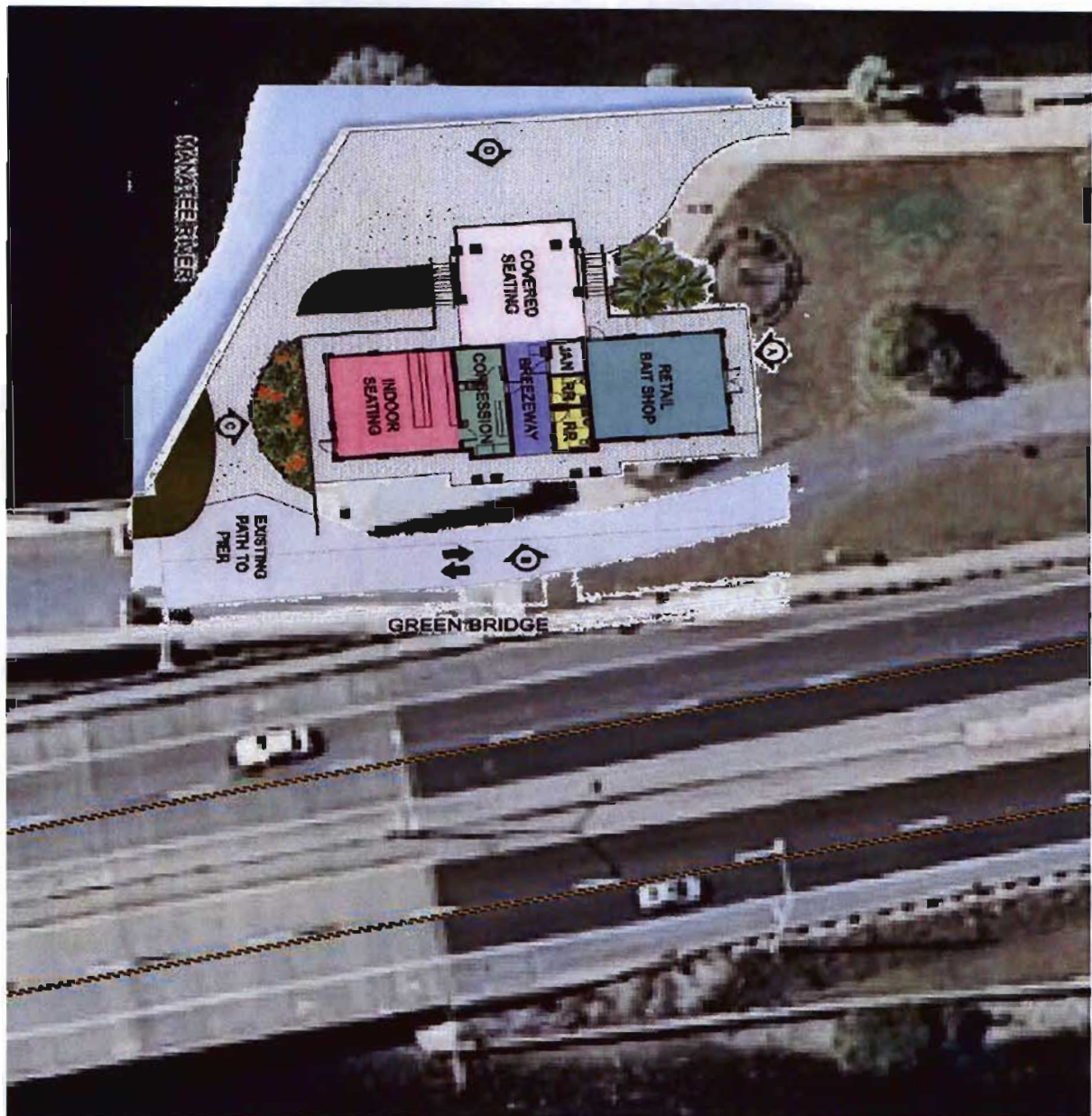
On page 3 of the 1991 City/county agreement, item 10, it states the following:

10. City may install such equipment and personal property as required to operate the facility which shall be removed by City upon termination of this agreement. City shall not alter, modify or make improvements to the Facility without prior written approval of County and any improvements shall remain with the facility and become the property of County upon termination of this agreement.



Proposed View





Riverside Redevelopment

Riverside Boat Ramp



Riverside Redevelopment

Riverside Boat Ramp

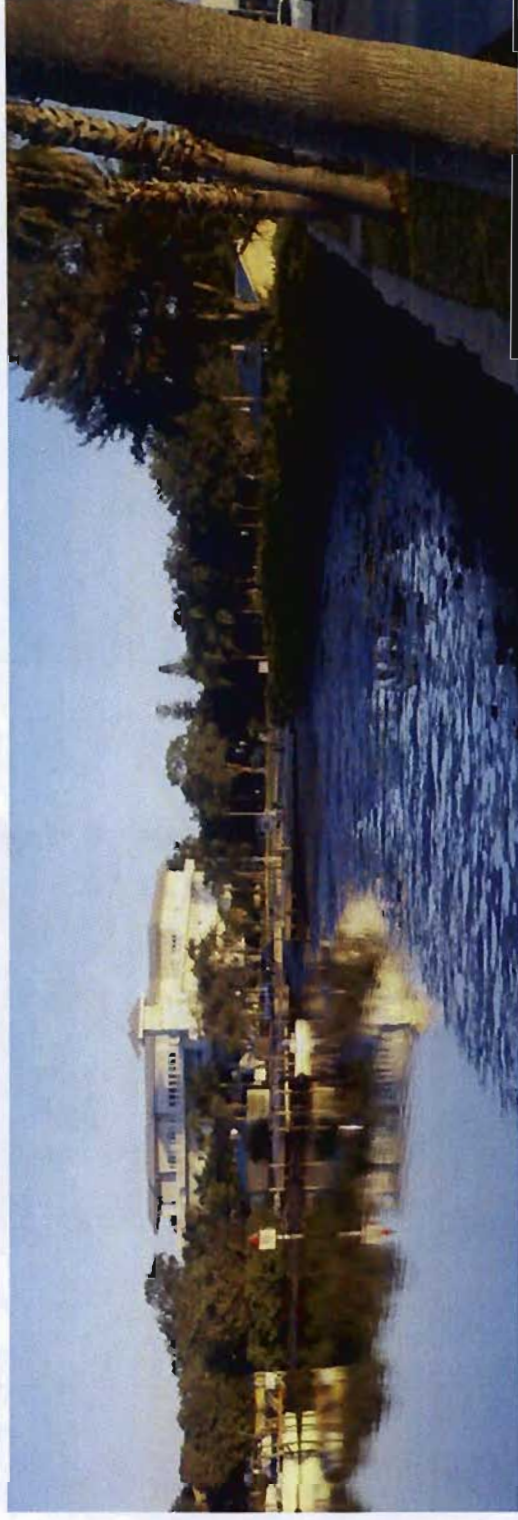
The CRA Plan identifies, among others, Manatee County and the West Coast Inland Navigation District as partners to redevelop the existing boat ramp area.



CRA FACT: RIVERSIDE BOAT RAMP
This conceptual drawing depicts possible redevelopment of the Riverside Drive area. It accommodates public parking for commercial, residential and boat traffic, while adding landscaped green private sector redevelopment area. The Agency may attempt partnership with groups such as the Environmental Protection Agency, Manatee/Sarasota Metropolitan Planning Organization, Manatee County and the West Coast Inland Navigation District.

Riverside Redevelopment

Riverside Boat Ramp



Bought in 1959, by the City of Palmetto and built in 1971 by the City and Manatee County, the Riverside Boat Ramp is due for a complete redevelopment. The Palmetto CRA has made a WCIND (West Coast Inland Navigation District) application for a \$350,000 match to do just that. The County Commission approved its 5-year WCIND funding plan in 2012 and the application will be ratified by WCIND in September 2012.

Riverside Redevelopment

MMP Multi-Modal Corridor

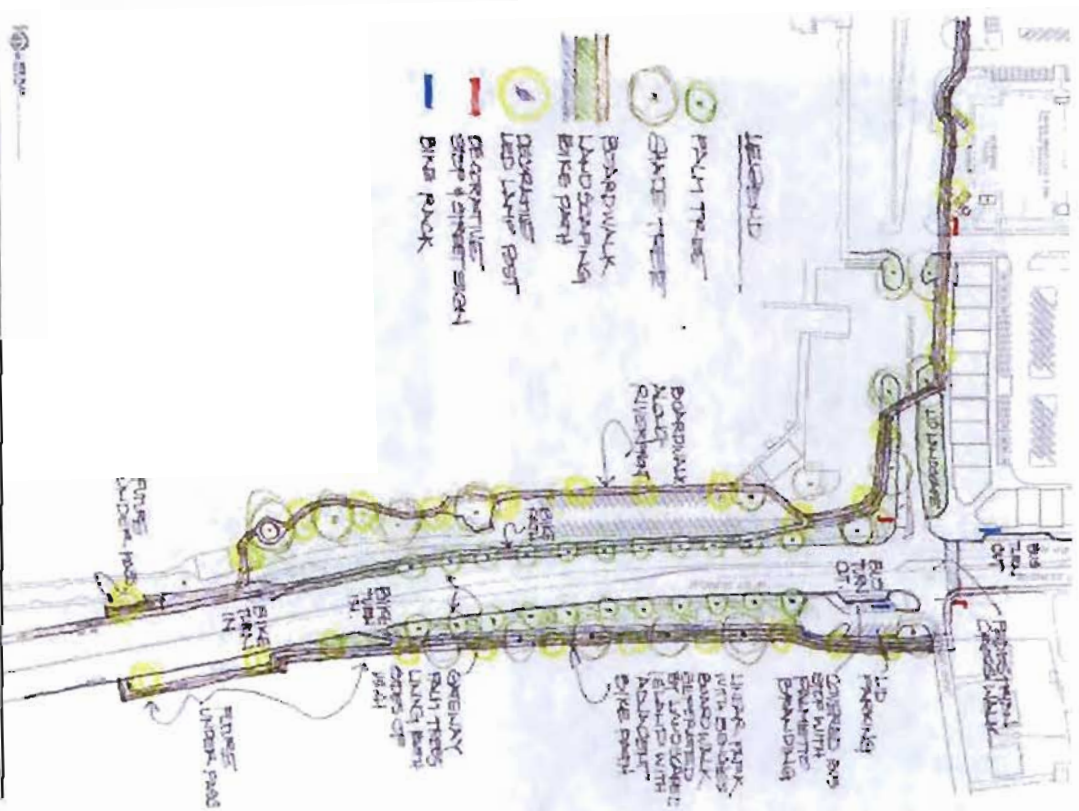


MMP Multi-Modal Corridor

The Palmetto CRA plans to redevelop an old north south corridor (10th Avenue/Old Main Street) through the urban core.

This action will relieve capacity on 8th Avenue/US 41, creating an opportunity to redevelop that corridor at a future date. The CRA looks for partnerships with the City, Sarasota/Manatee MPO and Florida Department of Transportation (FDOT).

Phase 1 runs from the Green Bridge to Riverside Drive to 10th Avenue.



Riverside Redevelopment

MMP Multi-Modal Corridor



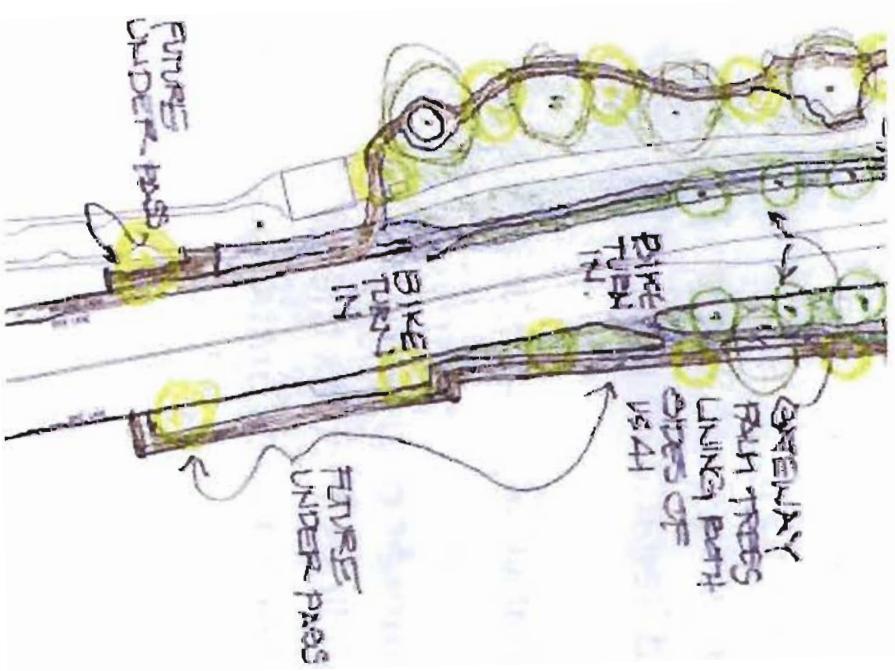
Riverside Redevelopment

MMP Multi-Modal Corridor

Interconnection with the multimodal elements off the Green Bridge from Bradenton, The Seahorse and along the Riverfront.

This project will also replace the riverfront parking over along US 41.

New landscaping will enhance the Palmetto gateway.

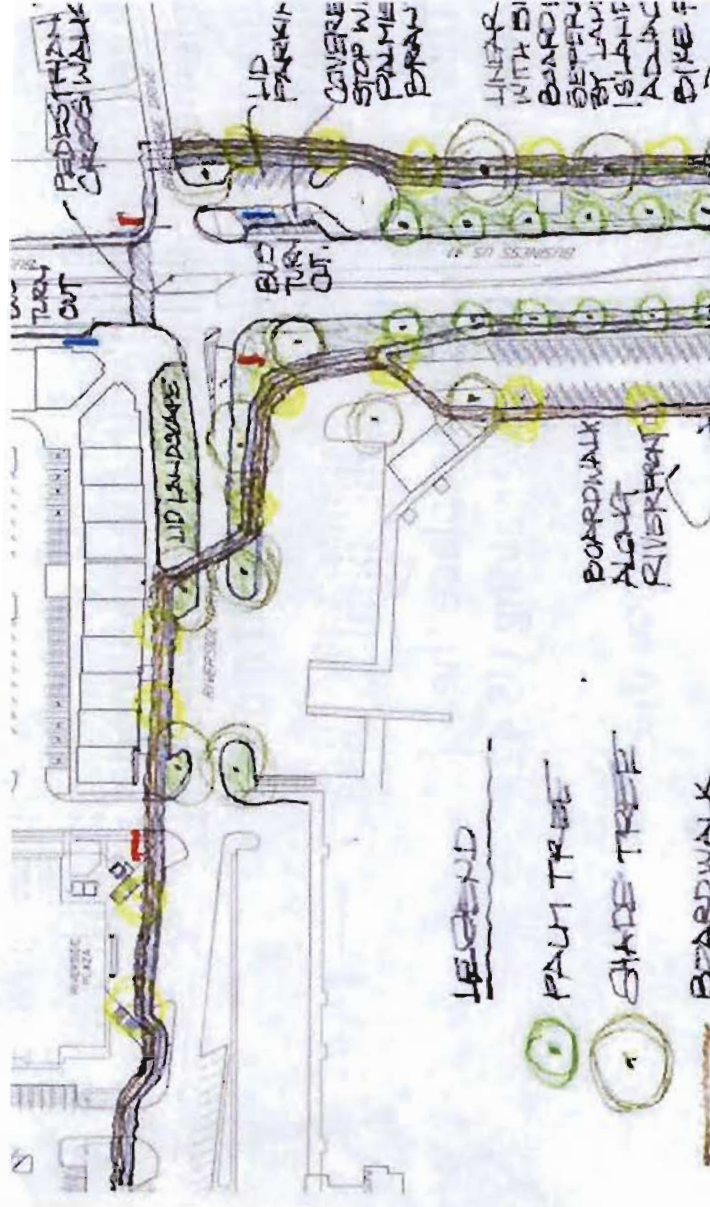


Riverside Redevelopment MMP Multi-Modal Corridor

Interconnection with
the multimodal
elements at the
Riverside Boat Ramp
and Regatta Pointe.

Enhance Streetscapes.

Removes blighted buildings such as the Palmetto Shell Station.



Riverside Redevelopment

Riverside Economic Redevelopment



Riverside Redevelopment

Riverside Economic Redevelopment



The CRA now owns the largest undeveloped properties on the urban Manatee River. Incentives are now available for tax base generating development proposals. Conceptual view of current Shell Station.

Riverside Redevelopment



Development calls for ample LID parking (non-WCIND funded) and numerous buildable sites.

