

Interlocal agreement re: Palmetto Boat Parking Project
Shirley G. Bryant
to:
michael.gallen
10/24/2011 10:03 PM
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Michael,
The attached document is relative to the project that we recently discussed.

Though we have been working to move this project forward for some time, a matter that occurred this weekend at the Palmetto boat ramp certainly provides the momentum to move it forward as quickly as possible.

The incident arose when the property owner where a large number of the boaters park was apparently posted during the week. Whether the boaters ignored the new signage or did not see it going out before daylight is unclear, but nonetheless a large number of their vehicles and boat trailers were towed to Venice on Sunday. The towing and subsequent charges to the boaters were substantial as was the inconvenience as they returned to the boat ramp on Sunday evening to find their vehicles, etc. gone.

The agreement is being sent to all commissioners and Ed Hunzeker. Your help in this matter would be appreciated.

Shirley Groover Bryant

Mayor - City of Palmetto

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**INTERLOCAL AGREEMENT BETWEEN
MANATEE COUNTY AND THE PALMETTO CRA
FOR THE DEVELOPMENT OF PARKING ACCESS
FROM THE DOWNTOWN PALMETTO BOAT RAMP**

This Agreement is between Manatee County, a political subdivision of the State of Florida, 1112 Manatee Avenue West, Bradenton, Florida 34205 ("County") and the City of Palmetto Community Redevelopment Agency ("CRA"), 215 4th Street West, Palmetto, Florida 34221.

WHEREAS, the CRA is considering purchasing and redeveloping two parcels located generally at the northwest corner of 8th Avenue and Riverside Drive in Palmetto ("the Property"), a sketch of which is attached as Exhibit "A" and incorporated herein by reference; and

WHEREAS, if acquired, the CRA intends to redevelop the Property with mixed use development along 8th Avenue and Riverside Drive along with a substantial parking lot; and

WHEREAS, the County maintains the boat ramp in downtown Palmetto ("Boat Ramp") as a recreational amenity for the residents of Manatee County; and

WHEREAS, there is a shortage of parking at the Boat Ramp; and

WHEREAS, if acquired, the CRA is willing to grant an easement to allow the parking in the redeveloped property to be used by the public for both automobile and boat and boat trailer parking ("Parking Lot") on the Property; and

WHEREAS, the County is willing to contribute funds to ensure proper design and construction as well as long term public use of the Parking Lot.

NOW, THEREFORE, be it agreed by the parties:

1. In conjunction with the CRA acquiring the Property, the County shall fund a portion of the construction of a Parking Lot and related improvements on the Property, as provided herein. A portion of the Parking Lot shall be the subject of a non-exclusive easement for a period of thirty (30) years to allow automobile and boat parking by the public.

2. The configuration of the Parking Lot shall be subject to final agreement between the parties and appropriate permitting but shall be generally consistent with the attached conceptual plan, which is attached here to as Exhibit "B" and incorporated herein by reference.

3. The County funding shall be in the amount of Eight Hundred Thousand Dollars and no cents (\$800,000.00) and may be paid in equal annual sums over a period of eight (8) years. The first \$100,000.00 payment shall be due within thirty (30) days of the CRA acquiring

the Property and each subsequent \$100,000.00 payment shall be due on the anniversary of the closing date.

4. The CRA may acquire the Property and construct the Parking Lot in reliance upon this Agreement. The CRA shall complete the County portion of the Parking Lot within eighteen months of the later date of either the CRA acquiring the Property or the approval of the final design of the Parking Lot by the parties and recording of easement outlined in Paragraph 1 herein.

5. If the City or the CRA does not acquire the Property by December 31, 2013, this Interlocal Agreement shall terminate.

Approved with a quorum present and voting, this _____ day of _____, 2011.

Manatee County, a political subdivision of
the State of Florida, by and through the
Board of County Commission of Manatee
County

By: Carol Whitmore, Chairman

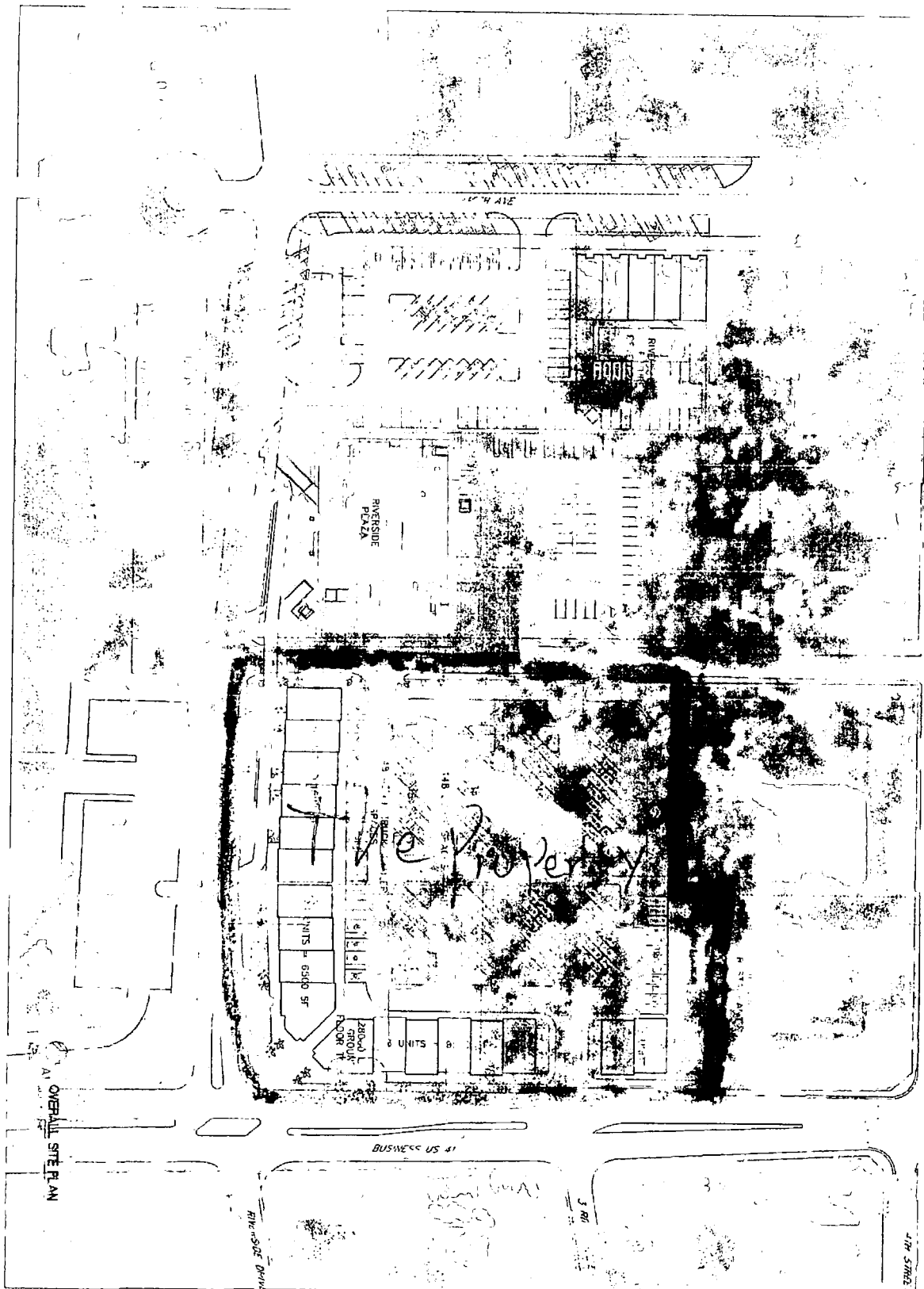
Approved with a quorum present and voting this _____ day of _____, 2011.

City of Palmetto Community
Redevelopment Agency

By _____, as

Attest

Clerk



PRELIMINARY NOT FOR CONSTRUCTION

SITE PLAN AERIAL

RIVERSIDE PARK
NORTH

Moore Design

SHEET NO
A100-A

PROJECT NO. DATE
1109 02/02/2011

PALMETTO, FL

ARCHITECTURE - INTERIOR DESIGN
Architect: Jon L. Moore, AIA AIA0007475
Phone: 941.774.1228 Fax: 941.774.1814
700 Riverside Drive Palmetto, FL 34221
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EXHIBIT

"A"

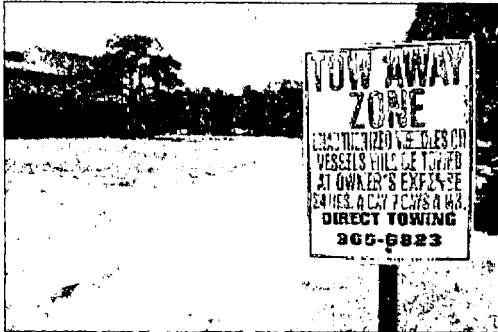
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OCT 25 2011

Board of County Commissioners
Manatee County

Boaters Return to Find their Trailers Towed at Palmetto Boat Ramp

Published Tuesday, October 25, 2011 2:08 am
by [Merab-Michal Favorite](#)

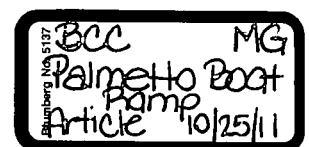


Two signs on the vacant lot alert residents of the tow away zone adjacent to the Palmetto boat ramp.

PALMETTO – Several boating enthusiasts found themselves stranded Sunday evening when they returned to their launching place and discovered their cars, trucks and trailers were towed to south Sarasota.

Direct Towing, located at 3951 N. Osprey Ave in Sarasota, arrived with approximately four tow trucks around noon on Sunday, over the next hour they removed at least twice that many vehicles and boat trailers that were parked on the private lot across from the Palmetto public boat ramp. Several of the owners had been parking there for many years.

The towing company refused to divulge the exact number of vehicles towed from the scene, but witnesses estimated the number as more than nine.



Steve Nadeau, who handles real estate properties for **Superior Bank in Sarasota**, said the incident was the property owners' last resort to a yearlong problem. After purchasing the property in March 2010, the bank began consulting the City of Palmetto about illegal parking on the property. Nadeau asked for advice on how to avoid any liability issues related to trailers utilizing the property as additional parking for the boat ramp. Officials advised him to put up signs and ask the Palmetto Police Department enforce the efforts. When that didn't work, Nadeau said the only other option was to fence off the property or have vehicles towed.

"If we were to fence in the property, it would be a maintenance problem so we opted to put up signs," said Nadeau. "People just vandalized the signs and tore them down."

Most of the people parking on the premises said they did not notice the two signs on the property that are located at either end of a dirt drive.



Parking at the Palmetto boat ramp is insufficient for the number of boaters that utilize the amenity.

“I honestly thought the property was owned by the county,” said John Wilson, one of the boat owners whose trailer was towed. “I’ve been parking there for over five years. There is no clear signage – it looks like the sign marked “tow away zone” is part of the old gas station property. “

Many of the boaters had their entire families with them. They had to make arrangements to pick up their cars that day and were charged an additional \$50 because the towing occurred on a Sunday – making the total fine around \$240 according to Wilson.

The unexpected trek to south Sarasota was even more upsetting.

“Why would they not use a local company?” said Clay Bruneman, who witnessed the incident.

According to Nadeau, Superior Bank did try to contact a local wrecker. They were given Steve White’s

Mobile as a reference. However, the business refused to take the job.

“He wanted a bank representative to be present for every vehicle that was towed,” said Nadeau. “That was not feasible, since we’re based in Sarasota, so we went with a company we had worked with before.”

The event had all parties questioning the parking situation for the boat ramp.

“Where do they expect people to park? Asked Nadeau. “There shouldn’t be a ramp there if there isn’t the appropriate parking.”

Currently the **Palmetto Redevelopment Agency** is working with the county to get the issue resolved.

There is a pending interlocal agreement that would allow the CRA is to purchase and redevelop the two parcels located at the northwest corner of Eighth

Avenue and Riverside Drive. If acquired, the CRA intends to redevelop the Property with mixed-use development along with a substantial parking lot. The

agreement would allow the county to continue to maintain the boat ramp as a free recreational amenity.

Since there is such a shortage of parking at the Boat Ramp, the CRA is would grant an easement to allow the parking by the public for automobiles and boat and boat trailers. If the interlocal agreement is not approved by all entities involved by December 31, 2013, this interlocal agreement will terminate.

“The bank needs to sell this property and can’t hold on to it any longer,” said Nadeau. “If the city won’t buy it, we’ll have to sell it to someone else and there probably be no additional parking for the ramp.”

