

TAB 7

Staff Report
Palmetto Riverside Bed & Breakfast
1102 Riverside Drive
Conceptual/General Development Plan
GDP-08-01

OWNER/GENERAL LOCATION/PARCEL SIZE:

Owner: Perle Fine, LLC (Lippens Family)
Location: 1102 Riverside Drive
Parcel Size: 0.74 acres +/-
PID #: 3125400006

EXISTING LAND USE/ZONING CATEGORY:

Future Land Use: RES-4 (Residential – 4 units per acre)
Zoning: PDMU (Planned Development Multi Use)

SURROUNDING PROPERTY ZONING DISTRICT(S)/USES:

Future Land Use

North: RES-4 (Residential – 4 units per acre)
South: Manatee River
East: RES-4 (Residential – 4 units per acre)
West: RES-4 (Residential – 4 units per acre)

Zoning

North: RS-3 (Residential Single Family – 7,500sf minimum lot size)
South: Manatee River
East: CG (Business and Light Commercial)
West: RS-1 (Residential Single Family – 15,000sf minimum lot size)

SUMMARY:

The PDMU zoning designation is a site plan specific category. Any changes in land use approval require the approval of a new conceptual/general plan. The zoning is not proposed to change with this application. The property was previously the subject of a rezone application to PDMU for the purpose of converting the existing house into a Bed & Breakfast (B&B). That application was approved on November 6, 2001 for an eight bedroom B&B with a condition that required the structure to be converted back to a single family residence if the use ever ceased. In fact, this did occur and the structure has been used as a private residence since 2004. The current owner recently purchased the property with the intent of converting the house back

into a B&B. Staff has met with the applicant and his agent to discuss the proposal.

The existing house is an old Sear's kit house constructed in 1913 according to records of the Manatee County Property Appraiser. The architecture is very appealing and no changes are proposed that would change the architectural style. Photographs of the structure are attached along with a site plan.

The project is proposed in two phases. In Phase I, the existing house will again be changed into a five bedroom B&B. An addition is also proposed to be constructed as an attachment to the existing residence in the northwest portion of the property. Four guest rooms will be built on the first floor surrounding a newly proposed pool and deck area. The second floor of the addition will be utilized as the residence for the Lippens family. The existing carport will also be enclosed and converted to a reception area for the B&B. There will be a total of nine guest bedrooms.

The Lippens family also purchased the vacant lot located adjacent to the subject property on the north. It is their intent to construct their own single family residence there in the future. Phase II, therefore, involves the conversion of the second floor of the Phase I addition into three additional guest bedrooms for a grand total of 12. A brief narrative has been provided with the application that describes the project.

ATTAINABLE HOUSING:

The Attainable Housing Ordinance is not applicable to a Bed & Breakfast request.

COMPREHENSIVE PLAN ANALYSIS:

Potable water, sanitary sewer, and parks and recreation levels of service are satisfied with this request. Below is a synopsis of the impacts to roads, drainage, and reclaimed water infrastructure related elements of the Comprehensive plan:

2.0 TRANSPORTATION ELEMENT

Level of Service

Policy 2.1.1: The level of service standard for collector and arterial roadways in the City shall be LOS "D", peak hour.

A traffic impact statement has been submitted by the project engineer identifying that the impact is de minimus and does not result in any degradation in roadway level of service.

4.0 SANITARY SEWER

Reclaimed Water Use

Policy 4.3.1: Require the use of reclaimed water to irrigate recreational, agricultural

and future development.

The site is currently served with city reclaimed water for irrigation.

Policy 4.3.4: Require the construction of an on-site distribution system for the transmission of reclaimed water in all new and future development projects.

The site is currently served with city reclaimed water for irrigation.

6.0 STORM WATER MANAGEMENT

Surface Water

Objective 6.3: To ensure that the quality of surface water within the City is maintained and, where unacceptable, improved.

- Appropriate on-site retention or detention in accordance with adopted local and state regulations including filtration, infiltration, establishment of littoral zones in wetland areas and the use of grassy areas for filtration;
- Protection of wetlands and environmentally sensitive areas; and
- Management and protection of the quantity, timing and quality of water releases and discharges.

Prior to the approval of a final development plan, the applicant shall provide a letter from SWFWMD regarding the approval of exemption or other direction regarding retention requirements.

7.0 POTABLE WATER

Maximize Existing Facilities

Objective 7.2: The City shall require that existing and new development maximizes the use of existing potable water facilities.

The site is served with City water.

Policy 7.2.1: The City shall require the use of low-volume plumbing fixtures for all new construction in accordance with the requirements of the most recently adopted Standard Plumbing Code.

The site is served with City water. Details of low volume plumbing fixtures will be addressed with building permits.

Policy 7.2.2: The City shall continue to encourage the use of xeriscape in all landscaping projects.

Landscaping will incorporate xeriscaping.

Policy 7.2.3: Where lines are available, the City shall require new development and redevelopment to connect to the reclaimed water system.

The site is currently served with city reclaimed water for irrigation.

Policy 7.3.1: Require the use of reclaimed water to irrigate recreational, agricultural and future development.

The site is currently served with city reclaimed water for irrigation.

Policy 7.3.4: Require the construction of an on-site distribution system for the transmission of reclaimed water in all new and future development projects.

The site is currently served with city reclaimed water for irrigation.

LCD MODIFICATION REQUESTS:

The following LDC modification is requested for the project:

1. The proposed parking spaces will utilize a portion of the 11th Avenue West right-of-way and back into the street.

The City of Palmetto promotes on-street parking in the downtown core and has on-street parking in several locations. The site is enhanced with paver bricks in the parking and sidewalk area. Staff supports the request as an aesthetic superior alternative to asphalt or concrete.

2. Section 6.18, Bed & Breakfast, limits the number of guest rooms to six.

This limitation applies to conditional use permits. As previously mentioned, PDMU zoning is a site plan specific category that gives the applicant the ability to request waivers and modifications from LDC requirements. The previous approval granted an exception to this requirement to increase the number of units from six to eight. Although this request increases the number of units to a maximum of 12, the impacts are negligible. Staff believes that the request as proposed is superior to the previous approval. The previously constructed (and subsequently removed) guest cottages were inconsistent with the design of the house. The detached structure concept was not conducive with the objectives of a B&B. Staff supports the request to allow a maximum of 12 guest bedrooms in one building.

STAFF RECOMMENDATION:

A B&B is intended to maintain the character of a residence. The proposal will provide a much needed place to stay in the downtown area and will provide guests that will support local businesses. Staff recommends **APPROVAL** of the plan as designed with the following stipulations:

1. A parking and sidewalk easement shall be provided for the area located on the private property adjacent to 11th Avenue West where the parking and sidewalk is located.
2. The architecture of the proposed addition and other structures shall be consistent with the existing structure. Final design shall be presented to the Planning and Zoning Board for discussion prior to the commencement of building construction.
3. Development is subject to construction plan approval.

In addition, staff recommends approval of the two LDC modification requests. There are no health, safety or welfare detriments to these requests. Approval of these LDC modifications will maintain compatibility and consistency with the development of the surrounding area.

PLANNING AND ZONING BOARD RECOMMENDATION:

On August 11, 2008 the Planning and Zoning Board recommended **UNANIMOUS APPROVAL** of the proposed conceptual/general development plan with the stipulations recommended by staff.

CITY COMMISSION ACTION:

The City Commission shall **APPROVE, APPROVE WITH CONDITIONS or DENY** the proposed conceptual/general development plan.

Attachments: Brief narrative for the proposed Palmetto Riverside B&B
Ordinance #697
Aerial
General Development Plan
Palmetto Riverside B&B Images

CITY OF PALMETTO
ORDINANCE NO. 08-976

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, PROVIDING FOR FINDINGS OF FACT; APPROVING A GENERAL DEVELOPMENT PLAN FOR THE PROPERTIES DESCRIBED HEREIN; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE (GDP 08-01, PERLE FINE LLC, PID # 3125400006, approx. .74 acres).

WHEREAS, Article VIII, Section 2 of the Florida Constitution provides that municipalities shall have governmental, corporate and proprietary powers to enable municipalities to conduct municipal government, perform municipal functions, and render municipal services; and,

WHEREAS, Chapter 166, Florida Statutes, the “Municipal Home Rule Powers Act,” implements the applicable provisions of the Florida Constitution and authorizes municipalities to exercise any power for municipal purposes, except when expressly prohibited by law and to enact ordinances in furtherance thereof; and,

WHEREAS, the City Commission of the City of Palmetto has certain regulatory authority granted to it by the Florida Constitution, the Florida Statutes and the City Charter to regulate the use of land within its corporate boundaries; and,

WHEREAS, the City of Palmetto has received a complete and timely application for approval of a proposed General Development Plan for property owned by PERLE FINE LLC, to include, PID # 3125400006, approx. .74 acres) (“Project”), more particularly described in **Exhibit A**; and,

WHEREAS, the Planning and Zoning Board of the City of Palmetto reviewed the proposed General Development Plan, held a properly noticed public hearing on August 11, 2008, received public comment and testimony, and provided its recommendation to the City Commission of the City of Palmetto; and,

WHEREAS, the City Commission of the City of Palmetto held a properly noticed public hearing on September 8, 2008, and received public comment and testimony at said hearing; and,

WHEREAS, the City Commission of the City of Palmetto finds that approval of the proposed General Development Plan benefits the public health, safety, and welfare;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, AS FOLLOWS:

Section 1. Finding of Fact.

- A. The above-referenced “WHEREAS” clauses are adopted herein as findings of fact.
- B. The Planning and Zoning Board, acting as the Local Planning Agency, has recommended approval of the proposed General Development Plan, a copy of which is attached hereto and incorporated herein as **Exhibit B**.
- C. The proposed General Development Plan is consistent with the City of Palmetto’s Comprehensive Plan.
- D. The proposed General Development Plan is compatible with adjacent land uses and complies with all pertinent provisions of the City of Palmetto’s Zoning Code.

Section 2. Plan Approval. The proposed General Development Plan is hereby approved with the following stipulations:

1. A parking and sidewalk easement shall be provided for the area located on the private property adjacent to 11th Avenue West where the parking and sidewalk is located.
2. The architecture of the proposed addition and other structures shall be consistent with the existing structure. Final design shall be presented to the Planning and Zoning Board for discussion prior to the commencement of building construction.
3. Development is subject to construction plan approval.

Section 3. Repeal of Ordinance. This Ordinance hereby repeals all ordinances and parts of ordinances in conflict herewith to the extent of such conflict.

Section 4. Severability. If any section, sub-section, paragraph, sentence, clause or phrase in this Ordinance shall be held invalid by a court of competent jurisdiction, then such invalidity shall not affect the remaining portions hereof.

Section 5. Effective Date. This Ordinance shall take effect as provided for by law and by City Charter, Section 14 upon execution by the Mayor, or if disapproval occurs, upon reconsideration by the City Commission and passing of the Ordinance by at least four (4) votes.

PASSED AND DULY ADOPTED, by the City Commission, in open session, with a quorum present and voting, this 8th day September, 2008.

First Reading: August 18, 2008
Publication: August 22, 2008
Second Reading and
Public Hearing: September 8, 2008

CITY OF PALMETTO, FLORIDA, BY
AND THROUGH THE CITY
COMMISSION OF THE CITY OF
PALMETTO

By: _____
LAWRENCE E. BUSTLE, JR., MAYOR

ATTEST: James R. Freeman
City Clerk

By: _____
City Clerk/Deputy Clerk

EXHIBIT A

LEGAL DESCRIPTION:

BEGINNING AT A STAKE 20 FEET WEST AND 310 FEET SOUTH OF A STAKE AT THE NORTHEAST CORNER OF THE LOT NUMBER 1, U.S. OF SECTION 23 TOWNSHIP 34 SOUTH, RANGE 17 EAST, THENCE RUN WEST 105 FEET; THENCE SOUTH, TO THE WATERS OF THE MANATEE RIVER, THENCE EAST 105 FEET; THENCE NORTH TO THE POINT OF BEGINNING, LESS RIGHT-OF-WAY FOR STREET ON THE SOUTH, LESS BEGIN 20 FEET WEST AND 310 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 1, U.S. SURVEY OF SAID SECTION 23, THENCE WEST 105 FEET, THENCE SOUTH 85 FEET, THENCE EAST 105 FEET, THENCE NORTH 85 FEET TO THE POINT OF BEGINNING ALL LYING AND BEING IN SECTION 23, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.



June 16, 2008

Bob Schmitt
Planner
City of Palmetto
600 17th St. W.
Palmetto, FL 34221

RECEIVED

JUN 24 2008

City of Palmetto
Planning Department

Re: Palmetto Riverside Bed and Breakfast
GDP Description
1102 Riverside Drive
Palmetto, FL

Dear Bob:

Per your request we have created a brief narrative for the proposed General Development Plan of the above referenced project.

The project consists of converting an existing two story single family residence back into a "Bed and Breakfast". The existing zoning is PDMU. The former "Bed and Breakfast" as late as 2004 had 8 rentable rooms in addition to the caretaker's accommodations. The new development proposes 9 rooms for Phase I which will include a new two story addition and a swimming pool. Phase II will increase the number of guest rooms to 12.

PHASE ONE: 5 room "Bed and Breakfast" in the existing two story building with 4 additional rooms and a 3 bedroom caretaker's suite in a new addition for a total of 9 rentable bedrooms. Additional site improvements will include a partial enclosure of the existing carport, new swimming pool and enclosure patio with additional landscaping around the new construction. New off street parking spaces (brick pavers) and a side walk will be provided.

PHASE TWO: The owners will build a private residence on the empty lot North of this site, 12 total rentable bedrooms will then be available. The existing caretaker's suite will be converted into 3 additional rentable rooms. (9 existing +3 new in this phase = 12).

The current proposed plan provides up to 13 total spaces one of which is ADA compliant.

If you require more information please let me know

Sincerely,

Carlos D. Ugarte
President

ORDINANCE NO. 697

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALMETTO, AMENDING ORDINANCE NO. 387, THE ZONING ORDINANCE OF THE CITY, TO CHANGE THE ZONING FROM RS-2 (SINGLE FAMILY RESIDENTIAL, 10,000 SQ.FT. LOTS) TO PLANNED DEVELOPMENT/MULTI-USE (PD-MU); TO APPROVE THE GENERAL DEVELOPMENT PLAN, WITH CONDITIONS, AS REQUIRED BY SECTION 8.4 OF THE ZONING CODE FOR THE PROPERTY DESCRIBED IN SECTION ONE AND AS GRAPHICALLY PORTRAYED ON THE PLAN ATTACHED HERETO AS EXHIBIT "A"; TO APPROVE THE RESTORATION PLAN NARRATIVE ATTACHED HERETO AS EXHIBIT 'B'; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE (Z0010/Palmetto House Inn)

WHEREAS, the owner of the Palmetto House Inn desires to convert three existing out buildings to guest cottages; and

WHEREAS, the subject property requires a change of zoning to permit a total of eight (8) guest rooms in a Bed and Breakfast; and

WHEREAS, Section 8.4 of the City of Palmetto Zoning Code requires the approval of a General Development Plan for Planned Development projects; and

WHEREAS, the City Council of the City of Palmetto has received and considered the recommendation of the City's Planning and Zoning Board; and

WHEREAS, the City Council held a public hearing on November 6, 2000, regarding said change of zoning and General Development Plan with notice of said hearing having been duly published and posted; and

WHEREAS, the City Council of the City of Palmetto finds said change of zoning and General Development Plan to be consistent with both the City's Comprehensive Plan and Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PALMETTO, FLORIDA, IN REGULAR SESSION ASSEMBLED:

ORDINANCE NO. 697

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Section 1: That the following described property be rezoned to a new zoning of Planned Development/Multi-Use (PD-MU) and the zoning map which is part of Ordinance No. 387 is hereby amended to include in Planned Development/Multi-Use (PD-MU) zoning the following described property:

BEGINNING AT A STAKE 20-FEET WEST AND 310 FEET SOUTH OF A STAKE AT THE NORTHEAST CORNER OF LOT NUMBER 1, U.S. OF SECTION 23, TOWNSHIP 34 SOUTH, RANGE 17 EAST, THENCE RUNNING WEST 105 FEET; THENCE SOUTH TO WATERS OF MANATEE RIVER; THENCE EAST 105 FEET; THENCE NORTH TO THE POINT OF BEGINNING. LESS RIGHT-OF-WAY FOR STREET ON SOUTH, LESS BEGINNING 20 FEET WEST AND 310 FEET SOUTH OF THE NE CORNER OF LOT 1, U.S. SURVEY, SECTION 23, TOWNSHIP 34 SOUTH, RANGE 17 EAST, THENCE WEST 105 FEET; THENCE SOUTH 85 FEET; THENCE EAST 105 FEET; THENCE NORTH 85 FEET TO THE POINT OF BEGINNING.

Section 2: After considering the testimony and evidence presented, the application, and the recommendation and findings of the Planning and Zoning Board as well as all other matters presented to City Council at the public hearing, the General Development Plan for the property described in Section 1 is hereby approved with the following stipulations:

1. The General Development Plan attached hereto as Exhibit "A" is incorporated herein as an integral part of this Ordinance. The project shall be built in substantial conformance with the approved General Development Plan.
2. The Restoration Plan narrative attached hereto as Exhibit "B" is incorporated herein as an integral part of this Ordinance. The project shall include the amenities outlined in the narrative and shall be built in substantial conformance thereto.
3. A Final Site Plan shall be submitted on or before November 6, 2001.
4. The use of the property shall be restricted to an eight (8) guest room bed and breakfast. If at any time the bed and breakfast use ceases, the use shall revert to single family residential.
5. The renovation of the existing out buildings shall be residential in character.
6. All requirements of Appendix B, Zoning Code, Sec. 6.18 Bed and Breakfast, shall be met with the exception of (e). Maximum number of guest rooms is limited to eight (80).

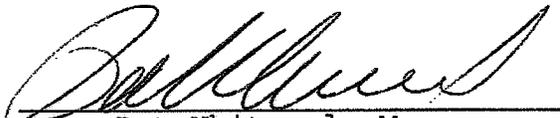
Section 3: It is the intent of this Ordinance to comply with the requirements of all applicable law and constitutional requirements. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then such provisions or portions shall be deemed null and void but all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 4: Effective Date. This Ordinance shall take effect as provided for by law and by City Charter, Section 13 upon execution by the Mayor or, if disapproval occurs, upon reconsideration by the City Council and passing of the Ordinance by at least four (4) votes.

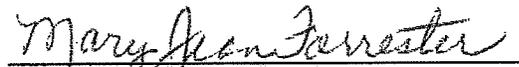
APPROVED AND ADOPTED, in open session with a quorum present and voting, this 6th day of November 2000.

First Reading:	October 16, 2000
Publication:	October 27, 2000
Second Reading:	November 6, 2000

CITY OF PALMETTO, FLORIDA BY AND
THROUGH ITS CITY COUNCIL OF THE
CITY OF PALMETTO


Pat Whitesel, Mayor

ATTEST:


Acting City Clerk

**THE PALMETTO HOUSE INN
(fka The Five Oaks Inn)
CHANGE OF ZONING Z0010**

GENERAL LOCATION/PARCEL SIZE

North of Riverside Drive West and west of 11th Avenue West (1102 Riverside Drive West)

EXISTING ZONING CATEGORY

RS-2/Minimum 10,00 square foot lot

REQUESTED ZONING CATEGORY

PD-MU (Planned Development/Multi-Use)

SURROUNDING PROPERTY ZONING DISTRICT(S)/USES

North: RS-3/SF Residential South: Manatee River

East: CG/MF Residential West: RS-2/SF Residential

SUMMARY AND STAFF RECOMMENDATION

This property is currently development with the Five Oaks Inn, a six (6) unit bed and breakfast. The ownership of the property has changed, and the new owners desire to renovate the existing bed and breakfast and to expand the use by adding two (2) additional guest rooms. The expansion will consist of reducing the number of units in the main house from six (6) to five (5) and restoring the three out buildings into guest cottages.

The zoning regulations for bed and breakfast only allow six (6) guest rooms; hence the requested change to PD-MU. No additional structures will be added to the site. All renovation/restoration will occur to the existing main structure (no outside changes except for cosmetic) and on the existing three (3) out buildings.

As indicated on the attached information provided by the applicant, the requirements of the Bed and Breakfast portion of the Code will be met with the redevelopment and expansion of this bed and breakfast.

Staff Recommendation. Staff recommends **CONDITIONAL APPROVAL** of the proposed change of zoning from RS-2 to PDMU. The conditions of approval are:

1. The Use of the property is restricted to an eight (8) guest room bed and breakfast.
2. The renovation of the three out buildings shall be residential in character.

Staff Report - The Palmetto House
page two of two

3. The requirements of Appendix B, Zoning Code, Sec. 6.18 Bed and Breakfast, shall be met with the exception of (e). Maximum number of guest rooms is limited to eight (8).

PLANNING AND ZONING BOARD ACTION

At the Planning and Zoning Board recommended **CONDITIONAL APPROVAL** of the requested change of zoning from RS-2 to PDMU, unanimously (Durrance absent).

CITY COUNCIL ACTION REQUIRED

Council shall recommend **APPROVAL** or **DENIAL** of Ordinance No. 697.

Five Oaks Inn Restoration Plan

The Five Oaks Inn is on the National Register of Historic Places. It was built around 1912 and was the former residence of J. A. Lamb. The Inn faces the Manatee River and is adjacent to the Regatta Pointe Marina. The Inn was converted to a bed and breakfast in 1987 by the former owners Frank and Pamela Colorito. The objective of the new owners, Bob and Linda Gehring, is to expand and fully restore the interior and exterior of the Inn and to change the name from the Five Oaks Inn to The Palmetto House Inn.

A marketing approach will be employed to promote and run the Inn as an upscale AAA Superior Rated bed and breakfast. The house will be the primary residence of the new owners and they will operate the Inn on a full time basis.

Upon restoration, the Inn's main house will contain 5 guest rooms each with their own private bath. The Inn will be expanded to 8 guest rooms by repairing and restoring the 3 outer cottage buildings. The cottages predate the main house and require significant improvements to preserve their historic stature. Upon completion, each of the cottages will include a bedroom and a bathroom and they will utilize all of the common areas of the main house plus the planned exterior improvements that include an in-ground pool, private courtyard and landscaped gardens.

A Continental style breakfast will be served daily to guests by the Innkeepers. Guest rooms do not include cooking facilities and guests will not have access to the Inn's kitchen for cooking. Breakfast will be served in the main house dining room and sun porch.

The Inn currently has off street parking that will accommodate 10 vehicles including the owners. No additional parking will be required.

Generally, restoration of the Inn's exterior includes the following:

- Creation of a more enhanced curb appeal through redesign and expansion of the irrigation system; trimming of existing trees and shrubs; planting of new trees, shrubs and flower beds; installation of new walkways; refurbishment of lawn; installation of exterior house and landscape lighting; installation of new signage.
- Main house improvements include exterior painting; siding, fascia and cornice repair work and architectural enhancements.
- Install inground pool on north side of house west of the carport and south of the cottages
- Construct courtyard, garden and pool decking; construct wall and ornamental fencing as a buffer around side and rear yard perimeter.
- Install landscaped buffers around parking on the east side of the house (11th Ave)

Restoration of the cottages will include:

- Repairing/stabilizing the building foundations; straightening and reinforcing wall structures
- Installation of telephone, cable, water and sewer lines
- Installation of all new electrical, plumbing and A/C systems
- Replacing all rotted wood; sealing, caulking, priming and painting exterior walls
- Repairing/painting tin roofs
- Replacing/adding new doors and windows
- Landscape all areas around cottages and parking
- Erect fencing as required by code

City of Palmetto
Development Review Committee
Meeting Minutes
June 25, 2008

PRESENT

Bob Schmitt, City Planner
Frank Woodard, Deputy Director Engineering
Dick Clarke, ZNS Engineering
Duane Kinn, Deputy Director Operations
Matt Bloome, Stormwater Manager
Ken Hawkins, Planner 1
Rusty Tona, NRRFD Inspector
Linda Butler, Planning Tech.

Meeting started at 9:00 am

ORDER OF BUSINESS:

1. Discussion/Distribution of Plan:
 - a. Palmetto Riverside Bed & Breakfast (Lippens)(GDP- 08-01)
 - Project will go before P&Z on July 14th and to City Commission on July 28, 2008
 - The location is the old Brown's house, it will be converted back to a bed and breakfast
 - Will have a total of 12 units when it is completed
 - Will parking be an issue and what is the off-set? It is 1 space per unit for a total of 9 for phase I, 12 for phase II
 - Will it be an increase in capacity/utilities
 - Will need easement
 - Proposed parking lot area will be paver bricks
 - Will the pavers be on property only or go into the right-of-way?
 - Stip: if pavers are installed for sidewalk and are later damaged, the City will only replace with concrete, pavers will be used to repair damage only at owners expense
 - NRRFD will review
 - Need a letter from SWFWMD
 - Comments due by July 3, 2008

2. Comments Due

a. Sanctuary Cove Community Center 1st Submittal (08-580)

- Per NFRD the community center is 5,800 square feet and will need a sprinkler system. An option will be to break up/divide the building. Suggested firewall off the locker rooms to break up the building
- All fire hydrants needs to be tested, at this time the number are too low for the development
- Tiki hut is ok
- Parking lot will be concrete
- Dumpster will sit next to a house
- Stip: entrance need to be one-way
- Comments are due

b. Sanctuary Cove Sales Center 1st Submittal (08-581)

- Per NFRD stairwell needs to enclosed
- Short on parking spaces
- Need to show auto turn
- Will it be ADA accessible?
- Need crosswalk

c. Pullen Estates GDP 1st Submittal (known as South Pullen)

- Comments has been forwarded

3. Project Follow-up Meetings:

a. Lauralee Westine (T-Mobile CU-08-04) @ 10:00a.m.

- There are no back-up generators
- No comments from utilities
- Approved from NFRD
- No comments from engineering
- Antennas will be placed on three corners of the building
- The lease for the antennas is with Estuary Condominium
- There has been no objection from the tenants

- Antennas will not be visible; the screening will be painted the same color as the building.

b. Andy Allison & Dave Bailey (C & D Migrant Housing 08-579) @ 10:30

- Will go before the P&Z on July 14 and City Commission on July 28, 2008
- Set back need to 20 ft as opposed to 10
- Replacement of waterline/sewer line
- Move building to the left 5 ft
- 24 ft drive isle decrease to 20 ft., parking lot depth decrease from 20 to 18 ft
- Driveway will be moved to side of house, currently in front of house
- Completely re-do parking lot, thicken up the asphalt
- Check density
- If no SWFWMD permit is needed, will need documentation/letter
- Same will be needed for Traffic Study
- No year round tenants, only manager
- Dumpster location
- Landscape will be completely torn out

c. Brian Cales, Whiting Preston (Pullen Estates 04-431)@ 11:00am

- Utilities: sewer on 27th Ave, gravity forcemain
- Installing new lift station, re-route everything to new lift station
- Build pump station
- Private road, private utilities, master meter, gated roads
- Existing ditches will remain and be maintained by homeowner
- Install emergency access if required
- Stormwater will need 25 ft easement
- Construction to possibly start October 2009
- For marketing purpose, possibility of reducing units, lowering height
- Villas will be Mediterranean style
- Parking calc, may need to get a variance

4. Plan Sign Off Review

a. MCAT Transit Station (06-499)

- Need utility resolution, lift station or tie into forcemain.

5. Team Inspection

- a. Discuss inspection from 6/19/08 for TC/O Schott Mini-Storage (05-437)

6. New Business

None

7. Old Business

- a. Spacebox @ Palmetto (05-434)

- Cap/plug water, sewer taps
- Need parking space
- Stripping to show where cars are suppose to park
- Enough room for emergency access

- b. Palmetto Town Center FSP (07-574)

- Need development agreement
- NRPD approved phase 1

4. Adjourned: 12:40 a.m.



Palmetto Riverside Bed & Breakfast



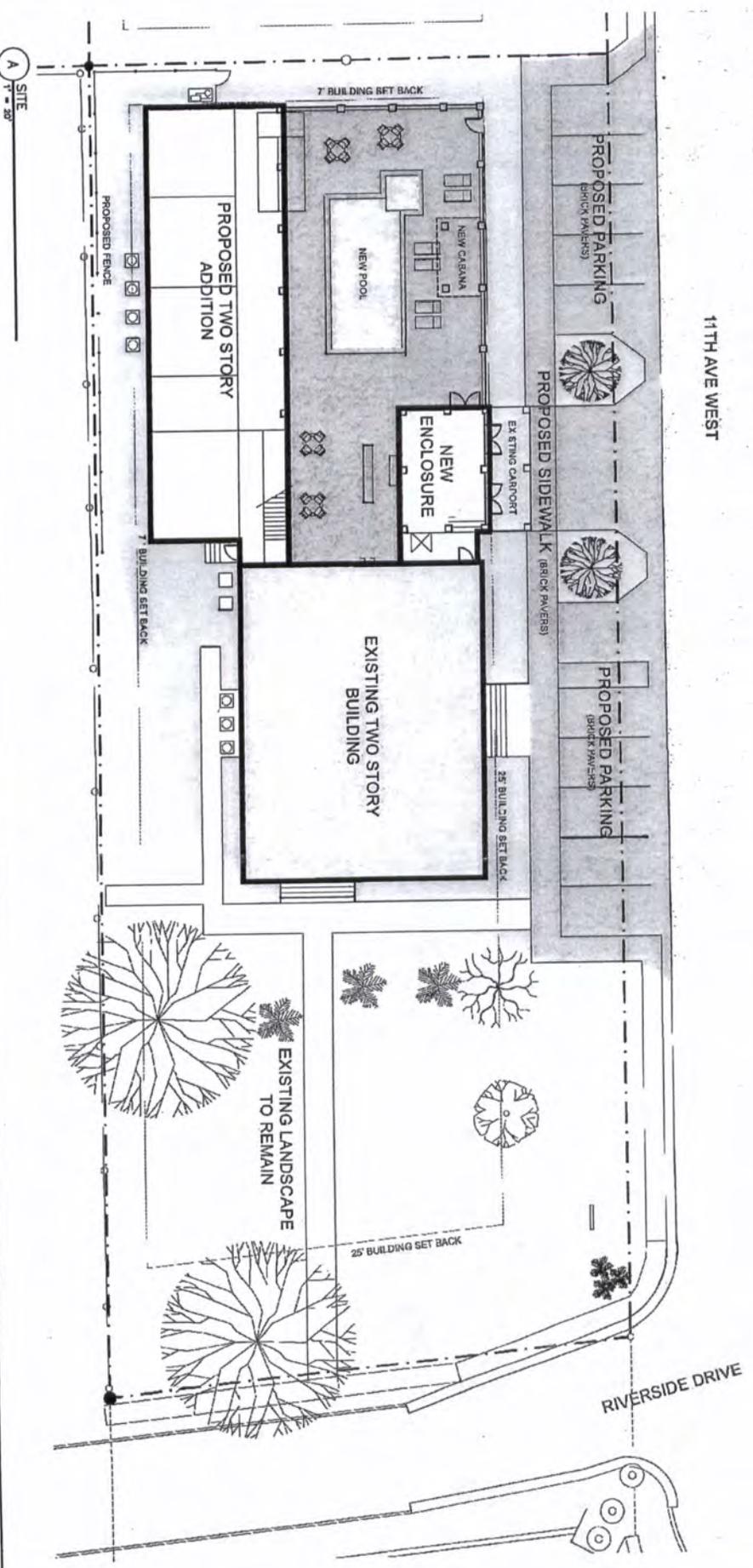
1 FRONT
ORCA 2007



2 SIDE
ORCA 2001



3 FORMER COTTAGES
ORCA 2007



IMAGES

**PALMETTO RIVERSIDE
BED AND BREAKFAST**

1102 RIVERSIDE DR, PALMETTO, FL

UGARTE & ASSOCIATES, INC.
ARCHITECTS ■ PLANNERS
434 6th AVENUE WEST
PALMETTO, FLORIDA 34052
PHONE: (813) 777-0888
WWW.UGARTE.COM

PROJECT LOCATION:
1102 RIVERSIDE DR
PALMETTO, FL 34052

CLIENT:
CARLOS E. UGARTE
INC. INC. ARCHITECTS

DATE:
A104
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