

TAB 9



# City of Palmetto Agenda Item

**Meeting Date****3/1/10****Presenter:** Thomas McCollum**Department:** Public Works/Planning**Title:**

First Baptist Church of Palmetto (Continuance)

This is a continuance from the January 21, 2010 meeting for First Baptist Church of Palmetto. The property is located at the corner of 6th Street West and 11th Avenue West Palmetto.

Action Request: Motion to approve, approve with modification, or deny the request for approval of the Site Plan Approval Application.

Please see attached Staff Report.

**Budgeted  
Amount:**

\$0.00

**Budget Page  
No(s):****Available  
Amount:**

\$0.00

**Expenditure  
Amount:**

\$0.00

**Additional Budgetary  
Information:****Funding  
Source(s):**

NA

**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:**

I move to approve the request based on the finding that the request is compatible with the neighborhood with the recommended Stipulations.

**Staff Contact:**

Tom McCollum

**Attachments:**

Staff Report

**Staff Report Update**  
**1020 4<sup>th</sup> Street West**  
**First Baptist Church - Palmetto**  
**Site Plan Approval**

The review of this request was presented to the P&Z Board at the January 21, 2010 meeting. In order for the Applicant to provide additional information requested by the Board, the item was continued until the February 18, 2010 meeting. At that meeting, Mr. Alan Zirkelbach and representatives from the Church provided additional information. After lengthy discussion, the Board voted four to two to recommend approval of the request for a period not to exceed three years.

There were several revisions to the original Plan considered by the P&Z Board in January:

1. The number of structures has been reduced from three to two.
2. The Sports Court and fenced area on the south side of the structures, discussed at the P&Z Board meeting, are no longer being considered.
3. The two structures will be joined by a raised deck area and decking and stairs will be provided on the north side of the two structures.
4. A Concept Plan was provided to illustrate the general character and compatibility of the structures.


Based upon the presentation made at the P&Z Board meeting, it appears that the six stipulations recommended by Staff are appropriate with this request.

## **This is the final outcome/vote for First Baptist Church**

 Action Request: Mrs. Jennings moved to approve the First Baptist Church Site Plan determination for compatibility. Mr. Bennett seconded.


### **Discussion:**

Mrs. Jennings stated it was a good presentation and it is unfair to the neighbors to drag this project out. Mr. Bennett stated he concur with Mrs. Jennings.

 Motion failed 3 to 3  
Mrs. Jennings, Mr. Gilbert, Mr. Bennett, yea,  
Mr. Moore, Chair Burton, Mr. Ugarte nay,

Mr. Rudacille stated a tie vote means the motion failed, the Chair can entertain another motion.

Chair asked if applicant was willing to continue and provide more information at a future meeting. Mr. Zirkelbach stated yes, and will also provide set backs and landscape information. Typically in a site plan approval process landscape is done through the code requirements and not at this level.

 Mr. Moore moved to approve the First Baptist Church compatibility with the condition of a three year limitation that the structures will be removed. Mr. Bennett seconded.

Motion passed 4 to 2

Mrs. Jennings, Mr. Gilbert, Mr. Bennett, Mr. Moore, yea  
Mr. Ugarte, Chair Burton nay

## **Staff Report**

### **1020 4<sup>th</sup> Street West First Baptist Church - Palmetto Site Plan Approval**

#### **BACKGROUND**

In December 2009, the Church was able to acquire several modular classrooms from the Manatee County School Board. The Church met with the DRC on December 16, 2009 and indicated that they have a need for additional space for the youth program. The DRC reviewed the Site Plan and made several recommendations concerning the location and placement of the structures. Because of the need to remove the structures from Palmetto High School prior to the beginning of classes on January 5, 2010, the DRC agreed to allow the buildings to be moved onto the Church property, with the understanding that the Site Plan requires City Commission approval and that the structures could not be occupied until approved by the City Commission and inspected by the City and Fire District.

The reason this request is being considered as a Site Plan Approval is based upon the language in Section 4.1(e)(1), which states of the City Code, “ P-Public: the intent of the P-Public District is to identify and stabilize those geographic areas within the City of Palmetto that are appropriate for the development and maintenance of public and semi-public facilities. Such uses are to be individually reviewed and approved by City Council to ensure design and use compatibility with surrounding areas.”

Based upon our research, it appears that the property, which was owned by the City, was purchased by the Church in 1990. The Future Land Use Designation and Zoning Category were never changed; however, churches are a permitted use in the P-Public Zoning Category.

#### **OWNER/GENERAL LOCATION/PARCEL SIZE:**

Owner: First Baptist Church  
Location: East Side of 11<sup>th</sup> Avenue, South of 6<sup>th</sup> Street West, Adjacent to the Historic Park  
Parcel Size: 1.72± Acres  
PID #: 274560012; 2745700001

#### **EXISTING LAND USE/ZONING CATEGORY:**

Future Land Use: PU (Public Use)  
Zoning: P (Public)

**REQUESTED PROPERTY ZONING DISTRICT(S)/USES:**

No Change

**FUTURE LAND USE**

North: PU – City Park  
South: COMC - Church  
East: PU – Historic Park  
West: RES-6

**ZONING**

North: P - Public  
South: RS-3  
East: P - Public  
West: RS-3

**SUMMARY:**

Pursuant to Appendix B, Zoning Code Section 4.1(e)(1), the First Baptist Church is requesting Site Plan Approval to install 3 modular classrooms as illustrated on the Site Plan.

**STAFF RECOMMENDATION AND STIPULATIONS**

Recommendation is to approve the Site Plan with the following stipulations:

1. The location of the structures will comply with the setbacks illustrated on the Site Plan (attached). These are consistent with the setbacks within the RS-3 Zoning Category.
2. Skirting will be provided around the base of the structures to enhance the residential character of the structures.
3. The use of the structures shall be limited to Church-related uses.
4. Front yards (north and west) shall be landscaped to enhance the site.
5. Architectural enhancements such as paint color, trim, window treatment, and the like shall be provided in order to enhance the historic character of the area.
6. Structures that will be used for Program activities shall be ADA compliant.



# FUTURE LAND USE



201 5th AVE DR EAST, BRADENTON, FL 34208  
PO BOX 9448, BRADENTON, FL 34206  
TELEPHONE 941.748.8080 FAX 941.748.3316

## FIRST BAPTIST CHURCH PORTABLES

SCALE: 1"=120'  
SOURCE: MANATEE COUNTY



THIS MAP IS PROVIDED FOR GRAPHICAL REPRESENTATION  
AND GENERAL REFERENCE ONLY. THE DATA CONTAINED  
HEREIN IS SUBJECT TO CHANGE AND IS NOT WARRANTED.



# ZONING





1400001  
RCH

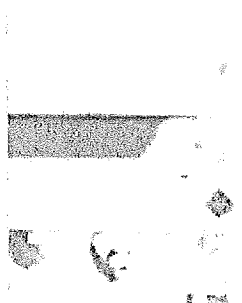
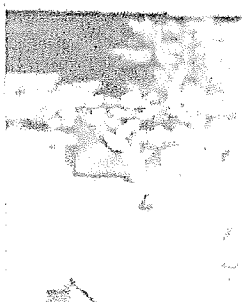
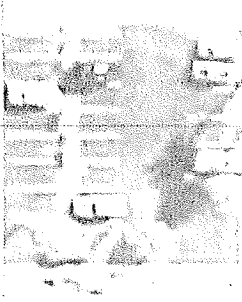
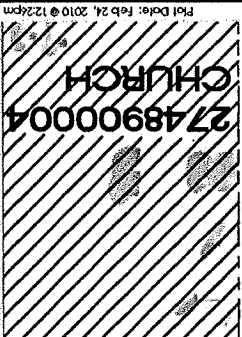
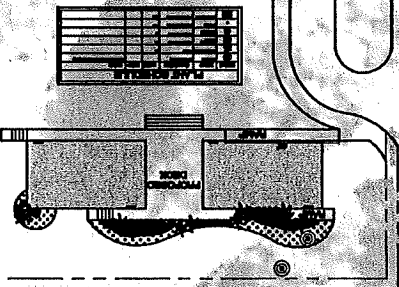
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CHURCH

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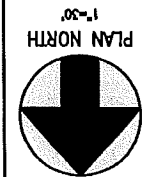
AERIAL EXHIBIT

SHEET NO.	PROJECT NO./FILE NAME	DATE
CREATED BY: JAVIER M. FLS	PROJECT NO.	








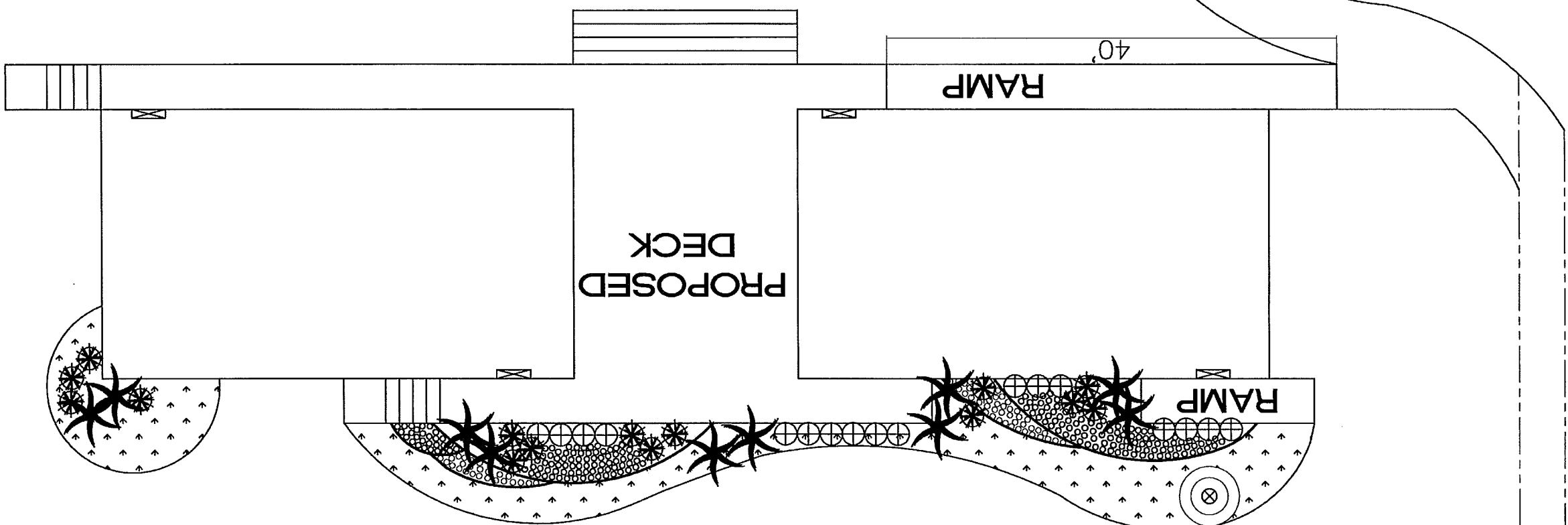
**ZIRKELBACH**  
PROFESSIONAL SERVICES  
CONTRACTOR-LAND PLANNERS  
1415 S. GUSTINE AVE.  
PALMETTO, FL 34221  
941-728-0000 FAX 941-728-0007

**FIRST BAPTIST**  
**CHURCH**  
**OF PALMETTO**  
PALMETTO, FLORIDA



NO.	DATE	REVISION DESCRIPTION

PLANT SCHEDULE					
symbol	name	description	count	price	notes
	seeding oak	10"-20" trunk diam.			oaks shall be binned and kept on property
	Phoenix roebelenii	20 gal.	10		
	Lanceolatum chinese	8 gal. planted 2' o.a.	10		
	Podocarpus macrophylla	8 gal. planted 2' o.a.	17		
o	perennial	4" pots planted 7 o.a.	100		
	perennial pansy	4" pots planted 7 o.a.	800		



## AERIAL EXHIBIT

SHEET NO.	PROJECT NO.	FILE NAME	DATE
	CHECKED BY	DRAWN BY	PROJ. MGR.
		F.I.S.	



**ZIRKELBACH**  
**PROFESSIONAL SERVICES**  
**CONTRACTORS-LAND PLANNERS**  
CR 01562709  
1415 10th STREET WEST  
PALMETTO, FL 34221  
841-729-0000 - FAX 841-729-0007

**FIRST BAPTIST  
CHURCH  
OF PALMETTO  
PALMETTO, FLORIDA**

PLAN NORTH  
1"=30'

[illegible]