

TAB 15



# City of Palmetto Agenda Item

**Meeting Date**

9/24/12

**Presenter:** Lorraine Lyn

**Department:** Planning

**Title:**

**First Baptist Church of Palmetto  
Site Plan Amendment for 3-year extension of 2 Portables  
1037 6th Street West**

The First Baptist Church of Palmetto is requesting an extension (site plan amendment) of 2 portables at the SE corner of 11th Avenue and 6th Street for another three years due to the economy. The portables are currently used for student ministry by a total of 40 students.

The City Commission approved a site plan allowing 2 portables on Church property on March 1, 2010 with the following stipulations:

1. The location of the structures will comply with the setbacks illustrated on the Site Plan. 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.
7. The structures will be removed three years from the date of approval (added by the P&Z Board).

The site plan amendment was reviewed at a Staff Development Review (SDR) meeting on August 14, 2012. Pastor Hamm indicated that no changes are proposed. There was no objection from the various departments including the Fire Marshall. Staff recommends approval with conditions (same with 3-year extension) of the site plan amendment. Because the Planning and Zoning Board will consider this item on September 20, 2012, the Board's recommendation will be conveyed at the Commission's meeting.

<b>Budgeted Amount:</b>	\$0.00	<b>Budget Page No(s):</b>		<b>Available Amount:</b>	\$0.00	<b>Expenditure Amount:</b>	\$0.00
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**Additional Budgetary Information:**

<b>Funding Source(s):</b>	<input type="text"/>	<b>Sufficient Funds Available:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Budget Amendment Required:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Source:</b>	<input type="text"/>
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<b>City Attorney Reviewed:</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<b>Advisory Board Recommendation:</b>	<input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> N/A	<b>Consistent With:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="text"/>
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**Potential Motion/Direction Requested:** The City Commission shall APPROVE, APPROVE WITH CONDITION(S) or DENY the proposed Site Plan amendment

**Staff Contact:** Lorraine Lyn      City Planner      723-4580 Ext. 2135

**Attachments:** Staff report

**Staff Report**  
**1037 6th Street West**  
**First Baptist Church of Palmetto**  
**Site Plan Amendment**

**REQUEST**

Staff received a letter dated May 10, 2012 from Phillip Hamm, Senior Pastor of First Baptist Church of Palmetto requesting an extension (site plan amendment) for another three years due to the economy. Although the approved 3 year timeframe does not expire until March 1 2013, Pastor Hamm indicated that it would be helpful to know the outcome well in advance in case the 40 children using the portables would have to be relocated. He indicated that no changes are proposed. The site plan amendment to allow an extension was taken to a Staff Development Review (SDR) meeting on August 14, 2012 where there were no objections from the various departments including the Fire Marshall.

**BACKGROUND**

A site plan allowing portables on church property zoned Public (P) was reviewed by the P&Z Board on January 21, 2010 and February 18, 2010. The Board voted four to two to recommend approval of the request for a period not to exceed three years. The site plan was approved by the City Commission on March 1, 2010 with the following stipulations:

1. The location of the structures will comply with the setbacks illustrated on the Site Plan. 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.
7. The structures will be removed three years from the date of approval (added by the P&Z Board).

**ADDRESS/PARCEL ID/SIZE**

1037 6th Street West/2752800009/0.3719 acres

Location: SE corner of 11th Avenue and 6th Street W - Adjacent to the Historic Park

Church's main address: 1020 4th Street West

**PROPERTY OWNER**

First Baptist Church of Palmetto, Inc.

*Extension of Portables*

*1<sup>st</sup> Baptist Church-1037 6th St. W*

*September 2012*

**PLAN CATEGORY/ZONING DISTRICT/EXISTING LAND USE OF SUBJECT PARCEL**

PU/P/2 portable classrooms (used for student ministry by a total of 40 students)

**PLAN CATEGORY/ZONING DISTRICT/EXISTING LAND USES OF SURROUNDING PROPERTIES**

North: PU/P/Sutton Park

South: DCOMC/P & RS-3/Church

East: PU/P/Historic Park

West: RES-6/RS-3/vacant land

**ANALYSIS**

The 2010 request was considered as a Site Plan Approval based upon the language in Section 4.1(e)1 of the City Code, which states that the intent of the Public (P) 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 semipublic facilities. Such uses are to be individually reviewed and approved by City Council to ensure design and use compatibility with the surrounding area.

According to the Property Appraiser's Office, the Church purchased the subject property from the City in 1990. The property's Public Use Future Land Use category and P zoning district were never changed since churches are permitted in the P zoning district.

**RECOMMENDATION**

Based on discussions at the recent SDR meeting, consultation with other City departments, and considering the struggling economy, staff finds that the applicant has responsibly complied with the City Commission stipulations and recommends a 3 year extension of the 2 portable buildings along with the other conditions as follows:

1. The location of the structures will comply with the setbacks illustrated on the Site Plan. 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.
7. The structures will be removed by March 1, 2016.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board shall recommend **APPROVAL**, **APPROVAL WITH CONDITIONS** or **DENIAL** of the proposed site plan amendment.

**CITY COMMISSION**

The City Commission shall **APPROVE**, **APPROVE WITH CONDITION(S)** or **DENY** the proposed site plan amendment.

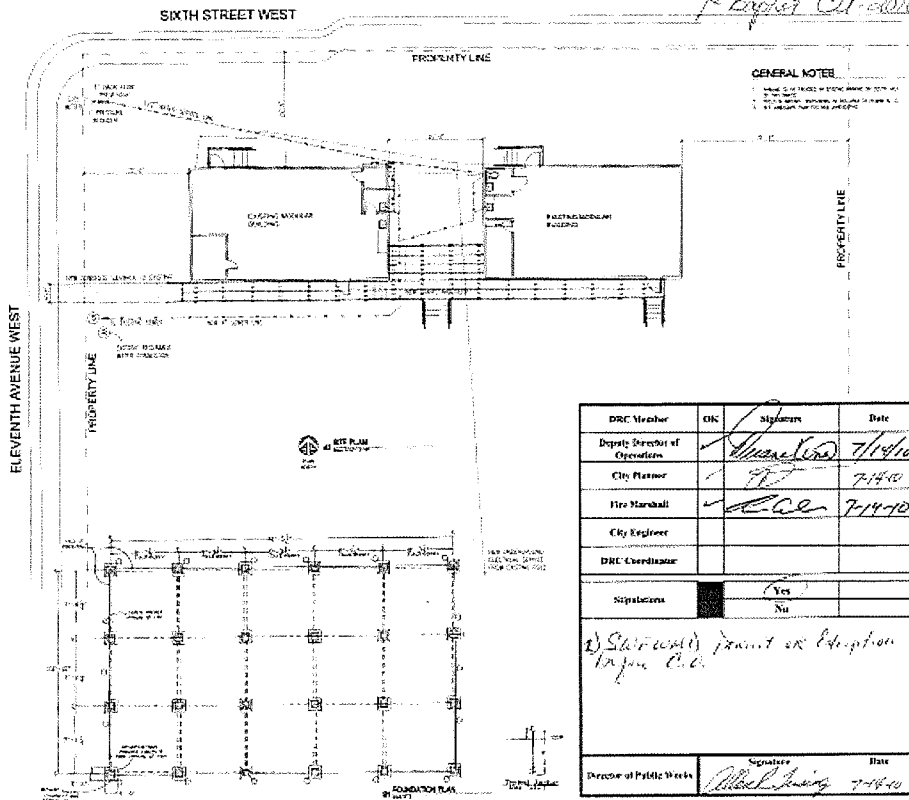
**AERIAL PHOTO**  
**First Baptist Church Palmetto**  
**1037 6th Street West**



*Extension of Portables*  
*1<sup>st</sup> Baptist Church-1037 6th St. W*  
*September 2012*

# SITE PLAN & LANDSCAPE PLAN

*1st Baptist Church - 2010-01*



DRC Member	CHK	Signature	Date
Deputy Director of Operations		<i>[Signature]</i>	7/14/10
City Planner		<i>[Signature]</i>	7/14/10
Fire Marshall		<i>[Signature]</i>	7/14/10
City Engineer			
DRC Coordinator			
Signatures	Yes		
	No		
<i>2) Site-specific permit or Adoption by you, C.O.</i>			
Director of Public Works		<i>[Signature]</i>	7/14/10

**INDEX OF DRAWINGS**

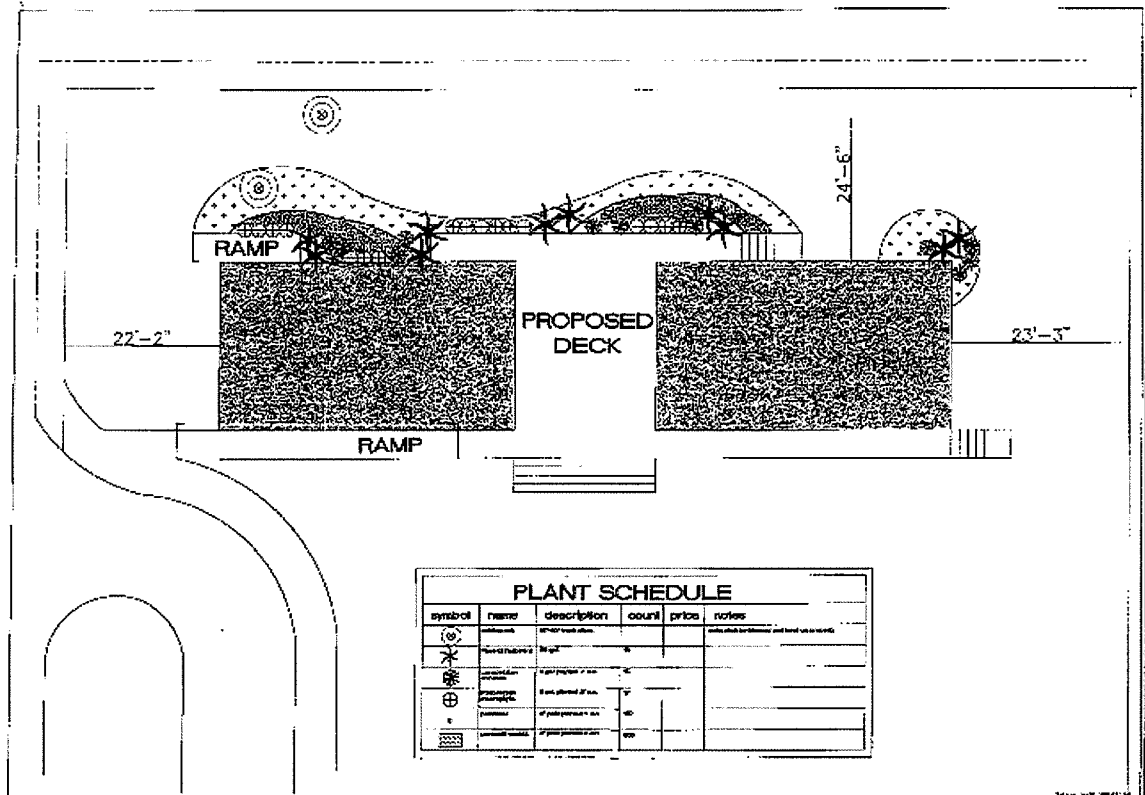
NO. 1	NO. 2	NO. 3	NO. 4
NO. 5	NO. 6	NO. 7	NO. 8
NO. 9	NO. 10	NO. 11	NO. 12

**BUILDING CODE REVIEW DATA**

PROJECT NO. 1037 6TH STREET WEST  
 PROJECT NAME: 1037 6TH STREET WEST  
 PROJECT ADDRESS: 1037 6TH STREET WEST  
 PROJECT CITY: PALMETTO, FL  
 PROJECT COUNTY: PALMETTO, FL

**MECH. ELEC. PLUMBING SUBMITTALS**

**PROJECT LOCATION MAP:**  
 1037 6TH STREET WEST  
 PALMETTO, FL 34271



**ZIRKELBACH**  
 PROFESSIONAL ENGINEER  
 11-000-200-0000  
 11-000-200-0000

**1ST BAPTIST CHURCH OF PALMETTO**  
 PALMETTO, FLORIDA

**SCALE:**  
 1" = 10'-0"

Extension of Portables  
 1<sup>st</sup> Baptist Church-1037 6th St. W  
 September 2012