

TAB 7



City of Palmetto Agenda Item

Meeting Date

11/19/12

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 a site plan amendment to allow a 3-year extension of 2 portables at the SE corner of 11th Avenue and 6th Street which was approved in 2010. The portables are currently used for student ministry by a total of 40 students and the church postponed construction of a new building due to the slow economy.

On March 1, 2010, the City Commission approved a site plan allowing 2 portables on Church property zoned Public with 7 stipulations.

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 and there was no objection from the various departments including the Fire Marshall.

The P&Z considered this request on 10/18/2012 & 11/8/2012 and after noticing surrounding properties, recommends approval of the site plan amendment with the same conditions except for the date of removal in item 7, 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.

Budgeted Amount:	\$0.00	Budget Page No(s):		Available Amount:	\$0.00	Expenditure Amount:	\$0.00
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Additional Budgetary Information:

Funding Source(s):	<input type="text"/>	Sufficient Funds Available:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Budget Amendment Required:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Source:	<input type="text"/>
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City Attorney Reviewed:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Advisory Board Recommendation:	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> N/A	Consistent With:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="text" value="P zoning district"/>
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Potential Motion/ Direction Requested: I move to APPROVE the site plan amendment WITH CONDITIONS as recommended by the Planning and Zoning Board.

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

1st Baptist Church-1037 6th St. W

November 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 considered this request at its meetings on October 18, 2012 (and directed staff to notify adjacent property owners) and November 8, 2012, and recommends **APPROVAL WITH staff's CONDITIONS** of the proposed site plan amendment.

CITY COMMISSION

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

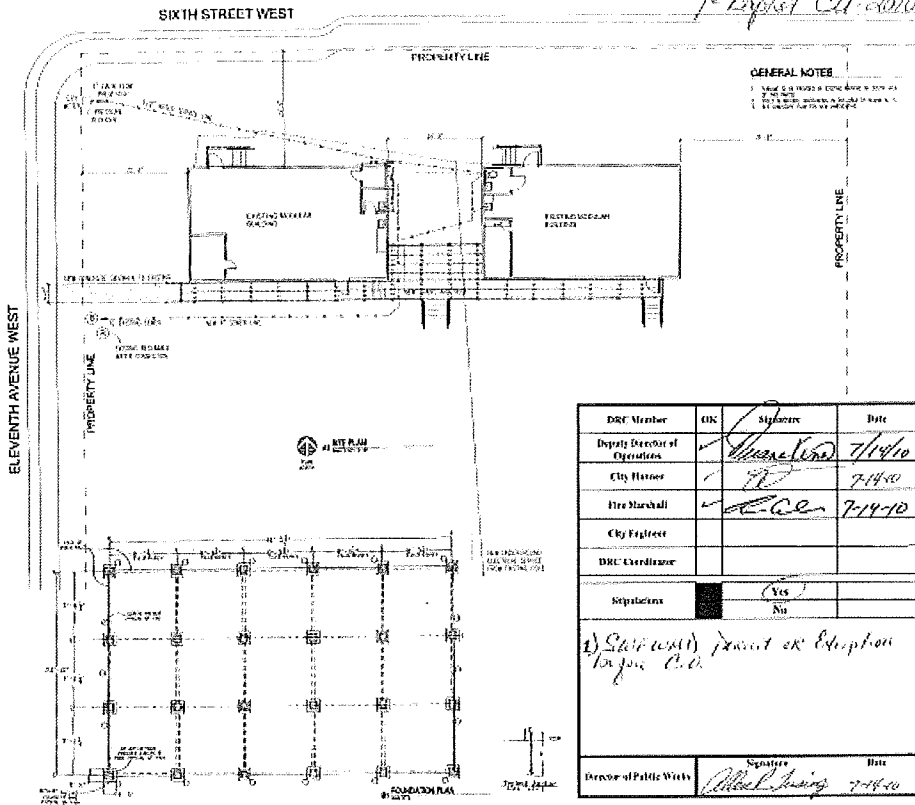
AERIAL PHOTO
First Baptist Church Palmetto
1037 6th Street West



Extension of Portables
1st Baptist Church-1037 6th St. W
November 2012

SITE PLAN & LANDSCAPE PLAN

1st Baptist Ch. 2010-01



GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PALMETTO SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PALMETTO.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

DRC Member	CHK	Signature	Date
Deputy Director of Operations		<i>[Signature]</i>	7/14/10
City Historian		<i>[Signature]</i>	7-14-10
Fire Marshall		<i>[Signature]</i>	7-14-10
City Engineer			
DRC Coordinator			
Submittals	<input checked="" type="checkbox"/>	Yes	
	<input type="checkbox"/>	No	
<p><i>1) See attached drawing for exception for you C.O.</i></p>			
Director of Public Works		Signature	Date
		<i>[Signature]</i>	7-14-10

INDEX OF DRAWINGS

NO. 1001 - SITE PLAN & LANDSCAPE PLAN

BUILDING CODE REVIEW DATA

ARTICLE 16.00 - ZONING

1. ZONING DISTRICT: **INDUSTRIAL**

2. ZONING DISTRICT PERMITTED USES:

- Industrial
- Warehouse
- Manufacturing
- Storage
- Office
- Professional Office
- Research and Development
- Business Office
- Warehouse
- Manufacturing
- Storage
- Office
- Professional Office
- Research and Development
- Business Office

MECH. ELEC. PLUMBING SUBMITTALS

PROJECT LOCATION MAP:
1037 6TH STREET WEST
PALMETTO, FL 34221

INDEX - CODE DATA - SITE PLAN - FOUNDATION PLAN

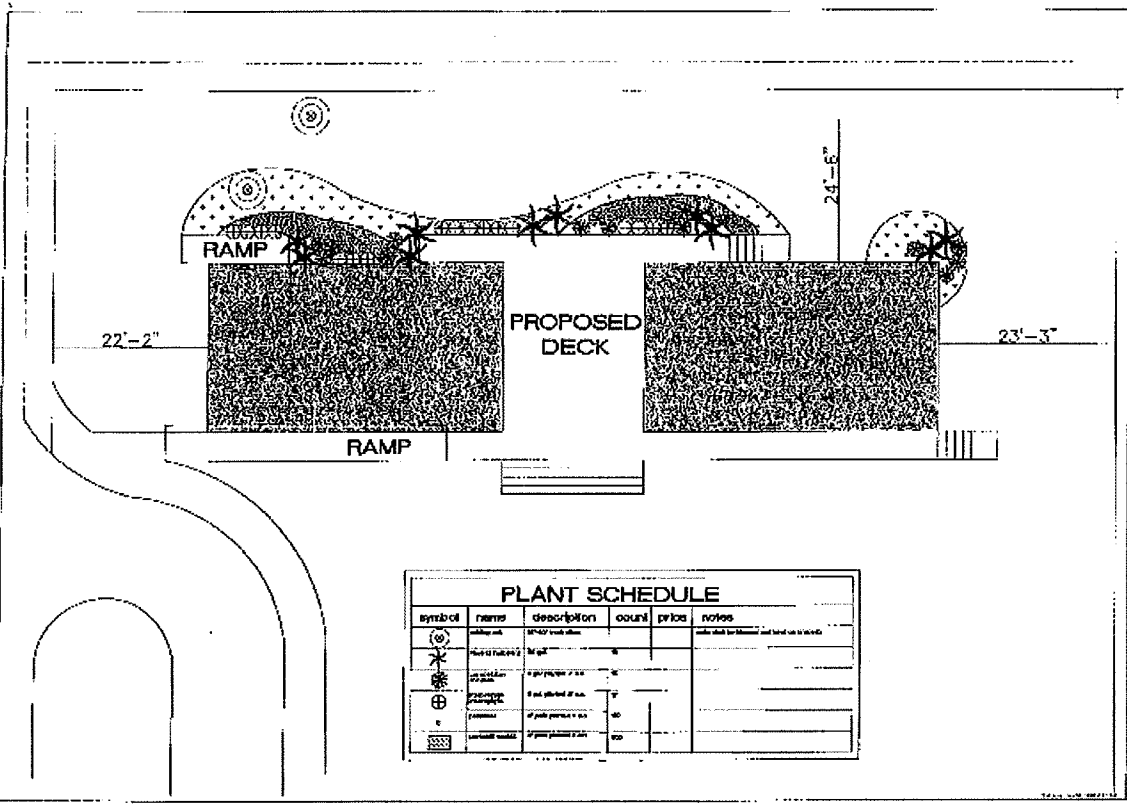
17517 BAPTIST CHURCH
PALMETTO FLORIDA

MECH. ELEC. PLUMBING SUBMITTALS

17517 BAPTIST CHURCH
PALMETTO FLORIDA

MECH. ELEC. PLUMBING SUBMITTALS

17517 BAPTIST CHURCH
PALMETTO FLORIDA



Symbol	Name	Description	Count	Price	Notes
	Tree	1" Caliper Tree	10		Plant in 10' x 10' grid
	Shrub	2' Caliper Shrub	20		Plant in 10' x 10' grid
	Flower Bed	Flower Bed	1		Plant in 10' x 10' grid
	Lawn	Lawn	1		Plant in 10' x 10' grid

17517 BAPTIST CHURCH
PALMETTO FLORIDA

MECH. ELEC. PLUMBING SUBMITTALS

17517 BAPTIST CHURCH
PALMETTO FLORIDA

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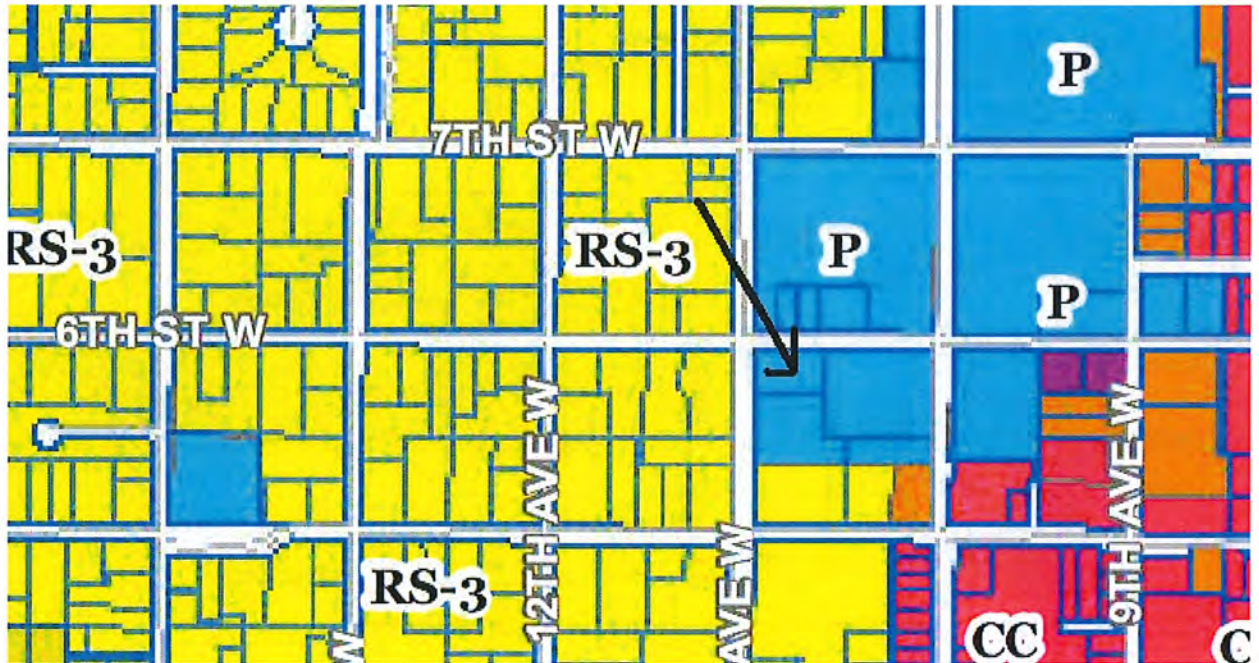
17517 BAPTIST CHURCH
PALMETTO FLORIDA

MECH. ELEC. PLUMBING SUBMITTALS

17517 BAPTIST CHURCH
PALMETTO FLORIDA

Extension of Portables
1st Baptist Church-1037 6th St. W
November 2012

ZONING MAP FOR 1036 6TH STREET W
First Baptist Church Palmetto
Site Plan Amendment



MINUTES

*Extension of Portables
1st Baptist Church-1037 6th St. W
November 2012*

**CITY OF PALMETTO
PLANNING AND ZONING BOARD
OCTOBER 18TH, 2012 – 5:30 P.M.**

516 8th Avenue West
Palmetto, FL 34221

www.palmettofl.org
941-723-4570

PLANNING AND ZONING BOARD MEMBERS

ERIC GILBERT, Chair
JAMES PASTOR, Vice Chair
LEON KOTECKI - Absent

JON MOORE
CHARLIE UGARTE

2. 1st Baptist Church of Palmetto Site Plan Amendment

Tab 2

1st Baptist Church of Palmetto is requesting a 3 year extension of the site plan approval of 2 portable buildings on property owned by the church located at the SE corner of 6th St. W and 11th Ave. W.

Ms. Lyn spoke explaining the request for a three year extension of the site plan approval for two portable buildings on the property. The site plan allowing portables on church property was reviewed by the P&Z Board on January 21, 2010 and February 18, 2010 with the board voting 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 six stipulations plus the removal after three years from the date of approval.

Staff received letter dated May 10, 2012 from Phillip Hamm, Senior Pastor requesting a three year extension of the approved site plan. The site plan extension was taken to the Staff Development Review (SDR) on August 14, 2012 where there was no opposition.

Mr. Bill Robey spoke on behalf of 1st Baptist Church explaining that he was here tonight to answer any questions that the Board may have.

Mr. Pastor disclosed he lives next to the church and works with Zirkelbach Construction that has done work on the property.

Mr. Moore disclosed that he worked with Zirkelbach Construction doing design work to bring the buildings up to code, for example, ADA ramp for the restrooms.

Mr. Rudacille felt that there were no voting conflicts.

Mr. Gilbert asked Mr. Robey what plans does the church have in mind for the property?

Mr. Robey replied that they still have desires to move forward with a permanent building, but the bad economy the last few years and the transition of the Senior Pastoral staff has set them back. Several church committees have been working on possibilities and working toward building a new facility and that the three year extension would be a comfortable time frame to complete a permanent youth facility. The portables could then be removed.

Mr. Jeff Burton Director of CRA handed out a letter from the Palmetto Historical Commission expressing their desire to purchase the property. See Attached Letter. Mr. Burton spoke to the Board explaining that the extension could add value to the property

and if the City wants to extend the historic park to the west they are going to need that piece of property. He encouraged the Board to postpone the issue because the City did not want to add value to property that they are currently looking at to purchase. He continued that the Historical Commission is going to prepare an offer on the property and has asked the CRA to step in and assist them.

Mr. Rudacille explained that the P&Z Board should not consider the offer when making their decision and that the value of the property has nothing to do with the issues of what the Board is to consider tonight and beyond that, with the City being a potential purchaser, it becomes even more problematic.

Discussion continued to include the CRA and City Commission being separate political entities that the CRA never agreed to a three year extension, issues going to City Commission, parameters laid out in the code as to what to consider for tonight's meeting, expiration of site plan being March 2013, continuing the meeting, etc.

Mr. Rudacille read from the staff report the criteria that should be considered for a site plan approval: Section 4.1(d)1 f 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.

Discussion continued between the board members to include: Mr. Ugarte thought that this should be continued to the next meeting, especially after the news that they were just given from Mr. Burton, plus a possibility of reviewing a conceptual plan; economy affecting the community, possibility of changing the extension from three years to one year; knowing that the Historical Society/CRA wants the property, does it or does it not raise the value; having to move the portable units if the extension expires without a vote in March 2013, Mr. Burton attending site plan amendment meetings, public attending the meeting, sending notice to adjacent property owners regarding the extension and noticing the community of the next scheduled meeting and public input.

Mr. Ugarte moved to direct staff to send notices to the surrounding property owners and to hear public comment at the November 8th, 2012 P&Z meeting. Mr. Moore seconded. **MOTION CARRIED UNANIMOUSLY.**

Mr. Moore moved to continue the 1st Baptist Site Plan Approval to November 8th, 2012 at 5:30 p.m. Mr. Ugarte seconded. **MOTION CARRIED UNANIMOUSLY.**