

Tab 2

**PALMETTO RIVERSIDE BED & BREAKFAST  
GDP-08-01**

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

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

Owner: Mr. Wim Lippens  
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.**

**VARIANCE REQUESTS:**

The following variance is requested for the project:

1. The proposed parking spaces will utilize a portion of the 11<sup>th</sup> 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 11<sup>th</sup> 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 variance requests. There are no health, safety or welfare detriments to these requests. Approval of these variances will maintain compatibility and consistency with the development of the surrounding area.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board shall recommend **APPROVAL, APPROVAL WITH CONDITIONS, or DENIAL** of the proposed conceptual/general development plan.

**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



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 (20010/ 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

page two of three

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).

Ordinance No. 697  
page three of three

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.

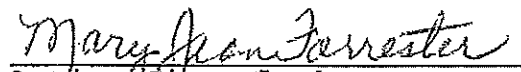
**APPROVED AND ADOPTED,** in open session with a quorum present and voting, this 6<sup>th</sup> day of November 2000.

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 11<sup>th</sup> 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:

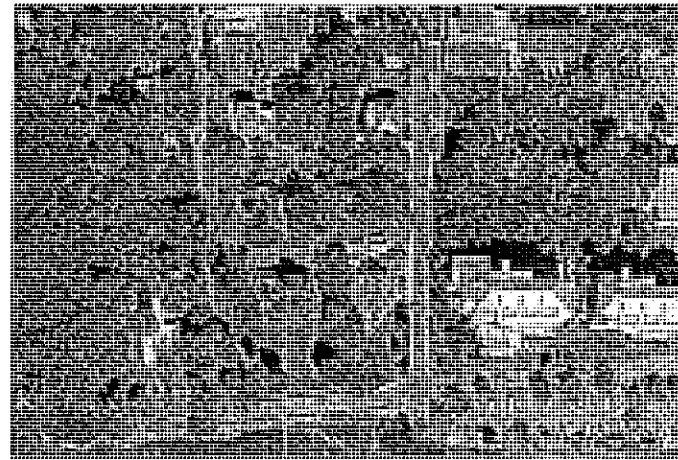
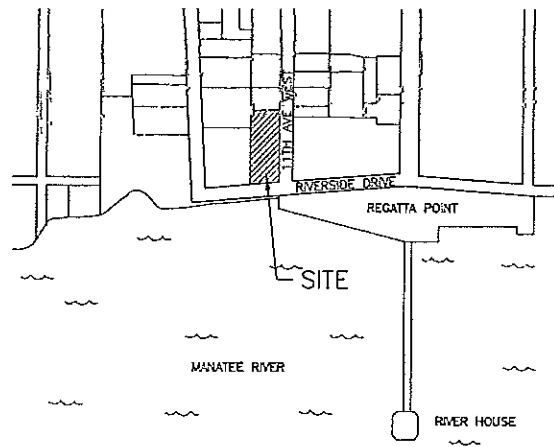
- Creation of a more enhanced curb appeal through redesign and expansion of the irrigation system; trimming of existing trees and shrubs; planting of new trees, shrubs and flower beds; installation of new walkways; refurbishment of lawn; installation of exterior house and landscape lighting; installation 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 (11<sup>th</sup> 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



**Palmetto Riverside Bed & Breakfast**



**GENERAL DEVELOPMENT PLAN NOTES**

DESCRIPTION: EXISTING SINGLE FAMILY RESIDENCE. (FORMER 8 UNIT BED AND BREAKFAST)

EXISTING ZONING: PDMU

PROPOSED: PHASE ONE: 5 ROOM "BED AND BREAKFAST" IN EXISTING BUILDING WITH 4 ADDITIONAL ROOMS AND A 3 BEDROOM CARETAKERS SUITE IN A NEW TWO STORY ADDITION FOR A TOTAL OF 9 RENTABLE BEDROOMS. ADDITIONAL SITE IMPROVEMENTS WILL INCLUDE A PARTIAL ENCLOSURE OF THE EXISTING CARPORT, NEW SWIMMING POOL, AND ENCLOSED PATIO WITH ADDITIONAL LANDSCAPING AROUND THE NEW CONSTRUCTION. NEW OFF STREET PARKING SPACES (BRICK PAVERS) AND A SIDEWALK WILL BE PROVIDED.

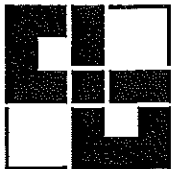
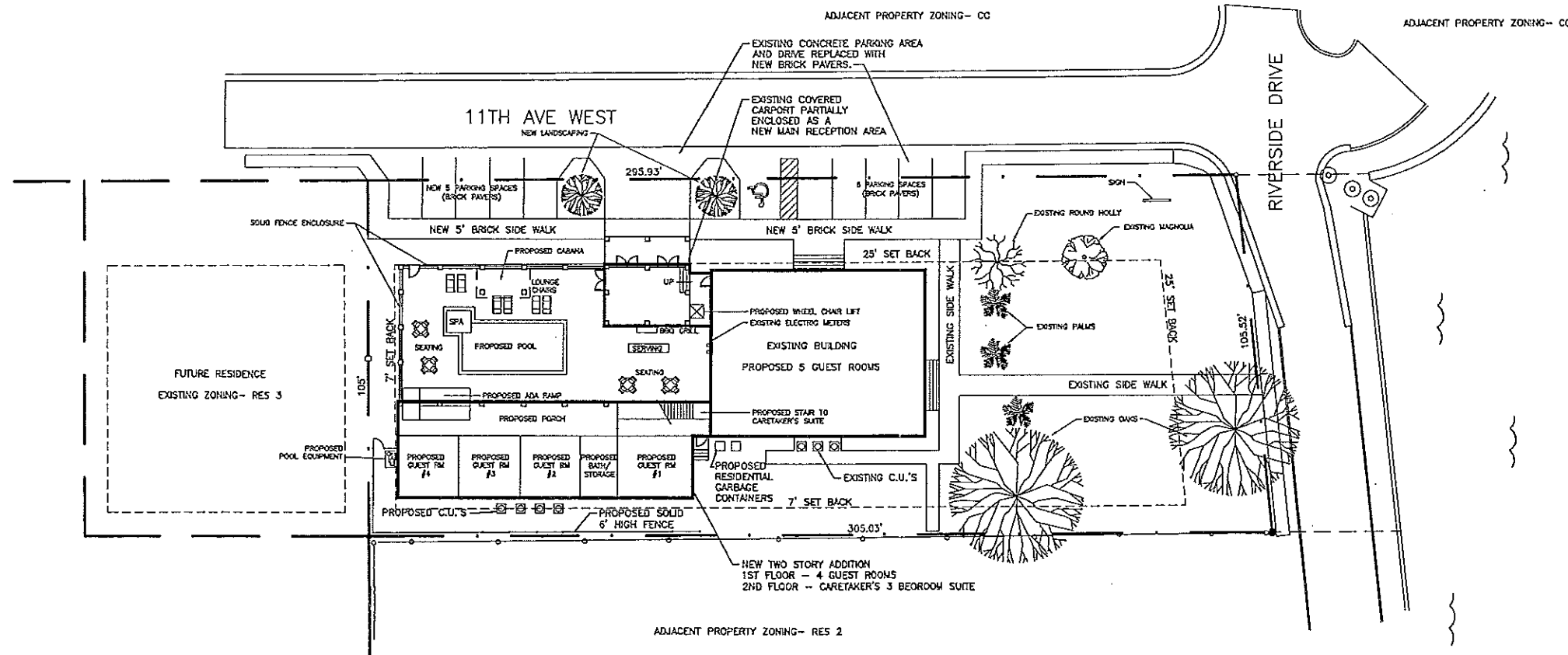
PHASE TWO: 12 TOTAL RENTABLE BEDROOMS. THE EXISTING CARETAKERS SUITE WILL BE CONVERTED INTO 3 ADDITIONAL RENTABLE ROOMS. (9 EXISTING + 3 NEW IN THIS PHASE = 12)

PARKING STATEMENT: THE CURRENT PROPOSED PLAN PROVIDES 11 TOTAL SPACES ONE OF WHICH IS ADA COMPLIANT, 9 FOR VISITORS AND TWO FOR THE CARETAKERS.

SITE: +/- 0.73 ACRES.  
 EXISTING BUILDING FOOT PRINT = 0.088 ACRES  
 PROPOSED ADDITION = 0.082 ACRES  
 OPEN SPACE = 0.56 ACRES.

**ENVIRONMENTAL AND COMMUNITY IMPACT STATEMENTS**

- POTABLE WATER - THE INTO EXISTING SERVICE OR INCREASE THE SIZE OF THE WATER LINE TO ACCOMMODATE THE NEW CONSTRUCTION OR AS DIRECTED BY THE CITY OF PALMETTO PUBLIC WORKS DEPARTMENT.
- SANITARY SEWER - THE INTO EXISTING OR A PROMISE A NEW LINE AS REQUIRED BY CITY OF PALMETTO PUBLIC WORKS DEPARTMENT.
- DRAINAGE - THE NEW CONSTRUCTION WILL COMPLY WITH SWFWMD.
- TRANSPORTATION: SEE LETTER FROM LFK ENGINEERS.
- AIR QUALITY - THERE IS NO ANTICIPATED IMPACT TO THE AIR QUALITY BEYOND A RESIDENTIAL NATURE.
- WATER QUALITY - THERE IS NO ANTICIPATED IMPACT TO THE WATER QUALITY BEYOND A RESIDENTIAL NATURE.
- WETLANDS - THERE ARE NO DESIGNATED WETLANDS ON THE SITE.
- WOODLAND - THERE ARE NO DESIGNATED WOODLANDS ON THE SITE.
- WILD LIFE - THERE ARE NO DESIGNATED WILD LIFE REFUGES ON THE SITE.
- COMMUNITY APPEARANCE - THE NEW CONSTRUCTION WILL BE CONSISTENT IN COMPOSITION AND SCALE WITH THE EXISTING BUILDING AND NEIGHBORHOOD.



**UGARTE & ASSOCIATES, INC.**  
 ARCHITECTS PLANNERS  
 434 9th AVENUE WEST  
 PALMETTO, FLORIDA 34221  
 PHONE (941)729-5691  
 FAX (941)729-5692  
 AA-0001654

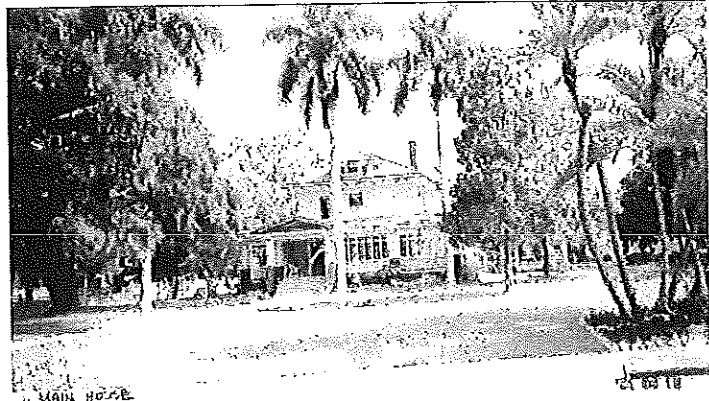
**GENERAL DEVELOPMENT PLAN**

**PALMETTO RIVERSIDE BED AND BREAKFAST**  
 1102 RIVERSIDE DR., PALMETTO, FL.

REVISIONS:  
 PROJECT NO: 1708  
 DATE: 06/17/03  
 DRAWN BY: DB  
 CHECKED BY: CU  
 CARLOS D. UGARTE  
 LIC. NO. AR-009725

SHEET  
**A103**

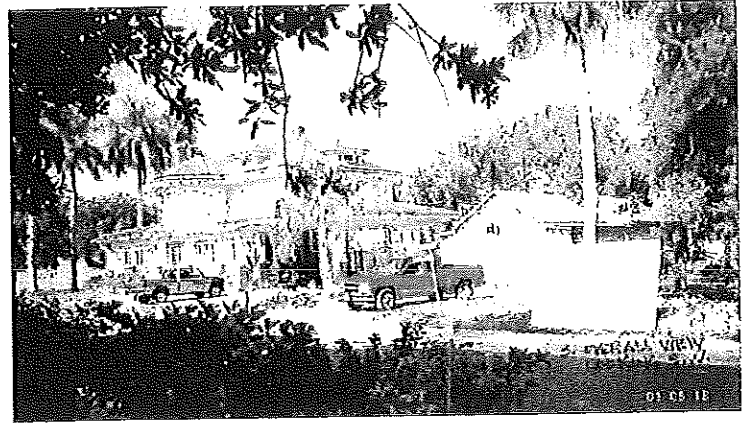
5/19/2006 1:03 PM C:\DWG FILES\1102 RIVERSIDE DR. PALMETTO.FL\1102.RVP\1102.DWG



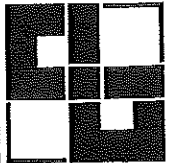
1 FRONT  
CIRCA 2001



2 SIDE  
CIRCA 2001



3 FORMER COTTAGES  
CIRCA 2001



**UGARTE & ASSOCIATES, INC.**  
ARCHITECTS PLANNERS  
434 9th AVENUE WEST  
PALMETTO, FLORIDA 34221  
PHONE (843) 728-8881  
FAX (843) 728-8882  
AA-COC1664

**IMAGES**

**PALMETTO RIVERSIDE  
BED AND BREAKFAST**

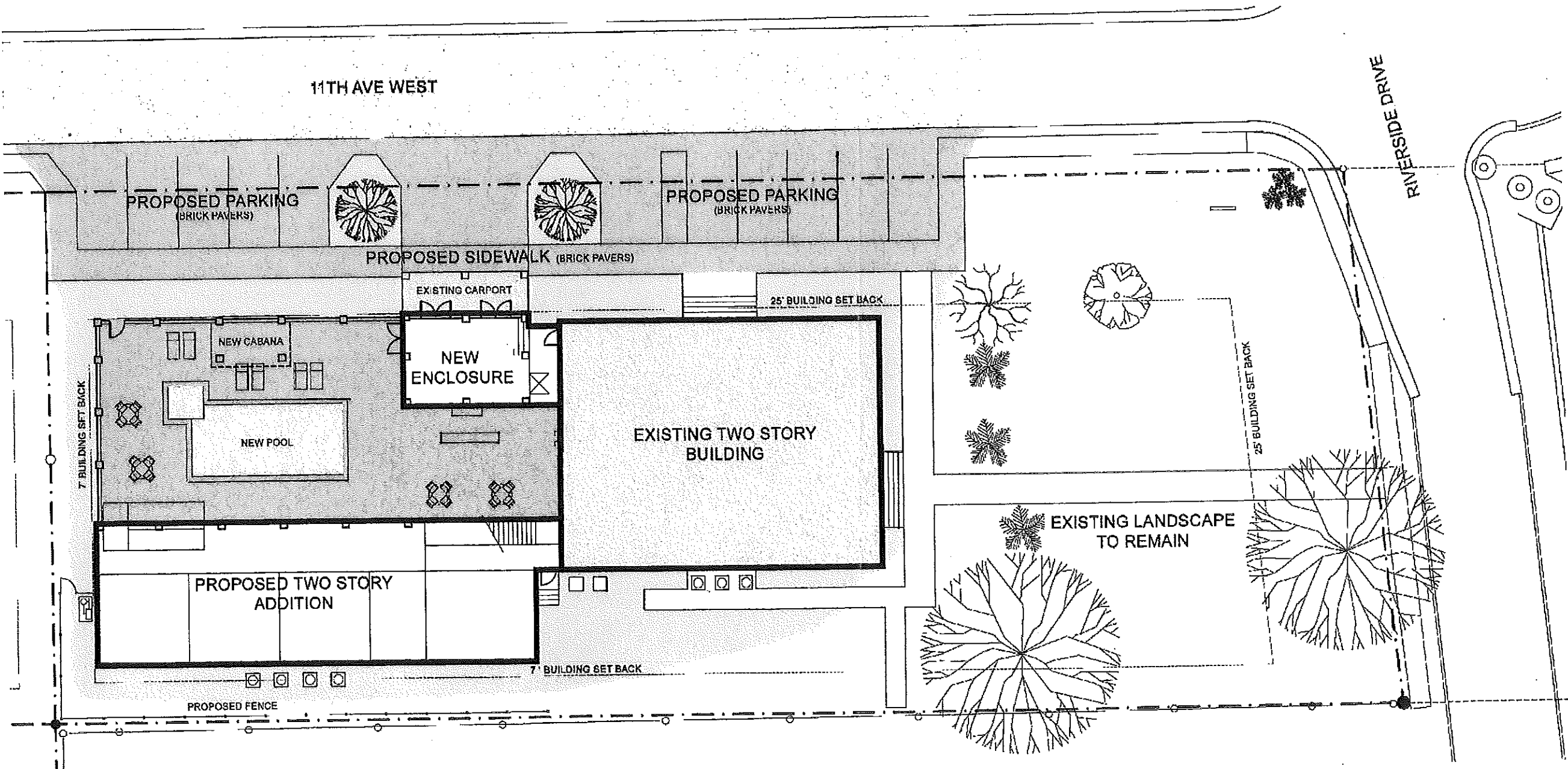
1102 RIVERSIDE DR., PALMETTO, FL.

REVISIONS:

PROJECT NO: 1708  
DATE: 08/17/08  
DRAWN BY: CU  
CHECKED BY: CU

CARLOS D. UGARTE  
LIC. NO. AR-0010725

SHEET  
**A104**  
2 of 2



A SITE  
1" = 20'