

Tab 2

PALMETTO ANIMAL CLINIC REZONE
Z-09-01

**Palmetto Animal Clinic
CHANGE OF ZONING (Z0901)**

GENERAL LOCATION/PARCEL SIZE

Location: 712 3rd Avenue West
DPID# 2796400006
Size: 0.32 Acres

EXISTING LAND USE/ZONING CATEGORY

Site: Future Land Use: RES 10 (Residential 10 DU/ac – City)
Zoning: GO (General Office – City)

REQUESTED LAND USE/ZONING CATEGORY

Future Land Use: No Change
Zoning: CG (Commercial General - City)

SURROUNDING PROPERTY ZONING DISTRICT(S)/USES

	<u>Future Land Use</u>	<u>Zoning</u>
North:	RES 10 (Residential 10 DU/ac – City)	GO (General Office – City)
South:	GCOM (General Commercial - City)	CG (Commercial General - City)
East:	RES 10 (Residential 10 du/ac – City)	CG (Commercial General - City)
West:	GCOM (General Commercial - City)	CG (Commercial General - City)

SUMMARY AND STAFF RECOMMENDATION

Pursuant to Appendix B, the Zoning Code, Sec. 11.3 (d), Jack Beal, DVM, of Palmetto Animal Clinic, is requesting a change in the zoning from GO (General Office – City) to CG (Commercial General - City) for permitted animal care use.

Each rezoning must meet the requirements pursuant to Appendix B, the Zoning Code, Sec.11.4(b)

(1) The need and justification for the change:

The applicant would like to replace the existing veterinary office on an existing CG zoned lot to two adjacent lots, which are currently zoned GO. GO (General Office) does not permit animal care or treatment. Changing the zoning from GO (General Office) to CG (Commercial General - City) allows the expansion of the business on adjacent property..

(2) The effect of the change, if any, on the particular property and on surrounding properties:

This is an existing land use in which the applicant would like to expand its services. All surrounding properties are currently zoned commercial. Development is consistent with the current use on the adjacent property's future land use and zoning categories. It will be consistent with the surrounding zoning and development.

(3) The amount of underdeveloped land in the general area and in the city having the same classification as that requested.

0.32 Acres. There is land zoned CG in the area and in other locations throughout the City. The advantage of this parcel is that it is owned by the applicant and is adjacent to the existing office use.

(4) The relationship of the proposed amendment to the purposes of the Comprehensive Plan with appropriate consideration as to whether the proposed change will further the purposes of this Code and the Comprehensive Plan.

1.0 FUTURE LAND USE

Topography, Soil Conditions and the Availability of Facilities and Services

Policy 1.1.3: Availability of public facilities and services shall be concurrent with the impacts of new development and shall meet established level of service standards. In redevelopment areas, local government shall assist in correcting deficiencies. [9J-5.006(3)(c)3.] --

Adequate public facilities exist in the vicinity of the project.

Policy 1.1.4: New development shall be permitted only where adequate drainage and storm water management, open space, and traffic flow and parking are provided. In redevelopment areas, local government shall assist in correcting deficiencies. [9J-5.006(3)(c)4.]

The applicant is proposing drainage, recreation, and open space. The adequacy of the drainage system still has to be determined by SWFWMD.

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.

The applicant shall conduct a traffic study and make improvements as necessary.

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 applicant is in the process of talking with Public Works and will install dry lines, if available.

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.

A Landscape and Irrigation Plan will accompany the Building Permit.

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.

The applicant proposes to meet this requirement. SWFWMD permits and applications will be obtained and reviewed by the City.

7.0 POTABLE WATER

Maximize Existing Facilities

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

There is potable water available to serve this site.

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 applicant is proposing to use low-volume plumbing fixtures.

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

The builder will incorporate Xeriscape as appropriate in the Landscape Plan..

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

The applicant is proposing to connect to the reclaimed water system.

Staff Recommendation. Staff recommends APPROVAL of the proposed rezoning request from GO (General Office – City) to CG (Commercial General - City).

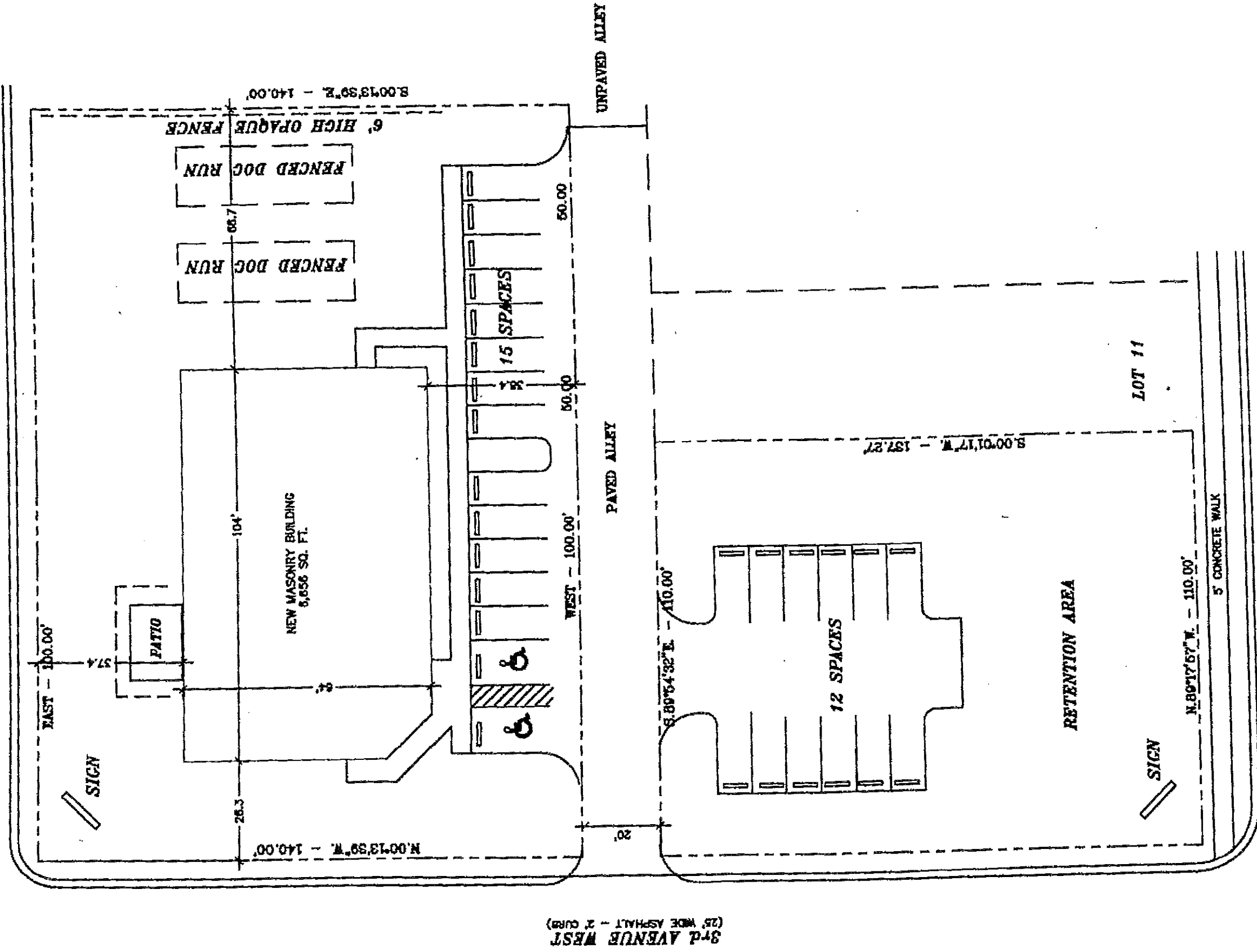
PLANNING AND ZONING BOARD ACTION

The Planning and Zoning Board shall recommend **APPROVAL, APPROVAL WITH CONDITIONS or DENIAL** of the requested change of zoning.

CITY COUNCIL ACTION

The City Council shall **APPROVE, APPROVE WITH CONDITIONS or DENY** the proposed change of zoning.

8th STREET WEST
(20' WIDE ASPHALT - 2' CURB)



3rd AVENUE WEST
(25' WIDE ASPHALT - 2' CURB)

7th STREET WEST
(37' WIDE ASPHALT - 2' CURB)

WORLD DESIGN, INC.

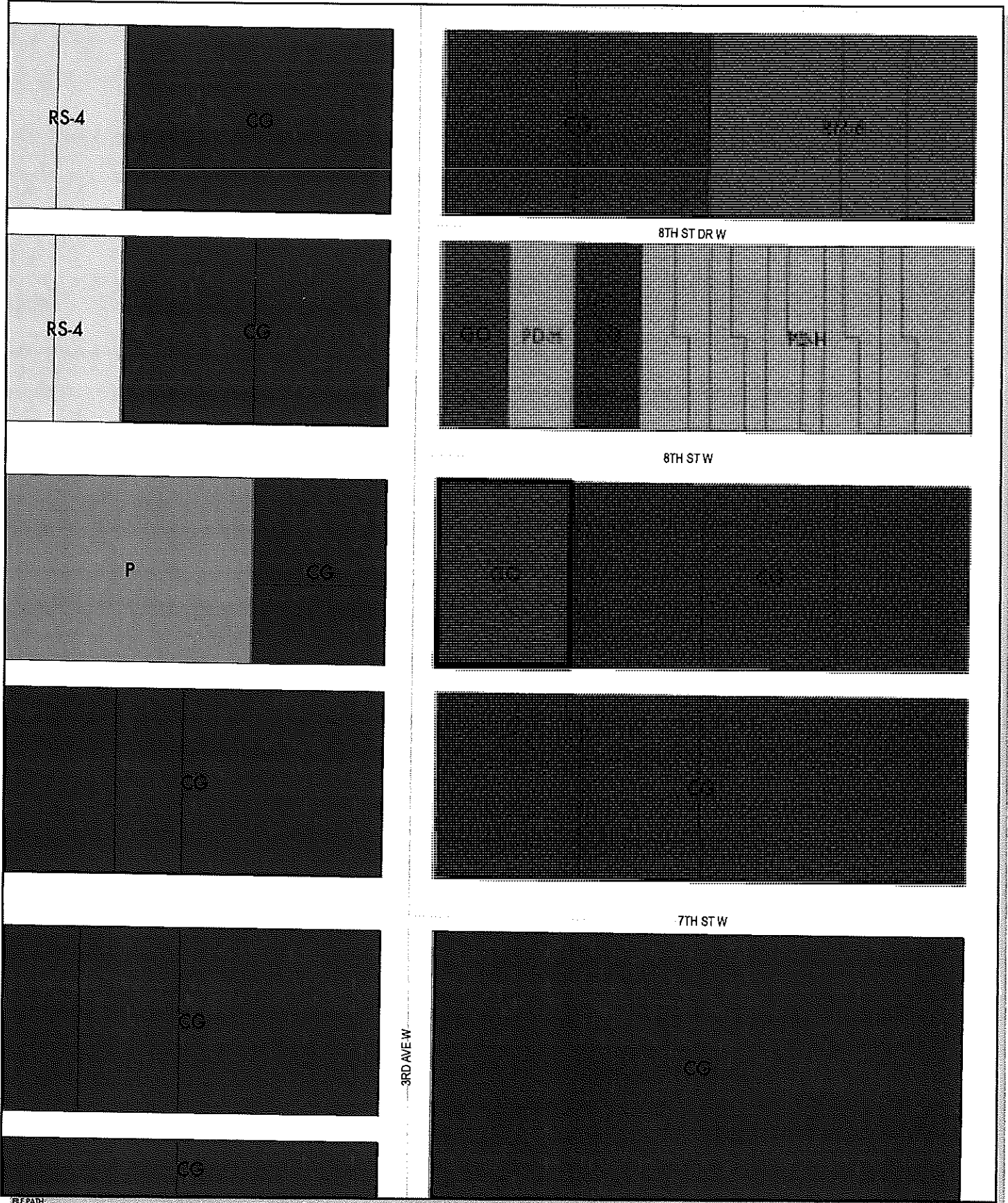
4301 32nd Street West

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ID: PUBLIC WORKS

MAR-04-2009 01:19PM From: 941 756 6869

ZONING



FILEPATH:



201 56 AVE DR EAST BRADENTON, FL 34208
PO BOX 9448 BRADENTON, FL 34209
TELEPHONE 941.748.6080 FAX 941.748.3316

ANIMAL CLINIC

SCALE: 1"=100'

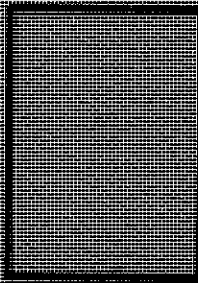
SOURCE: MANATEE COUNTY & CITY OF PALMETTO

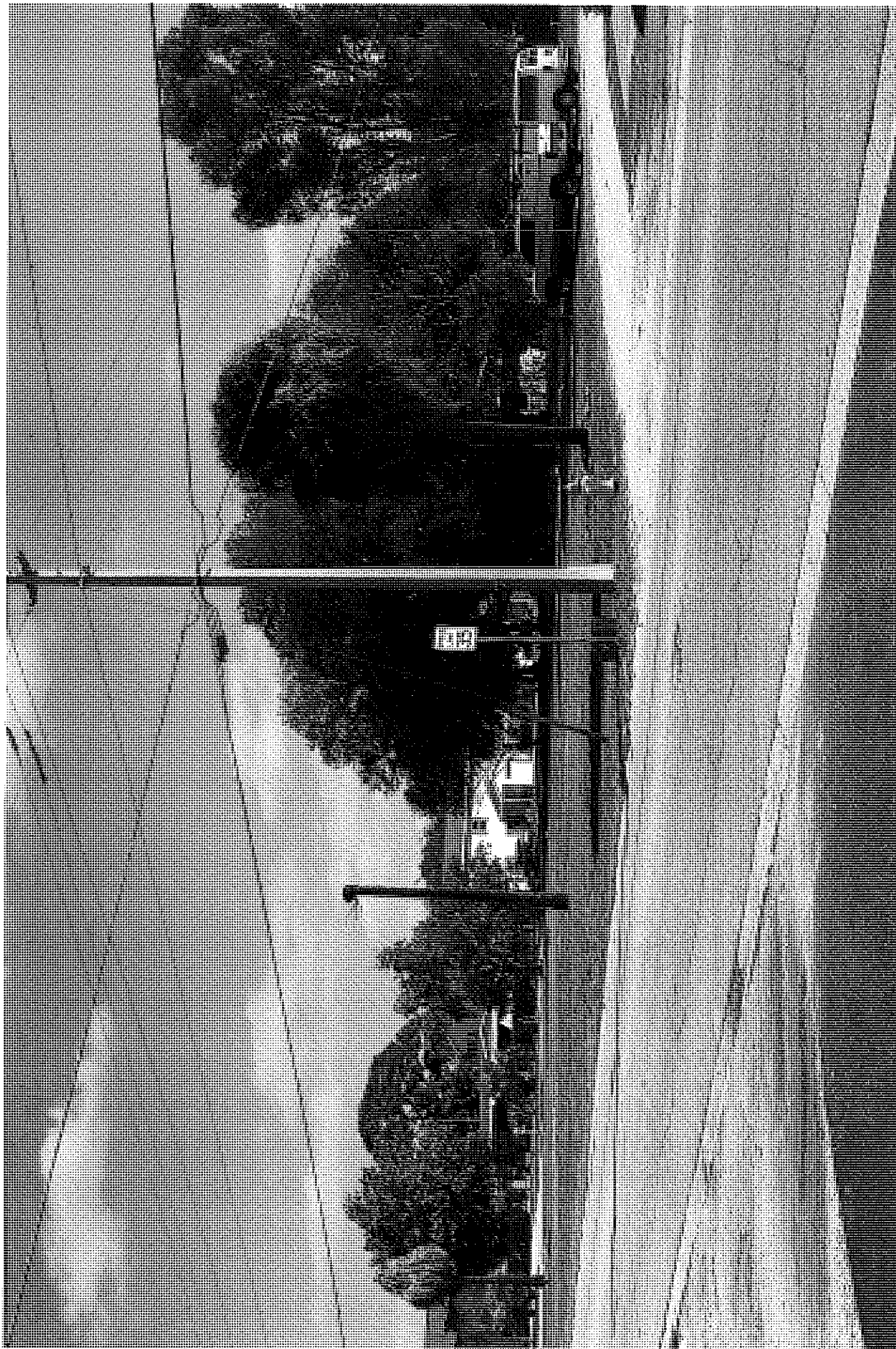


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MANATEE COUNTY PROPERTY APPRAISER

Other Counties

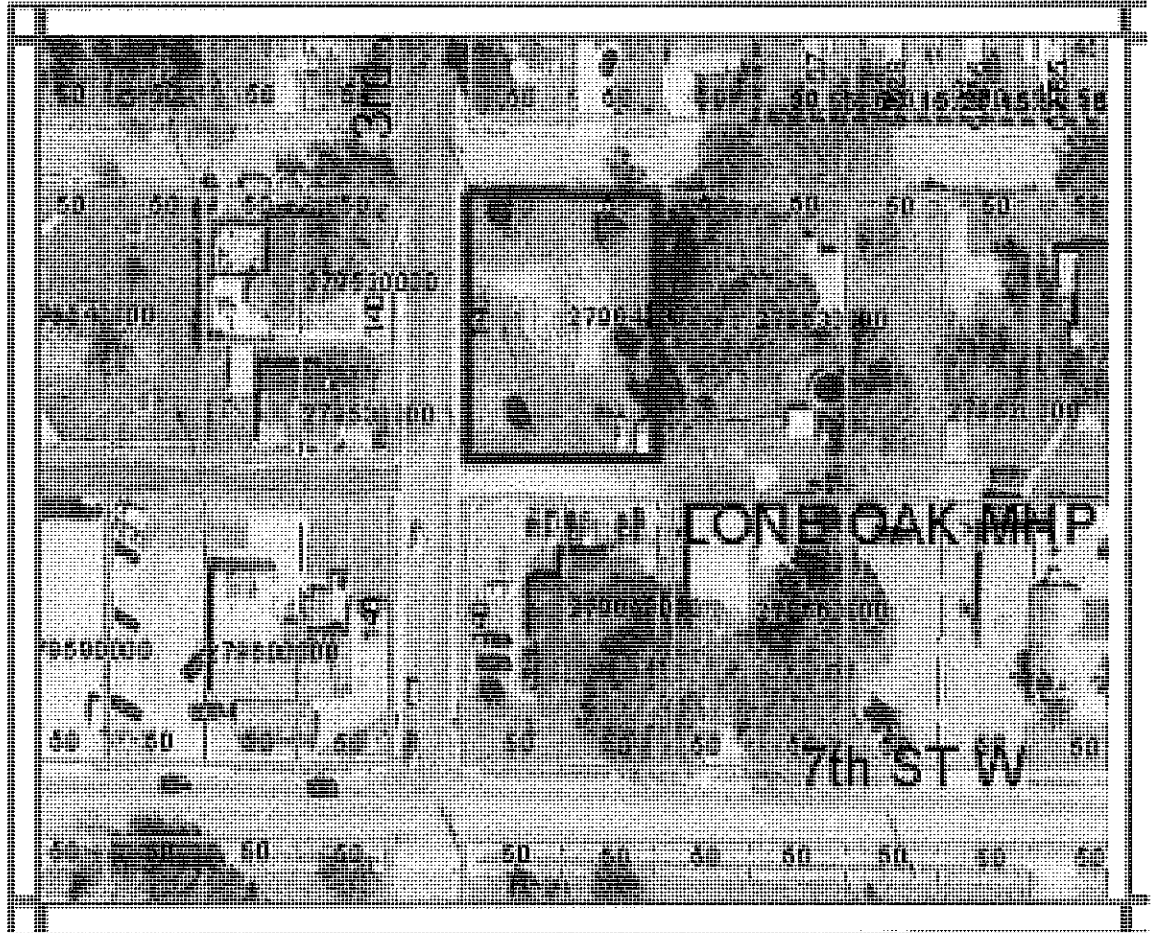
Main Property Search

Owner Address Account Advanced Map S

PARID: 2796400006
BEAL REBECCA H REV LIV TRUST

712 3RD AV

- Profile
- Values
- Sales
- Residential
- Commercial
- Out Buildings
- Permits
- Land
- Agriculture
- Sketch
- Exemptions
- Full Legal
- Map



Manatee County
Last GIS Data Update: 17-Feb-2009

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OLD BUSINESS

a. Walgreens Update: Strobe/Flashing Lights

Per Code Enforcement Director Bill Strolo; there is currently a national initiative with Walgreen's loss prevention department using commercial security systems involving strobe lights strategically placed near security cameras to draw attention to the cameras. In addition, there is nothing in the Code of Ordinances to prevent this type of activity.

b. Manatee School for the Arts (MSA) GDP-08-07:

This item is scheduled for City Commission Public Hearing March 23, 2009 @ 7:00 pm.

c. Comprehensive Plan:

A Commission Workshop on the Comprehensive Plan Amendments is scheduled for March 23rd, 2009

NEW BUSINESS