

Tab 2

AMENDED GENERAL DEVELOPMENT PLAN
(GDP-08-01-REV 2010)
PALMETTO RIVERSIDE BED & BREAKFAST

Staff Report
Palmetto Riverside Bed and Breakfast
Amended General Development Plan Ord. 2008-01
1102 Riverside Drive, Palmetto, Florida
GDP-08-01 REV (2010)

OWNER/GENERAL LOCATION/PARCEL SIZE:

Owner: Wim Lippens
Architect: Mary Marsh Lasseter
Location: The site is located at the northwest corner of Riverside Drive and 11th Avenue West
PID #: 3125400006
Project Size: 0.6388 Acres (per Manatee County Property Appraiser's Office)

Existing FAR: 4,577 sq. ft./0.6388 acres = 0.14 FAR (Source: Manatee County Property Appraiser's Office)
Proposed FAR: 5,853 sq. ft./0.6388 acres = 0.21 FAR
Residential Density: N/A

EXISTING LAND USE/ZONING CATEGORY:

Future Land Use: Residential-4 (Res-4)
Zoning: Planned Development (PD)

Bed and Breakfast (B&B) is permitted in E-R, RS-1, RS-2, RS-3, RS-4, RM-5 and RM-6 as a Conditional Use. However, this property was rezoned to PD in 2000 and revised in 2008 for a B&B with an approved site plan (GDP) and conditions of approval. Any changes to the adopted GDP require the same rezoning process as the original approval.

SURROUNDING PROPERTY ZONING DISTRICTS:

Future Land Use

North: RES-4 (Residential - 4 units per acre)
South: PU (Public Use) and the Manatee River
East: DCCOM (Downtown Commercial Core)
West: RES-4 (Residential - 4 units per acre)

Zoning

North: RS-3 (Residential Single Family - 7,250 sq. ft. minimum lot size)
South: Manatee River
East: CG (Business and Light Commercial)
West: RS-2 (Residential Single Family -10,000 sq. ft. minimum lot size)

REQUESTED CHANGE:

This is a request from the owner and architect of Palmetto Riverside Bed and Breakfast (B&B) to amend the PD General Development Plan that was approved in 2008 to reflect changing market conditions experienced in the B&B business over the past two years. The change of direction for

this business is to concentrate more on special events like weddings over the provision of an increased number of available units or bedrooms.

The proposed changes include:

1. Decreasing the number of bedrooms from 9 units to 6 existing units (the caretakers area was redesigned into 2 rooms although no square footage was added);
2. Eliminating the 3 bedroom caretakers suite as the owners plan to build their own house adjacent to the B&B;
3. Adding approximately 164 square feet to an existing suite to provide a Bridal Suite;
4. Changing the carport to install flooring at same height as existing adjacent building and close in with windows and doors to match existing structure;
5. Adding approximately 500 square feet of service area for caterer station, men and women toilets and laundry to serve facility for reception area;
6. Adding a terrace on the west side approximately 12 feet wide by 51 feet, the length of the building;
7. Adding two additional off-street parking spaces;
8. Landscaping and a garden area with a water feature and a pergola.

BACKGROUND:

On October 9, 2000, Ordinance 697 rezoned this property from RS-2 to PD-MU to allow the expansion of the bed and breakfast (Palmetto House Inn) from 5 guest rooms (4 guest rooms and one caretaker's room) to 8 guest rooms.

On September 8, 2008 the current GDP was approved for 9 guest rooms (5 rooms existing in 2008). The additions included 4 bedrooms, a 3 bedroom caretakers suite in a new 2-story addition (for a total of 12 units) 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 and a sidewalk.

Since the 2008 approval, the caretakers area was redesigned into 2 rooms although no square footage was added, for a total of 6 existing units; the 3 bedroom caretakers suite will not be built as the owners plan to live in their own house adjacent to the B&B (definition includes: The operator of the bed and breakfast shall live in the dwelling unit or in an adjacent dwelling unit); the swimming pool will not be built and the enclosed patio with additional landscaping and new off-street parking spaces will be changed to match the proposed design.

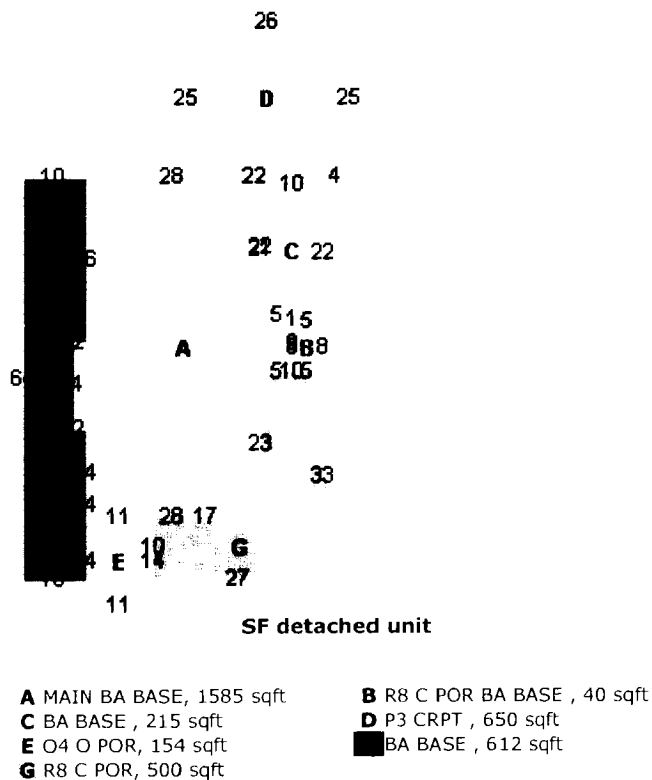
The City Commission approved the PD rezoning and GDP in 2008 subject to the following stipulation:

1. A parking and sidewalk easement shall be provided for the area located on the private property adjacent to 11th 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.

The following two LDC modification requests were also approved as part of PD in 2008:

1. The proposed parking spaces will utilize a portion of the 11th Avenue West right-of-way and back into the street.
2. Section 6.18, Bed & Breakfast, limits the number of guest rooms to six. The approval granted an exception to this requirement to increase the number to a maximum of 12 bedrooms.

PROPERTY APPRAISER'S INFORMATION



SUMMARY

According to the approved site plan, an additional 2,700 square feet was approved in 2008. The current proposal adds 664 square feet (bridal suite and reception area) plus 612 square feet of terrace on the west side of the building for a total of 1,276 square feet, less than half the area approved in 2008. The current proposal also eliminates 6 bedrooms; 3 guest bedrooms and 3 caretakers units negating the LDC modification approval of 12 units as part of PD approval in 2008. A proposed FAR of 0.26 was approved in 2008 compared to the current request for a 0.21 FAR.

Per Section 6.18, parking requirements are one parking space for the manager/owner and one parking space for each guest room. The proposal requires 7 parking spaces and 7 parking spaces including one handicapped space are provided.

STAFF RECOMMENDATION:

Based on the aforementioned considerations, staff recommends **APPROVAL** of the requested changes to the Amended General Development Plan subject to retaining the following two LDC modification requests which were approved as part of the 2008 GDP:

1. The proposed parking spaces will utilize a portion of the 11th Avenue West right-of-way;
2. A parking and sidewalk easement shall be provided for the area located on the private property adjacent to 11th Avenue West where the parking and sidewalk are located.

PLANNING AND ZONING BOARD RECOMMENDATION:

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

CITY COMMISSION

The City Commission shall **APPROVE, APPROVE WITH CONDITIONS or DENY** the proposed rezone and conceptual/general development plan.

