

TAB 2

Staff Report
Volunteers of America Property
409 20th Street W
Annexation, Small Scale Plan Amendment and Rezoning AN/PA/Z 2012-01

REQUEST:

- To annex a 0.8732 acre parcel located at the southwest corner of Bayshore Road and 20th Street W into the City of Palmetto;
- To change the Plan category from a County designation (Res-9) to a City designation (Res-10);
- To rezone the annexed parcel from GC in the County to RM-5 in the City;

ADDRESS/LOT/PARCEL NUMBER/SIZE OF SUBJECT PROPERTIES

409 20th Street W/Lot 20/PID # 2432900005/0.8732 acres (per Property Appraiser's)

OWNERS: Volunteers of America of Florida Inc.

PLAN/ZONING/EXISTING USE OF SUBJECT PROPERTIES

Res-9 (Residential-9)/GC (General Commercial)/vacant land (8 MF units were demolished in 2011)

JURISDICTION/PLAN/ZONING/ EXISTING USES OF SURROUNDING PROPERTIES

North: City/Res-9/RM-6/multi-family residential including Sunnydale farm labor camp
South: County/Res-9/GC/single-family residential & Bayshore Road
East: County/Res-9/GC/ residential, vacant land, right-of-way (Bayshore Road) & railroad
West: County/Res-9/GC/single-family residential

The subject property is located on the west side of Bayshore Road between 19th and 20th Streets W and is part of a pocket of unincorporated Manatee County that extends westward from Bayshore Road to 8th Avenue. This pocket is comprised of a 6-block residential area bounded by 19th Street W on the south, 21st Street W on the north, US 41/8th Avenue W on the west and Bayshore Road on the east.

The predominant land uses within this pocket are multi-family uses speckled with single-family uses which for the most part, are located in the unincorporated county, designated Res-9 and zoned for general commercial uses such as offices, retail and personal and professional services. The County's GC zoning permits single family detached and duplex dwelling with limitations but does not permit triplex and quadruplex dwellings.

The subject property is bordered by unincorporated County on 3 sides and abuts the City via Sunnydale's properties to the north. Uses immediately surrounding the subject property are multi-family residential including Sunnydale farm labor camp to the north; single-family

residential and Bayshore Road to the south; residential, vacant land, right-of-way (Bayshore Road) & railroad to the east and single-family residential to the west.

Sunnydale Properties, LLC was granted a Conditional Use (CU) for a 12 unit farm labor camp located immediately north of the subject property in 2011. This property was annexed into the City, changed from County Res-9 to City Res-10 and rezoned from County GC to City RM-6 in 2008 to connect to City water and sewer.

PROPOSAL

Volunteers of America, Inc. (VOA) is seeking to develop three duplexes or six units on the subject parcel at a density of 6.87 du/ac. The property has access onto 2 streets; Bayshore Road and 20th Street W. This proposal was taken to a Staff Development Review meeting on March 20, 2012 where no concerns were noted.

COMPREHENSIVE PLAN ANALYSIS

This report covers 3 separate requests and public hearing items:

(1) the annexation of 0.8732 acres into the City; (2) a small scale plan amendment of 0.8732 acres from County Res-9 to City Res-10; and (3) the rezoning from County GC to City RM-5.

1. Annexation

The primary goal of the annexation application is to be able to hook up to City utilities to serve 6 proposed units.

The proposed annexation is consistent with Objective 1.12 of the Future Land Use Plan and the following Plan policy:

***Policy 1.12.1:** The City shall balance the benefits of future annexations, i.e. to promote the orderly growth of the City with its ability to fulfill other established plans for the City.*

2. Plan Amendment

The proposed plan amendment from County Res-9 to City Res-10 meets the requirements of a small scale plan amendment pursuant to Section 18 of Section 163.3187, Florida Statutes in that it is less than 10 acres and does not exceed 120 acres in a calendar year, does not involve a text change and is not located within an area of critical state concern. The change from Res-9 to Res-10 is a comparable change in plan categories between the County's and City's Plans. They both permit consideration of general commercial uses, office and residential uses. The proposed Res-10 plan category is consistent with the City's plan categories in the area as well as the Palmetto 2030 Comprehensive Plan.

The proposed plan amendment is consistent with the following Plan policy which encourages infill development for affordable housing:

***Policy 3.6.8:** The City may consider plan amendment requests for additional residential*

acreage (consistent with the Future Land Use Element) when and where substantiated by residential growth trends and need for affordable housing.

3. Rezoning

The purpose of the proposed rezoning to RM-5 is to develop affordable duplex units on the subject property. The proposed RM-5 zoning is also consistent with the existing duplex development on the north side of 20th Street and is compatible with existing duplex and triplex development along this block. Since the rezoning is to a standard zoning district RM-5, applicable setbacks will be met with the submittal of a final site plan/construction plan. The proposed rezoning is consistent with the following Plan policy which promotes a supply of reasonably priced residential land.

Policy 3.6.9: *The City may consider rezoning of non-residential land to residential use if it is compatible with surrounding areas in order to promote reasonably priced supply of residential land.*

Future Land Use Element

The subject property is designated Residential-9 on the County's Plan which requires that projects with a minimum of 25% of the units for affordable housing in the CRA and UIRA (Urban Infill Redevelopment Area) be developed at a minimum of 7du/ac. The County's Res-9 plan category depicts areas of low-moderate urban, or clustered moderate density urban residential environment and complementary residential support uses normally utilized during the daily activities of residents of these urban areas.

The City's Res-10 category permits a maximum residential density for all housing types, of 10 du/ac and a maximum FAR of 0.5.

The City's Land Development Code (Sec. 9.5) also provides for a density bonus of up to 16 du/ac in a PD-H district when 10% of the dwelling units are comprised of affordable housing units. Such units shall qualify provided they are affordable to buyers or renters who earn no more than 80% percent of the median income for residents of the city as determined by the most recent data available from the U.S. Bureau of the Census.

Infrastructure

The City of Palmetto has adequate capacity for water and sanitary sewer, and there is availability of reclaimed water at this location. Policy 4.1.5 of the Sanitary Sewer Element of the City's 2030 Comprehensive Plan below speaks to service outside the City limits and Section 29-10 of the City Code of Ordinances requires either annexation or an annexation agreement.

Policy 4.1.5: *The City's current service area boundaries may be extended to provide needed sewer service beyond the present City limits. If the property is not contiguous to the City*

when service is provided, then the property owner shall enter into an Annexation Agreement with the City that is binding on future property owners to annex into Palmetto when contiguous.

Sec. 29-10. - Annexation and inspection of premises outside city.

In order to protect the city's ability to serve its residents and supply its customers, the city shall not connect or reconnect any water or sewer taps outside the city limits until the premises involved has been either annexed into the city or is the subject of a valid and binding annexation agreement as provided in this chapter, and has been inspected and approved by the city.

Traffic

The proposed project has access onto 20th Street W, a local road and Bayshore Road which is a two lane roadway functioning as a collector road connecting US 41 to 17th Street W at an acceptable level of service. The proposal is not expected to negatively impact vehicular or pedestrian traffic conditions in this area. Two parking spaces are required for each unit.

STAFF RECOMMENDATION:

The proposed applications are intended to redevelop property for an affordable housing project in a residential area located on the north side of the City. The proposed project density is 6.87 du/ac which is consistent with the proposed Res-10 plan category.

Staff recommends APPROVAL of the annexation, small scale plan amendment to Res-10 and rezoning to RM-5 in order for this redevelopment project to be built on this property.

PLANNING AND ZONING BOARD RECOMMENDATION

The Planning and Zoning Board shall recommend to APPROVE, APPROVE WITH CONDITION(S) or DENY the proposed annexation (AN2012-01), plan amendment (PA2012-01) and rezoning (Z2012-01).

APPENDIX

Veterans of America, Inc.

VOA is a not for profit company that caters to individuals needing help to become self sufficient. VOA owns and/or manages over 2000 residential units within the state of Florida. This proposal is an affordable housing project through Manatee County Neighborhood Stabilization Program (NSP) with funding from HUD. (See more information on NSP below). The subject property contained 7 buildings before VOA acquired it through foreclosure and tore down the buildings. VOA weighed the options of annexing into the City to hook up to City water and sewer (considering funding was from the County) or to reduce the number of units on a septic system. At an appearance before the City Commission, VOA was advised to annex into the City.

Six units (3 duplexes) are proposed which will have individual meters and garbage cans. Each unit will have 3 bedrooms and 2 bathrooms. The units will be opened up to veterans first but there are no stipulations other than income requirements for future tenants.

Manatee County's Neighborhood Stabilization Program (NSP)

On July 30, 2008, President George W. Bush signed into law the Housing and Economic Recovery Act of 2008 to address the nation's severe housing crisis. Title III of the Act appropriates \$3.92 billion of grant funds under the Neighborhood Stabilization Program (NSP) for states and local governments to purchase and redevelop abandoned or foreclosed properties.

Manatee County has been allocated \$5,283,122 in NSP funds for use on projects throughout the County. All money must be obligated for use on a specific project within 18 months.

Although most of the County has been affected by the foreclosure crisis, the following areas have been hardest hit and can be considered the "Areas of Greatest Need."

- North County Area
- South County Area
- Oneco Area
- Samoset Area
- 14th Street Community Redevelopment Area
- Washington Park Area
- Areas within and immediately adjacent to the City of Bradenton and the City of Palmetto.

Manatee County will target its NSP activities to these high priority areas. These activities include:

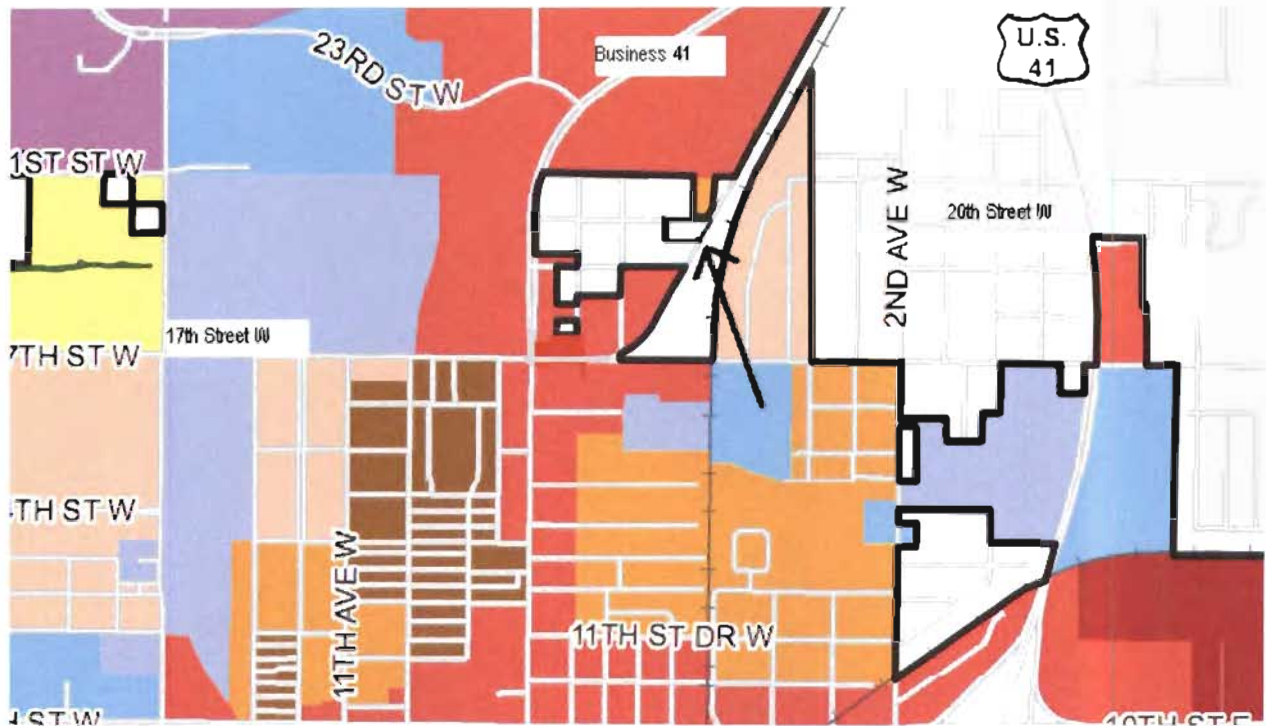
- Demolition of Blighted Structures
- Acquisition/Rehabilitation and Rental
- Financing Mechanisms for Down Payment/Closing Costs Assistance
- Redevelop Demolished or Vacant Properties
- Housing Counseling

Source: Manatee County's website

AERIAL
409 20TH STREET W

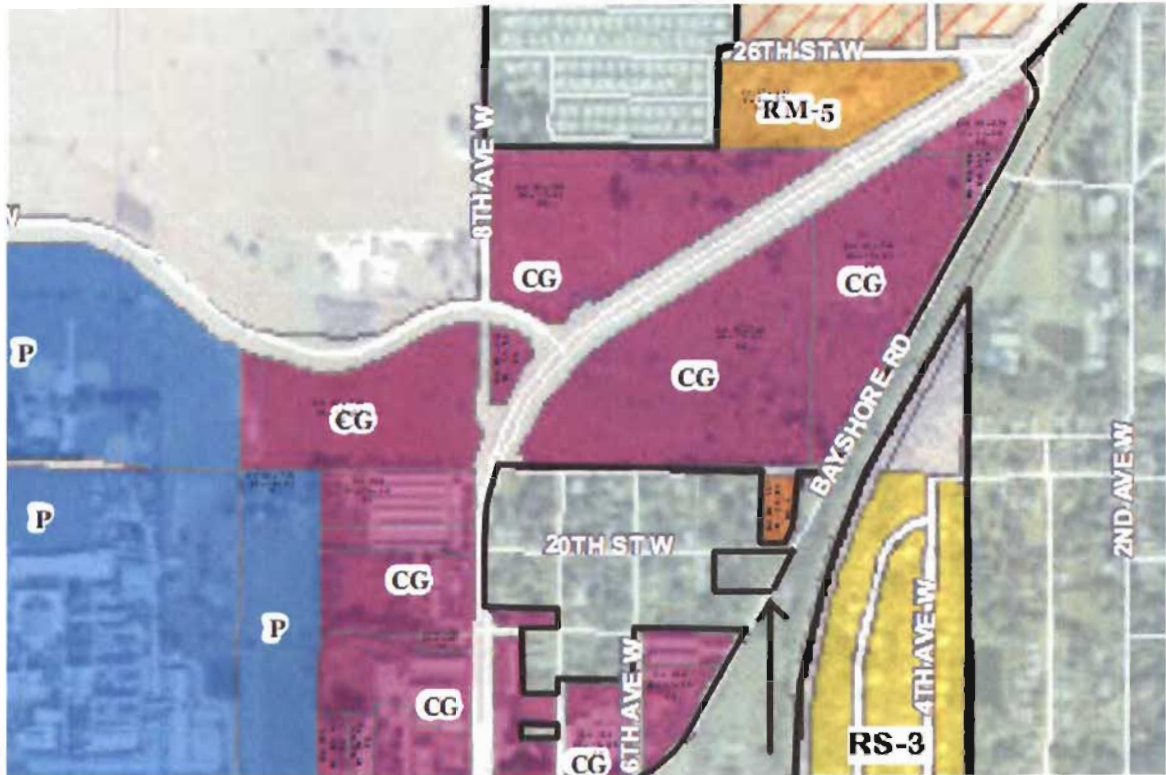


FUTURE LAND USE PLAN MAP 409 20TH STREET W



Request: From County Res-9 to City Res-10

ZONING MAP 409 20TH STREET W



Request: From County GC to City RM-5

Palmetto Planning and Zoning Board Meeting

4/19/2012

SIGN-IN SHEET

Name	Address	Affiliation	Project
Kirk LETH	205 E 8th Ave Tampa	NOAF	409 20th St
818 282 1525		Kirk@NOA-Fla.org	
Name	Address	Affiliation	Project
Telephone	Fax	Cellular	Email
Name	Address	Affiliation	Project
Telephone	Fax	Cellular	Email
Name	Address	Affiliation	Project
Telephone	Fax	Cellular	Email
Name	Address	Affiliation	Project
Telephone	Fax	Cellular	Email
Name	Address	Affiliation	Project
Telephone	Fax	Cellular	Email
Name	Address	Affiliation	Project
Telephone	Fax	Cellular	Email
Name	Address	Affiliation	Project
Telephone	Fax	Cellular	Email

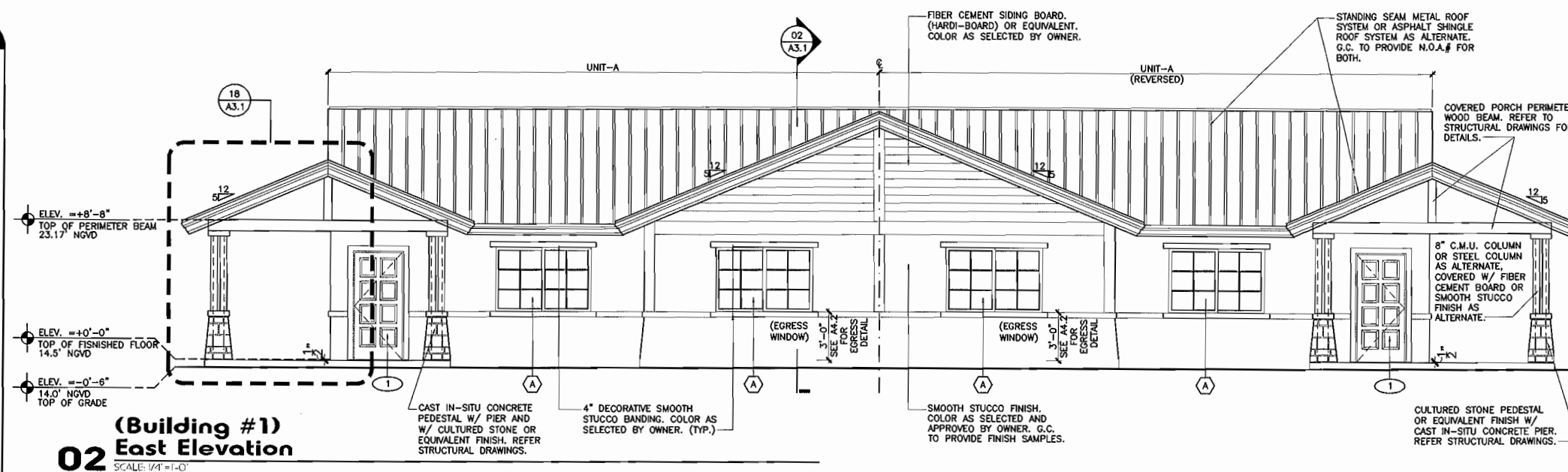
NOTES:

- EXTERIOR SWING DOOR(S):

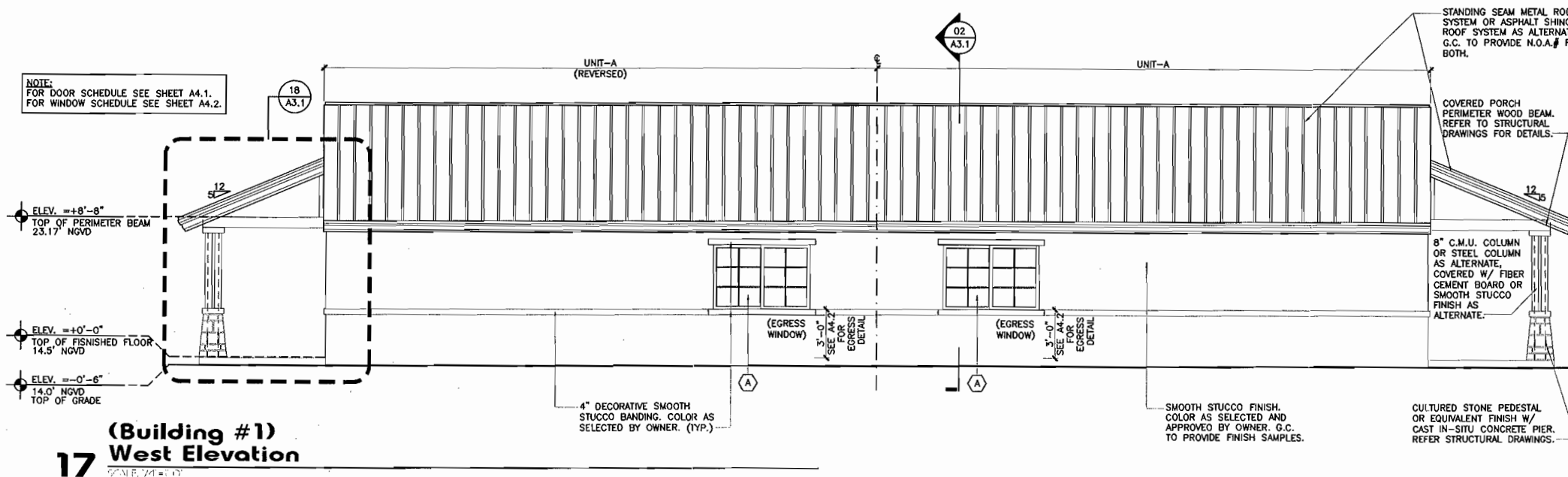
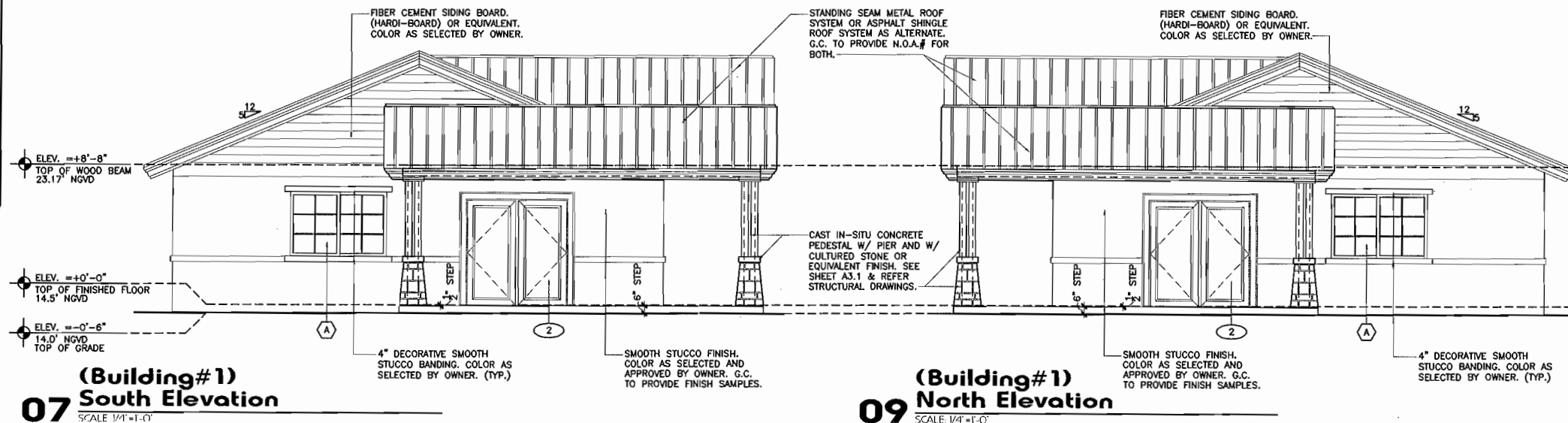
EXTERIOR SLIDING GLASS DOOR(S):

EXTERIOR HORIZONTAL SLIDING WINDOW:

MIAMI-DADE COUNTY N.O.A. PRODUCT APPROVAL
'PGT WINDOWS' OR AS SELECTED BY OWNER
NOA: 08-0820.1407
EXP: JANUARY 08, 2014



NOTE:
FOR DOOR SCHEDULE SEE SHEET A4.1.
FOR WINDOW SCHEDULE SEE SHEET A4.2.



modis architects

7430 SW 48th Street
Miami, Florida 33155

t. 786.879.8882
f. 786.350.1515
AA#26001777

Florida Corp.
e. MODIS@MODISarchitects.com

FOR ANY OTHER PROJECT, BOALES ARE AS STATED. THE CONTRACTOR SHALL CAREFULLY REVIEW

project info :

Manatee NSP1
Palmetto
409 West 20th Street
Palmetto, Florida 34221
Manatee County

seal :

ROBERT K. MORISETTE, AIA, NCARB, LEED AP
FL. REGISTERED ARCHITECT # AR 93259

revisions :

drawing data :

**ELEVATIONS
EAST
SOUTH & NORTH
WEST**

project number :

drawing scale :

drawing date :

phase :

PERMIT SET

sheet number :

A2.1

Copyright © 2019 | MDCS ARCHITECTURAL LLC | All Rights Reserved | MDCS - Drawings 2019 - Drawing 10001 - Mirrored Qualities - VGM Drawings Sheets 16001 - A3-L size



Volunteers of America®

FLORIDA

CITY OF PALMETTO PLANNING AND ZONING PRESENTATION

APRIL 19, 2012

Volunteers of America of Florida

- Chartered Affiliate of Volunteers of America National
- Volunteers of America National created in 1896
- Volunteers of America of Florida operating since 1992
- Received Charter in 2000
- Employees 200
- Operates in 18 cities/communities statewide



Volunteers of America®

FLORIDA

MISSION:

*Foster life-long learning and inspire
individuals to become contributing
members of society.*



Volunteers of America®

FLORIDA

Who We Serve:

- Veterans, elderly, special needs, very low & low income
- 5,500 people daily
- 71 programs and services in 18 cities
- VA Grant and Per Diems, HUD 202 & 811, Supportive Housing, NSP



Volunteers of America®

FLORIDA

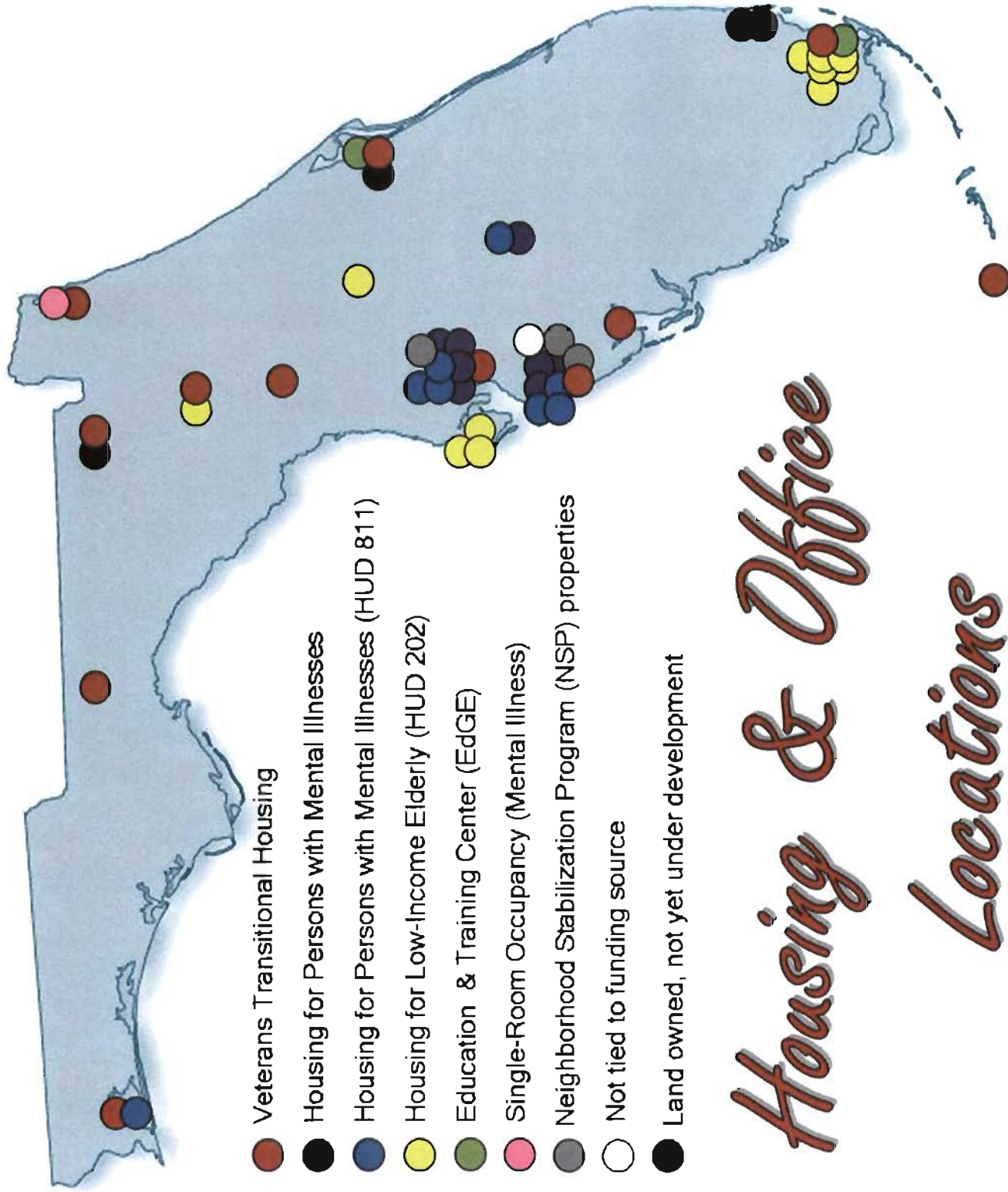
3 Lines of Service:

1. Housing (Property Management)
2. Behavioral Health Service
3. Training, Education and Employment (T.E.E.)



Volunteers of America®

FLORIDA



Housing & Office Locations

VOAF Housing

- Veterans Transitional:
 - 10 Locations
 - 265 beds
 - 2 New Locations (Ocala & Manatee)
- HUD (Section 811 & 202)
 - 18 Locations
 - 1082 Beds
 - 1 New Location pending
- Neighborhood Stabilization Program:
 - 5 locations
 - 51 Units



Volunteers of America

FLORIDA

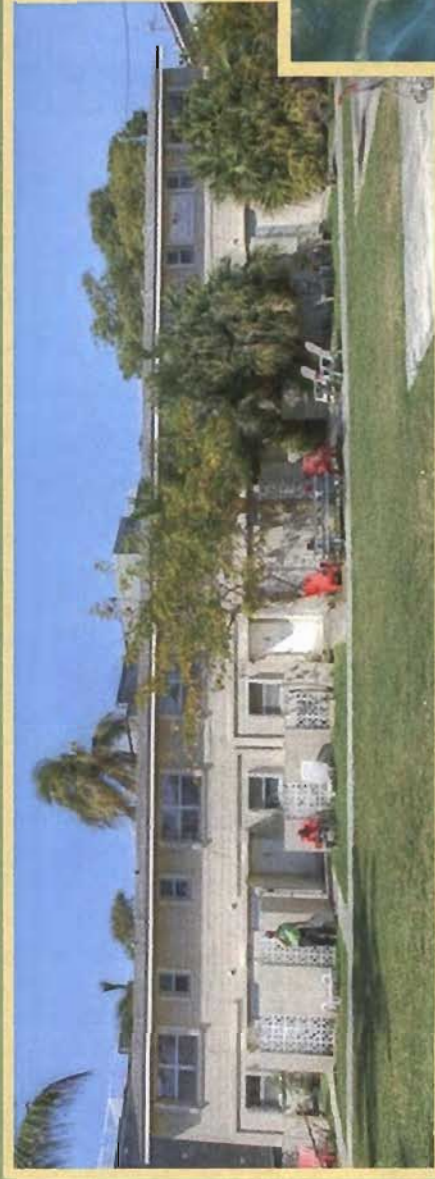
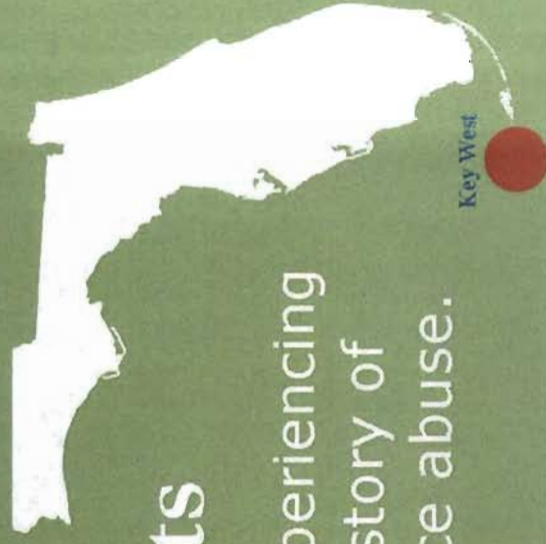


Volunteers
of America®

FLORIDA

Key West Veterans Apartments

Apartments for 15 veterans experiencing homelessness and have a history of mental illness and/or substance abuse.





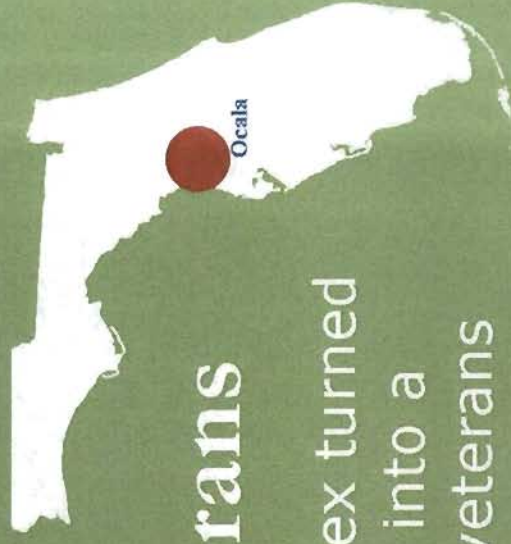
Volunteers
of America®

FLORIDA

Ocala Ritz

Apartments for Veterans

1925 historic apartment complex turned
hotel that will be converted into a
community for 50 homeless veterans



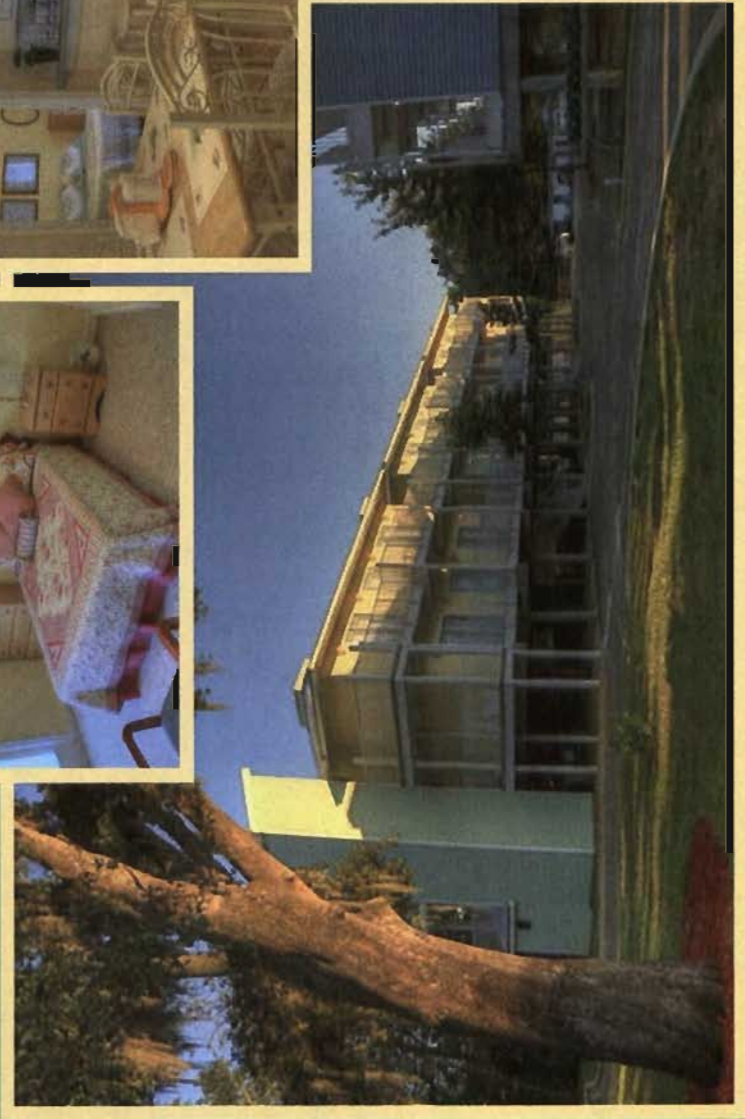


Volunteers
of America®

FLORIDA

Tallahassee Veterans' Village

Housing and training center for 52 veterans
experiencing homelessness and a history of
mental illness and/or substance abuse.





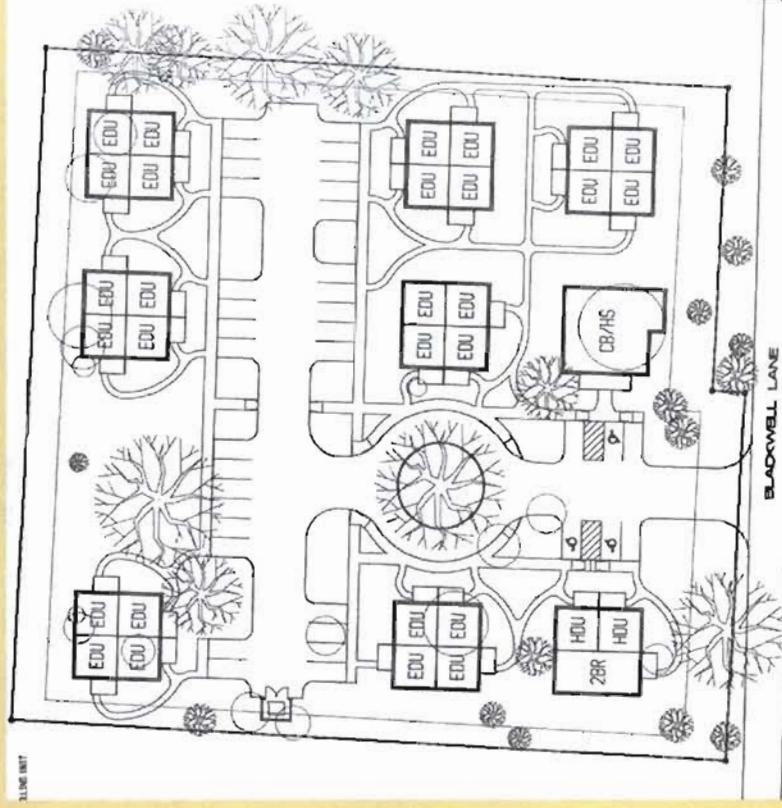
Volunteers
of America®

FLORIDA

Pensacola Cabins for Veterans

Housing and training center for 31 veterans
experiencing homelessness and have a history of
mental illness and/or substance abuse

Pensacola



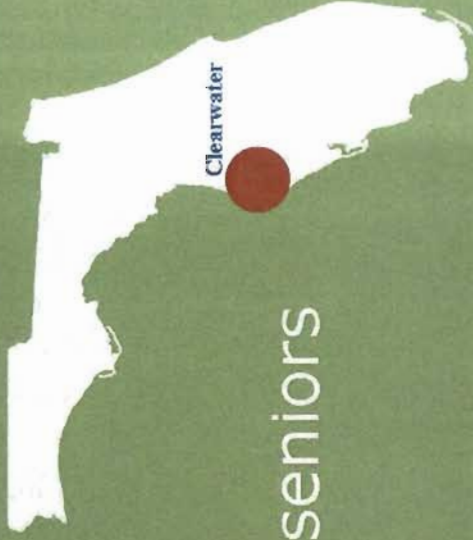


Volunteers
of America®

FLORIDA

Clearbay Terrace Apartments

100 units for low-income seniors



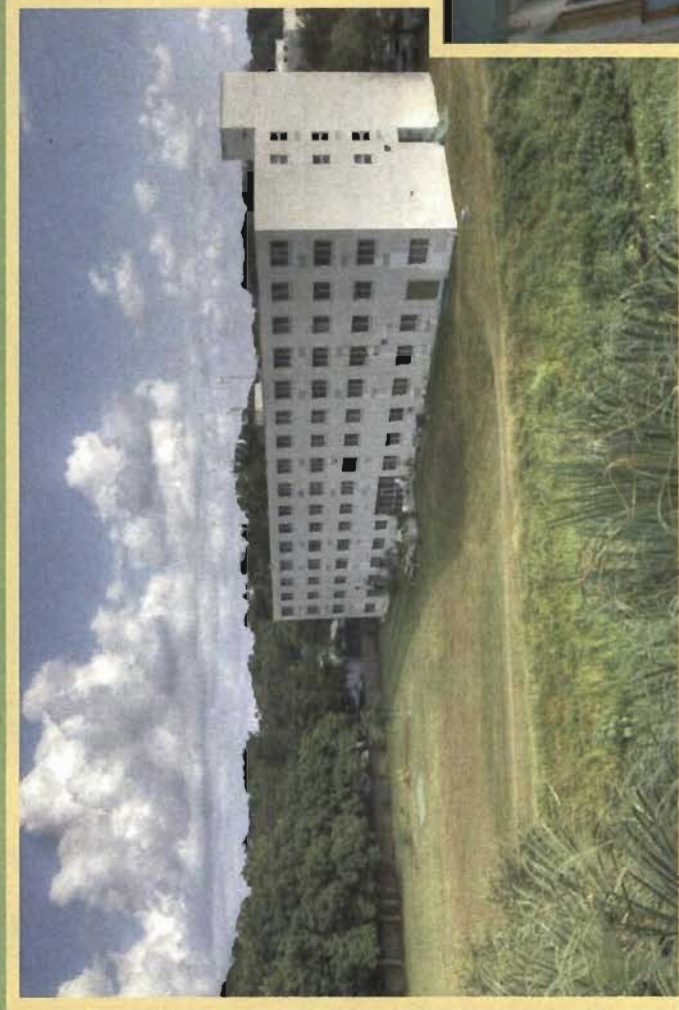
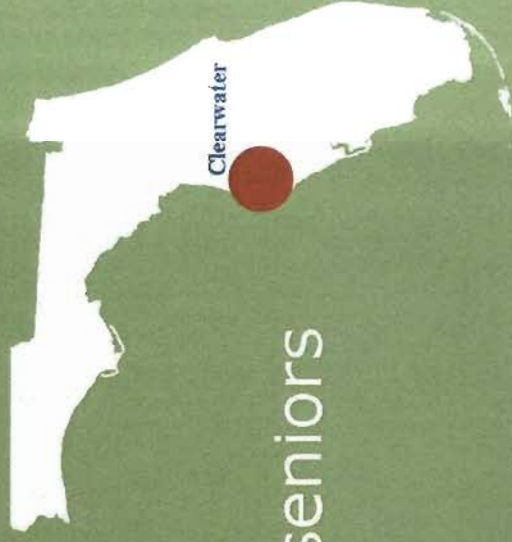


Volunteers
of America®

FLORIDA

Creekside I Apartments

55 units for low-income seniors





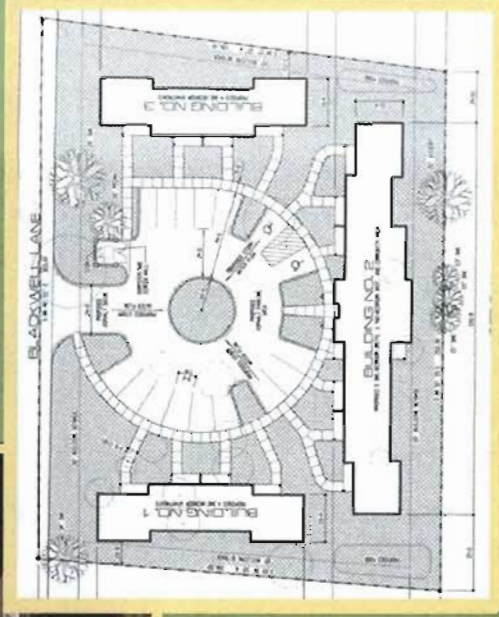
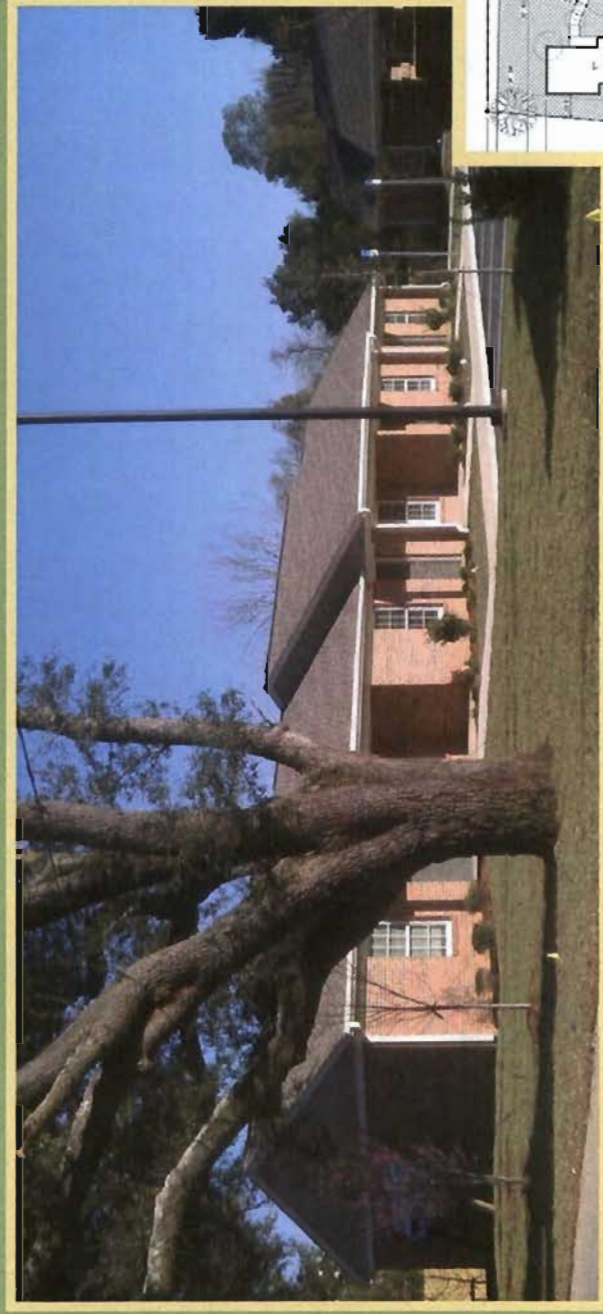
Volunteers
of America®

FLORIDA

Pensacola Living Center Apartments

13 apartments for individuals with
a history of mental illness

Pensacola





Volunteers
of America®

FLORIDA

Manatee NSP Phase I

12 units for households under 50%
of Area Median Income



Bradenton



Project History

- Obtained Funds Form Manatee – Jan 2011
- Acquired property from Chase Bank - May 2011
- Razed Buildings - August 2011



Volunteers of America®

FLORIDA







Project Summary

- Funding
 - Manatee County – NSP I
- 3 Duplex Bldgs, 6 Total Units (2 Bedrm/1 bath)
- Green Initiatives (FGBC)
 - Windows, Systems, Insulation, landscape
- Focus on Veterans



Volunteers of America®
FLORIDA

