

TAB 2

1ST BAPTIST CHURCH SITE PLAN ADMENDMENT

**Staff Report
1037 6th Street West
First Baptist Church 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. A site plan allowing portables on church property 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).

Although the 3 year timeframe granted does not expire until March 1 2013, Pastor Hamm indicated that it would be helpful to know the outcome well in advance in case they have to relocate 40 children using the portables. 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.

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.

PLAN CATEGORY/ZONING DISTRICT/EXISTING LAND USE OF SUBJECT

Extension of Portables

1st Baptist Church-1037 6th St. W

September 2012

PARCEL

PU/P/2 portable classrooms (used for student ministry for 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

BACKGROUND

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 property was purchased by the Church from the City in 1990. The Future Land Use category and zoning district were never changed; however churches are a permitted use in the Public (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 shall recommend **APPROVAL, APPROVAL WITH**

*Extension of Portables
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CONDITIONS or DENIAL 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**



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September 2012*

