

**TAB 13**

**Staff Report**  
**ANNEXATION (AN0804)**  
**COMPREHENSIVE PLAN AMENDMENT (PA0804)**  
**CHANGE OF ZONING (Z0804)**  
**Christopher and Tanya Lukowiak**  
**Palmetto, Florida**

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

Owner: Christopher and Tanya Lukowiak  
Location: 605 15<sup>th</sup> Avenue Drive East  
PID #: 2607800109

**EXISTING LAND USE/ZONING CATEGORY:**

Future Land Use: County RES-6 (Residential – 6 units per acre)  
Zoning: County RFS-4.5 (Residential -4.5 units per acre)

**REQUESTED LAND USE/ZONING CATEGORY:**

Future Land Use: City RES-6 (Residential – 6 units per acre)  
Zoning: City RS-2 (Residential Single Family – 4.36 units per acre)

**SURROUNDING PROPERTY ZONING DISTRICT(S)/USES:**

Future Land Use

North: County RES-6 (Residential – 6 units per acre)  
South: County RES-6 (Residential – 6 units per acre)  
East: County RES-6 (Residential – 6 units per acre)  
West: City PD (Planned Development)

Zoning

North: County RSF-4.5 (Residential Single Family – 4.5 units per acre)  
South: County RSF-4.5 (Residential Single Family – 4.5 units per acre)  
East: County RSF-4.5 (Residential Single Family – 4.5 units per acre)  
West: City PDMU (Planned Development Multi-Use)

**SUMMARY:**

The Comprehensive Plan Future Land Use map is proposed to be amended consistent with the County Comprehensive Plan. Both the previous and resulting designations are RES-6 (Residential – 6 units per acre).

Pursuant to Appendix B: the Zoning Code, Sec. 11.3(d), the property owner has requested an amendment to the zoning code and map.

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 comprehensive plan amendment and rezone application is required once the parcel is annexed. The property will then be within the City of Palmetto and must be compliant with all Palmetto municipal regulations.**
- (2) The effect of the change, if any, on the particular property and on surrounding properties:  
**There is no effect on the subject property or surrounding properties with this change. No new development is proposed. The proposed city future land use and proposed zoning designations allow single family residential consistent with the existing use.**
- (3) The amount of undeveloped land in the general area and in the City having the same classification as that requested:  
**The subject parcel is developed and no new development is proposed with this request.**
- (4) The relationship of the proposed amendment to the purposes of the City Comprehensive Plan with appropriate consideration as to whether the proposed change will further the purposes of this code and the comprehensive plan.  
**The inclusion of this property into Palmetto along with this comprehensive plan amendment and rezone furthers the purposes of the Comprehensive Plan and Zoning Code.**

#### 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.]

**The site is currently served by County water and sewer. There are alternatives for future utility connection. The developer of Sanctuary Cove has indicated that the subject property can be connected to utilities through their development, connection could be provided from The Hammocks at Riviera Dunes, or the existing utilities may be converted from the County to City services in the future.**

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.]

**No new development is proposed at this time. If the site is redeveloped in the future, drainage and stormwater management, open space, traffic flow and parking matters will be reviewed for compliance with any associated construction plans.**

Community Redevelopment Area [9J-5.006(3)(b)2.]

Policy 1.2.4: The City shall discourage duplication of the functions of the Commercial Core by avoiding rezoning which permits commercial development or high-density residential development outside the Community Redevelopment Area.

**This site is not located within the CRA.**

## 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.

**No new development is proposed. If warranted, a traffic study will be required prior to the approval of construction plans for any redevelopment proposal.**

## 4.0 SANITARY SEWER

### Advanced Water Treatment System

Policy 4.1.3: The City shall require all development to be reviewed for sanitary sewer concurrency standards.

**An 8" sanitary sewer line is currently under construction within the Sanctuary Cove development and will soon be available for connection into the City sewer system. This is the closest City sewer line to the subject property.**

### Reclaimed Water Use

Policy 4.3.1: Require the use of reclaimed water to irrigate recreational, agricultural and future development.

**Extension of reclaimed water service can be provided to the site along with the extension of water and sewer to the subject property.**

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.

**This system can be in place upon connection to City utilities.**

## 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.

**No new development is proposed. If the site is redeveloped in the future, development must be in compliance with all SWFWMD permitting requirements and will be reviewed with construction plans.**

## 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.

**A 10" city waterline is currently under construction within the Sanctuary Cove development and will soon be available for connection into the subject property. This is the closest City water line to the subject property.**

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 owner shall demonstrate compliance with the building permit application(s), if applicable.**

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

**If redeveloped, any future 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.

**Extension of reclaimed water service can be provided to the site along with the extension of water and sewer to the subject property.**

Policy 7.3.1: Require the use of reclaimed water to irrigate recreational, agricultural and future development.

**Extension of reclaimed water service can be provided to the site along with the extension of water and sewer to the subject property.**

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.

**Extension of reclaimed water service can be provided to the site along with the extension of water and sewer to the subject property.**

**STAFF RECOMMENDATION:**

**The subject property is in compliance with the criteria established for property annexation into a municipality. The parcel to be annexed is contiguous to the City of Palmetto boundary and is compact in nature. The subject parcel is located within the UDZ. The entire block of 15<sup>th</sup> Avenue Drive East, including the subject parcel, has been identified on the UDZ map as being a logical expansion area of the City of Palmetto. Annexation of this parcel would then allow parcels on the north, south, and east to request voluntary annexation as well. The City would encourage the entire block to annex voluntarily. This would avoid a duplication of services and provide contiguity from the parcels to the west to the new Sanctuary Cove project to all be within the Palmetto city limits. Staff recommends APPROVAL of the annexation, comprehensive plan amendment, and change of zoning.**

**PLANNING AND ZONING BOARD RECOMMENDATION:**

At their April 14, 2008 meeting, the Planning and Zoning Board recommended unanimous **APPROVAL** of the proposed Annexation, Comprehensive Plan Amendment, and change of Zoning to the City Commission.

**CITY COMMISSION**

The City Commission shall **APPROVE, APPROVE WITH CONDITIONS or DENY** the request for advertising the public hearings for the proposed annexation, comprehensive plan amendment, and change of zoning.

**CITY OF PALMETTO, FLORIDA  
ORDINANCE NO. 08-969**

**AN ORDINANCE OF THE CITY OF PALMETTO, FLORIDA, PROVIDING FOR FINDINGS OF FACT; ANNEXING CERTAIN REAL PROPERTY INTO THE CITY OF PALMETTO; PROVIDING FOR AMENDMENT OF CITY BOUNDARIES; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE (AN-08-04 – Christopher & Tanya Lukowiak. PID # 2607800109, approximately 0.44 acres).**

**WHEREAS**, Article VIII, Section 2 of the Florida Constitution provides that municipalities shall have governmental, corporate and proprietary powers to enable municipalities to conduct municipal government, perform municipal functions, and render municipal services; and

**WHEREAS**, Chapter 166, Florida Statutes, the “Municipal Home Rule Powers Act,” implements the applicable provisions of the Florida Constitution and authorizes municipalities to exercise any power for municipal purposes, except when expressly prohibited by law and to enact ordinances in furtherance thereof; and

**WHEREAS**, Florida Statute 171.044 provides for the voluntary annexation of reasonably compact, contiguous real property to a municipality; and

**WHEREAS**, the property described in **Exhibit A**, attached hereto and incorporated herein, is reasonably compact and contiguous to the City of Palmetto; and

**WHEREAS**, the property described in **Exhibit A** is owned by Christopher and Tanya Lukowiak. and

**WHEREAS**, Christopher and Tanya Lukowiak have petitioned for annexation of said real property into the City of Palmetto; and

**WHEREAS**, notice of said annexation, a copy of which is attached hereto and incorporated herein as **Exhibit B**, has been published as required under Section 171.044, Florida Statutes; and

**WHEREAS**, annexation of the land described in **Exhibit A** does not result in the creation of any enclaves; and

**WHEREAS**, the City Commission has determined that it is necessary, desirable and in the best interest of the citizens of the City, in order to protect the public health, safety, and welfare, to adopt this Ordinance.

**NOW, THEREFORE, BE IT FURTHER ORDAINED**, by the City Commission of the City of Palmetto, Florida, as follows:

**Section 1.** **Findings of Fact.** The above “whereas” clause are adopted herein as findings of fact.

**Section 2.** **Annexation of Land.** The land legally described in **Exhibit A** is hereby annexed into and incorporated within the City of Palmetto, Manatee County, Florida, as fully and effectually as if the same were included within the boundary of the City of Palmetto, Florida, as set forth in its Charter.

**Section 3.** **Amendment of City Boundaries.** The legal description of the City of Palmetto, Florida, kept on file in the City Clerk’s office, is hereby amended to reflect this annexation. The City Clerk is hereby directed to undertake measures necessary to affect such amendment consistent herewith.

**Section 4.** **Repeal of Ordinance.** This Ordinance hereby repeals all ordinances and parts of ordinances in conflict herewith to the extent of such conflict.



**Section 5.** **Severability.** It is the intent of this Ordinance to comply with all applicable law and constitutional requirements. If any provision, paragraph or section of this Ordinance or the standards and codes adopted hereby, shall be determined by a court of competent jurisdiction to be inapplicable, illegal, unenforceable or unconstitutional, then to that extent such provisions or portions shall be deemed null and void, but the remaining provisions of this Ordinance shall be in full force and effect as applicable.

**Section 6.** **Effective Date.** This Ordinance shall take effect thirty-one (31) days after its adoption.

**PASSED AND DULY ADOPTED**, by the City Commission, in open session, with a quorum present and voting, this 2nd day of June, 2008.

First Reading:	May 19, 2008
Publication:	May 23, 2008 and May 30, 2008
Second Reading and Public Hearing:	June 2, 2008

CITY OF PALMETTO, FLORIDA, BY  
AND THROUGH THE CITY COMMISSION  
OF THE CITY OF PALMETTO

By: \_\_\_\_\_  
LAWRENCE E. BUSTLE JR., MAYOR

ATTEST: James R. Freeman  
City Clerk

By: \_\_\_\_\_  
City Clerk/Deputy Clerk

**Exhibit "A" Legal Description**

Lot 22, Sunkist Acres as per plat thereof, recorded in Plat Book 9, Page 96, of the Public Records of Manatee County, Florida.

**AGENDA  
CITY OF PALMETTO  
Development Review Committee  
March 26, 2008 at 9:00 A.M.**

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600 17<sup>th</sup> Street West  
Palmetto, Florida 34221

www.palmettofl.org

DEVELOPMENT REVIEW COMMITTEE MEMBERS

Chris Lukowiak, Director of Public Works  
Frank Woodard, Deputy Director of Engineering  
Dick Clarke, City Engineer  
Darrell Riker, Fire Marshall  
Robert Schmitt, City Planner  
Ken Hawkins, Planner I

Roger Titus, Building Official  
Sgt. Scott Tyler, Palmetto Police  
Duane Kinn, Deputy Director of Operations  
Matt Bloome, Stormwater Manager  
Geoff Seger, Deputy Director of Parks

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*Anyone wishing to speak before the Development Review Committee must sign in prior to the meeting, stating name, address and topic to address. All comments will be limited to two minutes*

**ORDER OF BUSINESS:**

1. Discussion/Distribution of Plan:

- a. Spacebox @ Palmetto (Project # 05-434).
- b. MCAT Transit Station (Project # 06-499) (comments due 3/26/08) Applicant to come and discuss project @ 9:30 am..
- c. Lukowiak AN-PA-Z-08-02

2. Comments Due:

- a. Sanctuary Cove Final Plat (Project # 05-443F) (1<sup>st</sup> Submittal) comments due 3/26/08.
- b. Riviera Walk East Final Plat (Project # 04-386F) (1<sup>st</sup> Submittal) comments due 3/26/08.

3. Pre-application Meeting:

- a. David Bailey @ 10:00 am.

4. Plan Sign Off Review

- a. None

5. Team Inspection

- a. None.

6. New Business

- a. LDC Amendments.
- b. A-1 Mini-Storage.

7. Old Business

- a. None.

8. Adjournment

The public is invited to appear and be heard with respect to these requests. Written comments filed at the City Hall will be heard and considered. If any person desires to appeal any decision of the City Commission or of any other board or commission of the City, that person will need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

The City of Palmetto does not discriminate on the basis of race, color, national origin, sex, religion, age, marital status or handicapped status in employment or in the provision of services. Anyone requiring reasonable accommodation for this meeting as provided for in the American with Disabilities Act should contact the City Clerk at 941-723-4570 or FAX 941-723-4576.

City of Palmetto  
Development Review Committee  
Meeting Minutes  
March 26, 2008

**PRESENT**

Bob Schmitt, City Planner  
Duane Kinn, Deputy Director of Operations  
Frank Woodard, Deputy Director Engineering  
Dick Clarke, ZNS Engineering  
Matt Bloome, Stormwater Manager  
Ken Hawkins, Planner 1  
Linda Butler, Planning Tech.

Meeting started at 9:00 am

**ORDER OF BUSINESS:**

1. Discussion/Distribution of Plan:

- a. Spacebox @ Palmetto (Project #05-434)
  - Survey on Condo Plat
  - See attached DRC comments and Lincoln Associates response
  
- b. MCAT Transit Station (Project #06-499) Mark Mueller, JAG Engineering, Jane Boatman, Fawley Bryant, Erin Tracht, JAG Engineering.
  - Upgrade lift station, due to flow into station
  - Bus route
  - Mr. Mueller will provide information to Mr. Kinn to be passed on to Ray for review
  - Construction by end of year
  - Fence added per City's request
  
- c. Lukowiak AN-PA-Z-08-04
  - Will go before P&Z on April 14, 2008
  - No utilities

2. Comments Due

a. Sanctuary Cove Final Plat (Project #05-443F) (1<sup>st</sup> Submittal)

- 1<sup>st</sup> read April 21, 2008, subject to change
- Review plans
- Fence has to come down or Sanctuary Cove take control of ditch
- Matt will document meeting w/county regarding removal of fence and send via e-mail

b. Riviera Walk East Final Plat (Project #04-386F) (1<sup>st</sup> Submittal)

- Schedule site re-inspection April 1<sup>st</sup>, 2008
- Site needs to be cleaned
- Smoke test performed, PW crew to be present

3. Pre-application Meeting: David Bailey, John Cucci

- Formerly Sunrise Hotel, located on 17<sup>th</sup> St W (listed as transient housing)
- Total 14 units on property
- Plans to add 12 more units including a manager office
- Clean up property
- Master meter vs. individual meters
- Gravity sewer
- Site visit

4. Plan Sign Off Review

None

5. Team Inspection

None

6. New Business

a. LDC Amendments. Will meet on April 2 to review and make changes to the LDC.

b. A-1 Mini-Storage

- No plans to expand upon

- Make improvements
- Permitted use
- Pepper Trees to be removed
- Go through SWFWMD
- See comment sheet

7. Old Business

None

8. Adjourned





**AGENDA  
CITY OF PALMETTO  
PLANNING AND ZONING BOARD  
April 14, 2008 – 6:15 P.M.**

516 8<sup>th</sup> Avenue West  
Palmetto, FL 34221

[www.palmettofl.org](http://www.palmettofl.org)  
941-723-4570

PLANNING AND ZONING BOARD MEMBERS

BARBARA JENNINGS, CHAIR  
MICHAEL BURTON, VICE CHAIR  
CHARLIE UGARTE,  
ROBERT SMITH

JON MOORE  
DEVIN HARMS  
ED BENNETT

School Board Appointee (Non-voting)

MIKE PENDLEY

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*Anyone wishing to speak before the Planning and Zoning Board must sign in prior to the meeting, stating name, address and topic to address. All comments will be limited to two minutes.*

**Swearing in of all persons speaking to the Board:**

**"Do you swear or affirm that the evidence or factual representations that you are about to give or present to the Planning and Zoning Board on this 14th day of April 2008 are truthful?"**

**ORDER OF BUSINESS:**

1. **Approval of March 10, 2008 Meeting Minutes** Tab 1

Action request: Motion to approve, approve with modification or deny the request.

**Please note** information relating to agenda item 2 also relates to items 3 and 4.

2. **Lukowiak Annexation AN-08-04** Tab 2

This is a submittal of Annexation for the property located at 605 15<sup>th</sup> Avenue Drive East, Palmetto.

Action Request: Motion to approve, approve with modification or deny the request for approval of the Annexation.

3. **Lukowiak Comprehensive Plan Amendment PA-08-04** Tab 3

This is a submittal of a Comprehensive Plan Amendment for the property located at 605 15<sup>th</sup> Avenue Drive East, Palmetto.

Action Request: Motion to approve, approve with modification or deny the request for approval of the Plan Amendment.

4. **Lukowiak Rezone Z-08-04** Tab 4

This is a submittal of a Rezone for the property located at 605 15<sup>th</sup> Avenue Drive East, Palmetto.

Action Request: Motion to approve, approve with modification or deny the request for approval of the Rezone.

5. **Alagoz Conditional Use Permit CU-08-01** Tab 5

This is a submittal of a Conditional Use Permit application (CU08-01) of Cemal Alagoz, Agent for Samuel Scott, 639 8<sup>th</sup> Ave. W. to allow automobile sales at this location. The property is located in the CC (Commercial Core) zoning district.

Action Request: Motion to approve, approve with modification or deny the request for approval of the Conditional Use permit.

6. Old Business

None

7. New Business

None

8. Adjournment

The public is invited to appear and be heard with respect to these requests. Written comments filed at the City Hall will be heard and considered. If any person desires to appeal any decision of the City Commission or of any other board of the City, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The City of Palmetto does not discriminate on the basis of race, color, national origin, sex, religion, age, marital status or handicapped status in employment or in the provision of services. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act should contact the City Clerk at 941-723-4570 or FAX 941-723-4576. [dponder@palmettofl.org](mailto:dponder@palmettofl.org) or [jfreeman@palmettofl.org](mailto:jfreeman@palmettofl.org)

**Post date: Friday, April 11, 2008**

CITY OF PALMETTO  
PLANNING AND ZONING BOARD  
516 8<sup>TH</sup> Avenue West  
Palmetto, Florida 34221

MEETING MINUTES  
APRIL 14, 2008 – 6:15 P.M.

**BOARD MEMBERS PRESENT**

Barbara Jennings, Chair  
Michael Burton, Vice Chair  
Jon Moore  
Charlie Ugarte

Robert Smith  
Ed Bennett  
Devin Harms

**SCHOOL BOARD APPOINTEE ABSENT**

Mike Pendley

**STAFF AND OTHERS PRESENT**

Bob Schmitt                      Tanya Lukowiak  
Ken Hawkins                     Chris Lukowiak  
Linda Butler

The regular meeting of the Palmetto Planning and Zoning Board was called to order by Chair Jennings, in the Palmetto City Hall Commission Chambers, 516 8<sup>th</sup> Ave. W., Palmetto, Florida at 6:15 p.m. pursuant to notice being sent to the public and the Board members in accordance with Palmetto's City Code.

Bob Schmitt, Ken Hawkins, Chris Lukowiak and Tanya Lukowiak are sworn in.

**ORDER OF BUSINESS**

1. Approval of Minutes for the March 10, 2008 meeting.

MOTION: Mr. Burton moved and Mr. Smith seconded the motion to approve the March 10, 2008 meeting minutes. **MOTION CARRIED UNANIMOUSLY.**

2. Lukowiak Annexation AN-08-04

**Please note** information relating to agenda item 2, also relates to items 3 and 4.

3. Lukowiak Comprehensive Plan Amendment PA-08-04

4. Lukowiak Rezone Z-08-04

Mr. Schmitt reviewed the staff report for items 2, Lukowiak Annexation, 3, Lukowiak Comprehensive Plan Amendment and 4, Lukowiak Rezone. Mr. Schmitt also noted a letter from Corvus International regarding utilities availability.

Chair Jennings opened the Public Hearing for each item individually, item #2, #3, and #4.

Chair Jennings closed the Public Hearing.

Discussion ensued regarding physical impact and utilities.

Mr. Lukowiak, Applicant, 605 15<sup>th</sup> Ave E., addressed questions and concerns regarding the physical impact to the city, cost, and utilities.

Chair Jennings called for a motion on each agenda items individually.

Item #2, Lukowiak Annexation (AN-08-04) **MOTION:** Mr. Burton moved and Mr. Bennett seconded the motion to approve the Lukowiak Annexation (AN-08-04). **MOTION CARRIED UNANIMOUSLY.**

Item #3, Lukowiak Comprehensive Plan Amendment (PA-08-04) **MOTION:** Mr. Bennett moved and Mr. Smith seconded the motion to approve the Lukowiak Comprehensive Plan Amendment (PA-08-04). **MOTION CARRIED UNANIMOUSLY.**

Item #4, Lukowiak Rezone (Z-08-04) **MOTION:** Mr. Ugarte moved and Mr. Harms seconded the motion to approve the Lukowiak Rezone (Z-08-04). **MOTION CARRIED UNANIMOUSLY.**

5. Alagoz Conditional Use Permit CU-08-01

Chair Jennings removed the Alagoz Conditional use Permit from the agenda.

6 Old Business:

**Palmetto Town Center:** Mr. Harms questioned the status of Palmetto Town Center. Mr. Schmitt stated on last month the engineer and architect brought back changes to the elevations of the project. There was a glitch in the design, whereas it called for another stairwell, which has since been added. Mr. Schmitt stated he will bring back the site plan when he receives them.

Mr. Moore questioned the property line issue, stating it will make their plan unworkable as they currently have it. Mr. Schmitt stated he will speak with Roger Titus, Building Official.

7 New Business:

**Farmers Market:** Mr. Moore questioned Mrs. Lukowiak regarding the status of the Farmers Market. Mrs. Lukowiak stated the market is not going as planned. There were some issues with pedestrians, parking, not enough vendors and a few Saturdays of bad weather. Mr. Moore stated the market was a good plan and thanked Mrs. Lukowiak for sponsoring it.

**CAD Drawing:** Mr. Ugarte commented on CAD drawings & PDF on CD, stating for insurance purposes a disclaimer might be required. Mr. Schmitt stated this was a request by the Fire Department, due to a lack of storage space. It is nothing more than a simplicity issue. If it becomes a liability for the engineers and they would rather not submit them that way, it will be acceptable.

It was the consensus of the Board to have this policy reviewed. It was also recommended that Michele Hall be consulted and report back to the Board with finding.

8. Adjournment: 6:55 pm

**MOTION:** the Board unanimously moved to adjourn the meeting. Next Planning and Zoning Board meeting will be held on May 12, 2008.

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Barbara Jennings, Chairman

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# Palmetto Planning and Zoning Board Meeting

## SIGN-IN SHEET

4/14/08

Name	Address	Affiliation	Project
TROYA+CHOS UKOAKA	606 15th Ave SE. PALMETTO	APPLICANT	
991-531-4875		tanjaluke@palco.com	Annexation
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
Name	Address	Affiliation	Project
Telephone	Fax	Cellular	Email





March 13, 2008

Mr. Chris Lukowiak  
605 15<sup>th</sup> Avenue Drive East  
Palmetto, FL 34221

Dear Chris:

Pursuant to our discussion at our meeting held back in April of last year, we have completed the West phase of utilities within Sanctuary Cove and can provide access to the utilities including water, sewer, and reclaimed service as needed. Let me know when you are available to meet at the site to go over the specifics and timing.

Thank you for your patience throughout the sitework phase. If you have any questions or need any additional information do not hesitate to contact me at (941) 713-3330.

Sincerely,

CORVUS INTERNATIONAL

A handwritten signature in black ink, appearing to read "C. Timothy Vining", is written over the printed name.

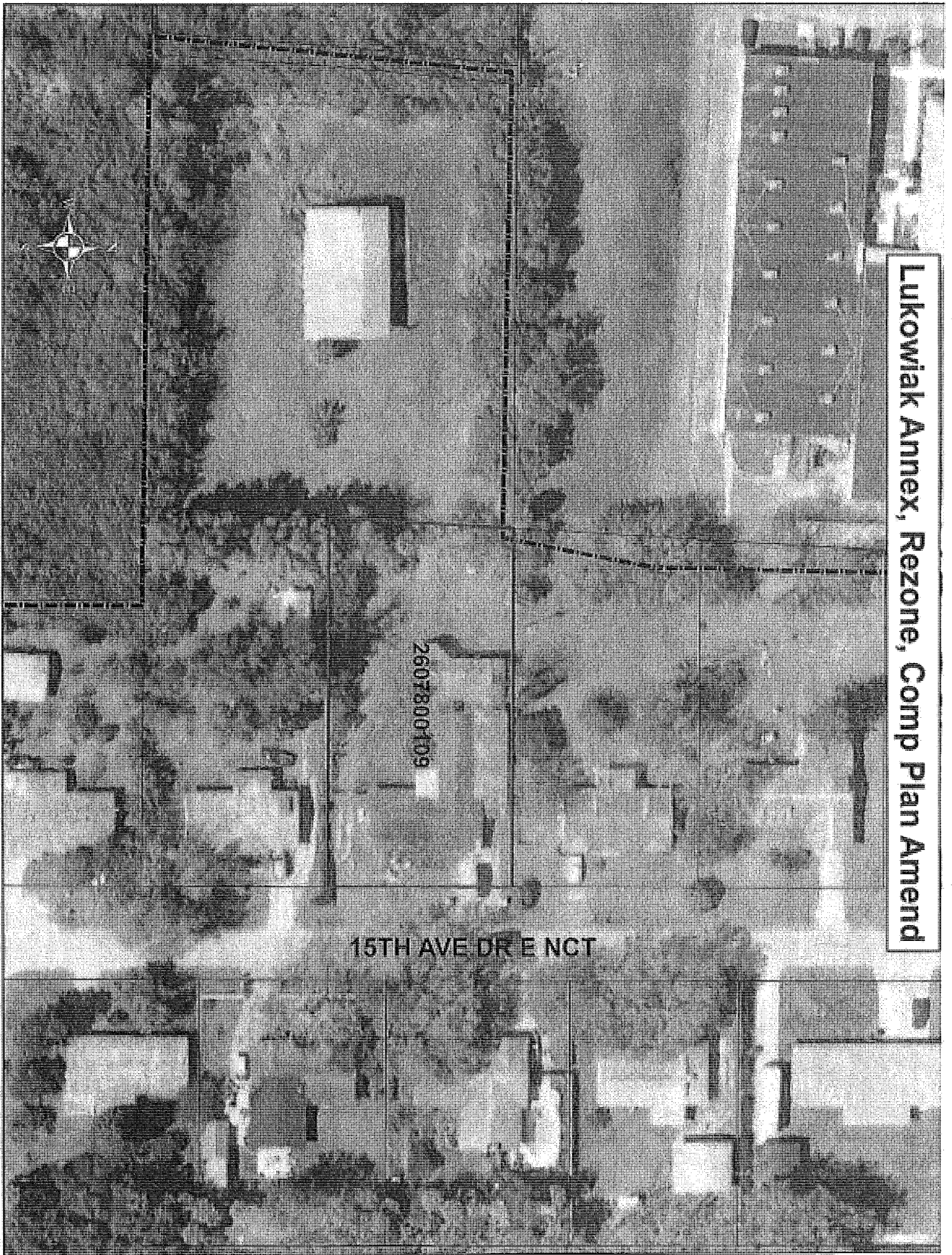
C. Timothy Vining  
Principal

TV:cam

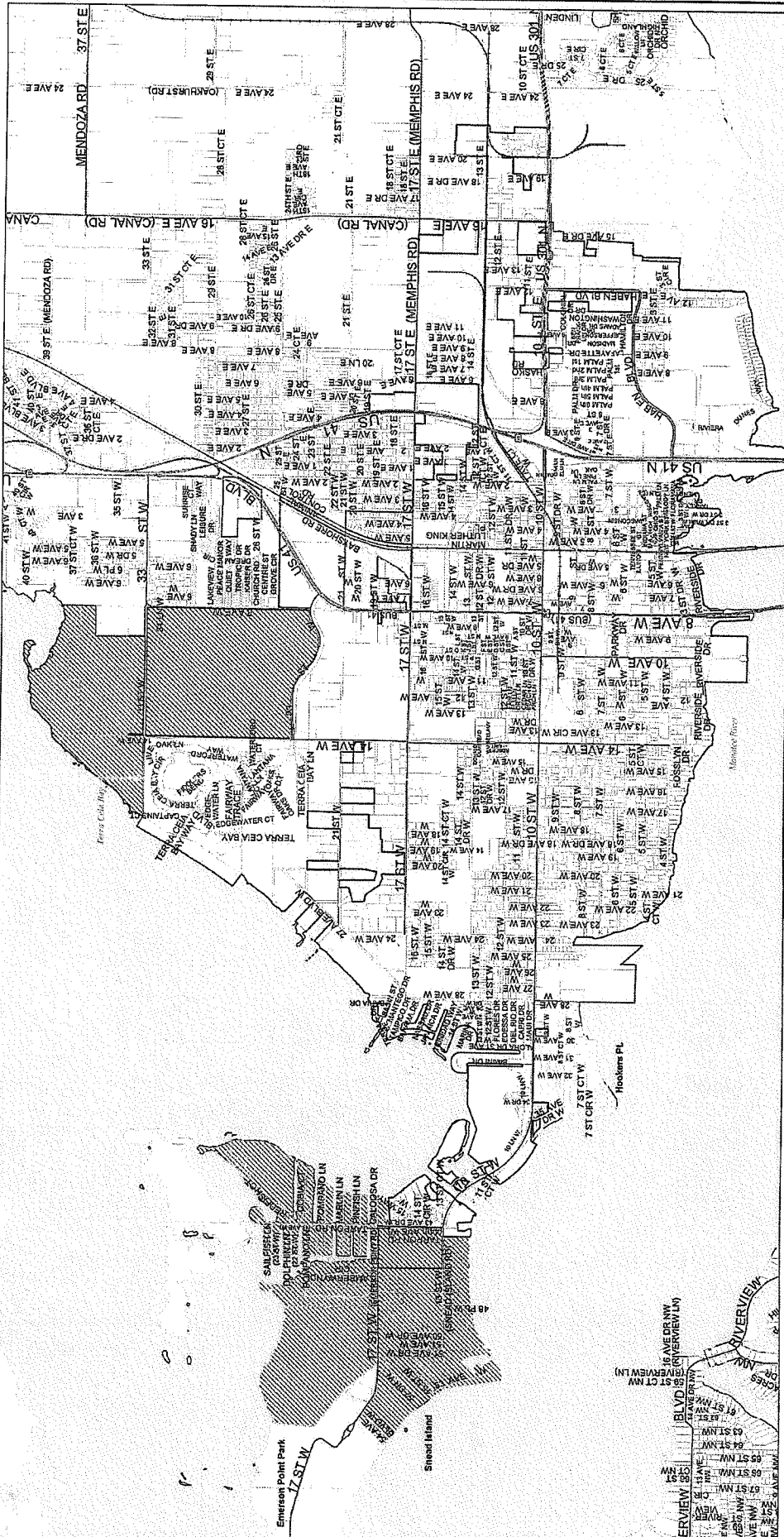
**Lukowiak Annex, Rezone, Comp Plan Amend**

2607800109

15TH AVE DR E NCT



# Urban Development Zone / Joint Planning Overlay

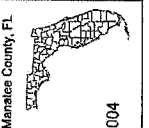


This map was developed by the Manatee County Land Information System program. It is provided for general information only and is not intended to be used for any other purpose. The information contained within is derived from several sources and is not guaranteed to be accurate. The information is provided as a service to the public and is not intended to be used for any other purpose. The map shall not be transferred to any third party without the expressed permission of the Manatee County. Further, the Manatee County BDC shall be held harmless for any and all consequences or damages arising from the use of this information.

Source:  
 This map was developed by the Manatee County Board of County Commissioners and is a digital representation of Exhibit A Resolution R 04 284.

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0 800 1,200 2,400 Feet



Accepted by BCC June 8, 2004

Urban Development Zone  
 Joint Planning Overlay  
 Existing City Limits