

TAB 3

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 15th 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 15th 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.**

600 17th 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

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) (1st Submittal) comments due 3/26/08.
 - b. Riviera Walk East Final Plat (Project # 04-386F) (1st 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) (1st Submittal)

- 1st 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) (1st Submittal)

- Schedule site re-inspection April 1st, 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 17th 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

Palmetto Development Review Committee Meeting

SIGN-IN SHEET 3-26-08

STAFF

Name	Present	Name	Present
Chris Lukowlak		Bob Schmitt	P
Frank Woodard	★	Van Brown	
Dick Clarke	RPC	Darrell Riker	
Duane Kinn	DK	Sgt. Scott Tyler	
Roger Titus		Matt Bloome	MB
Geoff Seger		Ken Hawkins	

OTHERS PRESENT

Name	Address	Affiliation	
Erin Tracht	431 12th Street W. Bradenton, FL	JAG - Civil	
Telephone	Fax	Cellular	Email
941 747 7400	747 3999		cet@jag-eng.com
Name	Address	Affiliation	
Jane Boatman	1001 Manatee Ave W Bradenton	Faulstich Brunt Arch	
Telephone	Fax	Cellular	Email
941-750-0009	749-5747		jane.boatman@faulstich-brunt.com
Name	Address	Affiliation	
Mark Mueller	431 12th Street W. Bradenton FL	JAG - Civil	
Telephone	Fax	Cellular	Email
941-747-7400	747-3999		mmu@jag-eng.com
Name	Address	Affiliation	
John Cucci	P.O. Box 898 Bradenton FL 34206	John C - D Frutkin	
Telephone	Fax	Cellular	Email
(941) 744-0505	(941) 744-0909		
Name	Address	Affiliation	
David Bailey	941 742 9519 8755 Hwy on Palmetto	cap Produce	
Telephone	Fax	Cellular	Email
Name	Address	Affiliation	
Telephone	Fax	Cellular	Email
Name	Address	Affiliation	
Telephone	Fax	Cellular	Email
Name	Address	Affiliation	
Telephone	Fax	Cellular	Email

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

516 8th Avenue West
Palmetto, FL 34221

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

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 15th 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 15th 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 15th 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 8th 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 or jfreeman@palmettofl.org

Post date: Friday, April 11, 2008

CITY OF PALMETTO
PLANNING AND ZONING BOARD
516 8TH 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 8th 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 15th 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.

Barbara Jennings, Chairman



March 13, 2008

Mr. Chris Lukowiak
605 15th 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.

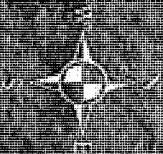
C. Timothy Vining
Principal

TV:cam

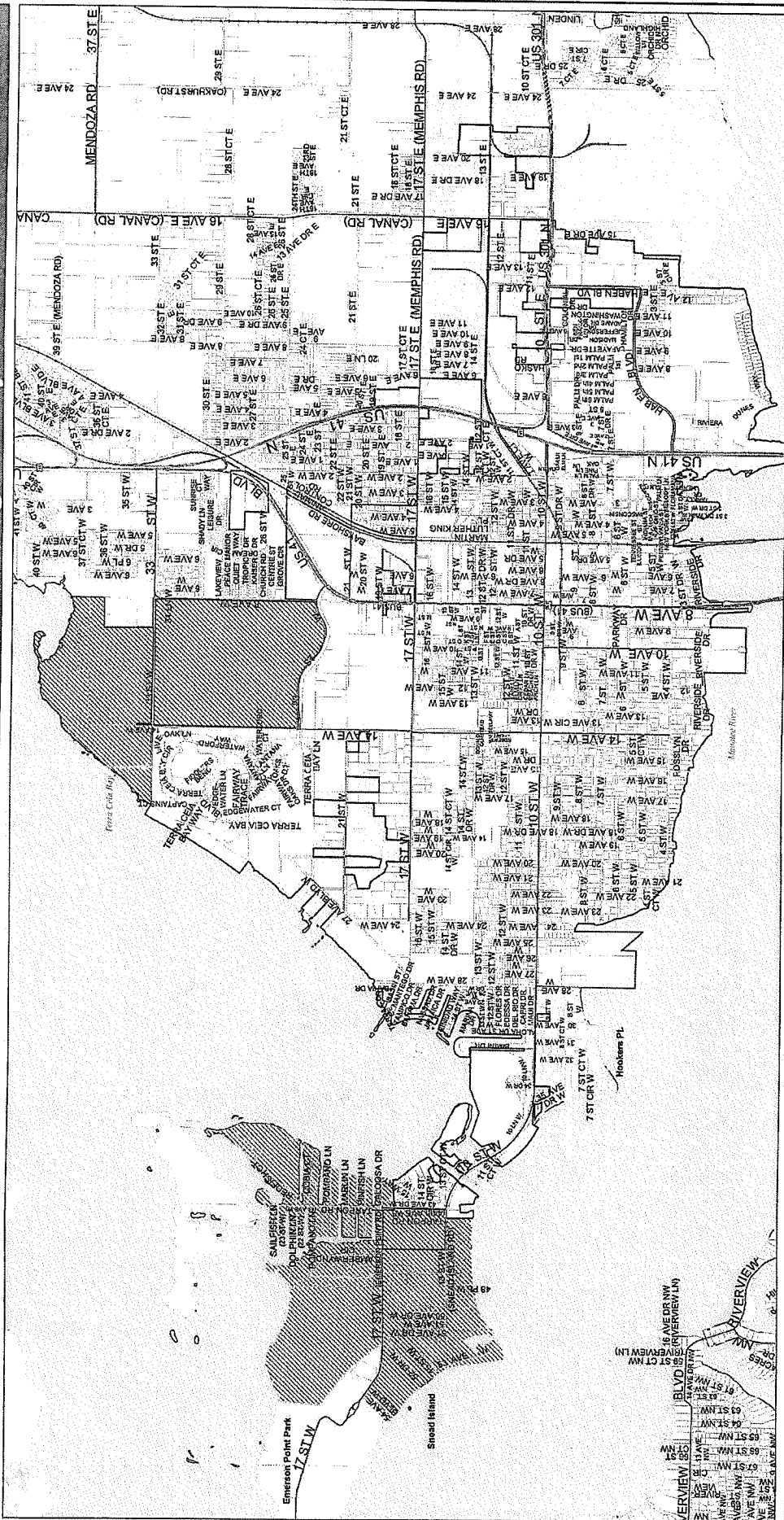
Lukowiak Annex, Rezone, Comp Plan Amend

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 as a legal document. The information contained herein is derived from various sources of varying quality and accuracy. Errors, omissions, and inaccuracies in these data may be present. The map shall not be transferred to any third party without the express written consent of the Manatee County Board of County Commissioners. The Manatee County Board of County Commissioners shall be held harmless for any and all consequences arising from the use of this information.

Source:
The data depicted in this map was provided by the Manatee County Board of County Commissioners and is a digital representation of Exhibit A Resolution R 81-284.

0 600 1,200 2,400 Feet



Manatee County, FL

Accepted by BCC June 8, 2004

Urban Development Zone
Joint Planning Overlay
Existing City Limits