

Tab 3

ANNEXATION (AN-2010-02) R-O-W for 8th AVENUE WEST,
SOUTH of 23rd STREET WEST and NORTH of US 41

ORDINANCE NO. 2010-20

Staff Report
Annexation 2010-02
8th Avenue West Right-of-Way
South of 23rd Street
Ord. 2010-20

OWNER/GENERAL LOCATION/PARCEL SIZE:

Owner/Petitioner Manatee Fruit Company

Location: The site is located along 8th Avenue reserved right-of-way, south of 23rd Street W.

PID #: N/A

Parcel Size: 28' by 273' = 7,644 square feet (per attached survey)

Existing Use: Agricultural; reserved right-of-way for that portion of 8th Avenue W south of 23rd Street W.

EXISTING LAND USE/ZONING CATEGORY:

Future Land Use: General Commercial

Zoning: CG

SURROUNDING PROPERTY ZONING DISTRICTS:

Future Land Use

North: GCOM

South: GCOM and unincorporated Manatee County

East: GCOM

West: GCOM

Zoning

North: CG (Business and Light Commercial)

South: CG (Business and Light Commercial) and unincorporated Manatee County

East: CG (Business and Light Commercial)

West: CG (Business and Light Commercial)

REQUESTED ANNEXATION:

Manatee Fruit Company is petitioning for a voluntary annexation of reserved right-of-way property, namely 8th Avenue south of 23rd Street. Manatee Fruit Company owns the subject property as a result of a prior vacation of this property by Manatee County.

That portion of 8th Avenue 735.67 feet north of 23rd Street was annexed into the City of Palmetto on August 16, 2010 by Ordinance 2010-14. The northern portion of 8th Avenue is owned by the City and is currently being used as right-of-way. It is designated GCOM on the FLUM and zoned CG.

BACKGROUND:

Annexation 98-02 was approved by Ordinance 611 on February 2, 1998 for 92 acres of land owned by Manatee Fruit Company from unincorporated Manatee County into the City of

Palmetto. The property annexed in 1998 was generally located north of 21st Street West and south of 24th Street West (extended) between 14th Avenue West and Bayshore Road.

It appears that the subject property for this annexation request was omitted from the annexation approval in 1998 since it was reserved for right-of-way and was subsequently left out of the legal description attached to the ordinance.

SUMMARY

This annexation will move the City closer to meeting its obligations under the dedication agreement which is entwined with the proposed land swap agreement to expand Blackstone Park and develop the new Little League ball fields and the realignment of 23rd Street W to improve its intersection with Business 41.

STAFF RECOMMENDATION:

Based on the aforementioned considerations, staff finds the proposed annexation consistent with the following policy of the Future Land Use Element:

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.

and recommends **APPROVAL** of the proposed annexation into the City of Palmetto.

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.



VALMETTO

Proposed Annexation AN 2010-02

PC

Legend

- Proposed Road Revisions
- Streets
- City limits
- Annexations
- Parcel revisions
- Current Parcel boundaries

Future Land Use Categories

- PC
- DCOMC
- CONS
- GCOM
- HCOMIND
- PF
- PU
- RES4
- RES6
- RES10
- RES14

23rd ST W RELOCATION

8TH AVE W

CENTRE ST

GROVE CIR

Parcel 2

2 ac

PC → GCOM

Parcel 3

11.1 ac

PC → GCOM

Parcel 4

14 ac

ROR(County) → GCOM

Ordinance 2010-14
 The portion of 8th Avenue W
 735.67 feet north of 23rd Street W
 Annexed into the City of Palmetto
 on August 16, 2010.
 Existing Use: Street right-of-way

PU

BUS 41

GCOM

10th AVE W EXTENSION

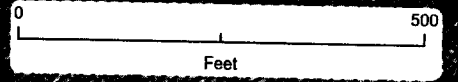
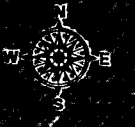
Proposed Annexation
 Southern portion of 8th Avenue W
 273 feet south of 23rd Street W
 Parcel Size: 23' by 273' = 7644 sqft
 Existing Use: Agricultural

Parcel 5

29 ac

ROR(County) → GCOM

Map prepared by:
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 Date: 11/2010



OLD BUSINESS

DIRECTORS REPORT

NEW BUSINESS

- a. Discussion: Board Meeting time change
- b. Amending Alcoholic Beverage Code, Chapter 4, Section 4-2 (b) Selling, where prohibited, which reads “No alcoholic beverages shall be sold in any establishment within two (200) feet of Tenth Street, west of Fourteen Avenue, within the city, except there shall be no prohibition against the sale of beer and wine for consumption off the premises between Twenty-eight Avenue and Thirty-first Avenue.