

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



C. Timothy Vining
Principal

TV:cam

Lukowiak Annex, Rezone, Comp Plan Amend

