

St. Johns Automotive Real Estate LLC  
1601 Reid Street  
Palatka, FL 32177

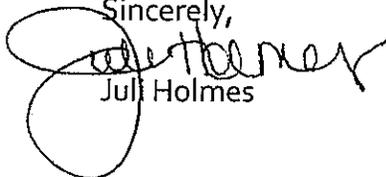
January 26, 2008

City of Palatka  
Building & Zoning  
c/o Debbie Banks  
201 N 2<sup>nd</sup> Street  
Palatka, FL 32177

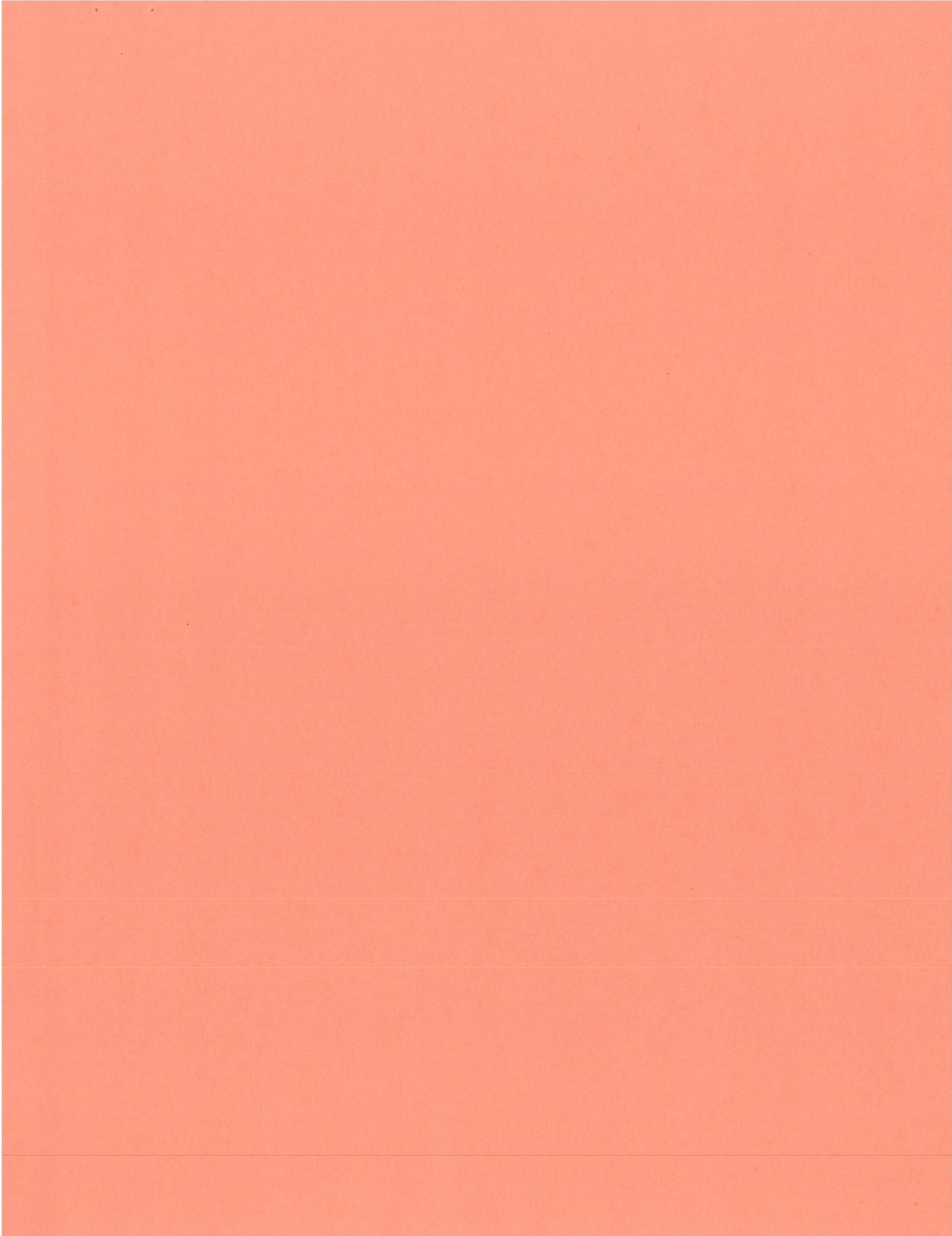
Please accept this as our request to continue our application to close Sixteenth Street. The planning commission was initially scheduled to hear the request at the meeting on February 3, 2009; however, following our meeting this morning with Debbie Banks and Jim Lee we believe it would be better for all involved to delay this application in an effort to obtain additional information regarding utilities and easements.

We are requesting the application be put on the agenda for the board meeting scheduled on March 3, 2009. If you have any questions or concerns please contact me at (386) 328 - 8863 Ext. 172 or via email [juliholmes@checkbeck.com](mailto:juliholmes@checkbeck.com)

Sincerely,



Juli Holmes



# PLANNING AND ZONING STAFF REPORT

February 3, 2009

**APPLICATION:** PB 07-18 – Annexation, Small-Scale Future Land Use Map Amendment to change the Future Land Use designation from County Urban Service to City Low Density Residential and Rezone from County R1-A (Single family residential district) to City R-1A (Single family residential district).

**APPLICANT:** Robert and Janet Walker

**LOCATION:** 105 Williams Street

**Parcel #:** 01-10-26-5200-0200-0110

**A. BACKGROUND & ANALYSIS:** On March 16, 2007 the applicant had requested City sewer due to the failure of their septic tank. They already had City water. Since this property is contiguous to the City limits to the east across Williams Street, annexation is a requirement. Because the City was not allowed to process annexations and Future Land Use amendments until it's Comprehensive Plan was in compliance, the applicant was allowed to connect to sewer prior to approval by the Planning Board and City Commission. The property's main access is Williams Street located off St. Johns Avenue.

Surrounding properties have future land use designations of County Urban Service north, south and west of the subject property and City Medium Density Residential to the east. The zoning pattern of the site and surrounding area is County R1-A to the north, south and west and City R-2 to the east. The existing land use pattern in the area is single family residential.

## **SURROUNDING LAND USE AND ZONING:**

	<b>Future Land Use Designation</b>	<b>Zoning</b>	<b>Current Land Uses</b>
<b>North</b>	Urban Service	R1A (Putnam)	Vacant
<b>South</b>	Urban Service	R1A (Putnam)	Single Family Residence
<b>East</b>	Medium Density Residential	R-2	Single Family Residence
<b>West</b>	Urban Service	R1A (Putnam)	Single Family Residence

## **B. COMPLIANCE WITH CHAPTER 171, FLORIDA STATUTES, ANNEXATIONS**

The request is to annex .11 acres into the City. The subject property is located at 105 Williams Street. Properties directly north, east, and west of the site is County.

The proposed annexation does not create an enclave and meets the criteria identified in Section 171.043, Florida Statutes. This includes being contiguous to the City's boundaries at this time, is reasonably compact, is not included within the boundary of another incorporated municipality, and is intended to be developed for urban purposes because of the availability of City sewer and water lines that are contiguous to the property.

This request is a voluntary annexation and meets the criteria identified in Section 171.044, Florida Statutes, as it relates to being contiguous to the City, and reasonably compact. Following a recommendation from the Planning Board, an appropriately prepared ordinance will be considered by the City Commission after the correct advertising and scheduling of public hearings.

**STAFF RECOMMENDATION:** Approval of the annexation request.

### **C. COMPLIANCE WITH THE CITY OF PALATKA COMPREHENSIVE PLAN**

**The Existing Land Use Designation:** The existing Future Land Use is County Urban Service which recognizes areas where urban infrastructure, such as central water, sewer, stormwater systems, paved major roads, exists or is programmed and available for more urban type of development. Although agricultural activities are allowed as a holding land use, this land use designation allows a broad mix of residential, commercial, industrial, public facility and recreation uses. Residential development can achieve a density of up to 9 dwelling units per acre, the highest in Putnam County, with adequate density bonus points.

#### **The Proposed Land Use Designation:**

##### **Policy A.1.9.3.A.1 (9J-5.006(3)(c)7)**

Residential land use is intended to be used primarily for housing and shall be protected from intrusion by land uses that are incompatible with residential density. Residential land use provides for a variety of land use densities and housing types. Low Density (1730 acres) - provides for a range of densities up to 5 units per acre.

#### **Future Land Use Element**

##### **Objective A.1.1 (9J-5.006(3)(b)1; F.S. 187-201 (161)(1)(5)**

Upon Plan adoption, the City shall coordinate future land uses with the appropriate topography, adjacent land uses, soil conditions, and the availability of facilities and services.

##### **Policy A.1.1.3 (9J-5.006(3) (c) 3)**

The City shall as a condition of issuing a building permit or other development order, require proposed developments to hook up to the City central sewer systems in accordance with the revised City zoning code and subdivision regulations based upon Chapter 381, F.S. and Division 64E, FAC.

**STAFF ANALYSIS:** The site is built out as a single-family residence which is consistent with the residential uses on Williams Street. City water & sewer lines have been run to the property and there is sufficient capacity to maintain existing level of service standards. In the Traffic Circulation Element, Public Facilities Element, Recreation and Open Space Element and Public Schools Facilities Element sections of this staff report we will evaluate each adopted level of service standard for this site related to a maximum density of up to 5 dwelling units per acre.

## **Traffic Circulation Element**

### **Objective B.1.1 (9J-5.007(3)(b)1)**

Upon plan adoption, the City shall provide for a safe, convenient and efficient motorized and non motorized transportation system by correcting, to the maximum extent feasible, all existing roadway deficiencies identified in this plan and maintain acceptable operating conditions in the future on a priority basis.

### **Policy B.1.1.1 (9J-5.007(3)(01))**

The State-wide minimum acceptable operating Level of Service (LOS) standards for the State Highway System and City Street System shall be the base LOS standards listed herein, except for those conditions provided in Policies 1.1.1.A. and 1.1.1.B.

**STAFF ANALYSIS:** This segment of Williams Street is a City maintained road that serves as a collector with an adopted level of service of D.

## **Public Facilities Element**

### **Objective D.1.1 (9J-5.011(2)(b)2)**

Upon Plan adoption, the City of Palatka shall enforce adopted Concurrency Management System procedures to ensure that at the time a building permit or other development order is issued, infrastructure facility capacity is available to meet the demand of development without lowering adopted Levels of Service Standards (LOSS).

### **Policy D.1.1.1 (9J-5.011(2) (c)2)**

The following level of service standards shall be the basis for determining the availability of facility capacity against the demand generated by development.

A1. Potable Water, Residential: 130 gallons per capita per day

B1. Central Sanitary Sewer System, Residential: 125 gallons per capita per day

C. Solid Waste: 6.4 lbs/person/day

D. Drainage Facilities: City of Palatka and Ravine State gardens Stormwater Quality Master Plan and minimum requirements of the St. Johns River Water Management District.

### **Policy D.1.1.2 (9J-5.011 (2)(c)2)**

All improvements for replacement, expansion, or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities and that distribution of these facilities/services is consistent with the Future Land Use Map.

**STAFF ANALYSIS:** This is an existing single-family dwelling that will not exceed the level of service standards.

- Potable Water: 325 gallons per day multiplied by 2.5 persons per unit is 812.50 gallons per day. A new water plant will be going on line in January 2009 with a capacity of 6 million gallons per day. Current peak usage is approximately 3,200,000 gallons per day. Capacity exists for this home.

- Central Sanitary Sewer System, Residential: 125 gallons per capita per day multiplied by 2.5 person per unit = 312.50 gallons per day. Capacity exists for this home.

- Solid Waste – 6.4 lbs multiplied by 2.5 persons per unit is 16 lbs per day. Capacity exists for this home.

- Drainage: This house was constructed in the County. All drainage issues would have been handled through their permitting process.

## **Recreation And Open Space Element**

### **Objective F.1.1 (9J-5.0143(3)(b)1**

Upon plan adoption, the City shall implement the following policies to ensure public access to all identified recreational facilities.

### **Policy F.1.1.2 (9J-5.014(3)(c)3**

The City shall adopt the following Level of Service Standards: Regional Park/ 1 acre per 50, Community Park/ 1 acre per 500, Neighborhood Park/ 1 acre per 500, Equipped Play and Tot Lot/ 1 Per 2,000, Baseball/Softball Fields/ 1 per 5,000, Football/Soccer Fields/ 1 per 6,000, Equipped Play area/ 1 play area per 10,000, Basketball Courts/ 1 per 5,000, Boat Ramp (Lanes)/ 1 lane per 5,000, Tennis Court/ 1 court per 2,000, Swimming Pools/1 pool per 25,000, Hiking (miles)/ 1 Mile per 6,750, and Picnic Areas (Tables) 1 Table per 6,000.

**STAFF ANALYSIS:** This house will generate an additional 2.5 people (2.5 persons per unit multiplied by 21 units). Capacity exists for all recreational Level of Service Standards for this additional population.

## **Public Schools Facilities Element**

### **Objective 1.1.1 (9J-5.025(3)(b)1**

The City of Palatka shall ensure the correction of existing school facility deficiencies to provide adequate student capacity, which shall not exceed the adopted level of service standards within the Putnam County School District and which will meet future capacity needs.

### **Policy 1.1.1.1 (9J-5.025(3)(c)7**

The City of Palatka hereby adopts LOSS for Schools of 100% based on permanent FISH capacity for all school types (Elementary, Middle and High)

**STAFF ANALYSIS:** Phil Leary, the consultant for the Putnam County School District has indicated this single family already exists and will not need to be analyzed for concurrency.

**STAFF RECOMMENDATION:** Staff recommends approval to change the Future Land Use designation from County Urban-Service to City Low Density Residential

## **D. COMPLIANCE WITH THE PALATKA MUNICIPAL CODE, REZONING REQUEST**

### **Rezoning requirements**

When pertaining to the rezoning of land, the report and recommendations of the Planning Board to the City Commission shall show that the Planning Board has studied and considered the proposed change in relation to the following, where applicable (from Sec. 94-38(f)(1) of the Palatka Municipal Code):

- a. Whether the proposed change is in conformity with the comprehensive plan.

**STAFF ANALYSIS:** The applicant requests rezoning to City R-1A (Single family residential district) from County R1-A (Single family residential district.) The proposed change is in conformance with the comprehensive plan as stated in the above comp plan review and is consistent with both the City and County land use designations for single family dwellings.

This zoning category is consistent with the requested Low Density Residential Future Land Use Map designation. The current land use designation is Putnam County Urban Service.

- b. The existing land use pattern.

**STAFF ANALYSIS:** This rezoning request to City R-1A (Single family residential district) is consistent with the existing land use pattern in the area which is residential development. This request changes the zoning jurisdiction from County to City to accompany the annexation and future land use map amendment request.

- c. Possible creation of an isolated district unrelated to adjacent and nearby districts.

**STAFF ANALYSIS:** This rezoning request will not create an isolated district since the City and County have adjacent parcels with residential zoning that allow residential uses. The County's setbacks are similar to the City's but are slightly more restrictive.

- d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.

**STAFF ANALYSIS:** This parcel is built out as a single-family residence and will not overtax public services.

- e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

**STAFF ANALYSIS:** Staff has no information to indicate that existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

- f. Whether changed or changing conditions make the passage of the proposed amendment necessary.

**STAFF ANALYSIS:** In order to obtain water and sewer services, the applicant was required to annex, amend the Future Land Use map and rezone since the property is contiguous to the city limits. The proposed amendment is necessary to comply with these requirements.

- g. Whether the proposed change will adversely influence living conditions in the neighborhood.

**STAFF ANALYSIS:** This change is consistent with the existing conditions of the neighborhood.

- h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

**STAFF ANALYSIS:** This site is already developed as a single family residence and has not created or caused the LOSS to be exceeded for this portion of

Williams Street which is designated as a minor collector with an adopted level of service D.

- i. Whether the proposed change will create a drainage problem.

**STAFF ANALYSIS:** This site is built out as a single-family residence. If any additions are made, drainage will be addressed in plan review.

- j. Whether the proposed change will seriously reduce light and air to adjacent areas.

**STAFF ANALYSIS:** This site is built out.

- k. Whether the proposed change will adversely affect property values in the adjacent area.

**STAFF ANALYSIS:** It is not anticipated that this rezoning request will adversely affect property values.

- i. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

**STAFF ANALYSIS:** Staff does not have any information to indicate that the proposed zoning change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations. Adjacent property owners were notified of this rezoning request and have the opportunity to appear before the Planning Board.

- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

**STAFF ANALYSIS:** This rezoning request does not constitute a grant of special privilege.

- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

**STAFF ANALYSIS:** The existing zoning is County zoning. With the proposed requests for annexation and a City future land use designation, it is appropriate to change the zoning to a consistent City zoning designation.

- o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.

**STAFF ANALYSIS:** This change is not out of scale with the needs of the neighborhood or City.

- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

**STAFF ANALYSIS:** There may be other sites in the City that could accommodate the projected use however, this site is already developed as a residence and the annexation along with the future land use amendment and zoning change is required in order to obtain sewer service.

- q. The recommendation of the historical review board for any change to the boundaries of an HD zoning district or any change to a district underlying an HD zoning district.

**STAFF ANALYSIS:** This parcel is not located in a Historic District.

**STAFF RECOMMENDATION:** Staff recommends approval of the requested zoning change from County R1-A (Single family residential district) to City R-1A (Single family residential district). The request complies with the rezoning criteria provided in the Palatka Municipal Code.

### **E. Photographs**



105 Williams Street

105 Williams Street

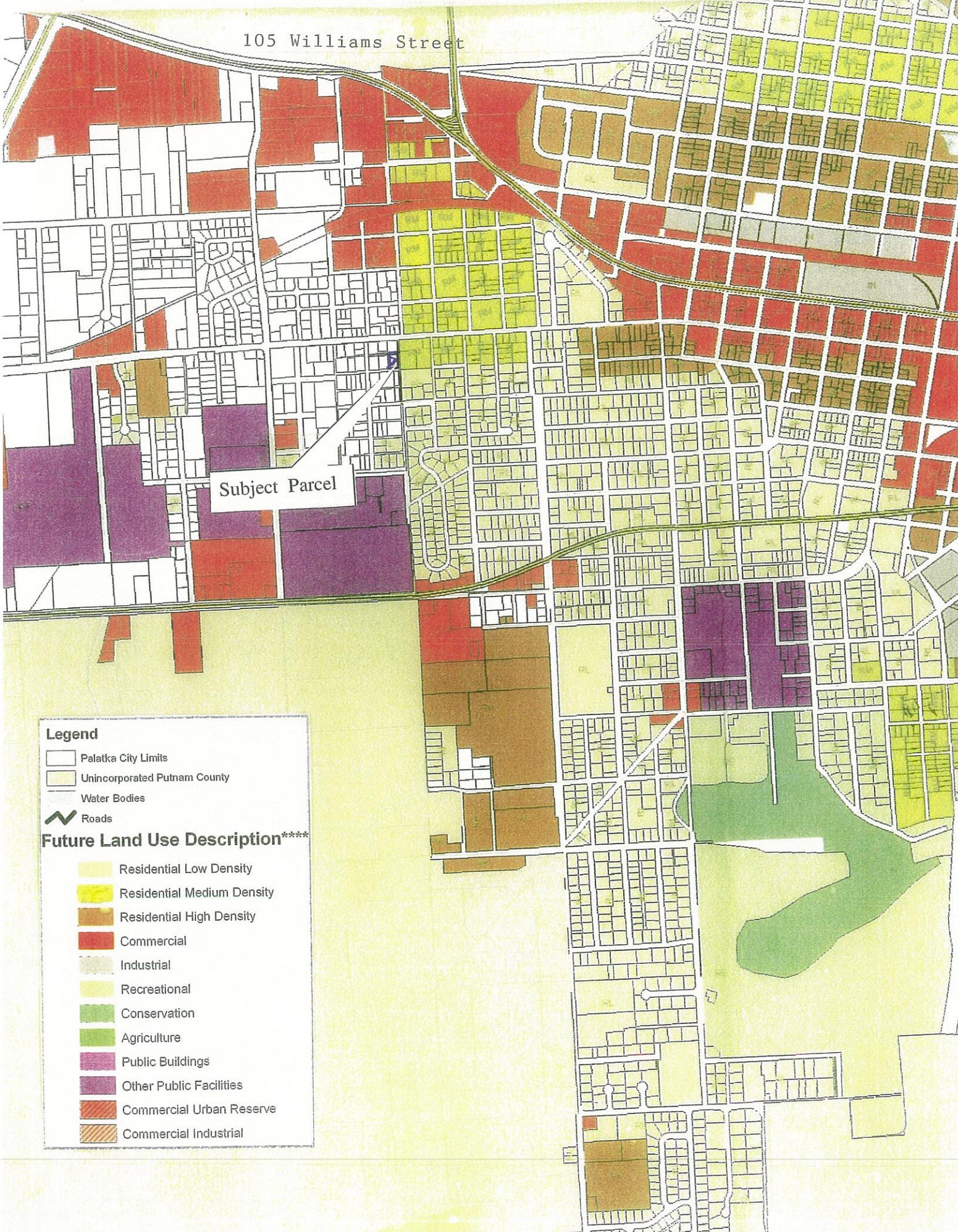
Subject Parcel

**Legend**

-  Palatka City Limits
-  Unincorporated Putnam County
-  Water Bodies
-  Roads

**Future Land Use Description\*\*\*\***

-  Residential Low Density
-  Residential Medium Density
-  Residential High Density
-  Commercial
-  Industrial
-  Recreational
-  Conservation
-  Agriculture
-  Public Buildings
-  Other Public Facilities
-  Commercial Urban Reserve
-  Commercial Industrial





# Sewer Request

## 105 Williams St.

- Legend
- Highlighted Feature
  - Community Name
  - Addresses
  - Block Number
  - Lot Number
  - Township Range
  - Street Names
  - Hydrography
  - Parcels
  - Subdivisions
  - Municipal Boundary
  - Ocean Co.
  - Inland
  - Ponds
  - Rivers/Canals
  - Wetlands
  - 2006 Aerials

Putnam County GIS Office  
 P.O. Box 307  
 Palatka, FL 32178-0307



3/19/2007 2:19:49 PM

Disclaimer: All provided Putnam County GIS data are to be considered a generalized spatial representation that is subject to revisions. This information is provided as a visual representation only and is not to be used as a legal or official representation of legal boundaries. The Putnam County Board of County Commissioners as well as the constitutional offices including the Clerk of the Court, Property Appraiser, Sheriff, Supervisor of Elections, and Tax Collector assume no responsibility associated with its misuse.

STATE OF FLORIDA

County of Putnam

The undersigned personally appeared before me, a Notary Public for the State of Florida, and deposes that the Palatka Daily News is a daily newspaper of general circulation, printed in the English language and published in the City of Palatka in said County and State; and that the attached order, notice, publication and/or advertisement:

Notice is hereby given that t

Was published in said newspaper 1 time(s) with said publication being made on the following dates:

01/16/2009

The Palatka Daily News has been continuously published as a daily newspaper, and has been entered as second class matter at the post office at the City of Palatka, Putnam County, Florida, each for a period of more than one year next preceding the date of the first publication of the above described order, notice and/or advertisement.

*Jeannette Eveland*  
Sworn to and subscribed to before me this 16th day of January, 2009 by Jeannette Eveland, Administrative Assistant, of the Palatka Daily News, a Florida corporation, on behalf of the corporation.

*Mary Kaye Wells*  
Mary Kaye Wells, Notary Public  
My commission expires July 22, 2011

Notary Seal  
Seal of Office:

Personally known to me, or  
 Produced identification:  
 Did take an oath

PUBLIC NOTICE

Notice is hereby given that the CITY OF PALATKA PLANNING BOARD will hold a public hearing on February 3, 2009 at 4:00 P.M. at City Hall, 201 N 2nd St. for the purpose of hearing the following matter:

A request to annex into the City of Palatka city limits; to rezone from County R 1-A (single family residential) to City R 1-A (single family residential) and to amend the Future Land Use Map from County Urban Service to City Low Density Residential

Location: 105 Williams Street (01-10-26-5200-0200-0110)

Owner: Robert and Janet Walker

Case: PB 07-18

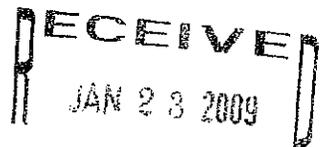
All interested parties are invited to attend this public hearing.

Deborah Banks  
Assistant Planning Director

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE PLANNING BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING WILL NEED A RECORD OF THE PROCEEDINGS, THAT INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, AT THE EXPENSE OF THE APPELLANT. F.S. 286.0105

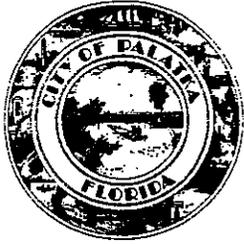
PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE BUILDING & ZONING DEPARTMENT AT (386)329-0103 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS.

Legal No. 04542511  
01/16/2009



BY:





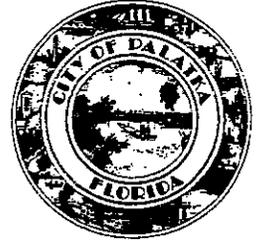
# *City of Palatka*

*Building & Zoning*

*201 N. 2<sup>nd</sup> Street*

*Palatka, Florida 32177*

*386-329-0103 • Fax 386-329-0172*



As an owner of adjacent property, you are hereby notified of a pending action before the Planning Board which may be of concern to you:

## **PUBLIC NOTICE**

Notice is hereby given that the **CITY OF PALATKA PLANNING BOARD** will hold a public hearing on **February 3, 2009** at 4:00 P.M. at City Hall, 201 N 2nd St. for the purpose of hearing the following matter:

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**Location:** 105 Williams Street (01-10-26-5200-0200-0110)

**Owner:** Robert and Janet Walker

**Case:** PB 07-18

All interested parties are invited to attend this public hearing.

Deborah Banks  
Assistant Planning Director

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PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE BUILDING & ZONING DEPARTMENT AT (386)329-0103 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS.

PB07-18  
LORETTA A TUCKER  
11542 JOANCE LN  
JACKSONVILLE FL 32223

PB07-18  
LUIS A CEDENO  
2810 LANE ST  
PALATKA FL 32177

PB07-18  
ANDRE G + MARGUERITE A GABORIAU  
PO BOX 2441  
PALATKA FL 32178

PB 07-18  
Sandra M + Timothy N Headley  
105 Halsey St.  
Palatka, FL 32177

PB07-18  
RUSSELL E JR + ANITA L THOMAS  
125 WASHINGTON ST  
ST AUGUSTINE FL 32084

PB07-18  
CHERRY LEONARD  
2805 LANE ST  
PALATKA FL 32177

PB07-18  
WILLIAM E + DOROTHY Z WISE  
2104 GOLF DR  
PALATKA FL 32177

PB07-18  
JOSEPH T+ROSE MARIE SARA AGIUS  
PO BOX 310  
SATSUMA FL 32189

PB 07-18  
Martin & Kimberly Scott  
104 Williams St.  
Palatka, FL 32177

PB07-18  
JEB + FALYN TEUTON  
102 WILLIAMS ST  
PALATKA FL 32177

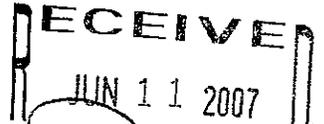
PB07-18  
EDDIE L + DEBRA L JOHNSON  
PO BOX 1115  
PALATKA FL 32178

PB07-18  
CLEVELAND WOODROW SHEPPARD  
103 WILLIAMS ST  
PALATKA FL 32177

PB07-18  
LEW A JR MERRYDAY  
425 N PALM AVE  
PALATKA FL 32177

PB07-18  
G LEE SCHUMACHER  
2722 LANE ST  
PALATKA FL 32177

PB 07-18  
June T. Roberds  
2804 St. Johns Ave.  
Palatka, FL 32177



CasBY# 07-18  
Date Filed: \_\_\_\_\_

### CITY OF PALATKA PETITION FOR VOLUNTARY ANNEXATION

*Please provide the following information and return to:* City of Palatka Building & Zoning Dept.  
205 N. 2nd Street  
Palatka, FL 32177

1. Official 911 address or legal description: 105 Williams St  
Palatka
2. Property Appraiser parcel #: 01-10-26-5200-0200-0110
3. Total acres to be considered as part of this request: \_\_\_\_\_
4. The names and addresses of all owners as shown in the Putnam County public records:  
Robert + Janet Walker  
105 Williams Street, Palatka, FL
5. Reason for annexation request: City Sewer
6. Number and types of structures on the property: 1 residential
7. If residential, provide an estimate of the number of persons expected to be living on site at the time of annexation (for U.S. Census reports): 2
8. Copy of recorded deed (attach to application).
9. Boundary survey or location map (attach to application).
10. Application for Rezoning and Future Land Use Map Amendment (attach to application).
11. Name, telephone number, and mailing address of agent authorized to represent owner (if applicable): William Walker 954-587-0100

11. Name, telephone number, and mailing address of agent authorized to represent owner (if applicable): William Walker

5041 S. State Rd. 7 #415 Davie, FL 33314

12. Select and attach appropriate application fee (checks payable to *City of Palatka*):

- \$130.00 (rezoning only)
- \$240.00 (rezoning with small scale land use amendment)

13. This application submitted by:

Signature of owner(s): Robert Walker Janet Walker  
 Print owner(s) name(s): Robert Walker Janet Walker  
 Address of owner(s): 105 Williams Street  
Palatka, FL  
 Telephone: 386-328-4165

STATE OF FLORIDA  
County of Putnam

Before me this day personally appeared Robert + Janet Walker who executed the foregoing application and acknowledged to and before me that \_\_\_\_\_ executed said instrument for the purposes therein expressed.

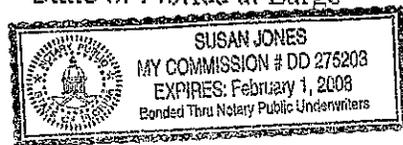
WITNESS my hand and official seal, this 16 day of May A.D. ~~199~~ 2007

Susan Jones

My commission expires:

Notary Public

State of Florida at Large



Case Number 07-18  
Date Filed: \_\_\_\_\_

**CITY OF PALATKA  
APPLICATION FOR REZONING AND/OR  
AMENDING THE FUTURE LAND USE MAP (Small Scale)**

*Please provide all of the following information and return to:* City of Palatka Building Dept.  
205 N. 2nd Street  
Palatka, FL 32177

1. Official 911 address or legal description: 105 Williams Street  
Palatka, Fl.

2. Property Appraiser parcel #: 01-10-26-5200-0200-0110

3. Total acres to be considered as part of this request: \_\_\_\_\_

4. The names and addresses of all owners as shown in the Putnam County public records:  
Robert + Janet Walker

5. Current zoning designation: RIA <sup>County</sup> Requested zoning designation: RI-A <sup>City</sup>

6. Current land use designation: US <sup>(Urban Service)</sup> Requested land use designation: Low Density Res.

7. Reason for rezoning/land use amendment request: to establish  
City Sewer.

8. Number and types of structures on the property: 1 residential home

9. Copy of recorded deed (attach to application).

10. Boundary survey or location map (attach to application).

12 Three hundred live dollar (\$305.00) application fee (checks payable to *City of Palatka*)

13 This application submitted by:

Signature of owner(s):	<u>Robert Walker</u>	<u>Janet Walker</u>
Print owner(s) name(s):	<u>Robert Walker</u>	<u>Janet Walker</u>
Address of owner(s):	<u>105 Williams St</u>	<u>105 Williams St.</u>
	<u>Palatka, FL.</u>	<u>Palatka, FL.</u>
Telephone:	<u>386-328-4165</u>	<u>386-328-4165</u>

STATE OF FLORIDA  
County of Putnam

Before me this day personally appeared Robert + Janet Walker who executed the foregoing application and acknowledged to and before me that \_\_\_\_\_ executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 16 day of May A.D. 192007

My commission expires:

Susan Jones  
Notary Public  
State of Florida at Large



FL 217302 B 632 P 970  
CO:PUTNAM ST:FL

WARRANTY DEED

Made this 30th day of August, 1993, BETWEEN, ELOISE C. WALKER, A single woman, whose post office address is 121 Williams Street, Palatka, Florida 32177, GRANTOR and ROBERT ALLEN WALKER and JANET E. DAVIDSON WALKER, Husband and Wife, whose post office address is 121 Williams Street, Palatka, of the County of Putnam, State of Florida, 32177, GRANTEES,

WITNESSETH: That said Grantor, for and in consideration of the sum of TEN DOLLARS, and other good and valuable consideration to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantees, and Grantees' heirs, successors and assigns forever, the following described land, situate, lying and being in Putnam County, Florida, to-wit:

The Northerly 98.0 feet of Lots 11 and 12 of Block 20, in LEMON STREET HEIGHTS, Waits and Johnson's Re-subdivision of Blocks 16, 17, 18, 19, 20 and 21 of McGregor's Subdivision of a part of Section 1, Township 10 South, Range 26 East, according to map of said Lemon Street Heights recorded in Map Book 2 on Page 33 in the office of the Clerk of the Circuit Court of Putnam County, Florida.

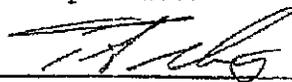
TAX I.D. NO. - 01-10-26-5200-0200-0110

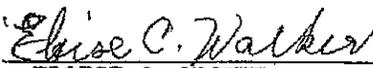
Reserving nevertheless in the Grantor a life estate, personal to her, in and to the above described properties.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

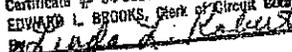
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seals the day and year first above written.

Signed, Sealed and Delivered in our presence:

  
\_\_\_\_\_  
Dorinda R. Jurgens  
Witnesses as to Mrs. Walker

  
\_\_\_\_\_  
ELOISE C. WALKER

DOC STAMPS  
INTANG TAX .70  
.00

Documentary Tax PD. \$ .70  
Certificate # 64-0000000-00-01  
EDWARD L. BROOKS, Clerk of Circuit Court  


FL 217302 B 632 P 971  
CO:PUTNAM ST:FL

STATE OF FLORIDA  
COUNTY OF PUTNAM

I HEREBY CERTIFY that on this 30th day of August, 1993, the foregoing instrument was acknowledged before me by ELOISE C. WALKER, A single woman, who is personally known to me or who has produced a Florida Driver's License as identification and who did take an oath.



OFFICIAL SEAL  
LANA K. BUNTON  
MY COMMISSION EXPIRES  
OCTOBER 25, 1994

*Lana K. Bunton*  
Notary Public  
Commission No. 0057259  
Lana K. Bunton  
Name of Notary typed,  
printed or stamped

Grantees' Tax I. D. Number Information:

Robert Allen Walker \_\_\_\_\_  
Janet E. Davidson Walker \_\_\_\_\_

This Instrument Prepared  
by and Return To:  
TITO S. SMITH  
Attorney at Law  
601 St. Johns Avenue  
Palatka, Florida 32177



FILED AND RECORDED  
DATE 09/01/93 TIME 09:49

ED BROOKS CLERK  
CO:PUTNAM ST:FL

Detail Information for Parcel: 01-10-26-5200-0200-0110			Tax Collector Info	
Just Value of Land:	\$7200	Property Use:	Single Family Residential	
Improvement Value:	\$50669	Structures:	1	
Market Value:	\$57869	Mobile Homes:	0	
Market Classified:	\$0	MH Unextended:	0	
Classified:	\$0	Census Tract:	950700	
Assessed Value:	\$57869	Census Block:	3041	
SOH Limitation:	\$55801	Total Acreage:	0.23	
School Exempt:	\$25000	Exemptions:	HX	
School Taxable:	\$30801	Location:	Putnam County	

**Parcel 911 Addresses**105 Williams St, Palatka ([MapQuest map](#))**Property Legal Description**

LEMON ST HEIGHTS MB2 P33 BLK 20 LOTS 11 + 12

**Parcel Sales Data**

Book	Page	Instrument	Month	Year	QSCD	Price
0966	0101	Death Certificate	January	2004		\$0
0632	0970	Life Estate Warranty Deed	September	1993	01 I	\$100
0310	1721	Warranty Deed	August	1974		\$12800

**Land Data**

Units	Descriptions
100.00	Residential Front Feet

**Zoning Data**

Department	Code	Descriptions
Putnam County	R-1A	Residential, Single-Family

**Future Land Use Map (FLUM)**

Code	Acreage	Descriptions
US	0.11	Urban Service

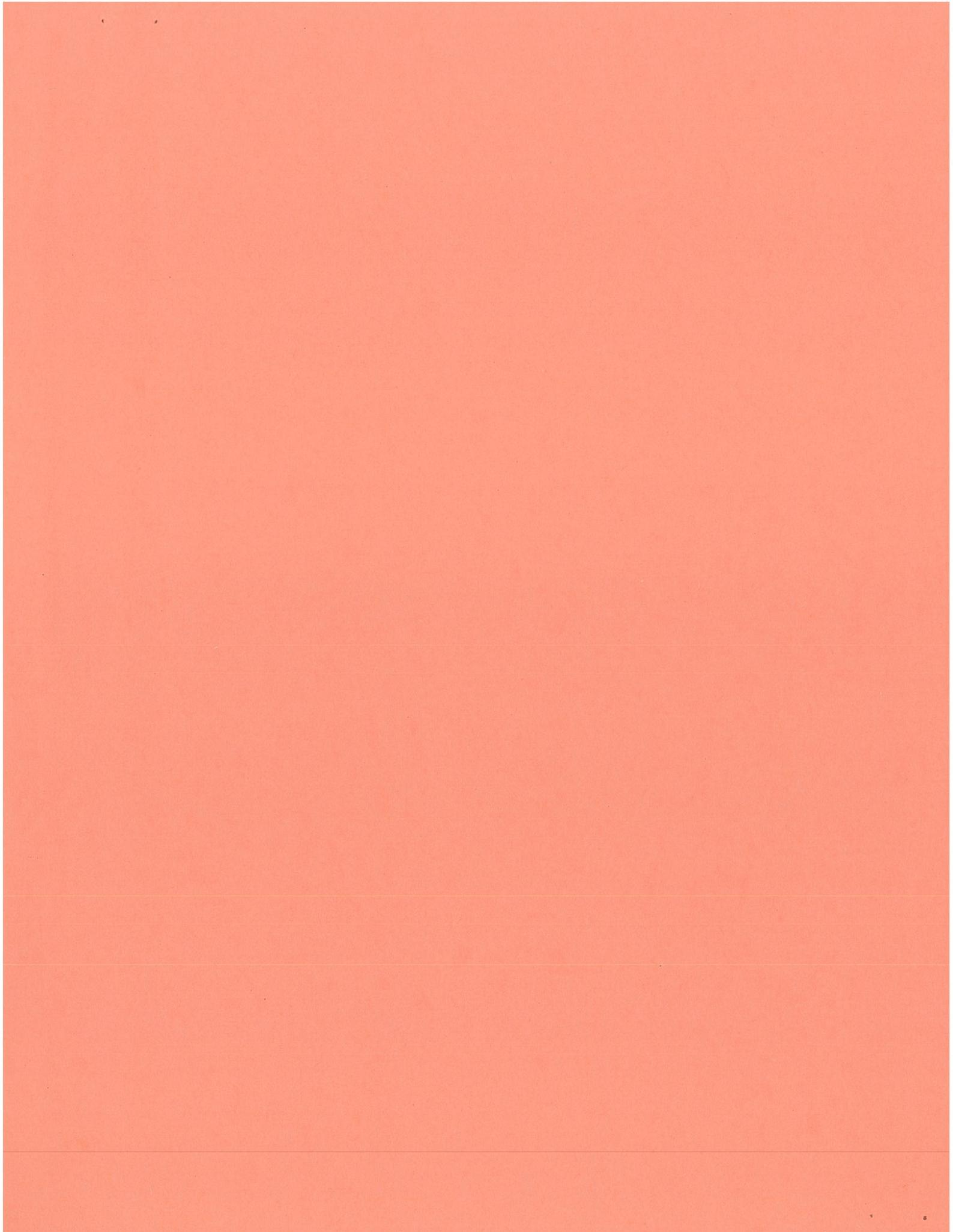
**Structure Data**

Type	Year	Area	Square Feet
Single Family	1947	BASE	856
		OPF	64
		UTF	80

**Notice:**

The information displayed is from the Final Taxroll which is certified each year in mid October and is updated annually. This information may not reflect the data currently on file in the Property Appraisers office

Click [here](#) to do another search or use your browser's back button to return to previous search results.



# PLANNING AND ZONING STAFF REPORT

February 3, 2009

**APPLICATION:** PB 07-17 – Annexation, Small-Scale Future Land Use Map Amendment to change the Future Land Use designation from County Urban Service to City Low Density Residential and Rezone from County R1-A (Single family residential district) to City R-1A (Single family residential district).

**APPLICANT:** Yvonne Van Der Lee

**LOCATION:** 2104 Husson Avenue

**Parcel #:** 13-10-26-6790-0000-0130

**A. BACKGROUND & ANALYSIS:** On March 27, 2007 the applicant had requested City water due to the failure of her well. Since this property is contiguous to the City limits to the west across Husson Avenue, annexation is a requirement. Because the City was not allowed to process annexations and Future Land Use amendments until it's Comprehensive Plan was in compliance, the applicant was allowed to connect to water and sewer prior to approval by the Planning Board and City Commission. The property's main access is Husson Avenue.

Surrounding properties have future land use designations of County Urban Service north and west of the subject property and City High Density Residential, Low Density Residential and Commercial to the east and Low Density Residential to the south. The zoning pattern of the site and surrounding area is County R1-A to the north and west, City R-3 (multi-family residential), R1-AA, R-3 and Commercial to the east and City R1-A to south. The existing land use pattern in the area is predominately residential.

## **SURROUNDING LAND USE AND ZONING:**

	<b>Future Land Use Designation</b>	<b>Zoning</b>	<b>Current Land Uses</b>
<b>North</b>	Urban Reserve	R1A (Putnam)	Single Family Residence
<b>South</b>	Low Density Residential	R1A	Single Family Residence
<b>East</b>	Low Density Residential High Density Residential Commercial	R1-AA; R-3; Commercial	Single Family Residence Multi-Family Residence Commercial
<b>West</b>	Urban Reserve	R1A (Putnam)	Single Family Residence

## **B. COMPLIANCE WITH CHAPTER 171, FLORIDA STATUTES, ANNEXATIONS**

The request is to annex .33 acres into the City. The subject property is located at 2104 Husson Avenue. Properties directly south and east of the site are County.

The proposed annexation does not create an enclave and meets the criteria identified in Section 171.043, Florida Statutes. This includes being contiguous to the City's boundaries at this time, is reasonably compact, is not included within the boundary of another incorporated municipality, and is intended to be developed for urban purposes because of the availability of City sewer and water lines that are contiguous to the property.

This request is a voluntary annexation and meets the criteria identified in Section 171.044, Florida Statutes, as it relates to being contiguous to the City, and reasonably compact. Following a recommendation from the Planning Board, an appropriately prepared ordinance will be considered by the City Commission after the correct advertising and scheduling of public hearings.

### **C. COMPLIANCE WITH THE CITY OF PALATKA COMPREHENSIVE PLAN**

**The Existing Land Use Designation:** The existing Future Land Use is County Urban Service which recognizes areas where urban infrastructure, such as central water, sewer, stormwater systems, paved major roads, exists or is programmed and available for more urban type of development. Although agricultural activities are allowed as a holding land use, this land use designation allows a broad mix of residential, commercial, industrial, public facility and recreation uses. Residential development can achieve a density of up to 9 dwelling units per acre, the highest in Putnam County, with adequate density bonus points.

#### **The Proposed Land Use Designation:**

##### **Policy A.1.9.3.A.1 (9J-5.006(3)(c)7)**

Residential land use is intended to be used primarily for housing and shall be protected from intrusion by land uses that are incompatible with residential density. Residential land use provides for a variety of land use densities and housing types. Low Density (1730 acres) - provides for a range of densities up to 5 units per acre.

#### **Future Land Use Element**

##### **Objective A.1.1 (9J-5.006(3)(b)1; F.S. 187-201 (161)(1)(5)**

Upon Plan adoption, the City shall coordinate future land uses with the appropriate topography, adjacent land uses, soil conditions, and the availability of facilities and services.

##### **Policy A.1.1.3 (9J-5.006(3) (c) 3)**

The City shall as a condition of issuing a building permit or other development order, require proposed developments to hook up to the City central sewer systems in accordance with the revised City zoning code and subdivision regulations based upon Chapter 381, F.S. and Division 64E, FAC.

**STAFF ANALYSIS:** The site is built out as a single-family residence which is consistent with the predominately residential uses on Husson Avenue. City water lines have been run to the property and there is sufficient capacity to maintain existing level of service standards. In the Traffic Circulation Element, Public Facilities Element, Recreation and Open Space Element and Public Schools Facilities Element sections of this staff report we will evaluate each adopted level of service standard for this site related to a maximum density of up to 5 dwelling units per acre.

#### **Traffic Circulation Element**

##### **Objective B.1.1 (9J-5.007(3)(b)1)**

Upon plan adoption, the City shall provide for a safe, convenient and efficient motorized and non motorized transportation system by correcting, to the maximum extent feasible,

all existing roadway deficiencies identified in this plan and maintain acceptable operating conditions in the future on a priority basis.

**Policy B.1.1.1 (9J-5.007(3)(01))**

The State-wide minimum acceptable operating Level of Service (LOS) standards for the State Highway System and City Street System shall be the base LOS standards listed herein, except for those conditions provided in Policies 1.1.1.A. and 1.1.1.B.

**STAFF ANALYSIS:** This segment of Husson Avenue is a City maintained road that serves as a north-south urban collector with an adopted level of service of C.

**Public Facilities Element**

**Objective D.1.1 (9J-5.011(2)(b)2)**

Upon Plan adoption, the City of Palatka shall enforce adopted Concurrency Management System procedures to ensure that at the time a building permit or other development order is issued, infrastructure facility capacity is available to meet the demand of development without lowering adopted Levels of Service Standards (LOSS).

**Policy D.1.1.1 (9J-5.011(2) (c)2)**

The following level of service standards shall be the basis for determining the availability of facility capacity against the demand generated by development.

A1. Potable Water, Residential: 130 gallons per capita per day

B1. Central Sanitary Sewer System, Residential: 125 gallons per capita per day

C. Solid Waste: 6.4 lbs/person/day

D. Drainage Facilities: City of Palatka and Ravine State gardens Stormwater Quality Master Plan and minimum requirements of the St. Johns River Water Management District.

**Policy D.1.1.2 (9J-5.011 (2)(c)2)**

All improvements for replacement, expansion, or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities and that distribution of these facilities/services is consistent with the Future Land Use Map.

**STAFF ANALYSIS:** This is an existing single-family dwelling that will not exceed the level of service standards.

- Potable Water: 325 gallons per day multiplied by 2.5 persons per unit is 812.50 gallons per day. A new water plant will be going on line in January 2009 with a capacity of 6 million gallons per day. Current peak usage is approximately 3,200,000 gallons per day. Capacity exists for this home.

- Central Sanitary Sewer System, Residential: 125 gallons per capita per day multiplied by 2.5 person per unit = 312.50 gallons per day. Capacity exists for this home.

- Solid Waste – 6.4 lbs multiplied by 2.5 persons per unit is 16 lbs per day. Capacity exists for this home.

- Drainage: This house was constructed in the County. All drainage issues would have been handled through their permitting process.

**Recreation And Open Space Element**

**Objective F.1.1 (9J-5.0143(3)(b)1)**

Upon plan adoption, the City shall implement the following policies to ensure public access to all identified recreational facilities.

**Policy F.1.1.2 (9J-5.014(3)(c)3**

The City shall adopt the following Level of Service Standards: Regional Park/ 1 acre per 50, Community Park/ 1 acre per 500, Neighborhood Park/ 1 acre per 500, Equipped Play and Tot Lot/ 1 Per 2,000, Baseball/Softball Fields/ 1 per 5,000, Football/Soccer Fields/ 1 per 6,000, Equipped Play area/ 1 play area per 10,000, Basketball Courts/ 1 per 5,000, Boat Ramp (Lanes)/ 1 lane per 5,000, Tennis Court/ 1 court per 2,000, Swimming Pools/1 pool per 25,000, Hiking (miles)/ 1 Mile per 6,750, and Picnic Areas (Tables) 1 Table per 6,000.

**STAFF ANALYSIS:** This house will generate an additional 2.5 people (2.5 persons per unit multiplied by 21 units). Capacity exists for all recreational Level of Service Standards for this additional population.

**Public Schools Facilities Element**

**Objective 1.1.1 (9J-5.025(3)(b)1**

The City of Palatka shall ensure the correction of existing school facility deficiencies to provide adequate student capacity, which shall not exceed the adopted level of service standards within the Putnam County School District and which will meet future capacity needs.

**Policy 1.1.1.1 (9J-5.025(3)(c)7**

The City of Palatka hereby adopts LOSS for Schools of 100% based on permanent FISH capacity for all school types (Elementary, Middle and High)

**STAFF ANALYSIS:** Phil Leary, the consultant for the Putnam County School District has indicated this single family already exists and will not need to be analyzed for concurrency.

**D. COMPLIANCE WITH THE PALATKA MUNICIPAL CODE, REZONING REQUEST**

**Rezoning requirements**

When pertaining to the rezoning of land, the report and recommendations of the Planning Board to the City Commission shall show that the Planning Board has studied and considered the proposed change in relation to the following, where applicable (from Sec. 94-38(f)(1) of the Palatka Municipal Code):

- a. Whether the proposed change is in conformity with the comprehensive plan.

**STAFF ANALYSIS:** The applicant requests rezoning to City R-1A (Single family residential district) from County R1-A (Single family residential district.) The proposed change is in conformance with the comprehensive plan as stated in the above comp plan review and is consistent with both the City and County land use designations for single family dwellings.

This zoning category is consistent with the requested Low Density Residential Future Land Use Map designation. The current land use designation is Putnam County Urban Service.

- b. The existing land use pattern.

**STAFF ANALYSIS:** This rezoning request to City R-1A (Single family residential district) is consistent with the existing land use pattern in the area which is

residential development. This request changes the zoning jurisdiction from County to City to accompany the annexation and future land use map amendment request.

- c. Possible creation of an isolated district unrelated to adjacent and nearby districts.

**STAFF ANALYSIS:** This rezoning request will not create an isolated district since the City and County have adjacent parcels with residential zoning that allow residential uses. The County's setbacks are similar to the City's but are slightly more restrictive.

- d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.

**STAFF ANALYSIS:** This parcel is built out as a single-family residence and will not overtax public services.

- e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

**STAFF ANALYSIS:** Staff has no information to indicate that existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

- f. Whether changed or changing conditions make the passage of the proposed amendment necessary.

**STAFF ANALYSIS:** In order to obtain water service, the applicant was required to annex, amend the Future Land Use map and rezone since the property is contiguous to the city limits. The proposed amendment is necessary to comply with these requirements.

- g. Whether the proposed change will adversely influence living conditions in the neighborhood.

**STAFF ANALYSIS:** This change is consistent with the existing conditions of the neighborhood.

- h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

**STAFF ANALYSIS:** This site is already developed as a single family residence and has not created or caused the LOSS to be exceeded for this portion of Husson Avenue which is designated as a minor collector with an adopted level of service C.

- i. Whether the proposed change will create a drainage problem.

**STAFF ANALYSIS:** This site is built out as a single-family residence. If any additions are made, drainage will be addressed in plan review.

- j. Whether the proposed change will seriously reduce light and air to adjacent areas.

**STAFF ANALYSIS:** This site is built out.

- k. Whether the proposed change will adversely affect property values in the adjacent area.

**STAFF ANALYSIS:** It is not anticipated that this rezoning request will adversely affect property values.

- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

**STAFF ANALYSIS:** Staff does not have any information to indicate that the proposed zoning change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations. Adjacent property owners were notified of this rezoning request and have the opportunity to appear before the Planning Board.

- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

**STAFF ANALYSIS:** This rezoning request does not constitute a grant of special privilege.

- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

**STAFF ANALYSIS:** The existing zoning is County zoning. With the proposed requests for annexation and a City future land use designation, it is appropriate to change the zoning to a consistent City zoning designation.

- o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.

**STAFF ANALYSIS:** This change is not out of scale with the needs of the neighborhood or City.

- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

**STAFF ANALYSIS:** There may be other sites in the City that could accommodate the projected use however, this site is already developed as a residence and the annexation along with the future land use amendment and zoning change is required in order to obtain water service.

- q. The recommendation of the historical review board for any change to the boundaries of an HD zoning district or any change to a district underlying an HD zoning district.

**STAFF ANALYSIS:** This parcel is not located in a Historic District.

**STAFF RECOMMENDATION:** Staff recommends approval of the requested zoning change from County R1-A (Single family residential district) to City R-1A (Single family residential district). The request complies with the rezoning criteria provided in the Palatka Municipal Code.

**Photographs**



2104 Husson Avenue

**Legend**

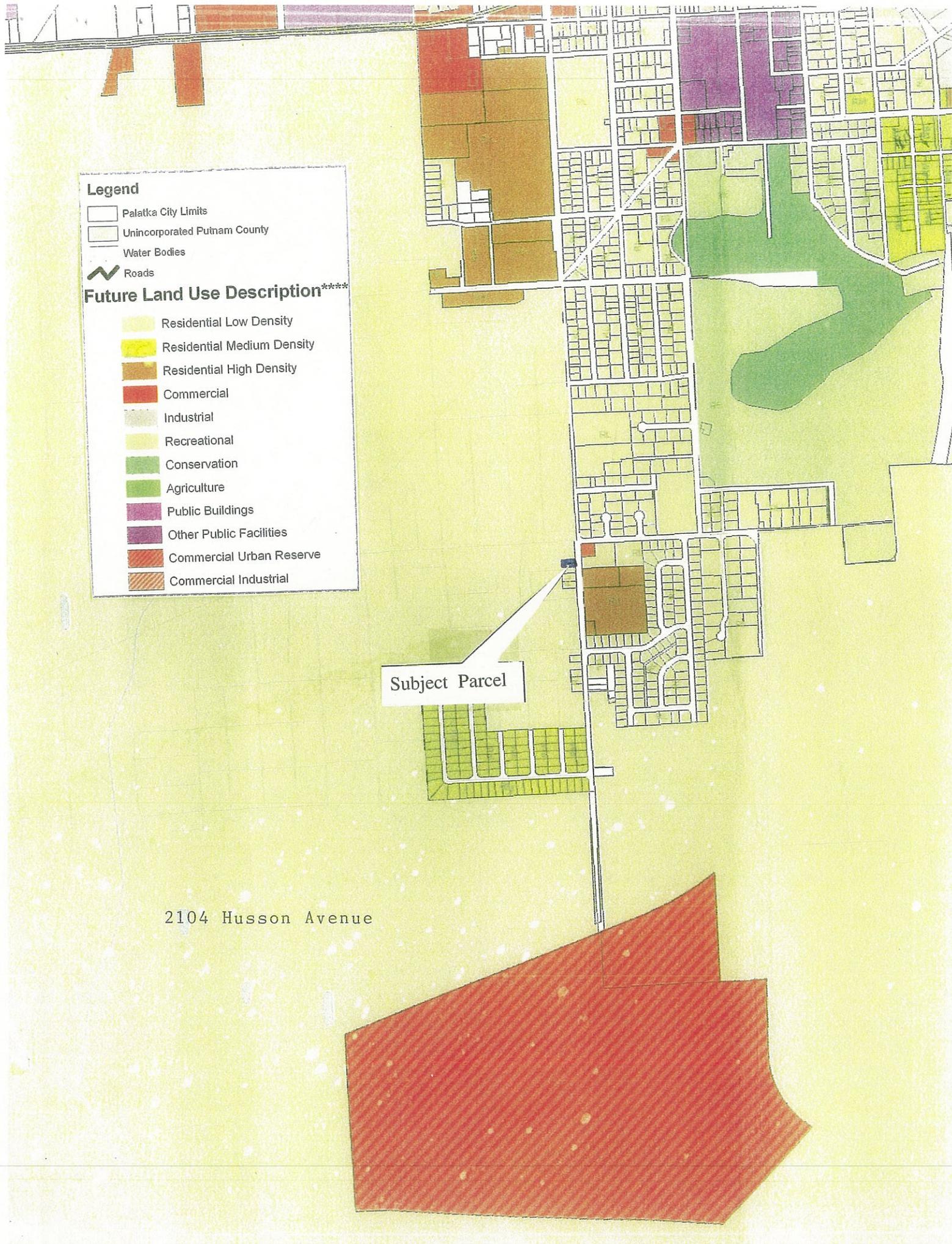
-  Palatka City Limits
-  Unincorporated Putnam County
-  Water Bodies
-  Roads

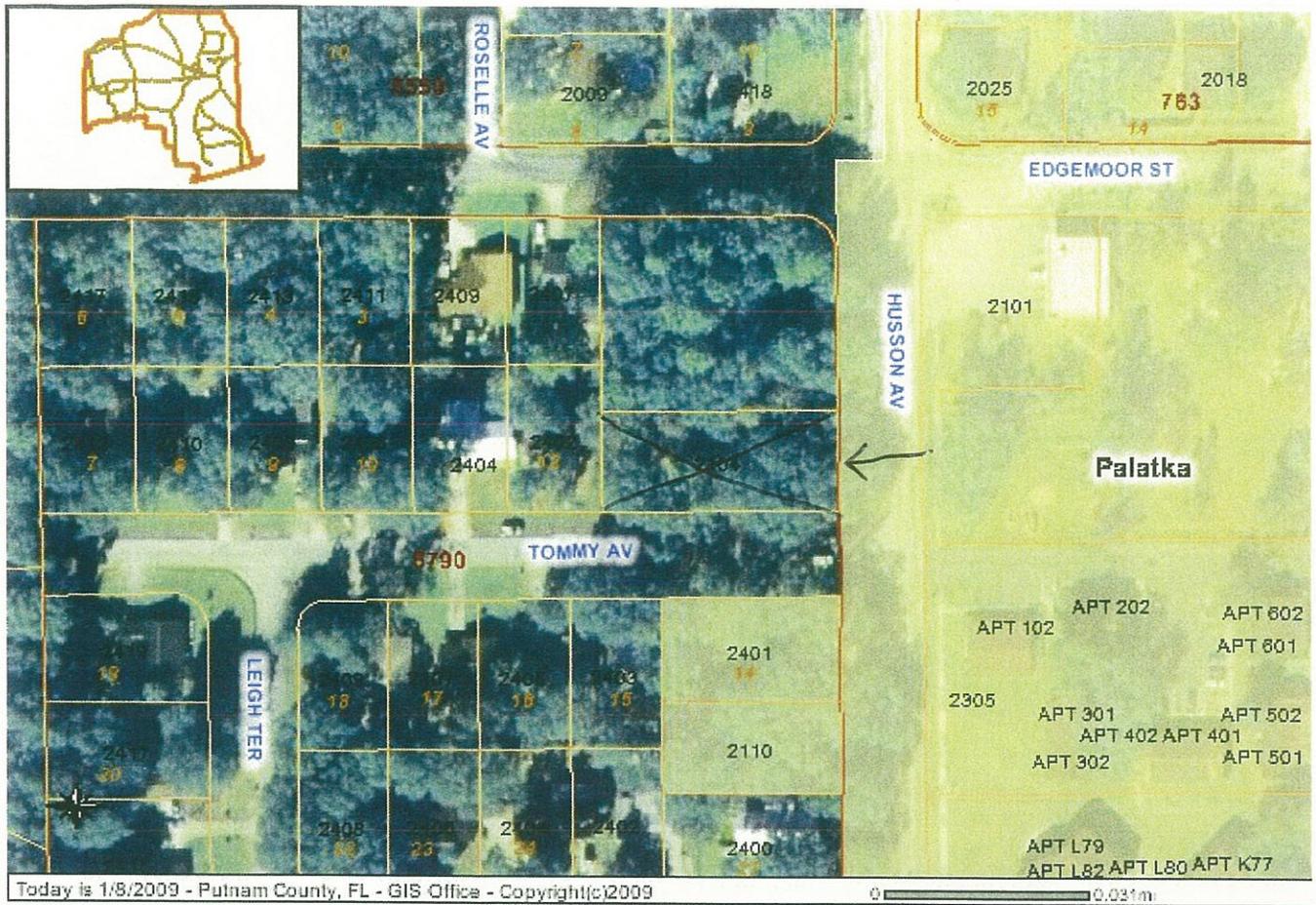
**Future Land Use Description\*\*\*\***

-  Residential Low Density
-  Residential Medium Density
-  Residential High Density
-  Commercial
-  Industrial
-  Recreational
-  Conservation
-  Agriculture
-  Public Buildings
-  Other Public Facilities
-  Commercial Urban Reserve
-  Commercial Industrial

Subject Parcel

2104 Husson Avenue







# *City of Palatka*

*Building & Zoning*

*201 N. 2<sup>nd</sup> Street*

*Palatka, Florida 32177*

*386-329-0103 • Fax 386-329-0172*



As an owner of adjacent property, you are hereby notified of a pending action before the Planning Board which may be of concern to you:

## **PUBLIC NOTICE**

Notice is hereby given that the **CITY OF PALATKA PLANNING BOARD** will hold a public hearing on **February 3, 2009** at 4:00 P.M. at City Hall, 201 N 2nd St. for the purpose of hearing the following matter:

**A request to annex into the City of Palatka city limits, to rezone from County R 1-A (single family residential district) to City R 1-A (single family residential district) and to amend the Future Land Use Map from County Urban Service to City Low Density Residential**

**Location:** 2104 Husson Avenue (13-10-26-6790-0000-0130)

**Owner:** Yvonne Van Der Lee

**Case:** PB 07-17

All interested parties are invited to attend this public hearing.

Deborah Banks  
Assistant Planning Director

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE PLANNING BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING WILL NEED A RECORD OF THE PROCEEDINGS, THAT INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, AT THE EXPENSE OF THE APPELLANT. F.S. 286.0105

PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE BUILDING & ZONING DEPARTMENT AT (386)329-0103 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS.

PB 07-17

Anket Food Mart  
11629 Beach Blvd  
Jacksonville, FL 32246

PB 07-17

COLLEGE ARMS APTS PHASE II LTD  
1002 W 23<sup>rd</sup> St. Suite 400  
PANAMA CITY FL 32405

PB 07-17

LORRAINE WETHERINGTON +  
MARCIA A CARR  
2403 TOMMY AVE  
PALATKA FL 32177

Case 07-17

CHAVARRO DEANGELO +  
KEASHIA R THOMAS  
2110 HUSSON AVE  
PALATKA FL 32177

Case 07-17

WILLA A ROBB  
2401 TOMMY AVE  
PALATKA FL 32177

Case 07-17

SANDRA T JACKSON  
2407 TOMMY AVE  
PALATKA FL 32177

Case 07-17

RAO DONTHAMSETTI V + SREEDEVI  
4414 NW 51 DRIVE  
GAINESVILLE FL 32606

Case 07-17

JIMMY A ALEXANDER  
2406 TOMMY AVE  
PALATKA FL 32177

Case 07-17

ROBERT C TINDALL  
2411 EDGEMOOR ST  
PALATKA FL 32177

Case 07-17

JAMES + WANDA CROSTHWAITE  
2409 EDGEMOOR ST  
PALATKA FL 32177

Case 07-17

JOHN + EMILY BLEVINS  
2407 EDGEMOOR ST  
PALATKA FL 32177

Case 07-17

GILBERT HARTLEY M  
2256 SMULLIAN TR S  
JACKSONVILLE FL 32217

PB 07-17

David C. & Dorothy J. Wright  
2409 Tommy Ave.  
Palatka, FL 32177

PB 07-17

Rhoda Harris  
2405 Tommy Ave.  
Palatka, FL 32177

STATE OF FLORIDA

PUBLIC NOTICE

County of Putnam

The undersigned personally appeared before me, a Notary Public for the State of Florida, and deposes that the Palatka Daily News is a daily newspaper of general circulation, printed in the English language and published in the City of Palatka in said County and State; and that the attached order, notice, publication and/or advertisement:

Notice is hereby given that t

Was published in said newspaper 1 time(s) with said publication being made on the following dates:

01/16/2009

The Palatka Daily News has been continuously published as a daily newspaper, and has been entered as second class matter at the post office at the City of Palatka, Putnam County, Florida, each for a period of more than one year next preceding the date of the first publication of the above described order, notice and/or advertisement.

*Jeannette Eveland*

Sworn to and subscribed to before me this 16th day of January, 2009 by Jeannette Eveland, Administrative Assistant, of the Palatka Daily News, a Florida corporation, on behalf of the corporation.

*Mary Kaye Wells*

Mary Kaye Wells, Notary Public  
My commission expires July 22, 2011

Notary Seal  
Seal of Office:

       Personally known to me, or  
       Produced identification:  
       Did take an oath

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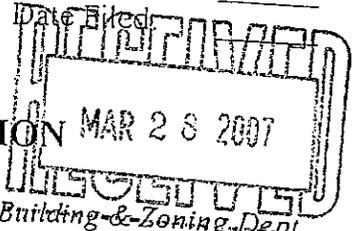
Legal No. 04542510  
01/16/2009

RECEIVED  
JAN 23 2009

BY: \_\_\_\_\_



Case Number: \_\_\_\_\_



### CITY OF PALATKA PETITION FOR VOLUNTARY ANNEXATION

*Please provide the following information and return to:*

City of Palatka Building & Zoning Dept.  
205 N. 2nd Street  
Palatka, FL 32177

1. Official 911 address or legal description: 2104 Husson Ave

---

2. Property Appraiser parcel #: 13-10-26-6790-0000-0130

---

3. Total acres to be considered as part of this request: .33

---

4. The names and addresses of all owners as shown in the Putnam County public records:  
Van Der Lee, Yvonne  
546-4403

---

5. Reason for annexation request: Well Ran Dry, no more  
water available

---

6. Number and types of structures on the property: 1

---

7. If residential, provide an estimate of the number of persons expected to be living on site at the time of annexation (for U.S. Census reports): 2

---

8. Copy of recorded deed (attach to application).

---

9. Boundary survey or location map (attach to application).

---

10. Application for Rezoning and Future Land Use Map Amendment (attach to application).

---

11. Name, telephone number, and mailing address of agent authorized to represent owner (if applicable): \_\_\_\_\_

---

12. Three hundred five dollar (\$305.00) application fee (checks payable to *City of Palatka*).

13. This application submitted by:

Signature of owner(s):

*Yvonne Lee*

Print owner(s) name(s):

VAN DER LEE, YVONNE

Address of owner(s):

2104 HUSSON AVE  
PALATKA FL 32177

Telephone:

546 4403

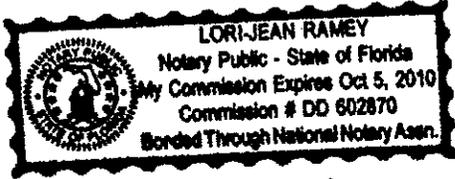
STATE OF FLORIDA  
County of Putnam

Before me this day personally appeared Yvonne Van Der Lee who executed the foregoing application and acknowledged to and before me that she executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 29 day of March A.D. 2007.

My commission expires:

*Lori-Jean Ramey*  
Notary Public  
State of Florida at Large



Case Number: \_\_\_\_\_  
Date Filed: \_\_\_\_\_

**CITY OF PALATKA  
APPLICATION FOR REZONING AND/OR  
AMENDING THE FUTURE LAND USE MAP (Small Scale)**

Please provide all of the following information and return to:      City of Palatka Building Dept.  
205 N. 2nd Street  
Palatka, FL 32177

1. Official 911 address or legal description: 2104 HUSSON AVE PALATKA FL

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2. Property Appraiser parcel #: \_\_\_\_\_
3. Total acres to be considered as part of this request: \_\_\_\_\_
4. The names and addresses of all owners as shown in the Putnam County public records:  
H. VANDER LEE, 2104 HUSSON AVE PALATKA FL 32177

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5. Current zoning designation: County R-1A      Requested zoning designation: City R-1A
6. Current land use designation: County UR      Requested land use designation: City Low Density Residential
7. Reason for rezoning/land use amendment request: Annexation

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8. Number and types of structures on the property: SINGLE FAMILY WOOD FRAME

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9. Copy of recorded deed (attach to application).
10. Boundary survey or location map (attach to application).

11. Name, telephone number, and mailing address of agent authorized to represent owner (if applicable): \_\_\_\_\_

12. Select and attach appropriate application fee (checks payable to *City of Palatka*):

\$130.00 (rezoning only)  
 \$240.00 (rezoning with small scale land use amendment)

13. This application submitted by:

Signature of owner(s):

[Handwritten Signature]

Print owner(s) name(s):

YVONNE VAN DER LEE

Address of owner(s):

2104 HUSSON AVE

PALATKA FL 32177

Telephone:

346 4403

STATE OF FLORIDA

County of Putnam

Before me this day personally appeared Yvonne Van Der Lee who executed the foregoing application and acknowledged to and before me that she executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 16<sup>th</sup> day of April A.D. 2007.

My commission expires: 10/5/10

[Handwritten Signature: Lori-Jean Ramey]

Notary Public

State of Florida at Large



TO: CITY OF PALATKA,

I, YVONNE VAN DER LEE, RESIDING AT  
2104 HUSSON AVE, PALATKA, FL. 32177.

DO HEREBY PETITION TO BE ANNEXED TO  
CITY WATER AS MY WELL THAT HAS SERVICED  
MY WATER NEEDS HAS RUN DRY.

I HAVE NO WATER SINCE MARCH 20, 2009  
AND HOPE THAT THE CITY OF PALATKA WILL  
GRANT MY REQUEST FOR CITY ANNEXATION  
TO ITS WATER SERVICE.

  
MRS. Y. VAN DER LEE,

**2007 Interim Property Information for Parcel: 13-10-26-6790-0000-0130****2006 Certified Tax Collector Information****Van Der Lee Yvonne**

2104 Husson Ave

Palatka Fl 32177-6511 ( [Putnam County GIS Interactive Mapping](#) )**Parcel 911 Addresses**2104 Husson Av, Palatka ([MapQuest map](#))**Detail Information for Parcel: 13-10-26-6790-0000-0130**

Property Use:	Single Family Residential	Structures:	1
Mobile Homes: <input type="checkbox"/>	0	MH Unextended:	0
Census Tract:	950900	Census Block:	5006
Total Acreage:	0.33	Location:	Putnam County

**Property Legal Description**

ORMAN LEIGH ESTATES MB4 P157 LOT 13

**Parcel Sales Data**

Book	Page	Instrument	Month	Year	QSCD	Price
0614	1640	Corrective Quit Claim Deed	November	1992	01 I	\$100
0614	1641	Affidavit	November	1992		\$0
0613	0287	Quit Claim Deed	October	1992	01 I	\$100
0574	0671	Quit Claim Deed	December	1990	01	\$100
0529	0481	Death Certificate	August	1988	01	\$0
0529	0483	Warranty Deed	August	1988	01	\$52000
0357	0926	Warranty Deed	March	1978		\$47300

**Land Data**

Units	Descriptions
75.00	Residential Front Feet

**Zoning Data**

Department	Code	Descriptions
Putnam County	R-1A	Residential, Single-Family

**Future Land Use Map (FLUM)**

Code	Descriptions
UR	Urban Reserve

**Structure Data**

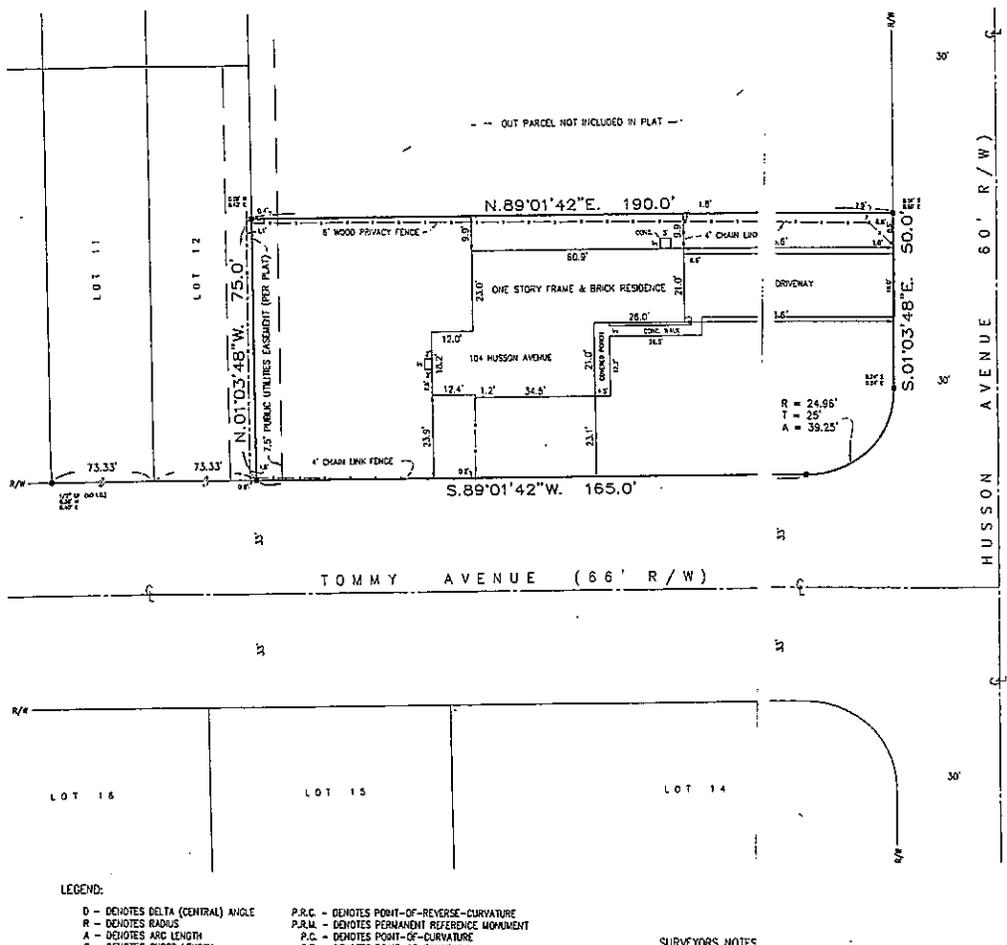
Type	Year	Area	Square Feet
Single Family	1977	BASE	1770
		OPF	84
		GRF	462

**Notice:**

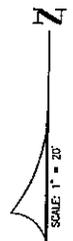
NOTICE - This is an interim Putnam County file. Property assessment information will not be displayed until it is certified in October.

Click [here](#) to do another search or use your browser's back button to return to previous search results.

# MAP SHOWING BOUNDARY AND IMPROVEMENT LOCATION SURVEY



DESCRIPTION: (BY CLIENT)  
 LOT 13, GRMAN-LEIGH ESTATES, ACCORDING TO THE PLAT THEREOF  
 AS RECORDED IN MAP BOOK 4, PAGE 157 OF THE PUBLIC RECORDS  
 OF PUTNAM COUNTY, FLORIDA.



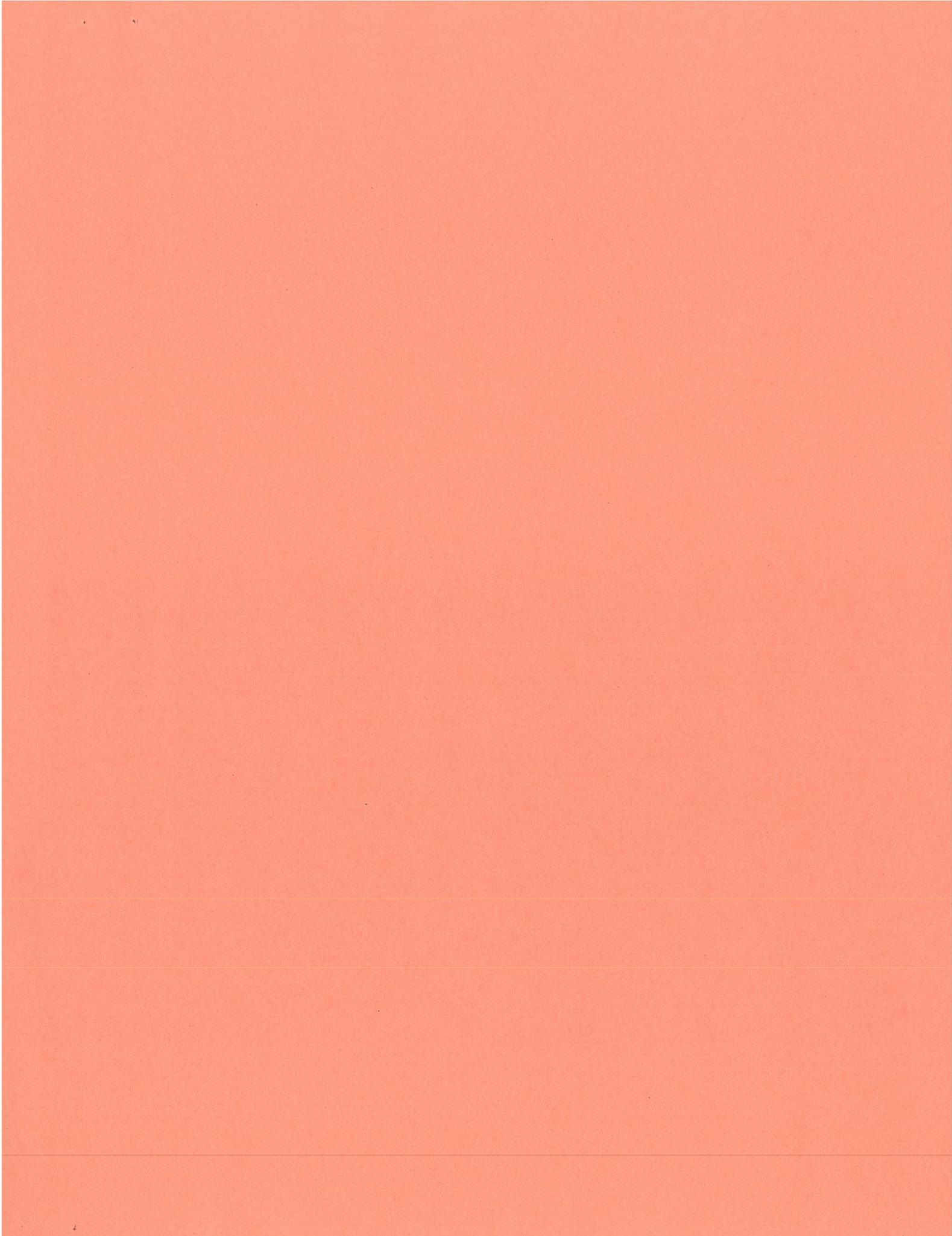
PREPARED FOR AND CERTIFIED TO:  
 YVONNE VANDERLEE;  
 BARRETT BANK OF THE ST. JOHNS;  
 PALATKA ABSTRACT & TITLE  
 GUARANTY CO., INC.;  
 MERIDIAN TITLE INSURANCE CO.;  
 JAY D. ASBURY, ESQ.



- LEGEND:**
- |                                   |   |
|-----------------------------------|---|
| D - DENOTES DELTA (CENTRAL) ANGLE | P.R.C. - DENOTES POINT-OF-REVERSE-CURVATURE   |
| R - DENOTES RADIUS                | P.R.M. - DENOTES PERMANENT REFERENCE MONUMENT |
| A - DENOTES ARC LENGTH            | P.C. - DENOTES POINT-OF-CURVATURE             |
| C - DENOTES CHORD LENGTH          | P.T. - DENOTES POINT-OF-TANGENCY              |

SURVEYORS NOTES

PROFESSIONAL SURVEYING | I hereby certify that this survey meets the DATE OF SURVEY: AUGUST 21 1982  
**R E V I S I O N S**





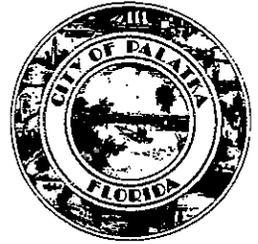
# City of Palatka

Building & Zoning

201 N. 2<sup>nd</sup> Street

Palatka, Florida 32177

386-329-0103 • Fax 386-329-0172



**DATE:** January 27, 2009

**TO:** Planning Board

**FROM:** Debbie Banks, Assistant Planning Director

**RE:** Amendment to the Downtown Riverfront and Business Districts

At the November 4, 2008 Planning Board meeting, the Board approved an amendment to the Downtown Riverfront and Downtown Business Districts allowing one-family or single-family dwelling without an accompanying commercial use as a conditional use. The City Commission voted to approve this revised language on January 8, 2009, however, requested the Planning Board conduct a public hearing to amend the language to include the following:

(e) *Conditional uses, activities, or structures.* Unless otherwise expressed herein, uses not specifically listed as conditional shall be prohibited conditional uses, activities, or structures are as follows:

(13) Dwelling, one-Family or single-family, excluding those parcels abutting St. Johns Avenue.

Staff recommends approval of the additional language.

This instrument prepared by:  
Jim Lee  
201 N 2<sup>nd</sup> Street  
Palatka, Florida 32177

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA  
AMENDING THE OFFICIAL ZONING REGULATIONS OF THE CITY  
OF PALATKA, FLORIDA, BY AMENDING SECTION 94-161(e) (13)  
DOWNTOWN RIVERFRONT DISTRICT(DR) AND SECTION 94-  
162(e) (13) DOWNTOWN BUSINESS DISTRICT(DB) TO EXCLUDE A  
DWELLING, ONE-FAMILY OR SINGLE-FAMILY, WITHOUT AN  
ACCOMPANYING COMMERCIAL USE AS A CONDITIONAL USE FOR  
PARCELS ABUTTING ST. JOHNS AVENUE, PROVIDING FOR  
SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Palatka, Florida, is authorized by Chapter 166, Florida Statutes, to adopt ordinances and resolutions necessary for the exercise of its powers to protect the health, safety, and general welfare of its citizens and to prescribe fines and penalties for the violations of ordinances in accordance with law, and

WHEREAS, the Commission has recognized the need to revise the zoning regulations to exclude single-family dwellings, without an accompanying commercial use, as a conditional use for parcels abutting St. Johns Avenue in the Downtown Riverfront District (DR) and Downtown Business District (DB), and

WHEREAS, the Commission desires to ensure the continued economic well-being and vitality of Palatka's downtown and commercial districts, and

WHEREAS, the Planning Board conducted a duly advertised public hearings on February 3, 2009, and recommended approval of this amendment to the City Commission, and

WHEREAS, the City Commission conducted duly advertised public hearings on February 12, 2009, and February 26, 2009, and

NOW THEREFORE BE IT ENACTED BY THE CITY OF PALATKA, FLORIDA, THAT:

Section 1. Section 94-161 Downtown Riverfront District (e) Conditional uses, activities, or structures is hereby amended to include:

(13) Dwelling, one-family or single-family, excluding parcels abutting St. Johns Avenue

Section 2. Section 94-162 Downtown Business District (e) Conditional uses, activities, or structures is hereby amended to include:

(13) Dwelling, one-family or single-family, excluding parcels abutting St. Johns Avenue

Section 3. Should any section, subsection, sentence, clause, phrase or portion of this Ordinance be held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate distinct and independent

provision and shall not affect the validity of the remaining portion.

Section 4. This Ordinance shall become effect upon passage as provided by law.

PASSED AND ADOPTED by the City Commission of the City of Palatka on this 26<sup>th</sup> day of February, 2009.

CITY OF PALATKA

BY: \_\_\_\_\_  
Its Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM AND CORRECTNESS:

\_\_\_\_\_  
City Attorney

PUBLIC NOTICE

STATE OF FLORIDA

County of Putnam

The undersigned personally appeared before me, a Notary Public for the State of Florida, and deposes that the Palatka Daily News is a daily newspaper of general circulation, printed in the English language and published in the City of Palatka in said County and State; and that the attached order, notice, publication and/or advertisement:

Notice is hereby given that t

Was published in said newspaper 1 time(s) with said publication being made on the following dates:

01/16/2009

The Palatka Daily News has been continuously published as a daily newspaper, and has been entered as second class matter at the post office at the City of Palatka, Putnam County, Florida, each for a period of more than one year next preceding the date of the first publication of the above described order, notice and/or advertisement.

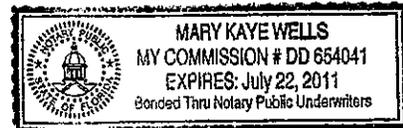
*Jeannette Eveland*

Sworn to and subscribed to before me this 16th day of January, 2009 by Jeannette Eveland, Administrative Assistant, of the Palatka Daily News, a Florida corporation, on behalf of the corporation.

*Mary Kaye Wells*

Mary Kaye Wells, Notary Public  
My commission expires July 22, 2011

Notary Seal  
Seal of Office:



Personally known to me, or  
 Produced identification:  
 Did take an oath

Notice is hereby given that the City of Palatka Planning Board will hold a public hearing at their regular meeting on Tuesday, February 3, 2009 at 4:00PM at City Hall, 201 North 2nd Street, Palatka, FL for the purpose of hearing a request to:

Amend Section 94-161 Downtown Riverfront District (e) (13) and Section 94-162 Downtown Business District (e) (13) to allow a single-family dwelling without an accompanying commercial use as a conditional use excluding those parcels abutting St. Johns Avenue.

All interested parties are invited to attend this public hearing.

Debbie Banks  
Assistant Planning Director

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE PLANNING BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING WILL NEED A RECORD OF THE PROCEEDINGS, THAT INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, AT THE EXPENSE OF THE APPELLANT. F.S. 286.0105

PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE BUILDING DEPT. AT (386)329-0103 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS.

Legal No. 04542513  
01/16/2009

RECEIVED  
JAN 23 2009  
BY: \_\_\_\_\_