

PLANNING BOARD
January 6, 2009

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes of December 2, 2008
4. Read **“To Appeal Any Decision”** and request disclosure of any **“Ex Parte Communication”** be made prior to each case
5. **OLD BUSINESS**

Case 08-29 **Address:** N 16th from Reid St. to St. Johns Ave.
 Applicant: St. Johns Automotive Real Estate LLC
 Agent: Juli Holmes

Request: A request to close that portion of N 16th St from Reid St. to St. Johns Ave.

Request by applicant to continue until the February 3, 2009 meeting.

1. **Public Hearing**
2. **Regular Meeting**

6. NEW BUSINESS

Case 08-43 **Location:** 2801 Kennedy Street
 Parcel #: 12-10-26-0000-0420-0000
 Owner: Putnam County
 Agent: Robert E. Taylor

Request: For a conditional use for a dental clinic in an R-3 zoning district

1. **Public Hearing**
 2. **Regular Meeting**
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S/B 08-17 **Location:** 3875 Reid Street
 Parcel #: (03-10-26-0000-0010-0010)
 Applicant: Palatka Lodge 184, Loyal Order of Moose, Inc.

Request: To amend the Future Land Use Map from Industrial (IN) to Public Buildings and Grounds (PBG) and rezone from Industrial (M-1) or Recreation/Open Space (ROS)

- 1. Public Hearing**
- 2. Regular Meeting**

Case 08-41 **Address:** Lundy Road (Oaks Landing)
 Parcel: 18-10-27-0000-0060-0000 and 13-10-26-0000-0280-0000
 Owner: Michael J. Held
 Agent: Lara Diettrich – Kimley-Horn and Associates

Request: To rezone to R-3 Multi-family residential with a Planned Unit Development Overlay.

- 1. Public Hearing**
- 2. Regular Meeting**

6. Adjournment – Next meeting will be February 3, 2009

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 CITY BUILDING DEPARTMENT AT 329-0103 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS.

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Meeting called to order by Chairman Carl Stewart at 4:00PM. Members present: Earl Wallace, Sue Roskosh, Clem Saccareccia, Randy Braddy, Zachary Landis, and Anthony Harwell. Members absent: Ezekiel Johnson, Leigh Rion and School Board Representative. Also present: Assistant Planning Director, Debbie Banks and Recording Secretary, Pam Sprouse.

Motion made by Clem Saccareccia to approve the minutes of the November 4, 2008 meeting. Seconded by Sue Roskosh. All present voted affirmative, motion carried.

Debbie Banks read, "To Appeal any Decision."

Mr. Stewart requested that any Ex Parte Communication be disclosed prior to each case.

Case 08-27 **Location:** Dodge Street between River Street and the St. Johns River
Applicants: Barbara H. Wayne, Bruce Heishman and Pauline Leary
Agent: Phil Leary
Request: To close that portion of Dodge Street located between River St. and the St. Johns River.

(Public Hearing)

Ms. Banks advised that the applicants withdrew their request.

(Regular Meeting)

Motion made by Sue Roskosh to withdraw the request. Seconded by Randy Braddy. All present voted affirmative. Motion carried.

Case 06-50 **Location:** 114 Tanner Terrace
Parcel #: 11-10-26-0000-0120-0030
Owner: Lois Darlene Laibl Crowe

Request: Annexation, Amending the Future Land Use Map from County Urban Service to City Low Density Residential, and Rezone from County R-1A to City R-1.

(Public Hearing)

Ms. Banks advised that this request is for a home that has already been hooked up to City services and that there were no responses to the public notices. She recommended approval of the request.

Lois Darlene Liabl-Crow was present and advised that she had lived at this address for almost 15 years and that she purchased her home believing that they were on a septic tank. When the Community Development Group assessed her home, it was determined that she was actually connected to City sewer. She then had to sign an agreement to annex right away. She expressed that she would have liked to have been given the choice to annex or not.

Byron Lee Hardy, 114 Tanner Terrace, commented that Ms. Liabl-Crow is happy with her services and that she just wants to know if she needs to do anything else.

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Case 06-50 – 114 Tanner Terrace, continued.

Mr. Holmes advised that the annexation process requires the Planning Board to make a recommendation to the City Commission and then for the City Commission to act. He ended by saying that she would not be required to be present for the Commission meeting if she chose not to.

(Regular Meeting)

Motion made by Randy Braddy to recommend approval of this request of annexation, amending the future land use map from County Urban Service to City Low Density Residential, and rezoning from County R-1A to City R-1. Seconded by Clem Saccareccia. Motion carried.

Case 07-08 **Location:** 3829-3831 Reid Street
 Parcel #: (02-10-26-0000-0460-0000 & 02-10-26-0000-0390-0010)
 Applicant: Terry L. & Lisa M. Geck

Request: Annexation, amending the Future Land Use Map from County Urban Reserve to City Commercial and Rezone from County C-2 and C-4 to City C-2 for the purpose of obtaining City water and sewer service.

(Public Hearing)

Ms. Banks advised that this property is contiguous and that there were no responses to the public notices. She recommended approval of the request.

Ms. Saccareccia asked if this was for his bottling plant.

Mr. Geck advised that it was.

(Regular Meeting)

Mr. Geck, asked what group he needed to get with to find out about his property taxes for this expansion.

Mr. Holmes advised that as the County is currently taxing his property value, once he is annexed into the City, the assessed value would be multiplied by the city millage and added to his tax bill. That he could talk with the property appraiser's office to get an idea of what the taxable value of the improvement might work out to be.

Motion made by Randy Braddy to recommend approval for this request of Annexation, amending the Future Land Use Map from County Urban Reserve to City Commercial and Rezone from County C-2 and C-4 to City C-2 for the purpose of obtaining City water and sewer service. Seconded by Clem Saccareccia. All present voted affirmative. Motion carried.

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Case 07-11 **Address:** 909 N Highway 19
 Parcel: (02-10-26-0000-0190-0000)
 Applicant: Lawrence J. & Susan A. Masters

Request: Annexation, amending the Future Land Use Map from County Commercial to City Commercial. and rezoning from County C-2 to City C-2

(Public Hearing)

Ms. Banks advised that this property is contiguous and that no responses to the public notices were received. She recommended approval of the request.

(Regular Meeting)

Motion made by Clem Saccareccia to recommend approval of the request. Seconded by Sue Roskosh. All present voted affirmative. Motion carried.

Case 08-32 **Address:** 701 St. Johns Avenue
 Parcel: (42-10-27-6850-0540-0050)
 Applicant: Thomas V. + Cheryl E. Kavanaugh
 Agent: Clint Snyder

Request: For a conditional use to exceed the 25 percent wall coverage threshold for a wall graphic per Sec. 62-11 in the Downtown Business District.

(Public Hearing)

Ms. Banks advised that there was only one response received from the advertisement or notices mailed and it was in support of the mural. Staff recommends approval.

Clint Snyder shared a rendering of the proposed mural and advised that they are pleased to be able to do their part in the continued effort of the revitalization for the downtown area of the City.

(Regular Meeting)

Motion Randy Braddy to approval this request for a Conditional Use. Seconded by Sue Roskosh. All present voted affirmative. Motion carried.

Case 08-33 **Address:** 2510 Crill Ave.
 Parcel: (12-10-26-0210-0000-0001)
 Owner: KNT LLC
 Agent: Daphne McClendon

Request: For a conditional use to operate a child care facility in a C-2 zoning district.

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Case 08-33 – 2510 Crill Ave.

(Public Hearing)

Ms. Banks advised that there were no responses to the public notices and recommended approval with the following conditions:

1. That a Business Tax Receipt be obtained from the City and the County and be maintained in an active status for the duration of the use;
2. That the grant of a Conditional Use for a child care facility shall substantially conform to the presentation made by the applicant and agent in the application and public hearing for the Conditional Use.
3. That this grant of Conditional Use shall expire twelve (12) months following the discontinuance of the approved use for any reason and may not be recommenced once expired without another grant of Conditional Use.
4. That all conditions shall be met within six (6) months of approval of this Conditional Use.
5. That the applicant meets all State licensing requirements for a day care.
6. That a maximum of 66 children will be allowed and operating hours will not exceed those indicated (6:00AM – 11:00PM)
7. All required parking spaces will meet code and be properly striped.

Daphne McLendon, Business owner/operator, explained that she is trying to relocate her existing child care business and believes that this will be a better location.

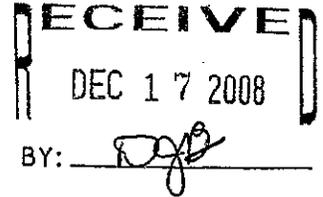
Discussion ensued regarding state requirements.

(Regular Meeting)

Motion made by Sue Roskosh to approve the conditional use to operate a childcare facility in a C-2 zoning district with staff recommendations. Seconded by Clem Saccareccia. Motion carried.

Motion made by Randy Braddy to adjourn and seconded by Clem Saccareccia. All present voted affirmative. Motion carried.

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



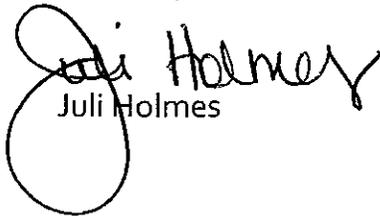
October 23, 2008

City of Palatka
Building & Zoning
c/o Debbie Banks
201 N 2nd 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 January 6, 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 February 3, 2009. If you have any questions or concerns please contact me at (386) 328 – 8863 Ext. 172 or via email juliholmes@checkbeck.com

Sincerely,


Juli Holmes

PLANNING BOARD REPORT
January 6, 2009 Regular Meeting

SUBJECT: Case: # 08-43

Address: 2801 Kennedy St.

Parcel: 12-10-26-0000-0420-0000

REQUEST: Request for a conditional use for a dental clinic in an R-3 zoning district

BACKGROUND:

Property Owner: Putnam County **Agent:** Robert E. Taylor

Zoning: R-3 Multi-family residential **Acreage:** 12.04 (total for parcel)

Surrounding Zoning: North – R1A (City & County) **South – R-3 East – R1AA**
West – R-3/C-1 (City & County)

Advertisement: Ran 12-20-08

Notices to Surrounding Owners: Mailed 12-8-08

Departmental Review Requests: Forwarded to Water/Sewer/Streets/Sanitation and Building Departments on 12-8-08. The Chief Building Official and Public Works Director responded but had no comments.

FINDINGS:

Before any conditional use shall be approved, the Planning Board shall make a written finding that the granting of the conditional use will not adversely affect the public interest and certifying that the specific requirements governing the individual conditional use, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made concerning the following matters, where applicable:

- a. **Compliance with all applicable elements of the comprehensive plan.** The underlying land use district is consistent with the existing R-3 zoning district which allows a dental clinic as a conditional use.
- b. **Ingress and egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.** Ingress and egress are currently provided to other structures in the Health Department complex via a driveway off Westover Drive. The plans indicate this driveway will be utilized for this structure as well. This plan provides a safe and convenient pedestrian and traffic flow.
- c. **Off-street parking and loading areas, where required, with particular attention to the items mentioned in subsection (4) b of this section and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.** Adequate offstreet parking is available on the site.
- d. **Refuse and service areas, with particular reference to the items mentioned in subsections (4) b and c of this section.** NA
- e. **Utilities, with reference to location, availability and compatibility.** NA

- f. Screening and buffering, with reference to type, dimensions and character. NA
- g. Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district. NA
- h. Required yards and other open space. NA
- i. General compatibility with adjacent properties and other property in the district.

The proposed dental clinic is compatible with the adjacent structures located on this parcel which include Crestwood Nursing Home and the Health Dept. Other properties in the district include the a beauty salon, vacant land, single family dwellings, an ARC group home, the “Safe Place Corner Drug Store,” and a cemetery.

- j. Any special requirements set out in the schedule of district regulations for the particular use involved.

Conditional use required to locate a dental clinic in the R-3 zoning district. All construction will comply with the Florida Building Code. Landscaping requirement of the municipal code will conform to City standards. Adequate paved parking exists onsite. No further requirements are listed for this use.

- k. The recommendation and any special requirements of the historic preservation board for uses within the HD zoning district. NA

STAFF RECOMMENDATION:

Staff recommends approval of this request.

PHOTOGRAPHS

