

This instrument prepared by:
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Palatka, FL 32177

Inst:201054712998 Date:9/13/2010 Time:2:41 PM
4/DC, Tim Smith, Putnam County Page 1 of 13 B:1270 P:1438

ORDINANCE NO. 10- 23

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE OFFICIAL ZONING MAP OF THE CITY OF PALATKA, FLORIDA BE AMENDED AS TO THOSE CERTAIN PROPERTIES IN SECTIONS 04 AND 09, TOWNSHIP 10 SOUTH, RANGE 26 EAST; FROM COUNTY PLANNED UNIT DEVELOPMENT (PUD) TO CITY LIGHT INDUSTRIAL/PLANNED INDUSTRIAL DEVELOPMENT (M-1/PID); REPEALING ANY ORDINANCE IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA:

Section 1.

WHEREAS, application has been made by the owner, Putnam County Port Authority/Putnam County to the City for certain amendments to the Official Zoning Map of the City of Palatka, Florida, and

WHEREAS, all the necessary procedural steps have been accomplished, including a public hearing before the Planning Board of the City of Palatka on August 3, 2010, and two public hearings before the City Commission of the City of Palatka on August 26, 2010 and September 9, 2010, and

WHEREAS, the City Commission of the City of Palatka has determined that said amendment should be adopted, now therefore,

Section 2. The Official Zoning Map of the City of Palatka, Florida is hereby amended by rezoning the hereinafter described property from its present zoning classification of County PUD (Planned Unit Development) to City M-1/PID (Light Industrial/ Planned Industrial Development.)

DESCRIPTION OF PROPERTY:

See Exhibit A of the Putnam County Business Park Planned Industrial Development Overlay Standards recorded as part of this ordinance. Parcels (04-10-26-0000-0010-0000; 04-10-26-0000-0021-0000; 04-10-26-0000-0021-0030; 04-10-26-0000-0010-0030; 09-10-26-0000-0030-0000; and 09-10-26-0000-0010-0021)

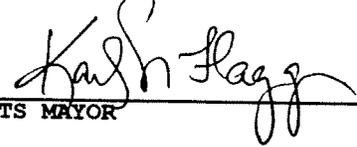
All references are to the records of Putnam County, Florida.

Section 3. All ordinances in conflict with the terms and provisions of this ordinance are hereby specifically repealed.

Section 4. This Ordinance shall become effective immediately upon its final passage by the City Commission.

PASSED AND ADOPTED by the City Commission of the City of Palatka on this 9th day of September, 2010.

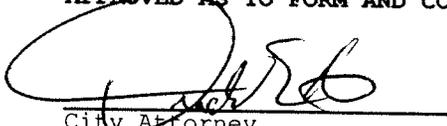
CITY OF PALATKA

BY: 
ITS MAYOR

ATTEST:


City Clerk

APPROVED AS TO FORM AND CORRECTNESS:


City Attorney

Putnam County Business Park Planned Industrial Development



Overlay Standards

1 BUSINESS PARK DESCRIPTION

1.1 Purpose:

The Putnam County Business Park is intended to create a center for business activity combining the resources of Putnam County, the City of Palatka, the Chamber of Commerce and private industry. This shall be achieved through the M-1 zoning district and Planned Industrial Development (PID) overlay.

Compliance with design standards shall result in development of the Putnam County Business Park with a park-like character that shall be an asset to the City of Palatka, Putnam County, the State of Florida and individual site owners. The standards incorporated into this PID are intended to meet or exceed the City of Palatka zoning and land development regulations.

This PID institutes minimum development standards and identifies permitted uses within the Business Park. Site design, permitting and development within the Park are subject to review and approval of a Final Site Plan that is consistent with the approved PID Master Plan. The uses, development standards and criteria applicable to the Putnam County Business Park are incorporated into this document.

1.2 Legal Description:

The legal description of the subject property is included as Exhibit A of this document.

1.3 Property Ownership:

The subject property is currently owned by:
Putnam County Board of County Commissioners, and
Putnam County Port Authority,
P.O. Box 758,
Palatka, FL 32178

1.4 General Description of Property Area:

The property is located north of St. Johns Avenue, west of the Palatka Municipal Airport (Kay Larkin Field) and east of CR 309C in Palatka. The property is Sections 4 and 9, Township 10 S, Range 26 E and within the City of Palatka in Putnam County, Florida. The site consists of six parcels containing a total of 257.39 +/- acres. The parcel identification numbers are 04-10-26-0000-0021-0030, 04-10-26-0000-0010-0030, 04-10-26-0000-0010-0000, 04-10-26-0000-0021-0000, 09-10-26-0000-0010-0021 and 09-10-26-0000-0030-0000.

Putnam County has constructed a portion of the road and drainage system and has developed one speculative building on the site.

2 Project General Structure

2.1 Purpose:

The purpose of this article is to establish the governing regulations, development standards, rules of interpretation and a PID Master Plan for the project.

2.2 General:

2.2.1 Regulations for Development

Regulations for development of the project shall be in accordance with the provisions of the approved PID and Master Plan and any other applicable Federal, State and local codes and regulations. Unless otherwise specifically provided for in the approved PID, the development of the property shall be subject to the applicable provisions of Chapter 94 of the City of Palatka Municipal Code. Where a conflict arises between the approved PID and Chapter 94 of the City of Palatka Municipal Code, the approved PID shall control.

2.2.2 Definitions of Terms:

Unless a term used herein is specifically defined within the approved PID, the definitions of all terms shall be the same as the definitions set forth in the official Zoning Regulations of the City of Palatka in effect at the time of PID Master Plan approval.

2.2.3 Progression of Development:

The project may be developed in multiple phases. Each phase shall be submitted to the City of Palatka Planning and Development Department for processing and review. No development shall commence on any phase until a Final Site Plan has been approved and proper permits have been secured from the City and appropriate jurisdictional departments and agencies.

2.3 Project Plan and Use:

The Master Plan, including layout of major streets and land uses is attached as Exhibit B.

3 Project Development:

3.1 Purpose:

The purpose of this section is to indicate the plan of development, permitted uses and regulations for the project.

3.2 Project Development in General:

The project shall consist of Commercial and Industrial uses, including accessory uses and structures, set forth in more detail below.

3.3 Uses and Structures Allowed:

No building, structure or part thereof, shall be erected, altered or used, in whole or in part, for other than the following:

- (1) Wholesaling, warehousing, storage or distribution establishments and similar uses.
- (2) Light manufacturing, processing (including food processing, but not slaughterhouse), packaging or fabricating in completely enclosed buildings.
- (3) Printing, lithographing, publishing or similar establishments.
- (4) Restaurants.
- (5) Outdoor storage yards and lots; provided that such outdoor storage yard shall not be located closer than 25 feet to any public street and that such yard shall be completely enclosed, except for necessary ingress and egress, by an opaque fence or wall not less than six feet high; and provided further that this provision shall not permit wrecking yards (including automobile wrecking yards), junkyards, or yards used in whole or in part for

scrap or salvage operations or for processing, storage, display or sales of any scrap, salvage or secondhand building materials, junk automotive vehicles, or secondhand automotive vehicle parts.

- (6) Business, medical and professional offices and similar uses.
- (7) Service establishments catering to commerce and industry, including linen supply, freight movers, building contractors, communication services, business machine services, canteen services, hiring and union halls, sign companies and similar uses.
- (8) Vocational, technical, trade or industrial schools and similar uses.
- (9) Post-secondary public or private educational institutions and facilities.
- (10) Building trades contractors with outside storage yards for equipment and machinery.
- (11) Other uses determined to be appropriate by the Director of Planning and Zoning and approved as part of a Final Site Plan.

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures shall be permitted. No residential facilities shall be permitted except for one unit per principal structure to be used as a residence for proprietors/manager/security personnel. Any such residential unit shall not be a free-standing structure and must be incorporated into the principal structure and be approved as part of a Final Site Plan.

3.4 Nuisance Factors and Hazards:

No business, trade, activity, or operation shall be conducted on any site which shall be noxious, or generally incompatible with the character of the Business Park; or which shall be contrary to any regulations including, but not limited to, those of the Federal Environmental Protection Agency (EPA), the Federal Aviation Administration (FAA), the State of Florida Department of Environmental Protection (DEP); or which shall cause an emission of dust, smoke, odors, fumes, radiation, noise or vibrations which may be or become a nuisance or an unreasonable annoyance to the occupants of any adjacent or neighboring site. All on-site operations and activities shall be conducted with reasonable and appropriate precautions against radiation, radioactivity, fire, explosion and other hazards. No on-site operations or activities which require or involve the use, storage, generation or disposal of "toxic wastes" or "hazardous materials", as defined in or under any federal, state or local regulations, shall be allowed unless specifically approved within the PID.

4 Project Development Standards:

4.1 Setback Requirements:

1. No structures shall be located on any property nearer to any property line than the minimum setbacks set forth below:
 - a. Minimum front yard----- 25 feet
 - b. Minimum side yard ----- 25 feet
 - c. Minimum rear yard----- 25 feet
 - d. Minimum side or rear yard abutting interior roads----- 25 feet
 - e. Minimum yard abutting CR309C or St. Johns Ave.----- 50 feet

2. The front lot line shall be the shortest street frontage of the lot. The rear lot line shall be the lot line most nearly opposite from the front lot line.
3. The following improvements are specifically excluded from the setback restrictions:
 - a. Steps and walks;
 - b. Landscaping and landscape berms;
 - c. Planters not to exceed three (3) feet in height;
 - d. Parking and stormwater retention areas;
 - e. Other improvements as approved within the Final Site Plan.
4. Modification of the minimum setback requirements may be granted in specific instances as part of the Final Site Plan or subsequent approval of a minor deviation by the Director of Planning and Zoning.

4.2 Signage:

Signs shall mean all names, insignias, logos, trademarks, and descriptive words, back-lit awnings or material of any kind affixed, inscribed, erected or maintained upon an individual site or upon any improvement on individual sites. Sign and signage are interchangeable terms. All signage shall meet the minimum requirements of Chapter 62, Municipal Code of the City of Palatka except as modified below:

1. Project Identification Signage: No more than three (3) project identification signs shall be allowed within the Putnam County Business Park. Each sign may be internally or externally illuminated, double –faced and shall not exceed 120 square feet in area. The maximum height of a project identification sign shall be 20 feet.
2. Monument, Ground or Pole Signs: Monument, ground or pole signs shall be permitted for each place of business. Each place of business shall be permitted one (1) externally or internally illuminated monument with two sides. These signs may not exceed fifteen (15) feet in height and are permitted one square foot per linear foot of lot frontage up to a maximum of ninety-six (96) square feet in area regardless of the number of tenants.
3. Wall Signs: Wall signs shall be permitted and shall not exceed one (1) sign per street frontage. Each business shall be allowed one sign per street frontage and shall be allowed one square foot of sign area per linear foot of business frontage on the street faced by the business up to a maximum of fifty (50) square feet.
4. Prohibited Signs: Any type of sign prohibited by Chapter 62 of the City of Palatka Municipal Code.

4.3 Exterior Lighting:

Any exterior lighting shall be provided in accordance with Chapter 94 of the City of Palatka Municipal Code. Exterior lighting shall meet the setback requirements for buildings and structures.

4.4 Vehicle Use Areas and Off-Street Parking:

The number of parking spaces provided shall comply with the requirements set forth below:

Required Parking:

Offices	4/1000 Square Feet;
Warehouse	1/5000 Square Feet plus 1 per company vehicle or one per employee on the peak shift, whichever is greater;
Industrial	1/5000 Square Feet plus 1 per company vehicle;
Restaurant	1/200 square feet of gross floor area;
Retail	1/300 Square Feet of non-storage area and 1/1000 Square Feet of storage area.

Aisle width and angle of parking shall conform to the standards in Chapter 94, Article V of the City of Palatka Municipal Code. All driveways and parking surfaces shall be paved with asphalt concrete and/or concrete and shall have curbing. Extruded curbing and surface mounting curbing is prohibited. Parking shall not be permitted on rights-of-way or along driveways.

4.5 Storage and Loading Areas:

Storage and loading areas shall be designated on the site plans and submitted for review and approval as part of the Final Site Plan. Such areas shall conform to Chapter 94, Article V of the City of Palatka Municipal Code unless otherwise approved as part of a Final Site Plan.

4.6 Building Height:

Building, improvement and structure height is limited to 45 feet unless otherwise approved in a Final Site Plan. In any case, no building may exceed ten (10) stories, or one hundred (100) feet in height above grade. No building within one hundred (100) feet of residentially zoned property may be more than three (3) stories in height or thirty-six (36) feet.

4.7 Land Coverage:

No site shall have more than eighty (80) percent of its total land area covered by building, parking and other impervious surface.

Lot Development Standards

Impervious Surface Ratio	80%
Maximum Building Coverage	70%

4.8 Tree Protection, Landscape and Buffering Standards:

Except in cases of allowed outdoor storage, no buffering will be required between interior lots within the business park unless specifically required as part of a Final Site Plan. Buffering will be required where perimeter lots abut incompatible land uses. Lands within the business park shall otherwise be subject to landscaping, tree protection and buffering regulations identified in Chapter 94, Articles VI and VII of the Municipal Code of the City of Palatka unless otherwise specifically approved as part of a Final Site Plan.

4.9 Fencing and Screening:

Unless otherwise approved as part of a Final Site Plan, all fencing and screening shall be consistent with the Chapter 94 of the Municipal Code of the City of Palatka. Perimeter fencing shall not be permitted closer than fifteen (15) feet to the front property line. Fencing shall not exceed a height of six feet (6) feet unless otherwise approved in a Final Site Plan. Fencing shall not be required on any berm. Landscaping may be substituted for fencing provided that it is approved within the Final Site Plan.

4.10 Subdivision of Lands

Lands within the business park may be subdivided in accordance with local and state requirements governing such provided, however, that no subdivision of lands may occur unless approved as part of a Final Site Plan or a major modification of previously approved Final Site Plan. There shall be no minimum lot size within the business park, however no individually buildable lot may be created that is less than 100 feet in width.

4.11 Lighting:

Lighting within the facility shall be designed and installed so as to prevent glare or excessive light on adjacent property and right-of-way. Lighting shall be shielded and directed downward.

4.12 Wetlands and Open Space:

The PID Master Plan (Exhibit B) shows the general location and extent of proposed open spaces including jurisdictional wetlands, wet storm-water retention areas, and proposed conservation easements. Wetland impacts will be permitted according to local, State and Federal requirements. Wetlands shall have an upland buffer averaging 25 feet in width between development and any conserved wetlands.

4.13 Utilities:

1. Potable water and sanitary sewer service shall be provided by City of Palatka.
2. All utility lines and facilities shall be underground, or concealed under or within a building or other improvement in conformance with the Utilities Standards Handbook adopted by the Putnam County Business Park and the agency providing the utility.
3. Temporary electric power and telephone service poles may be permitted above ground during the construction phase but shall be removed immediately upon issuance of a Certificate of Occupancy or cessation of construction for more than thirty (30) days, whichever is earlier.
4. Above-ground electrical transformers, meters and similar apparatus, if required, shall be properly screened from adjacent rights-of-way and properties with a method approved within the Final Site Plan.
5. Backflow prevention devices shall be located a minimum of ten (10) feet from sidewalks or pavement.

6. Water-saving devices shall be used in faucets, showerheads, and toilets in all facilities to be constructed in the Putnam County Business Park.

4.14 Temporary Improvements:

No buildings, structures, improvements or other facilities of a temporary nature, including trailers or tents, shall be permitted on a site except temporary improvements or facilities used solely in connection with and during construction of approved permanent improvements. Such temporary improvements must be located as inconspicuously as possible and must be removed immediately following completion of construction.

4.15 Architectural Standards:

All permanent buildings shall be site-built or site-assembled conventional structures. Prefabricated metal structures shall be allowed provided that facades and exterior treatments are masonry and are similar in style and appearance to others within the business park.

Exhibit A

DESCRIPTION OF PROPERTY:

The East 1/2 of the SE 1/4 of Section 4, Township 10 South, Range 26 East, lying Southerly and Westerly of that certain Boundary line agreement described in Official Records Book 183 at page 177 and Southerly of the Northerly right-of-way of call #4 of that certain Easement to Putnam County, described in Official Records Book 133 at page 127 of the public records of Putnam County, Florida. Together with: The NW 1/4 of the SW 1/4 of Section 3 and the East 1/2 of the SE 1/4 of Section 4, Township 10 South, Range 26 East, lying Southerly and Westerly of that certain Boundary Line Agreement described in O.R. Book 183, page 177 and Southerly of the Northerly right-of-way of fourth call of that certain Easement to Putnam County, described in O.R. Book 133, page 127 of the public records of Putnam County, Florida, EXCEPTING THEREFROM the East 200.32 feet of the SE 1/4 of the SE 1/4 of Section 4, lying Southerly of that certain Boundary Line Agreement described in O.R. Book 183, page 177. Together with: The North 1/2 of the SW 1/4 of the SE 1/4 of Section 4, Township 10 South, Range 26 East. Together with: That part of the South 1/2 of the NW 1/4 of the SE 1/4 of Section 4, Township 10 South, Range 26 East, lying Southerly of old fence line running from approximately the most Westerly point of drainage ditch Westerly and Southerly to a point approximately 200 feet Northerly of the SW corner of said NW 1/4 of the SE 1/4 of Section 4. Together with: A tract of land situated in the SE 1/4 of the NE 1/4 and in the NE 1/4 of the SE 1/4 of Section 4, Township 10 South, Range 26 East, being more particularly described as follows: Beginning at the intersection of the Northerly right of way of fourth call of that certain Easement to Putnam County described in O.R. Book 133, page 127 and Call (10) of that certain Boundary Line Agreement described in O.R. Book 183, page 177 of the public records of Putnam County, Florida and (1) run Northerly, along Call (10) of said Boundary Line Agreement, a distance of 400.0 feet. Return to the point of beginning and (2) run Southwesterly, along the Northerly right of way of fourth call of said Easement to Putnam County described in O.R. Book 133, page 127, a distance of 1480 feet, more or less, to interest with the West line of the NE 1/4 of the SE 1/4 of Section 4. (3) Thence Northerly, along said West line, a distance of 400.0 feet. (4) Thence Northeasterly, parallel with Call (2), a distance of 1480 feet, more or less, to the Northerly end of call (1) and to close. TOGETHER WITH Easement described in O.R. Book 514, page 3 of the public records of Putnam County, Florida. SUBJECT to Easement to Putnam County described in O.R. Book 133, page 127 of said public records and EXCEPTING any part thereof that may lie within the right of way of the abandoned Seaboard Coast Line Railroad as described in O.R. Book 460, page 1252 of the public records of Putnam County, Florida. Together with: SW 1/4 of NE 1/4 of SW 1/4; N 1/2 of SW 1/4 of SW 1/4; SE 1/4 of SW 1/4 of SW 1/4; S 1/2 of SW 1/4 of SE 1/4; S 1/2 of NW 1/4 of SW 1/4, all in Section 4, Township 10 South, Range 26 East. SUBJECT TO any portion of the above lying within the right of way of FRANCIS-SPRINGSIDE PAVED COUNTY ROAD (309-C) on the Westerly side thereof. Together with: NE 1/4 of NW 1/4 of NW 1/4; NE 1/4 of NW 1/4; NW 1/4 of NE 1/4; all in Section 9, Township 10

South, Range 26 East. EXCEPTING THEREFROM any portion of the above lying south of that part conveyed from Seaboard System Railroad, Inc., a Virginia Corporation to Board of County of Commissioners of Putnam County Florida as described in O.R. Book 460, page 1252 of the public records of Putnam County, Florida and lying within PARK AVENUE. Together with: The SE 1/4 of the NW 1/4 of the NW 1/4, Section 9, Township 10 South, Range 26 East. Together with: A strip or parcel of Grantor's vacated right of way, varying in width, being a portion of Grantor's former Palatka to Brooksville main track, more particularly described as follows: that portion of vacated right of way in the N 1/2 of Section 9, Township 10 South, Range 26 East of the public records of Putnam County, Florida.

Together With:

THE PORTION OF THE FOLLOWING DESCRIBED LANDS LYING NORTH OF THE ST. JOHNS AVENUE EXTENSION WITHIN THE LANDS CONVEYED BY THAT WARRANTY DEED BY RALPH H. OLIVER, JR., AND RACHEL C. OLIVER, HUSBAND AND WIFE, GRANTOR, AND JOHN J. SNYDER, AS BISHOP OF THE DIOCESE OF ST. AUGUSTINE, DATED NOVEMBER 3, 1986, AND RECORDED AT OFFICIAL RECORDS VOLUME 494, PAGE 1874, CURRENT PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA.

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 10 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA, EXCEPTING THEREFROM THAT PART LYING WITHIN THE SEABOARD COASTLINE RAILROAD RIGHT OF WAY. AND FURTHER EXCEPTING THEREFROM AN EASEMENT OVER A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9 AND OVER A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 26 EAST, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS BEING 66.00 FEET WIDE AND LYING NORTHERLY OF AND ADJACENT TO THE FOLLOWING DESCRIBED LINE:

FOR A POINT OF BEGINNING OF SAID LINE BEING DESCRIBED, COMMENCE AT THE NORTHEASTERLY CORNER OF FOXWOOD AS RECORDED IN MAP BOOK 6, PAGE 19 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF ZEASLER DRIVE; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID FOXWOOD AND ITS WESTERLY PROJECTION TO THE EASTERLY LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9 AND THE POINT OF TERMINUS OF SAID LINE BEING DESCRIBED.

Excluding Therefrom:

The following tracts of land situated in the SE 1/4 of Section 4 and in the NW 1/4 of the NE 1/4 of Section 9, Township 10 South, Range 26 East and being more particularly described as follows:

LOT #1: Commencing at a concrete monument at the Northeast corner of the NW 1/4 of the NE 1/4 of Section 9, Township 10 South, Range 26 East and run thence S 88°57'59" W, along the North line of said NW 1/4 of the NE 1/4, a distance of 132.40 feet to the point of beginning of this description. From point of beginning (1) run thence S 62°00'58" W into the NW 1/4 of the NE 1/4 of Section 9, a distance of 203.47 feet. (2) Thence run N 27°59'02" W, perpendicular to preceding call, a distance of 103.45 feet to the North line of the NW 1/4 of the NE 1/4 of Section 9 and continue N 27°59'02" W, into the SE 1/4 of Section 4 of said Township and Range, an additional

distance of 496.55 feet for a total distance of 600.0 feet. (3) Thence run N 62°00'58" E, perpendicular to preceding call, a distance of 800.0 feet. Return to the point of beginning and (4) run thence N 62°00'58" E, on an Easterly projection of call (1), a distance of 596.53 feet. (5) Thence run N 27°59'02" W, parallel with call (2), a distance of 600.0 feet to the Easterly end of call (3) and to close.

Containing 11.02 acres, more or less.

LOT #2: Commencing at a concrete monument at the Northeast corner of the NW 1/4 of the NE 1/4 of Section 9, Township 10 South, Range 26 East and run thence S 88°57'59" W, along the North line of said NW 1/4 of the NE 1/4, a distance of 132.40 feet. Thence run S 62°00'58" W, a distance of 203.47 feet. Thence run N 27°59'02" W, into the SE 1/4 of Section 4 of said Township and Range, a distance of 660.0 feet to the point of beginning of this description. From point of beginning (1) Continue N 27°59'02" W, a distance of 600.0 feet. (2) Thence run N 62°00'58" E, perpendicular to preceding call, a distance of 800.0 feet. (3) Thence run S 27°59'02" E, parallel with call (1), a distance of 600.0 feet. (4) Thence run S 62°00'58" W, parallel with call (2), a distance of 800.0 feet to the point of beginning and to close.

Containing 11.02 acres, more or less.

