

This instrument prepared by:  
 Debbie Banks  
 201 North 2<sup>nd</sup> Street  
 Palatka, Florida 32177

**ORDINANCE NO. 10 - 21**

**AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA, PROVIDING THAT THE FUTURE LAND USE MAP AND FUTURE LAND USE ELEMENT OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED WITH RESPECT TO ONE PARCEL OF LAND (LESS THAN 10 ACRES IN SIZE) IN SECTION 11, TOWNSHIP 10 SOUTH, RANGE 26 EAST FROM COUNTY COMMERCIAL TO CITY LOW DENSITY RESIDENTIAL, PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Section 163.3187, Florida Statutes, as amended, provides for the amendment of an adopted comprehensive plan, and

**WHEREAS**, Section 163.3187, Florida Statutes, as amended, provides that any local government comprehensive plan amendments directly related to proposed small scale development activities may be approved without regard to statutory limits on the frequency of consideration of amendments to the local comprehensive plan, and

**WHEREAS**, Section 163.3187, Florida Statutes, as amended, provides that a local government may amend its adopted comprehensive plan to change the land uses of up to 80 acres by small scale amendments annually, and

**WHEREAS**, the Planning Board conducted a public hearing on August 3, 2010, and recommended approval of this amendment to the City Commission, and

**WHEREAS**, the City Commission conducted a public hearing on this amendment on September 9, 2010,

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

**Section 1. Adopted Small Scale Amendment**

That the Future Land Use Element and Future Land Use Map of the adopted comprehensive plan of the City of Palatka is hereby amended to provide that the land uses of the parcel of land listed in Table 1 below shall be changed as designated and that the Future Land Use Map shall be amended to show the changes in land use.

**TABLE 1  
 ADOPTED SMALL SCALE AMENDMENTS**

<u>Property Tax Number</u>	<u>Acreage</u>	<u>Current Land Use</u>	<u>Amended Land Use</u>
11-10-26-9101-0000-0010	.78	County Commercial	City Low Density Residential

**DESCRIPTION OF PROPERTY:** See Exhibit "A" attached

**Section 3. Effect on the Comprehensive Plan**

The remaining portions of said adopted comprehensive plan of the City of Palatka, Florida, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

**Section 4. Severability**

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 5. Effective date**

This Ordinance shall become effective thirty-one (31) days after its final passage by the City Commission of the City of Palatka, Florida.

**PASSED AND ADOPTED** by the City Commission of the City of Palatka on this 9<sup>th</sup> day of September, 2010.

CITY OF PALATKA

By: Kath. Flagg  
Its Mayor

ATTEST:

Betsy J. Duggan  
City Clerk

APPROVED AS TO FORM AND CORRECTNESS:  
[Signature]  
City Attorney

# EXHIBIT "A"

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## PARCEL 1

A part of the West 1/2 of Southeast 1/4 of Section 11, Township 10 South, Range 26 East, and more particularly described as follows:

Beginning on the East line of said West 1/2 of Southeast 1/4 at a point 50 feet Southerly from the centerline of State Highway #20 as the same is now located, and running thence Westerly and along the Southerly Right-of-Way of State Highway #20, for a distance of 30 feet to a point, which is 50 feet Southerly from the centerline of said State Highway #20, thence Southerly and parallel with the Easterly line of said Southeast 1/4 for a distance of 125 feet to the POINT OF BEGINNING of the parcel of land to be conveyed: (1) thence Westerly and parallel with the North line of said Southeast 1/4 for a distance of 131 feet to a point; (2) thence Southerly and parallel with the East line of said Southeast 1/4 for a distance of 75 feet to a point; (3) thence Easterly and parallel with Call 1 above for a distance of 131 feet to a point; (4) thence Northerly 75 feet to the POINT OF BEGINNING.

## PARCEL 2

A part of the West 1/2 of Southeast 1/4 of Section 11, Township 10 South, Range 26 East, and more particularly described as follows:

Beginning on the East line of said West 1/2 of Southeast 1/4 at a point 50 feet Southerly from the centerline of State Highway #20 as the same is now located, and running thence Westerly and along the Southerly Right-of-Way of State Highway #20 for a distance of 30 feet to a point, which is 50 feet Southerly from the centerline of said State Highway #20, (1) thence Southerly and parallel with the East line of said Southeast 1/4 for a distance of 125 feet; (2) thence Westerly and parallel with the North line of said Southeast 1/4 for a distance of 131 feet to a point; (3) thence Northerly and parallel with line (1) above for a distance of 125 feet to a point; (4) thence Easterly 131 feet to the POINT OF BEGINNING.

TOGETHER with all and singular the right of passage and repassage to the grantees, their successors and assigns, in common with the grantors, and their successors and assigns, over and across a certain strip of land described as follows:

Beginning at the Southeast corner of parcel described above, and (1) running thence Northerly and parallel with the East line of the West 1/2 of Southeast 1/4, Section 11, Township 10 South, Range 26 East, for a distance of 200 feet to the Southerly line of State Highway #20; (2) Thence Easterly and along the Southerly line of State Highway #20 for a distance of 30 feet to the East line of the West 1/2 of Southeast 1/4; (3) thence Southerly and along the East line of the West 1/2 of Southeast 1/4 for a distance of 200 feet; (4) Westerly to the POINT OF BEGINNING.