

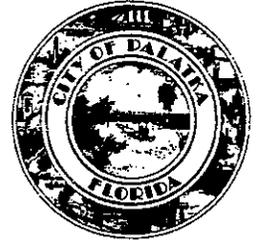
City of Palatka

Building & Zoning

201 N. 2nd Street

Palatka, Florida 32177

386-329-0103 • Fax 386-329-0172



PLANNING BOARD

May 5, 2009

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes of April 7, 2009
4. Read **"To Appeal Any Decision"** and request disclosure of any **"Ex Parte Communication"** be made prior to each case

5. OLD BUSINESS

Case PB 07-32

Address: 3895, 4001, 4003 & 4005 Reid Street

Parcel(s): 03-10-26-0000-0010-0011 and 03-10-26-0000-0010-0013

Applicant: Palatka Vest, LLC and Athens Vest, Inc.

Request: To annex into the City of Palatka city limits, amend the Future Land Use Map (small scale) from County Urban Service to City Industrial, and rezone from County Industrial to City M-1 (Industrial) and to amend the Future Land Use Map (small scale) from County Urban Service to City Industrial

Request to continue until the June 2, 2009 meeting.

Case PB 08-29

Address: N 16th from Reid Street to St. Johns Ave.

Applicant: St. Johns Automotive Real Estate LLC

Agent: Juli Holmes

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

Request to continue until the July 7, 2009 meeting.

PLANNING BOARD AGENDA - continued

May 2, 2009

6. NEW BUSINESS

Case PB 09-08 **Address:** 3832 Reid Street
 Applicant: Putnam Lanes Inc.

Request: To annex into the City of Palatka city limits, amend the Future Land Use Map (small scale) from County Urban Service to City Commercial and rezone from County Commercial (C-2) and Agricultural (AG) to City Intensive Commercial (C-2)

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

Case PB 09-11 **Address:** 1024 State Road 19 South
 Parcel(s): 10-10-26-0000-0210-0000
 Applicant: Wal Mart
 Agent: Edna E Gertz/TNT Fireworks

Request: for a conditional use for a temporary sales event (sparklers).

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

7. Adjournment – Next meeting will be June 2, 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.

Planning Board Minutes & Proceedings

April 7, 2009

Page 1 of 3

Meeting called to order by Co-Chairperson Sue Roskosh at 4:00PM. **Members present:** Ezekiel Johnson, Earl Wallace, Randy Braddy, Zachary Landis, Phil Leary and Anthony Harwell. **Members absent:** Carl Stewart, Clem Saccareccia and School Board Representative. Also present: City Attorney, Donald Holmes; Planning Director, Jim Lee; Assistant Planning Director, Debbie Banks and Recording Secretary, Pam Sprouse.

Motion made by Randy Braddy to approve the minutes of the March 3, 2009 meeting. Seconded by Phil Leary. All members present voted affirmative. Motion carried.

Jim Lee read "To Appeal Any Decision."

Ms. Roskosh requested that any Ex Parte Communication be disclosed prior to each case.

OLD BUSINESS

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

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

(Public Hearing)

Staff requested that this case be continued until the May 5, 2009 meeting to allow for further analysis.

(Regular Meeting)

Motion made by Phil Leary to table this request until the May 5, 2009 meeting at 4:00 pm. Seconded by Randy Braddy. All members present voted affirmative. Motion carried.

NEW BUSINESS

Case PB 06-24 **Address:** 2403 Tommy Avenue (13-10-26-6790-0000-0150)
 Applicant: Lorraine Wetherington & Marcia A. Carr

 Request: To annex into the City of Palatka city limits, amend the Future Land Use Map (small scale) from County Urban Reserve to City Low Density Residential and rezone from County R 1-A (single-family residential) to City R 1-A (single-family residential)

(Public Hearing)

Ms. Banks advised that this request was previously heard by the Planning Board, and was stopped in the midst of the process, due the State moratorium that had been placed on the City. She additionally advised that this annexation request was for utilities that have been connected.

Planning Board Minutes & Proceedings

April 7, 2009

Page 2 of 3

Case PB 06-24 2403 Tommy Avenue - continued

(Regular Meeting)

Motion made by Phil Leary to forward recommendation of approval to the City Commission. Seconded by Randy Braddy. All members present voted affirmative. Motion carried.

Case PB 07-32 **Address:** 3895, 4001, 4003 & 4005 Reid Street
Parcel(s): 03-10-26-0000-0010-0011 and 03-10-26-0000-0010-0013
Applicant: Palatka Vest, LLC and Athens Vest, Inc.

Request: To annex into the City of Palatka city limits, amend the Future Land Use Map (small scale) from County Urban Service to City Industrial, and rezone from County Industrial to City M-1 (Industrial) and to amend the Future Land Use Map (small scale) from County Urban Service to City Industrial

(Public Hearing)

Mr. Lee advised that this property is a currently developed as a self-storage facility and that it meets the State requirements for annexation, the Future Land use amendment criteria of the Comprehensive Plan and the criteria in the zoning code for zoning amendments.

Mr. Wallace asked why the requested zoning was industrial, as that would open up allowances for billboards and possibly adult entertainment uses.

Ms. Banks explained the airport is zoned Industrial and this zoning designation would allow for a storage warehouse type facility.

Discussion ensued regarding annexing the property with a C-2 (intensive commercial) zoning, that would allow the existing business use by way of a Conditional Use approval versus, rezoning to an Industrial zoning.

(Regular Meeting)

Motion made by Zachary Landis to table this case until the May 5, 2009 meeting at 4:00 pm to allow staff the opportunity to speak with the applicant about an alternate zoning designation. Seconded by Randy Braddy. All present voted, motion carried with (6) yeas, (1) nay.

Case PB 07-43 **Address:** 2405 Tommy Avenue (13-10-26-6790-0000-0160)
Applicant: Rhoda Harris

Request: To annex into the City of Palatka city limits, amend the Future Land Use Map (small scale) from County Urban Reserve to City Low Density Residential, and rezone from County R-1A (single-family residential) to City R-1A (single-family residential)

Planning Board Minutes & Proceedings

April 7, 2009

Page 3 of 3

Case PB 07-43 2405 Tommy Avenue - continued

(Public Hearing)

Ms. Banks advised that this case is another one that has been pending quite sometime, due to the State moratorium, and that services have been provided due to a failing well for this single-family residence.

(Regular Meeting)

Motion made by Earl Wallace to approve the request to annex into the City of Palatka city limits, amend the Future Land Use Map (small scale) from County Urban Reserve to City Low Density Residential, and rezone from County R-1A to City R-1A (single-family residential) for case 07-43. Seconded by Randy Braddy. All members present voted affirmative. Motion carried.

Motion made by Randy Braddy for adjournment at 4:39 pm. Seconded by Zachary Landis. All present voted affirmative. Motion carried.

Debbie Banks

From: Stan [bullstan46@yahoo.com]
Sent: Tuesday, April 21, 2009 11:52 AM
To: Debbie Banks
Subject: RE: Zoning discussion

To: Debbie Banks

I appreciate the opportunity to discuss the future land use amendment which may affect our property located at 3895-4005 Reid St. I would respectfully request for a continuance to the June 2, 2009 meeting.

Thank you for this consideration

Stan Bullington

From: Debbie Banks [mailto:dbanks@palatka-fl.gov]
Sent: Tuesday, April 21, 2009 10:38 AM
To: Stan Bullington (E-mail)
Cc: James Lee
Subject: Zoning discussion

Mr. Bullington,

As indicated in my email sent on April 16th, we still need to discuss the rezoning and future land use amendment for your property located at 3895 - 4005 Reid St. in Palatka. We still have today open after 2:00PM and tomorrow between 2:30 and 3:30PM. If we are unable to make contact prior to the May 5, 2009 Planning Board meeting, I am not sure the direction the Board will take. They could table it, chose to amend/rezone to Commercial/C-2 or approve the Industrial/M-1.

Please call or email me or Jim as soon as possible.

Sincerely,

Debbie Banks

Assistant Planning Director
386.329.0103 (phone)
386.329.0172 (fax)
dbanks@palatka-fl.gov

DATE: April 24, 2009

TO: Planning Board

FROM: Jim Lee, Planning Director

SUBJECT: N 16th from Reid Street to St. Johns Ave Street Closing request

As you are aware, this request has been continued several times by the Planning Board, at the applicant's request. The reason for these continuations has been for the applicant to provide the Planning Board with information indicating the amount and direction of traffic on this portion of 16th Street.

Staff has worked with the applicant on gathering this information. But after review, it is not of a sufficient quality to present to the Planning Board. The applicant is in the process of hiring a traffic engineer. We request that this item be continued to the July 7, 2009, Planning Board meeting.

If I can provide any additional information, please let me know.

PLANNING BOARD REPORT
May 5, 2009 Regular Meeting

SUBJECT: CASE # 09-08 –3832 REID STREET
Parcel #: 02-10-26-0000-0590-0030

OWNER: Putnam Lanes Inc.

A. REQUEST:

Request to annex, amend the Future Land Use Map (Small Scale) from County Urban Service to City Commercial and rezone from County Commercial (C-2) and Agricultural (AG) to City Intensive Commercial (C-2). for approximately 6.80 acres

B. BACKGROUND:

The applicant applied to annex into the city limits, amend the future land use map and rezone this parcel on November 7, 2008. This property is contiguous to the City limits in two sections along the southern property line and annexation is a requirement to obtain City services. The property's main access is off of Reid Street. This property is developed with as a 35,375.25 square foot bowling center.

Departmental Review Requests were forwarded to the Water Plant Superintendent, Sewer Plant Manager, Public Works Director, Chief Building Official, Police and Fire Chiefs on 4-7-09. Water Plant Superintendent Melvin Register had no comments; Public Works Director/City Manager Woody Boynton responded that water and sewer are being designed by the City through an Economic Development Community Development Block grant and that he had no issues with the applicant's request; Chief Building Official Joff Fillion responded with no comments; Chief of Police Gary Getchell's comments are attached stating there would be little or no impact to the City.

Surrounding properties have future land use designations of County Urban Service to the north and County Urban Service and Commercial to the east, south and west of the subject property. The zoning pattern of the site and surrounding area is County light commercial to the east and west, County agricultural to the north and City and County commercial to the south. The existing land use pattern in the area is commercial to light industrial.

ADJACENT DEVELOPMENT:

<u>DIRECTION:</u>	<u>ZONING:</u>	<u>FLUM:</u>	<u>CURRENT USE:</u>
North	County Agriculture	Urban Service (US)	Silviculture(GP)
East	County Light Commercial (C-2); Agriculture (Ag)	County Urban Service and Commercial	Silviculture (FPL)
South	City C-2; County C-2	City Commercial and	Stage Coach Sauces;

	and C-4	County Urban Service	High Level Bar & Lowe's
West	Commercial (C-2); Agriculture (Ag)	County Urban Service and Commercial	Pepsi Bottlers

C. COMPLIANCE WITH CHAPTER 171, FLORIDA STATUTES, ANNEXATIONS

The request is to annex 6.80 acres into the City. The subject property is located on Reid Street (SR 100) adjacent to City property to the south which is the Lowe's. Directly north, east and west of the site is County property.

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 via a grant obtained to install City sewer and water lines to the property.

Also, 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.

D. COMPLIANCE WITH THE CITY OF PALATKA COMPREHENSIVE PLAN

The Existing Land Use Designation: The existing Future Land Use is County Urban Service which allows for a variety of residential, agriculture as a holding use, commercial, industrial and public facilities uses per their Comprehensive Plan.

The Proposed Land Use Designation: Policy A.1.9.3.A.2 of the Future Land Use Element states that the land designated for commercial use is intended for activities that are predominantly associated with the sale, rental, and distribution of products or the performance of service. Commercial land use includes offices, retail, lodging, restaurants, services, commercial parks, shopping centers, or other similar business activities. Public/Institutional uses and recreational uses are allowed within the commercial land use category. The intensity of commercial use, as measured by impervious surface, should not exceed 70 percent of the parcel. The maximum height should not exceed 40 feet. Land Development Regulations shall provide requirements for buffering commercial land uses (i.e., sight access, noise) from adjacent land uses of lesser density or intensity of use.

Future Land Use Element

Objective (A.1.6 9J-5.006(3)(b)7)

Upon Plan adoption, the City shall discourage urban sprawl. Land Development Regulations shall be adopted that implement the following policies:

Policy A.1.6.2 (9J-5.006(3)(c)3)

Minimize scattered and highway strip commercial by directing commercial development to occur in a planned and compact manner through in-filling within already developed commercial areas as identified on the Future Land Use Map.

Staff Analysis: This site is already developed as a bowling center measuring approximately 35,375.25 square feet with a paved asphalt parking lot directly in front of the building. To the west is Pepsi Cola Bottling, to the south Lowe's, High Level Bar, and Stage Coach Sauces, to the north and east is undeveloped vacant land. Other properties in the area are developed for commercial uses or in a County land use designation that allows a variety of intensities of commercial zoning districts. City commercial land use designations are located south of the site. This land use change provides a continuity of commercial land use in a corridor that is being developed for such purposes.

Policy A.1.7.2 (9J-5.006(3)(c)3)

Commercial development adjacent to major and minor arterial roads shall provide sufficient depth to allow adequate set back distance and clearance to accommodate FDOT near and long range roadway improvements.

Staff Analysis: This request is located adjacent to Reid Street (SR 100) a four-lane facility classified by the FDOT as a principal arterial. This development was constructed in the County and would have had to comply with FDOT requirements.

Policy A.1.11.4 (9J-5.006(3)(c)6)

Applications by landowners for a land use amendment to the Comprehensive Plan shall, as part of filing procedures, require the payment of a fee and provisions by the land owner of topographic, soil condition, flood hazard zone and wetland zone and wetland information on all land surveys filed in support of a land use amendment, zoning change or land subdivision. The City on a case-by-case basis may make exceptions for small-scale amendments when the property in question is (1) already developed or (2) is of a size, shape, and location that the normal permitting processes are sufficient.

Staff Analysis: This site is already developed, is a small-scale amendment and would have had to comply with all County and State regulations at time of construction.

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.

The City hereby adopts the following LOS standards for each listed facility type:

- principal arterials - LOS C
- collectors and minor arterials -LOS D

Staff Analysis: The property has direct access to Reid Street (SR 100). The Florida Department of Transportation classifies this section of SR 100 as a minor arterial with an adopted Level of Service Standard (LOSS) C. This section of SR 100 is currently operating at a LOSS A.

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.1.1.2 (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: The portion of Reid Street (SR 100) adjacent to the site is operating at LOSS A. Sewer and water lines will be run along the front of the site adjacent to Reid Street, and there is available capacity at the sewer and water plants that will not lower the City's Level of Service Standards (LOSS).

Objective D.1.2 (9J-5.011(2)(b)2)

In order to preserve adopted Level of Service Standards (LOSS), the City of Palatka, upon Plan adoption, shall continue to coordinate the extension of, or increase of, facilities to meet future needs, through implementing the following policies:

Policy D.1.2.1

The City of Palatka shall establish a coordinating relationship with the Putnam County Board of County Commissioners to discuss future development plans adjacent to City borders and to discuss the City supporting development beyond their border with water/sewer service. Areas served by Palatka water and sewer will be annexed into the city; however, the distribution of potable water for areas

outside of City limits is conditioned upon annexation only when those properties become contiguous.

Staff Analysis: This property is contiguous to the City making annexation a requirement to obtain sewer and water services. The City has obtained a grant to run water and sewer lines under Reid Street and work is ongoing on this project.

Objective G.1.5 (9J-5.015(3)(b)3)

The City shall ensure that public facilities are planned and allocated equitably, through effective coordination with the appropriate Federal, State and Local government departments and regulatory agencies.

Policy G.1.5.2

The City shall establish a coordinating relationship with the Putnam County Board of County Commissioners to discuss future development plans adjacent to City borders and to discuss the City supporting development beyond their border with water/sewer service. Properties serviced by City water shall annex into the City when they become sufficiently contiguous. Properties serviced by septic shall be annexed into the City.

Staff Analysis: The City and County are continuing to improve their coordinating relationships as it relates to future development along the existing City boundaries. This includes recent success with School Concurrency and the sharing of information relating to future development in the City and County.

STAFF RECOMMENDATION: Staff recommends approval of this request to amend the future land use map from County Urban Service to City Commercial.

E. 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.

Policy A.1.9.3 of the City of Palatka Comprehensive Plan states:
“Land designated for commercial use is intended for activities that are predominantly associated with the sale, rental, and distribution of products or the performance of service.”

Staff Analysis: The applicant requests rezoning to the C-2 (Intensive commercial) district from Putnam County C-2 (Commercial) and Ag (Agricultural). This zoning category is consistent with the requested Commercial Future Land Use Map designation. The current land use

designation is Putnam County Urban Service, which anticipates the extension of City utilities to this parcel.

- b. The existing land use pattern.

Staff Analysis: This rezoning request to C-2 (Intensive commercial) is consistent with the existing land use pattern in the area which is commercial 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 commercial zoning that allow a variety of compatible commercial uses.

- 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 site has already been developed.

- 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: This development makes this request consistent with a changing commercial development pattern in the area since there are other commercial facilities adjacent to across from this parcel.

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

Staff Analysis: This is not applicable since this parcel is not a part of an established neighborhood and is adjacent to a four-lane highway.

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

STAFF ANALYSIS: This site is already developed.

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

STAFF ANALYSIS: New development (if any) associated with this request will be required to retain all stormwater on site as part of the St. Johns River Water Management District permitting process.

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

STAFF ANALYSIS: This site is already developed.

- 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: This site is already developed.

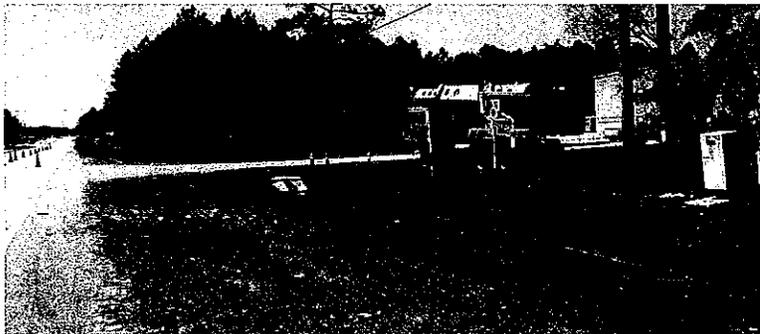
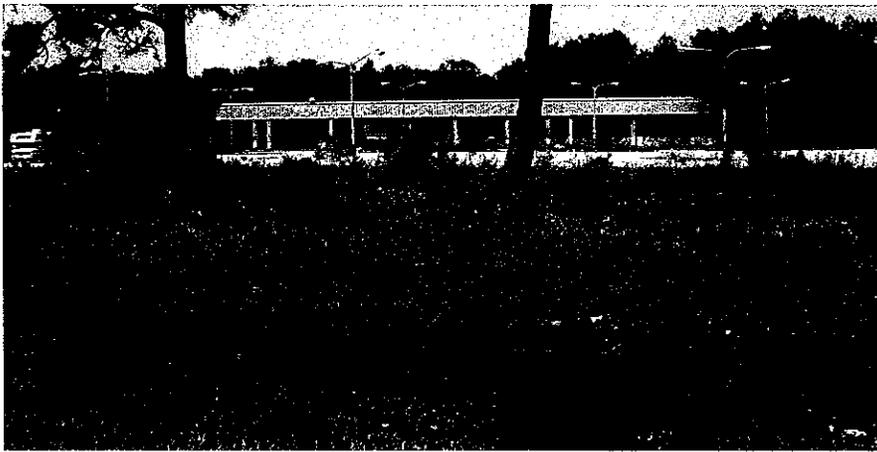
- q. The recommendation of the historical review board for any change to the boundaries of an HD zoning district or any change to a district underlying an HD zoning district.

Staff Analysis: This parcel is not located in a Historic District.

STAFF RECOMMENDATION: Staff recommends approval of the requested zoning change from County Commercial (C-2) and Agricultural (AG) to City Intensive Commercial (C-2). The request complies with the rezoning criteria provided in the Palatka Municipal Code.

F. PHOTOGRAPHS

PHOTOS:



Facing west to entry of Putnam Lanes



Facing east toward State Rd. 19

Application for Annexation

This application must be **typed or printed in black ink** and submitted with any required attachments and application fee of \$1,000 for Small Scale or \$1,500 for Large Scale (Checks payable to the City of Palatka) to:

City of Palatka Planning & Zoning
201 N 2nd Street
Palatka, FL 32177

FOR INFORMATION REGARDING THIS FORM, CALL (386) 329-0103

Application Number: PB - <u>09-08</u>
Date Received: <u>11/7/08</u>
Hearing date: <u>4/09</u>

TO BE COMPLETED BY APPLICANT

1. Property Address: 3832 Reid St.	2. Parcel Number: 02-10-26-0000-0590-0030	3. Current Property Use: Closed bowling alley
4. Current Land Use Designation: County Urban Service (US) and Commercial (CR)	5. Requested Land Use Designation: Commercial - COM	6. Required Attachments: <input type="checkbox"/> Legal Description - - <input type="checkbox"/> Letter of Authorization* <input checked="" type="checkbox"/> Copy of Recorded Deed <input checked="" type="checkbox"/> Fees <input type="checkbox"/> Project Narrative** <input type="checkbox"/> Supplementary Information*** <input type="checkbox"/> Site Map for display ad**** <input type="checkbox"/> Site Plan***** <input type="checkbox"/> Survey
7. Current Zoning Designation: County Commercial - C-2 and Agricultural - AG	8. Requested Zoning Designation: C-2 - Commercial	
9. Acreage to be considered for request: 6.80 acres	10. Number, types & square footage of structures on property: 1 structure - 35,350 sq. ft.	

Reason for annexation request: to obtain water and sewer service

Owner Name	Agent Name
<u>Putnam Lanes Inc./Samy and Hanaa Bishai</u>	<u>Jeff Norton</u>
Owner Address	Agent Address
<u>4040 Vaill Point Terrace</u> <u>St. Augustine, FL 32086</u>	<u>201 N 2nd St.</u> <u>Palatka, FL 32177</u>
Phone Number	Phone Number
<u>904-347-1244</u>	<u>386-329-0100</u>

- * Letter of Authorization for Agent is required if any person other than the property owner makes the application and acts on behalf of the owner.
- ** Project Narrative: Explain present and future use of the property in detail.
- *** Supplementary information that may be required with application relative to the following factors where applicable: Soils, Natural Vegetation/Wildlife; Wetlands (type, location and amount of acreage to the nearest one-hundredth acre), and Topography/Flood Prone Areas.
- **** Site map for ad to be to be in black & white, no larger than 2 1/2" x 3" with nearest intersecting streets shown and named.
- ***** Site Plan: Detailed project drawing

Application Number: PB - 09-08

Hearing date: _____

10. This application submitted by:

Signature of owner(s):

Print owner(s) names(s):

Signature of Agent(s):

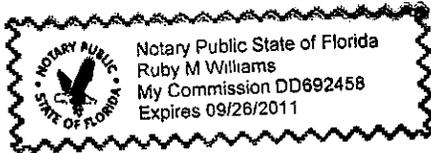
Print Agent(s) names:

STATE OF Florida

County of Putnam

Before me this day personally appeared Samy F. and Hanaa Bishai who executed the foregoing application and acknowledged to and before me that they executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 7th day of Nov. A.D. 2008.



Ruby M. Williams
Notary Public

My commission expires:

9/26/2011

State of Florida at Large

FOR OFFICIAL USE ONLY				
1. Date Submitted	2. Received By:	3. Confirm Zoning:	4. Confirm FLUM	5. Preliminary review by:
7. Sign(s) Posted Date: By:	8. Surrounding property owners notices sent: Date: By:	9. Legal Ad Ran: Date: Date:	10. Attachments Reviewed: <input type="checkbox"/> Letter of Authorization* <input type="checkbox"/> Legal Description <input type="checkbox"/> Copy of Recorded Deed <input type="checkbox"/> Fees <input type="checkbox"/> Project Narrative** <input type="checkbox"/> Supplementary Information*** <input type="checkbox"/> Site Map for display ad**** <input type="checkbox"/> Site Plan***** <input type="checkbox"/> Survey	
City Commission Hearing Date:				

Application for Small-Scale Land Use Amendment to the Future Land Use Map

This application must be typed or printed in black ink and submitted with any required attachments and application fee of \$450 (Checks payable to the City of Palatka) to:

City of Palatka Planning & Zoning
201 N 2nd Street
Palatka, FL 32177

FOR INFORMATION REGARDING THIS FORM, CALL (386)329-0103

Application Number: PB- <u>09-08</u>
Date Received: <u>11/7/08</u>
Hearing date: <u>05/5/09</u>

TO BE COMPLETED BY APPLICANT		
1. Property Address: <u>3832 Reid St</u>	2. Parcel Number: <u>02-10-2L-0600-0590-0030</u>	3. Current Property Use: <u>closed bowling center</u>
4. Current Land Use Designation: <u>Co. Urban Service + " Commercial</u>	5. Requested Land Use Designation: <u>Commercial - COM</u>	6. Required Attachments: <input type="checkbox"/> Letter of Authorization* <input checked="" type="checkbox"/> Legal Description <input checked="" type="checkbox"/> Copy of Recorded Deed <input checked="" type="checkbox"/> Fees <input type="checkbox"/> Project Narrative** <input type="checkbox"/> Supplementary Information*** <input checked="" type="checkbox"/> Site Map for display ad**** <input type="checkbox"/> Site Plan*****
7. Current Zoning Designation: <u>Co. C-2 + Ag (Commercial + Agriculture)</u>	8. Requested Zoning Designation: <u>Commercial - C-2</u>	
9. Lot size/acreage: <u>6.8 acres</u>	10. Number, types & square footage of structures on property: <u>1 - 35,350 sq. ft.</u>	
11. Proposed Number, types & square footage of structures on property: Attach plan		
8. Owner Name: <u>Putnam Lanes, Inc</u>		
Owner Address: <u>4040 Vaill Point Terrace</u>		
<u>St. Augustine, FL 32086</u>		
Phone Number: _____		
9. Agent Name: <u>NA</u>		
Agent Address: _____		

Phone Number: _____		

* Letter of Authorization for Agent is required if any person other than the property owner makes the application and acts on behalf of the owner.
 **Project Narrative: Explain present and future use of the property in detail.
 ***Supplementary information that may be required with application relative to the following factors where applicable: Soils, Natural Vegetation/Wildlife; Wetlands (type, location and amount of acreage to the nearest one-hundredth acre), and Topography/Flood Prone Areas.
 ****Site map for ad to be to be in black & white, no larger than 2 1/2" x 3" with nearest intersecting streets shown and named.
 *****Site Plan: Detailed project drawing

Application Number: PB - 09-08

Hearing date: _____

10. This application submitted by:

Signature of owner(s):

Samy F. Bishai Hanaa Bishai

Print owner(s) names(s):

Signature of Agent(s):

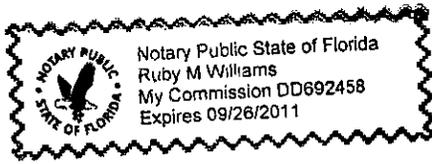
Print Agent(s) names:

STATE OF Florida

County of Putnam

Before me this day personally appeared Samy F. and Hanaa Bishai who executed the foregoing application and acknowledged to and before me that they executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 7th day of Nov. A.D. 2008.



Ruby M. Williams
Notary Public

My commission expires: 9/26/2011 State of Florida at Large

FOR OFFICIAL USE ONLY

1. Date Submitted	2. Received By:	3. Confirm Zoning:	4. Confirm FLUM	5. Preliminary review by:
7. Sign(s) Posted Date: By:	8. Surrounding property owners notices sent: Date: By:	9. Legal Ad Ran: Date: Date:	10. Attachments Reviewed: <input type="checkbox"/> Letter of Authorization* <input type="checkbox"/> Legal Description <input type="checkbox"/> Copy of Recorded Deed <input type="checkbox"/> Fees <input type="checkbox"/> Project Narrative** <input type="checkbox"/> Supplementary Information*** <input type="checkbox"/> Site Map for display ad**** <input type="checkbox"/> Site Plan***** <input type="checkbox"/> Survey	
City Commission Hearing Date:				

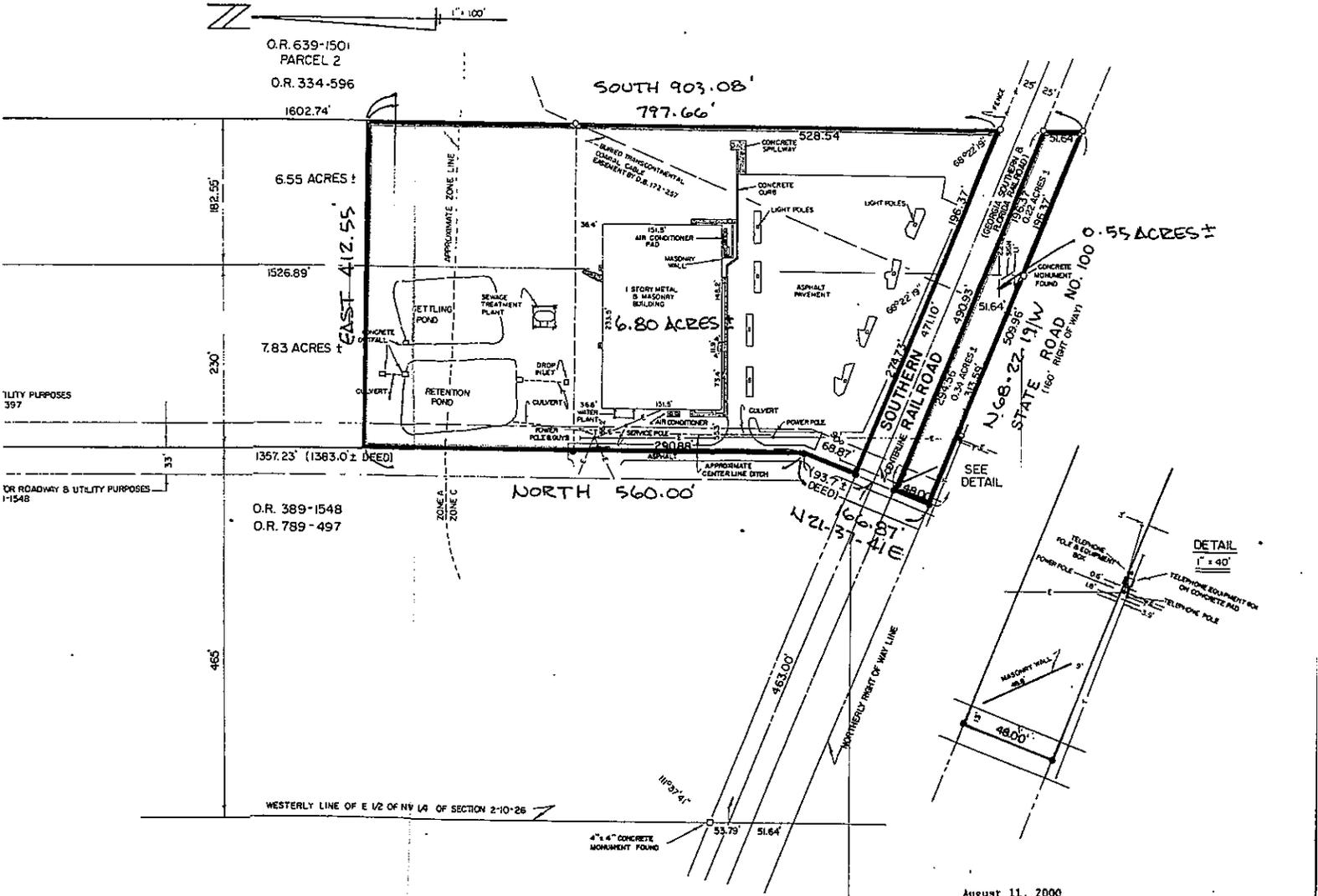
Information furnished:

MAP SHOWING BOUNDARY SURVEY OF

Records Book 535, page 2005

part of the East 1/2 of the NW 1/4 of Section 2, Township 11 North, Range 26 East and the right of way line of State Road No. 100, EXCEPTING THEREFROM that portion that lies within the right of way of the Georgia Southern and Florida Railroad and those portions described in Official Records Book 314, and Official Records Book 389, page 11548 of the public records of Putnam County, Florida.

with an easement, 66.0 feet in width, for roadway and utility purposes, the centerline of which is described as follows: Commencing at the intersection of the centerline of the Georgia Southern and Florida Railroad with the centerline of the East 1/2 of the NW 1/4 of Section 2, Township 10 South, Range 26 East and run thence Southeasterly, a distance of 461.0 feet to the point of beginning of this description. (1) run thence Southwesterly, perpendicular to said Railroad, a distance of 73.0 feet to the centerline of State Road No. 100. Return to the point of beginning and (2) run thence Northeasterly, a distance of 91.7 feet, more or less, to a point 465.0 feet Easterly, from the West line of the East 1/2 of the NW 1/4 of Section 2. (3) thence Northerly, a distance of 445.0 feet Easterly therefrom, a distance of 1183.0 feet, more or less, to the North line of the NW 1/4 of Section 2 and the termination of this description, EXCEPTING that part thereof that lies within the right of way of the Georgia Southern and Florida Railroad.

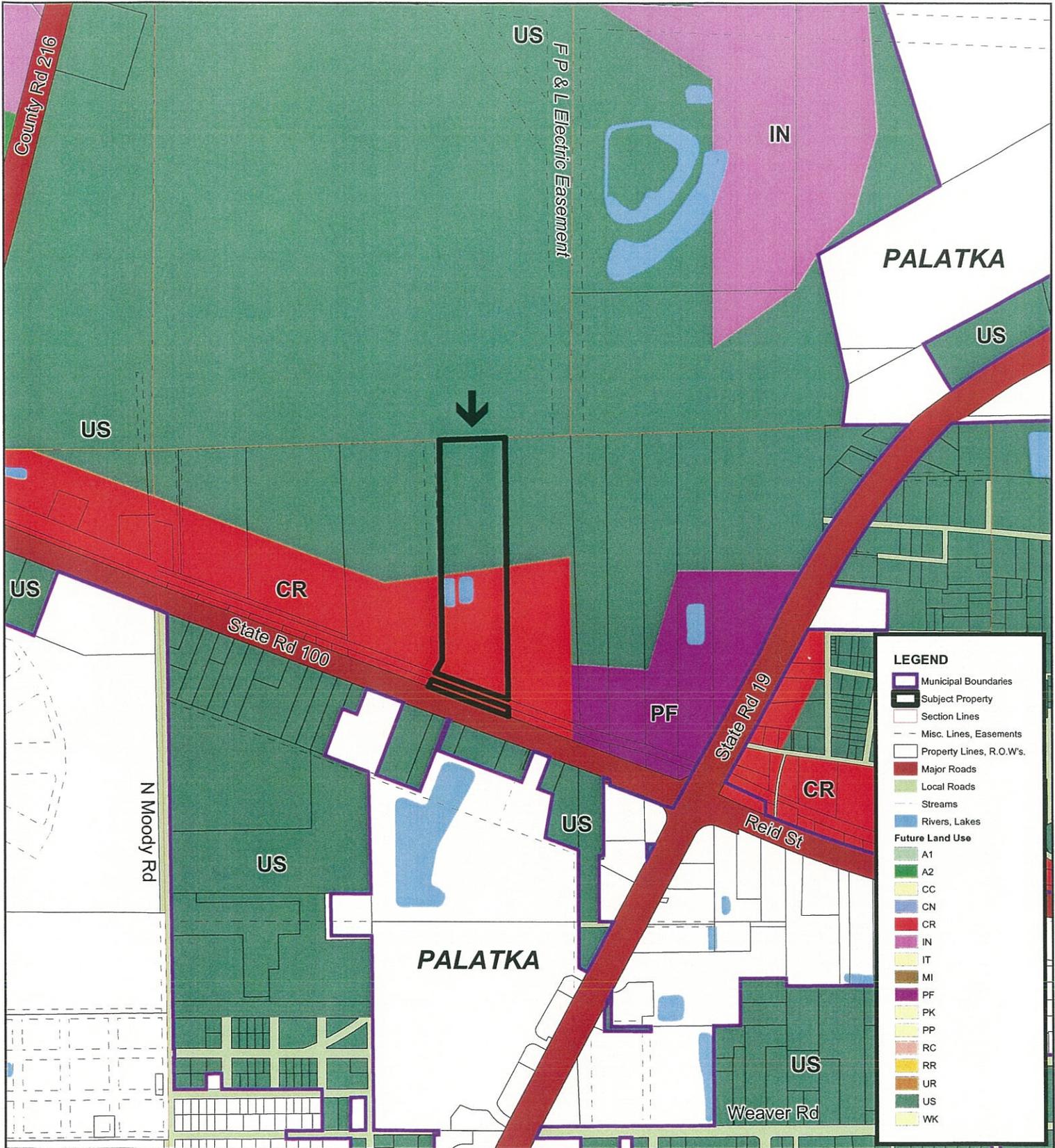


FOR INFORMATIONAL PURPOSES ONLY
THIS IS NOT A VALID SURVEY UNLESS
SIGNED BY AND EMBOSSED WITH THE
SEAL OF LAND SURVEYOR.

August 11, 2000
I certify that I have surveyed the above captioned parcel of land and that this survey meets the minimum technical standards set forth by the Florida Board of Professional Land Surveyors.
H. Earl Wallace, II
Registered Land Surveyor No. 3166 State of Florida
224 N. 6th Street
Tallahassee, Florida 32317

Reduced portion of survey
DB

FUTURE LAND USE MAP
V-08-001



LEGEND

- Municipal Boundaries
- Subject Property
- Section Lines
- Misc. Lines, Easements
- Property Lines, R.O.W.'s
- Major Roads
- Local Roads
- Streams
- Rivers, Lakes

Future Land Use

- A1
- A2
- CC
- CN
- CR
- IN
- IT
- MI
- PF
- PK
- PP
- RC
- RR
- UR
- US
- WK



"This map was created using digital database information which was developed from one or more local government sources within Putnam County, FL, and may include additional information from other public and private sources which may be subject to license and/or copyright. All provided Geographic Information System data is to be considered a generalized spatial representation that is subject to revisions. Maps and associated information must be accepted and used by the recipient with the understanding that the primary information sources should be consulted for verification on the information contained on these maps. As such, no warranties, expressed or implied, are given concerning the accuracy, completeness, reliability or suitability of this data for any particular use. Furthermore, this information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries."

Prepared by: JGJ	Checked by: KLP	Approved by: BSH
Date: 04/29/08	Date: 04/29/08	Date: 04/29/08
Source: PUTNAM CO. PROPERTY APPRAISER, PLANNING & DEVELOPMENT		
Source: PUTNAM CO. GIS OFFICE, SJRWMD		
Revisions:		
Revisions:		

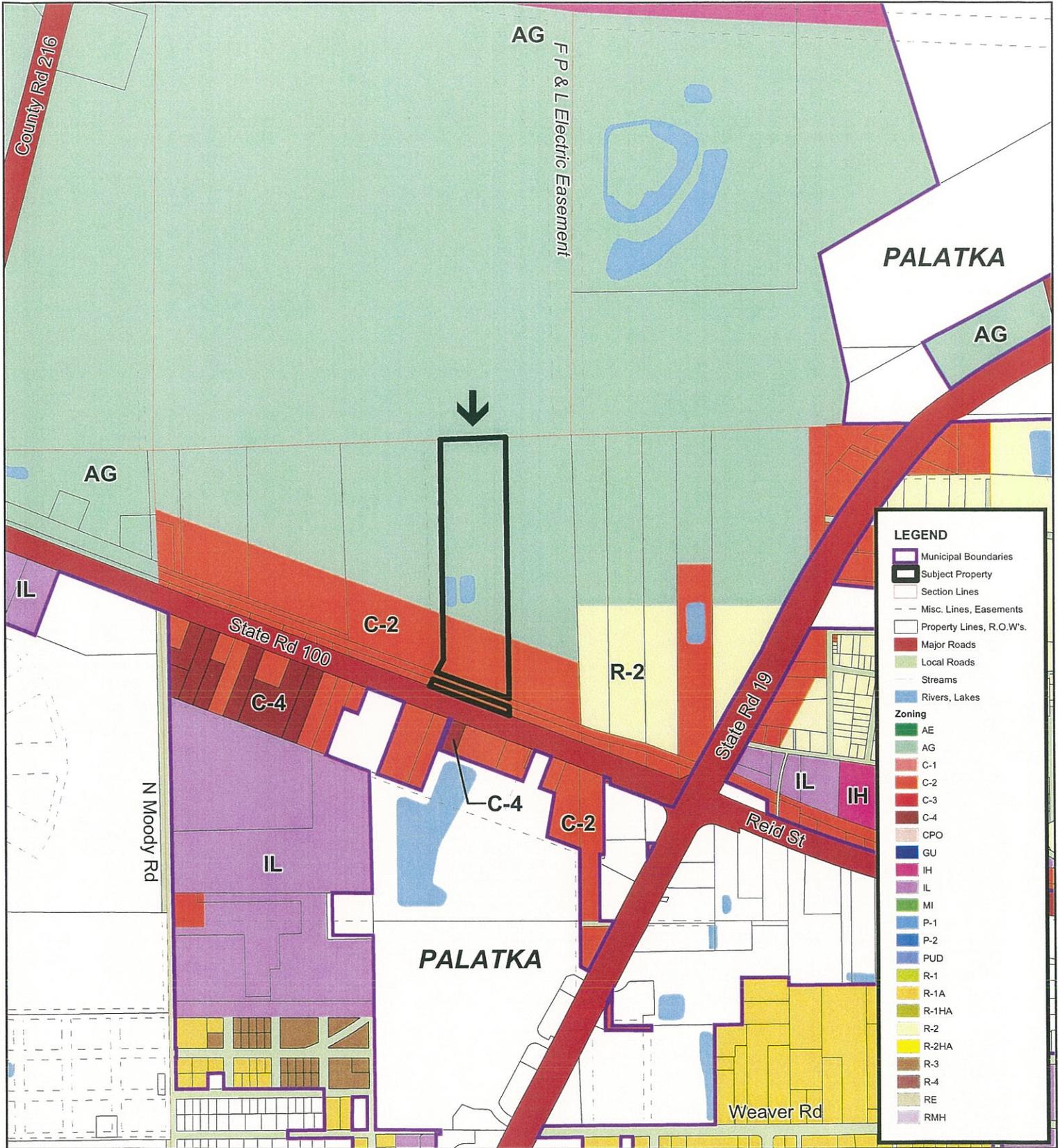
PUTNAM COUNTY

Parcel: 02-10-26-0000-0590-0030

Prepared By:
GIS OFFICE
PUTNAM COUNTY, FLORIDA
2008

The Putnam County Board of County Commissioners joined by the county departments, together with the constitutional offices of; Clerk of the Circuit Court, Property Appraiser, Sheriff, Supervisor or Elections; and Tax Collector; assumes no liability whatsoever associated with the use or misuse of this data.

ZONING MAP
V-08-001



LEGEND

- Municipal Boundaries
- Subject Property
- Section Lines
- Misc. Lines, Easements
- Property Lines, R.O.W.'s
- Major Roads
- Local Roads
- Streams
- Rivers, Lakes

Zoning

- AE
- AG
- C-1
- C-2
- C-3
- C-4
- CPO
- GU
- IH
- IL
- MI
- P-1
- P-2
- PUD
- R-1
- R-1A
- R-2
- R-2HA
- R-3
- R-4
- RE
- RMH



Prepared by: JGJ	Checked by: KLP	Approved by: BSH
Date: 04/29/08	Date: 04/29/08	Date: 04/29/08
Source: PUTNAM CO. PROPERTY APPRAISER, PLANNING & DEVELOPMENT		
Source: PUTNAM CO. GIS OFFICE, SJRWMD		
Revisions:		
Revisions:		

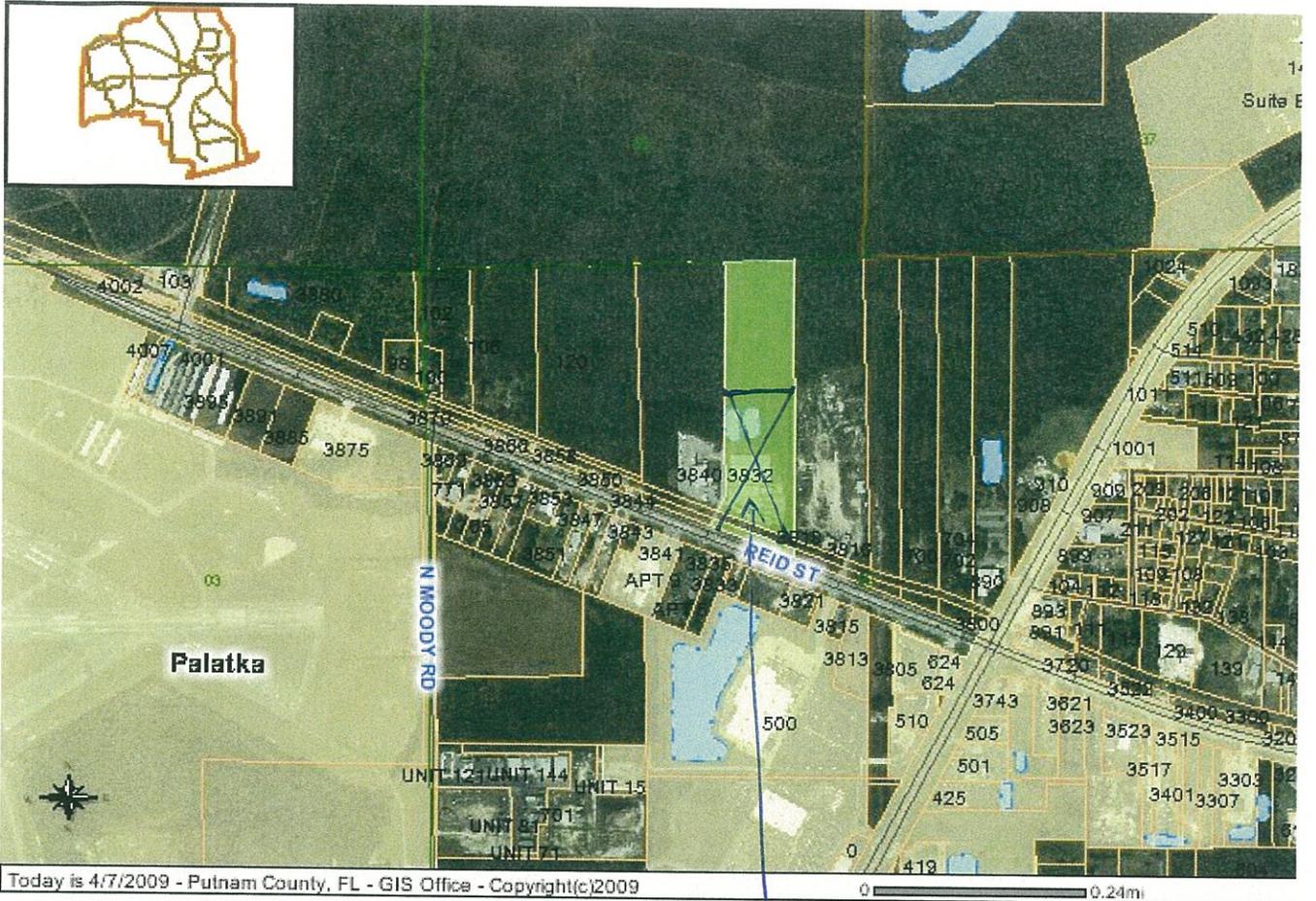
"This map was created using digital database information which was developed from one or more local government sources within Putnam County, FL, and may include additional information from other public and private sources which may be subject to license and/or copyright. All provided Geographic Information System data is to be considered a generalized spatial representation that is subject to revisions. Maps and associated information must be accepted and used by the recipient with the understanding that the primary information sources should be consulted for verification on the information contained on these maps. As such, no warranties, expressed or implied, are given concerning the accuracy, completeness, reliability or suitability of this data for any particular use. Furthermore, this information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries."

The Putnam County Board of County Commissioners joined by the county departments, together with the constitutional offices of: Clerk of the Circuit Court; Property Appraiser; Sheriff; Supervisor or Elections; and Tax Collector; assumes no liability whatsoever associated with the use or misuse of this data.

PUTNAM COUNTY

Parcel: 02-10-26-0000-0590-0030

Prepared By:
GIS OFFICE
PUTNAM COUNTY, FLORIDA
2008



Subject parcel

2009 Interim Property Information for Parcel: 02-10-26-0000-0590-0030

2008 Certified Tax Collector Information

Putnam Lanes Inc

4040 Vaill Point Terr

St Augustine Fl 32086-7184 ([Putnam County GIS Interactive Mapping](#))

Parcel 911 Addresses

3832 Reid St, Palatka ([MapQuest map](#))

Detail Information for Parcel: 02-10-26-0000-0590-0030

Property Use:	Bowling Alleys, Skating Rinks, Pool Halls, Enclosed Arenas	Structures:	1
Mobile Homes:	<input type="checkbox"/> 0	MH Unextended:	0
Census Tract:	950600	Census Block:	1004
Total Acreage:	14.82	Location:	Putnam County

Property Legal Description

E1/2 OF NW1/4 LYING N OF SR100 OR278 P205(EX OR334 P596 OR389 P1548)

Parcel Sales Data

Book	Page	Instrument	Month	Year	QSCD	Price
0592	0169	Quit Claim Deed	November	1991	01	\$3000
0453	1733	Warranty Deed	August	1984	01	\$325000
0425	0723	Warranty Deed	October	1982	01	\$45500
0420	0395	Warranty Deed	June	1982	00 I	\$67750
0420	0397	Warranty Deed	June	1982	00 V	\$27000
0325	1976	Warranty Deed	November	1975		\$90000
0318	1526	Certificate of Title	April	1975		\$75000
0213	0443	Warranty Deed	January	1969		\$30000

Land Data

Units	Descriptions
4.80	Commercial Acres
10.02	Commercial Acres

Zoning Data

Department	Code	Descriptions
Putnam County	AG	Agriculture
Putnam County	C-2	Commercial, General, Light

Future Land Use Map (FLUM)

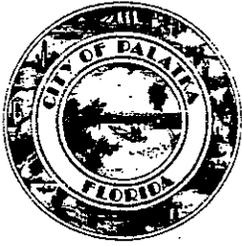
Code	Descriptions
US	Urban Service
CR	Commercial

Structure Data

Type	Year	Area	Square Feet
Butler Type/Retail-Wholesale	1982	BASE	9870
		LOUNGE	2865
		SNKBAR	187
		OFFICE	682
		NURSE	649
		SPN	504
		ALLEY	25850

40,607

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.



City of Palatka

Building & Zoning

201 N. 2nd 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 at their regular meeting on Tuesday, May 5, 2009 at 4:00PM at City of Palatka City Hall, 201 North 2nd Street, for the purpose of hearing a:

Request to annex into the Palatka city limits, amend the Future Land Use Map from County Urban Service to City Commercial, and rezone from county Commercial (C-2) and Agricultural (AG) to City Intensive Commercial (C-2)

Location: 3832 Reid Street
Parcel #: 02-10-26-0000-0590-0030
Requested by: Putnam Lanes, Inc.
Agent: Jeff Norton

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, AND FOR SUCH PURPOSE THE CITY COMMISSION WILL REQUIRE A VERBATIM TRANSCRIPT BE MADE AT THE EXPENSE OF THE APPELLANT THAT INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED F.S. 286.0105.

PERSONS WITH DISABILITIES INTERESTED IN ATTENDING THIS MEETING AND REQUIRING ACCOMMODATIONS, SHOULD CONTACT THE CITY BUILDING DEPARTMENT AT 329-0103 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS.

CHARLES E ALFORD SR REVOC PB 09-08
TRUST AGR
3816 REID STREET
PALATKA FL 32177

BOTTLING GROUP LLC
PO BOX 743185
DALLAS TX 75374

PB 09-08

GEORGIA-PACIFIC CONSUMER PB 09-08
OPER LLC
PO BOX 105681
ATLANTA GA 30348



Departmental Review Request

Address: 3832 Reid Street
 Parcel # 02-10-26-0000-0590-0030

Case #: 09-08

Please review the enclosed request and make any comments in writing to Building & Zoning; Fax 329-0172 or put in box. Call 329-0103 with any questions.

- | | |
|--|---|
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Site Plan Review |
| <input checked="" type="checkbox"/> Annexation | <input checked="" type="checkbox"/> Small Scale Amendment (9.99 acres or less) |
| <input type="checkbox"/> Large Scale Amendment(10+ acres) | <input type="checkbox"/> Concurrency Review |
| <input type="checkbox"/> Conditional Use Request | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Street Closing/Street Name Change | <input type="checkbox"/> Other |

Meeting Date: 05/05/09

Response Deadline: 4-18-09

Date submitted by applicant: 11-07-08

Date forwarded to Departments for review: 4-7-09

Submitted to:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Water/Sewer/Streets/Sanitation <i>woody</i>
<input type="checkbox"/> Police
<input type="checkbox"/> Fire
<input type="checkbox"/> Chief Building Official | <input type="checkbox"/> Sewer Plant
<input type="checkbox"/> Water Plant
<input type="checkbox"/> Parks
<input type="checkbox"/> Weed & Seed
<input type="checkbox"/> Cemetery
<input type="checkbox"/> Golf
<input type="checkbox"/> Airport |
|---|--|

Current Property Use: Bowling Facility

Proposed Property Use: Bowling Facility

Current Land Use Designation: County Commercial and Agricultural

Requested Land Use Designation: City Commercial

Current Zoning Classification: County C-2 and AG

Requested Zoning Classification: C-2 Intensive Commercial

Acreage: 6.8

of Units

Putnam Lanes Inc.
Owner/Applicant Name
 4040 Vaill Point Terrace
Owner/Applicant Address
 St. Augustine FL 32086
City/State/Zip
 904-347-1244
Phone Number

Jeff Norton
Agent Name

Agent Address

City/State/Zip
 329-0100
Phone Number

Planning Dept. Comments: Applicant wishes to obtain City water and sewer. Annexation is required.
 Thank you!

[Signature]

- No Comments
 Comments Attached

Reviewed by: *[Signature]*

Title: *Public Works Dir.*

Water and sewer being designed by City through Economic Development CDBG grant. No issues with applicant request.

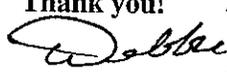
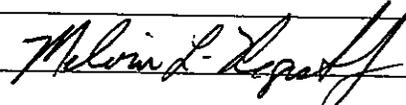
Departmental Review Request

4/10/09
DB

Address: 3832 Reid Street
Parcel # 02-10-26-0000-0590-0030

Case #: 09-08

Please review the enclosed request and make any comments in writing to Building & Zoning; Fax 329-0172 or put in box. Call 329-0103 with any questions.

<input checked="" type="checkbox"/> Rezoning	<input type="checkbox"/> Site Plan Review
<input checked="" type="checkbox"/> Annexation	<input checked="" type="checkbox"/> Small Scale Amendment (9.99 acres or less)
<input type="checkbox"/> Large Scale Amendment(10+ acres)	<input type="checkbox"/> Concurrency Review
<input type="checkbox"/> Conditional Use Request	<input type="checkbox"/> Variance
<input type="checkbox"/> Street Closing/Street Name Change	<input type="checkbox"/> Other
Meeting Date: 05/05/09	Response Deadline: 4-18-09
Date submitted by applicant: 11-07-08	Date forwarded to Departments for review: 4-7-09
Submitted to: <input type="checkbox"/> Water/Sewer/Streets/Sanitation <input type="checkbox"/> Police <input type="checkbox"/> Fire <input type="checkbox"/> Chief Building Official	<input type="checkbox"/> Sewer Plant <input checked="" type="checkbox"/> Water Plant <input type="checkbox"/> Parks <input type="checkbox"/> Weed & Seed <input type="checkbox"/> Cemetery <input type="checkbox"/> Golf <input type="checkbox"/> Airport
Current Property Use: Bowling Facility	Proposed Property Use: Bowling Facility
Current Land Use Designation: County Commercial and Agricultural	Requested Land Use Designation: City Commercial
Current Zoning Classification: County C-2 and AG	Requested Zoning Classification: C-2 Intensive Commercial
Acreage: 6.8	# of Units
Putnam Lanes Inc. Owner/Applicant Name 4040 Vaill Point Terrace Owner/Applicant Address St. Augustine FL 32086 City/State/Zip 904-347-1244 Phone Number	Jeff Norton Agent Name Agent Address City/State/Zip 329-0100 Phone Number
Planning Dept. Comments: Applicant wishes to obtain City water and sewer. Annexation is required. <div style="text-align: right;"> Thank you!  </div>	
<input checked="" type="checkbox"/> No Comments <input type="checkbox"/> Comments Attached	Reviewed by:  Title: <i>Water Plant Superintendent</i>

Departmental Review Request

Address: 3832 Reid Street
 Parcel # 02-10-26-0000-0590-0030

Case #: 09-08

Please review the enclosed request and make any comments in writing to Building & Zoning; Fax 329-0172 or put in box. Call 329-0103 with any questions.	
<input checked="" type="checkbox"/> Rezoning	<input type="checkbox"/> Site Plan Review
<input checked="" type="checkbox"/> Annexation	<input checked="" type="checkbox"/> Small Scale Amendment (9.99 acres or less)
<input type="checkbox"/> Large Scale Amendment(10+ acres)	<input type="checkbox"/> Concurrency Review
<input type="checkbox"/> Conditional Use Request	<input type="checkbox"/> Variance
<input type="checkbox"/> Street Closing/Street Name Change	<input type="checkbox"/> Other
Meeting Date: 05/05/09	Response Deadline: 4-18-09
Date submitted by applicant: 11-07-08	Date forwarded to Departments for review: 4-7-09
Submitted to: <input type="checkbox"/> Water/Sewer/Streets/Sanitation <input type="checkbox"/> Police <input type="checkbox"/> Fire <input checked="" type="checkbox"/> Chief Building Official	<input type="checkbox"/> Sewer Plant <input type="checkbox"/> Water Plant <input type="checkbox"/> Parks <input type="checkbox"/> Weed & Seed <input type="checkbox"/> Cemetery <input type="checkbox"/> Golf <input type="checkbox"/> Airport
Current Property Use: Bowling Facility	Proposed Property Use: Bowling Facility
Current Land Use Designation: County Commercial and Agricultural	Requested Land Use Designation: City Commercial
Current Zoning Classification: County C-2 and AG	Requested Zoning Classification: C-2 Intensive Commercial
Acreage: 6.8	# of Units
Putnam Lanes Inc. Owner/Applicant Name 4040 Vail Point Terrace Owner/Applicant Address St. Augustine FL 32086 City/State/Zip 904-347-1244 Phone Number	Jeff Norton Agent Name Agent Address City/State/Zip 329-0100 Phone Number
Planning Dept. Comments: Applicant wishes to obtain City water and sewer. Annexation is required. <div style="text-align: right; margin-right: 100px;"> Thank you! </div>	
<input checked="" type="checkbox"/> No Comments <input type="checkbox"/> Comments Attached	Reviewed by: Title: <u>CB0</u>

Departmental Review Request

Rec 4/13/09 DB

4/13/09

Address: 3832 Reid Street
 Parcel # 02-10-26-0000-0590-0030

Case #: 09-08

Please review the enclosed request and make any comments in writing to Building & Zoning; Fax 329-0172 or put in box. Call 329-0103 with any questions.

- | | |
|---|--|
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Site Plan Review |
| <input checked="" type="checkbox"/> Annexation | <input checked="" type="checkbox"/> Small Scale Amendment (9.99 acres or less) |
| <input type="checkbox"/> Large Scale Amendment(10+ acres) | <input type="checkbox"/> Concurrency Review |
| <input type="checkbox"/> Conditional Use Request | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Street Closing/Street Name Change | <input type="checkbox"/> Other |

Meeting Date: 05/05/09

Response Deadline: 4-18-09

Date submitted by applicant: 11-07-08

Date forwarded to Departments for review: 4-7-09

Submitted to:

- Water/Sewer/Streets/Sanitation
- Police**
- Fire
- Chief Building Official

- | | |
|--------------------------------------|-----------------------------------|
| <input type="checkbox"/> Sewer Plant | <input type="checkbox"/> Cemetery |
| <input type="checkbox"/> Water Plant | <input type="checkbox"/> Golf |
| <input type="checkbox"/> Parks | <input type="checkbox"/> Airport |
| <input type="checkbox"/> Weed & Seed | |

Current Property Use: Bowling Facility

Proposed Property Use: Bowling Facility

Current Land Use Designation: County Commercial and Agricultural

Requested Land Use Designation: City Commercial

Current Zoning Classification: County C-2 and AG

Requested Zoning Classification: C-2 Intensive Commercial

Acreage: 6.8

of Units

Putnam Lanes Inc.
Owner/Applicant Name
 4040 Vaill Point Terrace
Owner/Applicant Address
 St. Augustine FL 32086
City/State/Zip
 904-347-1244
Phone Number

Jeff Norton
Agent Name

Agent Address

City/State/Zip
 329-0100
Phone Number

Planning Dept. Comments: Applicant wishes to obtain City water and sewer. Annexation is required.

Thank you!

Dabbee

- No Comments
- Comments Attached**

Reviewed by: _____

Title: _____

CSJ
Chief of Police

**Palatka Police Department
110 North 11th Street**

Memorandum

Date: April 16, 2009
To: Debbie Banks 
From: Gary S. Getchell, Chief of Police
Subject: Departmental Review Request

Based on our findings the proposed annexation and rezoning of 3832 Reid Street would have little or no impact to the City.

Cc;

Putnam Lanes, 3832 Reid St.
Palatka, FL

3/31/2008

The information contained in this report is in regards to **3832 Reid St (Putnam Lanes)**, Putnam County, Florida. Due to the business, not consistently open, the highest years CFS in the past 7 1/2 years was used to depicted a worse case scenario from the limited data. That year was **2003**. There were **29 CFS** in that year. This did not include CFS that occurred on Reid St. in front of the business.

- The Average Time Consumed per Call: **00:11:22**
- The Total Time Consumed that Year: **05:29:33**

See Fig 1. for Event Types Information

Record Selection Formula:
 {EventRpt.Loc} like [{"*bowling*", "*putnam lanes*", "3832 reid*"}] and
 {EventRpt.ANALITime} in DateTime (2003, 01, 01, 0, 0, 0) to DateTime (2003,
 12, 31, 0, 0, 0) and
 {@10cODES AND sIGNALS} <> "Traffic Stop"

Fig. 1	2003	Total
ABANDON VEHICLE	2	2
Assist Other Agency	1	1
Battery Or Assault	1	1
Discharging Firearm	1	1
DISTURBANCE INPROG.	1	1
ESCORT	1	1
Increased Patrol Assignment	9	9
Juvenile Report/Complaint	1	1
Open Door / Window	1	1
Property / Building Check	2	2
SUS. INCIDENT	1	1
SUS. PERSON	2	2
SUSPICIOUS	3	3
Vandalism/Criminal Mischief	2	2
WRECKLESS DRIVING	1	1
Total	29	29

PLANNING BOARD REPORT
May 5, 2009 Regular Meeting

SUBJECT: Case #: 09-11
Address: 1024 State Road 19 South
Parcel: 10-10-26-0000-0210-0000

REQUEST: Conditional use for a temporary sales event (sparklers)

BACKGROUND:

Property Owner: Wal Mart

Agent: Edna E. Gertz/TNT Fireworks

Zoning: C-2 **Acreage:** 27.76

Surrounding Zoning/Land Use:

- North** – County AG/Urban Reserve
- South** – County AG/commercial
- East** – County C-1/Urban Reserve and City C-1/Commercial
- West** – County AG/Urban Reserve

Advertisement: Ran 4-17-09 – No response received

Notices to Surrounding Owners: Mailed 4-6-09 – No response received

Departmental Review Requests: Forwarded to the Water, Sewer, Sanitation, Public Works Director, Chief Building Official, Police and Fire Chiefs on 4-7-09. Water, Sewer, Public Works, Fire did not respond. The Chief Building Official Joff Filion and Chief of Police Gary Getchell responded with “no comments.”

SECTION 94-3 Conditional Uses:

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 Comprehensive Plan does not directly address temporary sales.

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.

This temporary “sparklers” sale has been ongoing for several years and does not negatively impact existing traffic or pedestrian safety. A 30’ x 45’ tent is erected within nine parking spaces which does not impede traffic flow. Access will be via normal access routes for Wal Mart on

Highway 19 and Moody Road.

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.

Parking spaces next to the tent will be utilized.

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.

A portable generator will be used for electricity.

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.

The signs are vinyl and are attached to the tent.

h. Required yards and other open space.

NA

i. General compatibility with adjacent properties and other property in the district.

Similar to surrounding retail uses with adequate parking and access.

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

None.

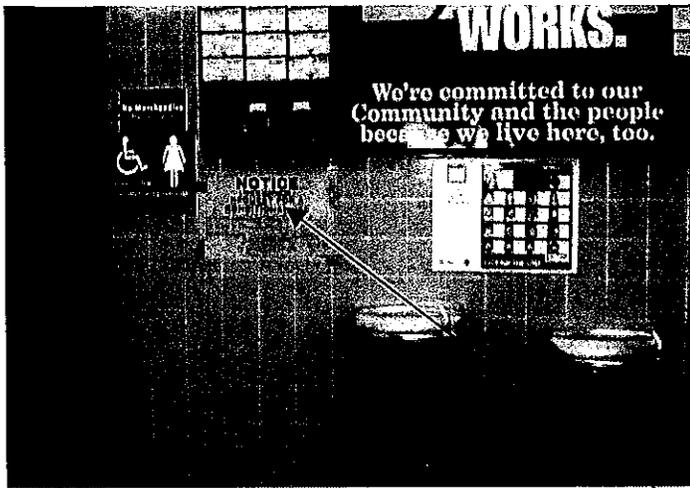
k. The recommendation and any special requirements of the historic preservation board for uses within the HD zoning district.

NA

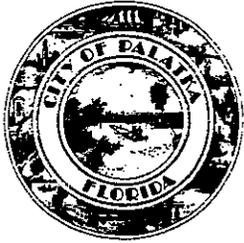
STAFF RECOMMENDATION:

Staff recommends approval of this request with the following conditions:

1. Flame retardant tent (certificate provided) will be erected no sooner than June 22nd, 2009
 2. Hours of operation will be between 9:00AM and 10:00PM
 3. Days of sale will be from June 24, 2009 to July 4, 2009
 4. First Assembly of God will run the location (Certificate of Exemption provided)
 5. Site to be maintained free of trash/debris which will be hauled away by the church each evening.
 6. All fire codes will be followed.
-



Sign posted inside Wal Mart.



City of Palatka

Building & Zoning

201 N. 2nd 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 PLANNING BOARD will hold a public hearing at their regular meeting on Tuesday, May 5, 2009 at 4:00PM at City Hall, 201 North 2nd Street, for the purpose of hearing a:

Request for a conditional use for a temporary sales event.

Location: 1024 State Road 19 South
Parcel #: 10-10-26-0000-0210-0000
Requested by: Wal Mart
Agent: Edna E. Gertz (TNT Fireworks)

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, AND FOR SUCH PURPOSE THE CITY COMMISSION WILL REQUIRE A VERBATIM TRANSCRIPT BE MADE AT THE EXPENSE OF THE APPELLANT THAT INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED F.S. 286.0105.

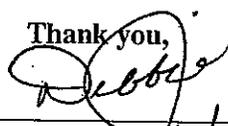
PERSONS WITH DISABILITIES INTERESTED IN ATTENDING THIS MEETING AND REQUIRING ACCOMMODATIONS, SHOULD CONTACT THE CITY BUILDING DEPARTMENT AT 329-0103 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS.

Departmental Review Request

Address: 1024 State Rd. 19 South
 Parcel # 10-10-26-0000-0210-0000

Case #: 09-11

Please review the enclosed request and make any comments in writing to Building & Zoning; Fax 329-0172 or put in box. Call 329-0103 with any questions.

<input type="checkbox"/> Rezoning	<input type="checkbox"/> Site Plan Review
<input type="checkbox"/> Annexation	<input type="checkbox"/> Small Scale Amendment (9.99 acres or less)
<input type="checkbox"/> Large Scale Amendment(10+ acres)	<input type="checkbox"/> Concurrency Review
<input checked="" type="checkbox"/> Conditional Use Request	<input type="checkbox"/> Variance
<input type="checkbox"/> Street Closing/Street Name Change	<input type="checkbox"/> Other
Meeting Date: 05/05/09	Response Deadline: 4-18-09
Date submitted by applicant: 04/02/09	Date forwarded to Departments for review: 4-6-09
Submitted to: <input type="checkbox"/> Water/Sewer/Streets/Sanitation <input type="checkbox"/> Police <input type="checkbox"/> Fire <input checked="" type="checkbox"/> Chief Building Official	<input type="checkbox"/> Sewer Plant <input type="checkbox"/> Water Plant <input type="checkbox"/> Parks <input type="checkbox"/> Weed & Seed <input type="checkbox"/> Cemetery <input type="checkbox"/> Golf <input type="checkbox"/> Airport
Current Property Use: Commercial	Proposed Property Use: Temporary Seasonal Tent Sale
Current Land Use Designation: Commercial	Requested Land Use Designation: Same
Current Zoning Classification: C-2	Requested Zoning Classification: N/A
Acreage: 27.76	# of Units
Wal Mart Stores East, Inc. Owner/Applicant Name P.O. Box 8050 Ms0555 Owner/Applicant Address Bentonville, AZ, 72712-8050 City/State/Zip (386) 328-6733 Phone Number	TNT Fireworks, Edna E Gertz Agent Name 1410 SW 12 th Avenue Agent Address Ocala, FL 34474 City/State/Zip (904) 237-3350 Phone Number
Planning Dept. Comments: Same as last year - they will be located in the parking lot area in front of Wal Mart and they will have a tent.	
<input checked="" type="checkbox"/> No Comments <input type="checkbox"/> Comments Attached	Thank you,  Reviewed by:  Title: <u> CBO </u>

Trinity Holiness Temple Trustees
1008 S. State Rd. 19 PB09-11
Palatka, FL 32177

Raymond Spell PB09-11
504 Kevin Dr.
Orange Park FL 32073-2073

J A Nottage Elk Lodge #660 PB09-11
Nottage Elk Temple #484
828 Moody Rd.
Palatka, FL 32177

Susan G & Jack Helwig PB09-11
836 S. Moody Rd.
Palatka, Fl 32177

Jolene Cantrell PB09-11
P. O. Box 144
Dryden VA 24243-4243

A & W Mobile Homes Sales, Inc.
311 Hwy 17 South PB09-11
East Palatka, FL 32131

Karen Laverne Drayton PB09-11
1426 NW 2nd St.
Dania FL 33004

Sherry L Williams PB09-11
4564 Junction Dr.
Middleburg, FL 32068

Terrence Cohens PB09-11
127 Corbett St.
Palatka, FL 32177

City of Palatka PB09-11
201 N. 2nd Street
Palatka, FL 32177

John E & Jennifer S Spillers III
P.O. Box 821 PB09-11
Palatka, FL 32178-0821

Messers Stores Inc. PB09-11
145 S Highway 17
E Palatka, FL 32131-2131

Brinker Florida Inc. PB09-11
P.O. Box 802206
Dallas Tx 75380-2206

Heirs of Ruth H Kerslake PB09-11
C/O Cliff Kerslake Per Rep
144 Davis Lake Rd.
Palatka, FL 32177-2177

Betty C Chynoweth PB09-11
125 Corbett Rd.
Palatka, FL 32177-2177

Land800 LLC PB 09-11
2200 NE 179th Place
Vancouver WA 98684

Jacob & Annie Mae Spells PB09-11
5019 Crill Ave
Palatka, FL 32177-2177

Johnnie Sue + Lisa Sadler PB09-11
424 S 18th St.
Palatka, FL 32177

Ben Bates Jr. & Marc Spalding
3400 Crill Avenue PB09-11
Palatka, Fl 32177

Four/Four Palatka LLC PB09-11
2804 Magnolia Woods Ct.
Fernandina Beach, 32034
FL

Murphy Oil USA Inc. PB09-11
200 Peach St.
El Dorado AR 71730



April 2, 2009

Ms. Debbie Banks
City of Palatka
Building & Zoning
201 N. 2nd Street
Palatka, Florida 32177

Re: Conditional Use Request

Dear Ms. Banks::

I am requesting permission for a conditional use permit for the sale of Florida State Approved Sparklers in the Wal Mart Parking Lot. The tent will go up between the 22 or 24 of June. The sale will begin on the 24, 25 or 26 and end on July 4. The same Church will be running this location; First Assembly of God, Inc., of Palatka. Enclosed is their Certificate of Exemption for your file.

The above addresses paragraph 1. Listed below are the appropriate sections required:

- a. Site plan attached. (I have marked where we placed it last year).
- b. A portable generator will be used.
- c. The tent will be a 30x45 and will stay within the parking spaces and not restrict any driveways.
- d. There will be no tress, or shrubs affected.
- e. We will have vinyl signs on the tent. Most of them are 3/17'. They are "Buy One Get One Free" and "TNT Fireworks".

2&3

- a.
- b. Ingress and egress to property – there will be neither obstruction to any drives nor entrances. The tent will be 30xd45 and be within 9 parking spaces. An emergency vehicle would have access to all sides of the tent.
- c. There is no off-street parking and only unloading of product when it arrives. The truck can pull into parking spaces and not block a drive.
- d. Refuse services – the Church takes away their rubbish every evening.

I am attaching a flame spread, letter of permission from Wal-Mart, my check and the application.

Sincerely,

Edna E. Gertz

TNT FIREWORKS

A Tent Placement Worksheet must accompany each and every Lease Agreement
STAND / TENT PLACEMENT WORKSHEET

ADDRESS 1024 SR # 198

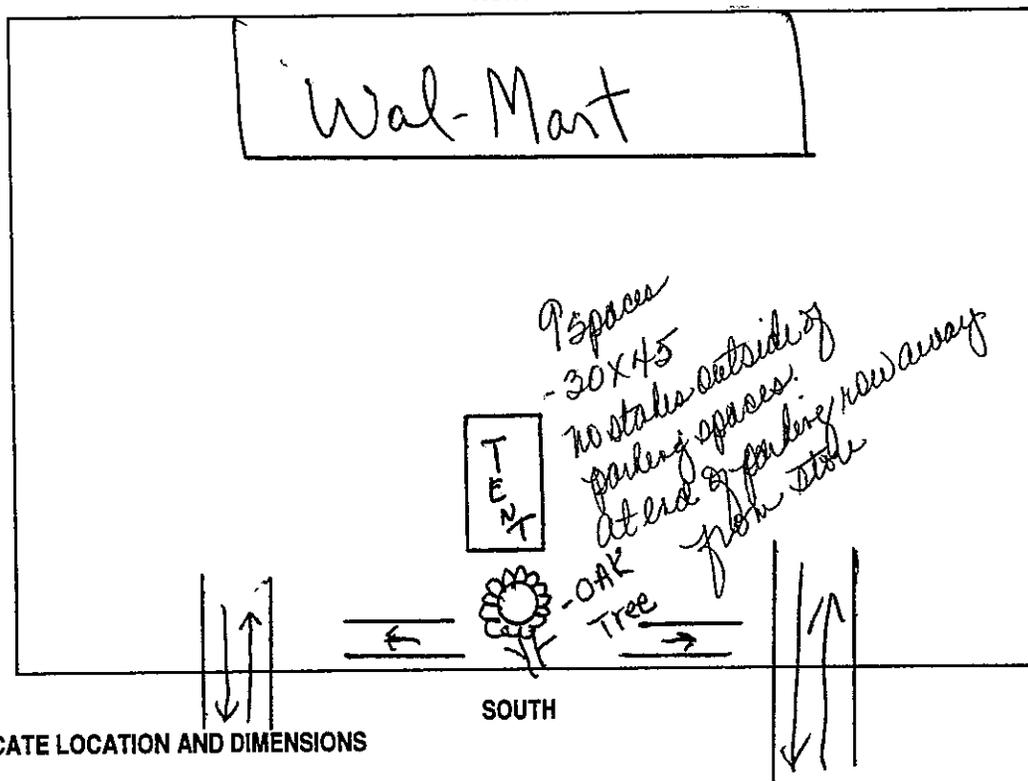
CITY Palatka STATE FL ZIP 32177

TENT / STAND SIZE 30x45

STORE NAME / LOCATION # Wal-Mart # 551

STAND / TENT SET UP DATES BETWEEN 6-21 AND 6-23

STAND / TENT TAKE DOWN DATES BETWEEN 7-5 AND 7-8



INDICATE LOCATION AND DIMENSIONS

SPECIAL INSTURCTIONS _____

SIGNATURE _____ DATE _____

STORE MANAGER OR LAND LORD

SIGNATURE Edna E. Guff DATE _____

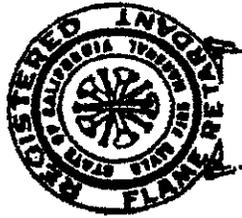
AREA MANAGER

WHITE - TNT

YELLOW - AREA MANAGER

PINK - STORE MANAGER / LAND OWNER

Certificate of Flame Resistance



REGISTERED
FABRIC
NUMBER

122.03
140.01

ISSUED BY

TOPTec, INC.
1905 N.E. MAIN ST.
SIMPSONVILLE, S.C. 29681

Date
manufactured
7/25/94

This is to certify that the materials described on the obverse side hereof have been flame-retardant treated (or are inherently nonflammable).

FOR UNITED RENT ALL ADDRESS 4743 BLANDING BLVD
CITY JACKSONVILLE STATE FL 32210

Certification is hereby made that: (Check "a" or "b")

(a) The articles described on the obverse side of this Certificate have been treated with a flame-retardant chemical approved and registered by the State Fire Marshal and that the application of said chemical was done in conformance with the laws of the State of California and the Rules and Regulations of the State Fire Marshal.

Name of chemical used.....Chem. Reg. No.....
Method of application.....

(b) The articles described on the obverse side hereof are made from a flame-resistant fabric or material registered and approved by the State Fire Marshal for such use.

The Flame Retardant Process Used WILL NOT Be Removed By Washing

TOPTec, INC.

Gregory Whitton

Name of Production Superintendent

MODEL TTF303030

SERIAL# 942995

Mtg. Date. 5/5/09

CITY OF PALATKA
APPLICATION FOR CONDITIONAL USE

Please provide all of the following information and return to:

Building & Zoning Dept.
City of Palatka
205 N. 2nd Street
Palatka, FL 32117

1. Official 911 address or legal description: 1027 SR #19
Palatka, Fl. 32117

2. Property Appraiser parcel #: 101026000002100000

3. Total acres (or square feet) to be considered as part of this request: 1500 sq. feet

4. The names and address of all owners as shown in the Putnam County public records: WAL MART EAST

5. Current zoning designation: C2

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

7. Conditional use requested: Temporary Tent Sale Sparkles
Tent set up 6/22-24 selling June 23-July 4 - Take down 7/5-7

8. Copy of recorded deed (attach to application). N/A

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

10. Site plan(s) at an appropriate scale showing:

- proposed placement of structures on the property
- provisions for ingress, egress, and parking, loading, refuse, and service areas
- required yards and other open spaces
- screening and buffering with reference as to type, dimension and character
- landscaping and tree protection
- signs and lighting, including type, dimension, and character
- any additional restrictions placed on conditional use

11. Name, telephone number, and mailing address of agent authorized to represent owner (if applicable):
Edna E. Gutz
1521 Shadow Pines Drive
New Smyrna Beach, Fl. 32168

12. Eighty-five dollar (\$85.00) application fee (checks payable to City of Palatka).

13. This application submitted by:

Signature of owner(s): Edna E. Gertz Agent

Print owner(s) names(s): EDNA E. GERTZ

Address of owners(s): 1521 SHADOW PINES DRIVE
NEW MYRNA BEACH, FL. 32168

Telephone number(s): 904 237-3350

STATE OF FLORIDA
County of Putnam

Before me this day personally appeared _____ who
executed the foregoing application and acknowledged to and before me that
_____ executed this document for the purposes therein expressed.
WITNESS my hand and official seal, this _____ day of
_____ A.D.

My commission expires: _____

Notary Public
State of Florida at Large

*See
Attached
Notarized
Permission*

TNT Fireworks

4511 Helton Drive
Florence, AL 35630

PERMISSION LETTER

TO WHOM IT MAY CONCERN:

TNT is hereby granted permission to erect a 30X45 tent on our property for the purpose of having a retail sale from June 23, 2009 through July 5, 2009.

Wal Mart grants permission for all patrons of the sale to utilize the restroom facilities at our store.

1024 S. State Road #19
Property Address

Wal Mart #551
Store Name

Palatka
City

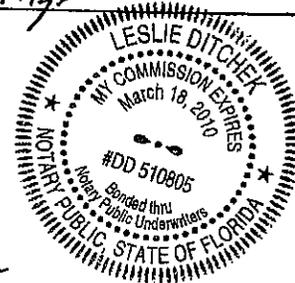
Florida 32177
State Zip

[Signature]
Signature

Ops Mgr
Title

State of Florida)

County of Duval)



Before Me personally appeared ROBERT GRIPPI to me well known and known to me to be the person described herein, and who executed the foregoing instrument and acknowledged to and before me that he/she executed said instrument for the purpose therein expressed.

WITNESS my hand this 25th day of March, 2009
[Signature] Notary Public

White - TNT Corporate

Yellow - Store Manager

Pink - Regional Manager

551
0/1 + 101 R2

<p>WARRANT N.Y.C. DISTRICT COURT</p>	
<p>NO. 101 R2</p>	<p>NO. 551</p>

NOTICE TO THE PUBLIC

THE CITY OF NEW YORK OFFICE OF THE CLERK OF THE DISTRICT COURT OF THE CITY AND COUNTY OF NEW YORK, HAS RECEIVED FROM THE DISTRICT ATTORNEY GENERAL, A WARRANT FOR THE SALE OF THE REAL ESTATE OF THE CITY OF NEW YORK, DESCRIBED AS FOLLOWS:

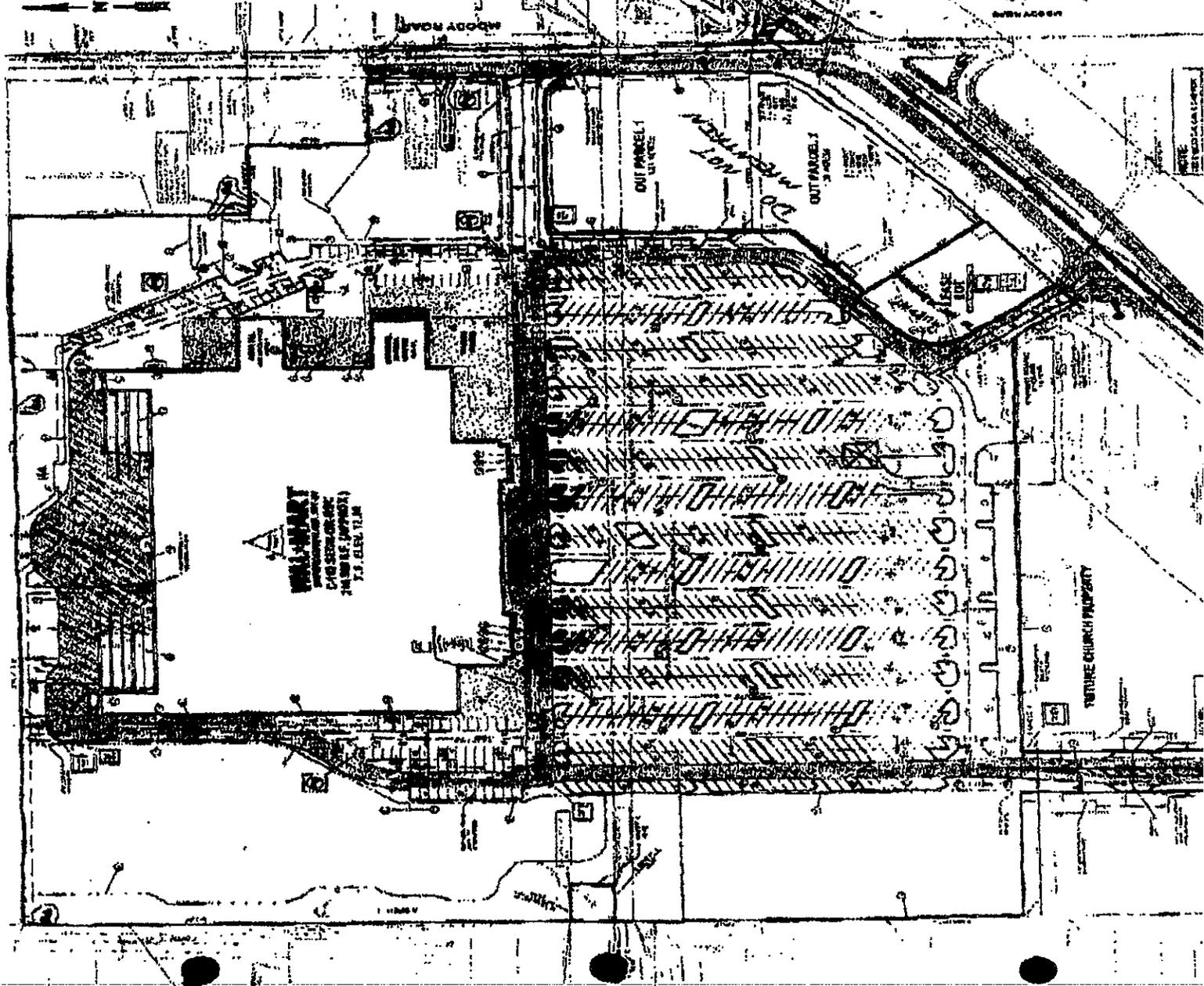
LOT 101 R2

LOT 551

THE CITY OF NEW YORK OFFICE OF THE CLERK OF THE DISTRICT COURT OF THE CITY AND COUNTY OF NEW YORK, HAS RECEIVED FROM THE DISTRICT ATTORNEY GENERAL, A WARRANT FOR THE SALE OF THE REAL ESTATE OF THE CITY OF NEW YORK, DESCRIBED AS FOLLOWS:

LOT 101 R2

LOT 551



STATE OF FLORIDA
 DEPARTMENT OF FINANCIAL SERVICES
 DIVISION OF STATE FIRE MARSHAL
 TALLAHASSEE, FLORIDA
 CERTIFICATE OF REGISTRATION
 SEASONAL RETAILER



THIS CERTIFIES THAT: TNT FIREWORKS/1ST ASSEMBLY OF GOD-2
 4511 HELTON DRIVE
 FLORENCE, AL 35630-

HAS REGISTERED TO THE PROVISIONS OF FLORIDA STATUTES TO ENGAGE IN THE BUSINESS OF SELLING SPARKLERS AT RETAIL,
 FROM JUNE 20 THROUGH JULY 5 AND DECEMBER 10 THROUGH JANUARY 2 AT THE FOLLOWING LOCATION.

LOCATION: 1024 SR #19 S Palatka, FL 32177 Putnam

Alex Sink
 Chief Financial Officer

02	13	2009	07	63		14344400012009	1434440001	200.00	01	31	2010
Issue Date		Type	Class	County		License/Permit Number	Application #	Taxes & Fees	Expire Date		

FFF3202

Departmental Review Request

Address: 1024 State Rd. 19 South
 Parcel # 10-10-26-0000-0210-0000

Case #: 09-11

Please review the enclosed request and make any comments in writing to Building & Zoning; Fax 329-0172 or put in box. Call 329-0103 with any questions.

<input type="checkbox"/> Rezoning	<input type="checkbox"/> Site Plan Review
<input type="checkbox"/> Annexation	<input type="checkbox"/> Small Scale Amendment (9.99 acres or less)
<input type="checkbox"/> Large Scale Amendment(10+ acres)	<input type="checkbox"/> Concurrency Review
<input checked="" type="checkbox"/> Conditional Use Request	<input type="checkbox"/> Variance
<input type="checkbox"/> Street Closing/Street Name Change	<input type="checkbox"/> Other

Meeting Date: 05/05/09 Response Deadline: 4-18-09

Date submitted by applicant: 04/02/09 Date forwarded to Departments for review: 4-6-09

Submitted to: <input type="checkbox"/> Water/Sewer/Streets/Sanitation <input checked="" type="checkbox"/> Police <input type="checkbox"/> Fire <input type="checkbox"/> Chief Building Official	<input type="checkbox"/> Sewer Plant <input type="checkbox"/> Water Plant <input type="checkbox"/> Parks <input type="checkbox"/> Weed & Seed <input type="checkbox"/> Cemetery <input type="checkbox"/> Golf <input type="checkbox"/> Airport
---	--

Current Property Use: Commercial Proposed Property Use: Temporary Seasonal Tent Sale

Current Land Use Designation: Commercial Requested Land Use Designation: Same

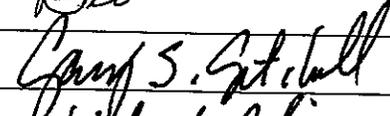
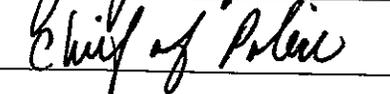
Current Zoning Classification: C-2 Requested Zoning Classification: N/A

Acreage: 27.76 # of Units

Wal Mart Stores East, Inc. Owner/Applicant Name P.O. Box 8050 Ms0555 Owner/Applicant Address Bentonville, AZ, 72712-8050 City/State/Zip (386) 328-6733 Phone Number	TNT Fireworks, Edna E Gertz Agent Name 1410 SW 12 th Avenue Agent Address Ocala, FL 34474 City/State/Zip (904) 237-3350 Phone Number
--	--

Planning Dept. Comments: Same as last year - they will be located in the parking lot area in front of Wal Mart and they will have a tent.

Thank you,


<input checked="" type="checkbox"/> No Comments <input type="checkbox"/> Comments Attached	Reviewed by:  Title: 
---	--