

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

**ORDINANCE NO. 09 - 32**

**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 TWO PARCELS OF LAND (LESS THAN 10 ACRES IN SIZE) IN SECTION 11, TOWNSHIP 10 SOUTH, RANGE 26 EAST FROM COUNTY URBAN SERVICE TO CITY COMMERCIAL, 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 June 2, 2009, and recommended approval of this amendment to the City Commission, and

**WHEREAS**, the City Commission conducted a public hearing on this amendment on August 27, 2009,

**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>
11-10-26-0000-0120-0120	0.23	County Urban Service	City Commercial
11-10-26-0000-0122-0000	0.24	County Urban Service	City Commercial

**DESCRIPTION OF PROPERTY:**

Exhibit "A"  
 A part of the East ½ of the Northwest ¼ of the Northeast ¼ of the Northeast ¼ of Section 11, Township 10 South, Range 26 East, more particularly described as follows:

From a point in the East Line of the East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  (this being the East line of lands described in Deed Book 173, page 293) where the South Line of Lemon Street as described in that certain final Judgment recorded in minutes of Circuit Court Book 15, page 258 intersect said East Line of the East  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and run West along said South Line of Lemon Street as described above for a distance of 75 Feet to the Northwest corner of those lands as described in Official Records Book 198, page 315 and the point of beginning of this description.

(1) Continue West along the South Line of said Lemon Street a distance of 70 Feet more or less to the East Line of those lands as described in Official Records Book 394, page 1120. Return to the point of Beginning and (2) run South and along the West Line of said lands as described in Official Records Book 198, page 315, a distance of 140 feet to a point on the North Line of lands described in Official Records Book 291, page 1902; (3) run thence West and along the North Line of said lands described in Official Records Book 291, page 1902, a distance of 70 Feet more or less to the West Line of said lands described in Official Records Book 394, page 1120; (4) thence run North and along the East Line of said lands described in Official Records Book 394 page 1120 a distance of 140 feet to the Westerly end of Call (1) above and to close.

All Book and page references are to the Public Records of Putnam County, Florida.

(Being tax parcel #11-10-26-0000-0120-0120) and

A part of the E  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 11, Township 10 South, range 26 East, more particularly described as follows: Begin at the intersection of the East Line of the E  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 11, Township 10 South, Range 26 East, with the Southerly right of way Line of Lemon Street extension Section 76631, run thence Westerly, along the South Line of Lemon Street extension for a distance of 75 Feet, run thence South, parallel with the East Line of the E  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  for a distance of 140 Feet, run thence East, parallel with the North Line of Section 11 for a distance of 75 Feet, more or less, to the East Line of the E  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$ , run thence North, along the East Line of the E  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  for a distance of 140 Feet more or less to the point of beginning to close.

(Being tax parcel #11-10-26-0000-0122-0000)

### **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 27<sup>th</sup> day of August, 2009.

**CITY OF PALATKA**

By: *Karl Flagg*  
Its Mayor

**ATTEST:**

*Betsy J. Duggan*  
City Clerk

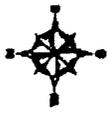
3323 & 3403 St. Johns Ave

ST JOHNS

TANNER

3323

3403



Legend

Streets

PA\_PARCELS

3403 St. Johns Ave

3323 St. Johns Ave

0 5 10 20 Feet

1 inch equals 31.376466 feet