

City of Palatka
Building & Zoning
201 N. 2nd Street
Palatka, Florida 32177
386-329-0103 • Fax 386-329-0172



PLANNING BOARD
October 6, 2009

AGENDA

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

Case PB 08-31 **Address:** 5015 Crill Ave
 Parcel: 10-10-26-0000-0270-0000 (portion)
 Applicant: Jacob Spells

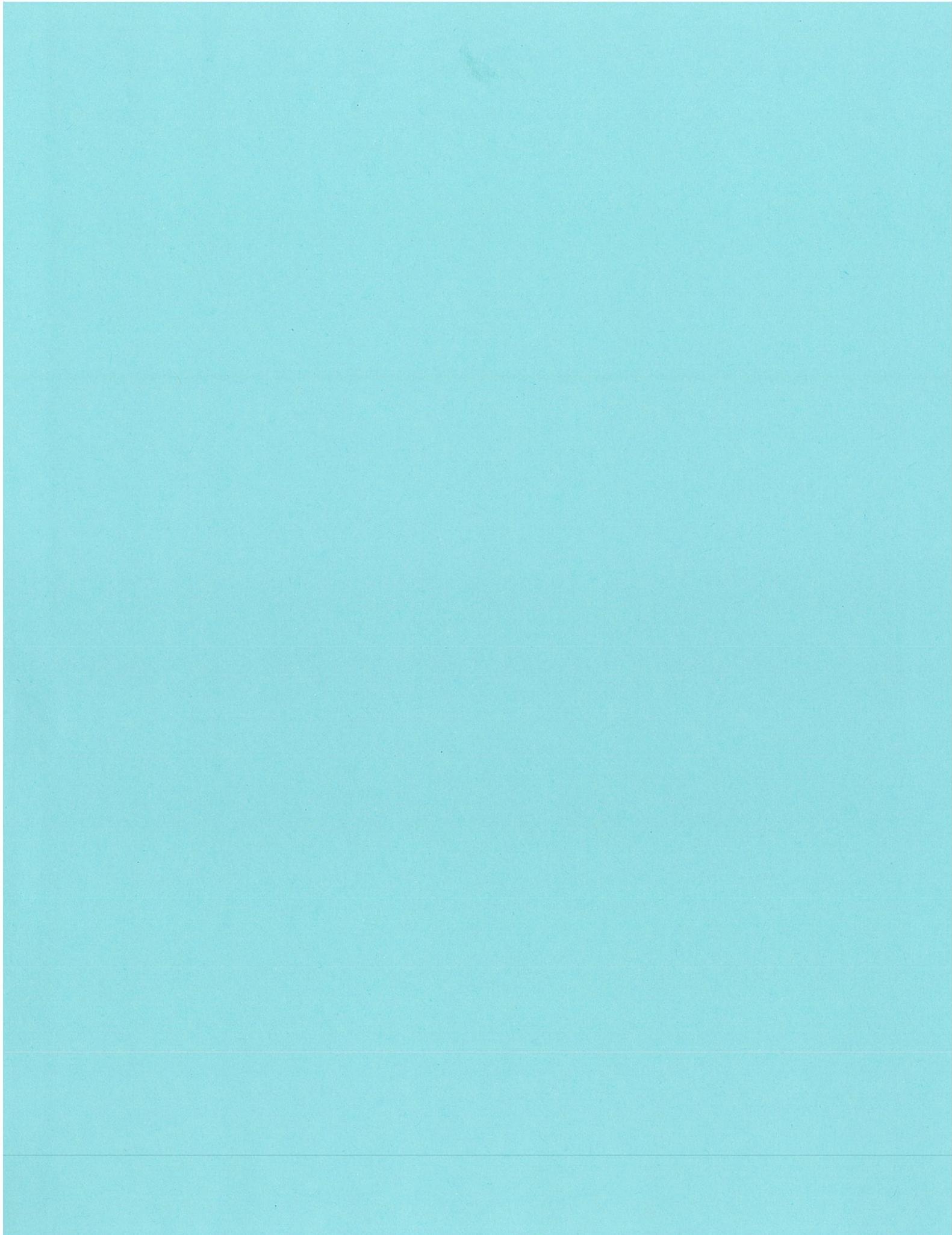
Request: for Annexation, Future Land Use amendment from County Urban Reserve to City Commercial and Rezone from County Commercial (C-1) and Agriculture (Ag) to City Intensive Commercial (C-2).

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

Case PB 09-02 **Address:** 3310 Crill Ave
 Parcel: 11-10-26-0000-0100-0000
 Applicant: Palatka Housing Authority
 Agent: John Nelson

Request: for Annexation, Future Land Use amendment from County Urban Service to City High Density Residential and Rezone from County Single-family Residential (R-1) to City Multi-family Residential (R-3).

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



Planning Board Minutes & Proceedings

September 1, 2009

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Meeting called to order by Chairman Carl Stewart at 4:00PM. **Members present:** Sue Roskosh, Randy Braddy, Ezekiel Johnson, Zachary Landis, Earl Wallace, Phil Leary and Anthony Harwell. **Members absent:** Clem Saccareccia. **Also present:** Building & Zoning Department Director, Debbie Banks; Recording Secretary, Pam Sprouse and City Attorney, Donald Holmes.

Motion made by Randy Braddy and seconded by Sue Roskosh to approve the minutes of the August 4, 2009 meeting. All present voted affirmative, motion carried.

Debbie Banks read **“To Appeal Any Decision.”**

Carl Stewart requested that disclosure of any **“Ex Parte Communication”** be made prior to each case.

OLD BUSINESS

Case PB 08-29

Address: N. 16th Street between St. Johns Avenue and Reid Street
Applicant: St. Johns Automotive Real Estate LLC
Agent: Juli Holmes

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

(Public Hearing)

Ms. Banks advised that this case was re-noticed and re-advertised, as the case was not continued to a date specific at the last meeting, and that she did not receive any comments from the general public since the new notifications.

Ms. Juli Holmes, 256 N. Highway 17 - Agent for the owner, stated that she spoke with Captain Beaton of the Sheriff's department in an effort to obtain the data requested and was advised that it would not be an extremely accurate report, as their system is designed to dispatch only. In the event of an emergency in that portion of N. 16th Street, the call for emergency service would most likely come from the dealership, and the emergency response vehicles would be dispatched to their Reid Street address.

Breck Sloan, 256 Highway 17 N., representing St. Johns Automotive Real Estate LLC, shared a rendering of the proposed site plan. He stated the one item not on the proposed plan was the fencing, that it would be further considered.

Mr. Braddy asked whether the location on the drawing for water retention was a result of engineering and the storm water basins that are located on that portion of N 16th St. or was it hypothetical.

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Case PB 08-29 - continued

Mr. Sloan advised that it was purely a hypothetical location, that it was just put on the drawing representing the most logical spot, as they have not yet hired an engineer or gone through the Water Management process. He addressed one of the concerns that were brought up at the last meeting by St. Johns Auto Body, the inconvenience to their business and the ability to allow the large wrecker/tow trucks to ingress and egress their property. He stated that they researched the size of 15th and 17th Streets, stating that they are very wide and then shared a short video presentation of a large tow truck towing a tractor trailer, focusing on the radius needs of the large tow being met (viewed from the S. E. corner of St. Johns Ave and the 17th Street intersection, as well as the S.E. corner of 15th and St. Johns Ave). He ended by saying that they acknowledge a minor inconvenience to St. Johns Auto Body to have to make an extra turn and wants to cooperate in any fashion they can as not to impede too much on their business.

Jason Brown, 1609 St. Johns Ave. showed pictures depicting the difficulty he has had with large tows, such as the log truck they towed following the tragedy of the East Palatka Fruit Market recently. He explained the difficulty they had meeting the required turning radius, stating that they had to stop traffic to make the turns. He forwarded a signed petition from neighboring residences on 16th St. and the businesses on each corner of St. Johns Ave. in opposition of this request. He ended by saying that he would also be concerned about the drainage in that area of N. 16th Street as there are currently 7 drains on that street and there is still flooding there with heavy rains.

Kent Scroggins, owner of St. Johns Auto Body at 1609 St. Johns Ave., spoke in opposition. He stated that there is a lot more traffic on St. Johns Avenue than there used to be and the traffic uses those cross streets to get to Reid St. If the cross streets are closed it will back up traffic on St. Johns Ave. He referred to today's economy and the unoccupied dealership buildings in Green Cove Springs, stating that two city blocks is not enough to grow a dealership. He ended by saying that we need to grow the town and that closing an improved road would have a lasting effect on the city and its citizens.

Larry Batts, 112 S. 17th Street, spoke in opposition of the request. He agreed with previous statements made by the last two persons. He stated that he would be concerned of safety in an emergency situation by taking away a cross road, a life could be lost as every second counts in an emergency and he does not think it is fair to close a road just because the property owner wants it that way.

Wayne Bullock of WPLK stated that he is located on 15th Street, and has no objections to the request and that we need to keep that business right where it is.

Phil Leary stated that originally his adamancy of not closing the road was safety, and with looking at the site plan proposed with regards to drainage and ingress and egress and traffic flow in the system, he believes positives will out weight the negatives and that we need to foster land development and redevelopment.

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Case PB 08-29 - continued

Ms. Roskosh disagreed with what Mr. Leary had to say, stating that she believes that we will be creating more problems closing a street that is used so much and that it would be a handicap to those that are in that area.

Zachary Landis advised that he was able to obtain a report from the Sheriff's department, and there were three reported accidents in the past three years all occurring at lunch time by the dealership employees and he did not believe that there was a traffic safety issue. That while we are a growing community, a small change on a teetering economy can have a devastating effect on the existing businesses located around that area. He ended by saying that as he would love to have the dealership in the City, we need to think about the people, if they have a plan B some of the other business that are located down there may not and we cannot make one business better than the other.

Mr. Stewart stated that the Planning Board does not relish giving away any public right-of-way.

Randy Braddy commented that he believed that it was terribly unfair in this economy for a large corporate entity to make these demands on the dealership after the taxpayers of this country have preformed a quadruple bypass to keep them in business. He believes it is far removed from the old anthem "Chevrolet – The Heart Beat of America" although he appreciates the dealer trying to control expenses in presenting this to the Planning Board at the same time, to consider a substantial request where you have to rely on precedence and good judgment where you do not have a clear ability to define a major issue such as safety, or succinctly define the traffic flow through there, as well as, the storm water issues that are going to be substantial. He ended by saying that without specific procedural guidelines to go by you must use the best judgment you can. He would not be for closing this street.

(Regular Meeting)

Motion made by Randy Braddy and seconded by Anthony Harwell to deny the request to close that portion of N. 16th Street from Reid Street to St. Johns Ave. All present voted, motion carried with 7 yeas and 1 nay.

NEW BUSINESS

Case PB 09-21	Address:	815 S. State Rd. 19
	Parcel:	11-10-26-0000-0574-0043
	Applicant:	FWI 5 LLC co/Bruce Strumph Inc.
	Agent:	Sophannary Tang & Thai Hok
	Request:	for a Conditional Use to operate an indoor entertainment facility in a C-2 zoning district

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Case PB 09-21 815 S. State Rd. 19 - continued

(Public Hearing)

Ms. Banks advised that there were no comments received from the required advertisement or public notices. She recommended approval of the request.

Thai Hok, business owner was present explaining that this will be an internet café and phone card sales.

Kent Scroggins spoke in favor of this request.

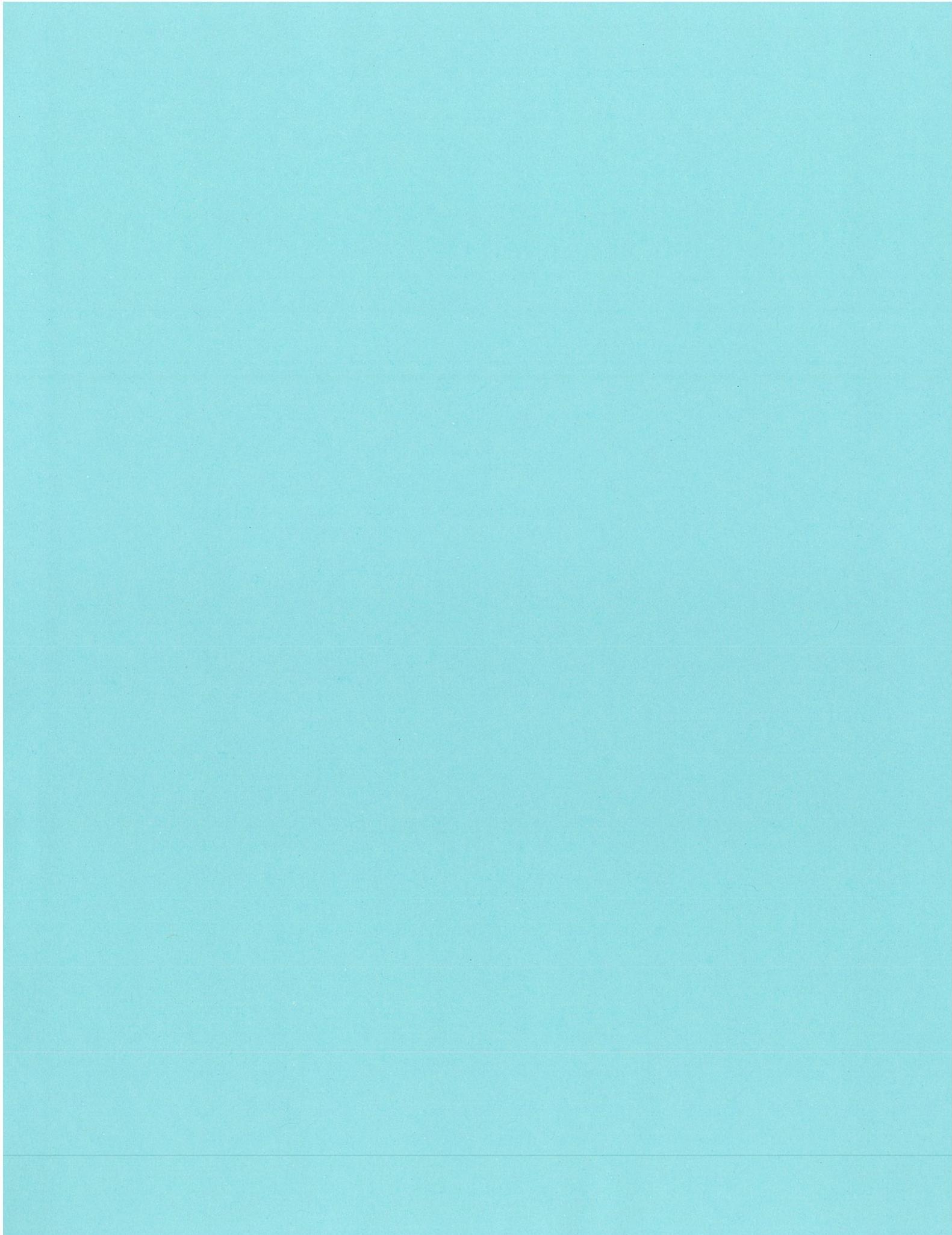
Jason Brown, spoke in favor of the request.

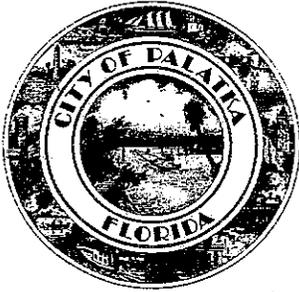
(Regular Meeting)

Motion made by Randy Braddy and seconded by Phil Leary to approve the request for a Conditional Use to operate an indoor entertainment facility in a C-2 zoning district. All voting members voted affirmative, motion carried.

Ms. Banks advised that she is currently working on criteria for the Board to consider for street closures.

Motion made by Randy Braddy and seconded by Sue Roskosh to adjourn the meeting. All present voted affirmative, motion carried.





PLANNING AND ZONING STAFF REPORT

October 6, 2009

LOCATION: 5015 Crill Avenue

REQUEST: PB 08-31 – Annexation, Small-Scale Future Land Use Map Amendment to change the Future Land Use designation from County Urban Reserve to City Commercial and Rezone from County Commercial (C-1) and Agriculture (AG) to City Intensive Commercial (C-2).

APPLICANT: Jacob Spell

Parcel #: 10-10-26-0000-0270-0000 (portion)

A. BACKGROUND & ANALYSIS: On December 22, 2006 the applicant had requested City water and sewer for a 5,339 square foot office complex he wished to construct. Since this property is contiguous to the City limits to the north across Crill Avenue, annexation is required in order to obtain these services. Since the City had been working through the backlog of cases as a result of the Comprehensive Plan being out of compliance, the applicant elected to construct the complex in the County awaiting the time he was allowed to annex. The complex should be complete within the next six weeks. The lines have been run to the parcel, however, connection to City services has not been completed. The property's main access is off Crill Avenue. Departmental Review Requests were sent to all departments. The Water & Sewer Superintendent had no comments since the utilities are at the site but not connected. The Public Works Director and Water Treatment Plant Superintendent and Chief Building Official responded with "No Comment." The Police Chief provided an Impact Review indicating a need of .20 police officers. The Fire Marshal noted the need for a fire hydrant and a Business Tax Receipt inspection.

Surrounding properties have future land use designations of County Urban Service, south, east and west with a small portion to the north of the subject property. A larger portion of the northern boundary has a future land use designation of City "Other Public Facilities." The zoning pattern of the site and surrounding area is County C-1 (Neighborhood Commercial) and AG (Agriculture) to the south, east and west with a small portion to the north of the subject property; The major portion of the northern boundary is zoned City R-3. The existing land use pattern in the area is mixed commercial, single family residential and a Jr. College.

SURROUNDING LAND USE AND ZONING:

	Future Land Use Designation	Zoning	Current Land Uses
North	County Urban Reserve City Other Public Facilities	County C-1 City R-3	Vacant Jr. College
South	County Urban Reserve	County R1A	Vacant
East	County Urban Reserve	County R -1A	Thrift Store & Vacant
West	County Urban Reserve	County C-1	Single Family Residence & Vacant

B. COMPLIANCE WITH CHAPTER 171, FLORIDA STATUTES, ANNEXATIONS

The request is to annex .a 2.24 +/- acre parcel into the City. The subject property is located at 5015 Crill Avenue. Properties directly north, east, and west of the site are County with a major parcel to the north in the City.

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 because of the availability of City sewer and water lines that are contiguous to the property.

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.

C. COMPLIANCE WITH THE CITY OF PALATKA COMPREHENSIVE PLAN

The Existing Land Use Designation: The existing Future Land Use is County Urban Service which recognizes areas where urban infrastructure, such as central water, sewer, stormwater systems, paved major roads, exists or is programmed and available for more urban type of development. Although agricultural activities are allowed as a holding land use, this land use designation allows a broad mix of residential, commercial, industrial, public facility and recreation uses. Residential development can achieve a density of up to 9 dwelling units per acre, the highest in Putnam County, with adequate density bonus points.

The Proposed Land Use Designation:**Commercial (1,210 acres)**

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. See Policy A.1.3.2.

Future Land Use Element

Objective A.1.1 (9J-5.006(3)(b)1; F.S. 187-201 (161)(1)(5)

Upon Plan adoption, the City shall coordinate future land uses with the appropriate topography, adjacent land uses, soil conditions, and the availability of facilities and services.

Policy A.1.1.3 (9J-5.006(3) (c) 3)

The City shall as a condition of issuing a building permit or other development order, require proposed developments to hook up to the City central sewer systems in accordance with the revised City zoning code and subdivision regulations based upon Chapter 381, F.S. and Division 64E, FAC.

STAFF ANALYSIS: This site is being built as commercial office space. This use is consistent with both the residential and commercial uses of nearby parcels. City water and sewer lines have been run to the properties and there is sufficient capacity to maintain existing level of service standards. In the Traffic Circulation Element and Public Facilities Element sections of this staff report we will evaluate each adopted level of service standard for this site.

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.

STAFF ANALYSIS: This segment of State Road 20 (Crill Ave.) has an existing level of service "C" and is classified as a Principal Arterial.

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.1.1.1 (9J-5.011(2) (c)2)

The following level of service standards shall be as the basis for determining the availability of facility capacity against the demand generated by development.

1. Central Water System

Commercial/Industrial: 110 gallons per acre per day (GAD)

D. Drainage Facilities: City of Palatka and Ravine State Gardens Stormwater Quality Master Plan and minimum requirements of the St. Johns River Water Management District.

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: This office complex will not cause the level of service standards to be exceeded.

- Potable Water: 110 gallons per acre per day multiplied by .47 acres is 51.7 gallons per acre per day. A new water plant will be going on line in 2009 with a capacity of 6 million gallons per day. Current peak usage is approximately 3,200,000 gallons per day. Capacity exists for these parcels.

- Central Sanitary Sewer System, Residential: 125 gallons per acre per day (GAD) multiplied by .47 = 58.50 gallons per acre per day. Capacity exists for these parcels.

- Solid Waste – 6.4 lbs multiplied by 2.5 persons per unit is 16 lbs per day. Capacity exists for this location. Please note these figures are for residential not commercial. There are no calculations either on the City or County level for solid waste for commercial.

- Drainage: This complex was constructed in the County. All drainage issues would have been handled through their permitting process.

STAFF RECOMMENDATION: Staff recommends approval to change the Future Land Use designation from County Urban Reserve to City Commercial.

D. 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.

STAFF ANALYSIS: The applicant requests rezoning to City C-2 (Intensive Commercial) from County Agriculture (AG) and Commercial (C-1) The proposed change is in conformance with the comprehensive plan as stated in the above comp plan review and is consistent with both the City and County land use designations for commercial districts. This zoning category is consistent with the requested Commercial Future Land Use designation. The current land use designation is Putnam County Urban Reserve.

- b. The existing land use pattern.

STAFF ANALYSIS: This rezoning request to City C-2 (Intensive Commercial) is consistent with the existing land use pattern in the area which is primarily commercial with a few residences. 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 has C-2 zoning (Wal-Mart) south of this parcel. C-2 is the zoning trend for this commercial corridor with C-2 within 400 feet to the east of the subject parcel. The County's setbacks are similar to the City's but are slightly more restrictive.

- 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 existing office complex will not overtax public services. Any future construction will require a review of public facilities at the time of plan submittal.

- 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: In order to obtain water and sewer services, the applicant was required to annex, amend the Future Land Use map and rezone since the property is contiguous to the city limits. The proposed amendment is necessary to comply with these requirements.

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

STAFF ANALYSIS: This change is consistent with the existing conditions of the area.

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

STAFF ANALYSIS: This site is being developed as a commercial use in the County and all necessary approvals had to be obtained prior to permit issuance.

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

STAFF ANALYSIS: This site was permitted in the County. St. Johns River Water Management had to provide the County with an approval letter prior to

construction. If any additions are made, future drainage will be addressed in plan review.

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

STAFF ANALYSIS: The office complex does not reduce light and air to adjacent parcels.

- 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: There may be other sites that could accommodate the office complex, however, this site is already developed and the annexation along with the future land use amendment and zoning change is required in order to obtain City services.

- 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-1) and Agriculture (AG) to City Intensive Commercial (C-2). The request complies with the rezoning criteria provided in the Palatka Municipal Code.

E. Photographs



View facing property



View facing west.



View facing east.

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 - 08-31

Date Received: 1/3/07

Hearing date: 5/8/09
10/6/09

waiting on survey re: 8/9/09

TO BE COMPLETED BY APPLICANT

1. Property Address: 5015 CRILL AVE, PALATKA, FL 32177		2. Parcel Number: 10-10-26-0000-0270-0000	3. Current Property Use: COMMERCIAL FRONT FEET
4. Current Land Use Designation: COMMERCIAL	5. Requested Land Use Designation: COMMERCIAL		6. Required Attachments: <input type="checkbox"/> Legal Description <input type="checkbox"/> Letter of Authorization* <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
7. Current Zoning Designation: AG, C-1	8. Requested Zoning Designation: C-1		
9. Acreage to be considered for request: 2.51 ACRES	10. Number, types & square footage of structures on property:		
Reason for annexation request: ACCESS TO CITY UTILITIES			
JACOB SPELLS			
Owner Name		Agent Name	
5019 CRILL AVE, PALATKA, FL 32177			
Owner Address		Agent Address	
386-328-0062			
Phone Number		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

12. Three hundred five dollar (\$305.00) application fee (checks payable to City of Palatka).

13. This application submitted by:

Signature of owner(s):

Jacob Ir Spell

Annie M. Spell
Annie M. Spell

Print owner(s) name(s):

Jacob Ir Spell

Annie M. Spell

Address of owner(s):

5019 Crill Ave.
Palatka, FL.

(Same)

Telephone:

3217
386-328-0062

STATE OF FLORIDA
County of Putnam

Jacob Irvine Spells

Before me this day personally appeared Annie M. Spells who executed the foregoing application and acknowledged to and before me that They executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 22nd day of December A.D. ~~199~~ 2006

My commission expires: March 28, 2010

Karen M Venables
Notary Public
State of Florida at Large



Case Number: _____
Date Filed: _____

**CITY OF PALATKA
APPLICATION FOR REZONING AND/OR
AMENDING THE FUTURE LAND USE MAP (Small Scale)**

Please provide all of the following information and return to:

City of Palatka Building Dept.
205 N. 2nd Street
Palatka, FL 32177

1. Official 911 address or legal description: 5015 Crill Ave.
2. Property Appraiser parcel #: 10-10-26-0000-0270-0000
3. Total acres to be considered as part of this request: _____
4. The names and addresses of all owners as shown in the Putnam County public records:

5. Current zoning designation: County AG C-1 Requested zoning designation: C-2
6. Current land use designation: UR Requested land use designation: COM
7. Reason for rezoning/land use amendment request: To obtain water & sewer
8. Number and types of structures on the property: 1 Structure containing 5 units (offices)
9. Copy of recorded deed (attach to application).
10. Boundary survey or location map (attach to application).

11. Name, telephone number, and mailing address of agent authorized to represent owner (if applicable): Jacob Spell - owner

12. Select and attach appropriate application fee (checks payable to *City of Palatka*):

- \$130.00 (rezoning only)
 \$240.00 (rezoning with small scale land use amendment)

13. This application submitted by:

Signature of owner(s): *Jacob Spell*
Print owner(s) name(s): Jacob Spell
Address of owner(s): 5019 Grill Ave
Palatka, FL 32177
Telephone: 386-328-0062

STATE OF FLORIDA

County of Putnam

Before me this day personally appeared Jacob Irvine Spells who executed the foregoing application and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 22nd day of December A.D. ~~199~~ 2006

My commission expires: March 28, 2010



Karen M Venables

Notary Public

State of Florida at Large

PROJECT NARRATIVE

10-10-26-0000-0270-0000

5015 CRILL AVE., PALATKA, fl 32177

Commercial building is currently in construction on this site. Storage shed (912 sq ft) is located in rear of property.

Upon completion, the commercial building will be approximately 5339 sq ft. of commercial office space. The storage shed will remain as per current use.

Legal Description for 5015 Crill Avenue (A portion of 10-10-26-0000-0270-0000)

A tract of land, lying and being a part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 10, Township 10 South, Range 26 East, Putnam County, Florida, and being more particularly described as follows:

Beginning at a point 384.75 feet west of the Northeast corner of the Southeast $\frac{1}{4}$ of Section 10, Township 10 South, Range 26 East, being also the Northeast corner of lands described in Deed Book 157 page 275, (1)thence South 467 feet to an iron pipe,(2)thence west 220.25 feet +/- to the Northwest corner of lands described in OR 573 Page 1434, (3)thence run south 90 feet to a point at the Southwest corner of lands described in OR 573 Page 1434, (4)thence run west 50 feet +/- to a point on the East line of lands described in OR 555 Page 1461, (5)thence run North along the Easterly line of lands described in OR 555 page 1461 and OR 555 Page 1459, 257 feet +/- to a point at the Southwest corner of lands described in OR 145 Page 16, (6)thence run east 100 feet to a point at the Southeast corner of lands described in OR 145 Page 16, (7)thence run north along the easterly line of lands described in OR 145 Page 16 and continue northerly to a point at the Southwest corner of lands described in OR 157 Page 685, (8)thence run East 70 feet along the South line of lands described in OR 157 Page 685 to the Southeast corner thereof. Return to the point of beginning and run westerly along the south line of State Road 20 108.5 feet +/- to a point on the East line of lands described in OR 157 Page 685, (9)thence run South along the East line of lands described in OR 157 Page 685 to the end of call 8 and to close.

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

5015 Crill Ave, Palatka

Palatka

CRILL AV

CRILL AV

S MOODY RD

4120

4121 4115 4111

UNIT B3

807

819

STE A 806

5001

5005

802

808

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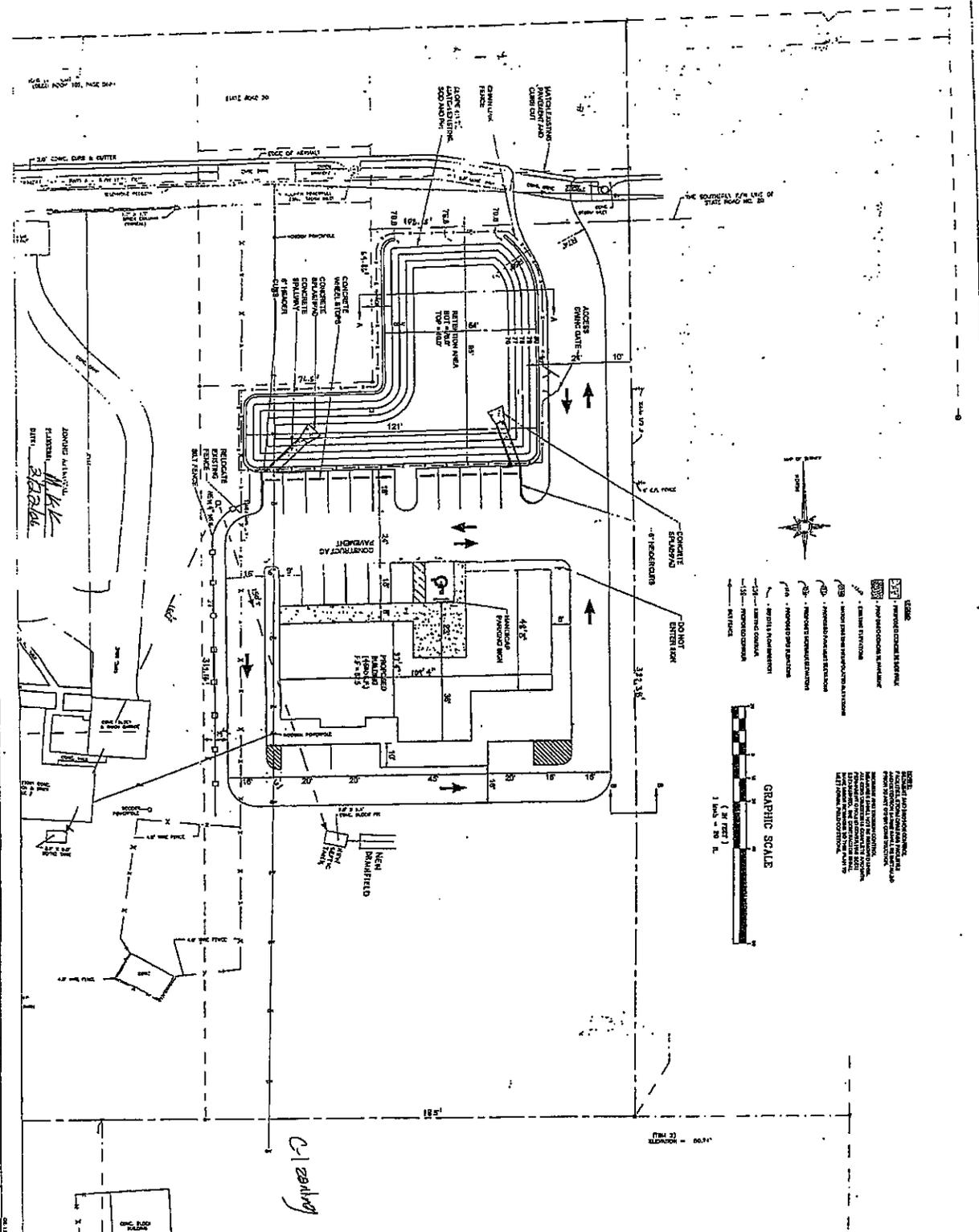
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NORTH BEACH ENGINEERING, INC.
 CONSULTING ENGINEERS - CERT. OF AUTH. #1148
 2000 S. STATE ROAD 100 S. SUITE 100
 PALM BEACH, FLORIDA 33480
 PHONE: 561-833-1200
 FAX: 561-833-1201

CONSTRUCTION PLANS FOR
NEW BUILDING FOR JACOB SPELLS
 PALATKA FLORIDA

GEOMETRY AND SIGNING PLAN

SCALE: 1" = 20'
 DESIGNED BY: RMM
 DRAWN BY: TJE
 CHECKED BY: HJK

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	01/13/05	SUBMIT COMMENTS	LOW

[Signature]
 PROJECT NUMBER: 05-001

2009 Interim Property Information for Parcel: 10-10-26-0000-0270-0000
2008 Certified Tax Collector Information
Spells Jacob
 5019 Crill Ave
 Palatka Fl 32177-2177 ([Putnam County GIS Interactive Mapping](#))

Parcel 911 Addresses
 5015 Crill Av, Palatka ([MapQuest map](#))

Detail Information for Parcel: 10-10-26-0000-0270-0000

Property Use:	Miscellaneous Residential	Structures:	1
Mobile Homes: <input type="checkbox"/>	0	MH Unextended:	0
Census Tract:	950600	Census Block:	2003
Total Acreage:	2.51	Location:	Putnam County

Property Legal Description
 PT OF NE1/4 OF SE1/4 BK157 P275 OR432 P1827 OR571 P1456 OR1083 P1663 (EX HWY OR145 P16 OR157 P685 OR542 PP1719 1726 1728 1730 OR573 P1434 OR882 P1083 RD OR885 P1863 RD)

Parcel Sales Data

Book	Page	Instrument	Month	Year	QSCD	Price
1083	1663	Warranty Deed	February	2006	01 V	\$100
0571	1456	Warranty Deed	October	1990	01	\$100
0432	1827	Warranty Deed	March	1983	01	\$100

Land Data

Units	Descriptions
108.50	Commercial Front Feet
104.93	Commercial Front Feet
0.47	Residential Acres
70.00	Commercial Front Feet

Zoning Data

Department	Code	Descriptions
Putnam County	AG	Agriculture
Putnam		

County	C-1	Commercial, Neighborhood
--------	-----	--------------------------

Future Land Use Map (FLUM)

Code	Descriptions
UR	Urban Reserve

Structure Data

Type	Year	Area	Square Feet
Farm Bldgs/Lumber Shed/Hangars	1966	BASE	912

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.

Departmental Review Request

Address: 5015 Crill Avenue
Parcel # 10-10-26-0000-0270-0000

Case #: 08-31

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"/> Concurrent 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: 10-06-09

Response Deadline: 9-11-09

Date submitted by applicant: 01/03/07 & 8/2009

Date forwarded to Departments for review: 8/31-09

Submitted to:

- Water/Sewer/Streets/Sanitation *Rhett*
- 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: Miscellaneous Residential

Proposed Property Use: Commercial offices

Current Land Use Designation: County Urban Reserve

Requested Land Use Designation: Commercial

Current Zoning Classification: County Agricultural and County C-1

Requested Zoning Classification: C-2 (Intensive Commercial)

Acreage: 2.244

of Units 5 offices

Jacob Spell
Owner/Applicant Name
 5019 Crill Avenue
Owner/Applicant Address
 Palatka, FL 32177
City/State/Zip
 (386) 328-0062
Phone Number

NONE
Agent Name

Agent Address

City/State/Zip

Phone Number

Planning Dept. Comments: The applicant has been provided a water and sewer tap but has yet to connect on his end. Annexation is required since he is contiguous to the city limits.

Thank you,
Debbie

- No Comments
- Comments Attached

Reviewed by: *Rhett H. McNamey*

Title: *Superintendent*

Utilities at site

Departmental Review Request

Address: 5015 Crill Avenue
 Parcel # 10-10-26-0000-0270-0000

Case #: 08-31

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.

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<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: 10-06-09	Response Deadline: 9-11-09
-------------------------------	-----------------------------------

Date submitted by applicant: 01/03/07 & 8/2009	Date forwarded to Departments for review: 8/31-09
-----------------------------------------------------------	----------------------------------------------------------

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
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Current Property Use: Miscellaneous Residential	Proposed Property Use: Commercial offices
--------------------------------------------------------	--------------------------------------------------

Current Land Use Designation: County Urban Reserve	Requested Land Use Designation: Commercial
-----------------------------------------------------------	---------------------------------------------------

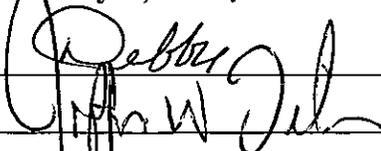
Current Zoning Classification: County Agricultural and County C-1	Requested Zoning Classification: C-2 (Intensive Commercial)
--------------------------------------------------------------------------	--------------------------------------------------------------------

Acreage: 2.244	# of Units 5 offices
-----------------------	-----------------------------

Jacob Spell Owner/Applicant Name 5019 Crill Avenue Owner/Applicant Address Palatka, Fl 32177 City/State/Zip (386) 328-0062 Phone Number	NONE Agent Name Agent Address City/State/Zip Phone Number
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------

Planning Dept. Comments: The applicant has been provided a water and sewer tap but has yet to connect on his end. Annexation is required since he is contiguous to the city limits.

Thank you,


 CBO

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

2/10/09

Departmental Review Request

Address: 5015 Crill Avenue
Parcel # 10-10-26-0000-0270-0000

Case #: 08-31

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"/> Compatibility 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: 10-06-09

Response Deadline: 9-11-09

Date submitted by applicant: 01/03/07 & 8/2009

Date forwarded to Departments for review: 8/31-09

Submitted to:

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

- Sewer Plant
- Water Plant
- Parks
- Weed & Seed

- Cemetery
- Golf
- Airport

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Phone Number

NONE
Agent Name

Agent Address

City/State/Zip

Phone Number

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Thank you,

- No Comments
- Comments Attached

Reviewed by: _____

Title: _____

**PALATKA
POLICE DEPARTMENT**

LAW ENFORCEMENT IMPACT REVIEW



JACOB SPELL PROPERTY

5015 CRILL AVENUE

**(ANNEXATION & REZONING OF
GENERAL COMMERCIAL**

CONCEPTUAL REVIEW 09/11/09

JACOB SPELL PROPERTY

5015 CRILL AVENUE – GENERAL COMMERCIAL

PURPOSE

The Police Department's review of the proposed development/annexation is designed to provide City staff, planners, reviewers, elected officials, and citizens with projected impacts to municipal law enforcement services. This review is designed to promote the City's strategic public safety goals, which include crime prevention and reduction, call-for-service management, and timely response to the needs of citizens.

IMPACTS TO POLICE DEPARTMENT STAFFING

❖ Sworn officer (Police)

- Police Department (PPD) service standard = 469.20¹ calls-for-service (CFS) per year per officer.
- On average, every citizen generates 1.60² CFS per year.
- Every 1,000 new residents generate 1,600 additional CFS per year.
- Every 1,600 additional citizen generated CFS would equate to 3.41 additional police officer positions.
- The owner has proposed annexation and rezoning of property at 5015 Crill Avenue. Currently, there is a commercial structure under construction, which consist of 5,339 sq ft.³
- Based on the City of Palatka Impact Fee Study, published in March of 2007, the "Annual Law Enforcement Incidents Per Unit of Development" factor is .0182 incidents per square foot for "General Commercial."
- A review conducted by the Police Department, once this project has been completed and functional, the development/annexation has the potential of generating 97.17 CFS per year, which would result in .20 additional police officers, at a first year cost of \$18,715.37

❖ Non-Sworn Personnel (Support)

¹ Source: City of Palatka Police Department Staffing Standards; 2003

² Source: City of Palatka Police Department Staffing Average CFS; 2003

³ Source: City of Palatka Planning Department related to 5015 Crill Avenue; B&Z Case # 08-31.

- Currently, the Palatka Police Department utilizes a formula of one (1) support position for every five (5) sworn positions.
- With an overall increase of .20 police officers, there will be a need for 0 additional support personnel.

POLICE DEPARTMENT SPACE NEEDS REQUIREMENTS

- ❖ The current Police Department building located at 110 N. 11th Street was opened in 1967.
- ❖ There exist 7,000 +/- sq ft of office/storage space under roof.
- ❖ In 2007, the City purchased 1209 Reid Street for a Police Department annex. Currently, renovations are underway to relocate the department's investigative functions. This space will yield 2,200 +/- addition sq ft.
- ❖ Since NO major renovations or additions have been made to the current building and parking, there is a need for additional office and parking. Additional staff will only compound the current space needs.

OTHER IMPACTS/ISSUES

- ❖ N/A

STRATEGIES FOR REDUCING IMPACTS TO LAW ENFORCEMENT

Although not required by ordinance, the Police Department does suggest the developer utilize a CPTED (*Crime Prevention Through Environmental Design*) approach to minimizing the impact to City of Palatka Police resources. We suggest the use of *Crime Prevention Through Environmental Design* (CPTED - "sep-ted") as one such tool to minimize the potential for crime and impact to City resources.

CPTED approach involves the use and design of space inside and outside of buildings, the positioning of buildings in relation to one another and the street, lighting, entrances and exits, and landscaping.

CPTED is based on two main assumptions...

- ❖ Offenders commit crime when there are not many people around, where they are unlikely to be seen, and where they can easily and quickly get in and out.
- ❖ Crime is related to daily routines and activities in the area, such flow of traffic and pedestrians (or lack of flow) on nights and weekends.
- ❖ Keeping possible offenders out and away from your business will reduce your likelihood of being victimized.

Usually, we use locks on doors, alarms and bars on windows to prevent burglars from entering, thus controlling their *access*. However, there are different ways of keeping people and offenders out.

Natural Access Control refers to the use of doors, fences and gates to control access to your business or property. The intention is not to necessarily physically stop the offender, but rather make your business look like a riskier crime target.

Elsewhere on this web site we've discussed cameras and how they can be used to watch over potential offenders. It's also possible to have customers, neighbors, passers-by, and other people watch over your business while they're going about their daily activities.

Natural Surveillance involves designing windows, lighting and landscaping to improve your ability, and everyone else's ability, to observe what is going on inside and around your business. Through clever design you can not only make your business a less attractive target, you can increase the likelihood of detecting a criminal at work.

Design Recommendations

The objective is to maximize the number of "eyes" watching over the business. So create a visual connection between the street, the sidewalk, and the business. It is always good to have people around -- so make sure your business is not isolated and that the entry is not at the back on the building.

Territorial reinforcement uses design and use of sidewalks, landscaping, and porches to create a border between private and public property. These are not meant to prevent anyone from physically entering, but to create a feeling of territoriality and send a message to offenders that the property belongs to someone and they should stay out.

Use landscaping as a natural barrier between private and public areas. Use low fences to mark your property. Use different color bricks or different materials for driveways, so as to separate them visually from the street. Landscaping and bushes can be also used to mark territory, but you have to make sure that they do not obstruct the view, or provide hiding spots for offenders.

Additional information pertaining to CPTED concepts may be obtained through:

DATA TABLES

Table 1 PPD Statistics	
PPD CFS per officer per year	469.2
Average CFS per citizen per year	N/A
CFS per year generated by 1,000 new residents	N/A
Proposed sq footage	5,339
Property Category (Based on City of Palatka Impact Fee Study; 2007)	General Commercial
L.E. Incidents per unit of development factor per sq ft	.0182
City of Palatka average household size	N/A
Projected population increase due to development/annexation	N/A
Additional CFS generated by development/annexation per year	97.17
Additional police officers required	.20
Additional civilian positions required	0

Table 1 PPD Staffing		
	Current	Proposed
Sworn Police Officers	39	39.20
Non-Sworn Civilian Personnel	8	8
Total	47	47.20

Average CFS Per Officer Per year 469.2

Officers needed to manage increased CFS 0.20

START UP COST:

Police Officer(s) (salary & benefits)	56,908.83
	x 0.20
	<u>11,381.17</u>

Vehicle (w/Equipment)	32,000.00
	x 0.20
	<u>6,400</u>

Other Equipment	4,671.00
	x 0.20
	<u>934.2</u>

Total Cost to City to Provide LEO(s); (first year) \$18,715.37

* ESTIMATED

** MAY USE IMPACT FEES TO OFFSET COST: N/A

OTHER COST TO BE CONSIDERED:

- Civilian (Support) Personnel
- Associated Cost with startup of Support Personnel
- Additional office space or new building
- Additional parking
- Additional IT software & hardware to support increased size of Dept.

DISTRIBUTION: File

Departmental Review Request

Address: 5015 Crill Avenue
Parcel # 10-10-26-0000-0270-0000

Case #: 08-31

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 (0.99 acres or less)
<input type="checkbox"/> Large Scale Amendment (10+ acres)	<input type="checkbox"/> Contaminated Site 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: 10-06-09

Response Deadline: 9-11-09

Date submitted by applicant: 01/03/07 & 8/2009

Date forwarded to Departments for review: 8/31-09

Submitted to:

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

- Sewer Plant
- Water Plant
- Parks
- Weed & Seed

- Cemetery
- Golf
- Airport

Current Property Use: Miscellaneous Residential

Proposed Property Use: Commercial offices

Current Land Use Designation: County Urban Reserve

Requested Land Use Designation: Commercial

Current Zoning Classification: County Agricultural and County C-1

Requested Zoning Classification: C-2 (Intensive Commercial)

Acreage: 2.244

of Units 5 offices

Jacob Spell
Owner/Applicant Name
 5019 Crill Avenue
Owner/Applicant Address
 Palatka, Fl 32177
City/State/Zip
 (386) 328-0062
Phone Number

NONE
Agent Name

Agent Address

City/State/Zip

Phone Number

Planning Dept. Comments: The applicant has been provided a water and sewer tap but has yet to connect on his end. Annexation is required since he is contiguous to the city limits.

Thank you,

- No Comments
- Comments Attached

Reviewed by: M. Lynady

Title: Fire Marshal

- ① Hydrant
- ② BTR inspection

Departmental Review Request

Address: 5015 Crill Avenue
 Parcel # 10-10-26-0000-0270-0000

Case #: 08-31

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.

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Meeting Date: 10-06-09	Response Deadline: 9-11-09
Date submitted by applicant: 01/03/07 & 8/2009	Date forwarded to Departments for review: 8/31-09
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: Miscellaneous Residential	Proposed Property Use: Commercial offices
Current Land Use Designation: County Urban Resercv	Requested Land Use Designation: Commercial
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Acreage: 2.244	# of Units 5 offices
Jacob Spell Owner/Applicant Name 5019 Crill Avenue Owner/Applicant Address Palatka, FL 32177 City/State/Zip (386) 328-0062 Phone Number	NONE Agent Name Agent Address City/State/Zip Phone Number

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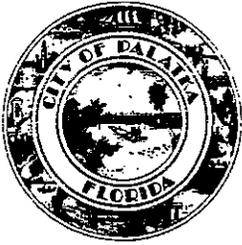
[Signature]

- No Comments
 Comments Attached

Reviewed by: _____

Title: *Public Works*

No concerns of Annexation/Zoning.



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 on October 6, 2009 at 4:00 P.M. at City Hall, 201 N 2nd St. for the purpose of hearing the following matter:

Request to Annex into the Palatka city limits, Amend the Future Land Use Map from County Urban Reserve to City Commercial and Rezone from County C-1 (Commercial) and Ag (Agricultural) to City C-2 (Intensive Commercial). Case: PB 08-31

Owner: Jacob Spell

Location: 5015 Crill Avenue

Parcel #: 10-10-26-0000-0270-0000

All interested parties are invited to attend this public hearing.

Debbie Banks
Director of Building & Zoning

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 BUILDING DEPT. AT (386)329-0103 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS.

1373 S STATE RD 19
PALATKA FL 32177

504 KEVIN DR
ORANGE PARK FL 32073

MS 0555
BENTONVILLE AR 72712

EUNICE A EVANS
5025 CRILL AVE
PALATKA FL 32177

PB 08-31

STATE OF FLORIDA

County of Putnam

The undersigned personally appeared before me, a Notary Public for the State of Florida, and deposes that the Palatka Daily News is a daily newspaper of general circulation, printed in the English language and published in the City of Palatka in said County and State; and that the attached order, notice, publication and/or advertisement:

Notice is hereby given that t

Was published in said newspaper 1 time(s) with said publication being made on the following dates:

09/18/2009

The Palatka Daily News has been continuously published as a daily newspaper, and has been entered as second class matter at the post office at the City of Palatka, Putnam County, Florida, each for a period of more than one year next preceding the date of the first publication of the above described order, notice and/or advertisement.

Jeannette Eveland

Sworn to and subscribed to before me this 18th day of September, 2009 by Jeannette Eveland, Administrative Assistant, of the Palatka Daily News, a Florida corporation, on behalf of the corporation.

Mary Kaye Wells

Mary Kaye Wells, Notary Public
My commission expires July 22, 2011

Notary Seal
Seal of Office:

- Personally known to me, or
- Produced identification:
- Did take an oath



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Parcel #: 10-10-26-0000-0270-0000

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Legal No. 02540079
09/18/2009



Palatka Future Land Use

- AG
- COM
- CON
- COUNTY
- IN
- OPF
- PB
- RE
- RH
- RL
- RM

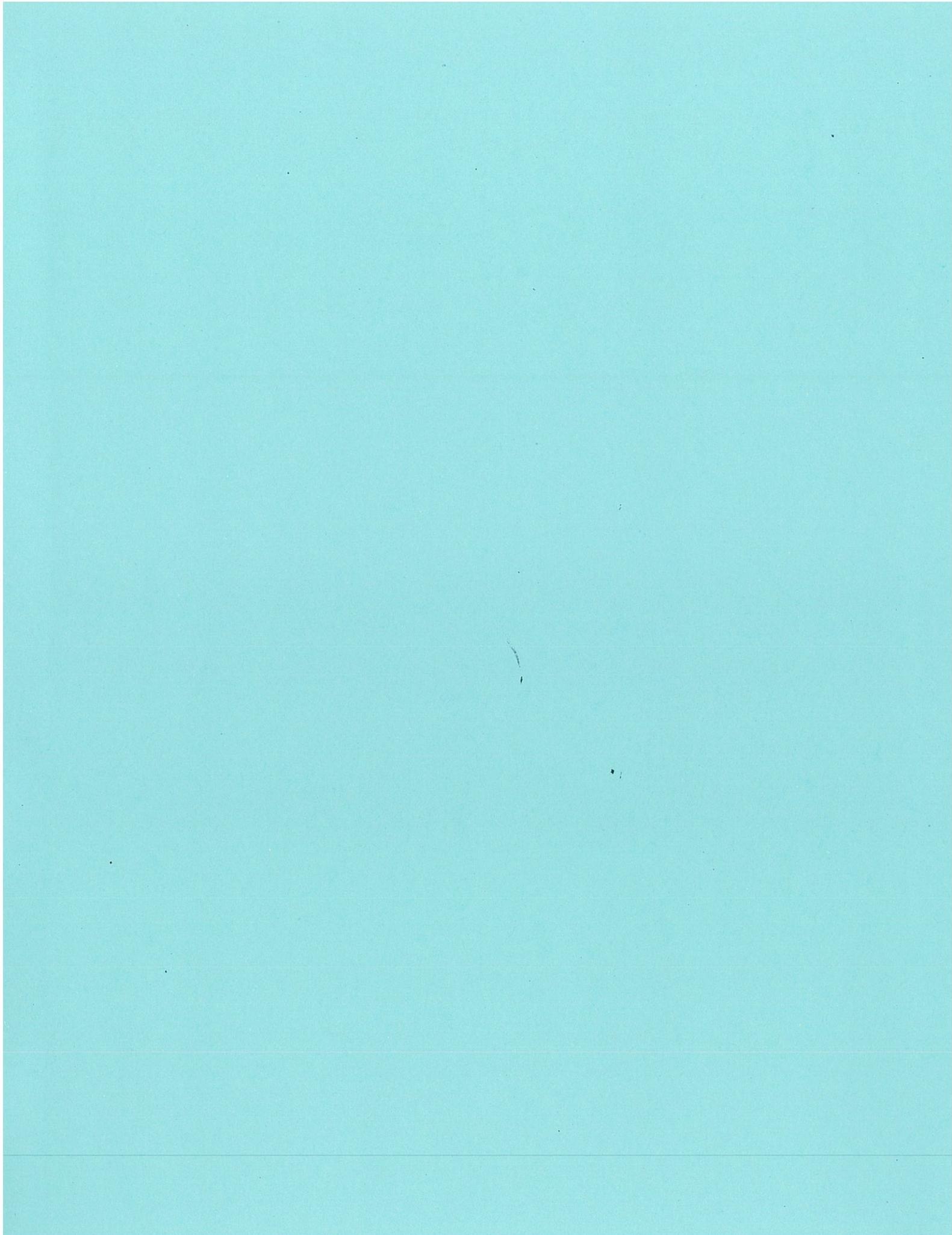
Location: 5015 Crill Avenue

Parcel #: 10-10-26-0000-0270-0000 (Portion)

Owner: Jacob Spell

Request to Annex into the Palatka city limits, Amend the Future Land Use Map from County Urban Reserve to City Commercial and Rezone from County C-1 (Commercial) and Ag (Agricultural) to City C-2 (Intensive Commercial).

Case: PB 08-31





BUILDING AND ZONING STAFF REPORT
October 6, 2009
Public Hearing

LOCATION: 3310 Crill Avenue; Parcel Number: 11-10-26-0000-0100-0000

OWNER: Palatka Housing Authority

AGENT: John Nelson

REQUEST: The applicant is requesting to annex into the city limits of Palatka, to amend the City's Future Land Use Map from County Urban Service to City High Density Residential and to Rezone from County R-1 (Single-family Residential) to City R-3 (Multi-family Residential) for 2.72 +/- acres of property. (Case – PB 09-02)

BACKGROUND & ANALYSIS: This site is currently vacant and would be developed as "senior-only" public housing units, if approved. The project will consist of nine 4-plexes for a total of 36 units representing a density of 13 units per acre. There is an exemption in the Florida Statutes (163.3187(1) (f) that states "...except that this limitation does not apply to small scale amendments involving the construction of affordable housing units meeting the criteria of s.420-0004(3) on property which will be the subject of a land use restriction agreement...) A land use restriction agreement will reflect the number of units and that the project is for "seniors-only." The applicant is requesting to annex for city services.

Surrounding properties have the following future land use designations: City Other Public Facilities to the north; City Commercial to the south and east and County Urban Service to the east and west. The zoning pattern of the surrounding area is: City R-3 to the north; City C-2 (Intensive Commercial) to the south and east and County R-1 (single-family Residential) to the east; and County Commercial, Professional Offices and County C-2 (General Light Commercial) to the west. The existing land use pattern in the area consists of vacant land; commercial; residential, and school property. The proposed apartment use is consistent with the intent of the R-3 zoning district which state "Parcels in this district are situated so that they are well served by public and commercial services and have convenient access to thoroughfares and collector streets.

Departmental Review Requests were sent to all departments. The Water & Sewer Superintendent stated they are still discussing the needs of the project. The Public Works Director, Fire Marshal, Water Treatment Plant Superintendent and Chief Building Official responded with "No Comment." The Police Chief submitted comments; however, since his review the Housing Authority by Statute was able to add 8 more units. These additional units would still not merit the need for an additional officer.

There was no response received from the notices sent to surrounding property owners or from the advertisement that ran on September 18th.

SURROUNDING ZONING AND LAND USE:

	Future Land Use Designation	Zoning	Current Land Uses
North	City Other Public Facilities County Urban Service	City R-3 -Multi-Family Residential County R-1 Single Family Residential	Vacant area of Mellon School parcel Single family homes
South	County Commercial City Commercial	County R1-A Single Family Residential City C-2 (Intensive commercial) & R-1	Single family homes Burger King
East	County Urban Service City Commercial	County R-1 -Single Family Residential City C-1 General Commercial	Single family homes Vacant land
West	County Urban Service	County CPO – Commercial Professional Offices & C-2	Doctor's Office Portion of vacant land

B. COMPLIANCE WITH CHAPTER 171, FLORIDA STATUTES, ANNEXATIONS

The request is to annex a 2.72 +/- acre parcel into the City. The subject property is located at 3310 Crill Avenue. Directly north is a City parcel, south and east is both County and City with County to the west of the site.

The proposed annexation decreases the size of an existing 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 because of the availability of City sewer and water lines that are contiguous to the property.

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.

COMPREHENSIVE PLAN:

The Existing Land Use Designation:

Policy A.1.9.3.A.9 (9J-5.006(3)(c)7)

The existing Future Land Use is County Urban Service which recognizes areas where urban infrastructure, such as central water, sewer, stormwater systems, paved major roads, exists or is programmed and available for more urban type of development. Although agricultural activities are allowed as a holding land use, this land use designation allows a broad mix of residential, commercial, industrial, public facility and recreation uses. Residential development can achieve a density of up to 9 dwelling units

per acre, the highest in Putnam County, with adequate density bonus points.

No land will be designated as "vacant or undeveloped" on the Future Land Use Map.

The Proposed Land Use Designation:

Policy A.1.9.3.A.1 (9J-5.006(3)(c)7)

Residential land use is intended to be used primarily for housing and shall be protected from intrusion by land uses that are incompatible with residential density. Residential land use provides for a variety of land use densities and housing types. Medium Density Residential (231 acres) provides for a range of densities up to 10 units per acre.

Future Land Use Element

Objective A.1.1 (9J-5.006(3)(b)1; F.S. 187-201 (161)(1)(5))

Upon Plan adoption, the City shall coordinate future land uses with the appropriate topography, adjacent land uses, soil conditions, and the availability of facilities and services.

Policy A.1.1.3 (9J-5.006(3) (c) 3)

The City shall as a condition of issuing a building permit or other development order, require proposed developments to hook up to the City central sewer systems in accordance with the revised City zoning code and subdivision regulations based upon Chapter 381, F.S. and Division 64E, FAC.

Policy A.1.1.7 (9J-5.006(3)(c)(2))

The City Building Official shall not issue a building permit or other final development order, or issue final plat approval, until it has been certified that infrastructure facilities and services exist or shall be available pursuant to an executed development agreement to satisfy demands generated by the development in accordance with the adopted City levels of service standards. By June 1, 2008, the City shall incorporate into the land development regulations a method for establishing transportation proportionate fair share. Availability of infrastructure will be certified through the Building Official issuing a "Certificate of Concurrence."

Staff Analysis: The site is flat and not in the 100 Year flood plain. There is one soil type located on the site: Mulat. The Mulat series consists of soils that are deep, nearly level, poorly drained and slowly or moderately slowly permeable.

The proposed use of multi-family housing for seniors is not consistent with adjacent uses, however, there are apartments within 1,400 feet of this parcel and R-3 zoning abuts this parcel to the north but the actual use is a school. Additional buffering requirements are required by the Zoning Code for the site to the north, east and west of the subject site.

City sewer and water lines are located adjacent to the site, and there is sufficient capacity to maintain existing level of service standards. The Water & Sewer Superintendent is still discussing the project with the owner. In the Traffic Circulation Element, Public Facilities Element, Recreation and Open Space Element and Public Schools Facilities Element sections of this staff report we will evaluate each adopted level of service standard for this site related to a maximum density of 13 dwelling units per acre and a maximum total of 36 units.

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:

Staff Analysis: This site fronts on Crill Avenue and will serve to fill in an enclave created years ago. It is within 300 feet of a grocery store and other commercial uses and has access to public transportation.

Housing Element

Objective C.1.1 (9J-5.010(3)(a))

Upon Plan adoption, the City shall promote the provision of adequate and affordable housing in the City.

Staff Analysis: Under Rule 9J-5.005 (6), Florida Administrative Code, a need has to be demonstrated for the proposed Future Land Use Amendment. Data and analysis has to be provided that demonstrates that the proposed increase in residential density are necessary. This need will be demonstrated using data from the Housing Element.

Based on the 2000 Census, data in the Housing Element indicates that there were 1,928 owner occupied units and 1,815 rental units in the City. Rental units represented a total of 48% of the total housing stock. With the demolition of the Frank George Apartment complex, 100 units were taken off the inventory of available senior housing available through the Palatka Housing Authority. The Housing Authority has no housing specifically restricted to "seniors only" in their inventory.

This project would provide seniors with new affordable housing within close proximity to grocery stores and pharmacies.

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: This section of State Road 20 is classified as a principal arterial operating at a level of service "C" which is an acceptable level of service per the Department of Transportation. The applicant must obtain a permit from the Dept. of Transportation for submittal with their plans.

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.1.1.1 (9J-5.011(2) (c)2)

The following level of service standards shall be the basis for determining the availability of facility capacity against the demand generated by development.

A1. Potable Water, Residential: 130 gallons per capita per day

B1. Central Sanitary Sewer System, Residential: 125 gallons per capita per day

C. Solid Waste: 6.4 lbs/person/day

D. Drainage Facilities: City of Palatka and Ravine State Gardens Stormwater Quality Master Plan and minimum requirements of the St. Johns River Water Management District.

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: Throughout the development review process all adopted levels of service standards will be maintained.

- Potable Water: 325 gallons per day (2.5 persons per unit) multiplied by 36 units is 29,250 gallons per day at build-out. A new water plant will be going on line within next couple of months with a capacity of 6 million gallons per day. Current peak usage is approximately 3,200,000 gallons per day. Capacity exists for build-out of the project.

- Central Sanitary Sewer System: 312.5 gallons per day (2.5 persons per unit) multiplied by 36 units is 28,125 gallons per day at build-out. The sewer plant has a capacity of 2.42 million gallons per day with an additional capacity of 600,000 gallons per day. Capacity exists for build-out of the project.

- Solid Waste: 6.4 lbs. per person per day multiplied by persons (2.5 persons per unit multiplied by 36 units) is 576 lbs. per day. The City has a contract with Putnam County to use the Central Landfill. The Central Landfill has 40 permitted acres with an additional 140 acres of raw land. Current capacity is for 8.23 years with existing cells. Capacity exists for build-out of the project.

- Drainage: Consistency with the City of Palatka and Ravine State Gardens Stormwater Quality Master Plan and minimum requirements of the St. Johns River Water Management District will be evaluated at plan submittal. A permit cannot be issued without the approval of the District.

Recreation and Open Space Element

Objective F.1.1 (9J-5.0143(3)(b)1)

Upon plan adoption, the City shall implement the following policies to ensure public access to all identified recreational facilities.

Policy F.1.1.2 (9J-5.014(3)(c)3)

The City shall adopt the following Level of Service Standards: Regional Park/ 1 acre per

50, Community Park/ 1 acre per 500, Neighborhood Park/ 1 acre per 500, Equipped Play and Tot Lot/ 1 Per 2,000, Baseball/Softball Fields/ 1 per 5,000, Football/Soccer Fields/ 1 per 6,000, Equipped Play area/ 1 play area per 10,000, Basketball Courts/ 1 per 5,000, Boat Ramp (Lanes)/ 1 lane per 5,000, Tennis Court/ 1 court per 2,000, Swimming Pools/1 pool per 25,000, Hiking (miles)/ 1 Mile per 6,750, and Picnic Areas (Tables) 1 Table per 6,000.

Staff Analysis: At build-out the project will generate an additional 90 people (2.5 persons per unit multiplied by 36 units). Capacity exists for all recreational Level of Service Standards for this additional population.

Public Schools Facilities Element

Objective 1.1.1 (9J-5.025(3)(b)1

The City of Palatka shall ensure the correction of existing school facility deficiencies to provide adequate student capacity, which shall not exceed the adopted level of service standards within the Putnam County School District and which will meet future capacity needs.

Policy 1.1.1.1 (9J-5.025(3)(c)7

The City of Palatka hereby adopts LOSS for Schools of 100% based on permanent FISH capacity for all school types (Elementary, Middle and High)

Staff Analysis: The Putnam County School Board approved a moratorium of the school impact fee in February 2009. This project would not be subject to those fees if they were still in place since it is restricted to "seniors-only."

STAFF RECOMMENDATION: Staff recommends approval of this request to amend the future land use map from county Urban Service to City High Density Residential.

C. 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.

STAFF ANALYSIS: The applicant requests rezoning to City R-3 (Multi-family Residential) from County R-1 (Single-family Residential). The proposed change is in conformance with the comprehensive plan as stated in the above comp plan review.

This zoning category is consistent with the requested Commercial Future Land Use designation of High Density Residential. The current land use designation is Putnam County Urban Service.

- b. The existing land use pattern.

STAFF ANALYSIS: This rezoning request to City R-3 (Multi-family Residential) is

consistent with the existing land use pattern in the area which is mixed commercial and residential development, however it does require a higher density. The applicant qualifies for an exemption from the density requirements. 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 in that R-3 zoning is located directly north of the subject parcel.

- 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 commercial parcel will not overtax public services. The reports from the department heads do not indicate any issues although they reserved specific comment until plans are submitted.

- 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: In order to obtain water and sewer services, the applicant is required to annex, amend the Future Land Use map and rezone. The proposed amendment is necessary to comply with these requirements.

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

STAFF ANALYSIS: This change will increase density for this area, however, since the development is restricted to "seniors only" there will not be as high a density as there would be for non-seniors. Applicant will have to meet City code for screening and buffering prior to the issuance of a Certificate of Occupancy.

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

STAFF ANALYSIS: The applicant must have the Dept. of Transportation's approval to use the curb cut on Crill Avenue and meet their requirements for access. This portion of Crill Avenue is currently operating at a level of service of "C" which is an acceptable level of traffic flow.

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

STAFF ANALYSIS: All drainage issues will be reviewed by St. Johns River Water Management at plan submittal.

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

STAFF ANALYSIS: It is not anticipated that this site will reduce light and air to adjacent areas but the plans will be reviewed at the time of submittal.

- 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, however, a Property Appraiser would have to be consulted for an accurate determination.

- 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; however, the Statute does provide an exemption for public housing.

- 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 City and would fill an important need for senior housing for both the City and the County. However, neighboring parcels to the east are single family and the parcel fronts on Crill Avenue which is in a corridor with a commercial trend.

- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

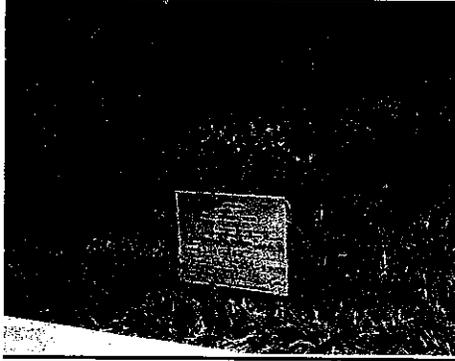
STAFF ANALYSIS: There may be other sites that could have been purchased for this use; however, this site is geographically located in an area of the City that would provide for the needs of the residents that would live there.

- 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 Agriculture (AG) and Single Family Residential (R1-A) to City Commercial Neighborhood District (C1-A). The request complies with the rezoning criteria provided in the Palatka Municipal Code.

Photographs



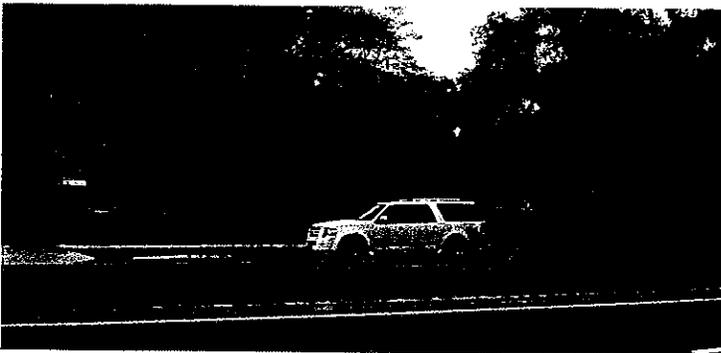
Posting



Facing east: Taco Bell, Handy Way



Facing west



Facing south: single family residence and Burger King driveway.

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:

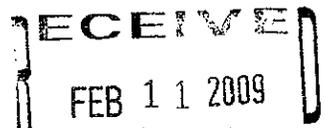
City of Palatka Planning & Zoning
201 N 2nd Street
Palatka, FL 32177

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

Application Number: PB - <u>09-02</u>
Date Received: <u>2/11/09</u>
Hearing date: <u>4/7/09</u>

TO BE COMPLETED BY APPLICANT		
1. Property Address: 3310 CRILL AVENUE	2. Parcel Number: 1-10-26-0000-0100-0000	3. Current Property Use: VACANT
4. Current Land Use Designation: VACANT COMMERCIAL	5. Requested Land Use Designation: RESIDENTIAL	6. Required Attachments: <input type="checkbox"/> Legal Description <input type="checkbox"/> Letter of Authorization* <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
7. Current Zoning Designation: R-1	8. Requested Zoning Designation: R-3	
9. Acreage to be considered for request: 2.75 ACRES	10. Number, types & square footage of structures on property: NONE	
Reason for annexation request: ACCESS TO CITY UTILITIES AND OWNERSHIP BY PALATKA HOUSING AUTHORITY		
PALATKA HOUSING AUTHORITY		
Owner Name 400 N. 15TH STREET, PALATKA, FL 32177	Agent Name	
Owner Address	Agent Address	
386-329-0132, EXT. 211	Phone Number	
Phone Number	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



BY: _____

Application Number: PB - _____

Hearing date: _____

10. This application submitted by:

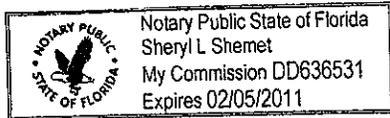
Signature of owner(s): John Nelson Jr Executive Director
Print owner(s) names(s): JOHN NELSON, JR. EXECUTIVE DIRECTOR, PHA

Signature of Agent(s): _____
Print Agent(s) names: _____

STATE OF FLORIDA
County of PUTNAM

Before me this day personally appeared JOHN NELSON, JR. who executed the foregoing application and acknowledged to and before me that JOHN NELSON, JR executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 5th day of February A.D. 2009.



Sheryl L. Shemet
Notary Public

My commission expires: 02/05/2011 State of Florida at Large

FOR OFFICIAL USE ONLY				
1. Date Submitted	2. Received By:	3. Current Zoning:	4. Requested Zoning:	5. Preliminary review by:
7. Sign(s) Posted Date: By:	8. Surrounding property owners notices sent: Date: By:	9. Legal Ad Ran: 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*****	
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 - 09-02
Date Received: 2/11/09
Hearing date: 4/7/09

TO BE COMPLETED BY APPLICANT		
1. Property Address: 3310 Crill Avenue	2. Parcel Number: 11-10-26-0000-0100-0000	3. Current Property Use: VACANT
4. Current Land Use Designation: COMMERCIAL <u>Urban Service</u>	5. Requested Land Use Designation: RESIDENTIAL	6. Required Attachments: <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*****
7. Current Zoning Designation: R-1	8. Requested Zoning Designation: R-3	
9. Lot size/acreage: 2.75 ACRES	10. Number, types & square footage of structures on property: NONE	
11. Proposed Number, types & square footage of structures on property: Attach plan		
8. Owner Name: <u>PALATKA HOUSING AUTHORITY</u>		
Owner Address: <u>400 N. 15TH AVE, PALATKA, FL 32177</u>		
Phone Number: <u>386-329-0132 EXT. 211</u>		
9. Agent Name: <u>NONE</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

RECEIVED
 FEB 11 2009
 BY: _____

Application Number: PB - _____

Hearing date: _____

10. This application submitted by:

Signature of owner(s):

John Nelson Jr Executive Director

Print owner(s) names(s):

JOHN NELSON, JR.

EXECUTIVE DIRECTOR, PHA

Signature of Agent(s): _____

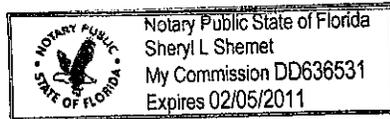
Print Agent(s) names: _____

STATE OF FLORIDA

County of PUTNAM

Before me this day personally appeared John Nelson, Jr. who executed the foregoing application and acknowledged to and before me that he executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 5th day of February A.D. 2009.



Sheryl L. Shemet
Notary Public

My commission expires: 02/05/2011

State of _____ at Large

FOR OFFICIAL USE ONLY				
1. Date Submitted <u>4-7-09</u>	2. Received By: <u>OB</u>	3. Confirm Zoning: <u>CITY R-1</u>	4. Confirm FLUM <u>CITY US</u>	5. Preliminary review by: <u>OB</u>
7. Sign(s) Posted Date: By:	8. Surrounding property owners notices sent: Date: <u>9/1</u> By: <u>OB</u>	9. Legal Ad Ran: Date: <u>9/19</u> Date:	10. Attachments Reviewed: <input checked="" 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 checked="" type="checkbox"/> Project Narrative** <input type="checkbox"/> Supplementary Information*** <input type="checkbox"/> Site Map for display ad**** <input type="checkbox"/> Site Plan***** <input checked="" type="checkbox"/> Survey	
City Commission Hearing Date:				

LEGAL DESCRIPTION

PARCEL: 11-10-26-0000-0100-0000

Property Address: 3310 Crill Ave., Palatka, FL 32177

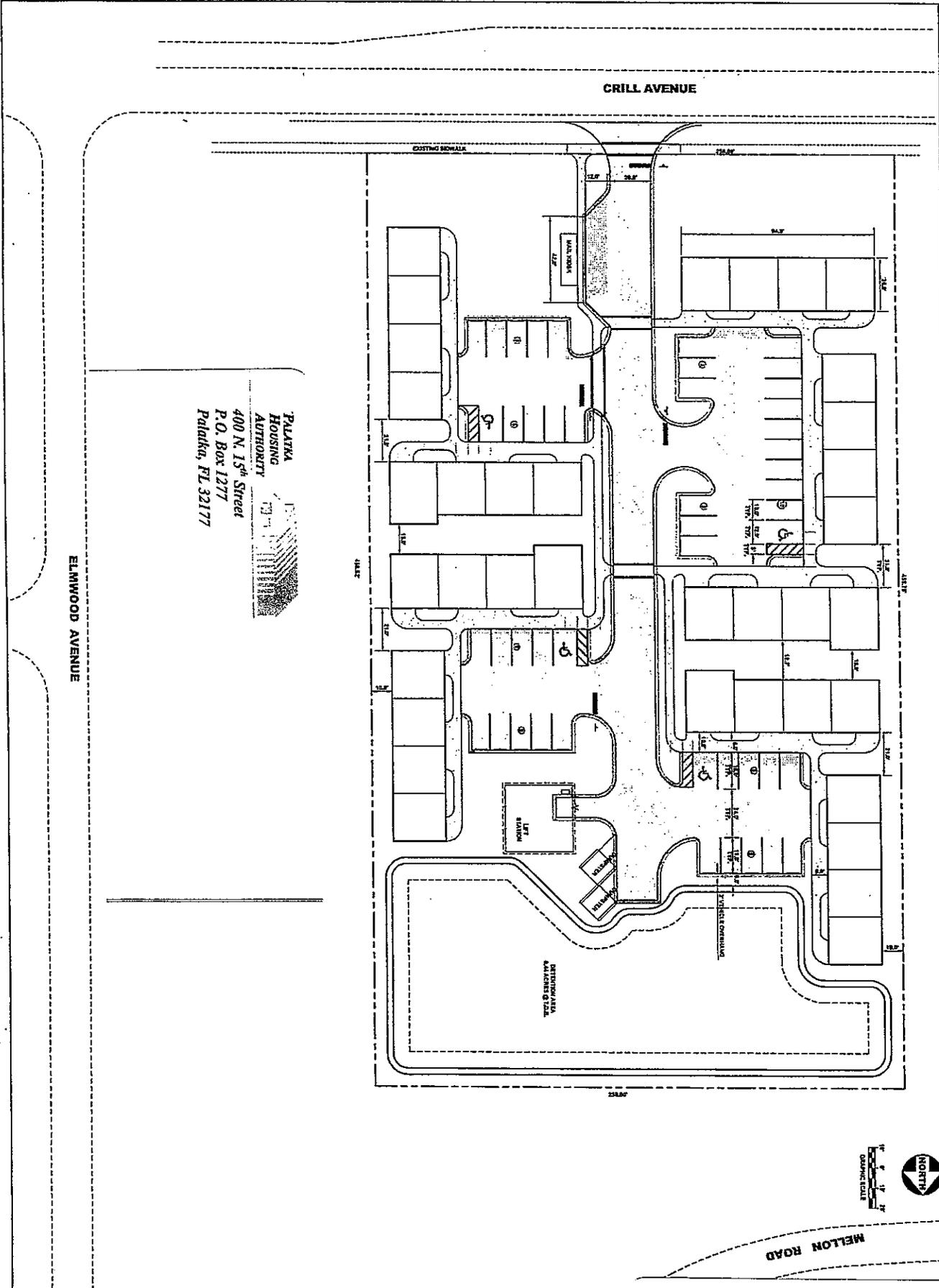
COMMENCING at the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 11, Township 10 South, Range 26 East; thence North 520 feet; thence East 258 feet; thence South 520 feet; thence West 258 feet to the PLACE OF BEGINNING, being a part of the Southeast Quarter of the Northeast Quarter of Section 11, Township 10 South, Range 26 East, Putnam County, Florida.

PROJECT NARRATIVE

PARCEL: 11-10-26-0000-0100-0000

Property Address: 3310 Crill Ave., Palatka, FL 32177

Lot is currently zoned commercial, but is vacant. We are requesting zone change to R-3. Upon approval, we will construct 36 units of "senior-only" public housing units. Project will consist of 4-plex units, 9 total.



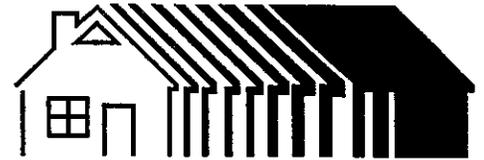
PALATKA HOUSING AUTHORITY
 400 N. 15th Street
 P.O. Box 1277
 Palatka, FL 32177

ELMWOOD AVENUE

CRILL AVENUE

MELLON ROAD

Form No. 2008-511 Sheet 01 of 01	Palatka Housing Authority Located in the City of Palatka, Florida	SCALE VERIFICATION 1" = 10'-0" SOLID BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING. AGAINST ALL SCALED DIMENSIONS ACCORDINGLY.	Project Date: _____	M.D. DATE BY REVISIONS
	Preliminary Site Plan	_____	_____	_____



September 9, 2009

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

RE: PARCEL 11-10-26-0000-0100-0000
Property Address: 3310 Crill Ave., Palatka, FL 32177

Dear Ms. Banks,

Palatka Housing Authority is requesting annexation into the Palatka city limits and requesting an amendment of the Future Land Use Map from County Urban Service to City High Density Residential and Rezoning from County R-1 (Single-family Residential) to City R-3 (Multi-family Residential).

An exemption in the Florida Statute (FS 163.3187(1)(f)) allows small scale amendments involving the construction of affordable housing units meeting the criteria of s.420.0004(3) on property which will be the subject of a land use restriction agreement and exemption from the density requirements of the Statute.

Upon approval, we will construct 36 units of "senior-only" public housing units. Project will consist of 4-plex units, 9 total. This is a reduction from 44 units originally proposed.

If you have any additional questions or I can assist further, please contact me at 386-329-0132, ext. 211 or by email at jnelson@palatkaha.org.

Sincerely,

John Nelson, Jr.
Executive Director

RESOLUTION #504 TO APPROVE APPLICATION FOR 40 UNITS OF SENIOR REPLACEMENT HOUSING

WHEREAS, the Palatka Housing Authority has entered into cooperation agreements with the City of Palatka to develop and manage a total of 484 units of public housing;

WHEREAS, the Palatka Housing Authority applied for and received approval to dispose of 100 units at Frank G. George Apartments;

WHEREAS, the Palatka Housing Authority is committed to provide alternate housing equal to or better than the disposed of 100 units;

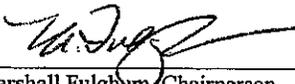
BE IT RESOLVED by the Board of Commissioners of the Palatka Housing Authority that the Executive Director is authorized to execute documents and provide certifications and submit to HUD for approval a request to apply for a maximum of 40 units of public housing, designated seniors-only.

Commissioner Blevins moved the foregoing resolution be adopted, seconded by Commissioner Allen and upon roll call it was determined by the Chairman to have received a majority of the affirmative votes and was declared duly adopted this 26th day of June, 2008.

	<u>AYES</u>	<u>NAYS</u>
Commissioner	Allen	
Commissioner	Blevins	
Commissioner Evans (absent)		
Commissioner	Spell	
Chairman	Fulghum	

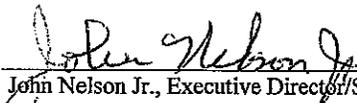
SETFORTH this 26th day of June 2008 by the Board of Commissioners of the Palatka Housing Authority.

I CERTIFY that the above resolution was duly passed at the special meeting of this Authority on the above stated date, with appropriate Notice as required by the by-laws of this agency.



Marshall Fulghum, Chairperson

I CERTIFY that the above resolution was duly passed at the bi-monthly meeting of this Authority on the above stated date, with appropriate Notice as required by the by-laws of this agency.



John Nelson Jr., Executive Director/Secretary

SEAL:



U. S. Department of Housing and Urban Development
Jacksonville Field Office
Charles Bennett Federal Building
400 West Bay Street,
Suite 1015
Jacksonville, Florida 32202-4410

November 5, 2008

Mr. John Nelson Jr.
Executive Director
Palatka HA
400 N 15th Street
Palatka, Florida 32177-3104

Dear Mr. Nelson:

Subject: PH Development Request FL29P057-0000-16.

This is to acknowledge that we have received your letter dated October 27, 2008 for the purchase of land at 3310 Crill Avenue for the development FL29P057-0000-16.

The following documents were received with your letter:

- A) Independent appraisal for the property located at 3310 Crill Avenue, Palatka, Florida. The property has been appraised for \$305,000.00
- B) (HUD-51971-1) "Offer of Sale of Real Property" for the land located in 3310 Crill Avenue, Palatka, Florida. The offer is for \$305,000.00 and it expires 90 days from the date offered.

This office considers the information provided by the Palatka Housing Authority to be sufficient to purchase the property located at 3310 Crill Avenue, Palatka, Florida to be developed as a project called "**Annie M. Spells, Senior Community**" Development No. **FL29P057-0000-16**

You are hereby authorized to proceed to acquire the land. Please provide us with a copy of the Bill of Sales and a recorded Declaration of Trust. Please contact Mr. Earl Cox, General Council, at (904) 208- 6120 for assistance in developing the Declaration of Trust. When plans and specifications are developed, provide a copy for our review.

If we can be of further assistance, please contact our Staff Engineer, Greg Caceres, by email at gregorio.caceres@hud.gov or by phone at (904) 232-1777, extension 2090.

Sincerely yours,

A handwritten signature in black ink, appearing to read "John G. Niesz".

John G. Niesz
Director
Office of Public Housing

NOV 2008
Recd

HUD's mission is to increase homeownership, support community
development and increase access to affordable housing free from discrimination
www.hud.gov espanol.hud.gov

Debbie Banks

From: Debbie Banks
Sent: Tuesday, September 01, 2009 12:52 PM
To: sshemet@palatkaha.org
Cc: Don Holmes (don@donholmeslaw.com)
Subject: 3310 Crill Ave Annex, FLUM, Rezone, Density

Sheryl – please forward to John Nelson

John – I spoke with DCA this morning about the density of the parcel to be annexed. DCA required us to have a developer's agreement the last time we did a density cap. It cannot be put on the ordinance. In that conversation, I was told to review the Statute I included below. It appears that public housing is exempt from the density requirement but there must be documentation to that effect. I was instructed to talk to Ray Eubanks with DCA who is our amendment processor and guru for all things "planning." He is at lunch now but I plan to call him soon. This may be a way to have the density you wanted but we would have to have the land use restriction agreement as well.

More later,
Debbie

The 2009 Florida Statutes

<u>Title XI</u>	<u>Chapter 163</u>	<u>View</u>
COUNTY	INTERGOVERNMENTAL	<u>Entire</u>
ORGANIZATION AND	PROGRAMS	<u>Chapter</u>
INTERGOVERNMENTAL		
RELATIONS		

163.3187 Amendment of adopted comprehensive plan.—

1. The proposed amendment involves a use of 10 acres or fewer and:

(li) A maximum of 80 acres in a local government that does not contain any of the designated areas set forth in sub-sub-paragraph (l).

f. If the proposed amendment involves a residential land use, the residential land use has a density of 10 units or less per acre or the proposed future land use category allows a maximum residential density of the same or less than the maximum residential density allowable under the existing future land use category, except that this limitation does not apply to small scale amendments involving the construction of affordable housing units meeting the criteria of s. 420.0004(3) on property which will be the subject of a land use restriction agreement, or small scale amendments described in sub-sub-paragraph a.(l) that are designated in the local comprehensive plan for urban infill, urban redevelopment, or downtown revitalization as defined in s. 163.3164, urban infill and redevelopment areas designated under s. 163.2517, transportation concurrency exception areas approved pursuant

to s. 163.3180(5), or regional activity centers and urban central business districts approved pursuant to s. 380.06(2)(e).

The
2009
Florida
Statutes

Title XXX
SOCIAL WELFARE

Chapter 420
HOUSING

[View Entire Chapter](#)

420.0004 Definitions.--As used in this part, unless the context otherwise indicates:

- (1) "Adjusted for family size" means adjusted in a manner which results in an income eligibility level which is lower for households with fewer than four people, or higher for households with more than four people, than the base income eligibility determined as provided in subsection (8), subsection (10), subsection (11), or subsection (15), based upon a formula as established by the United States Department of Housing and Urban Development.
- (2) "Adjusted gross income" means all wages, assets, regular cash or noncash contributions or gifts from persons outside the household, and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under s. 62 of the Internal Revenue Code.
- (3) "Affordable" means that monthly rents or monthly mortgage payments including taxes, insurance, and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households as indicated in subsection (8), subsection (10), subsection (11), or subsection (15).

(4) "Corporation" means the Florida Housing Finance Corporation.

(5) "Community-based organization" or "nonprofit organization" means a private corporation organized under chapter 617 to assist in the provision of housing and related services on a not-for-profit basis and which is acceptable to federal and state agencies and financial institutions as a sponsor of low-income housing.

(6) "Department" means the Department of Community Affairs.

(7) "Elderly" describes persons 62 years of age or older.

(8) "Extremely-low-income persons" means one or more natural persons or a family whose total annual household income does not exceed 30 percent of the median annual adjusted gross income for households within the state. The Florida Housing Finance Corporation may adjust this amount annually by rule to provide that in lower income counties, extremely low income may exceed 30 percent of area median income and that in higher income counties, extremely low income may be less than 30 percent of area median income.

(9) "Local public body" means any county, municipality, or other political subdivision, or any housing authority as provided by chapter 421, which is eligible to sponsor or develop housing for farmworkers and very-low-income and low-income persons within its jurisdiction.

(10) "Low-income persons" means one or more natural persons or a family, the total annual adjusted gross household income of which does not exceed 80 percent of the median annual adjusted gross income for households within the state, or 80 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

(11) "Moderate-income persons" means one or more natural persons or a family, the total annual adjusted gross household income of which is less than 120 percent of the median annual adjusted gross income for households within the state, or 120 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

(15) "Very-low-income persons" means one or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed 50 percent of the median annual adjusted gross income for households within the state, or 50 percent of the median annual adjusted gross income for households within the metropolitan statistical area (MSA) or, if not within an MSA, within the county in which the person or family resides, whichever is greater.

Project needs

*Amendment certify that if
< certification statement*

No cap

small scale form

Departmental Review Request

Address: 3310 Crill Avenue
Parcel # 11-10-26-0000-0100-0000

Case #: 09-02

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: 10-06-09 Response Deadline: 9-11-09

Date submitted by applicant: 2/11/09 & 8/20/09 Date forwarded to Departments for review: 8-31-09

Submitted to:

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

Current Property Use: Vacantl Proposed Property Use: Multi-family Residential

Current Land Use Designation: County Urban Service Requested Land Use Designation: Medium Density Residential

Current Zoning Classification: County R-1 Requested Zoning Classification: R-3 - Multi-family residential

Acreage: 2.72 # of Units 28 (code allows 27)

Palatka Housing Authority Owner/Applicant Name 400 N 15 th St. Owner/Applicant Address Palatka, Fl 32177 City/State/Zip 329-01332 Phone Number	John Nelson Agent Name Agent Address City/State/Zip Phone Number
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------

Planning Dept. Comments: The applicant is requesting annexation for city services for a proposed multi-family housing complex.
Thank you! Rhett

No Comments Reviewed by: Rhett H. McInnes
 Comments Attached Title: Superintendent

Property owner still discussing needs.

Departmental Review Request

Address: 3310 Crill Avenue
 Parcel # 11-10-26-0000-0100-0000

Case #: 09-02

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: 10-06-09 Response Deadline: 9-11-09

Date submitted by applicant: 2/11/09 & 8/20/09 Date forwarded to Departments for review: 8-31-09

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: Vacant Proposed Property Use: Multi-family Residential

Current Land Use Designation: County Urban Service Requested Land Use Designation: Medium Density Residential

Current Zoning Classification: County R-1 Requested Zoning Classification: R-3 - Multi-family residential

Acreage: 2.72 # of Units 28 (code allows 27)

Palatka Housing Authority Owner/Applicant Name 400 N 15 th St. Owner/Applicant Address Palatka, FL 32177 City/State/Zip 329-01332 Phone Number	John Nelson Agent Name Agent Address City/State/Zip Phone Number
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------

Planning Dept. Comments: The applicant is requesting annexation for city services for a proposed multi-family housing complex.

No Comments
 Comments Attached

Reviewed by: *[Signature]*
 Title: *Public Works*

No concerns of annexation

Departmental Review Request

Address: 3310 Crill Avenue
 Parcel # 11-10-26-0000-0100-0000

Case #: 09-02

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: 10-06-09	Response Deadline: 9-11-09
Date submitted by applicant: 2/11/09 & 8/20/09	Date forwarded to Departments for review: 8-31-09
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 <i>Melvin</i> <input type="checkbox"/> Parks <input type="checkbox"/> Weed & Seed <input type="checkbox"/> Cemetery <input type="checkbox"/> Golf <input type="checkbox"/> Airport
Current Property Use: Vacant	Proposed Property Use: Multi-family Residential
Current Land Use Designation: County Urban Service	Requested Land Use Designation: Medium Density Residential
Current Zoning Classification: County R-1	Requested Zoning Classification: R-3 - Multi-family residential
Acreage: 2.72	# of Units 28 (code allows 27)
Palatka Housing Authority Owner/Applicant Name 400 N 15 th St. Owner/Applicant Address Palatka, Fl 32177 City/State/Zip 329-01332 Phone Number	John Nelson Agent Name Agent Address City/State/Zip Phone Number
Planning Dept. Comments: The applicant is requesting annexation for city services for a proposed multi-family housing complex.	
<input checked="" type="checkbox"/> No Comments <input type="checkbox"/> Comments Attached	Reviewed by: <i>Melvin L. Reiff</i> Title: <i>WTP Supt.</i>

Departmental Review Request

Address: 3310 Crill Avenue
Parcel # 11-10-26-0000-0100-0000

Case #: 09-02

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: 10-06-09

Response Deadline: 9-11-09

Date submitted by applicant: 2/11/09 & 8/20/09

Date forwarded to Departments for review: 8-31-09

Submitted to:

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

- Sewer Plant
- Water Plant
- Parks
- Weed & Seed

- Cemetery
- Golf
- Airport

Current Property Use: Vacant

Proposed Property Use: Multi-family Residential

Current Land Use Designation: County Urban Service

Requested Land Use Designation: Medium Density Residential

Current Zoning Classification: County R-1

Requested Zoning Classification: R-3 - Multi-family residential

Acreage: 2.72

of Units 28 (code allows 27)

Palatka Housing Authority
Owner/Applicant Name
 400 N 15th St.
Owner/Applicant Address
 Palatka, FL 32177
City/State/Zip
 329-01332
Phone Number

John Nelson
Agent Name

Agent Address

City/State/Zip

Phone Number

Planning Dept. Comments: The applicant is requesting annexation for city services for a proposed multi-family housing complex.

*Thank you!
Debbi*

- No Comments
- Comments Attached

Reviewed by: *[Signature]*
 Title: *Chief of Police*

PALATKA POLICE DEPARTMENT

LAW ENFORCEMENT IMPACT REVIEW



PALATKA HOUSING AUTHORITY

(ANNEXATION & REZONING OF
3310 CRILL AVENUE

CONCEPTUAL REVIEW 09/11/09

PALATKA HOUSING AUTHORITY

3310 CRILL AVENUE – R-3 MULTIHOUSING

PURPOSE

The Police Department's review of the proposed development/annexation is designed to provide City staff, planners, reviewers, elected officials, and citizens with projected impacts to municipal law enforcement services. This review is designed to promote the City's strategic public safety goals, which include crime prevention and reduction, call-for-service management, and timely response to the needs of citizens.

IMPACTS TO POLICE DEPARTMENT STAFFING

❖ Sworn officer (Police)

- Police Department (PPD) service standard = 469.20¹ calls-for-service (CFS) per year per officer.
- On average, every citizen generates 1.60² CFS per year.
- Every 1,000 new residents generate 1,600 additional CFS per year.
- Every 1,600 additional citizen generated CFS would equate to 3.41 additional police officer positions.
- **The owner has proposed annexation and rezoning of property at 3310 Crill Avenue. Currently, there is no structures; however the owner is asking to develop 28 under the multi-housing classification.³**
- Based on the City of Palatka Impact Fee Study, published in March of 2007, the "Annual Law Enforcement Incidents Per Unit of Development" factor is **2.9549** incidents per square foot for "General Commercial."
- A review conducted by the Police Department, once this project has been completed and functional, the development/annexation has the potential of generating **82.74 CFS** per year, which would result in **.23** additional police officers, at a first year cost of **\$16,844.37**

¹ Source: City of Palatka Police Department Staffing Standards; 2003

² Source: City of Palatka Police Department Staffing Average CFS; 2003

³ Source: City of Palatka Planning Department related to 5015 Crill Avenue; B&Z Case # 08-31.

❖ **Non-Sworn Personnel (Support)**

- Currently, the Palatka Police Department utilizes a formula of one (1) support position for every five (5) sworn positions.
- With an overall increase of .18 police officers, there will be a need for 0 additional support personnel.

POLICE DEPARTMENT SPACE NEEDS REQUIREMENTS

- ❖ The current Police Department building located at 110 N. 11th Street was opened in 1967.
- ❖ There exist 7,000 +/- sq ft of office/storage space under roof.
- ❖ In 2007, the City purchased 1209 Reid Street for a Police Department annex. Currently, renovations are underway to relocate the department's investigative functions. This space will yield 2,200 +/- addition sq ft.
- ❖ Since NO major renovations or additions have been made to the current building and parking, there is a need for additional office and parking. Additional staff will only compound the current space needs.

OTHER IMPACTS/ISSUES

- ❖ N/A

STRATEGIES FOR REDUCING IMPACTS TO LAW ENFORCEMENT

Although not required by ordinance, the Police Department does suggest the developer utilize a CPTED (*Crime Prevention Through Environmental Design*) approach to minimizing the impact to City of Palatka Police resources. We suggest the use of *Crime Prevention Through Environmental Design* (CPTED - "sep-ted") as one such tool to minimize the potential for crime and impact to City resources.

CPTED approach involves the use and design of space inside and outside of buildings, the positioning of buildings in relation to one another and the street, lighting, entrances and exits, and landscaping.

CPTED is based on two main assumptions...

- ❖ Offenders commit crime when there are not many people around, where they are unlikely to be seen, and where they can easily and quickly get in and out.
- ❖ Crime is related to daily routines and activities in the area, such flow of traffic and pedestrians (or lack of flow) on nights and weekends.

- ❖ Keeping possible offenders out and away from your business will reduce your likelihood of being victimized.

Usually, we use locks on doors, alarms and bars on windows to prevent burglars from entering, thus controlling their *access*. However, there are different ways of keeping people and offenders out.

Natural Access Control refers to the use of doors, fences and gates to control access to your business or property. The intention is not to necessarily physically stop the offender, but rather make your business look like a riskier crime target.

Elsewhere on this web site we've discussed cameras and how they can be used to watch over potential offenders. It's also possible to have customers, neighbors, passers-by, and other people watch over your business while they're going about their daily activities.

Natural Surveillance involves designing windows, lighting and landscaping to improve your ability, and everyone else's ability, to observe what is going on inside and around your business. Through clever design you can not only make your business a less attractive target, you can increase the likelihood of detecting a criminal at work.

Design Recommendations

The objective is to maximize the number of "eyes" watching over the business. So create a visual connection between the street, the sidewalk, and the business. It is always good to have people around -- so make sure your business is not isolated and that the entry is not at the back on the building.

Territorial reinforcement uses design and use of sidewalks, landscaping, and porches to create a border between private and public property. These are not meant to prevent anyone from physically entering, but to create a feeling of territoriality and send a message to offenders that the property belongs to someone and they should stay out.

Use landscaping as a natural barrier between private and public areas. Use low fences to mark your property. Use different color bricks or different materials for driveways, so as to separate them visually from the street. Landscaping and bushes can be also used to mark territory, but you have to make sure that they do not obstruct the view, or provide hiding spots for offenders.

Additional information pertaining to CPTED concepts may be obtained through:

DATA TABLES

Table 1 PPD Statistics	
PPD CFS per officer per year	469.2
Average CFS per citizen per year	N/A
CFS per year generated by 1,000 new residents	N/A
# of Units	28
Property Category (Based on City of Palatka Impact Fee Study; 2007)	Multi-Housing
L.E. Incidents per unit of development factor	2.9549
City of Palatka average household size	N/A
Projected population increase due to development/annexation	N/A
Additional CFS generated by development/annexation per year	82.74
Additional police officers required	.18
Additional civilian positions required	0

Table 1 PPD Staffing		
	Current	Proposed
Sworn Police Officers	39	39.18
Non-Sworn Civilian Personnel	8	8
Total	47	47.18

Average CFS Per Officer Per year 469.2

Officers needed to manage increased CFS 0.18

START UP COST:

Police Officer(s) (salary & benefits) 56,908.83
x 0.18
10243.59

Vehicle (w/Equipment) 32,000.00
x 0.18
** 5,760

Other Equipment x 4,671.00
0.18
** 840.78

Total Cost to City to Provide LEO(s); (first year) \$16,844.37

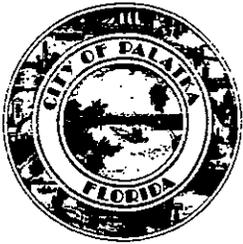
* ESTIMATED

** MAY USE IMPACT FEES TO OFFSET COST: N/A

OTHER COST TO BE CONSIDERED:

- Civilian (Support) Personnel
- Associated Cost with startup of Support Personnel
- Additional office space or new building
- Additional parking
- Additional IT software & hardware to support increased size of Dept.

DISTRIBUTION: File



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:

REVISED PUBLIC NOTICE*

Notice is hereby given that the **CITY OF PALATKA PLANNING BOARD** will hold a public hearing on October 6, 2009 at 4:00 P.M. at City Hall, 201 N 2nd St. for the purpose of hearing the following matter:

Request to Annex into the Palatka city limits, Amend the Future Land Use Map from County Urban Service to City High Density Residential and Rezone from County R-1 (Single-family Residential) to City R-3 (Multi-family Residential). Case: PB 09-02

*An exemption in the Florida Statutes (FS 163.3187(1)(f) allows small scale amendments involving the construction of affordable housing units meeting the criteria of s. 420.0004(3) on property which will be the subject of a land use restriction agreement an exemption from the density requirements of the Statute. 2.72 acres x 18 units per acre would allow up to 48 units for senior housing.

Owner: Palatka Housing Authority

Location: 3310 Crill Avenue

Parcel #: 11-10-26-0000-0100-0000

All interested parties are invited to attend this public hearing.

Debbie Banks
Director of Building & Zoning

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 BUILDING DEPT. AT (386)329-0103 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS.



11-10-26-0000-1170-0000
MILLS MART HEIRS OF
3313 CRILL AVE
PALATKA FL 32177

PB 09-02

11-10-26-9101-0000-0010
MCCOLM VIRGINIA (E)
622 RIVER ST
PALATKA FL 32177

PB 09-02

11-10-26-0000-0030-0000 & 0020
FINDLATER ERROL N + ANDREA
PO BOX 1128
PALATKA FL 32178

PB 09-02

11-10-26-0000-0100-0000
PALATKA HOUSING AUTHORITY
PO BOX 1277
PALATKA FL 32177

PB 09-02

11-10-26-0000-0340-0000
MATTOX FOY JERALD REVOC LVG TRUST
225 BASQUE RD
ST AUGUSTINE FL 32080

PB 09-02

11-10-26-0000-1190-0000
DEB-LYN INC
6916 W UNIVERSITY AVE EXT
GAINESVILLE FL 32607

PB 09-02

11-10-26-0000-0090-0000
PUTNAM CO DISTRICT SCHOOL BOARD
200 S 7TH ST
Palatka, FL 32177

PB 09-02

11-10-26-0000-0260-0001 & 0000
TAYLOR ANDREW R + LISA S H/W
704 ELMWOOD AVE
Palatka, FL 32177

PB 09-02

11-10-26-0000-0350-0000
ANTHONY TIMOTHY R + CELESTE
910 ELMWOOD AVE
Palatka, FL 32177

PB 09-02

11-10-26-0000-0300-0000
WHITE JOHN W+LARUE W GREATHOUSE
PO BOX 674
Palatka, FL 32177

PB 09-02

*Sheridan Landis
109 Harpord Ln
Palatka, FL 32177*

OR43 P263

(PALATKA HIGH SCHOOL)

ORD 73-12

0090-0000

OR67 P10

(MELLON ELEMENTARY SCHOOL)

0090-0000

BK51 P486

OR172 P663

0270-0010

OR173 P228

0321-0000

OR126 P255

0311-0000

OR121 P538

0260-0000

BK88 P120

0300-0000

OR120 P297

115-0

OR84 P678

0350-0000

BK237 P381

0340-0000

BK211 P92

FLORIDA PC
200'

AVENUE
P407
100'

0000
P553
OR148 P378
BKT1 P74
0130 0000
OR162 P261
251.15'

0440-0000
BK83 P144
STRANGE
BK244 P276
F.P.S.L. ESMT.

0030-0010
BATES, ET AL
OR490 P1436
OR502 P534
BK65 P399
150.0'
347.20'
100.0'
435.5'

0100-0000
BK71 P46
OR96 P637
OR84 P678
BK237 P381
BK211 P92
115.0'
320'
347.20'

0870-0000
BK197 P324
(OR50 P92)
GE PARK BAPTIST CHURCH

FLORIDA POWER & LIGHT CO.
EASEMENT BK244 P277
OR64 P207
OR64 P207
OR64 P207

0940-0000
OR101 P622
OR90 P213
ORD73-20

0101-0000-0010
BK240 P414
BK226 P292
OR15 P19
OR14 P444

1170-0000
BK200 P362

1190-0000
BK188 P543

9101
OR15 P19
OR14 P444
OR340 P449
OR90 P684
OR319 P1076
OR319 P1076

0822-0000
BK71 P587
0822-0000
OR330 P925
286'
375'
292.5'
63'

WEST MOCKINGBIRD LANE
EAST CARDINAL
1
2
3
4
5
6
2
3
4
5
6

1170-0010
OR423 P448
0810-0000
MALTBY
ORD 89-19
ORD 89-19
473.36'

STATE OF FLORIDA

County of Putnam

The undersigned personally appeared before me, a Notary Public for the State of Florida, and deposes that the Palatka Daily News is a daily newspaper of general circulation, printed in the English language and published in the City of Palatka in said County and State; and that the attached order, notice, publication and/or advertisement:

Notice is hereby given that t

Was published in said newspaper 1 time(s) with said publication being made on the following dates:

09/18/2009

The Palatka Daily News has been continuously published as a daily newspaper, and has been entered as second class matter at the post office at the City of Palatka, Putnam County, Florida, each for a period of more than one year next preceding the date of the first publication of the above described order, notice and/or advertisement.

Jeannette Eveland

Sworn to and subscribed to before me this 18th day of September, 2009 by Jeannette Eveland, Administrative Assistant, of the Palatka Daily News, a Florida corporation, on behalf of the corporation.

Mary Kaye Wells

Mary Kaye Wells, Notary Public
My commission expires July 22, 2011

Notary Seal
Seal of Office:



Personally known to me, or
Produced identification:
Did take an oath

PUBLIC NOTICE

Notice is hereby given that the CITY OF PALATKA PLANNING BOARD will hold a public hearing on October 6, 2009 at 4:00 P.M. at City Hall, 201 N 2nd St. for the purpose of hearing the following matter:

Request to Annex into the Palatka city limits, Amend the Future Land Use Map from County Urban Service to City High Density Residential and Rezone from County R-1 (Single-family Residential) to City R-3 (Multi-family Residential). Case: PB 09-02

Owner: Palatka Housing Authority
Location: 3310 Crill Avenue
Parcel #: 11-10-26-0000-0100-0000

All interested parties are invited to attend this public hearing.

Debbie Banks
Director of Building & Zoning

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. FS. 286.0105

PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE BUILDING DEPT. AT (386)329-0103 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS.

Legal No. 04545022
09/18/09

2009 Interim Property Information for Parcel: 11-10-26-0000-0100-0000
2008 Certified Tax Collector Information
Palatka Housing Authority
 PO Box 1277
 Palatka FL 32178-1277 (**Putnam County GIS Interactive Mapping**)

Parcel 911 Addresses
 3310 Crill Av, Palatka ([MapQuest map](#))

Detail Information for Parcel: 11-10-26-0000-0100-0000

Property Use:	Vacant Commercial	Structures:	0
Mobile Homes: <input type="checkbox"/>	0	MH Unextended:	0
Census Tract:	950700	Census Block:	4035
Total Acreage:	2.75	Location:	Putnam County

Property Legal Description
 PT OF SE 1/4 OF NE 1/4 BK 71 P 46

Parcel Sales Data

Book	Page	Instrument	Month	Year	QSCD	Price
1212	1607	Warranty Deed	December	2008	01 V	\$305000
1212	1606	Affidavit	December	2008		\$0
1131	1919	Warranty Deed	January	2007	01 V	\$20000
0000	0000	Death Certificate	November	2001		\$0
0820	1433	Death Certificate	March	2000		\$0
0820	1434	Life Estate Warranty Deed	March	2000	01 I	\$100
0563	0373	Amended Death Certificate	May	1990	02	\$0
0563	0372	Death Certificate	May	1990	02	\$0
0495	0334	Warranty Deed	November	1986	01	\$100
0492	0901	Death Certificate	September	1986	01	\$0

Land Data

Units	Descriptions
258.00	Commercial Front Feet
1.86	Residential Acres

Zoning Data

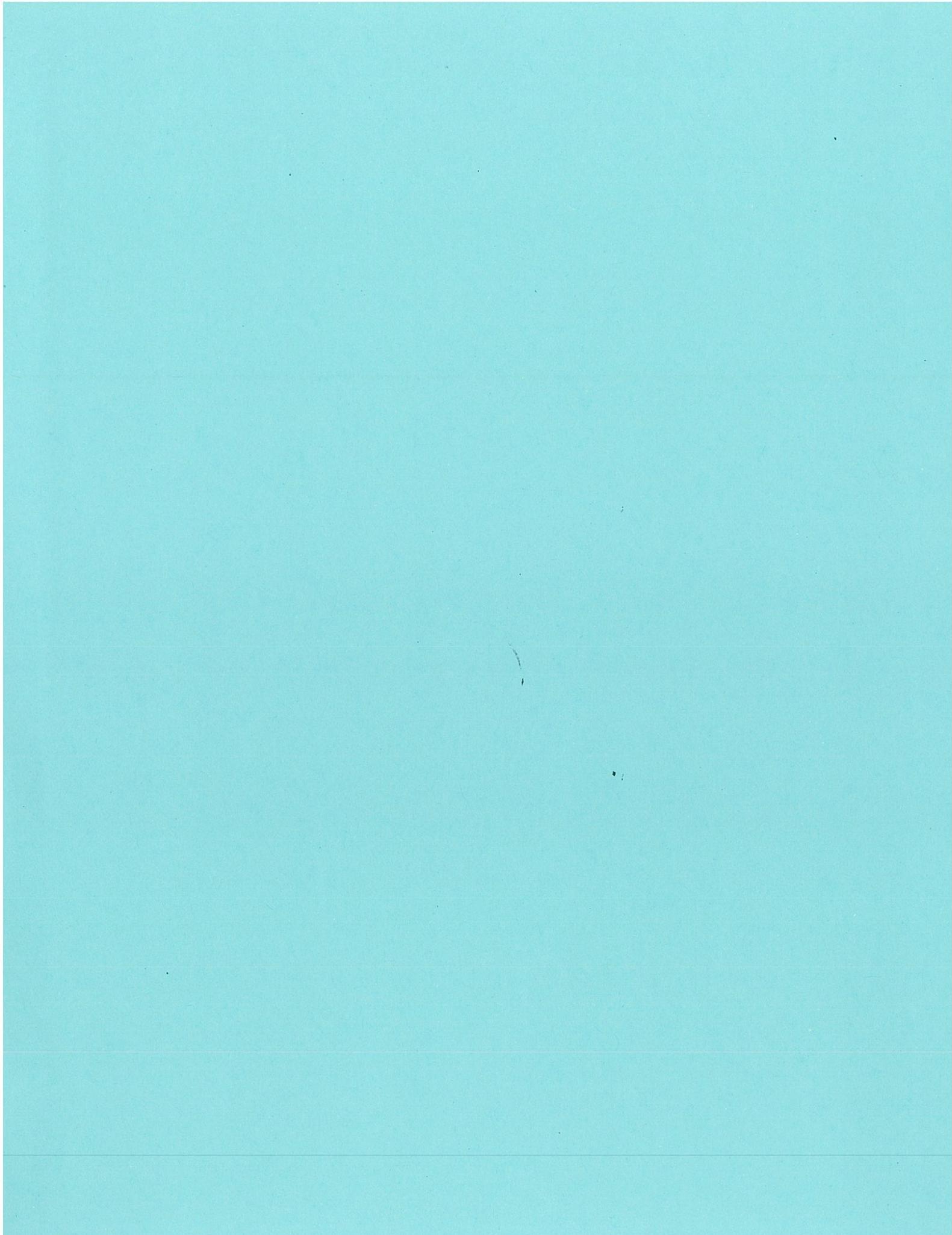
Department	Code	Descriptions
Putnam County	R-1	Residential, Single-Family

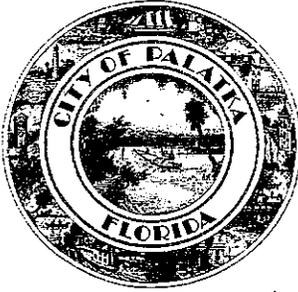
Future Land Use Map (FLUM)	
Code	Descriptions
US	Urban Service

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.





PLANNING AND ZONING STAFF REPORT

October 6, 2009

APPLICATION: PB 09-24 – Annexation, Small-Scale Future Land Use Map Amendment to change the Future Land Use designation from County Urban Service to City Commercial and Rezone from County Agriculture(AG) to City Commercial Neighborhood District (C1-A).

APPLICANT: Rural Health Care, Inc.

LOCATION: 6677 & 6679 Crill Avenue and one unaddressed parcel

Parcel #: 10-10-26-2100-0010-0050; 10-10-26-2100-0010-0010 & 10-10-26-0000-0390-0010

A. BACKGROUND & ANALYSIS: This property is contiguous to the City limits to the north across Crill Avenue. The property's main access is off Crill Avenue. Departmental Review Requests were sent to all departments. The Water & Sewer Superintendent attached water and sewer maps denoting the closest available lines. The Public Works Director and Water Treatment Plant Superintendent responded with "No Comment." The Police Chief, Fire Marshal and Chief Building Official reserved comment for when plans are submitted.

There was no response received from the notices sent to surrounding property owners or from the advertisement that ran on September 18th.

Surrounding properties have future land use designations of County Urban Service and City Commercial to the north and Urban Reserve to the south, east and west of the subject property. The zoning pattern of the site and surrounding area is County C1 and City C-1 to the north and County AG to the south, east and west; and County R1-A to the south and west. The existing land use pattern in the area is mixed commercial and single family residential.

SURROUNDING LAND USE AND ZONING:

	Future Land Use Designation	Zoning	Current Land Uses
North	Urban Service City Commercial	C-1(Putnam) C-1 (City)	Vacant Forest Glen Apartments
South	Urban Reserve	AG & R1-A (Putnam)	Vacant
East	Urban Reserve	AG (Putnam)	Single Family Residence Vacant
West	Urban Reserve	C-1, AG & R1-A (Putnam)	Professional Offices Vacant

B. COMPLIANCE WITH CHAPTER 171, FLORIDA STATUTES, ANNEXATIONS

The request is to annex a 5.92 acre parcel into the City. The subject property is located at 6677, 6679 Crill Avenue with the unaddressed parcel to the south. Properties to the north are City and to the south, east, and west are County.

The proposed annexation does not create an enclave and will meet 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 because of the availability of City sewer and water lines that will be available to the property.

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.

C. COMPLIANCE WITH THE CITY OF PALATKA COMPREHENSIVE PLAN

The Existing Land Use Designation: The existing Future Land Use is County Urban Service which recognizes areas where urban infrastructure, such as central water, sewer, stormwater systems, paved major roads, exists or is programmed and available for more urban type of development. Although agricultural activities are allowed as a holding land use, this land use designation allows a broad mix of residential, commercial, industrial, public facility and recreation uses. Residential development can achieve a density of up to 9 dwelling units per acre, the highest in Putnam County, with adequate density bonus points.

The Proposed Land Use Designation:

Commercial (1,210 acres)

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. See Policy A.1.3.2.

Future Land Use Element

Objective A.1.1 (9J-5.006(3)(b)1; F.S. 187-201 (161)(1)(5))

Upon Plan adoption, the City shall coordinate future land uses with the appropriate topography, adjacent land uses, soil conditions, and the availability of facilities and services.

Policy A.1.1.3 (9J-5.006(3) (c) 3)

The City shall as a condition of issuing a building permit or other development order, require proposed developments to hook up to the City central sewer systems in accordance with the revised City zoning code and subdivision regulations based upon Chapter 381, F.S. and Division 64E, FAC.

STAFF ANALYSIS: The intended use (medical facility) of this parcel requires City water and sewer service. In the Traffic Circulation Element and Public Facilities Element sections of this staff report we will evaluate each adopted level of service standard for this site.

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.

STAFF ANALYSIS: This segment of State Road 20 (Crill Ave.) has an existing level of service "C" and is classified as a Principal Arterial.

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.1.1.1 (9J-5.011(2) (c)2)

The following level of service standards shall be as the basis for determining the availability of facility capacity against the demand generated by development.

1. Central Water System

Commercial/Industrial: 110 gallons per acre per day (GAD)

D. Drainage Facilities: City of Palatka and Ravine State Gardens Stormwater Quality Master Plan and minimum requirements of the St. Johns River Water Management District.

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: At the time of plan submittal, this project will be evaluated to ensure it will not exceed the level of service standards.

- Potable Water: 110 gallons per acre per day (GAD). The new water plant will be on line in the next couple of months and will have a capacity of 6 million gallons per day. Current peak usage is approximately 3,200,000 gallons per day. Capacity exists for this parcel, however, the project will be evaluated upon plan submittal.

- Central Sanitary Sewer System, Commercial/Institutional/Industrial: 110 gallons per acre per day (GAD). Capacity exists for this parcel, however, the project will be evaluated upon plan submittal.

- Solid Waste – 6.4 lbs per person per day. Capacity exists for this parcel. Please note these figures are for residential not commercial. There are no calculations either on the City or County level for solid waste for commercial.

- Drainage: Drainage will be evaluated by St. Johns River Water Management who must provide the City with a letter indicating their approval of any plan submitted.

STAFF RECOMMENDATION: Staff recommends approval to change the Future Land Use designation from County Urban Service to City Commercial.

D. 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.

STAFF ANALYSIS: The applicant requests rezoning to City C-1A (Commercial Neighborhood District) from County AG (Agriculture). The proposed change is in conformance with the comprehensive plan as stated in the above comp plan review and is consistent with both the City and County land use designations for commercial neighborhood districts.

This zoning category is consistent with the requested Commercial Future Land Use designation. The current land use designation is Putnam County Urban Service.

- b. The existing land use pattern.

STAFF ANALYSIS: This rezoning request to City C-1A (Commercial Neighborhood District) is consistent with the existing land use pattern in the area which is mixed commercial and residential 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 in that C1-A zoning provides a transitional zoning that is the same as that requested to the north and east and is compatible with the residential area to the south and west. Other commercial zoning designations nearby range from City

C-1 (General Commercial), C1-A (Commercial Neighborhood) to C-2(Intensive Commercial) and County R1-A (Single Family Residential) and Agriculture to C-1 (Commercial Neighborhood) and CPO (Commercial, Professional Offices).

- 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 commercial parcel will not overtax public services. The reports from the department heads do not indicate any issues although they reserved specific comment until plans are submitted.

- 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: In order to obtain water and sewer services, the applicant is required to annex, amend the Future Land Use map and rezone. The proposed amendment is necessary to comply with these requirements.

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

STAFF ANALYSIS: This change will provide a transitional zoning for this area. Applicant will have to meet City code for screening and buffering prior to the issuance of a Certificate of Occupancy.

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

STAFF ANALYSIS: The applicant must have the Dept. of Transportation's approval to use the curb cut on Crill Avenue and meet their requirements for access. This portion of Crill Avenue is currently operating at a level of service of "C" which is an acceptable level of traffic flow.

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

STAFF ANALYSIS: All drainage issues will be reviewed by St. Johns River Water Management at plan submittal.

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

STAFF ANALYSIS: It is not anticipated that this site will reduce light and air to adjacent areas but the plans will be reviewed at the time of submittal.

- 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 and will fill an important need for both the City and the County if the site is developed as proposed.

- 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 geographically located in an area of the City that will provide a benefit to both the City and the County for its future development.

- 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 Agriculture (AG) and Single Family Residential (R1-A) to City Commercial Neighborhood District (C1-A). The request complies with the rezoning criteria provided in the Palatka Municipal Code.

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 - 09-24

Date Received: 09-03-09

Hearing date: _____

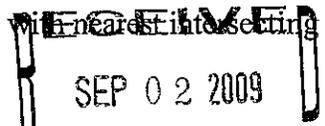
TO BE COMPLETED BY APPLICANT

1. Property Address: 6679 Crill Ave, Palatka FL 32177		2. Parcel Number: 10-10-26-2100-0010-0050 10-10-26-2100-0010-0010 10-10-26-0000-0390-0010	3. Current Property Use: Vacant - Agriculture
4. Current Land Use Designation: UR	5. Requested Land Use Designation: 		6. Required Attachments: <input checked="" type="checkbox"/> Legal Description <input type="checkbox"/> Letter of Authorization* <input checked="" type="checkbox"/> Copy of Recorded Deed <input checked="" type="checkbox"/> Fees <input checked="" 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: AG	8. Requested Zoning Designation: C1-A		
9. Acreage to be considered for request: 5.92 Acres	10. Number, types & square footage of structures on property: None Currently		

Reason for annexation request: would like to annex into the city in order to gain access to city water and sewer.

Rural Health Care c/o Jim Ried CFO Owner Name	_____ Agent Name
1302 River Street, Palatka FL 32177 Owner Address	_____ Agent Address
(386) 328-8863 x 122 Phone Number	_____ 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



BY: _____

Application Number: PB - _____

Hearing date: _____

10. This application submitted by:

Signature of owner(s): Jim Reid

Print owner(s) names(s): Jim Reid

Signature of Agent(s): _____

Print Agent(s) names: _____

STATE OF Florida

County of Putnam

Before me this day personally appeared Jim Reid 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 2nd day of September A.D. 2009.



Julianne Holmes
Notary Public

My commission expires: 8/10/11

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:

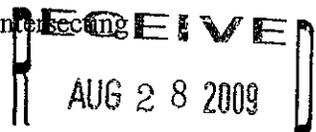
City of Palatka Planning & Zoning
201 N 2nd Street
Palatka, FL 32177

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

Application Number: PB-09-24
Date Received: 8/28/09
Hearing date: 10/6/09

TO BE COMPLETED BY APPLICANT		
1. Property Address: 66079 Crill Ave	2. Parcel Number: 10-10-26-2100-0010-0050 10-10-26-2100-0010-0010 10-10-26-0000-0390-0010	3. Current Property Use: AG <div style="text-align: right; font-size: small;"> 45 1.49 3.98 <hr/> 5.92 </div>
4. Current Land Use Designation: UR	5. Requested Land Use Designation: Commercial	6. Required Attachments: <ul style="list-style-type: none"> <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 type="checkbox"/> Site Map for display ad**** <input type="checkbox"/> Site Plan*****
7. Current Zoning Designation: AG	8. Requested Zoning Designation: CIA	
9. Lot size/acreage: 5.92	10. Number, types & square footage of structures on property: None	
11. Proposed Number, types & square footage of structures on property: Attach plan		
8. Owner Name: Rural Health Care, Inc Owner Address: 1302 River St. Palatka A 32177 Phone Number: _____		
9. Agent Name: _____ 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 in black & white, no larger than 2 1/2" x 3" with nearest intersecting streets shown and named.
- *****Site Plan: Detailed project drawing



BY: _____

Application Number: PB - 09-24

Hearing date: _____

10. This application submitted by:

Signature of owner(s):

Jim Reich

Print owner(s) names(s):

Jim Reich, CFO

Signature of Agent(s):

Print Agent(s) names:

STATE OF

Florida

County of

Putnam

Before me this day personally appeared Jim Reich 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 28 day of August A.D. 2009.



Julianne Holmes
Notary Public

My commission expires:

8/10/11

State of

Florida

at Large

FOR OFFICIAL USE ONLY

1. Date Submitted	2. Received By:	3. Current Zoning:	4. Requested Zoning:	5. Preliminary review by:
7. Sign(s) Posted Date: By:	8. Surrounding property owners notices sent: Date: By:	9. Legal Ad Ran: 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*****	
City Commission Hearing Date:				

Name: Rural Health Care, Incorporated
Address: 1302 River Street
Palatka, Fl 32177

8.50

DS ST DEED .70 : 3850.00 BK 1101 PG 663

©Seminole Paper & Printing Co., Inc. 1987

This Instrument Prepared by: Warren Wilhite
Palatka Abstract & Title Guaranty
Co., Inc.
Address: 113 North 4th Street
Palatka, Fl 32177

Property Appraisers Parcel Identification (Folio) Number(s):
10-10-26-0000-0390-0000
10-10-26-2100-0010-0010
Grantee(s) S.S. #(s): 10-10-26-2100-0010-0050
SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 12th day of June A.D. 2006 by
Beck/Sloan Properties, Inc., a Florida corporation

hereinafter called the grantor, to Rural Health Care, Incorporated, a Florida non-profit corporation

whose post office address is 1302 River Street
Palatka, Fl 32177

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 & OVC and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Putnam County, State of Florida, viz:

Parcel #1:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 of Block 1, according to plat entitled "Dr. Schlect's Subdivision, Unit No. 1, part of the West 22 acres of the NE 1/4 of the SW 1/4 of Section 10, Township 10 South, Range 26 East, Putnam County, Florida", said plat being recorded in Map Book 3, page 167 of the public records of Putnam County, Florida.

TOGETHER WITH that portion of Coolidge Avenue and Garfield Avenue as closed or abandoned by Resolution recorded in Official Records Book 696, page 198 of the public records of Putnam County, Florida which would revert to the above described lands by operation of law.

EXCEPTING THEREFROM that part thereof conveyed for road right of way purposes as described in Deed Book 102, page 565 and Official Records Book 885, page 1863 (Parcel Number 183) of said public records.

FILE #: 0000587245

Page 1 of 2

Parcel #2:

A tract of land situated in the NE 1/4 of the SW 1/4 of Section 10, Township 10 South, Range 26 East being a part of lands described in Parcel #2 of Official Records Book 668, page 1264 of the public records of Putnam County, Florida and being more particularly described as follows:

Commencing at a concrete monument at the Southwesterly corner of Lot 7, Block 1 according to Dr. Schlect's Subdivision, Unit No. 1, recorded in Map Book 3, page 167 of said public records and run thence Southerly, along a Southerly projection of the Easterly right-of-way of Roosevelt Avenue, a distance of 61.265 feet to a concrete monument at a bend in the Southerly right-of-way of Garfield Avenue and the POINT OF BEGINNING of this description. From POINT OF BEGINNING (1) continue Southerly, along said Southerly projection of the Easterly right-of-way of Roosevelt Avenue, a distance of 502.0 feet. (2) Thence run Easterly, parallel with the South line of the NE 1/4 of the SW 1/4 of Section 10, a distance of 325.87 feet, more or less, to intersect with the Easterly line of lands described in Parcel #2 of Official Records Book 668, page 1264. Return to the POINT OF BEGINNING and (3) run thence Northeasterly, along the Southerly right-of-way of Garfield Avenue (closed in Official Records Book 696, page 198 of said public records), a distance of 333.33 feet to a concrete monument on the Easterly line of lands described in Parcel #2 of Official Records Book 668, page 1264. (4) Thence Southerly, along said Easterly line, being parallel with the West line of the NE 1/4 of the SW 1/4 of Section 10, a distance of 567.07 feet, more or less, to the Easterly end of call (2) and to close.

Containing 6.0 acres, more or less (Parcels #1 and #2).

0000587245



FAMILY MEDICAL AND DENTAL CENTERS
6679 Crill Avenue Palatka, Florida

FMDC is proposing to build a 34,790 square foot facility providing primary care medical and dental services, pharmacy and administrative services. The new facility will have thirty exam rooms, twelve dental operatories, a behavioral health unit (designed for privacy and confidentiality), a larger laboratory, an expanded pharmacy, a spacious waiting area, provider and staff offices, a front desk area with space for confidential financial counseling, lavatories for patients and staff, and administrative offices.

Putnam County

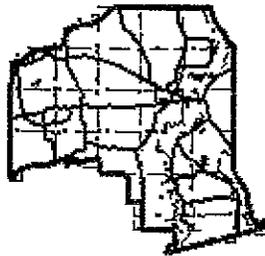


Today is 9/2/2009 - Putnam County, FL - GIS Office - Copyright(c)2009

0 0.063mi



Copyright 2008
Putnam County GIS
P.O. Box 307
Palatka, FL 32178



- Legend**
- Township Range
 - Street Centerline
 - Hydrography
 - Parcels
 - Municipal Boundary
 - Crescent City
 - Interlachen
 - Palatka
 - Pomona Park
 - Welaka
 - Putnam County

Disclaimer: All provided Putnam County GIS data are to be considered a generalized spatial representation that is subject to revisions. This information is provided as a visual representation only and is not to be used as a legal or official representation of legal boundaries. The Putnam County Board of County Commissioners as well as the constitutional offices including the Clerk of the Court, Property Appraiser, Sheriff, Supervisor of Elections, and Tax Collector assume no responsibility associated with its misuse.

2009 Interim Property Information for Parcel: 10-10-26-2100-0010-0010
2008 Certified Tax Collector Information
Rural Health Care Inc
 1302 River St
 Palatka Fl 32177-2177 ([Putnam County GIS Interactive Mapping](#))

Parcel 911 Addresses
 6677 Crill Av, Palatka ([MapQuest map](#))

Detail Information for Parcel: 10-10-26-2100-0010-0010

Property Use:	Vacant Commercial	Structures:	0
Mobile Homes: <input type="checkbox"/>	0	MH Unextended:	0
Census Tract:	950600	Census Block:	2015
Total Acreage:	1.49	Location:	Putnam County

Property Legal Description
 DR SCHLECTS S/D MB3 P167 BLK 1 LOTS 1 2 3 4 9 10 11 12 & ADJ CLOSED
 COOLIDGE AV & GARFIELD AV OR696 P198(EX OR885 P1863)

Parcel Sales Data

Book	Page	Instrument	Month	Year	QSCD	Price
1101	0663	Warranty Deed	June	2006	02 I	\$550000
0696	0198	Resolution	March	1996		\$0
0668	1264	Warranty Deed	March	1995	02 I	\$150000
0665	1592	Quit Claim Deed	January	1995	02 I	\$20500

Land Data

Units	Descriptions
64904.40	Commercial Square Feet

Zoning Data

Department	Code	Descriptions
Putnam County	AG	Agriculture

Future Land Use Map (FLUM)

Code	Descriptions
UR	Urban Reserve

2009 Interim Property Information for Parcel: 10-10-26-2100-0010-0050
2008 Certified Tax Collector Information
Rural Health Care Inc
 1302 River St
 Palatka Fl 32177-2177 ([Putnam County GIS Interactive Mapping](#))

Parcel 911 Addresses
 6679 Crill Av, Palatka ([MapQuest map](#))

Detail Information for Parcel: 10-10-26-2100-0010-0050
 Property Use: Vacant Commercial Structures: 0
 Mobile Homes: 0 MH Unextended: 0
 Census Tract: 950600 Census Block: 2015
 Total Acreage: 0.45 Location: Putnam County

Property Legal Description
 DR SCHLECTS S/D MB3 P167 BLK 1 LOTS 5 6 7 8 BK231 P289 & ADJ CLOSED
 GARFIELD AV OR696 P198(EX OR885 P1863RD)

Parcel Sales Data

Book	Page	Instrument	Month	Year	QSCD	Price
1101	0663	Warranty Deed	June	2006	02 I	\$550000
0668	1282	Warranty Deed	March	1995	00 V	\$20000
0593	1801	Warranty Deed	December	1991	01	\$3500
0411	0854	Order	October	1981		\$0

Land Data

Units	Descriptions
19602.00	Commercial Square Feet

Zoning Data

Department	Code	Descriptions
Putnam County	AG	Agriculture

Future Land Use Map (FLUM)

Code	Descriptions
UR	Urban Reserve

2009 Interim Property Information for Parcel: 10-10-26-0000-0390-0010
2008 Certified Tax Collector Information
Rural Health Care Inc
 1302 River St
 Palatka Fl 32177-2177 ([Putnam County GIS Interactive Mapping](#))

Detail Information for Parcel: 10-10-26-0000-0390-0010

Property Use:	Vacant Commercial	Structures:	0
Mobile Homes: <input type="checkbox"/>	0	MH Unextended:	0
Census Tract:	950600	Census Block:	2015
Total Acreage:	3.98	Location:	Putnam County

Property Legal Description
 PT OF NE1/4 OF SW1/4 OR1101 P663

Parcel Sales Data

Book	Page	Instrument	Month	Year	QSCD	Price
1101	0663	Warranty Deed	June	2006	02 I	\$550000

Land Data

Units	Descriptions
3.98	Non Spec Acres

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.

STATE OF FLORIDA

County of Putnam

The undersigned personally appeared before me, a Notary Public for the State of Florida, and deposes that the Palatka Daily News is a daily newspaper of general circulation, printed in the English language and published in the City of Palatka in said County and State; and that the attached order, notice, publication and/or advertisement:

Notice is hereby given that t

Was published in said newspaper 1 time(s) with said publication being made on the following dates:

09/18/2009

The Palatka Daily News has been continuously published as a daily newspaper, and has been entered as second class matter at the post office at the City of Palatka, Putnam County, Florida, each for a period of more than one year next preceding the date of the first publication of the above described order, notice and/or advertisement.

Jeannette Eveland

Sworn to and subscribed to before me this 18th day of September, 2009 by Jeannette Eveland, Administrative Assistant, of the Palatka Daily News, a Florida corporation, on behalf of the corporation.

Mary Kaye Wells

Mary Kaye Wells, Notary Public
My commission expires July 22, 2011

Notary Seal
Seal of Office:

Personally known to me, or
 Produced identification:
 Did take an oath



PUBLIC NOTICE

Notice is hereby given that the CITY OF PALATKA PLANNING BOARD will hold a public hearing on October 6, 2009 at 4:00 P.M. at City Hall, 201 N 2nd St. for the purpose of hearing the following matter:

Request to Annex into the Palatka City limits, Amend the Future Land Use Map from County Urban Reserve to City Commercial and Rezone from County Ag (Agricultural) to City C-1A (Neighborhood Commercial). Case: PB 09-24

Owner: Rural Health Care Inc.

Location: 6579 & 6677 Grill Avenue and one unaddressed parcel

Parcel #:
10-10-26-2100-0010-0050
10-10-26-2100-0010-0010
10-10-26-2100-0390-0010

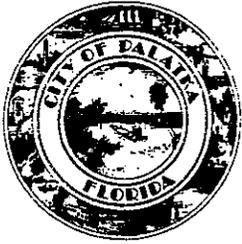
All interested parties are invited to attend this public hearing.

Debbie Banks
Director of Building & Zoning

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, 2170

PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE BUILDING DEPT. AT (386) 329-0103 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS.

Legal No. 02540085
09/18/2009



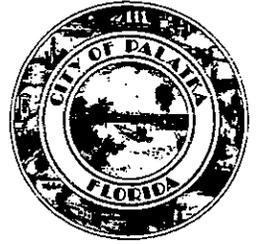
City of Palatka

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 on October 6, 2009 at 4:00 P.M. at City Hall, 201 N 2nd St. for the purpose of hearing the following matter:

Request to Annex into the Palatka city limits, Amend the Future Land Use Map from County Urban Reserve to City Commercial and Rezone from County Ag (Agricultural) to City C-1A (Neighborhood Commercial). Case: PB 09-24

Owner: Rural Health Care Inc.

Location: 6679 & 6677 Crill Avenue and one unaddressed parcel

Parcel #: 10-10-26-2100-0010-0050
10-10-26-2100-0010-0010
10-10-26-2100-0390-0010

All interested parties are invited to attend this public hearing.

Debbie Banks
Director of Building & Zoning

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 BUILDING DEPT. AT (386)329-0103 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS.

10-10-26-0000-0410-0000
WILLIAMS BRENDA
6683 CRILL AVE
PALATKA FL 32177
PB 09-24

10-10-26-0000-0400-0000
BECK/SLOAN PROPERTIES INC
256 N HIGHWAY 17
PALATKA FL 32177
PB 09-24

10-10-26-0000-0410-0000
BECKHAM LELAND R + L WAYNE GARRETT
PO BOX 752
E PALATKA FL 32131
PB 09-24

10-10-26-0000-0390-0010
RURAL HEALTH CARE INC
1302 RIVER ST
PALATKA FL 32177
PB 09-24

10-10-26-0000-0160-0000
GGJD HOLDINGS LLC
107 PARK RD
INTERLACHEN FL 32148
PB 09-24

10-10-26-2100-0020-0010
WILLIAMS BRENDA
6683 CRILL AVE
PALATKA FL 32177
PB 09-25

10-10-26-2100-0010-0050
RURAL HEALTH CARE INC
1302 RIVER ST
PALATKA FL 32177
PB 09-25

10-10-26-0000-0400-0000
BECK/SLOAN PROPERTIES INC
256 N HIGHWAY 17
PALATKA FL 32177
PB 09-25

10-10-26-0000-0390-0010
RURAL HEALTH CARE INC
1302 RIVER ST
PALATKA FL 32177
PB 09-25

10-10-26-7652-0000-0010
FEAGIN JAMES EARL + KATSUKO
106 LAKE TERR
PALATKA FL 32177
PB 09-25

10-10-26-7652-0000-0020
BRIDGES WILLIAM S
104 LAKE TERRACE
PALATKA FL 32177
PB 09-25

10-10-26-0000-0347-0000
ANDREWS JAMES D + JOSEPH D SCRUGGS
2407 REID ST
PALATKA FL 32177
PB 09-25

10-10-26-7652-0000-0200
KOVNESKY VIRGIL C + JUDY A H/W
112 PIONEER RD
PALATKA FL 32177
PB 09-25

10-10-26-7652-0000-0220
RICHTER DAVID S + TINA MARIE H/W
105 LAKE TERR
PALATKA FL 32177
PB 09-25

10-10-26-7652-0000-0190
HIRKO ANDREW R
PO BOX 1211
PALATKA FL 32177
PB 09-25

10-10-26-7652-0000-0170
MOODY JAMES F + VICKIE F H/W
118 PIONEER RD
PALATKA FL 32177
PB 09-25

10-10-26-7652-0000-0160
HENRY BETTY J
120 PIONEER RD
PALATKA FL 32177
PB 09-25

10-10-26-7652-0000-0130
FOWLER COY LIFE ESTATE
121 PIONEER RD
PALATKA FL 32177
PB 09-25

10-10-26-0000-0130-0060
KELLY DEAN + KRISTINE
112 HORSEMAN CLUB ROAD
PALATKA, FL 32177
PB 09-25

10-10-26-1920-0060-0000
KERSLAKE RUTH H HEIRS OF
144 DAVIS LAKE RD
PALATKA FL 32177
PB 09-25

10-10-26-1920-0200-0010
PARKER RONALD R
138 LAKE SHORE DR
PALATKA FL 32177
PB 09-25

10-10-26-1920-0000-0000
KERSLAKE RUTH HOSKINS HEIRS OF
144 DAVIS LAKE RD
PALATKA FL 32177
PB 09-25

10-10-26-0000-0410-0000
BECKHAM LELAND R + L WAYNE GARRETT
PO BOX 752
E PALATKA FL 32131
PB 09-25

Departmental Review Request

Address: 6679 Crill Avenue

Case #: 09-24

Parcel # 10-10-26-2100-0010-0050 & 0010/10-10-26-0000-0390-0010

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: 10-06-09	Response Deadline: 9-11-09
------------------------	----------------------------

Date submitted by applicant: 8-28-09	Date forwarded to Departments for review: 8-31-09
--------------------------------------	---------------------------------------------------

Submitted to:	
<input checked="" type="checkbox"/> Water/Sewer/Streets/Sanitation <input type="checkbox"/> Police <input type="checkbox"/> Fire <input type="checkbox"/> Chief Building Official	<i>Rhett</i> <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: Vacant	Proposed Property Use: Proposed 34,790 square ft. primary care facility
------------------------------	-------------------------------------------------------------------------

Current Land Use Designation: County Urban Service	Requested Land Use Designation: Commercial
----------------------------------------------------	--------------------------------------------

Current Zoning Classification: County AG	Requested Zoning Classification: C1-A - Neighborhood Commercial District
------------------------------------------	--------------------------------------------------------------------------

Acreage: 5.92 total	# of Units
---------------------	------------

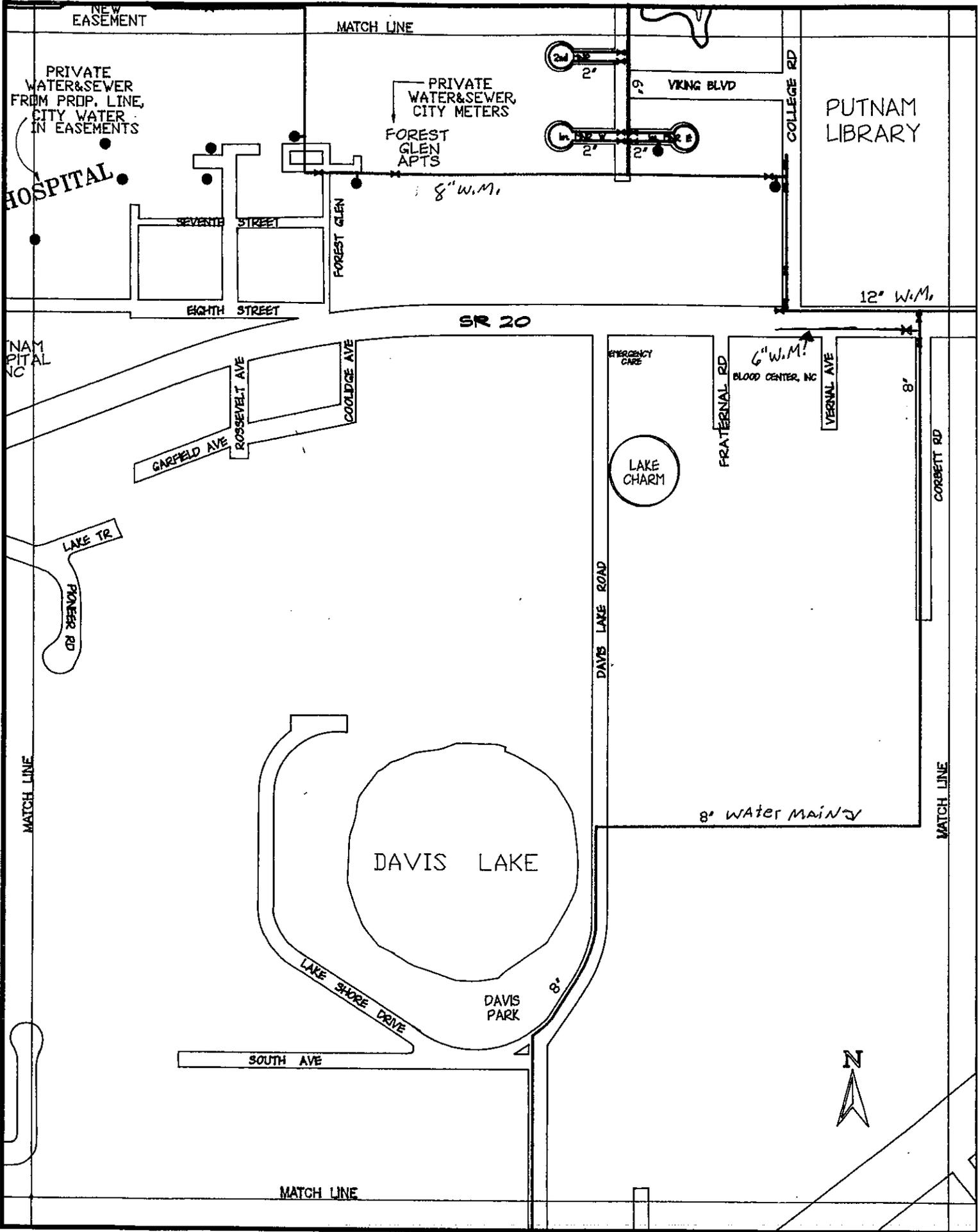
Rural Health Care, Inc. Owner/Applicant Name 1302 River St. Owner/Applicant Address Palatka, Fl 32177 City/State/Zip None given Phone Number	Agent Name Agent Address City/State/Zip Phone Number
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------

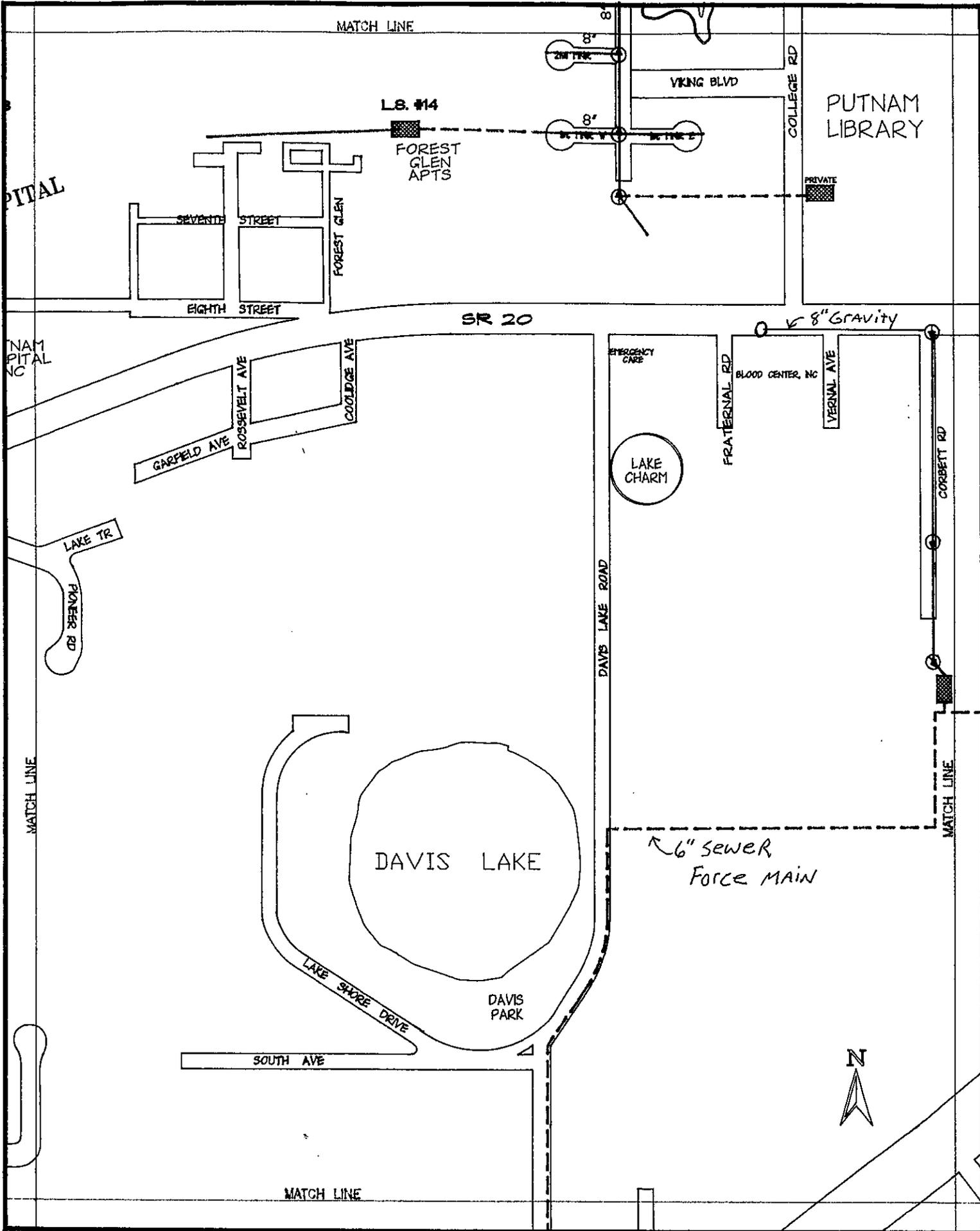
Planning Dept. Comments: The applicant is requesting annexation for city services for a proposed primary medical and dental facility.

Thank you!
Debbi

<input type="checkbox"/> No Comments <input checked="" type="checkbox"/> Comments Attached <i>Water & Sewer Maps Attached</i>	Reviewed by: <u><i>Rhett H. McEmery</i></u> Title: <u><i>Superintendent</i></u>
-----------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------

Maps denote closest available lines.





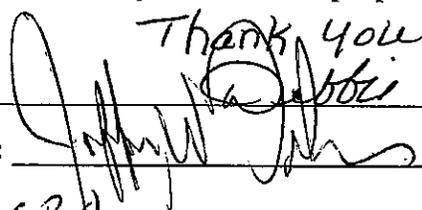
Departmental Review Request

Address: 6679 Crill Avenue

Case #: 09-24

Parcel # 10-10-26-2100-0010-0050 & 0010/10-10-26-0000-0390-0010

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: 10-06-09		Response Deadline: 9-11-09
Date submitted by applicant: 8-28-09		Date forwarded to Departments for review: 8-31-09
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: Vacant		Proposed Property Use: Proposed 34,790 square ft. primary care facility
Current Land Use Designation: County Urban Service Reserve		Requested Land Use Designation: Commercial
Current Zoning Classification: County AG		Requested Zoning Classification: C1-A - Neighborhood Commercial District
Acreage: 5.92 total		# of Units
Rural Health Care, Inc. Owner/Applicant Name 1302 River St. Owner/Applicant Address Palatka, Fl 32177 City/State/Zip None given Phone Number		Agent Name Agent Address City/State/Zip Phone Number
Planning Dept. Comments: The applicant is requesting annexation for city services for a proposed primary medical and dental facility.		
<input checked="" type="checkbox"/> No Comments <input type="checkbox"/> Comments Attached		
Reviewed by: 		Title: <u>CBO</u>

Thank you!

Departmental Review Request

Address: 6679 Crill Avenue

Case #: 09-24

Parcel # 10-10-26-2100-0010-0050 & 0010/10-10-26-0000-0390-0010

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
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<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: 10-06-09	Response Deadline: 9-11-09
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Date submitted by applicant: 8-28-09	Date forwarded to Departments for review: 8-31-09
--------------------------------------	---------------------------------------------------

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 <i>Mel</i> <input type="checkbox"/> Parks <input type="checkbox"/> Weed & Seed	<input type="checkbox"/> Cemetery <input type="checkbox"/> Golf <input type="checkbox"/> Airport
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------

Current Property Use: Vacant	Proposed Property Use: Proposed 34,790 square ft. primary care facility
------------------------------	-------------------------------------------------------------------------

Current Land Use Designation: County Urban Service	Requested Land Use Designation: Commercial
----------------------------------------------------	--------------------------------------------

Current Zoning Classification: County AG	Requested Zoning Classification: C1-A - Neighborhood Commercial District
------------------------------------------	--------------------------------------------------------------------------

Acreage: 5.92 total	# of Units
---------------------	------------

Rural Health Care, Inc. Owner/Applicant Name 1302 River St. Owner/Applicant Address Palatka, Fl 32177 City/State/Zip None given Phone Number	Agent Name Agent Address City/State/Zip Phone Number
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------

Planning Dept. Comments: The applicant is requesting annexation for city services for a proposed primary medical and dental facility.

Thank you!
Debbie

<input checked="" type="checkbox"/> No Comments <input type="checkbox"/> Comments Attached	Reviewed by: <u><i>Melvin D. Knight</i></u> Title: <u><i>WTP Supt</i></u>
-----------------------------------------------------------------------------------------------	------------------------------------------------------------------------------

Departmental Review Request

Address: 6679 Crill Avenue

Case #: 09-24

Parcel # 10-10-26-2100-0010-0050 & 0010/10-10-26-0000-0390-0010

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: 10-06-09	Response Deadline: 9-11-09
Date submitted by applicant: 8-28-09	Date forwarded to Departments for review: 8-31-09
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: Vacant	Proposed Property Use: Proposed 34,790 square ft. primary care facility
Current Land Use Designation: County Urban Service	Requested Land Use Designation: Commercial
Current Zoning Classification: County AG	Requested Zoning Classification: C1-A - Neighborhood Commercial District
Acreage: 5.92 total	# of Units
Rural Health Care, Inc. Owner/Applicant Name 1302 River St. Owner/Applicant Address Palatka, Fl 32177 City/State/Zip None given Phone Number	Agent Name Agent Address City/State/Zip Phone Number
Planning Dept. Comments: The applicant is requesting annexation for city services for a proposed primary medical and dental facility.	
<input checked="" type="checkbox"/> No Comments <input type="checkbox"/> Comments Attached	Reviewed by: <i>[Signature]</i> Title: <i>Public Works</i>

No concerns w/ annexation/zoning

Thank you!

[Signature]

9/9/09

Departmental Review Request

Address: 6679 Crill Avenue

Case #: 09-24

Parcel # 10-10-26-2100-0010-0050 & 0010/10-10-26-0000-0390-0010

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.

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<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: 10-06-09

Response Deadline: 9-11-09

Date submitted by applicant: 8-28-09

Date forwarded to Departments for review: 8-31-09

Submitted to:

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

- Sewer Plant
- Water Plant
- Parks
- Weed & Seed

- Cemetery
- Golf
- Airport

Current Property Use: Vacant

Proposed Property Use: Proposed 34,790 square ft. primary care facility

Current Land Use Designation: County Urban Service

Requested Land Use Designation: Commercial

Current Zoning Classification: County AG

Requested Zoning Classification: C1-A - Neighborhood Commercial District

Acreage: 5.92 total

of Units

Rural Health Care, Inc.
Owner/Applicant Name
 1302 River St.
Owner/Applicant Address
 Palatka, Fl 32177
City/State/Zip
 None given
Phone Number

Agent Name *MS*
Agent Address
City/State/Zip
Phone Number

Planning Dept. Comments: The applicant is requesting annexation for city services for a proposed primary medical and dental facility.

*Thank you!
Debbie*

- No Comments
- Comments Attached

Reviewed by: *[Signature]*

Title: *Chief of Police*

*Would require review once owners file development papers.
Police Impacts.*

Departmental Review Request

Address: 6679 Crill Avenue

Case #: 09-24

Parcel # 10-10-26-2100-0010-0050 & 0010/10-10-26-0000-0390-0010

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<input checked="" type="checkbox"/> Annexation	<input checked="" type="checkbox"/> Small Scale Amendment (9.99 acres or less)
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<input type="checkbox"/> Conditional Use Request	<input type="checkbox"/> Variance
<input type="checkbox"/> Street Closing/Street Name Change	<input type="checkbox"/> Other

Meeting Date: 10-06-09	Response Deadline: 9-11-09
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Date submitted by applicant: 8-28-09	Date forwarded to Departments for review: 8-31-09
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Submitted to:		
<input type="checkbox"/> Water/Sewer/Streets/Sanitation <input type="checkbox"/> Police <input checked="" type="checkbox"/> Fire <i>m. Lynady</i> <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: Vacant	Proposed Property Use: Proposed 34,790 square ft. primary care facility
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Current Land Use Designation: County Urban Service	Requested Land Use Designation: Commercial
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Current Zoning Classification: County AG	Requested Zoning Classification: C1-A - Neighborhood Commercial District
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Acreage: 5.92 total	# of Units
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Rural Health Care, Inc. Owner/Applicant Name 1302 River St. Owner/Applicant Address Palatka, Fl 32177 City/State/Zip None given Phone Number	Agent Name Agent Address City/State/Zip Phone Number
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Planning Dept. Comments: The applicant is requesting annexation for city services for a proposed primary medical and dental facility.

Thank you!
Debbie

<input checked="" type="checkbox"/> No Comments <input type="checkbox"/> Comments Attached	Reviewed by: <u><i>Mandy Lynady</i></u> Title: <u><i>Fire Marshal</i></u>
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