

PLANNING AND ZONING STAFF REPORT

October 6, 2009

LOCATION: 6681 Crill Avenue

REQUEST: PB 09-25 – 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 R-1A (Single Family Residential) to City Commercial Neighborhood District (C1-A).

APPLICANT: Beck/Sloan Properties, Inc.

Parcel #: 10-10-26-0000-0390-0000

A. BACKGROUND & ANALYSIS: The applicant is requesting annexation for City services for development of a medical facility. The owner of this parcel and the parcel belonging to the Rural Health Care are being annexed simultaneously, however, two separate staff reports are being done since there are two separate owners/projects. The property's main access is off Crill Avenue via Roosevelt Avenue. The City is in discussion with the County concerning Roosevelt 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, Police Chief, Fire Marshal, Water Treatment Plant Superintendent and Chief Building Official responded with "No Comment" until plans are submitted.

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

Surrounding properties have future land use designations of County Urban Reserve to the north, south, east and west of the subject property. The zoning pattern of the site and surrounding area is County R1-A to the north and west and County AG to the south and east and a portion of the north parcel line. The Rural Health Care's proposed zoning is City C1-A to the north and west of the subject parcel. 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 Reserve (Putnam) Proposed City Commercial	R1A (Putnam) Proposed City C1-A	Vacant
South	Urban Reserve (Putnam)	Agricultural(Putnam)	Single Family Residences
East	Urban Reserve (Putnam) Proposed City Commercial	Agricultural(Putnam) Proposed City C1-A	Single Family Residence Vacant

	Future Land Use Designation	Zoning	Current Land Uses
West	Urban Reserve (Putnam)	R1A (Putnam)	Single Family Residences

B. COMPLIANCE WITH CHAPTER 171, FLORIDA STATUTES, ANNEXATIONS

This request is to annex a 9.55 acre parcel into the City. The subject property is located at 6681 Crill Avenue. Properties directly north, south, east, and west of the site are County; however, the owner of the parcel that shares a portion of the eastern and northern boundaries with this parcel has requested annexation simultaneously with this parcel.

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 upon annexation of the connecting parcel, 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 (as it will relate to the parcel due north and east to be annexed), 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 R1-A (Single-family residential) and 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.

- 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. 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 for Roosevelt 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 most likely 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.

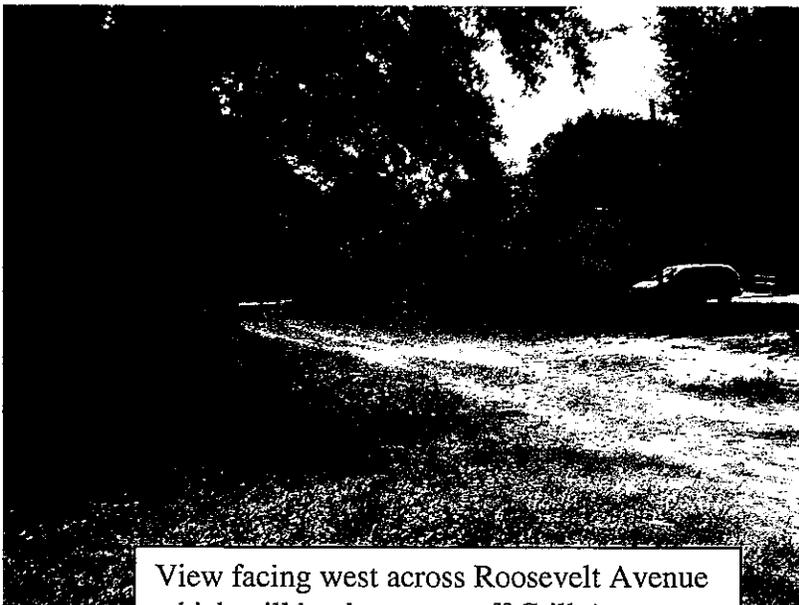
STAFF ANALYSIS: This parcel is not located in a Historic District.

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.

E. Photographs



View facing property looking slightly east.



View facing west across Roosevelt Avenue which will be the access off Crill Avenue.



View facing west



View across Crill Ave. to the northeast.

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:

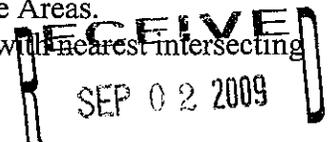
Application Number: PB - 09-25
 Date Received: 09-03-09
 Hearing date: 10/6/09

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

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

TO BE COMPLETED BY APPLICANT																				
1. Property Address: 6681 Crill Ave, Palatka FL 32177	2. Parcel Number: 10-10-26-0000-0390-0000	3. Current Property Use: Vacant																		
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: R-1A/AG	8. Requested Zoning Designation: C1-A																			
9. Acreage to be considered for request: 9.55 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.																				
<table border="0"> <tr> <td>Preston B. Sloan</td> <td>_____</td> <td>Agent Name</td> </tr> <tr> <td>Owner Name</td> <td></td> <td></td> </tr> <tr> <td>256 Hwy 17 N, Palatka FL 32177</td> <td>_____</td> <td>Agent Address</td> </tr> <tr> <td>Owner Address</td> <td></td> <td></td> </tr> <tr> <td>(386) 328-8863 x 122</td> <td>_____</td> <td>Phone Number</td> </tr> <tr> <td>Phone Number</td> <td></td> <td></td> </tr> </table>			Preston B. Sloan	_____	Agent Name	Owner Name			256 Hwy 17 N, Palatka FL 32177	_____	Agent Address	Owner Address			(386) 328-8863 x 122	_____	Phone Number	Phone Number		
Preston B. Sloan	_____	Agent Name																		
Owner Name																				
256 Hwy 17 N, Palatka FL 32177	_____	Agent Address																		
Owner 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 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):

Print owner(s) names(s):

Signature of Agent(s):

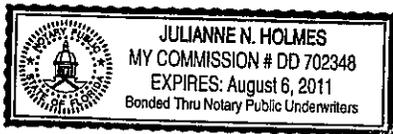
Print Agent(s) names:

STATE OF

County of

Before me this day personally appeared Preston B. Sloan 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:

8/6/11

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 - <u>09-25</u>
Date Received: <u>8/28/09</u>
Hearing date: <u>10/6/09</u>

TO BE COMPLETED BY APPLICANT		
1. Property Address: <u>11081 Grill Ave. Palatka, FL 32177</u>	2. Parcel Number: <u>10-10-26-0000-0390-0000</u>	3. Current Property Use: <u>VACANT</u>
4. Current Land Use Designation: <u>UR</u>	5. Requested Land Use Designation: <u>Commercial</u>	6. Required Attachments: <input type="checkbox"/> Letter of Authorization *no Agent <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: <u>B-1A/AG</u>	8. Requested Zoning Designation: <u>C1-A</u>	
9. Lot size/acreage: <u>9.55</u>	10. Number, types & square footage of structures on property: <u>None currently</u>	
11. Proposed Number, types & square footage of structures on property: Attach plan		
8. Owner Name: <u>Beckl Sloan Properties Inc.</u> Owner Address: <u>256 Hwy 17 N</u> <u>Palatka FL 32177</u> Phone Number: <u>(386) 328-8803 ext. 122</u>		
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 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 - 09-25
 Hearing date: 10/16/09

10. This application submitted by:

Signature of owner(s): [Signature]

Print owner(s) names(s): Preston B. Sloan President

Signature of Agent(s): _____

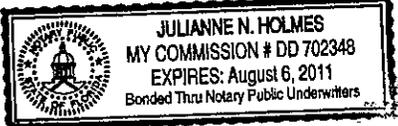
Print Agent(s) names: _____

STATE OF Florida

County of Putnam

Before me this day personally appeared Preston B. Sloan 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.



[Signature]
 Notary Public

My commission expires: 8/6/11 State of Florida at Large

FOR OFFICIAL USE ONLY				
1. Date Submitted <u>8/28/09</u>	2. Received By: <u>DM</u>	3. Current Zoning: <u>City-AG</u>	4. Requested Zoning: <u>city</u>	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:				

Beck / Sloan Properties, Inc.
256 Hwy 17 N
Palatka, FL 32177

Project Narrative

Parcel 10-10-26-0000-0390-0000

We are seeking to annex into the city in order to obtain city water and sewer.

We are proposing to use this property as the future home to medical and dental complex, all services would be on an outpatient basis. We will commence construction on a build to suit basis.

If you have any questions or concerns please contact me at (386) 328-0344 x 363

Thank You,

Juli Holmes
Beck / Sloan Properties

WARRANTY DEED

THIS INDENTURE, made this 3rd day of March, A.D. 1995, between Beatrice W. Joyce f/k/a Beatrice White f/k/a Beatrice M. White a/k/a Beatrice Masalsky, a single woman, whose social security number is [REDACTED], and whose address is Route 4, Box 264, Palatka, Florida 32177, of the County of Putnam and State of Florida, Grantor, and Beck/Sloan Properties, Inc., whose federal identification number is [REDACTED], and whose address is 256 Highway 17 North, Palatka, Florida 32177, of the County of Putnam and State of Florida, Grantee,

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged has granted, bargained and sold to the said grantee, and grantee's heirs, successor and assigns, forever, the following described land, situate, lying and being in Putnam County, Florida, to-wit:

Parcel #1: DOC STAMPS 1,050.00
INTANG TAX .00

Recorded by Tax ID # 1050.00
Rebecca Wilkerson

Lots 1, 2, 3, 4, 9, 10, 11 and 12 of Block 1, according to plat entitled "Dr. Schlecht'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. EXCEPTING THEREFROM that part thereof conveyed for road right of way purposes as described in Deed Book 102, Page 565 of the public records of Putnam County, Florida.

Parcel #2: The West 21 14/16 acres of the NE 1/4 of the SW 1/4 of Section 10, Township 10 South, Range 26 East, and more particularly described as follows:

Beginning at the NW corner of the NE 1/4 of the SW 1/4 of said Section 10; thence running East 10.94 chains; thence South 20 chains; thence West 10.94 chains; thence North 20 chains to place of beginning.

EXCEPT that portion thereof embraced in plat of Dr. Schlecht's Subdivision, Unit 1, and of record in Map Book 3, Page 167 in the office of the Clerk of the Circuit Court for Putnam County, Florida.

ALSO, EXCEPT therefrom that part of the above described lands lying within the lands described in Deed Book 233, Page 182 of the public records of Putnam County, Florida.

Property Appraiser's Parcel Numbers 10-10-26-2100-0010-0010 (as to Parcel #1) and 10-10-26-0000-0390-0000 (as to Parcel #2)

and said Grantor does hereby fully warrant the title to said land,

Prepared by:
Holmes & Pickens, P.A.
Attorneys at Law
222 N. Third Street
Palatka, Florida 32177-9710
(904) 328-1111

2
9.00
1050.00
1050.00
1050.00

and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

[Signature]
Witness' Signature

Laverie H. Parrish
Witness' Name Printed

J. H. Jacobson
Witness' Signature

J. H. Jacobson
Witness' Name Printed

Beatrice W. Joyce
Beatrice W. Joyce f/k/a
Beatrice White f/k/a
Beatrice M. White a/k/a
Beatrice Masalsky

STATE OF FLORIDA
COUNTY OF PUTNAM

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Beatrice W. Joyce f/k/a Beatrice White f/k/a Beatrice M. White a/k/a Beatrice Masalsky, to me personally known to be the person(s) described in and who executed the foregoing instrument, or who produced appropriate identification, and acknowledged before me the execution of same.

WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of March, 1995.

[Signature]
Notary Public
My commission expires:

Notary Public, State of Florida
LAURIE H. PARRISH
My Commission Exp. Apr. 5, 1995
Comm. No. CC 091917

FL 252942 B 668 P 1265
CO:PUTNAM ST:FL

ED BROOKS
CO:PUTNAM

CLERK
ST:FL



FILED AND RECORDED
DATE 03/08/95 TIME 14:04

Holmes & Pickens, P. A.
Attorneys at Law
220 N. Third Street
Palatka, Florida 32977-9710
(904) 328-1111

Putnam County

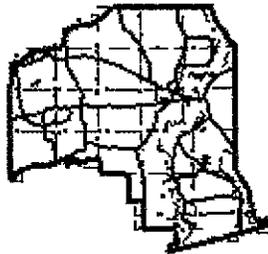


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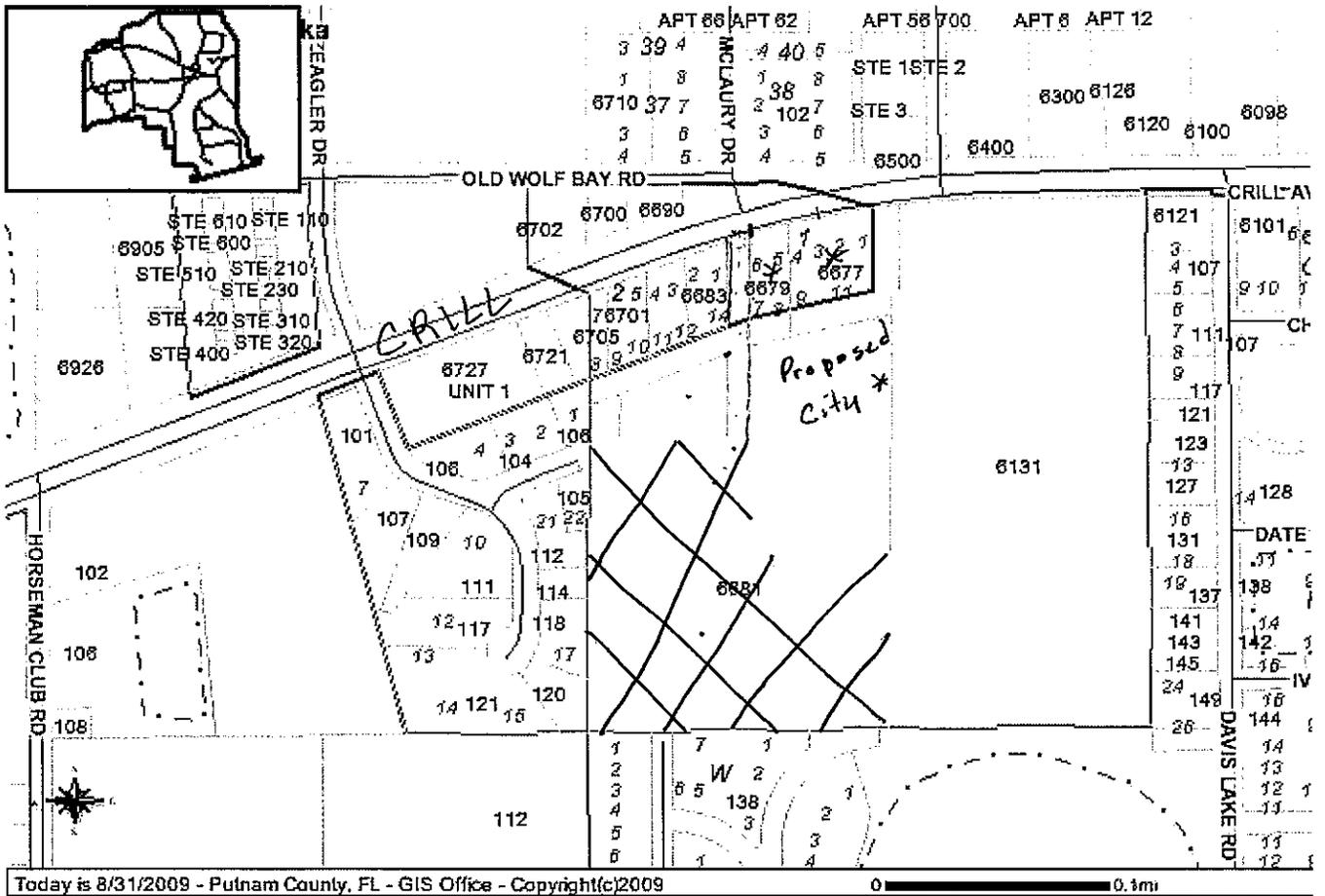


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Putnam County GIS
P.O. Box 307
Palatka, FL 32178



- Legend**
- Township Range
 - Street Centerline
 - Hydrography
 - Parcels
 - Municipal Boundary
 - Crescent City
 - Interlachen
 - Palatka
 - Pomona Park
 - Watska
 - 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: 10-10-26-0000-0390-0000**2008 Certified Tax Collector Information****Beck/Sloan Properties Inc**

256 N Highway 17

Palatka Fl 32177-2177 ([Putnam County GIS Interactive Mapping](#))**Parcel 911 Addresses**6681 Crill Av, Palatka ([MapQuest map](#))**Detail Information for Parcel: 10-10-26-0000-0390-0000**

Property Use:	Miscellaneous Residential	Structures:	0
Mobile Homes: <input type="checkbox"/>	0	MH Unextended:	0
Census Tract:	950600	Census Block:	2015
Total Acreage:	9.55	Location:	Putnam County

Property Legal Description

NE1/4 OF SW1/4 (EX E 18 1/8 A OF NE1/4 OF SW1/4 + PT IN DR SCHLECT S/D BK233 P182 OR1101 P663)

Parcel Sales Data

Book	Page	Instrument	Month	Year	QSCD	Price
0668	1264	Warranty Deed	March	1995	02 I	\$150000
0665	1592	Quit Claim Deed	January	1995	02 I	\$20500

Land Data

Units	Descriptions
8.55	Non Spec Acres
1.00	Residential Acres

Zoning Data

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

Future Land Use Map (FLUM)

Code	Descriptions
------	--------------

UR	Urban Reserve
----	---------------

Special Building Data			
Code	Size	Square Footage	Descriptions
DUTU	10X10	100	Detached Utility Unfinished
DUTU	23X33	759	Detached Utility Unfinished
DUTU	11X21	231	Detached Utility Unfinished

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.

N	FLU 10-10-210-0000-0400-6000 0390-0010	UR	Z RIA AG	Use Vacant
S	144 Davis Lk Rd 138 Lake Shore Dr 107 Charm Av	UR	AG	SF
E	6131 Crill Ave 0390-0010	UR	AG	Single Fam. Vacant
W	121 Pioneer Rd 118 114 112 105 Lake Terr. 106 Lake Terr.	UR	RIA	Single Fam



9/11

Departmental Review Request

Address: 6681 Crill Avenue
Parcel # 10-10-26-0000-0390-0000

Case #: 09-25

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

Current Property Use: Vacant Proposed Property Use: Proposed medical facility

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

Current Zoning Classification: County R1-A and AG Requested Zoning Classification: C1-A - Neighborhood Commercial District

Acreage: 9.55 total # of Units

Beck/Sloan Properties, Inc. Owner/Applicant Name 256 Hwy 17 N. Owner/Applicant Address Palatka, Fl 32177 City/State/Zip 328-8863 x 122 Phone Number	None listed Agent Name Agent Address City/State/Zip Phone Number
--	--

Planning Dept. Comments: The applicant is requesting annexation for city services for a proposed medical facility. There are no plans at this time for square footage etc. *Thank you! Debbie*

~~No Comments~~ Reviewed by: *JGJ*
 Comments Attached Title: *Chief of Police*

Would require another review for police impacts, once owner files papers to develop.
JGJ

Departmental Review Request

Address: 6681 Crill Avenue
Parcel # 10-10-26-0000-0390-0000

Case #: 09-25

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)
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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 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 medical facility
Current Land Use Designation: County Urban Service	Requested Land Use Designation: Commercial
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Planning Dept. Comments: The applicant is requesting annexation for city services for a proposed medical facility. There are no plans at this time for square footage etc. <div style="text-align: right;"><i>Thank you!</i> <i>Dabbi</i></div>	
<input checked="" type="checkbox"/> No Comments <input type="checkbox"/> Comments Attached	Reviewed by: <i>Manna Lynady</i> Title: <i>Fire Marshal</i>

Departmental Review Request

Address: 6681 Crill Avenue

Case #: 09-25

Parcel # 10-10-26-0000-0390-0000

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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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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 medical facility
Current Land Use Designation: County Urban Service	Requested Land Use Designation: Commercial
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Planning Dept. Comments: The applicant is requesting annexation for city services for a proposed medical facility. There are no plans at this time for square footage etc.	
<input type="checkbox"/> No Comments <input checked="" type="checkbox"/> Comments Attached	Reviewed by: <i>[Signature]</i> Title: <i>Public Works</i>

No concerns w/ Annexation/Zoning

Departmental Review Request

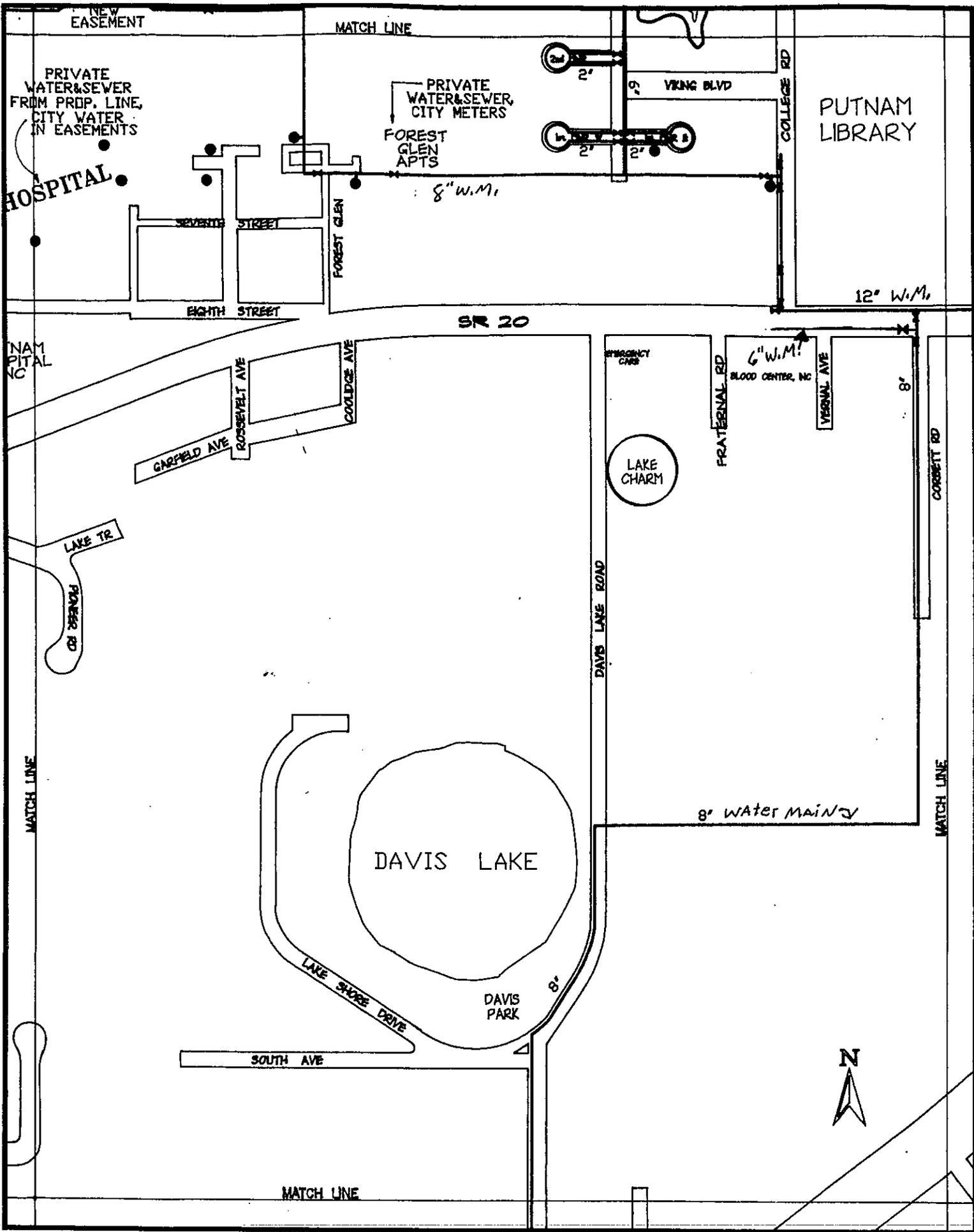
Address: 6681 Crill Avenue

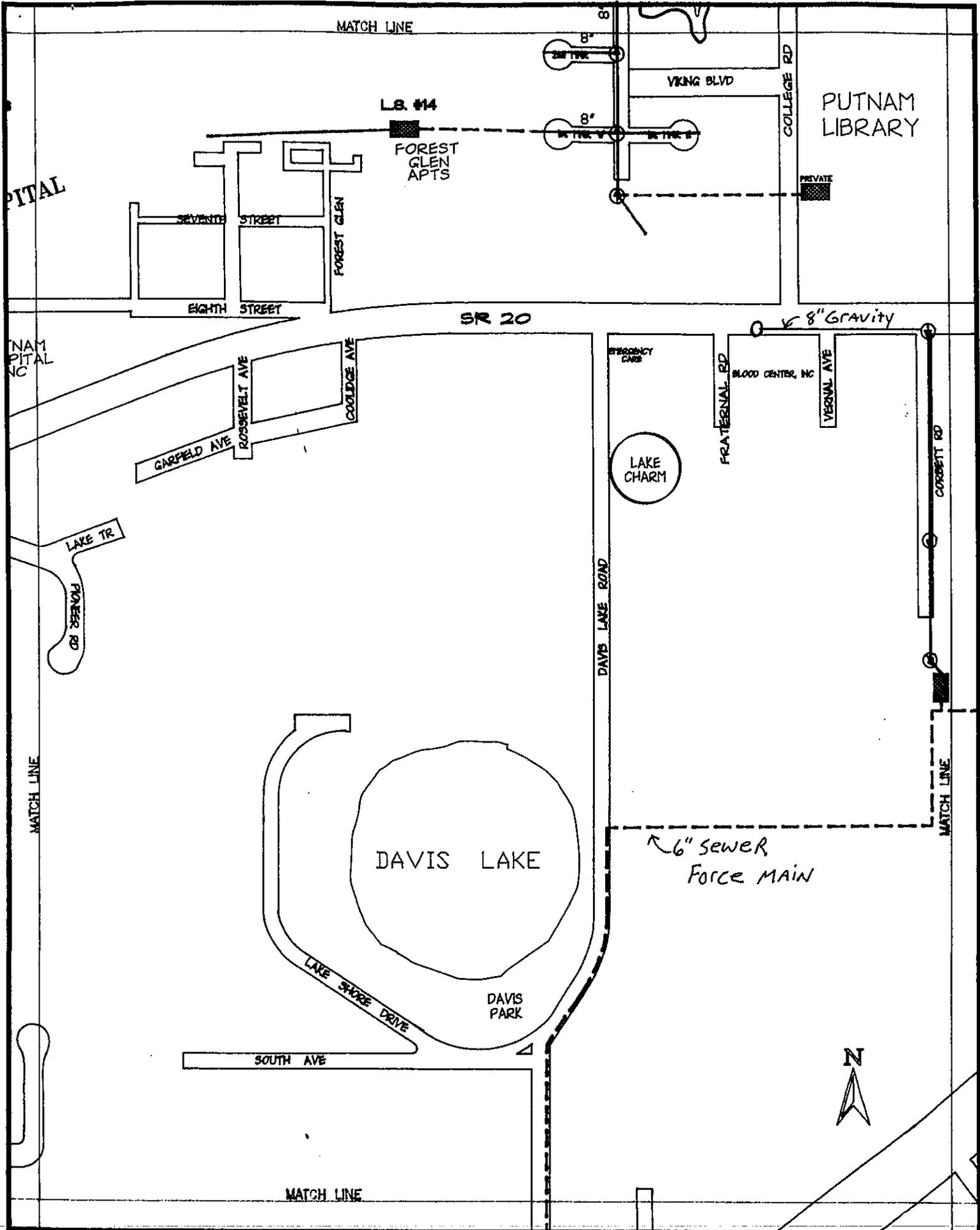
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Parcel # 10-10-26-0000-0390-0000

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<p>Submitted to:</p>	
<input checked="" type="checkbox"/> Water/Sewer/Streets/Sanitation <i>Rhett</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	
<p>Current Property Use: Vacant</p>	<p>Proposed Property Use: Proposed medical facility</p>
<p>Current Land Use Designation: County Urban Service</p>	<p>Requested Land Use Designation: Commercial</p>
<p>Current Zoning Classification: County R1-A and AG</p>	<p>Requested Zoning Classification: C1-A - Neighborhood Commercial District</p>
<p>Acreage: 9.55 total</p>	<p># of Units</p>
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<p>Planning Dept. Comments: The applicant is requesting annexation for city services for a proposed medical facility. There are no plans at this time for square footage etc.</p>	
<p><i>Thank you!</i> <i>Debbi</i></p>	
<input type="checkbox"/> No Comments <input checked="" type="checkbox"/> Comments Attached <i>Water & Sewer MAPS Attached</i>	<p>Reviewed by: <u><i>Rhett H. McEmey</i></u> Title: <i>Superintendent</i></p>

Maps denote closest available lines.





Departmental Review Request

Address: 6681 Crill Avenue
 Parcel # 10-10-26-0000-0390-0000

Case #: 09-25

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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Planning Dept. Comments: The applicant is requesting annexation for city services for a proposed medical facility. There are no plans at this time for square footage etc.		
<input checked="" type="checkbox"/> No Comments <input type="checkbox"/> Comments Attached	Reviewed by: Title: CBO	

Thank you!

CBO

Departmental Review Request

Address: 6681 Crill Avenue
 Parcel # 10-10-26-0000-0390-0000

Case #: 09-25

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Thank you! <i>Debbie</i>	
<input checked="" type="checkbox"/> No Comments <input type="checkbox"/> Comments Attached	Reviewed by: <u><i>Melvin L. Repoff</i></u> Title: <i>WTP Supt.</i>

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 R-1A (Single Family Residential) and A6 (Agricultural) to City C-1A (Neighborhood Commercial). Case: PB 09-25

Owner: Beck/Sloan Properties, Inc.

Location: 5681 Crill Avenue
Parcel # 10-10-26-0000-0390-0000

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.

Legal No. 02540084
09/18/2009



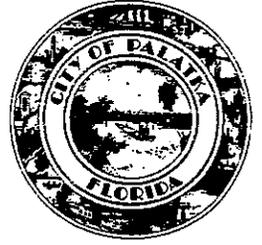
City of Palatka

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:

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09-24

WILLIAMS BRENDA
6683 CRILL AVE
PALATKA FL 32177
PB 09-24

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 HW
112 PIONEER RD
PALATKA FL 32177
PB 09-25

10-10-26-7652-0000-0220
RICHTER DAVID S + TINA MARIE HW
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 HW
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

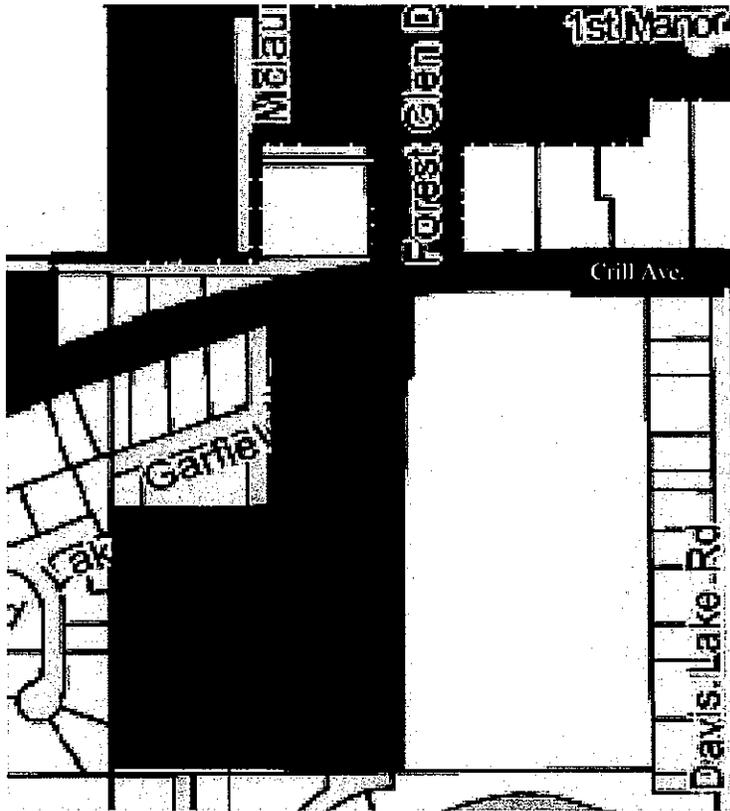
10-10-26-0000-0130-0060
KELLY DEAN + KRISTINE
112 HORSEMAN CLUB ROAD
PALATKA, FL 32177
PB 09-25

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



Palatka Future Land Use

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

Subject parcel

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

APPLICANT: Rural Health Care, Inc.

REQUEST: 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). PB 09-24

Parcel #1:

Lots 1, 2, 3, 4, 9, 10, 11 and 12 of Block 1, according to plat entitled "Dr. Schlecht's Subdivision, Unit No. 1, part of the west 22 acres of the NE ¼ of the SW ¼ 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.

EXCEPTING THEREFROM that part thereof conveyed for road right of way purposes as described in Deed Book 102, Page 565 of the public records of Putnam County, Florida.

Parcel#2:

The West 21 14/16 acres of the NE ¼ of the SW ¼ of Section 10, Township 10 South, Range 26 East, and more particularly described as follows:

Beginning at the NW corner of the NE ¼ of the SW ¼ of said Section 10; thence running East 10.94 chains; thence South 20 chains; thence West 10.94 chains; thence North 20 chains to place of beginning.

EXCEPT that portion thereof embraced in plat of Dr. Schlecht's Subdivision, Unit 1, and of record in Map Book 3, Page 167 in the office of the Clerk of the Circuit Court for Putnam County, Florida.

ALSO, EXCEPT therefrom that part of the above described lands lying within the lands described in Deed Book 233, Page 182 of the public records of Putnam County, Florida.

Property Appraiser's Parcel Numbers 10-10-26-2100-0010-0010 (as parcel #1) and 10-10-26-0000-0390-0000 (as to Parcel #2)

Please run once on September 18, 2009 in the public notice section:

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 R-1A (Single Family Residential) and Ag (Agricultural) to City C-1A (Neighborhood Commercial). Case: PB 09-25.

Owner: Beck/Sloan Properties, Inc.

Location: 6681 Crill Avenue

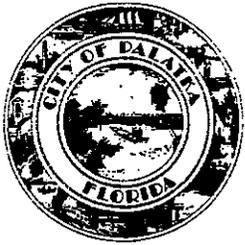
Parcel #: 10-10-26-0000-0390-0000

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Debbie Banks
Director of Building & Zoning

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City of Palatka

Building & Zoning

201 N. 2nd Street

Palatka, Florida 32177

386-329-0103 • Fax 386-329-0172



September 1, 2009

Beck/Sloan Properties, Inc.
256 Hwy 17 N
Palatka, FL 32177

Re: Case 09-25 Annexation into the city limits, Amending the Future Land Use designation and Rezoning 6681 Crill Avenue, Palatka, FL

Dear Mr. Beck and Mr. Sloan,

Please be advised that the Planning Board will hold its public hearing to consider the referenced request on Tuesday, October 6, 2009 at 4:00 PM in Palatka City Hall (201 N. 2nd Street). A copy of the "Notice to Surrounding Property Owners" is enclosed for your information.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in cursive script that reads "Debbie Banks".

Debbie Banks
Director of Building & Zoning

Palatka Daily News
Legal Advertising Department

To: City of Palatka
Attention: Debbie Banks
Case or File#: 02540084
Fax Number: 329-0172
Date: 9/1/09 Time:
Number of pages including cover: 3

call w/corrections

SUBJECT: PROOF OF LEGAL PUBLICATION

From: Jeannette or Vicki
Legal Advertising Department

To confirm this proof please call us at (386) 312-5224,
long distance call toll free 1-800-881-7355 ext. 224

Please proof carefully! The newspaper assumes NO responsibility for unproofed legals. If there are corrections or any changes, please indicate so on the following proof and fax to us at (386) 312-5209, attn.: Jeannette or Vicki c/o PDN Legal Advertising Dept. prior to our 2:00 pm deadline the day before the first publication date. Thanks!

DEADLINE FOR CHANGES IS 2:00 P.M.,
ONE DAY PRIOR TO THE FIRST
PUBLICATION DATE AS INDICATED
NO EXCEPTIONS.

Advertising Receipt

Palatka Daily News
P.O. Box 777
Palatka, FL 32178-0777
Phone: (386) 312-5200
Fax: (386) 312-5209

City of Palatka
201 N. 2nd Street
PALATKA, FL 32177

Cust#: 04100016-000
Ad#: 02540084
Phone: (386)329-0100
Date: 09/01/09

Ad taker: vic Salesperson: mkw Classification: 0360

Description	Start	Stop	Ins.	Cost/Day	Surcharges	Total
01 Palatka Daily News Affidavit	09/18/09	09/18/09	1	78.06		78.06
						2.50

Payment Reference:

Total: 80.56
Tax: 0.00
Net: 80.56
Prepaid: 0.00

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 R-1A (Single Family Residential) and Ag (Agricultural) to city C-1A (Neighborhood Commercial). Case: PB 09-25

Total Due	80.56
------------------	--------------

Owner: Beck/Sloan Properties, Inc.

Location: 6681 Grill Avenue

Parcel #: 10-10-26-0000-0390-0000

All interested parties are invited to attend this public hearing.

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:

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C — from Neighborhood Properties

Owner: Beck/Sloan Properties, Inc.

Location: 6681 Crill Avenue

Parcel #: 10-10-26-0000-0390-0000

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.

Legal No. 02540084
09/18/2009

Departmental Review Request

Address: 6681 Crill Avenue
 Parcel # 10-10-26-0000-0390-0000

Case #: 09-25

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 <i>wood ✓</i> <input checked="" type="checkbox"/> Police <input checked="" 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 medical facility
Current Land Use Designation: County Urban Service	Requested Land Use Designation: Commercial
Current Zoning Classification: County R1-A and AG	Requested Zoning Classification: CI-A - Neighborhood Commercial District
Acreage: 9.55 total	# of Units
Beck/Sloan Properties, Inc. Owner/Applicant Name 256 Hwy 17 N. Owner/Applicant Address Palatka, Fl 32177 City/State/Zip 328-8863 x 122 Phone Number	None listed Agent Name Agent Address City/State/Zip Phone Number
Planning Dept. Comments: The applicant is requesting annexation for city services for a proposed medical facility. There are no plans at this time for square footage etc.	
<i>Thank you!</i> <i>Debbi</i>	
<input type="checkbox"/> No Comments <input type="checkbox"/> Comments Attached	Reviewed by: _____ Title: _____

CITY OF PALATKA
201 NORTH 2ND ST.
PALATKA FL 32177

DATE: 8/28/09
TIME: 15:52:38

RECEIPT #: 0000014631
CASHIER: JFILION

MISCELLANEOUS RECEIPT

REFERENCE: BECK SLOAN PROPERTIES/PB CASE 6681 CRILL

ITEM DESCRIPTION	PAID
-----	-----
PLANNING BD AMIN. (1366)	1000.00
TOTAL AMOUNT PAID:	1000.00
PAYMENT TYPE: CHECK	
CHECK NBR: 000002564	

WARRANTY DEED

THIS INDENTURE, made this 3rd day of March, A.D. 1995, between Beatrice W. Joyce f/k/a Beatrice White f/k/a Beatrice M. White a/k/a Beatrice Masalsky, a single woman, whose social security number is [REDACTED], and whose address is Route 4, Box 264, Palatka, Florida 32177, of the County of Putnam and State of Florida, Grantor, and Beck/Sloan Properties, Inc., whose federal identification number is [REDACTED], and whose address is 256 Highway 17 North, Palatka, Florida 32177, of the County of Putnam and State of Florida, Grantee,

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged has granted, bargained and sold to the said grantee, and grantee's heirs, successor and assigns, forever, the following described land, situate, lying and being in Putnam County, Florida, to-wit:

Parcel #1: DOC STAMPS 1.050.00
INTANG TAX .00

Recorded by the Clerk of the County of Putnam, Florida, on this 3rd day of March, 1995, at 10:50 a.m. in the presence of *Rebecca Wilkerson*

Lots 1, 2, 3, 4, 9, 10, 11 and 12 of Block 1, according to plat entitled "Dr. Schlecht's Subdivision, Unit No. 1, part of the West 22 acres of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ 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. EXCEPTING THEREFROM that part thereof conveyed for road right of way purposes as described in Deed Book 102, Page 565 of the public records of Putnam County, Florida.

Parcel #2: The West 21 14/16 acres of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 10, Township 10 South, Range 26 East, and more particularly described as follows: Beginning at the NW corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 10; thence running East 10.94 chains; thence South 20 chains; thence West 10.94 chains; thence North 20 chains to place of beginning.

EXCEPT that portion thereof embraced in plat of Dr. Schlecht's Subdivision, Unit 1, and of record in Map Book 3, Page 167 in the office of the Clerk of the Circuit Court for Putnam County, Florida. ALSO, EXCEPT therefrom that part of the above described lands lying within the lands described in Deed Book 233, Page 182 of the public records of Putnam County, Florida.

Property Appraiser's Parcel Numbers 10-10-26-2100-0010-0010 (as to Parcel #1) and 10-10-26-0000-0390-0000 (as to Parcel #2)

and said Grantor does hereby fully warrant the title to said land,

2
9.20
1055
1055
1055

Prepared by:
Holmes & Pickens, P.A.
Attorneys at Law
222 N. Third Street
Palatka, Florida 32909-3710
(904) 328-1111

and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

[Signature]
Witness' Signature

Laverie H. Parris
Witness' Name Printed

J. H. Jacaway
Witness' Signature

J. H. Jacaway
Witness' Name Printed

Beatrice W. Joyce
Beatrice W. Joyce f/k/a
Beatrice White f/k/a
Beatrice M. White a/k/a
Beatrice Masalsky

STATE OF FLORIDA
COUNTY OF PUTNAM

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Beatrice W. Joyce f/k/a Beatrice White f/k/a Beatrice M. White a/k/a Beatrice Masalsky, to me personally known to be the person(s) described in and who executed the foregoing instrument, or who produced appropriate identification, and acknowledged before me the execution of same.

WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of March, 1995.

[Signature]
Notary Public
My commission expires:

Notary Public, State of Florida
LAURIE H. PARRISH
My Commission Exp. Apr. 5, 1995
Comm. No. CC 091917

FL 252942 B 668 P 1265
CO:PUTNAM ST:FL

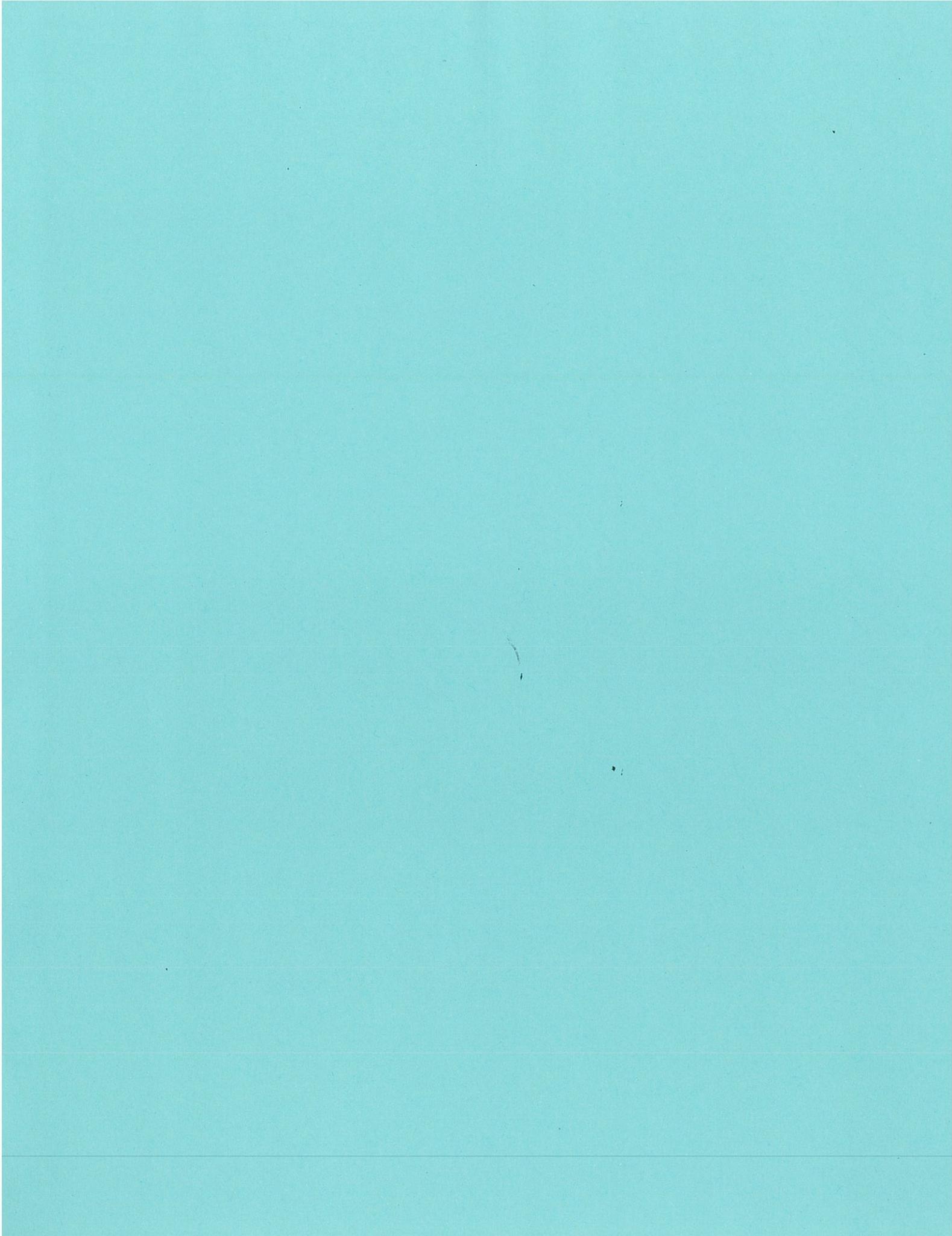
ED BROOKS
CO:PUTNAM

CLERK
ST:FL



FILED AND RECORDED
DATE 03/08/95 TIME 14:04

Holmes & Pickens, P. A.
Attorneys at Law
282 N. Third Street
Deltona, Florida 32725-5710
(904) 528-1111



PLANNING BOARD REPORT
October 6, 2009 Regular Meeting

SUBJECT: Case: # 09-26
Address: 3204 Crill Avenue
Parcel: 11-10-26-0000-0250-0000

REQUEST: Request for a conditional use to operate an indoor entertainment facility in a C-2 zoning district.

BACKGROUND:

Property Owner: Putnam Center-Palatka LLC
Agent: Lynn Jackson

Zoning: C-2 **Acreage:** 2,146 square foot space

Surrounding Zoning: North – City C-2 South – County C-2 and R1-A
East – City R-3 West – City C-2

ADJACENT DEVELOPMENT:

<u>DIRECTION:</u>	<u>ZONING:</u>	<u>FLUM:</u>	<u>CURRENT USE:</u>
North	City C-2	City “Other Public Facilities”	Cemetery
East	County R-2	City “Other Public Facilities”	Cemetery
South	City C-2; County C-2 & R1-A	County Urban Reserve & Commercial; City Commercial	Residence & vacant commercial; Gas Station
West	City C-2	City Commercial	Handy Way

Advertisement: Ran September 18, 2009

Notices to Surrounding Owners: Mailed September 11, 2009

No responses were received from either of these notices.

Departmental Review Requests: Forwarded to the Police, Fire, Public Works and Building Departments on September 11, 2009. Building Official and Public Works responded with “No comment.” Police Chief provided a statement.

FINDINGS:

Before any conditional use shall be approved, the Planning Board shall make a written finding that the granting of the conditional use will not adversely affect the public interest and certifying that the specific requirements governing the individual conditional use, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made concerning the following matters, where applicable:

- a. **Compliance with all applicable elements of the comprehensive plan.** The comprehensive plan implements the Land Development Regulations. This site is zoned C-2 and the requested use requires conditional use approval per Section 94-149 - C-2 Intensive Commercial District per the Palatka Municipal Code.
- b. **Ingress and egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.**
Ingress/egress to the property will continue to be via Crill Avenue (State Road 20).
- c. **Off-street parking and loading areas, where required, with particular attention to the items mentioned in**

subsection (4)b of this section and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.

Parking requirements have been met.

- d. **Refuse and service areas, with particular reference to the items mentioned in subsections (4)b and c of this section.**

The dumpster will be located in the same area as prior businesses in this location per City code.

- e. **Utilities, with reference to location, availability and compatibility.**

Utilities are already available and have been in use for many years at this location.

- f. **Screening and buffering, with reference to type, dimensions and character. NA**

- g. **Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.**

Any signage will adhere to the Municipal Code.

- h. **Required yards and other open space. NA**

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

The requested use will not conflict with the adjacent property uses. This is a commercial corridor with a variety of commercial uses.

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

A conditional use is required per Section 94-149 - C-2 Intensive Commercial District of the Palatka Municipal Code. State requirements for licensing are through the Florida Department of Agriculture and Consumer Services.

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

SUMMARY AND STAFF RECOMMENDATION:

Staff recommends approval of this request with the condition that all City and State licensing requirements be obtained and maintained.

PHOTOS:

Posting and neighboring businesses



Application 30 day prior to meeting date

Application for Conditional Use

This application must be typed or printed in black ink and submitted with all required attachments and application fee of \$130 (Checks payable to the City of Palatka) to:

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

Application Number: PB - 09-26
Date Received: 9/10/09
Hearing date: 10/16/09

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

TO BE COMPLETED BY APPLICANT		
Property Address: 3804 CRILL AVE Palatka, FL	Parcel Number: 11-10-26-0000-0250- 0000	Current Property Use: COMM
Lot size/acreage: 4.21	Number & types of structures on property: 6	Required Attachments: <input checked="" type="checkbox"/> Site Plan* <input checked="" type="checkbox"/> Letter of Authorization** LEASE <input type="checkbox"/> Legal Description <input type="checkbox"/> Dept. of Children & Family Services Letter(if daycare) <input type="checkbox"/> Copy of Recorded Deed <input checked="" type="checkbox"/> Fees <input checked="" type="checkbox"/> Justification Statement*** <input type="checkbox"/> Tree Survey (if applicable)
Current Zoning Designation: C2	Closest Intersecting Streets: Crill & Palm	
Type of Request: Indoor Entertainment		
Owner Name: Putnam Center-Palatka LLC		
Owner Address: 1900 The Exchange Suite 180 ATLANTA, GA 30339-0339		
Phone Number: 770-955-8330 (FAX)		
Agent Name: LYNN JACKSON		
Agent Address: 5789 Camps Dr. Keystone Htz, FL 32656		
Phone Number: 904 312-4188		

*Site Plan to include placement of structures on property, proposed ingress, egress, parking, loading/unloading area, refuse services area, and if applicable, signage, landscaping, screening & buffering and lighting. One copy to be 8 1/2 x 11 and 2 copies 11 x 17 or larger.

**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.

*** Justification Statement is attached. These questions will be addressed by the Planning Board.

Application Number: 09-26
 Hearing date: 10/6/09

10. This application submitted by:

* Signature of owner(s): Patrick D. Pries

* Print owner(s) names(s): Patrick D. Pries

Signature of Agent(s): Matthew Baum Lynn Jackson

Print Agent(s) names: Matthew Baum Lynn Jackson

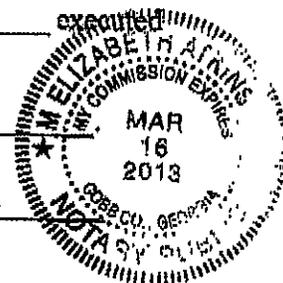
STATE OF Georgia

County of Cobb

Before me this day personally appeared Pat Pries who executed the foregoing application and acknowledged to and before me that this document for the purposes therein expressed.

WITNESS my hand and official seal, this 10th day of September, A.D.

M. Elizabeth Ad
Notary Public



My commission expires: 3.16.13 State of _____ at Large

FOR OFFICIAL USE ONLY				
1. Date Submitted	2. Received By:	3. Current Zoning:	4. Future Land Use Category:	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"/> Site Plan* <input type="checkbox"/> Letter of Authorization** <input type="checkbox"/> Legal Description <input type="checkbox"/> Dept. of Children & Family Services <input type="checkbox"/> Letter(if daycare) <input type="checkbox"/> Copy of Recorded Deed <input type="checkbox"/> Fees <input type="checkbox"/> Justification Statement <input type="checkbox"/> Tree Survey (if applicable)	
11. Conditions:				
12. Adjacent property zoning/FLU: North _____ / _____ South _____ / _____ East _____ / _____ West _____ / _____				

Pam Sprouse

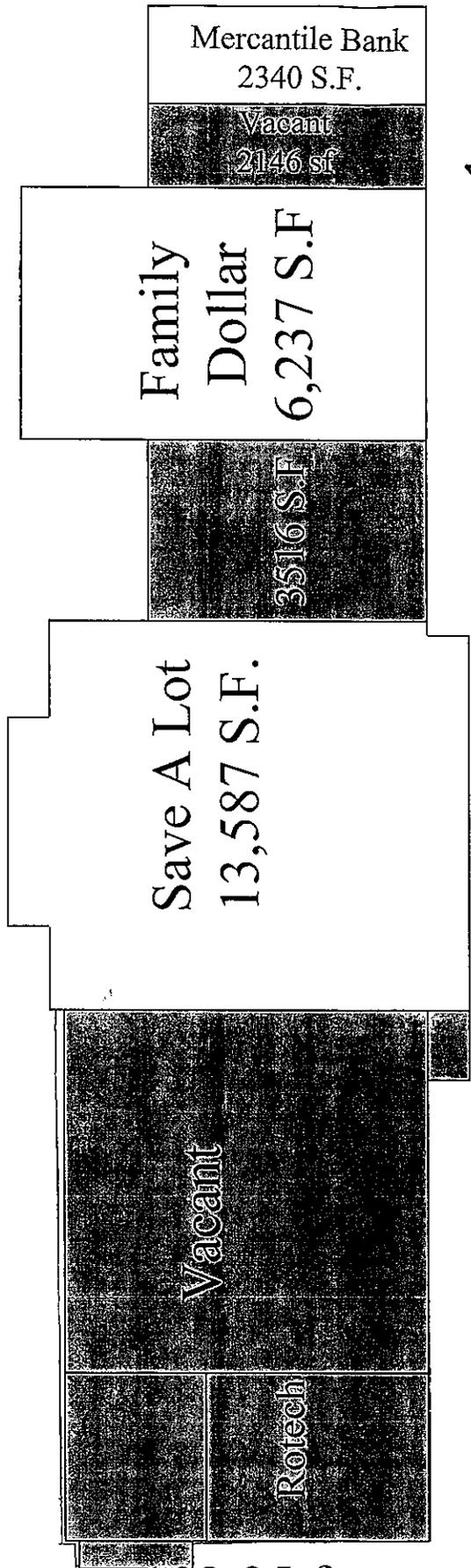
From: mib443@aol.com
Sent: Monday, September 14, 2009 3:17 PM
To: Pam Sprouse
Subject: Strike it Big

Hey Pam,

Below I am describing the nature of our business and intentions.

I have currently two Internet Cafe's in Duval County. We sell Phone cards for long distance phone time. Our phone time is sold at a rate of 3 cents a minute which is below the national average making us very competitive in terms of pricing. We also sell faxes, copies, Internet access and plan on having a bill pay station to pay your local utility bills along with phone bills, cable and so on. As a marketing tool we give people Sweepstakes entries for free. You can simply come into our store and request a 100 free entries. You can also get entries for free with each product you purchase in our store such as a phone card. With these entries you can choose to play by revealing your entries one of two ways. One you can just ask the teller to simply tell you if you one anything and if so what, or you can use one of our provided computers to reveal your entries in an entertaining fashion playing different games we have provided. Although which ever way you choose to go your result will be the same most people choose to play the games as it offers a little fun. If you choose not to play with the entries you simply do not have to, you receive the product you bought and can be on your way to just using that product. We also give away snacks and sodas to customers as another source of marketing as we like to make our stores a pleasurable place to visit. We chose a place with ample parking and easy access. Our days and hours of operation our intended to be 7 days a week, Mon-Thur 10AM-11PM, Fri-Sat 10AM-12Midnight and Suunday 12Noon-10pm I am excited to be coming to the city of Palatka and the County of Putnam!

Mathew Baum
Palatka Investments LLC
(239) 826-3951
mib443@aol.com



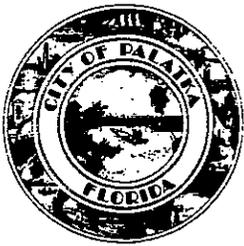
↑
Subject
Space

115.68 ft.

102.35 ft.

Westgate Plaza

Crill Avenue/Hwy 20



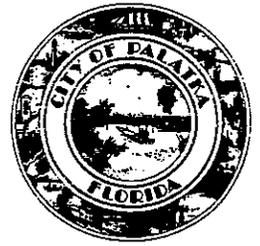
City of Palatka

Building & Zoning

201 N. 2nd Street

Palatka, Florida 32177

386-329-0103 • Fax 386-329-0172



As an owner of adjacent property, you are hereby notified of a pending action before the Planning Board which may be of concern to you:

PUBLIC NOTICE

Notice is hereby given that the City of Palatka PLANNING BOARD will hold a public hearing at their regular meeting on Tuesday, October 6, 2009 at 4:00PM at City Hall, 201 North 2nd Street, for the purpose of hearing a:

Request for a conditional use for an indoor recreational facility in a C-2 zoning district.

Location: 3204 Crill Ave
Parcel #: 11-10-26-0000-0250-0000
Owner: Putnam Center-Palatka Llc
Agent: Lynn Jackson and Matt Baun

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

11-10-26-0000-0242-0000 & 12-10-26-0000-0410-0000

CITY OF PALATKA
201 N 2ND ST
Palatka, FL 32177

PB 09-26

11-10-26-0000-1080-0000

HINTON CAROLYN G
3203 CRILL AVE
Palatka, FL 32177

PB 09-26

11-10-26-0000-0241-0000 & 0242-0010

J C M PARTNERSHIP LTD
PO BOX 520
BOSTWICK FL 32007

PB 09-26

11-10-26-0000-0280-0000
NOU MIKE S + YUK LAY LIM H/W
293 WEST RIVER RD
Palatka, FL 32177

PB 09-26

11-10-26-0000-1110-0000 & 1160-0000
HOLMES DONALD E JR + HEWITT
J DALE
3400 CRILL AVE
Palatka, FL 32177

PB 09-26

11-10-26-0000-1180-0000

MURRAY TIM K + KELLY M +
RONALD P
3201 CRILL AVE
Palatka, FL 32177

PB 09-26

11-10-26-0000-0810-0010
WALL LANELLE H
3301 CRILL AVE
Palatka, FL 32177

PB 09-26

10-0000

OR172 P663

10

0160-0000

0231-0010
OR315 P538

7 P10

0270-0010
OR173 P228

OR157 P247

0220-0000

OR1 P36
ORD 78-8 127.5

CITY OF PALATKA

(OAK HILL WEST CEMETERY MB6 P71)

ORD 94-15

0321-0000

OR126 P255

0240-0000

BK213 P279

0290-0000

BK199 P198

0311-0000

OR121 P538

0150-0000

BK209 P148

737.5' S89°09'W
887.75'

OR96

P637

0260-0001

BK86 P120

0260-0000

OR764 P228

0300-0000

OR120 P297

115.0'

OR84 P679

0350-0000

BK237 P381

0340-0000

BK211 P92

0241-0010

BK137 P593

0241-0000

BK137 P593



Departmental Review Request

Address: 3204 Crill Ave.

Case #: 09-26

Parcel # 11-10-26-0000-0250-0000

Please review the enclosed request and make any comments in writing to Building & Zoning; Fax 329-0172 or put in box. Call 329-0103 with any questions.		
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Site Plan Review	
<input type="checkbox"/> Annexation	<input type="checkbox"/> Small Scale Amendment (9.99 acres or less)	
<input type="checkbox"/> Large Scale Amendment(10+ acres)	<input type="checkbox"/> Concurrency Review	
<input checked="" type="checkbox"/> Conditional Use Request	<input type="checkbox"/> Variance	
<input type="checkbox"/> Street Closing/Street Name Change	<input type="checkbox"/> Other	
Meeting Date: 10/06/09	Response Deadline: 09/21/09	
Date submitted by applicant: 09-09-09	Date forwarded to Departments for review: 09/11/09	
Submitted to:	<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
<input type="checkbox"/> Water/Sewer/Streets/Sanitation <input checked="" type="checkbox"/> Police <input type="checkbox"/> Fire <input type="checkbox"/> Chief Building Official		
Current Property Use: Vacant	Proposed Property Use: Indoor entertainment	
Current Land Use Designation: Commercial	Requested Land Use Designation: No change	
Current Zoning Classification: C-2	Requested Zoning Classification: No change	
Acreage: 4.21 total parcel	# of Units 1 (2,146 Sq. Ft. unit)	
Putnam Center-Palatka Llc Owner/Applicant Name 1900 The Exchange Suite 180 Owner/Applicant Address Atlanta Ga 30339 City/State/Zip Phone Number	Lynn Jackson & Matt Baun Agent Name 5789 Campo Dr. Agent Address Keystone Heights City/State/Zip 904-312-4188 Phone Number	
Planning Dept. Comments: Applicant requests conditional use for an indoor recreational facility for Internet sweepstakes and online services.		
<input type="checkbox"/> No Comments <input checked="" type="checkbox"/> Comments Attached	Reviewed by: <u><i>Greg S. Githell</i></u> Title: <u><i>Chief of Police</i></u>	
<i>See attached documents</i>		

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

Memorandum

Date: September 23, 2009
To: Debbie Banks, Planning Director
From: Gary S. Getchell, Chief of Police 
Subject: 3204 Crill Ave Departmental Review Request

Based on our research there is nothing to prohibit the owners from operating from within the City of Palatka at this time.

Cc;

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

Memorandum

Date: July 7, 2009
To: Chief Getchell
From: Brian Walsh
Subject: Internet Café / Long-distance Calling Card Business

*Forward to
FTE Debbie Banks
Woody
file*

*Rec.
7/7/2009
BFW*

On July 6, 2009 I received information that a business was opening in the downtown area near Bingo Palace. The business is described as an Internet Café that would sell long-distance telephone calling cards. The purchase of a calling card would allow the customer to play a "sweepstakes" game online using computers and Internet access at the business. At this time I am unsure of any connection between the Internet Café business and Bingo Palace.

In an attempt to determine the legality of operating an Internet "Sweepstakes" Café I located several news articles and other references related to this type of business. During my research I reviewed a memorandum written by William E Reischmann, Jr, City Attorney for Orange City, Florida. Mr. Reischmann's memorandum was in reference to a settlement agreement with Tel-Connect. Tel-Connect appears to be one of the largest companies operating "Sweepstakes" Cafés in Florida. Tel-Connect's businesses operate under several different names throughout the State of Florida.

I contacted Mr. Reischmann by telephone in reference to his memorandum. Mr. Reischmann stated that no Florida State Attorney's Office has attempted to prosecute a "Sweepstakes" Café as of this date. As an alternative to criminal prosecution Orange City utilized their Code Enforcement Department in an attempt to limit the café's business practices. Eventually an agreement was reached between Orange City and Tel-Connect that allowed Tel-Connect to operate within the city limits until such time that criminal charges are filed against Tel-Connect.

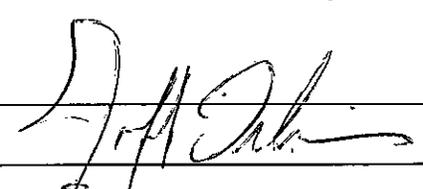
I made contact with Pam at City of Palatka Code Enforcement. Pam stated that as of this date three (3) companies provided applications to open "Sweepstakes" Café businesses within the city limits of Palatka. Two (2) of the applications are being processed and the third moved their location to the Hitchcock's Plaza in East Palatka. The two (2) opening within the city limits are located in the 300 block of St. Johns Ave and the Winn-Dixie Plaza on State Road 19.

Attachments: News articles, Orange City memorandum & agreement, Florida Attorney General Advisory Legal Opinion (2007-48).

Departmental Review Request

Address: 3204 Crill Ave.
Parcel # 11-10-26-0000-0250-0000

Case #: 09-26

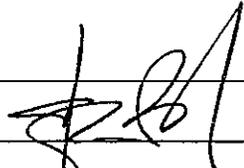
Please review the enclosed request and make any comments in writing to Building & Zoning; Fax 329-0172 or put in box. Call 329-0103 with any questions.	
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Site Plan Review
<input type="checkbox"/> Annexation	<input type="checkbox"/> Small Scale Amendment (9.99 acres or less)
<input type="checkbox"/> Large Scale Amendment(10+ acres)	<input type="checkbox"/> Concurrency Review
<input checked="" type="checkbox"/> Conditional Use Request	<input type="checkbox"/> Variance
<input type="checkbox"/> Street Closing/Street Name Change	<input type="checkbox"/> Other
Meeting Date: 10/06/09	Response Deadline: 09/21/09
Date submitted by applicant: 09-09-09	Date forwarded to Departments for review: 09/11/09
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 <div style="float: right; padding-left: 20px;"> <input type="checkbox"/> Cemetery <input type="checkbox"/> Golf <input type="checkbox"/> Airport </div>
Current Property Use: Vacant	Proposed Property Use: Indoor entertainment
Current Land Use Designation: Commercial	Requested Land Use Designation: No change
Current Zoning Classification: C-2	Requested Zoning Classification: No change
Acreage: 4.21 total parcel	# of Units 1 (2,146 Sq. Ft. unit)
Putnam Center-Palatka Llc Owner/Applicant Name 1900 The Exchange Suite 180 Owner/Applicant Address Atlanta Ga 30339 City/State/Zip Phone Number	Lynn Jackson & Matt Baun Agent Name 5789 Campo Dr. Agent Address Keystone Heights City/State/Zip 904-312-4188 Phone Number
Planning Dept. Comments: Applicant requests conditional use for an indoor recreational facility for Internet sweepstakes and online services.	
<input checked="" type="checkbox"/> No Comments <input type="checkbox"/> Comments Attached	Reviewed by:  Title: 

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