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

PLANNING BOARD
September 1, 2009

AGENDA

1. Call to Order

2. Roll Call

3. Approval of Minutes of August 4, 2009

4. Read **"To Appeal Any Decision"** and request disclosure of any **"Ex Parte Communication"** be made prior to each case

5. **OLD BUSINESS**

Case PB 09-19

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.

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

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

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

7. **Adjournment** – Next meeting will be October 6, 2009

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE PLANNING BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING WILL NEED A RECORD OF THE PROCEEDINGS, THAT INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, AT THE EXPENSE OF THE APPELLANT. F.S. 286.0105

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

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

Motion made by Sue Roskosh and seconded by Ezekiel Johnson to approve the minutes of the July 7, 2009 meeting. All present voted affirmative, motion carried.

Jim Lee read **"To Appeal Any Decision."**

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

OLD BUSINESS

Case PB07-32

Address: 3895, 4001, 4003, & 4005 Reid Street
Applicant: Palatka Vest, LLC

Request: to Annex into the Palatka City Limits, Amend the Future Land Use Map from County Urban Service to City Industrial and Rezone from County Industrial to City Industrial with a Planned Unit Development (PUD) overlay.

(Public Hearing)

Ms. Banks advised that this case had been re-advertised with the PUD overlay and no responses were received from advertisement or the public notices that were sent out. She advised that staff recommended approval subject to the conditions set forth on page 5 of the staff report.

Cravens Doggett, Atlanta Ga., agreed with the conditions recommended by staff for this request. They would only request that the existing signage not be considered a billboard and the location of the dumpster, as submitted on the drawings, be approved.

(Regular Meeting)

Motion made by Sue Roskosh and seconded by Zachary Landis to approve the request, subject to staff recommendations that the existing business of warehousing is the only permitted use, and that no billboards will be located on any portion of the parcel. Question called: Mr. Holmes asked why the existing sign would not be considered a billboard. Ms. Banks advised that it did not meet the size requirements for a billboard. All present voted affirmative, motion carried.

NEW BUSINESS

Case PB 09-18

Address: 2502 Reid St.
Applicant: Tio Pepes Latin Grill LLC
Agent: Migeul Dejuk

Request: for a Conditional Use to sell alcohol within 300' of another licensed establishment.

Case PB 09-18 2502 Reid St. – continued.

(Public Hearing)

Ms. Banks advised that this case had been properly advertised and that no responses were received from advertisement or the public notices that were sent out. She advised that staff recommended approval of the request.

(Regular Meeting)

Motion made by Zachary Landis and seconded by Ezekiel Johnson to approve case 09-18, request for a Conditional Use to sell alcohol within 300' of another licensed establishment. All present voted affirmative, motion carried.

Case PB 09-19

Address: 1501 Reid Street
Applicant: St. Johns Automotive Real Estate
Agent: Juli Holmes

Request: for a Conditional Use to locate a childcare facility in the C-2 zoning district.

(Public Hearing)

Ms. Banks advised that this case was properly advertised and notices had been sent, no responses received. She recommended approval, subject to the conditions as set forth in the staff report:

1. That a Business Tax Receipt be obtained from the City and the County and be maintained in an active status for the duration of the use;
2. That the grant of a Conditional Use for a child care facility shall substantially conform to the presentation made by the applicant and agent in the application and public hearing for the Conditional Use;
3. That this grant of Conditional Use shall expire twelve (12) months following the discontinuance of the approved use for any reason and may not be recommenced once expired, without another grant of Conditional Use.
4. That all conditions shall be met within six (6) months of approval of this Conditional Use.
5. That the applicant shall meet all State licensing requirements for a day care.
6. That a maximum of 53 children (based on current business) will be allowed and operating hours will not exceed those indicated (6:00AM – 11:00PM)
7. All parking spaces will meet code and be properly striped.
8. Screening and buffering must meet code requirements

Ms. Julianne Holmes, 117 Horseman Club Rd. Palatka, wanted to clarify that the letter that was submitted with the maximum number of children is based on the Childcare facility operator's current facility, the new facility will accommodate more children, and that number will be based on the Department of Children and Family Services (D.C.F.) spatial requirements.

Ms. Banks stated that staff would not be opposed to changing the maximum number of children as listed in item #6, based on D.C.F.'s requirements for the maximum number of children.

Case PB 09-19 1501 Reid Street – continued.

(Regular Meeting)

Motion made by Sue Roskosh and seconded by Zachary Landis to approve the request for a Conditional Use to locate a childcare facility in the C-2 zoning district, subject to staff recommendations. All present voted affirmative, motion carried.

Case PB 09-20

Address: 110 S. State Rd. 19
Applicant: Pauline Pellicer
Agent: Elizabeth Falls

Request: for a Conditional Use to sell alcohol within 300' of another licensed establishment.

(Public Hearing)

Ms. Banks advised that this location had, at one point, been a licensed establishment and since that time, the drive-through convenience store has become a licensed establishment within 300 feet, requiring a conditional use approval for this location. She stated that this case was properly advertised and notices were mailed out and no responses were received. She recommended approval, subject to the conditions as set forth in the staff report; that all city and state licenses required be maintained.

(Regular Meeting)

Motion made by Zachary Landis and seconded by Sue Roskosh to approve case 09-20, a request for a Conditional Use to sell alcohol within 300' of another licensed establishment. All present voted affirmative, motion carried.

Mr. Stewart advised the Board that Mr. Lee would not be with the City at the next Board meeting.

Mr. Lee stated that it has been a pleasure working with everyone for the past, almost two years. He stated that he will be going to Alaska, Fairbanks North Star Borough. He stated that his principal interest in going there is that he worked there in the past, and he has the opportunity to re-enter into their state retirement system allowing him to retire in one and a half years with full retirement benefits. It is his intent to return to Florida once he retires.

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

PLANNING BOARD REPORT
September 1, 2009 Regular Meeting

SUBJECT: **Case:** # 09-21
Address: 815 S State Rd. 19
Parcel: 11-10-26-0000-0574-0043

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

BACKGROUND:

Property Owner: FWI 5 LLC co/ Bruce Strumph Inc.
Agent: Sophannary Tang & Thai Hok

Zoning: C-2 **Acreage:** 1,902 square foot space

Surrounding Zoning: North – City & County C-2 South – City C-2 & County Agriculture
East – County R-2 (Residential) West – City C-2

ADJACENT DEVELOPMENT:

DIRECTION:	ZONING:	FLUM:	CURRENT USE:
North	City & County C-2	City Commercial & County Urban Reserve	Vacant commercial
East	County R-2	County Urban Reserve	Residences
South	City C-2 Agriculture	County Urban Reserve & City Commercial	Residence & vacant commercial
West	City C-2	City Commercial	Restaurant & Retail

Advertisement: Ran August 14, 2009

Notices to Surrounding Owners: Mailed August 7, 2009

Departmental Review Requests: Forwarded to the Police, Fire, and Building Departments on August 10, 2009 with an August 21, 2009 deadline. All responded with "No comment."

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 Highway 19.

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 screened area 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.

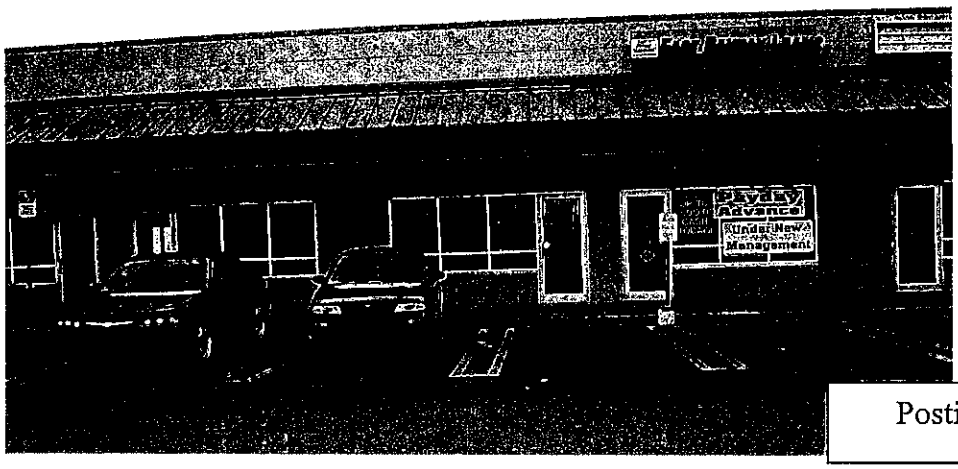
j. Any special requirements set out in the schedule of district regulations for the particular use involved.
A conditional use is required per Section 94-149 - C-2 Intensive Commercial District of the Palatka Municipal Code. State requirements for licensing are through the Florida Department of Agriculture and Consumer Services.

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

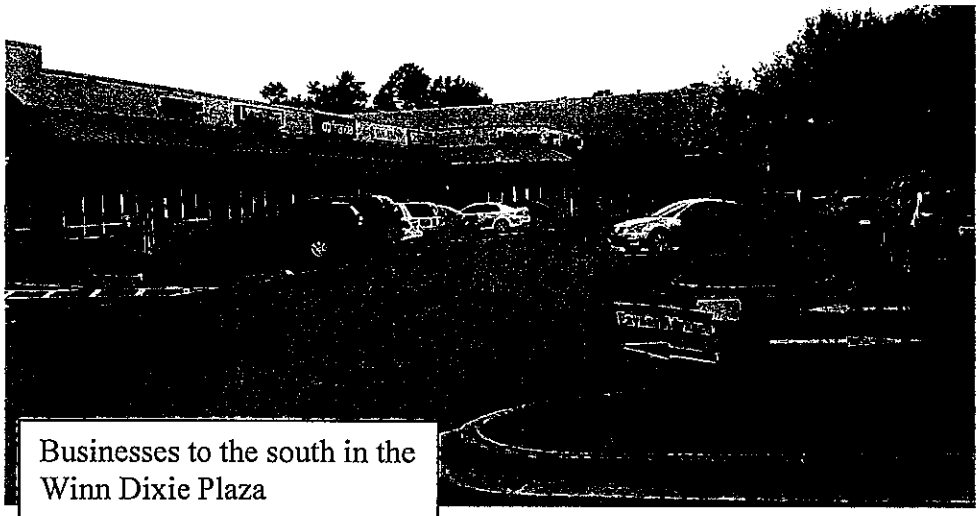
SUMMARY AND STAFF RECOMMENDATION:

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

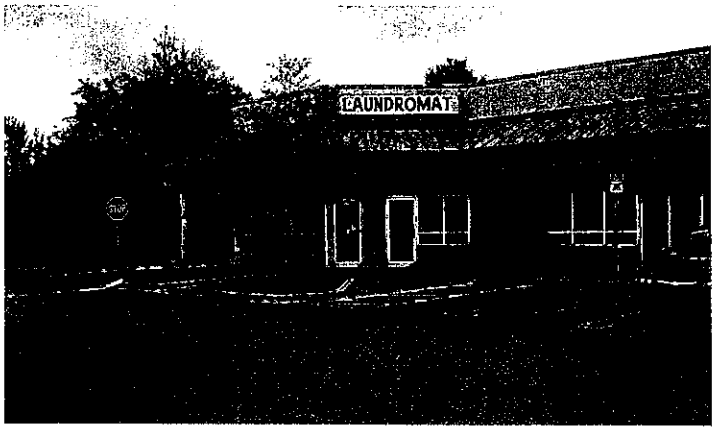
PHOTOS:



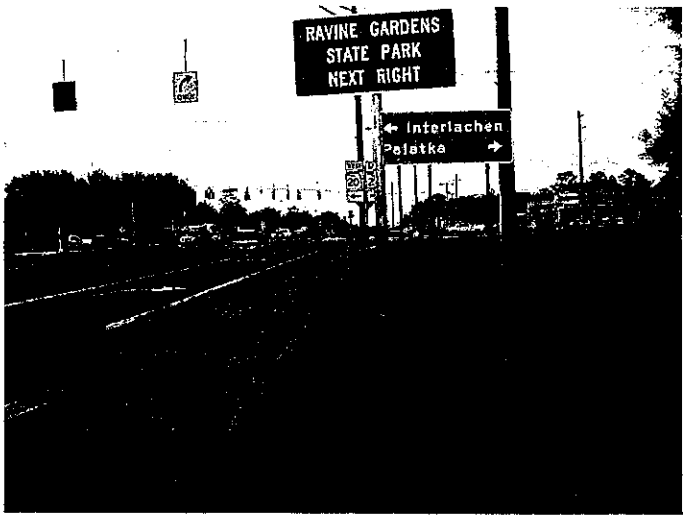
Posting



Businesses to the south in the Winn Dixie Plaza



Businesses to the north in the Winn Dixie Plaza



Posting on SR 19 South

Departmental Review Request

Address: 815 S Highway 19 **Case #:** 09-21
Parcel # 11-10-26-0000-0574-0043

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.

☐ Rezoning	☐ Site Plan Review
☐ Annexation	☐ Small Scale Amendment (9.99 acres or less)
☐ Large Scale Amendment(10+ acres)	☐ Concurrency Review
☒ Conditional Use Request	☐ Variance
☐ Street Closing/Street Name Change	☐ Other
Meeting Date: 09-01-09	**Response Deadline: 8-21-09**
Date submitted by applicant: 7-27-09	**Date forwarded to Departments for review: 8-10-09**

Submitted to:

- ☐ Water/Sewer/Streets/Sanitation
- ☐ Police Chief Getchell
- ☐ Fire
- ☐ Chief Building Official
- ☐ Sewer Plant
- ☐ Water Plant
- ☐ Parks
- ☐ Weed & Seed
- ☐ Cemetery
- ☐ Golf
- ☐ Airport

Current Property Use: vacant space	**Proposed Property Use: Indoor entertainment**
Current Land Use Designation: COM	**Requested Land Use Designation: No Change**
Current Zoning Classification: C-2	**Requested Zoning Classification: No Change**
Acreage: 1,902 square foot space	**# of Units 1**
FWI 5 LLC c/o Bruce Strumpf Inc. **Owner/Applicant Name** 2120 Drew St. **Owner/Applicant Address** Clearwater, FL 33765 **City/State/Zip** **Phone Number** 727-449-2020	Sophannary Tang & Thai Hok **Agent Name** 4621 Bay Laurel Ct. **Agent Address** Orlando, FL 32818 **City/State/Zip** **Phone Number** 401-486-3666

Planning Dept. Comments: Applicant requests a conditional use to operate an indoor entertainment facility. While the justification statement does not clearly state the intent – the applicant explained they want to operate an internet game facility. C-2 zoning requires a conditional use for this indoor recreational use.

Thank you,
Debbie

- ☑ No Comments
- ☐ Comments Attached

Reviewed by: Gary S. Getchell

Title: Chief of Police

Departmental Review Request

RECEIVED
AUG 11 2009
BY:

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Debbie

- ☑ No Comments
- ☐ Comments Attached

Reviewed by: Jeff Dillon

Title: CBO

Application for Conditional Use

Application Number: PB -	09-21
Date Received:	7/27/09
Hearing date:	9/1/09

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

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

TO BE COMPLETED BY APPLICANT

Property Address: 815 S.R 19 South Palatka, FL 32177	Parcel Number: 11-10-26-0000-0574-0043	Current Property Use: Comm. High speed internet, fax, copies, notary and phone card services.
Lot size/acreage: ~~1,900~~ Sq. Ft. 1,920	Number & types of structures on property: 1 Shopping Center	Required Attachments: ☒ Site Plan* ☒ Letter of Authorization** ☒ Legal Description ☐ Dept. of Children & Family Services Letter (if daycare) ☐ Copy of Recorded Deed ☒ Fees ☒ Justification Statement*** ☐ Tree Survey (if applicable)
Current Zoning Designation: C-2	Closest Intersecting Streets: Crill Ave.	

Type of Request: INDOOR ENTERTAINMENT

Owner Name: FWI 5 LLC
Owner Address: c/o Bruce Strumpf INC. 2120 Drew St Clearwater, FL 33765
Phone Number: 727-449-2020

Agent Name: Sophannary Tang & THAI HOK
Agent Address: 4621 Bay Laurel Ct. Orland, FL 32818
Phone Number: (401) 486-3666

* 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 ½ x 11 and 2 copies 11 x 17 or larger.

**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 should address the items as listed on the attached page.

Application Number: PB - 09-21

Hearing date: _____

10. This application submitted by:

Signature of owner(s): _____ Property Manager

Print owner(s) names(s): FWI 5, L.L.C. _____

Signature of Agent(s): _____

Print Agent(s) names: THAT HOK _____

STATE OF ___ FLORIDA

County of PINELLAS

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

WITNESS my hand and official seal, this 22nd day of July A.D. 2009.

LOIS D. HAWKINS
MY COMMISSION # DD 709053
EXPIRES: December 27, 2011
Bonded Thru Notary Public Underwriters

Lois D. Hawkins
Notary Public

My commission expires: _____ 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: ☐ Site Plan* ☐ Letter of Authorization** ☐ Legal Description ☐ Dept. of Children & Family Services ☐ Letter(if daycare) ☐ Copy of Recorded Deed ☐ Fees ☐ Justification Statement ☐ Tree Survey (if applicable)	
11. Conditions:				
12. Adjacent property zoning/FLU: North_____/_____ South_____/_____ East_____/_____ West_____/_____				

Sec. 94-3. Conditional uses.

Palatka Business Center, LLC
813 S.R 19 South
Palatka, FL 32177

Contact Name: Thai Hok
Phone: (401) 486-3666

July 27th, 2009

To Whom It May Concern,

I would like to request an approval for a business license in the city of Palatka, FL. I understand that this type of business requires a conditional use approval from the board. *Palatka Business Center* is in the business of selling basic internet access time and pre-paid long distance telephone cards. To promote the sale of the internet time and phone cards we also conduct game promotional sweepstakes to encourage consumers to purchase its phone cards. The sweepstakes are designed and intended to promote the purchase of pre-paid long distance phone cards. We also provide services such as copies, faxing and notary to the consumers as advertised. The promotional sweepstakes which by law are licensed and regulated by the Florida Department of Agriculture and Consumer Services. This type of an entertainment establishment is offered in seven (7) other states including Florida and within several cities including Ft. Lauderdale, Ocala, Jacksonville, Daytona, Edgewater and others.

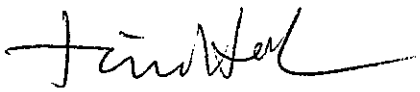
The principals, Sophannary Tang and Tam Nguyen will be managing the business as well as the hands-on manager for daily operations. Other part-time employees may be hired on an-as-needed basis. The hour operation is to be determined but as of right now we intend to open from 10:00am to 10:00pm, seven days a week. We anticipate hiring 3 employees to oversee the daily operations. The five following guiding principles will help us measure the appropriateness of our decisions.

- Provide a great work environment and treat employees with dignity and respect.
- Embrace diversity not only in people but in our products selection as an essential component in the way that we do business.
- Apply the highest standards of excellence to the products and services to our customers.
- Build lasting relationships with the customers.
- Contribute positively to communities and our environment.

If you have any questions regarding this request please contact me at the address above.

Thank you for your consideration.

Sincerely,

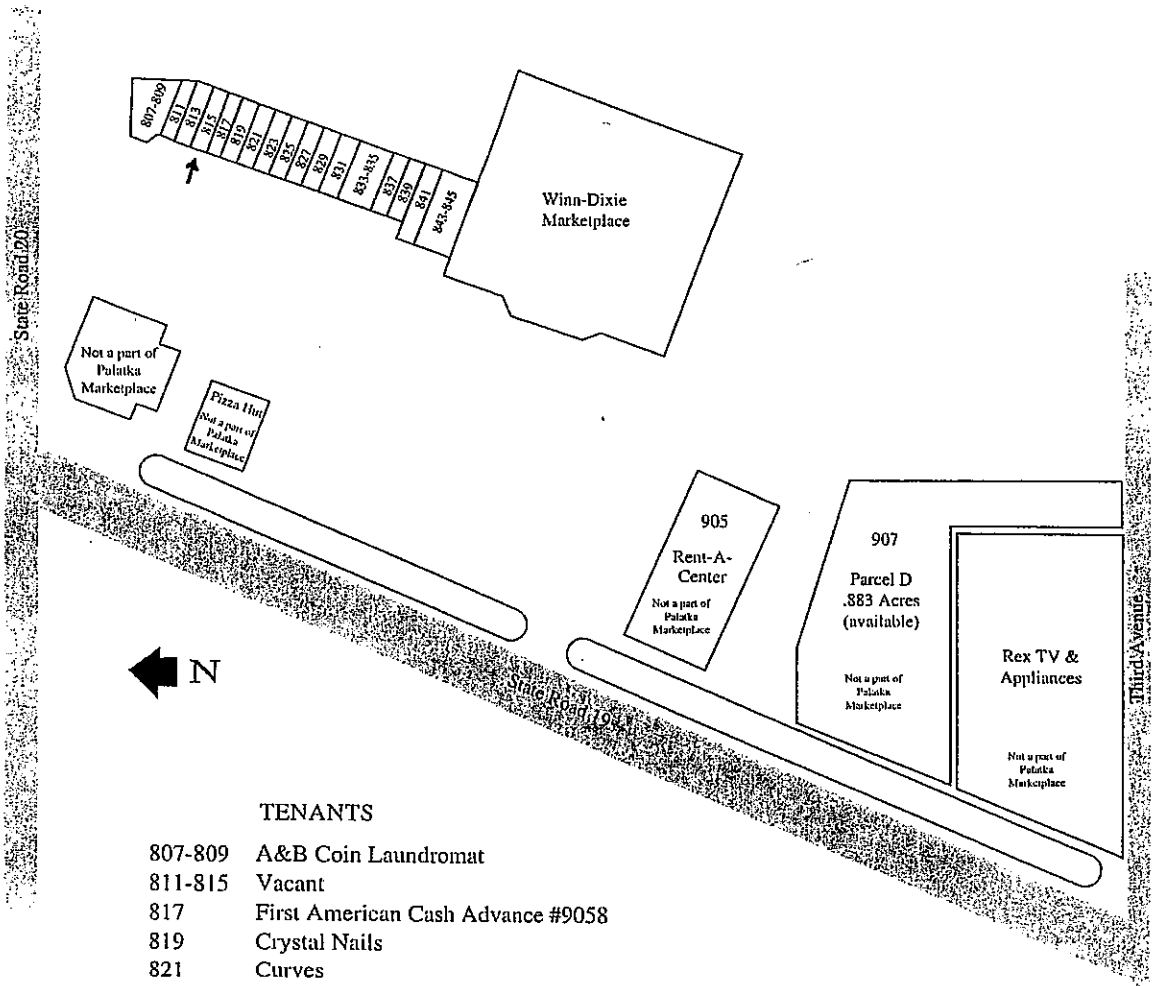


Tim Hok

Property Legal Description:
PT OF NW1/4 OF SW1/4 OR836 P1093

Parcel #: 11-10-26-0000-0574-0043

Palatka Marketplace
Palatka, Florida
Exhibit A



TENANTS

807-809	A&B Coin Laundromat
811-815	Vacant
817	First American Cash Advance #9058
819	Crystal Nails
821	Curves
823-825	Vacant
827-829	St. Johns River Water Management District
831	Mr. Auto Insurance - Palatka
833-835	Citi-Financial #09-068
837	Tan USA
839	Jackson Hewitt Tax Service #1310
841	Little Caesars #4060
843-845	Beauty Stop
901	Winn-Dixie Marketplace #163

Bruce Strumpf, Inc.

Licensed Real Estate Broker Since 1954

314 S. Missouri Avenue
Suite 305
Clearwater, FL 33756
Phone: 727-449-2020
Fax: 727-449-2212
www.brucestrumpf.com

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E X H I B I T " A "

LEGAL DESCRIPTION

PALATKA MARKETPLACE

A tract of land situated in the NW¼ of the SW¼ of Section 11, Township 10 South, Range 26 East, being more particularly described as follows:

Commencing at the Northeast corner of the NW¼ of the SW¼ of Section 11, Township 10 South, Range 26 East and run thence Westerly, along the North line of said NW¼ of the SW¼, a distance of 30.0 feet. Thence Southerly, parallel with the East line of the NW¼ of the SW¼ of Section 11, being along the West line of lands described in Deed Book 204, page 101 and the East line of lands described in O.R. Book 257, page 477 of the public records of Putnam County, Florida, a distance of 282.47 feet, more or less, to the Southeast corner of lands described in O.R. Book 257, page 477 and the point of beginning of this description. From point of beginning (1) run thence Westerly, along the South line of lands described in O.R. Book 257, page 477 and on a Westerly projection thereof, being parallel with the North line of the NW¼ of the SW¼ of Section 11, a distance of 406.99 feet to the Southeasterly right-of-way of State Road #19. Return to the point of beginning and (2) run thence Southerly, parallel with the East line of the NW¼ of the SW¼ of Section 11 and at a distance of 30.0 feet Westerly, therefrom, being along the West line of lands described in Deed Book 204, page 101, a distance of 712.33 feet to intersect with the North line of the S½ of the S½ of the NW¼ of the SW¼ of Section 11 at the Northeast corner of lands described in Deed Book 209, page 150 of said public records. (3) Thence Westerly, along the North line of said lands and on a Westerly projection thereof, being the North line of the S½ of the S½ of the NW¼ of the SW¼ of Section 11, a distance of 697.81 feet to the Southeasterly right-of-way of State Road #19, being on the arc of a

2008 Assessment Information for Parcel: 11-10-26-0000-0574-0043

Tax Collector Information

Fwi 5 Llc

C/O Bruce Strumpf Inc
314 S Missouri Ave Suite 305
Clearwater Fl 33756-3756 (**Putnam County GIS Interactive Mapping**)

Parcel 911 Addresses

901 South State Rd 19, Palatka (**MapQuest map**)
817 South State Rd 19, Palatka (**MapQuest map**)
825 South State Rd 19, Palatka (**MapQuest map**)
843 South State Rd 19, Palatka (**MapQuest map**)
845 South State Rd 19, Palatka (**MapQuest map**)
901-A South State Rd 19, Palatka (**MapQuest map**)
839 South State Rd 19, Palatka (**MapQuest map**)
837 South State Rd 19, Palatka (**MapQuest map**)
835 South State Rd 19, Palatka (**MapQuest map**)
831 South State Rd 19, Palatka (**MapQuest map**)
829 South State Rd 19, Palatka (**MapQuest map**)
821 South State Rd 19, Palatka (**MapQuest map**)
819 South State Rd 19, Palatka (**MapQuest map**)
815 South State Rd 19, Palatka (**MapQuest map**)
807 South State Rd 19, Palatka (**MapQuest map**)
841 South State Rd 19, Palatka (**MapQuest map**)

Property Legal Description

PT OF NW1/4 OF SW1/4 OR836 P1093

Detail Information for Parcel: 11-10-26-0000-0574-0043

Just Value of Land:	$821542	Property Use:	Community Shopping Centers
Improvement Value:	$3855544	Structures:	9
Market Value:	$4677086	Mobile Homes: [?]	0
Market Classified:	$0	MH Unextended:	0
Classified: [?]	$0	Census Tract:	950900
Market Adjusted:	$4677086	Census Block:	3011
Total Acreage:	9.43	Location:	City of Palatka

Parcel Authority Value Breakdown

Authority	Assessed/Limited	Minus (-) Exemptions	Taxable Value
County Only:	$4677086	$0	$4677086
School Only:	$4677086	$0	$4677086

All Others:	$4677086	$0	$4677086

Parcel Sales Data

Book	Page	Instrument	Month	Year	QSCD	Price
0836	1093	Warranty Deed	September	2000	03 I	$4850000

Land Data

Units	Descriptions
99999.99	Commercial Square Feet

Zoning Data

Department	Code	Descriptions
Palatka	C-2	General Commercial

Future Land Use Map (FLUM)

Code	Descriptions
PK	Palatka

Structure Data

Type	Year	Area	Square Feet
Grocery Store	1988	BASE	48216
		COOLER	4486
		BASOFC	512
		BASUTN	900
		OFC	405
		CAN	2438
		SPN	6274
General Retail	1988	BASE	1280
		OFA	190
		SPN	834
		CAN	256
Rest Lounge	1988	BASE	1568
		CAN	152
General Office	1988	BASE	960
		CAN	128
General Office	1988	BASE	960
		CAN	128

General Office	1988	BASE	1680
		CAN	224
General Office	1988	BASE	1200
		CAN	160
General Office	1988	BASE	9486
		CAN	1134
General Retail	1988	BASE	1996
		CAN	360

Extra Feature Data

Code	Descriptions
1	Walks
3	Asphalt Paving
4	Chain Link Fence
30	Fire Protection
34	Concrete Slab
38	Curbs
58	Parking Lot Lighting
3	Asphalt Paving

Notice:

The information displayed is from the Final Taxroll which is certified each year in mid October and is updated annually. This information may not reflect the data currently on file in the Property Appraisers office

Click **here** to do another search or use your browser's back button to return to previous search results.

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Request for a conditional use for an indoor recreational facility.

Location: 815 S State Rd. 19
Parcel#: 11-10-26-0000-0574-0043
Requested by: FWI 5 LLC
Agent:Sophannary Tang & Thai Hok

All interested parties are invited to attend this public hearing.

Debbie Banks
Assistant Planning Director

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

Legal No. 04544702
08/14/09

PUBLIC NOTICE

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Request to close that portion of N 16th Street between St. Johns Ave. and Reid St.

Location: N 16th between St. Johns Ave. and Reid St.

Applicant: St. Johns Automotive Real Estate LLC

Agent: Juli Holmes
Case: PB 08-29

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Assistant Planning Director

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Legal No. 04544705
08/14/09

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

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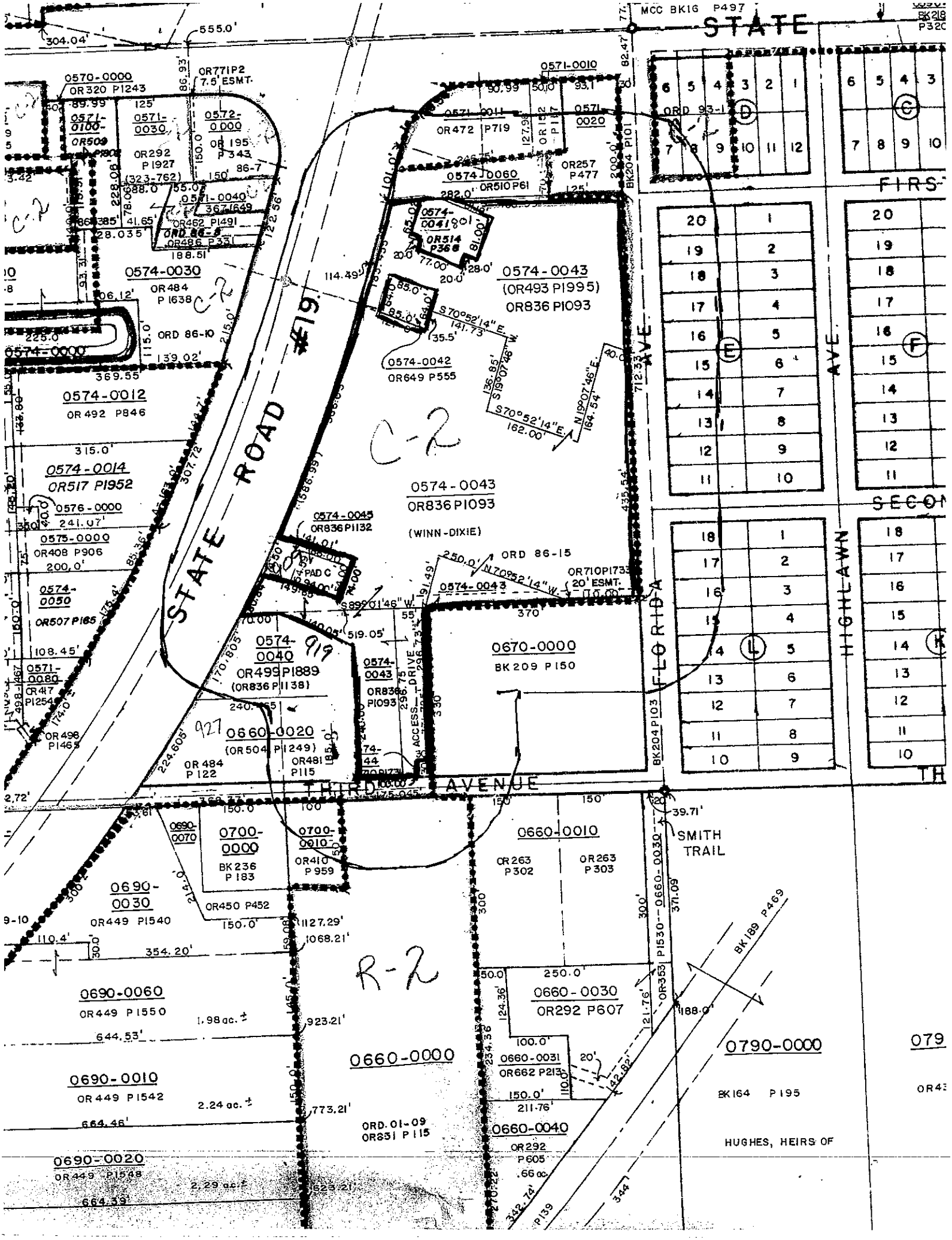

STATE
MCC BK16 P497
FIRST
SECOND
THIRD AVENUE
STATE ROAD #19
FLORIDA AVE
HIGHLAWN AVE
SMITH TRAIL
0570-0000
OR320 P1243
0571-0030
OR292 P1927
0572-0000
OR195 P343
0571-0040
OR462 P1491
0574-0030
OR484 P1638
0574-0012
OR492 P846
0574-0014
OR517 P1952
0576-0000
0575-0000
OR408 P906
0574-0050
OR507 P165
0571-0080
OR417 P1254
OR498 P1465
0571-0010
0571-0011
OR472 P719
0571-0020
OR257 P477
0574-0060
OR510 P61
0574-0041
OR514 P368
0574-0043
(OR493 P1995)
OR836 P1093
0574-0042
OR649 P555
0574-0043
OR836 P1093
(WINN-DIXIE)
0574-0045
OR836 P1132
0574-0040
OR499 P1889
(OR836 P1138)
0574-0043
OR836 P1093
0660-0020
(OR504 P1249)
OR484 P122
OR481 P115
0670-0000
BK209 P150
0690-0070
0700-0000
BK236 P183
0700-0010
OR410 P959
0690-0030
OR449 P1540
OR450 P452
0660-0010
OR263 P302
OR263 P303
0690-0060
OR449 P1550
0660-0030
OR292 P607
0660-0031
OR662 P213
0660-0000
0690-0010
OR449 P1542
ORD. 01-09
OR831 P115
0660-0040
OR292 P605
0690-0020
OR449 P1548
0790-0000
BK164 P195
HUGHES, HEIRS OF
BK189 P469
C-2
R-2

PB 09-21 [illegible]
815 State Rd. 19S.

FWI 5 LLC	
Mailing Address	2120 DREW ST
City State	CLEARWATER FL
Zipcode	33765

CREMER JACK E + JERI H/W	
Mailing Address	2510 REID ST
City State	PALATKA FL
Zipcode	32177

SOUTHEASTERN PIZZA REAL EST CO LLC	
Mailing Address	2 WHARFSIDE DR #20
City State	CHARLESTON SC
Zipcode	29401

DAWSEY ELLIS AUTRY + FAYE H H/W	
Mailing Address	1007 N JK POWELL BLVD
City State	WHITEVILLE NC
Zipcode	28472

MCCOLM HOMES INC	
Mailing Address	622 RIVER ST
City State	PALATKA FL
Zipcode	32177

ZM+W INC	
Mailing Address	3000 N ATLANTIC AVE #14
City State	DAYTONA BEACH FL
Zipcode	32118

WALLACE JAMES GARY	
Mailing Address	202 FLORIDA DR
City State	PALATKA FL
Zipcode	32177

WALLACE J A JR + MARY	
Mailing Address	206 FLORIDA DR
City State	PALATKA FL
Zipcode	32177

HEIDT GARY E	
Mailing Address	300 FLORIDA DR

City State	PALATKA FL
Zipcode	32177

HEIDT GARY EUGENE	
Mailing Address	300 FLORIDA AVENUE
City State	PALATKA FL
Zipcode	32177

VARNES W G + SHARON S H/W	
Mailing Address	100 NANCY PL
City State	PALATKA FL
Zipcode	32177

FAULKNER BRENDA + STEPHEN H/W	
Mailing Address	316 FLORIDA DR
City State	PALATKA FL
Zipcode	32177

SULLIVAN CHRISTOPHER J + SABRINA L	
Mailing Address	306 FLORIDA DRIVE
City State	PALATKA FL
Zipcode	32177

AMMONS HUBERT L	
Mailing Address	RT 5 BOX 2124
City State	PALATKA FL
Zipcode	32177

BOWEN SHIRLEY T ET AL	
Mailing Address	500 3RD AVE
City State	PALATKA FL
Zipcode	32177

PALATKA CHURCH OF CHRIST OF PUT CO	
Mailing Address	PO BOX 1352

City State	PALATKA FL
Zipcode	32178

CITY OF PALATKA	
Mailing Address	201 N 2ND ST
City State	PALATKA FL
Zipcode	32177

SPALDING MARC G + J DALE HEWETT	
Mailing Address	3400 CRILL AVE SUITE 2
City State	PALATKA FL
Zipcode	32177

MILES DANNY L + KANDY C H/W	
Mailing Address	124 POINT OF WOODS TRAIL
City State	PALATKA FL
Zipcode	32177

KLAC REX LLC	
Mailing Address	122 S MICHIGAN AVENUE SUITE 1000
City State	CHICAGO IL
Zipcode	60603

FWI 7 LLC	
Mailing Address	2120 DREW ST
City State	CLEARWATER FL
Zipcode	33765

FWI 6 LLC	
Mailing Address	2120 DREW ST
City State	CLEARWATER FL
Zipcode	33765

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#: 04544702
Phone: (386)329-0100
Date: 08/10/09

Ad taker: je **Salesperson:** mkw **Classification:** 0360

Description	Start	Stop	Ins.	Cost/Day	Surcharges	Total
01 Palatka Daily News	08/14/09	08/14/09	1	74.80		74.81
Affidavit						2.50

Total:	77.31
Tax:	0.00
Net:	77.31
Prepaid:	0.00
Total Due	77.31

Payment Reference:

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Debbie Banks
Assistant Planning Director

Planning Board Staff Report
September 1, 2009

Case: PB 08-29

Address: N 16th Street between St. Johns Avenue and Reid Street

Applicant: St. Johns Automotive Real Estate LLC

Request: Request to close that portion of N 16th St. between St. Johns Avenue and Reid Street

APPLICABLE CODE REFERENCE:

Sec. 54-44. Board to act as supervisor of plats; approval of street dedications.
The city planning board shall be the supervisor of plats. It shall provide rules and regulations governing the platting of all lands within the city and within the planning district, so as to require that such platting shall conform to the official map, and may, in behalf of the local government within the limits of which the land in question is situated, make such other requirements as may lawfully be made. All plans, plats, replats or descriptions showing the layout of any street, highway or alley upon private property, or of building lots in connection with or in relation to such highway, street or alley, to be dedicated to public use or to the use of purchasers or owners of lots fronting on or adjacent to such highway, street or alley, and located within the city or within the planning district, shall be submitted to the city planning board and approved by it before they shall be recorded. The disapproval or failure to approve of any such plan, plat, replat or description by the city planning board shall be deemed a refusal by the local government within the limits of which the land in question is situated, of the proposed dedication shown thereon. The approval of the city planning board shall be deemed an acceptance of the proposed dedication; but shall not impose any duty upon the city or any other local government concerning the maintenance or improvement of any such dedicated parts, until the proper authorities of the city or other local government shall have made actual appropriation of the same entry, use and improvement. (Code 1981, § 14-29)

BACKGROUND:

The applicant is requesting to close N 16th Street in an "effort to enhance the security of the business' assets and the safety of the business' patrons." The business (Beck Chevrolet) is located on both sides of the street they are requesting the City to close.

Notices to surrounding property owners were mailed; the advertisement was run; and departmental review requests sent to police, fire, water/sewer/streets/sanitation, building, gas and electric. Other utilities contacted by staff include: ATT, Comcast, Gas Authority, and Florida Power & Light. Department & utility company responses are included under "Considerations" below. Property was readvertised and notices resent to surrounding property owners in August since a motion by the Planning Board did not include a date certain to table the case to as required.

At the July 7, 2009 Planning Board meeting, the Board requested the applicant provide a detailed site plan and accident/incident report statistics at the next meeting.

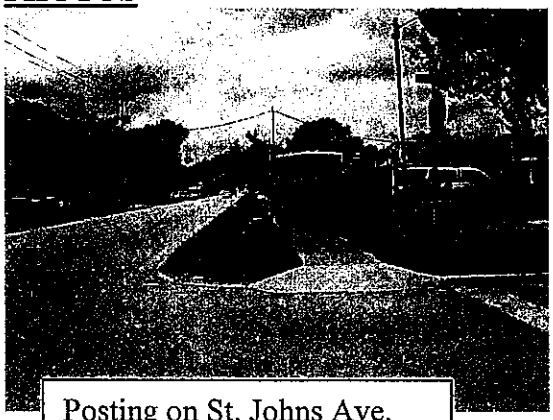
CONSIDERATIONS

A review of the Comprehensive Plan and the Municipal Code does not provide guidelines other than Section 54-44 above. Items to consider are:

- Safety – Police Dept. states first responders will have to use alternate routes but overall response time should not increase
- Chief Building Official – no issues but stated all utilities needed to be contacted

- Drainage – Streets Dept. states this section of N 16th St. contains storm catch basins and a storm line from St. Johns Ave. to Reid St. If the road is closed, the City would need an easement over the storm lines for maintenance
- Water/Sewer lines – Utilities Dept. states they have a 2" galvanized water line and a 6" clay sewer line in the 100 block of N 16th St. Since the house they served have been torn down they can cap these old lines.
- Public access – this street has historically been open for thru traffic. This will present a change of the traffic pattern and proper signage would need to be installed at the owner's expense directing traffic to other streets.
- Impact to surrounding businesses and homes – we have received a response from one business owner who is opposed to the street closure.

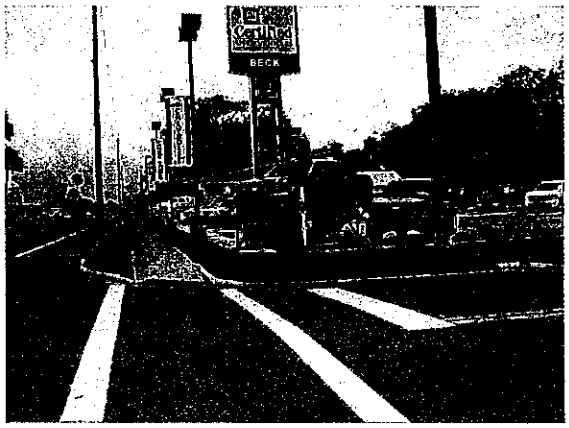
PHOTOS



Posting on St. Johns Ave.

Facing east on Reid St.

Facing west on Reid St.



Posting on Reid St.

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Legal No. 04544702
08/14/09

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Request to close that portion of N 16th Street between St. Johns Ave. and Reid St.

Location: N 16th between St. Johns Ave. and Reid St.

Applicant: St. Johns Automotive Real Estate LLC

Agent: Juli Holmes
Case: PB 08-29

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Legal No. 04544705
08/14/09

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

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Agent: Juli Holmes **Case:** PB 08-29

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

Motion made by Randy Braddy to approve the minutes of the May 5, 2009 meeting. Seconded by Sue Roskosh. All members present voted affirmative. Motion carried.

Phil Leary motioned to approve the minutes of the June 2, 2009 meeting and seconded by Randy Braddy. Motion carried.

Case PB08-29 Address: N 16th from Reid St. to St. Johns Ave.
Applicant: St. Johns Automotive Real Estate LLC
Agent: Juli Holmes

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

(Public Hearing)

Ms. Banks read a case overview memo from Planning Director Jim Lee, written on June 18, 2009 regarding the review and sufficiency of the application.

Breck Sloan, representing St. Johns Automotive Real Estate LLC d/b/a Beck Chevrolet, handed the Board an information packet, and explained some of the challenges they are facing with the current facility and the reason for the request. He spoke of safety concerns with traffic, security and theft. He stated there are 8 points that are open in that one section of 16th street. He added that they currently have liability insurance problems with respect to this facility, and trying to maintain the ability to keep the insurance on the facility. The insurance company has recommended securing the premises, which is difficult to do with a road running through it. He explained that one of the reasons for the delay with this request is that they were trying to get a better idea of the traffic patterns by doing their own counts with cameras and the help of the city staff, but this was inconclusive, as there were several factors such as: 50 employees entering and exiting 4 times a day, leaving out one side or the other of 16th Street, not to mention, the transition of vehicles from one lot to another. This made it difficult to determine how much of the traffic is dealership traffic and how much is through traffic. A traffic study as recommended by City staff, it would be cost prohibitive at approximately $35,000.00 to $50,000.00.

Mr. Leary asked Mr. Sloan if the matrix chart on page six were done by the Public Works Department.

Juli Holms, St. Johns Automotive Real Estate, stated that in an effort to determine what was internal and what was legitimately through traffic, and in an effort to aide City staff, they installed multiple of their own security cameras high enough to capture the Road for 3 to 4 days and turned the information into the City, however, as there is a time-lapse in the security filming, and with the internal and through traffic, they were not able to get a picture. This left the Planning Director uncomfortable with these counts as the numbers would not be as accurate as a Traffic Engineer could produce.

Case PB08-29 N 16th from Reid St. to St. Johns Ave. – continued

Discussion took place regarding the peak hours for traffic and the effect of this request on other businesses in the area.

Mr. Sloan stated that they have attached statements from various surrounding business and utility companies supporting the closure of the street. He stated that he has the support of the Police Department with regards to securing the lot and closing that section of 16th Street. Also attached, is a letter from Connie Walker of Department of Transportation who obviously they would deal with as far as driveway cuts or access to the facility if directly off of Reid Street stating that they would not be in opposition to this section of street closure as they are trying to eliminate some of the entry and exit points off of Reid St. Mr. Sloan advised that the GM Corporation has advised that this dealership is among the 60% remaining dealers, and that they were notified and will be held to certain facility improvements and requirements, including dual showrooms with certain square foot requirements. So they would have to look at this from a long-term standpoint versus the current facility. Their intent would be to simply redesign the dealership and entire lot to meet minimum facility requirements.

Discussion ensued regarding the possibility of securing the two blocks independently with fencing, crosswalks and speed bumps to effect immediate change.

Jason Brown, 1609 St. Johns Avenue, St. Johns Auto Body, stated that this request would adversely affect his business. He added that they have a very large recovery truck used for towing semi-tractor trailers and they need the access of that section of 16th Street to get this vehicle to their property, as well as other large delivery trucks that service his business and his customers that they have had for 31 years and they are expanding. He ended by stating that 16th Street cuts all the way back to State Rd. 20.

Kent Scroggins, 1609 St. Johns Avenue spoke in opposition of the request and stated that 16th Street is the main artery for his customers. He spoke in opposition of the request, stating that traffic safety has never been a problem with the previous dealership owner. He compared the proposed with Garber Auto Mall, in Green Cove Springs, stating that has left the other dealership locations in that area vacant. He stated that he believed a security problem would be minimized with a fence. As far as people getting run over on that section of 16th street, he has never seen that in the 32 years that he has been there and that signs and a crosswalk could minimize safety concerns.

Discussion continued regarding record data of traffic incidents for that street as well as accessibility and maneuverability of large towing and service type vehicles.

(Regular Meeting)

Discussions took place regarding vacating versus closing a road.

Case PB08-29 N 16th from Reid St. to St. Johns Ave. – continued

Mr. Sloan advised that he would be amenable to either option. He further shared that GM has asked that all dealership facilities meet new, more stringent, facility requirements with new dealer agreements that must be met within 12 months. Their challenge will be to bring the current facility up to full compliance by that time by redesigning the dealership and lot, in hopes not to have to relocate the facility. Mr. Sloan said that the request for a road closure, if approved, should allow them to be able meet the requirements they must be met, if they are not able to meet the requirements, the dealership facility will not be allowed to operate at the current location. So unless they can grow in some other direction, they will have to move the dealership.

Discussion continued.

Motion made by Phil Leary to recommend to the City Commission that the road be closed with the stipulation that the road be re-opened if the dealership fails. Motion failed for a lack of a second.

Motion by Zachary Landis to table this case to satisfy the end site plan and gain current traffic accident/incident reports for that portion of 16th Street. Seconded by Earl Wallace. Discussion: Mr. Leary suggested for time sake, maybe this request should be forwarded to the City Commission. Mr. Sloan stated that he had no problem providing the requested information. By a show of hands with 3 yeas and 1 nay, motion carried.

Ms. Holmes asked for clarity, what specific items the Board wanted to see as far as more information on the site plan.

Mr. Sloan advised that he had asked the Palatka Police Department for traffic reports for that portion of 16th Street and was told they could not provide that information. He said if the City could secure that information, he would love to have it as well. He also stated that he would forward a site plan that will be as envisioned in the end, with all the requirements met and the improvements done. It will include how the lot will transition, traffic flow, signage, parking, ingress/egress and fencing.

Mr. Landis stated that he wanted to see a completed plan, how it will look when all is said and done.

Motion made by Phil Leary to request that staff develop a road closing criteria or application. Seconded by Randy Braddy. All voting members voted affirmative. Motion carried.

NEW BUSINESS

Case PB 09-16 Address: Ashbrooke Estates
Parcel(s): 10-10-26-0000-0010; 0020; 0030; and 0040
Applicant: Kenneth M. & Susan M. Downs and Brooke D. & Jared Guy

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

MEMORANDUM

DATE: June 18, 2009

TO: Planning Board

FROM: Jim Lee, Planning Director

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

As you are aware, this request has been continued several times by the Planning Board, at the applicant's request. The last continuance was approved by the Planning Board on April 24, 2009, until July 7, 2009. Prior continuances had been approved on November 4, 2008, January 6, 2009, February 3, 2009, March 3, 2009, April 7, 2009, and May 5, 2009. The reason for these continuations has been for the applicant to provide the Planning Board with information indicating the amount and direction of traffic on this portion of 16th Street.

Staff had worked with the applicant on gathering this information. But after review, it was determined not to be of sufficient quality to present to the Planning Board. The applicant had indicated that they would begin the process of hiring a traffic engineer to provide this information to the Planning Board.

On June 12, 2009, the applicant informed Staff that they would not be hiring a traffic engineer because of the costs involved, and requested that the street closing be heard by the Planning Board on July 7, 2009. Staff has notified all interested parties of the applicant's intent.

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

Application Number: PB - 08-29

Date Received: _____

Hearing date: _____

Application for Street Closing/ Vacating Street Name Change/Vacating an Easement

This application must be **typed or printed in black ink** and submitted with any required attachments and application fee of $130.00 (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

TO BE COMPLETED BY APPLICANT

Street Name and segment of street to be closed/vacated or legal description of easement to be vacated:

N 11th Street - Close segment between Reid street + St. Johns Ave.

Street Type:
- ☑ Paved
- ☐ Brick
- ☐ Dirt
- ☐ Unopened

Total length of the street segment/easement:

Care - St. Johns = 1745.17 / Madison - Wapalaw = 2811.17

Total length of street/easement to be closed/vacated:

≈ 329 ft.

Why is the applicant requesting that the street segment/easement be closed or vacated? In an effort to enhance the security of the bussiness' assets and the safety of the business' patrons.

- ☑ **If the applicant owns property adjacent to the street segment/easement, attach copy of recorded deed including parcel number.**
- ☑ **Survey (if required) or drawing of proposed area to be closed/vacated (Attached)**

Owner Name: St. Johns Automotive Real Estate LLC

Owner Address: 1401 Reid St.
Palatka, FL 32177

Phone Number: _____

Agent Name: Juli Holmes

Agent Address: 2560 Hwy 17 N
Palatka FL 32177

Phone Number: 386-916-5258

RECEIVED
OCT 2 2008
BY: _____

This application submitted by:

Signature of owner(s): _____ Member | Manager St. Johns Automotive Real Estate, LLC

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

Signature of Agent(s): Juli Holmes

Print Agent(s) names: Juli Holmes

STATE OF FLORIDA
County of Putnam

Before me this day personally appeared Preston B Sloan / Juli Holmes who executed the foregoing application and acknowledged to and before me that Preston B Sloan / Juli Hol executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 1st day of OCTOBER A.D. 2008.

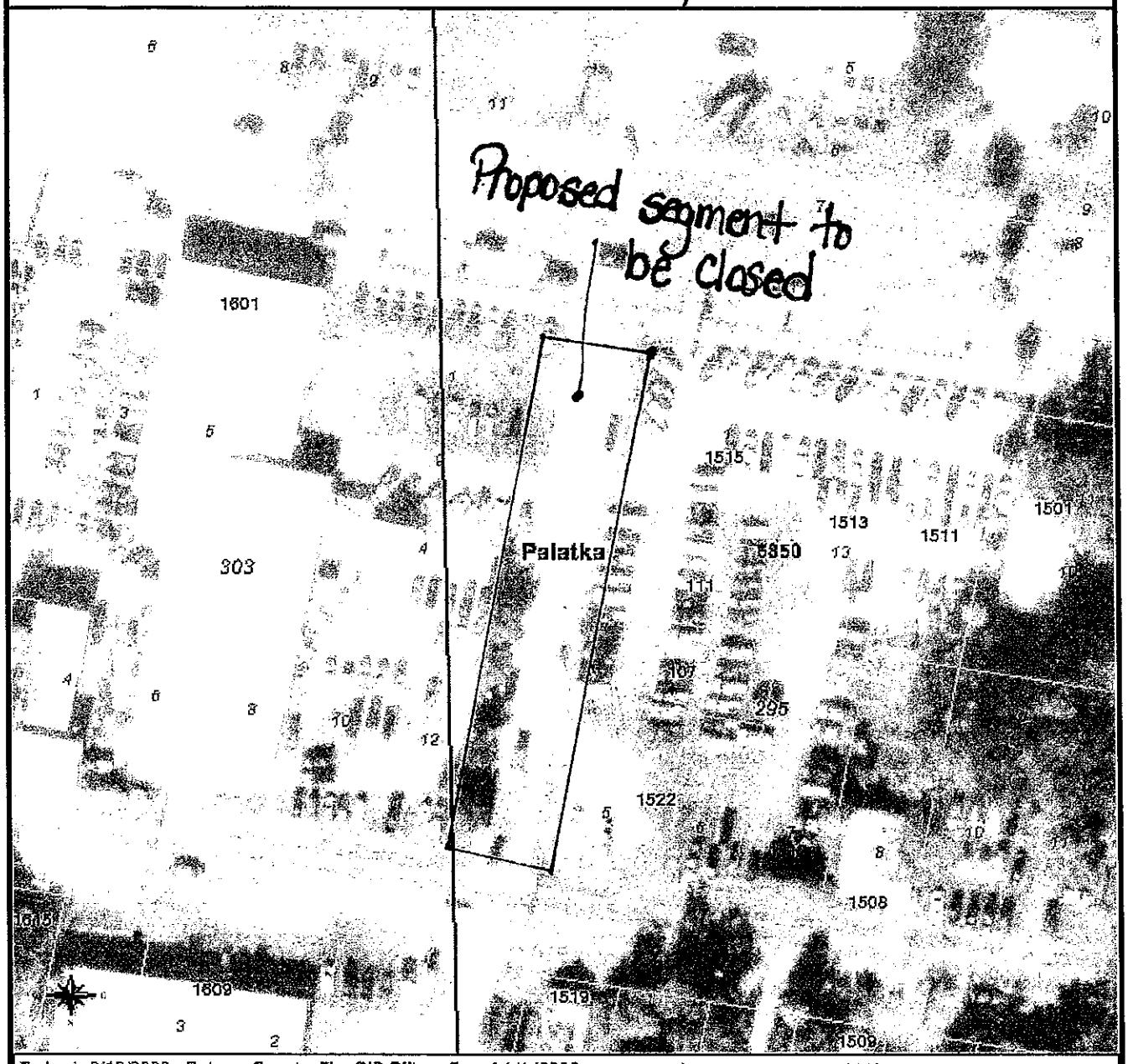
MICHAEL L. FLANDERS JR.
MY COMMISSION # DD 702410
EXPIRES: September 28, 2011
Bonded Thru Notary Public Underwriters

_____
Notary Public

My commission expires: 09-28-2011 State of Florida at Large

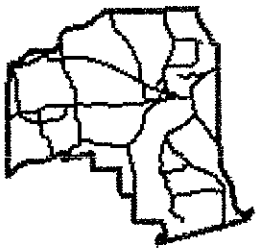
FOR OFFICIAL USE ONLY			
Date Submitted	Received By:		Preliminary review by:
Sign(s) Posted Date: By:	Surrounding property owners notices sent: Date: By:	Legal Ad Ran: Date:	Attachments Reviewed: ☐ Legal Description ☐ Copy of Recorded Deed ☐ Fees

Putnam County



PUTNAM COUNTY GIS

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



Legend
- Community Name
- Addresses
- Block Number
- Lot Number
- Township Range
- Hydrography
- Parcels
- Subdivisions
- Municipal Boundary
- Crescent City
- Interlachen
- Palatka
- Pomona Park
- Welaka
- 2006 Aerials

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.

Florida Department of Transportation

CHARLIE CRIST
GOVERNOR

3600 DOT Road
St. Augustine, FL 32084

STEPHANIE C. KOPELOUSOS
SECRETARY

June 24, 2008

Beck Automotive
256 US 17
Palatka, FL 32177
Attention: Juli Holmes

Dear Juli,

Per our meeting and conversations, we do not oppose the closing of 16th Street at SR 15 (US 17); however, the City of Palatka must make the final approval. If you move forward with this proposal, you will need to obtain a permit for the work within the department's right of way necessary to facilitate the street closure.

If you have any questions, please feel free to call me at (904) 825-5023.

Sincerely,

CB Walker

Connie B. Walker
Maintenance Permits Manager

City of Palatka
Utilities Dept.
1010 Ocean St.
Palatka Fl 32177

Memo

To: Debbie Banks, Assistant Planning Director

From: Ed Chandler, Superintendent of Streets

CC: file

Date: 10/10/2008

Re: 100 block of N. 16th St.

This portion of 16th St. contains storm catch basins and a storm line from St. Johns Ave. to Reid St. If the road is closed we would need an easement over the storm lines for maintenance.

Ed Chandler, Superintendent

Ed Chandler

10/10/08

City of Palatka
Utilities Dept.
1010 Ocean St.
Palatka Fl 32177

Memo

To: Debbie Banks, Assistant Planning Director

From: Rhett McCamey, Superintendent of Utilities

CC: file

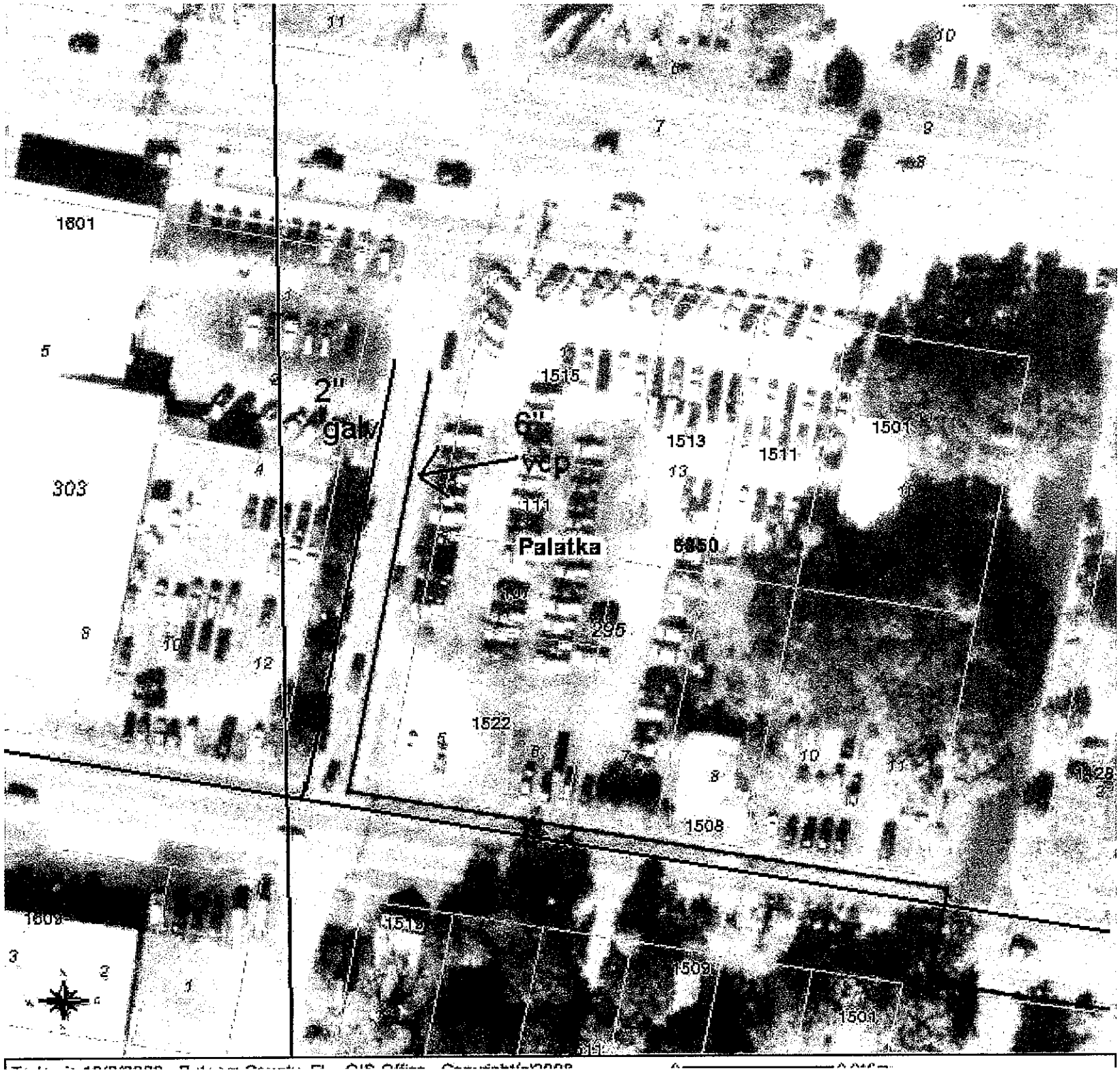
Date: 10/9/2008

Re: 100 Block of N.16th St. Closure

The Water and Sewer Dept. have a 2" galvanized water line and 6" clay sewer line in the 100 block of N.16TH St. They no longer serve anything since the houses have been torn down. If the street is closed we can cap off these old lines.

Rhett McCamey, Superintendent

Rhett H. McCamey


1601
2"
galv
6"
vcp
1515
1513
1511
1501
303
Palatka
6850
1522
1508
1509
1501

October 7, 2008

To: Asst. Planner

Fm: CBO

Re: Case 8-29

The only thing I can think of that would hinder closure would be utility lines if any. If FP&L and AT&T, Palatka Gas and city Public Works have no issues, I approve.

10/10/08

MEMORANDUM

TO: JIM LEE, PLANNING DIRECTOR

FROM: GARY GETCHELL, CHIEF OF POLICE gpg

SUBJECT: **POLICE DEPARTMENT REVIEW OF PROPOSED STREET CLOSURE OF S. 16TH STREET BETWEEN REDI STREET AND ST. JOHNS AVENUE**

DATE: OCTOBER 9, 2008

CC CMDR FELLS, FILE

The Police Department is not opposed to the closure of 16th Street between Reid Street and St. Johns Avenue; however, the closure of any street does affect the routes utilized for public safety response. Obviously, the closure would require first responders to use alternate routes to respond to calls-for-service, but should not increase overall response times.

1010 Ocean Street
Palatka, FL 32177
Tel. (386) 329-0107
Fax (386) 326-2788

City of Palatka Public Works

Sanitation/Streets Division

To: **Debbie Banks, Assistant Director PZ & B**

From: Woody Boynton, Public Works Director

Date: October 22, 2008

RE: N. 16th Street between Reid Street and St. Johns Ave.

We take no exception to vacating this portion of N. 16th Street as long as the City is given an easement over the utilities currently existing at this location. The transfer should also include that no permanent structures may be built upon the property. However, without a site plan to review, it is difficult to make a comprehensive review of the proposal and ensure that appropriate safety measures are taken at St. Johns Ave and Reid Street (i.e. signage, curbing etc.). Therefore, we request that a site plan be submitted and reviewed prior to the property being vacated.

It would be appropriate to conduct traffic counts in this area to determine what affects closing the street would have on other residents or commercial users in the area. It is recommended that this traffic count include turning traffic into Beck's Service Center as it appears that much of the traffic currently using this street is for access to the service center. Cut-through traffic for areas south of this location can still be maintained at 15th or 17th Street and turn lanes exist at both intersections with Reid Street.

It is my understanding that a letter has been received from FDOT indicating that they take no exception to the lane closure. A permit from the FDOT should be solicited by the applicant and any conditions of the permit incorporated into the City's permit.

Should you have any questions, please call.