

This instrument prepared by:  
Jim Lee  
205 N. 2<sup>nd</sup> St.  
Palatka, FL 32177

**ORDINANCE NO. 09 - 07**

**AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE OFFICIAL ZONING MAP OF THE CITY OF PALATKA, FLORIDA BE AMENDED AS TO THAT CERTAIN PROPERTY IN SECTION 13, TOWNSHIP 10 SOUTH, RANGE 26 EAST AND SECTION 18, TOWNSHIP 10 SOUTH, RANGE 27 EAST FROM COUNTY PLANNED UNIT DEVELOPMENT (PUD) TO CITY R-3 (MULTI-FAMILY RESIDENTIAL) WITH A PLANNED UNIT DEVELOPMENT OVERLAY (PUD); AND PROVIDING AN EFFECTIVE DATE.**

**BE IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA:**

**Section 1.**

**WHEREAS**, application has been made by the owner, Held Investment Properties LLP, to the City for certain amendments to the Official Zoning Map of the City of Palatka, Florida, and

**WHEREAS**, all the necessary procedural steps have been accomplished, including a public hearing before the City of Palatka Planning Board on January 6, 2009, which was continued to February 3, 2009, and two public hearings before the City of Palatka City Commission on February 26, 2009, and March 12, 2009, and

**WHEREAS**, following the continued public hearing on February 3, 2009, the City of Palatka Planning Board recommended approval of proposed amendments to the Official Zoning Map of the City of Palatka, Florida, and

**WHEREAS**, the City Commission of the City of Palatka has determined that said amendment should be adopted, now therefore,

**Section 2.** The Official Zoning Map of the City of Palatka, Florida is hereby amended by rezoning the hereinafter described property from its present zoning classification of County Planned Unit Development (PUD) to City R-3 (Multiple-family Residential), with a Planned Unit Development (PUD) overlay, said Planned Unit Development (PUD) overlay to be adopted and recorded in its entirety as part of this rezoning ordinance. The Planned Unit Development (PUD) overlay includes the attached Exhibit A, Oaks Landing Residential (R-3) and Planned Unit Development Rezoning Application dated July 6, 2007, Exhibit B, Planning Board Report, dated January 6, 2009, and Exhibit C, Oaks Landing Residential (R-3) and Planned Unit Development Appendix to Rezoning Application with Development Agreement dated January 22, 2009.

**DESCRIPTION OF PROPERTY:**

**Property Appraiser parcel numbers: 18-10-27-0000-0060-0000 and 13-10-26-0000-0280-0000**

**A PARCEL OF LAND LYING IN THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 13, TOWNSHIP 10 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, TOGETHER WITH A PARCEL OF LAND LYING IN GOVERNMENT LOTS 3 & 9, SECTION 18, TOWNSHIP 10 SOUTH, RANGE 27 EAST, PUTNAM COUNTY.**

**COMMENCING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 4, SECTION 13, TOWNSHIP 10 SOUTH, RANGE 26 EAST, THENCE NORTH 89°02'04"**

EAST, 726.47' (DEED 726.5') TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING; THENCE NORTH 02°21'34" WEST, ALONG THE WEST LINE OF A BOUNDARY LINE AGREEMENT, AS RECORDED IN O.R. 620, PAGE 427, OF THE PUBLIC RECORDS OF SAID COUNTY, 572.43' (DEED 571.5') TO A CONCRETE MONUMENT; THENCE NORTH 89°02'04" EAST, ALONG THE NORTH LINE OF SAID BOUNDARY LINE AGREEMENT, 417.30' (DEED 417.95') TO THE WESTERLY RIGHT OF WAY LINE OF SEABOARD COAST LINE RAILROAD, LYING IN A CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 5715.63', ARC LENGTH OF 1460.39' AND DELTA OF 14°38'22"; THENCE SOUTH 22°19'03" WEST, ALONG THE CHORD OF SAID CURVE, 1456.43' TO THE INTERSECTION WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 9, SECTION 18, TOWNSHIP 10 SOUTH, RANGE 27 EAST; THENCE SOUTH 89°01'28" WEST, 593.02' TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 9; THENCE NORTH 01°56'25" EAST, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 9, 124.65'; THENCE SOUTH 89°02'04" WEST, ALONG AN OLD WIRE FENCE, 589.44' TO THE INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF LUNDY ROAD, AS MONUMENTED; THENCE NORTH 00°34'33" EAST, ALONG SAID EAST RIGHT OF WAY LINE, 317.47'; THENCE NORTH 89°02'04" EAST, 703.91' TO THE INTERSECTION WITH THE WEST LINE OF LOT 1, WEBB & NICHOLS SUBDIVISION, AS RECORDED IN MAP BOOK 1, PAGE 40, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 02°22'41" EAST, ALONG THE WEST LINE OF SAID LOT 1, 85.86'; THENCE NORTH 89°01'28" EAST, ALONG THE SOUTH LINE OF SAID WEBB & NICHOLS SUBDIVISION, 526.03' TO A CONCRETE MONUMENT AND THE POINT OF CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 115.00' AND DELTA OF 91°23'02" (DEED 91°24'15" - O.R. 620, PAGE 427); THENCE ALONG THE ARC OF SAID CURVE 183.42' (DEED 183.46' - O.R. 620, PAGE 427) TO POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 02°21'34" WEST, ALONG THE WEST LINE OF A BOUNDARY LINE AGREEMENT AS RECORDED IN O.R. 620, PAGE 427, OF THE PUBLIC RECORDS OF SAID COUNTY, 291.85' (DEED 291.15') TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING.

Containing 15.51 acres, more or less, inclusive of Easements.

Section 3. This Ordinance shall become effective immediately upon its final passage by the City Commission.

PASSED AND ADOPTED by the City Commission of the City of Palatka on this 12th day of March 2009.

CITY OF PALATKA

BY: Karl H. Flagg  
Its Mayor

ATTEST:

Betty J. Duggins  
City Clerk

APPROVED AS TO FORM AND CORRECTNESS:

[Signature]  
City Attorney