CITY OF PALATKA
PLANNING BOARD AGENDA
August 4, 2015

1. Call to Order
2. Roll Call
3. Approval of Minutes of the July 7, 2015 meeting
4. Appeal procedures and ex-parte communication
5. **OLD BUSINESS:**

Case 15-25 A request for rezoning from M-1 (Light Industrial) to PUD (Planned Unit Development) located at **405 – 409 Pine St.** (tabled from July meeting)
Applicant: Victor and Monica Sher
Agent: Joffre Filion

6. **NEW BUSINESS:**

Case 15-26 A request to annex, amend the Future Land Use map from County US (Urban Service) to COM (Commercial) and rezone from County IH (Heavy Industrial) to C-2 (Intensive Commercial) located at **276 N Highway 17**.
Owner: Beck/Sloan Properties Inc.
Applicant: Preston B. Sloan

Case 15-27 A request for conditional use to locate an alcohol serving establishment within 300 ft. of another located at **114 N. 19th St**.
Owner: SISL, Inc.
Applicant: Sophan Lim

Case 15-28 A request to annex, amend the Future Land Use map from County US (Urban Service) to RL (Residential Low-density) and rezone from County R-1A (Single-family residential) to R-1A (Residential single-family), located at **northwest corner of Lane & Williams St.** (Parcel #01-10-26-5200-0170-0010).
Owner: Dexter Fields

Case 15-29 A request to rezone from County IH (Heavy Industrial) to M1 (Light industrial), located at **161 Comfort Rd**.
Owner: Pumpcrete America

Case 15-30 A request to annex, amend the Future Land Use map from County IN (Industiral) to RL (Residential Low-density) and rezone from IH (Heavy Industrial) to R-1AA (Residential single-family), located **163 Comfort Rd**.
Owner: Pumpcrete America

Case 15-31 Request for conditional use for mural, located **100 Block of N. 3rd St**.
Applicant: Conlee-Snyder Mural Committee

Case 15-32 Administrative request for amendments to the City's Capital Improvements Program, a table of the Capital Improvements Element of the adopted Comprehensive Plan

7. **OTHER BUSINESS**
   a. Review of Florida Recreation Development Assistance Program (FRDAP) grant application (for improvements to Booker and Hank Bryan Parks).
   b. Discussion: EAR (Evaluation Appraisal Report) of the Comprehensive Plan

8. **ADJOURNMENT**

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, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, AT THE EXPENSE OF THE APPELLANT. F.S. 286.0105

FOR ADDITIONAL INFORMATION OR FOR PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS MEETING PLEASE CONTACT THE CITY BUILDING AND ZONING DEPARTMENT AT 329-0103, AT LEAST 24 HOURS IN ADVANCE WHEN REQUESTING DISABILITY ACCOMMODATIONS.

VISION Palatka

Case 15-25: 405-409 Pine St.

Request to Rezone from Light Industrial to Planned Unit Development

Applicant: Building & Zoning Dept.

STAFF REPORT

DATE: July 24, 2015

TO: Planning Board members

FROM: Thad Crowe, AICP
Planning Director

APPLICATION REQUEST

This application requests rezoning of the property referenced above from M-1 (Light Industrial) to PUD (Planned Unit Development). Public notice included legal advertisement, property posting, and letters to nearby property owners (within 150 feet). City departments had no objections to the proposed actions.

Figure 1: Site and Vicinity Map

Figure 2: proposed north parcel – existing auto body shop

Figure 3: auto body shop yard

Figure 4: proposed south parcel, now occupied by daycare center (north parcel is to far left in photo)

Figure 5: west parcel fronts on Peters St., shown behind the houses above. Despite residential character, this block has commercial future land use and zoning

APPLICATION BACKGROUND

This area of central northern Palatka has fairly distinct boundaries, with Reid St. on the north and east, an old CSX inactive spur line on the south, and N. Palm Ave. on the west. Land use character and designations are somewhat jumbled. The surrounding Reid St., N. Palm Ave. corridors have lived up to their intensive commercial zoning with several vehicle sales and repair facilities, warehouse, distribution, liquor stores, Internet café, and sign shop. In addition, the area is interrupted by dual jurisdiction with around one-quarter of the area being unincorporated County.

Figure 6: Site & Vicinity

The property under consideration currently has the Commercial Future Land Use Map (FLUM) designation and M-1 light industrial zoning. This presents a land use conflict, since the Commercial FLUM designation limits uses to "activities that are predominantly associated with the sale, rental, and distribution of products or the performance of service," including "offices, retail, lodging, restaurants, services, commercial parks, shopping centers, or other similar business activities" and also "public/institutional uses and recreational uses." Industrial uses are omitted, and since the Comprehensive Plan takes precedence over the Zoning Code, the industrial zoning is effectively not allowed. This prohibits manufacturing, warehousing, and other more intensive uses. FLUM and zoning for vicinity properties are shown in Tables 1 and 2 and Figures 2 and 3.

Table 1: Property Current and Proposed Future Land Use Map and Zoning Designations

Future Land Use Map Category		Zoning	
Current Putnam Co.	**Proposed City**	**Current Putnam Co.**	**Proposed City**
US (Urban Service)	COM (Commercial)	CPO (Commercial Professional Office)	C-1A (Neighborhood Commercial)

Table 2: Vicinity Future Land Use Map and Zoning Designations

Adjacent properties to:	Future Land Use Map	Zoning	Actual Use
North	Commercial	Putnam County R-2 (Resid., Mixed)	Single-family homes
East	Residential Medium	R-2 (Two-Family Residential)	Undeveloped
South	Commercial	C-2 (Intensive Commercial)	Undeveloped
West	Urban Service	Putnam County IL (Light Industrial)	Undeveloped

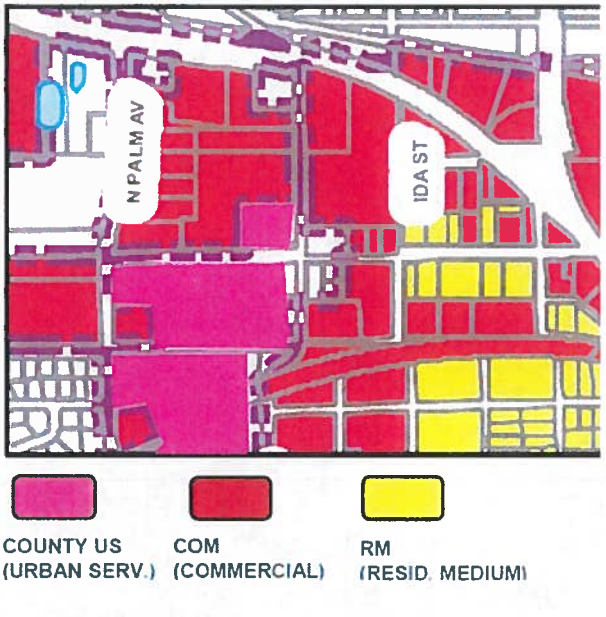


Figure 7: Future Land Use Map Designations

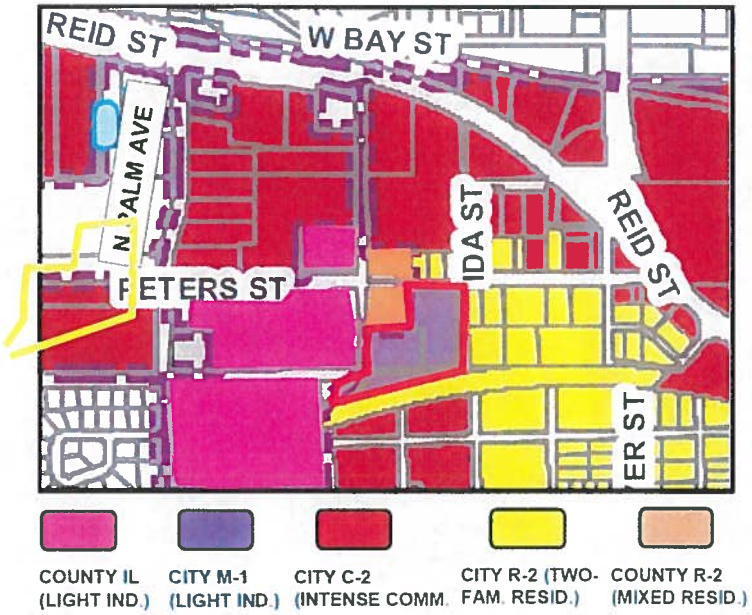


Figure 8: Zoning Designations

PROJECT ANALYSIS

Project Description

The proposed PUD has the following attributes.

Parcel Arrangement

This PUD will allow for three parcels, known as Parcel A (north parcel), Parcel B (south parcel), and Parcel C (east parcel. Parcel A contains the northern auto repair building, Parcel B contains the southern day care building, and Parcel C includes the undeveloped portion of the parcel to the east.

Allowable Uses

The Applicant and Staff have agreed upon the following allowable PUD uses. These uses are generally low-parking, non-intensive uses, although auto repair is included as this is one of the existing uses. Additionally, clean light manufacturing, which is currently allowed by conditional use in the C-2 zoning district.

1. Service establishments such as repair and service garages and motor vehicle body shops (Parcel A only), rental of automotive vehicles, auction houses, commercial laundries or dry cleaning establishments, book binding, pest control, carpenter or cabinet shops, job printing or newspaper establishments, sign shops, upholstery shops, air conditioning & heating sales & service.

2. Professional and business offices, and medical or dental clinics.
3. Child care centers.
4. Adult vocational schools.
5. Personal indoor storage (not warehousing or outdoor storage).
6. Light manufacturing in enclosed buildings; with any associated outdoor storage completely secured and screened-from-view from streets and adjacent properties with walls or fences; and no noticeable emission of dust, smoke, odors, fumes, radiation, noise, or vibration.

Parking

Parking for the auto shop on the proposed North Parcel is based on non-storage area, and Staff believes that four spaces would be adequate for customer parking. This parking currently occurs in a disorganized manner. Stored vehicles or vehicles being repaired take up space and customers tend to avoid this area, parking along the Pine St. shoulder, which damages the pavement, creates erosion on the road shoulder, and creates a traffic safety problem. Staff recommends that at least four striped spaces, one of these a handicap space, be located along the north buffer north of the auto shop, and that the area east of this be fenced in as a vehicle storage area. The Applicant has proposed to put the parking inside the fence, which Staff does not support as this would leave the fence open throughout the day and leave the vehicle storage area to the rear unscreened and open to public view.

Parking for the child care center on the South Parcel is provided by 14 paved spaces, one of them handicap, immediately adjacent to the Pine St. right-of-way. These spaces are directly accessed by Pine St., which is not allowed by the Zoning Code now, but will remain as a nonconforming character of use in the PUD. The Zoning Code does not provide a minimum parking standard for child care, but Staff proposes to use the Florida Building Code Handbook, State Requirements for New Educational Facilities Construction, as a reasonable standard, which requires one space for each member and one space for every 100 students. The facility is licensed for 157 children and now has 13 employees, so any facility expansions will require additional paved parking.

Parking for the East Parcel will have to meet applicable off-street parking and related landscaping provisions of the Zoning Code.

Vehicular and Pedestrian Access

Access for the North Parcel shall utilize the existing driveway just north of the building. Access to the South Parcel shall be directly from Pine St. utilizing the existing pull-in parking spaces. Access for the East Parcel (future development) shall use the South Parcel driveway. There are no sidewalks on this street, and no opportunity on this site to provide for such sidewalks.

Screening and Buffering

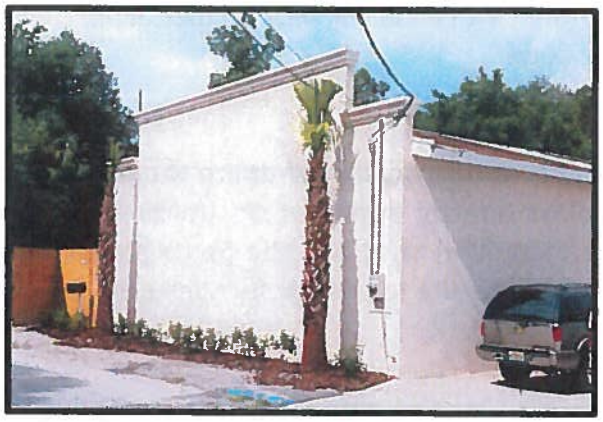
Figure 3 shows that the auto shop is a strong blighting influence to the neighborhood, with junk and old vehicles randomly cluttering the lot in plain view of Pine St. Fortunately this parcel has a good vegetative buffer along its north side that includes a fence – this buffer needs to be maintained and planted as need be to provide an effective visual screen from the residential property to the north.

The property frontage along Pine St. is devoid of vegetation and does not meet Landscape Code buffer standards. Staff and the Applicant have agreed to the following improvements that are intended to improve the appearance of the property and also to provide shade for this section of roadway – these improvements are complete.

- Replacement of chain link fence along Pine St., between the two buildings and south of the South Parcel building, with a black decorative aluminum or wrought iron fence.
- Pressure washing, repair, and painting of building facades.
- Create new landscape bed in front of North Parcel building to be planted with shrubs (Beautyberry, Florida Privet, Gallberry, or Wax Myrtle), to be maintained at height of three to four feet.

The East Parcel buffer shall provide for a minimum fifteen feet wide landscape area from any residential property line. This landscape area shall contain an effective visual screen, achieved by a fence, wall, or hedge, or combination of these elements. Shade trees shall be planted or preserved at least every 20 feet. Driveways shall be from the South Parcel, not from Peters St., although an emergency access point may be provided there. Parking shall be located away from the residential uses in the southern part of the site.

Figures 9 & 10: Before and After of Parcel A Fence



Figures 11 & 12: Before and After of Parcel A Building

Figure 13 & 14: Before and After of Parcel B fence & building

Rezoning Analysis

Per Section 94-38 of the Zoning Code, the Planning Board shall study and consider the proposed zoning amendment in relation to the following criteria, which are shown in *italics* (staff comment follows each criterion).

1) When pertaining to the rezoning of land, the report and recommendations of the planning board to the city commission required by subsection (e) of this section shall show that the planning board has studied and considered the proposed change in relation to the following, where applicable:

a. Whether the proposed change is in conformity with the comprehensive plan.

Staff Comment: the application is supported by the Comprehensive Plan, since it is changing the nonconforming light industrial zoning to a commercial PUD. The Commercial category is described below – all three parcels must conform to the 70% impervious surface maximum and floor area ratio of 1.5

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2. Commercial

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. Residential uses are allowed within Downtown zoning districts, at an overall density of 20 units per acre and are subject to additional project density, design and locational standards set forth in these zoning districts. The intensity of commercial use, as measured by impervious surface, should not exceed 70 percent of the parcel and a floor area ratio of 1.5, except that

a floor area ratio of up to 4.0 is allowed in downtown zoning districts. Intensity may be further limited by intensity standards of the Zoning Code. 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.

The following Comprehensive Plan Future Land Use Element objective and policies support this application .

Policy A.1.6.1 *9J-5.006(3)(c)*

Provide incentives which direct development to infill in areas of the City with in-place water/sewer lines and paved road. These incentives may include, but not be limited to providing additional permitted land uses through special use designations under the City Zoning Code such as approved "mother-in-law" units with separate kitchens or home office operations for limited business activities.

Policy A.1.6.2 *9J-5.006(3)(c)3*

Minimize scattered and highway strip commercial by directing commercial development to occur in a planned and compact manner through in-filling within already developed commercial areas as identified on the Future Land Use Map.

Policy A.1.8.1 9J-5.006(3)(c)5

The Land Development Regulations shall include alternative available land use control techniques and programs such as Planned Unit Developments. Planned Unit Developments may be used to protect safety restricted or environmentally sensitive areas but also may be used to increase the potential for developing water/sewer systems and more effective drainage systems. PUDs also shall benefit from the potential of receiving "density bonuses" for incorporating benefits which serve a public good into the development (See Policy A.1.9.3.8 Overlays).

Objective A.1.8 *9J-5.006(3)(b)9; F.S. 187.201(16)(b)3*

Upon Plan adoption, The City shall establish a program that provides the means for innovative development planning. The end goals of the program are to provide:

- *Flexibility and efficiency in site design to reduce infrastructure costs, improve interior circulation patterns, and promote open space;*
- *Development that is adapted to natural features in the landscape such as wetlands, vegetation and habitat, and which avoids the disruption of natural drainage patterns; and land use pattern.*

Staff Comment: The property is located in an area with existing commercial and even industrial establishments and also the presence of undeveloped properties with the potential for such development. This property represents a transition between the single-family neighborhood to its east and the nonresidential uses to the west.

c. Possible creation of an isolated district unrelated to adjacent and nearby districts.

Staff Comment: Properties to the south have commercial zoning and those to the west have industrial zoning. Part of the appeal of this PUD is to provide for suitable buffers through transitional zoning and property appearance upgrades for the residential properties to the north and east.

d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.

Staff Comment: Roadway capacity is available on area roadways and the impacts of these uses on road and utility capacity will be negligible, particularly since the uses are already present.

e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
Staff Comment: See response to c. above.

f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
Staff Comment: Not applicable.

g. Whether the proposed change will adversely influence living conditions in the neighborhood.
Staff Comment: The PUD will provide for a base level of improvements to the site that will in fact positively impact the neighborhood, such as new fencing, landscaping, and building improvements, as well as new buffers.

h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
Staff Comment: the property proposed for rezoning is already developed and thus traffic congestion or public safety will not be affected.

i. Whether the proposed change will create a drainage problem.
Staff Comment: No drainage problems are anticipated for this already-existing use, and development on Parcel C must comply with water management district and city stormwater retention requirements.

j. Whether the proposed change will seriously reduce light and air to adjacent areas.
Staff Comment: The already-developed property does not have excessive height, density, or intensity to reduce light and air to existing adjacent areas.

k. Whether the proposed change will adversely affect property values in the adjacent area.
Staff Comment: see response to g. above.

l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
Staff Comment: based on the previous responses, the changes will not negatively affect the development of adjacent properties.

m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
Staff Comment: providing a zoning designation to property that is similar to the designation of surrounding properties and are similar to the nearby existing County FLUM and zoning is not a grant of special privilege.

n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
Staff Comment: The commercial PUD zoning is in keeping with the existing use.

o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.
Staff Comment: the property and its use are not out of scale with the neighborhood and City.

p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.
Staff Comment: not applicable.

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 Comment: not applicable.

Per Zoning Code Article IV (Planned Unit Developments) PUDs must have increased open space than what is required by the Comprehensive Plan and Zoning Code, must have a specified time frame, any future development must have underground utilities, and all properties must be subject to unified control in regard to approval conditions. This section also requires projects be evaluated with conditional use criteria – many of these repeat rezoning analysis criteria with the exception of Criterion d (refuse).

STAFF RECOMMENDATION

As demonstrated in this report, this application meets applicable annexation, future land use amendment, and rezoning criteria. Staff recommends rezoning to PUD for 405-409 Pine St., subject to the submitted site plan and narrative and with the following recommendation conditions of approval.

1. The following uses are permitted by right: service establishments such as repair and service garages and motor vehicle body shops (Parcel A only), rental of automotive vehicles, auction houses, commercial laundries or dry cleaning establishments, book binding, pest control, carpenter or cabinet shops, job printing or newspaper establishments, sign shops, upholstery shops, air conditioning & heating sales & service; professional and business offices, and medical or dental clinics; child care centers; adult vocational schools; personal indoor storage (not warehousing or outdoor storage); light manufacturing in enclosed buildings; with any associated outdoor storage completely secured and screened-from-view from streets and adjacent properties with walls or fences; and no noticeable emission of dust, smoke, odors, fumes, radiation, noise, or vibration.
2. Staff recommends that at least four striped spaces, one of these a handicap space, be located along the north buffer north of the auto shop, and that the area east of this be fenced in as a vehicle storage area. This would require relocation of the newly constructed fence to the east/rear to provide for visual screening of vehicles in various states of disrepair.
3. Parking for the child care center on the South Parcel is provided by 14 paved spaces, one of them handicap, immediately adjacent to the Pine St. right-of-way, and these spaces will remain as a nonconforming character of use in this PUD. Minimum parking is set by the Florida Building Code Handbook, State Requirements for New Educational Facilities Construction, which requires one space for each member and one space for every 100 students. The facility is currently licensed for 157 children and now has 13 employees, so any facility expansions will require additional paved parking.
4. The north buffer adjacent to Parcel A shall be maintained and planted as need be to provide an effective visual screen from the residential property to the north.
5. Black decorative aluminum fence shall be maintained along the frontage of Parcel B adjacent to the building and a wood stockade privacy fence along the frontage of Parcel A.
6. Owner will maintain and repair visible facades of building to keep a clean and attractive appearance.

7. Landscape bed in front of North Parcel building to be planted with shrubs (Beautyberry, Florida Privet, Gallberry, or Wax Myrtle), to be maintained at height of three to four feet.
8. Shade trees shall be provided to the south of the Parcel B building at a spacing of every 50 feet to the southern boundary of Parcel B, and along that southern boundary for at least 100 feet. Shade tree(s) shall be planted along the south perimeter of the outdoor play area to provide for cooling play shade.
9. Parcel C buffer shall provide for a minimum fifteen feet wide landscape area from any residential property line. This landscape area shall contain an effective visual screen, achieved by a fence, wall, or hedge, or combination of these elements. Shade trees shall be planted or preserved at least every 30 feet.
10. Driveway serving Parcel C shall be from Parcel B, not from Peters St., although an emergency access point may be provided there. Parking shall be located away from the residential uses and shall be located in the southern part of the site.
11. Open space must exceed what is required by the Comprehensive Plan and Zoning Code by at least 15%.
12. Phase 1, which are improvements required for Parcels A & B, must be complete within one year of approval. Phase 2, development of Parcel C must commence within five years of approval.
13. Any future development of Parcel C must have underground utilities.
14. All properties must be subject to unified control in regard to approval conditions, to be accomplished by a binding maintenance and development agreement signed by all owners of the parcels and recorded with the County Clerk.
15. A screened refuse area must be provided to the rear of the buildings and roll-out carts shall not be left in view in front or in the sides of the building.

OFFICE / WAREHOUSE

405-409 Pine St

Palatka, Florida 32177

1. **Purpose:** Re-Zone the present M1 to Planned Unit Development (PUD).

2. **Reason:** The present structures located on A & B parcels are designated "Non-Conforming" in the City of Palatka Land Use Code, Due to construction that pre dated the present land use designation and its new "set-back" requirements. The building in parcel A is joined at the NE corner to the NW corner of the building in parcel B, (exhibit A). This condition restricts the future owners land use options thus hinders the value and sale potential.

3. **Property Description:** Three parcels totaling approximately 4.5 acer's. Parcels A & B, front on Pine St and parcel C fronts on Peters St. (exhibit B). Private property, located in Putnam Co. abuts the subject property on the all but the south side, which is owned by CSX. All the property is enclosed in a chain link security fence. All utilities enter the A & B parcels from city utility lines off of Pine Street. Electric power is supplied by FP&L. Parcel C has no improvements. Future parcel C improvements will dictate locations and specifications of utility service,drainage, etc.

4. **Property Improvements:** Parcels A & B have improvements consisting of one Class V, unprotected structure each and totaling approx.17,000 sf of covered area and 20,823 sf of hard stand. City utilities service each building and its interior subdivisions. Parcel C is unimproved.

5. **Present Occupancy:** Parcel A, is leased to an Auto Body Repair business. It is licensed and has one full time and two part time employes. All its parking is intended to be within the security fence. Parcel B is split between two occupancies, a Day Care certified for 157 children with one full time and 12 part time employees. The part time employees are shift workers. Twelve new parking 12 parking spaces for the day care, are located in front of the building on a newly build concrete parking area. Overflow parking is located behind the security fence along the north side of the property. Three dry storage

warehouses occupy the remainder of B building. The warehouses totaling 6685 sf. are serviced by 7,195 sf. of hard stand.

6. **Future Plans:** Convert Parcel A to a more compatible tenant or sell to a new owner. Sell Parcel B to the present Day Care owner to expand her business. Retain Parcel C for future development of an Office/Warehouse complex for small business or sell to a new developer.

7. **Building and Facade Improvements:** Parcel A, is undergoing a frontal beautification. Demolition of the original wooden veneer and trim on building A and will be replaced by pre-colored stucco. Removal of existing vegetation will be replaced with new trees and plantings. A new 8' opaque reverse board fence and gate will be built outboard of the existing security fence. Parcel B had a new roof in 2010. and the electrical service was upgraded for the building and each individual rental space. Building B is presently undergoing a similar face lift as A building. Stucco and trim, repair, paint sidewalk canopy, security lighting, install outboard of the existing security fence a new 8' decorative metal fence and gate. New landscaping for the entire front with plantings and shade trees.is also being done.(exhibit C).

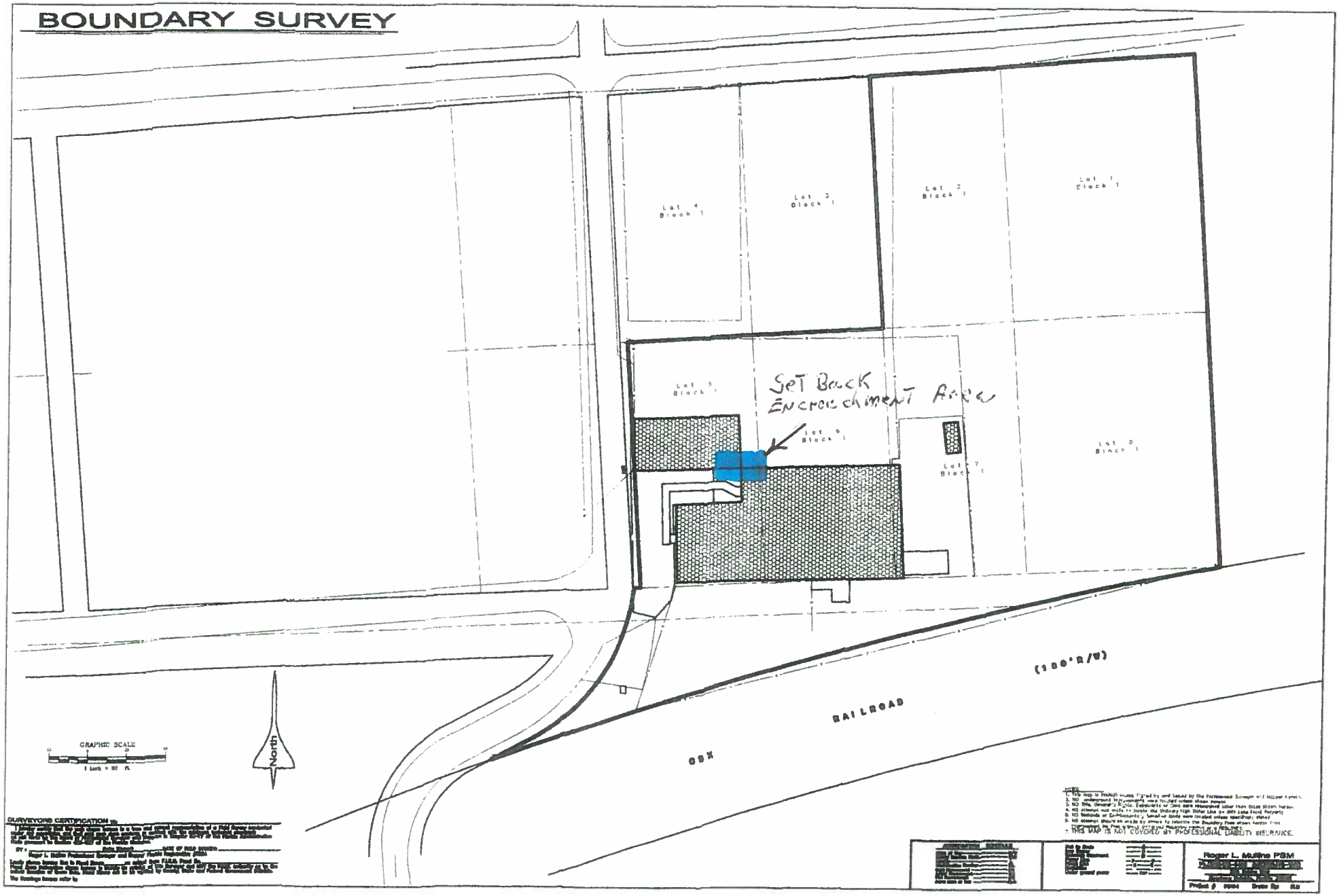

BOUNDARY SURVEY
Set Back
Encroachment Area
Lot 4 Block 1
Lot 3 Block 1
Lot 2 Block 1
Lot 1 Block 1
Lot 5 Block 1
Lot 6 Block 1
Lot 7 Block 1
Lot 8 Block 1
(100'R/W)
RAILROAD
OSK
North
GRAPHIC SCALE
SURVEYORS CERTIFICATION
Roger L. Mullins PSM

Exhibit A

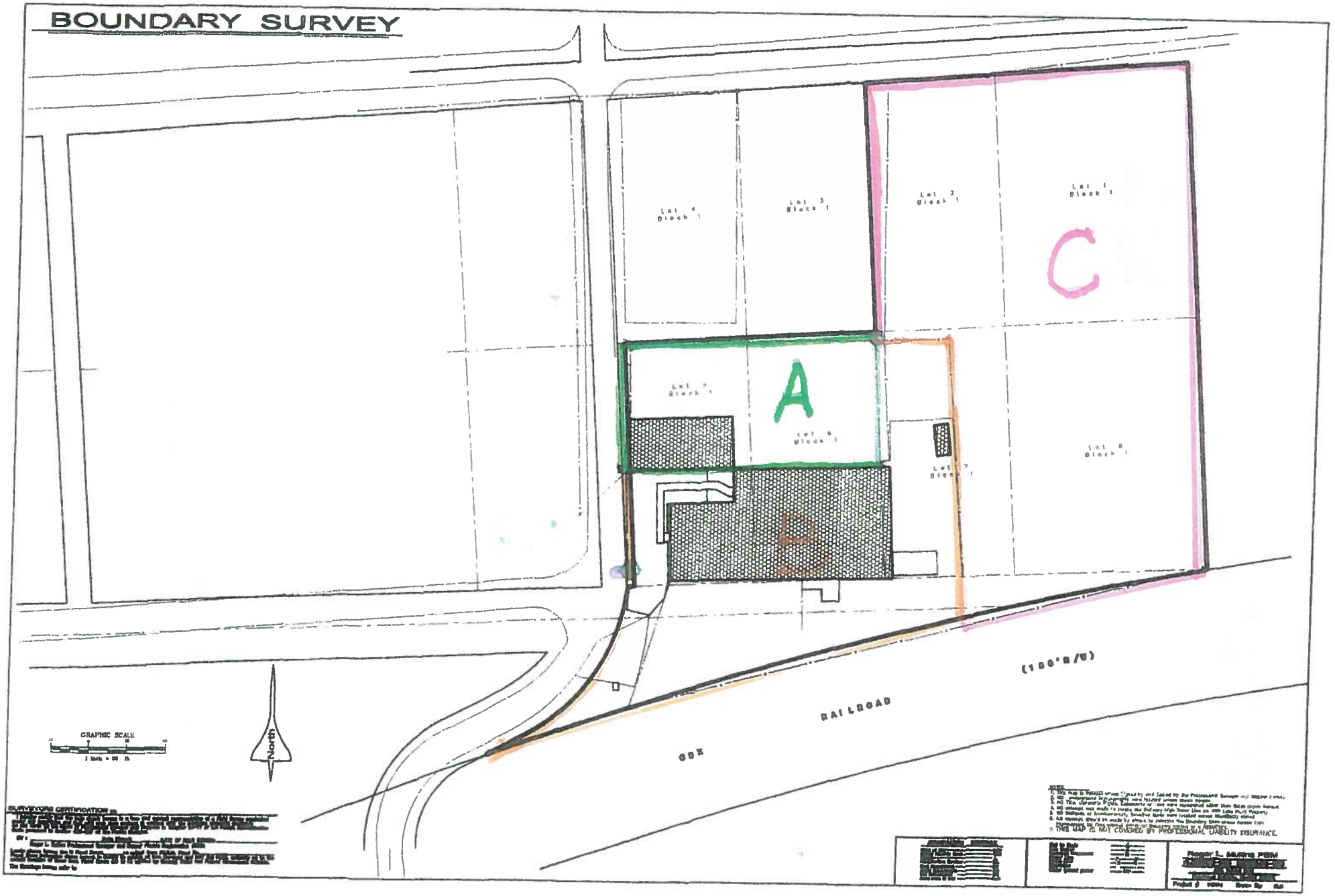

BOUNDARY SURVEY
Lot 4 Block 1
Lot 3 Block 1
Lot 2 Block 1
Lot 1 Block 1
C
Lot 7 Block 1
A
Lot 6 Block 1
Lot 7 Block 1
Lot 8 Block 1
B
RAILROAD
GRAPHIC SCALE
North
THIS MAP IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

Exhibit B

Estimate

[redacted] Construction
[redacted]
Palatka, Florida
32177

Name/Address
Victor Shear Pine St. Day Care

OK Victor

[redacted].com

Date	Estimate No.	Project
04/23/15	458	

Item	Description	Quantity	Total
m & l	Materials and labor to pressure wash walkway, and surrounding walls. Approx.3000 Sw ft. Prime same area with Zinzeer oil base primer and add one coat of Behrs ultra premium eggshell white paint.		3,6[illegible]
m & l	Remove all plants but palm left of body shop, remove planter in front of body shop. remove wood in same area. remove foliage in planter in front of school. Cut asphalt for new planter bed. Haul debris from site		[illegible]
m & l	Materials and labor to repair handrails in front of school		[illegible]
m & l	Materials and labor to provide scaffolding to complete stucco application on face side of both auto body and school building. Application of 7/8" stucco with synthetic finish over wire lath. Banding detail at parapet of building 1 and Banding at sign area of building 2 are included	1	15,[illegible]
m & l	Option side wall stucco to first pilaster	1	[illegible]
m & l	Materials and labor to provide and install approximately 90 L.F. of 8' powder coated aluminum welded fence. 3/4" pickets 4" spacing, 3 rail system,2.5' posts.One 15' double drive gate with drop rod latches, Provide (1) 28' slide gate (2-14' sleeves). Includes demo of existing fence. We can do 6' fence for $756 less	1	11,[illegible]
m & l	Materials and labor for debris removal and regrading of landscape area. replace along garage area with 15 3 gal shrubs,25 1 gal grasses,22 3 gal shrubs at front entry,30 3 gal. shrubs at palm islands,1 pallet of sod,5 14 to 16 foot sabal palms. Includes mulch	1	3,[illegible]
dump	dumpster 20 yd		[illegible]

Shade trees, elms, oaks, min Ø2", 18' tall

If Acceptable Please Sign And Return — Total

Exhibit C

4

Estimate

[redacted]
Palatka, Florida
32177

Name/Address
Victor Shear Pine St. Day Care

[redacted]

Date	Estimate No.	Project
04/23/15	458	

Item	Description	Quantity	Total
m & l	Materials and labor to move nite light to center of wall includes permit		450.00
m & l	Materials and labor to repair window glass ,and repair crown molding		250.00
permit	This estimate does not allow any costs for any permit fees that may be needed		0.00

If Acceptable Please Sign And Return

Total $38,733.00

Exhibit C

New Wood Fence

New Trees & Plantings

New Stucco Frontage

New Paint & Columns

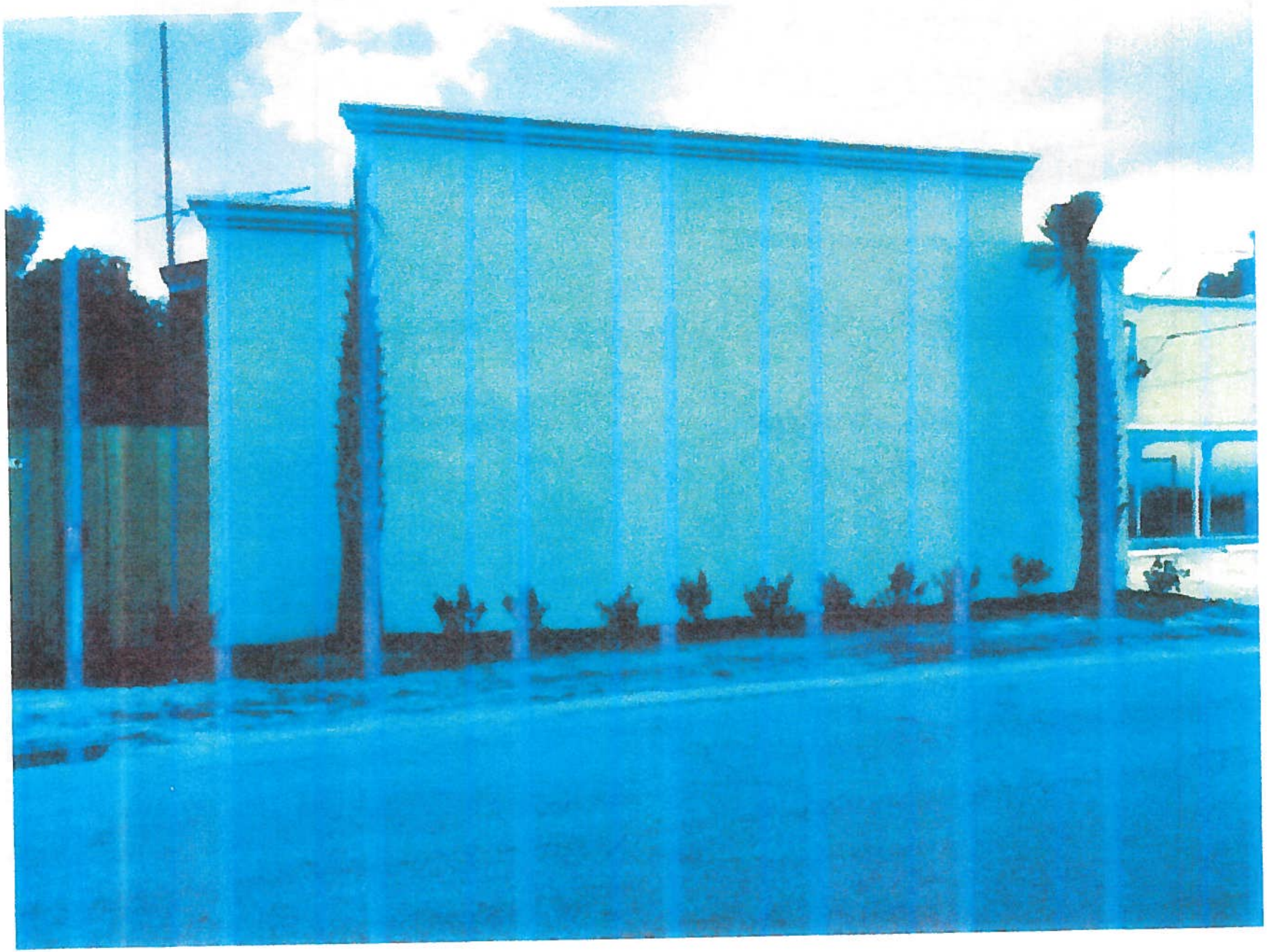
New Trees & Plantings

New Stucco Frontage

New Decorative Metal Fence

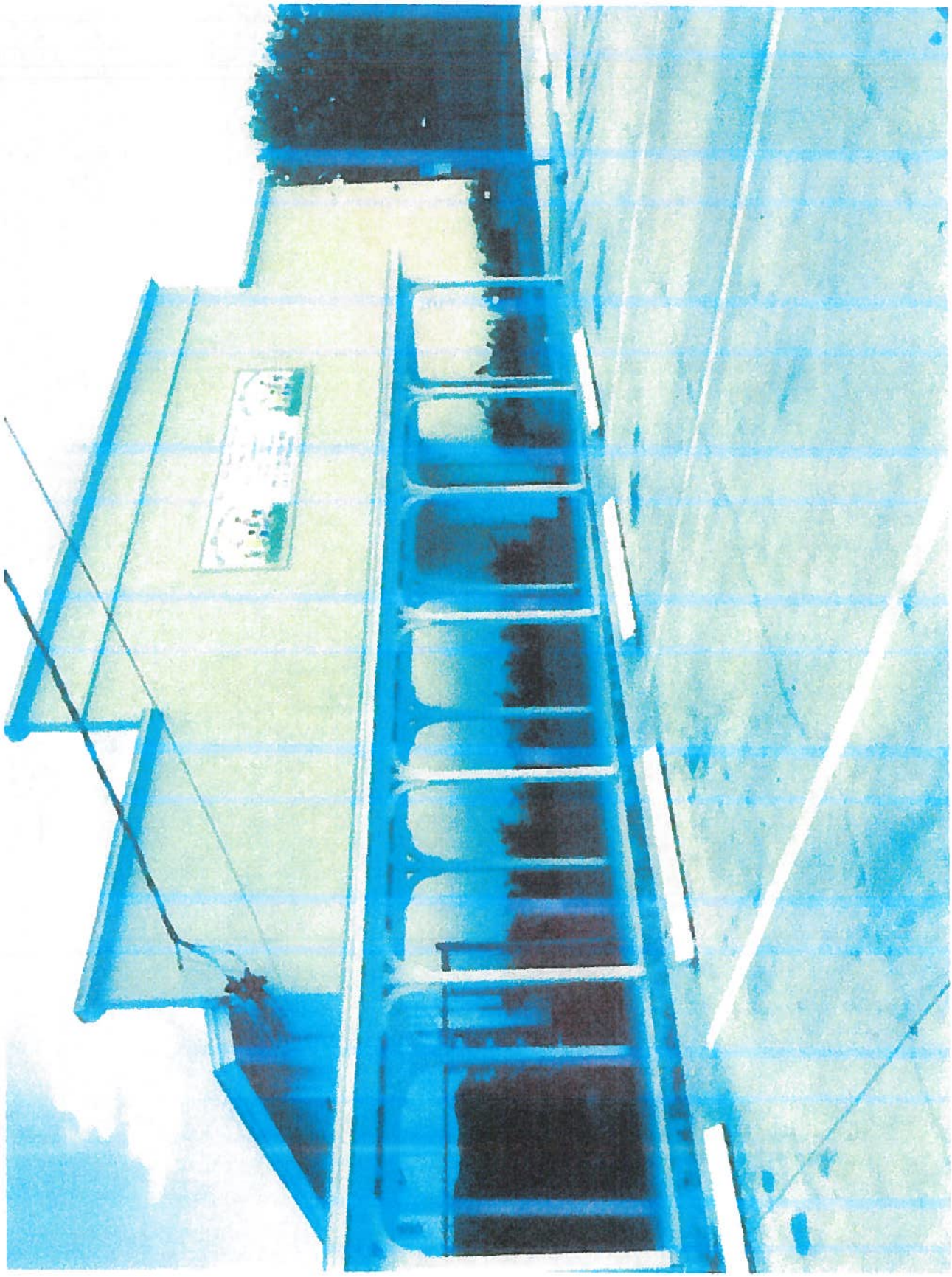
New Trees & Plants

Building A
Pre-Renovation



Building A

Building B
Post Renovation



12

Case 15-26: 276 N HWY 17
Request to Annex, Amend Future Land Use Map and Rezone
Applicant: Building & Zoning Dept.

STAFF REPORT

DATE: July 20, 2015

TO: Planning Board members

FROM: Thad Crowe, AICP
Planning Director

APPLICATION REQUEST

To annex, amend FLUM, and rezone the property below from County industrial to City commercial. Public notice included legal advertisement, property posting, and letters to nearby property owners (within 150 feet). City departments had no objections to the proposed actions.

Figure 1: Site and Vicinity Map (property outlined in red)

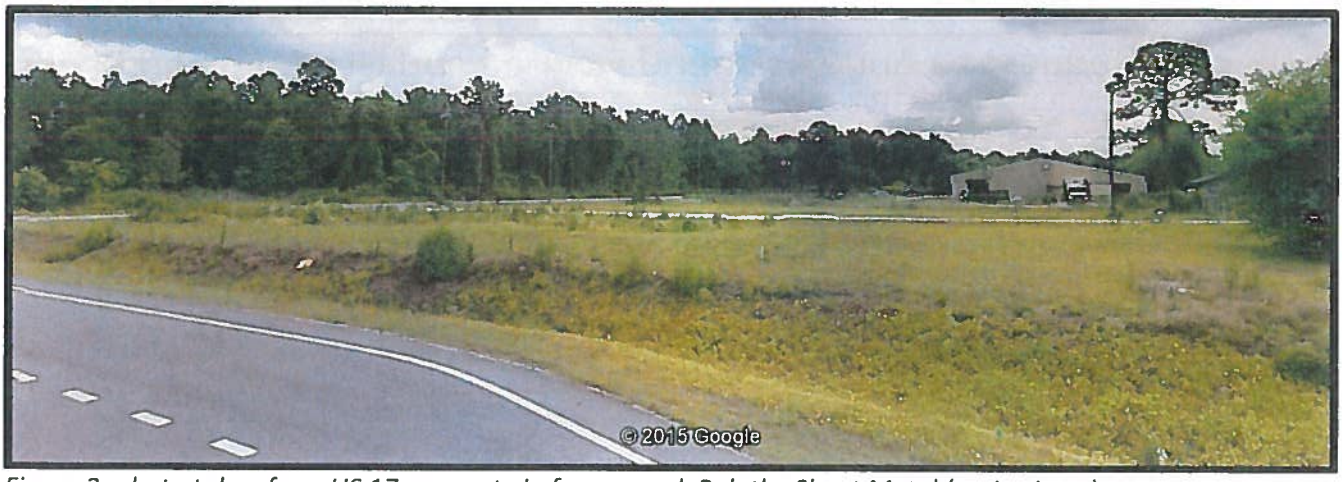


Figure 2: photo taken from US 17, property in foreground, Palatka Sheet Metal (on Jax Lane) to rear.

Figure 3: photo taken from US 17 looking south. Property is in foreground, Palatka Sheet Metal in left of picture, former truss manufacturer in middle of picture, Palatka Bolt & Screw in middle right, and to far right is Beck auto sales.

APPLICATION BACKGROUND

The property under consideration currently has a County mixed-use Future Land Use Map (FLUM) designation and heavy industrial zoning. The property is undeveloped. The property and its current and proposed FLUM and zoning classifications are shown below.

Table 1: Current and Proposed Future Land Use Map and Zoning designations

Future Land Use Map Category		Zoning	
Current Putnam Co.	**Proposed City**	**Current Putnam Co.**	**Proposed City**
US (Urban Service)	COM (Commercial)	IH (Heavy Industrial)	C-2 (Intensive Commercial)

The applicant is voluntarily annexing into the City to hook up to the City's water and sewer systems. Staff is presenting these applications as administrative actions, as opposed to an action by each property owner, due to the rationale presented below.

1. Revenue Recovery. The taxes collected from this property will defray the administrative expense of the annexation fairly quickly.
2. Comprehensive Plan Support. Public Facilities Element Policy D.1.2.1 directs the City to proactively annex properties served by water and sewer into the City. Language in the adopted Evaluation and Appraisal Report of the Comprehensive Plan compels the City to again proactively work to diminish and eventually eliminate enclaves. City staff believes this directive is sufficient to submit these actions as administrative applications.

3. Economic Development. By encouraging voluntary annexation and requiring annexation of agreement properties, the City is working to increase utility and other service provision efficiency, enhance system revenues, and encourage growth.

PROJECT ANALYSIS

Annexation Analysis

Florida Statute 171.044 references voluntary annexation requirements and requires that property proposed for annexation must meet two tests. First, properties must be contiguous to the annexing municipality and second, properties must also be "reasonably compact."

Contiguity. F.S. 171.031 provides a definition for contiguous and requires that boundaries of properties proposed for annexation must be coterminous with a part of the municipality's boundary. As indicated in Figure 1, the property is contiguous to the City limits, which are across Kelley Smith Road (statutes do not consider rights-of-way and interrupting contiguity).

Compactness. The statute also provides a definition for compactness that requires an annexation to be for properties in a single area, and also precludes any action which would create or increase enclaves, pockets, or finger areas in serpentine patterns. Annexing the property meets the standard of compactness as it is does not create an enclave, pocket, or finger area but in fact reduces the greater County enclave along the US 17 corridor (see map below).

Figure 3: Enclave Area (green properties are in City)

Future Land Use Map Amendment Analysis

Criteria for consideration of comprehensive plan amendments under F.S. 163-3187 are shown in italics below (staff Comment follows each criterion, and comprehensive plan extracts are underlined).

List Goals, Objectives, and Policies of the Comprehensive Plan that support the proposed amendment.

The proposed amendment is in keeping with the following objective and policies of the Comprehensive Plan, and does not conflict with other plan elements.

Policy A.1.9.3

A. Land Use Districts

1. Commercial

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. Residential uses are allowed within Downtown zoning districts, at an overall density of 20 units per acre and are subject to additional project density, design and locational standards set forth in these zoning districts (Ordinance # 11-22). The intensity of commercial use, as measured by impervious surface, should not exceed 70 percent of the parcel and a floor area ratio of 1.5, except that a floor area ratio of up to 4.0 is allowed in downtown zoning districts. Intensity may be further limited by intensity standards of the Zoning Code. (Ordinance # 12-50). 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.

Staff Comment: the property is now in the County's Urban Service FLUM category, which allows nonresidential uses limited by a Floor Area Ratio of 1.0 [1] and a maximum impervious surface [2] ratio of 85%. The City's COM FLUM allows a higher FAR of 1.5 and a lower/stricter maximum impervious surface of 70%, with both being comparable to the County's intensity limits. While there is a mix of industrial and commercial FLUM in the vicinity, the use is better suited to the COM FLUM due to the nature of its proposed operations and the presence of similar nearby COM properties. Finally Municipal Code Section 94-111(b) allows the C-2 zoning category within the COM land use category.

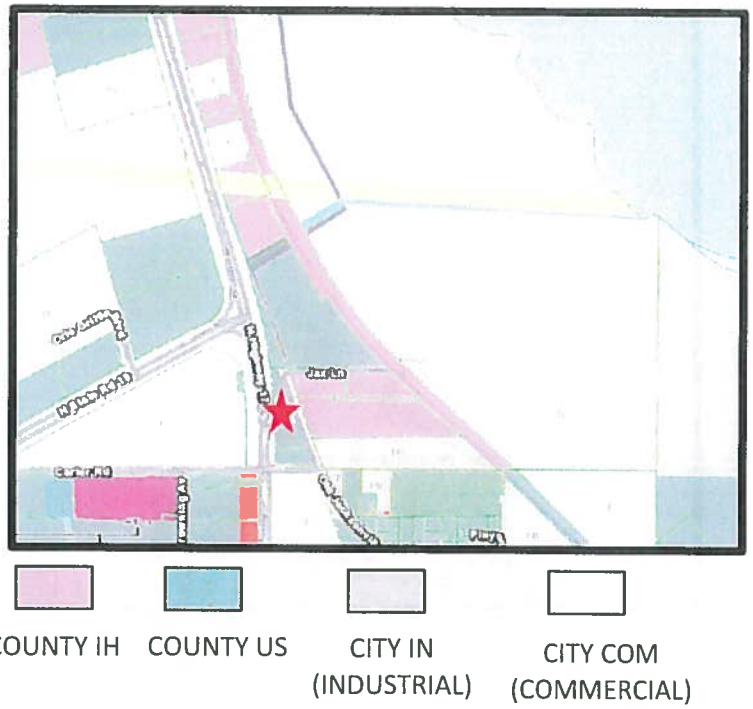


Figure 4: Future Land Use Map (FLUM) categories

[1] Floor Area Ratio is a measurement of intensity defined as the size of the property divided by the square footage of a building. For example a FAR of 1.0 allows a building of 43,560 square foot on a lot of the same size.

[2] Impervious surface is the area that will not absorb rainwater, including paved areas, building areas, and pond/water areas.

Provide analysis of the availability of facilities and services.
Staff Comment: the property is in close proximity to urban services and infrastructure including city water and sewer lines (both within US 17 right-of-way).

Provide analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.
Staff Comment: The property is within a commercial corridor that is suitable for the proposed commercial FLUM designations. Staff is not aware of any soil or topography conditions that would present problems for development, or of any natural or historic resources on these developed sites.

Provide analysis of the minimum amount of land needed as determined by the local government.
Staff Comment: not applicable, as this is to be determined at the next revision of the overall Comprehensive Plan.

Demonstrate that amendment does not further urban sprawl, as determined through the following tests.

- *Low-intensity, low-density, or single-use development or uses*
- *Development in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*
- *Radial, strip, isolated, or ribbon development patterns.*
- *Development that fails to adequately protect and conserve natural resources and agricultural activities.*
- *Development that fails to maximize use of existing and future public facilities and services.*
- *Development patterns or timing that will require disproportional increases in cost of time, money and energy in providing facilities and services.*
- *Development that fails to provide a clear separation between rural and urban uses.*
- *Development that discourages or inhibits infill development and redevelopment.*
- *Development that fails to encourage a functional mix of uses.*
- *Development that results in poor accessibility among linked or related land uses.*

Staff Comment: the location of this property within the City's urbanized area ensures that urban services are available. These uses do not represent urban sprawl.

Rezoning Analysis
Per Section 94-38 of the Zoning Code, the Planning Board shall study and consider the proposed zoning amendment in relation to the following criteria, which are shown in *italics* (staff comment follows each criterion).

1) When pertaining to the rezoning of land, the report and recommendations of the planning board to the city commission required by subsection (e) of this section shall show that the planning board has studied and considered the proposed change in relation to the following, where applicable:
a. Whether the proposed change is in conformity with the comprehensive plan.
Staff Comment: as previously noted, the application is supported by the Comprehensive Plan.

b. The existing land use pattern.
Staff Comment: The property is located in an established commercial corridor.

c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
Staff Comment: Properties to the south are established commercial uses, and the commercial FLUM & zoning provides a step-down in intensity from the industrial FLUM and zoning to the north and east.

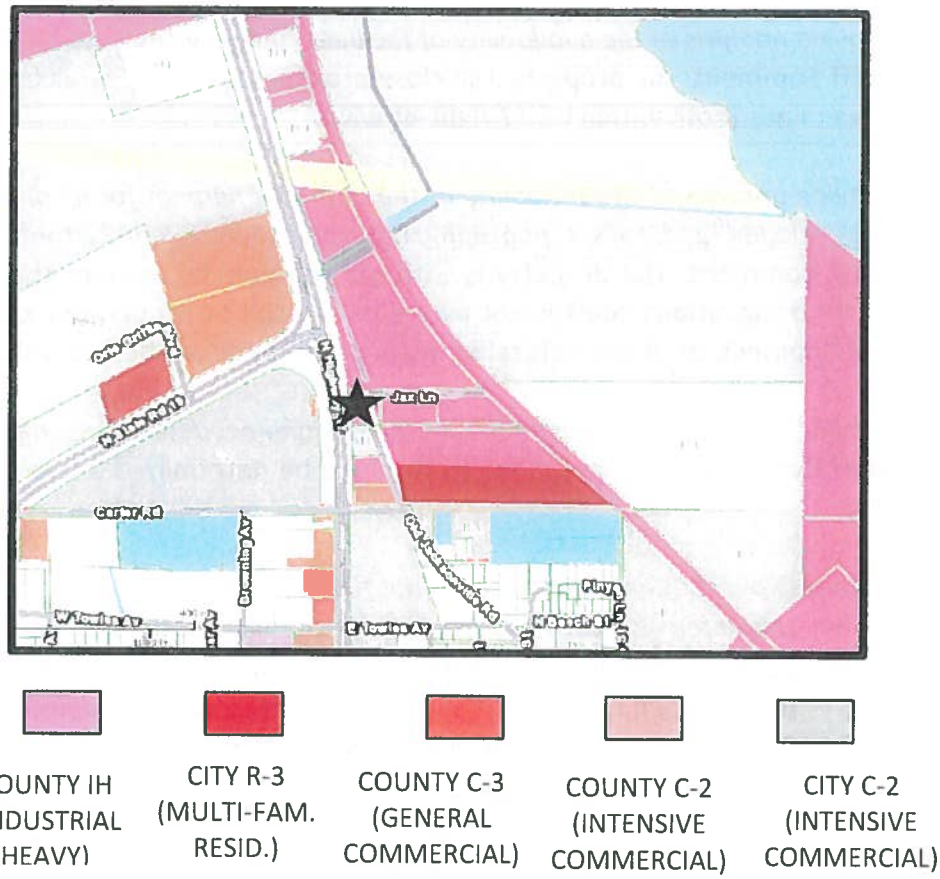


Figure 4: Vicinity zoning

d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
Staff Comment: Roadway capacity is available on area roadways as well as water and sewer capacity in the area.

e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
Staff Comment: See response to c. above.

f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
Staff Comment: Not applicable.

g. Whether the proposed change will adversely influence living conditions in the neighborhood.
Staff Comment: Rezoning the property to a commercial designation will not adversely affect neighborhood living conditions.

h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
Staff Comment: as previously noted there is ample roadway capacity on Hwy 17 and this use will not produce an excessive number of vehicle trips that would create congestion.

i. Whether the proposed change will create a drainage problem.
Staff Comment: No drainage problems are anticipated for this any future use, as water management district and city stormwater standards must be met.

j. Whether the proposed change will seriously reduce light and air to adjacent areas.
Staff Comment: Impervious surface limitations (70% maximum) and height limits (48 feet) prevent excessive height, density, or intensity to reduce light and air to existing adjacent areas.

k. Whether the proposed change will adversely affect property values in the adjacent area.
Staff Comment: see response to g. above.

l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
Staff Comment: based on the previous responses, the changes will not negatively affect the development of adjacent properties.

m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
Staff Comment: providing a FLUM and zoning designations to property that are similar to the designation of surrounding properties and are similar to the existing County FLUM and zoning is not a grant of special privilege.

n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
Staff Comment: The City commercial land use and zoning are in keeping with the existing use.

o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.
Staff Comment: the property and its use are not out of scale with the neighborhood and City.

p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.
Staff Comment: not applicable.

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 Comment: not applicable.

STAFF RECOMMENDATION

As demonstrated in this report, this application meets applicable annexation, future land use amendment, and rezoning criteria. Staff recommends approval of the annexation, amendment of Future Land Use Map category to COM, and rezoning to C-2 for 276 N. Hwy 17.

Application Number: PB - 15-26
Date Received: 6/19/15
Hearing date: 8-4-15

Application for annexation, amendment to the Future Land Use map and rezoning

This application must be **typed or printed in ink** and submitted with any required attachments. *Please submit this application with the required attachments and the applicable application fee. $600.00 (With a waiver allowed by the City Manager with the written findings that the annexation will substantively and positively impact one or more of the following: Utility system efficiency, utility system revenue enhancement, environmental protection, or fiscal relief).*

Small Scale Amendment: *(up to 20 acres)* ***$1350.00, Rezoning with a concurrent small- scale Future Land Use Map Amendment: $1250.00***

Large Scale Amendment: *(over 20 acres)* ***$2200.00, Rezoning with a concurrent large-scale Future Land Use Map Amendment: $2300.00.***

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:	2. Parcel Number:	3. Current Property Use:
276 N. Hwy 17, Palatka, Fl	37-09-26-0000-0060-0480	Vacant
4. Current Land Use Designation:	**5.Requested Land Use Designation:**	**6. Required Attachments:**
County LS	Recomend Com	☑ Legal Description ☐ Letter of Authorization* ☑ Copy of Recorded Deed ☐ Fees ☐ Project Narrative** ☐ Supplementary Information*** ☐ Site Map for display ad**** ☑ Site Plan***** ☑ Survey
7. Current Zoning Designation:	**8. Requested Zoning Designation:**	
County IH	Recomend C-2	
9. Acreage to be considered for request:	**10. Number, types & square footage of structures on property:**	
.60	N/A	

Reason for annexation request: _____

Beck Sloan Properties Inc.	Preston B. Swan
Property Owner Name	**Agent Name**
256 N. Hwy 17, Palatka, Fl 32177	
Property Owner Address	**Agent Address**
(386) 328-2775	(386) 937-1122
Phone Number	**Phone Number**

Email Address: brecksloan@checkbeck.com

* 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 ½" x 3" with nearest intersecting streets shown and named.

***** Site Plan: Detailed project drawing

10. This application submitted by:

Signature of owner(s): _____

Print owner(s) names(s): Preston B. Sloan, Pres, Beck Sloan Properties Inc.

Signature of Agent(s): _____

Print Agent(s) names: PRESTON B. SLOAN

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 Preston B. Sloan executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 17 day of June A.D. 2015.

NOTARY PUBLIC STATE OF FLORIDA
LINDSEY M. WIMBERLEY
Notary Public - State of Florida
My Comm. Expires Mar 12, 2016
Commission # EE 162565

Lindsey M. Wimberley
Notary Public

My commission expires: _____ State of _____ at Large

FOR OFFICIAL USE ONLY				
1. Date Submitted 6/19/15	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: ☐ Letter of Authorization* ☐ Legal Description ☐ Copy of Recorded Deed ☐ Fees ☐ Project Narrative** ☐ Supplementary Information*** ☐ Site Map for display ad**** ☐ Site Plan***** ☐ Survey	
City Commission Hearing Date:				

Name: Beck/Sloan Properties, Inc.
Address: 256 Highway 17 North
Palatka, FL 32177
This Instrument Prepared by:
Name: Russell D. Castleberry, Esq.
Address: P.O. Box 758
Palatka, FL 32178-0758
Property Appraisers Parcel Identification
Folio Number(s): 37-09-26-0000-0010-0011
~~XXXXXXXXXXXX~~

INDIVID. TO INDIVID.

Inst 201254745091 Date:2/14/2012 Time 3:50 PM
Doc Stamp-Deed:0.70
DC,Tim Smith,Putnam County Page 1 of 2 B 1310 P 1693

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, *Made the* 10th *day of* November, 2009, *by* Putnam County, a political subdivision of the State of Florida, *hereinafter called the Grantor, to* Beck/Sloan Properties, Inc., a Florida corporation, *whose post office address is* 256 Highway 17 North, Palatka, FL 32177, *hereinafter called the Grantee.*

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

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

See Exhibit A attached hereto.

Together, *with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.* **To Have and to Hold,** *the same in fee simple forever.*

~~And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances~~

In Witness Whereof, *the said Grantor has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in the presence of:

Witness Signature (as to first Grantor)
R.D. Castleberry
Printed Name
Shannon M. Burge
Witness Signature (as to first Grantor)
Shannon M. Burge
Printed Name

Witness Signature (as to Co-Grantor, if any)
Printed Name
Witness Signature (as to Co-Grantor, if any)
Printed Name

PUTNAM COUNTY, a political subdivision of the State of Florida

By: Nancy S. Harris (L.S.)
Grantor Signature
Nancy S. Harris, Chairman
Printed Name
P.O. Box 758 Palatka, FL 32178-0758
Post Office Address

(L.S.)
Co-Grantor Signature, (if any)
Printed Name
Post Office Address

STATE OF FLORIDA)
COUNTY OF PUTNAM)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Nancy S. Harris, Chairman of the Board of County Commissioners, Putnam County FL known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. (Check one:) ☒ Said person(s) is/are personally known to me. ☐ Said person(s) provided the following type of identification: _____.

NOTARY RUBBER STAMP SEAL

TABITHA B LASSITER
Notary Public - State of Florida
My Comm. Expires Feb 28, 2014
Commission # DD 940330

Witness my hand and official seal in the County and State last aforesaid this 10th day of November, A.D. 2009

Notary Signature
Tabitha B. Lassiter
Printed Name

Office Design, Sentinels Paper & Printing Co., Inc., 1994
02 16 95

EXHIBIT A

A tract of land situated in the J. B. Entralgo Grant, Section 37, Township 9 South, Range 26 East, being a part of the right-of-way of Old State Road #3 (Palatka-Jacksonville brick road), as described in O.R. Book 584, page 809 of the public records of Putnam County, Florida, being more particularly described as follows:
Beginning on the Easterly right-of-way of Old State Road #3 (Palatka-Jacksonville brick road) at the Northwesterly corner of lands described in O.R. Book 62, page 351 of the public records of Putnam County, Florida and (1) run thence S 88 degrees 44'23" W, along a Westerly projection of the Northerly line of said lands, a distance of 70.4 feet to the Westerly right-of-way of Old State Road #3 (Palatka-Jacksonville brick road). Return to the point of beginning and (2) run thence S 20 degrees 49'37" E, along said Easterly right-of-way, a distance of 250.0 feet. (3) Thence run S 88 degrees 44'23" W, a distance of 70.4 feet to the Westerly right-of-way of Old State Road #3 (Palatka-Jacksonville brick road). (4) Thence run N 20 degrees 49'37" W, along said Westerly right-of-way, a distance of 250.0 feet to the Westerly end of call (1) and to close.

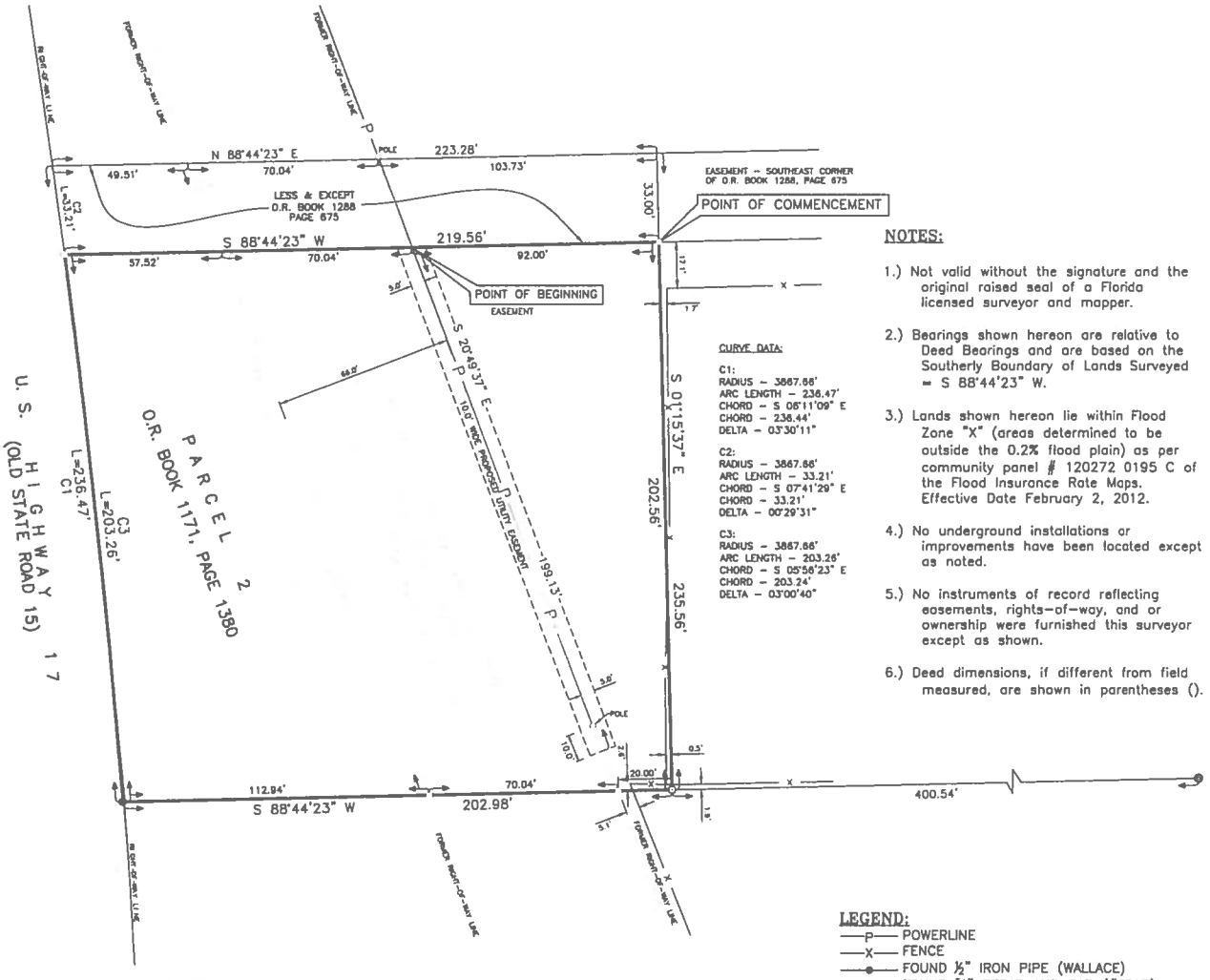
LEGAL DESCRIPTION: WRITTEN TO MATCH SURVEY

A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES LYING IN AND BEING A PART OF SECTION 37, TOWNSHIP 9 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA. LYING 5.0 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCE AT AN IRON ROD SET AT THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1288, PAGE 675 OF THE PUBLIC RECORDS OF SAID COUNTY AND RUN THENCE SOUTH 88°44'23" WEST, ALONG THE SOUTHERLY BOUNDARY THEREOF 92.00 FEET TO THE EASTERLY BOUNDARY OF THE RIGHT-OF-WAY OF OLD JACKSONVILLE ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 1241, PAGE 254 OF SAID PUBLIC RECORDS AND THE CENTER OF AN EXISTING POWERLINE FOR THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM THE POINT OF BEGINNING THUS DESCRIBED RUN THENCE (1) SOUTH 20°49'37" EAST, ALONG SAID EASTERLY BOUNDARY AND ALONG SAID POWERLINE, 199.13 FEET THE POINT OF TERMINUS OF THIS DESCRIPTION.

SIDE LINES OF SAID EASEMENT TO BE LENGTHENED OR SHORTENED TO INTERSECT WITH THE SOUTHERLY BOUNDARY OF OFFICIAL RECORDS BOOK 1288, PAGE 675.

SCALE 1" = 30'
30 15 0 30
SCALE FEET

911 Address:
276 North Highway 17
Palatka, FL 32177



CURVE DATA:

C1:
RADIUS = 3867.86'
ARC LENGTH = 236.47'
CHORD = S 06°11'09" E
CHORD = 236.44'
DELTA = 03°30'11"

C2:
RADIUS = 3867.86'
ARC LENGTH = 33.21'
CHORD = S 07°41'29" E
CHORD = 33.21'
DELTA = 00°29'31"

C3:
RADIUS = 3867.86'
ARC LENGTH = 203.26'
CHORD = S 05°56'23" E
CHORD = 203.24'
DELTA = 03°00'40"

NOTES:

1.) Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

2.) Bearings shown hereon are relative to Deed Bearings and are based on the Southerly Boundary of Lands Surveyed = S 88°44'23" W.

3.) Lands shown hereon lie within Flood Zone "X" (areas determined to be outside the 0.2% flood plain) as per community panel # 120272 0195 C of the Flood Insurance Rate Maps. Effective Date February 2, 2012.

4.) No underground installations or improvements have been located except as noted.

5.) No instruments of record reflecting easements, rights-of-way, and or ownership were furnished this surveyor except as shown.

6.) Deed dimensions, if different from field measured, are shown in parentheses ().

LEGEND:
—P— POWERLINE
—X— FENCE
—●— FOUND ½" IRON PIPE (WALLACE)
—●— FOUND ⅝" REBAR AND CAP (#6317)
—○— SET NAIL & DISC (#4004) IN TREE ROOT
—○— SET ⅝" REBAR AND CAP (#4004)

CERTIFIED TO : BECK/SLOAN PROPERTIES, INC.

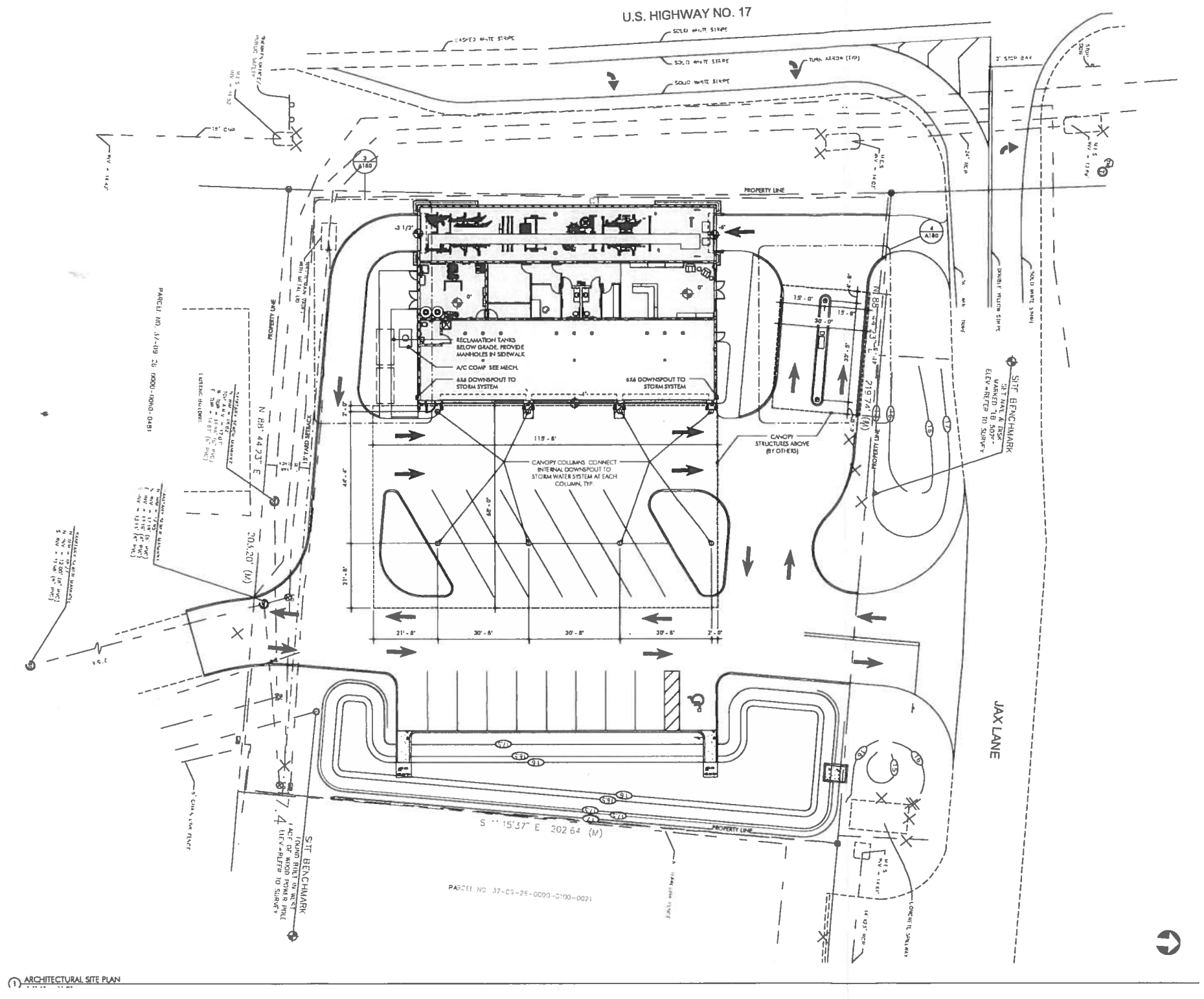
BY: _____
ELLERY P. MORRIS
FLORIDA CERTIFICATE # 4004.
MORRIS SURVEYING & MAPPING, INC. LB# 7880

Date of last field work: MARCH 29, 2012

MAP REVISED OCTOBER 11, 2013 TO CHANGE PROPOSED UTILITY EASEMENT

THE SURVEY DEPICTED HEREON IS NOT PROTECTED BY PROFESSIONAL LIABILITY INSURANCE

SPECIFIC PURPOSE SURVEY	JOB NO. 12-087	FIELD BOOK 569
MORRIS SURVEYING & MAPPING, INC.		
P.O. BOX 1230 8845 S.E. 221st STREET		
HAWTHORNE, FLORIDA 32640 (352) 481-4895		



1 ARCHITECTURAL SITE PLAN

WALKE
4055 NW 43RD STREET, STE
GAINESVILLE, FL 32606
V: 352 . 672 . 6448
F: 352 . 672 . 6468
WWW . WALKER-ARCH . CO
AA26002009
JOSEPH B. WALKER, AIA
LICENSE NO. AR001727

CONSULTANT:

AUTO SPA
OF PALATKA
U.S. HWY 117
PALATKA, FL

WA PROJECT NO.:
13028

DRAWN BY:
SDH

ISSUE DATE:
02/16/2015

REVISION SCHEDULE
REVISION NO. | REVISION DAT

SHEET TITLE:
ARCHITECTURAL
SITE PLAN

Case PB 15-27

Request for a conditional use permit for alcohol sales within 300 feet of similar establishment

114 N. 19th St.

Applicant: Sophan Lin

STAFF REPORT

DATE: July 24, 2015

TO: Planning Board members

FROM: Thad Crowe, AICP
Planning Director

APPLICATION REQUEST

Conditional Use allowing an establishment serving alcohol within 300 feet of similar establishment. Public notice included legal advertisement, property posting, and letters to nearby property owners (within 150 feet).

APPLICATION BACKGROUND

This request is for alcohol sales in the dollar store located in the Middleton Shopping Center, at Reid & 19th Streets. Chapter 10 of the Municipal Code regulates alcoholic beverages. Section 10-3 of this chapter provides specific distance/separation requirements, including a 300-foot separation between establishments licensed to sell alcohol and other alcohol establishments, churches, and schools. The subject property is within 300 feet of another alcohol establishment (convenience store). Section 94-3 of the Zoning Code governs Conditional Uses, and provides the authority for granting such uses to the Planning Board, although the decision can be appealed to the City Commission by an "aggrieved" person, which Staff has interpreted to mean someone directly impacted by such an action, more than likely a property owner or resident within the 150-foot notice area. The Applicant submitted a brief narrative citing economic hardship being the need to sell alcohol and a site plan, which is an aerial photo which does not include the elements prescribed in Sec. 94-3(1) such as screening & buffering, landscaping, and signage.

The table on the following page shows site and surrounding uses and land use/zoning designations. Middleton Plaza is one of the City's first shopping centers and as Figures 1 and 2 show, the lack of landscaping, curbs along N. 19th St., and parking space wheel stops creates a blighted and barren appearance as well as a traffic "no-mans-land" where the potential is great for fender-benders. The rear of the center along Moseley Ave. also presents an unattractive appearance with a decrepit chain link fenced used for random signage, deteriorated pavement, and back-of-building doors and equipment (see Figure 3). The following actions have occurred on the property in the past five years:

- July, 2011: conditional use approval for alcohol sales (bar, end/northernmost unit facing Reid St);
- October, 2011: conditional use approval for internet café (unit near south end of building)

Table 1: Site and Surrounding Land Uses

	Actual Use	Future Land Use Map	Zoning
Site	Multi-use shopping center	COM (Commercial)	C-2 (Intensive Commercial)
North (across Reid St.)	Office building	COM (Commercial)	C-2 (Intensive Commercial)
East	Convenience store, freestanding retail store	COM (Commercial)	C-2 (Intensive Commercial)
South	Two single-family residences	COM (Commercial)	C-2 (Intensive Commercial)
West	Motel, offices	COM (Commercial)	C-2 (Intensive Commercial)

In both actions the following approval language was included: "the use must comply with existing landscape buffering and screening standards or any such revised standards upon their adoption. Such planting requirements shall be determined after the Landscape Code changes are made and would not require Planning Board approval." At the time, it was anticipated that the City Commission would adopt changes made to the Landscape Code (and recommended by Staff and the Board) that would allow for more incremental required improvements rather than the currently required complete transformation of the site to meet full landscape and parking codes. However the City Commission later did not pursue adoption of this ordinance after several public hearings and workshops. Since an ordinance change is not imminent, Staff believes it is appropriate for the Board to pursue landscape code compliance at a level the Board believes is appropriate. Sec. 94-3 supports this in its call for the Board to require appropriate conditions and safeguards in conformity with this (Zoning & Landscaping) chapter." It is important to stress that while this conditional use is for an individual unit in the shopping center, the code applies to the property as a whole. In this instance the shopping center and dollar store are owned by the same corporation, Sisl, Inc., providing one point of contact.

PROJECT ANALYSIS

Criteria for consideration include the following (italicized) as well as the general finding that the conditional use will not adversely affect the public interest.

a. Compliance with all applicable elements of the comprehensive plan.

Future Land Use Element Policy A.1.9.3 describes the COM Future Land Use Map (FLUM) category as follows: "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. Residential uses are allowed within Downtown zoning districts, at an overall density of 20 units per acre and are subject to additional project density, design and locational standards set forth in these zoning districts. The intensity of commercial use, as measured by impervious surface, should not exceed 70 percent of the parcel and a floor area ratio of 1.5, except that a floor area ratio of up to 4.0 is allowed in downtown zoning districts. Intensity may be further limited by intensity standards of the Zoning Code. 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." The use has appropriate commercial zoning and future land use.

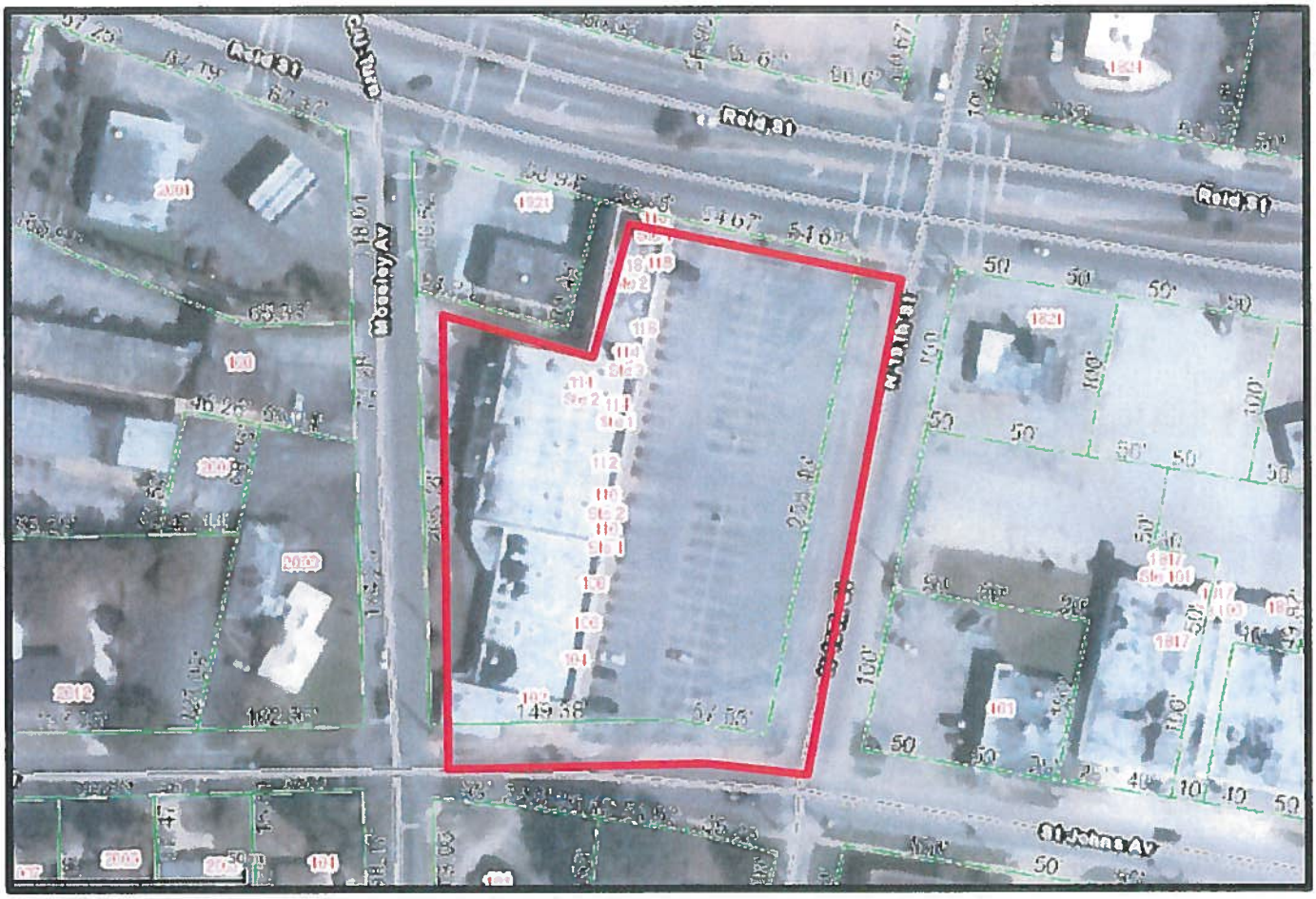


Figure 1: Project Site.

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.
Vehicle access for the center from Reid St. & St. Johns Ave. is in the form of two north-south driveways accessing these streets. The Reid St. driveways are essentially right-out and right-in only as there is a median. There is no median on St. Johns Ave., so these are full access driveways. There are no curbs along N. 19th St. and only faint stripes to identify a central driveway from this street, so it is common for cars to access the parking lot anywhere from the street, which is a traffic safety problem. Compounding this safety issue is the lack of defined pedestrian facilities along this block of 19th St., resulting in pedestrians and cars weaving through the parking lot and street.

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.
Adequate and accessible parking is provided in the center's parking lot, including three handicap spaces adjacent to the building. However no curbing or wheel stops are present to better guide traffic and parking movement. Additionally the parking lot presents an unattractive image and heat island effect to surrounding properties, including from the two single-family homes on St. Johns Ave. and also the almost 30,000 cars which daily pass this property along Reid St.

Figure 2: Middleton Shopping Center from N. 19th St. right-of-way. Note lack of parking lot landscaping and wheelstops.

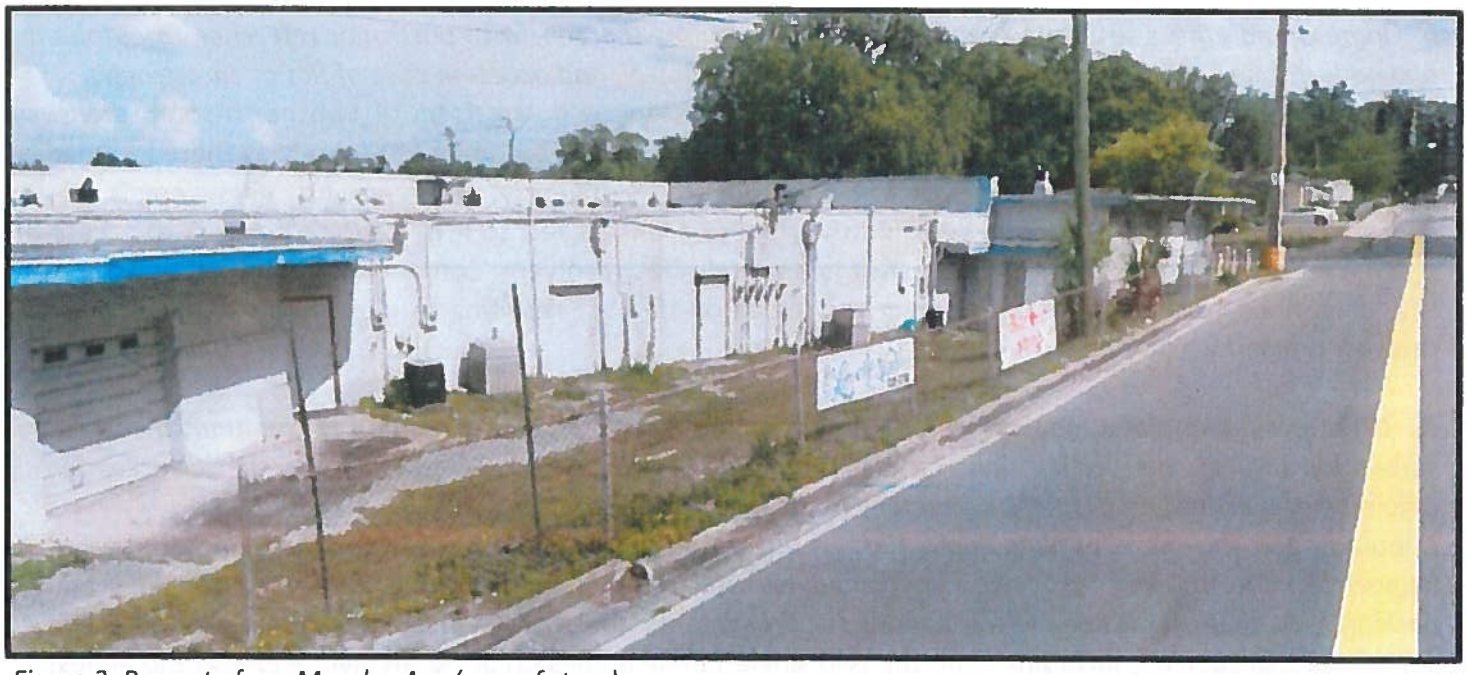


Figure 3: Property from Moseley Ave (rear of store)

Regarding the language in this criterion concerning economic effects, studies support the following:

- Private property owners benefit as well as the public from tree planting, since this activity spurs the increase of property values up to 15-20%, (Arbor Day Foundation).
- Street trees are a good investment, costing less than $300 to install and with a mature tree appraised value of between $1,000 and $10,000 (Council of Tree & Landscape Appraisers).
- Street trees slow down drivers and allow them to look at and be interested in stores.
- Shoppers travel further and longer to visit a district with high quality trees and spend more time there once arriving (Journal of Forestry, 2005).
- People will pay seven to ten percent higher for goods in well-landscaped centers (Center for Urban Horticulture, 2000).
- Rental rates increase seven percent in a well-landscaped center (Journal of Arboriculture, 2003).

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

A dumpster is provided east of the building, immediately adjacent to the Moseley Ave. right-of-way. It was a conditional of approval for the 2011 conditional use (bar) that this dumpster be screened properly. The screening was put into place at that time and is still present.

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

The property is appropriately served by utilities.

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

The property was developed prior to adoption of the City's landscape ordinance, and there are no landscape areas on the property. The following table shows the two options and required plantings for the street frontage buffer, which would be required along all four adjacent streets. As stated previously Staff believes at this time it is appropriate for the Board to work toward some level of incremental landscape code compliance. This would accomplish the intent of conditional uses to "promote the public health, ***safety***, welfare, morals, ***order***, comfort, convenience, ***appearance***, prosperity or general welfare" (emphasis added).

Table 2: Applicable Buffer Planting Standards

	Option 1	Option 2
Street Frontage Buffer Width	5 feet	8 feet
Total Frontage	950 feet (approx.)	
Canopy Trees per 100 linear feet	2	1
Total Canopy Trees Required	19	9
Shrubs per 100 linear feet (hedge)	30	25
Total Shrubs Required	285	237

Staff recommends that the Board consider some if not all of the following measures to work toward meeting Code, beautifying the site, and improving the image of the Reid St. corridor (in order of priority):

- Removal of asphalt adjacent or within the 19th St. right-of-way for the installation of landscape islands with shade trees at a spacing of every fifty feet.

- Installation of one landscape island with shade tree adjacent to or within the Reid St. and St. Johns Ave. rights-of-ways, between the driveways.
- Removal of chain link fence along Mosely, currently in disrepair, and planting of hedge or installation of wall along this street to screen out equipment, rear doors, and other unsightly areas.
- Installation of linear landscape area including hedge along N. 19th St. that will direct traffic to central driveway and prevent unsafe traffic movements from that street into the center parking lot, as well as helping to visually "soften" the parking area.

The graphics on the next page are intended to convey a sense of the buffering, screening, shading, and beautification that these actions would accomplish.

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 proposed signs shall meet the current code in regard to signs and exterior lighting

h. Required yards and other open space.
See f. above.

i. General compatibility with adjacent properties and other property in the district.
The Comprehensive Plan and Municipal Code view compatibility in light of nonresidential uses impacting residential uses. It should be noted that there are residential uses within close proximity to this center, namely the two adjacent residences on St. Johns Avenue. The shopping center in its current unattractive state impacts surrounding properties negatively.

j. Any special requirements set out in the schedule of district regulations for the particular use involved.
There are no special requirements for this use in regard to the C-2 zoning district.

k. The recommendation and any special requirements of the historic preservation board for uses within the HD zoning district.
Not applicable.

Impact on Public Interest
The Comprehensive Plan and Zoning Code compel the City to work toward tree preservation and planting. The following clauses of the Adopted Tree Protection Ordinance pertain to this application.

- *Reducing and reversing air, noise, heat and chemical pollution through the biological filtering capacities of trees and other vegetation;*
- *Promoting energy conservation through the creation of shade, thereby reducing heat gain in or on buildings or paved areas;*
- *Reducing the temperature of the microclimate through the process of evapotranspiration;*
- *Provide direct and important physical and psychological benefits to human beings through the use of landscaping to reduce noise and glare, and to break up the monotony and soften the harsher aspects of urban development.*

- *Provide direct and important physical and psychological benefits to human beings through the use of landscaping to reduce noise and glare, and to break up the monotony and soften the harsher aspects of urban development.*
- *Increase and maintain the value of land by requiring a minimum amount of landscaping to be incorporated into development.*

Figure 4: "Before and After" with tree planting.

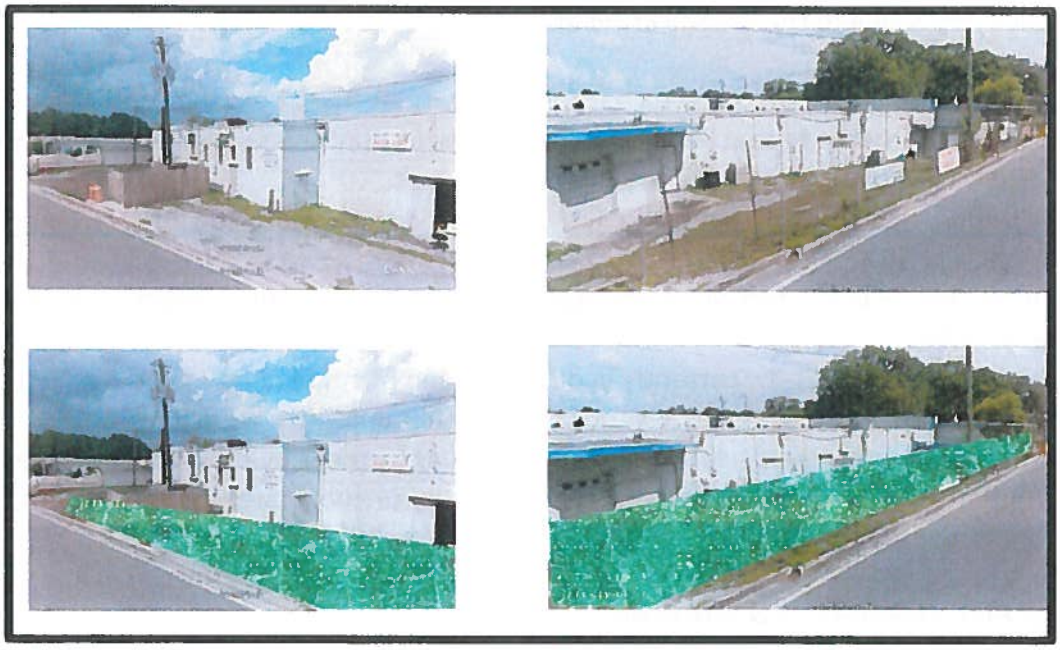


Figure 5: "Before and After" of Moseley Ave. hedge or wall

The center in its current state adds to the blighted appearance of the Reid St. corridor and negatively impacts properties around it. The conditional use application provides an opportunity for landscaping and screening improvements that would have a tremendous impact on the appearance and function of the site, and could steer other property owners in the corridor to improve the appearance of their sites. Staff has utilized the landscape code to work with several property owners to landscape street frontage buffers within the segment of Reid St. between the railroad tracks and Moseley Ave., including Beck Chevrolet and the new distribution warehouse just west of the railroad tracks. Given the state of noncompliance of the property Staff believes it is not appropriate to approve any zoning action without some progress toward compliance with the landscape code.

With that being said, there is an opportunity for public-private partnership in this case. Several recent development projects resulted in the removal of a number of protected trees, and practical difficulties prevented planting all the replacement trees on site. Staff interpreted the landscape code to allow off-site mitigation, which was endorsed by the Board and the City Attorney at a previous meeting. It was determined that such mitigation could occur citywide, within rights-of-way, parks, and in special circumstances on private property (those special circumstances required public benefit in the form of shade and visibility from public property). The first use of this interpretation was with the Beck project, where tree mitigation in the form of crepe myrtles planted within the right-of-way on both sides of St. Johns Ave. between 15th and 17th Streets. The second case is a $9,000+ payment received from a medial office on St. Johns Co. near the airport. City staff is willing to utilize the right-of-way along N. 19th St. for tree planting, for a structured entrance from this street, and sidewalk provision for pedestrian safety. The City will provide and install the trees. Staff has notified the shopping center owners and will be working with them through the City's project manager on a possible landscape improvement program for the property and its surrounding right-of-way.

A motion for approval should include any relevant conditions and the staff findings for approval. Per Section 94-3(6) should the Planning Board decide to deny the application, such a motion should include the reasons for doing so, including reasons pertaining to the criteria listed above.

STAFF RECOMMENDATION

As demonstrated in this report, Staff believes that Application 15-27 for alcohol sales (beer and wine) meets applicable conditional use criteria if the following recommendations are met.

- Removal of asphalt within the 19th St. right-of-way (Owner) for the installation of five landscape islands with trees (City).
- Planting of tree within the Reid St. and St. Johns Ave. rights-of-ways, in the existing green areas between the driveways (City).
- Removal of chain link fence along Mosely, currently in disrepair, and planting of hedge or installation of wall along this street to screen out equipment, rear doors, and other unsightly areas (Owner).

Improvements to be made within one year of approval, with signed agreement by both parties. Tree type to be determined by mutual consent, with shade trees planted where there are no power lines, and understory trees near power lines.

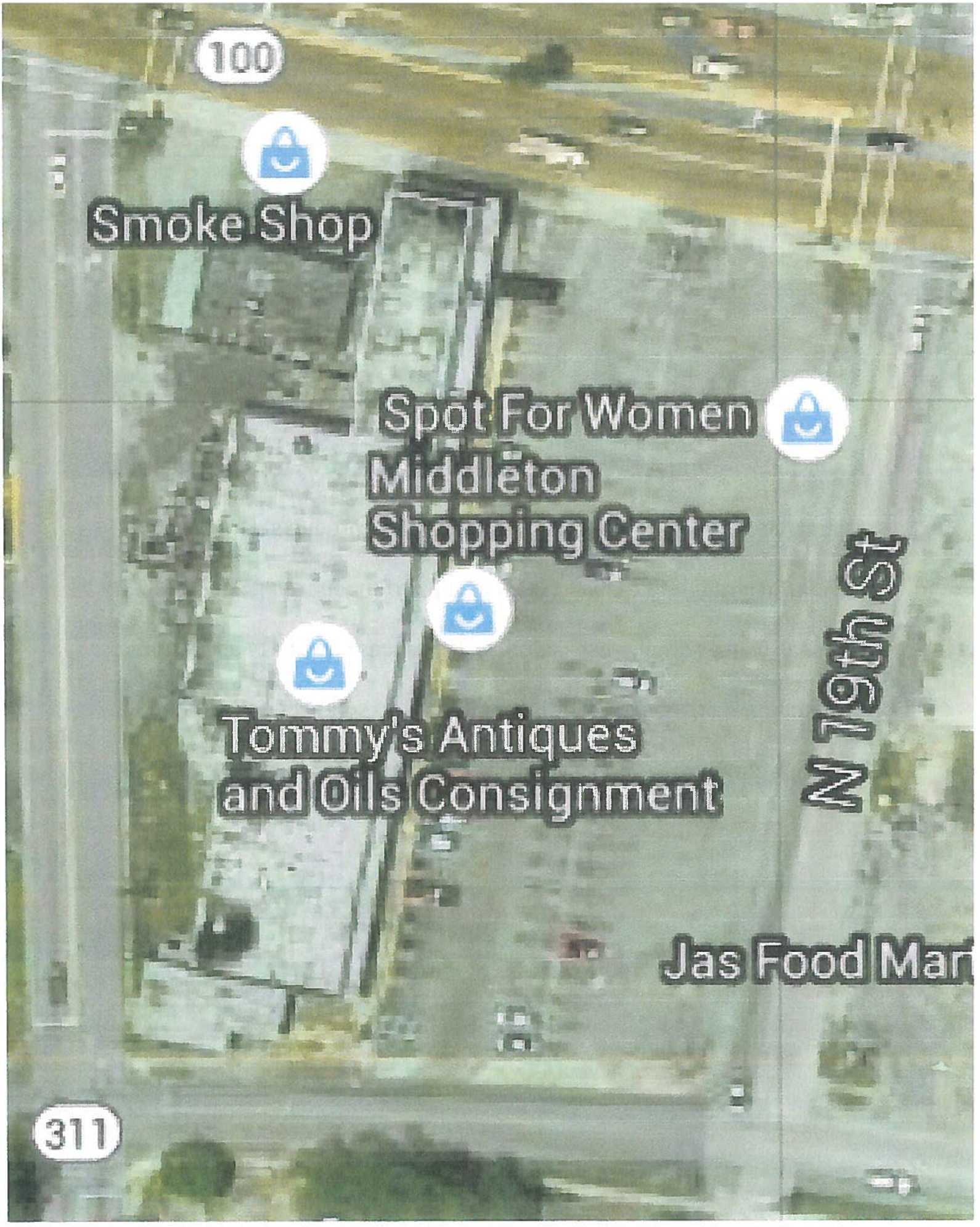
ATTACHMENT: APPLICANT'S NARRATIVE & SITE PLAN

Dollar and More

114 N 19th St #1
Palatka, FL 32177

We, the corporation of Dollar and More, would like to request a permit for selling beer and wine. Right now, we sell items such as cigarettes, cleaning supplies, and other retail products. However, we have been struggling to make sales to support the mortgage and property taxes, as well as employees' salaries. To increase our sales and survive the economic crisis, we need the permission to sell beer and wine to keep our corporation thriving. We need help from the city.

Store Hours 9am to 8pm M-Sat.


100
Smoke Shop
Spot For Women
Middleton
Shopping Center
Tommy's Antiques
and Oils Consignment
N 19th St
Jas Food Mar
311

NAILS

Case 15-28: parcel 01-10-26-5200-0170-0010

Request to Annex, Amend Future Land Use Map and Rezone

Applicant: Building & Zoning Dept.

STAFF REPORT

DATE: July 27, 2015

TO: Planning Board members

FROM: Thad Crowe, AICP
Planning Director

APPLICATION REQUEST

To annex, amend FLUM, and rezone the following property as noted below. Public notice included legal advertisement, property posting, and letters to nearby property owners (within 150 feet). City departments had no objections to the proposed actions.

Figure 1: Site and Vicinity Map (purple shaded area represents areas within city limits)

APPLICATION BACKGROUND

The property under consideration currently has County single-family land use and zoning, as shown below. It is undeveloped property and is being combined with the parcel to the immediate west (2806 Lane Street) which was previously annexed into the City for utilities. The property owner's intent is to rebuild a single family home that was destroyed in a fire. The property has access from Lane St. There are several other single-family properties located in the immediate vicinity of this property (predominantly single-family in character).

Table 1: Current and Proposed Future Land Use Map and Zoning designations

Future Land Use Map Category		Zoning	
Current Putnam Co.	**Proposed City**	**Current Putnam Co.**	**Proposed City**
US (Urban Service)	RL (Residential Low)	R-1A (Residential Single-family)	R-1A (Single-family Residential)

Table 2: Future Land Use Map and Zoning Designations for Adjacent Properties

	Future Land Use Map	Zoning	Actual Use
North of Site	RM (Residential Medium)	R-2 (Two-family residential)	Single-family homes
East of Site	RM (Residential Medium)	R-2 (Two-family residential)	Single-family homes
West of Site	RL (Residential Low)	R-1A (Single-family residential)	Vacant Residential
South of Site	RL (Residential Low-density)	R-1A (Single-family residential)	Single-family home

Staff is presenting this application as an administrative action, as opposed to an action by the property owner, due to the administrative policy rationale presented below.

1. Comprehensive Plan Support. Public Facilities Element Policy D.1.2.1 directs the City to proactively annex properties served by water and sewer into the City. Language in the adopted Evaluation and Appraisal Report of the Comprehensive Plan compels the City to again proactively work to diminish and eventually eliminate enclaves. City staff believes this directive is sufficient to submit these actions as administrative applications.
2. Economic Development. By encouraging voluntary annexation and requiring annexation of agreement properties, the City is working to increase utility and other service provision efficiency, enhance system revenues, and encourage growth.

PROJECT ANALYSIS

Annexation Analysis

Florida Statute 171.044 references voluntary annexation requirements and requires that property proposed for annexation must meet two tests. First, properties must be contiguous to the annexing municipality and second, properties must also be "reasonably compact." See figure 2 below.

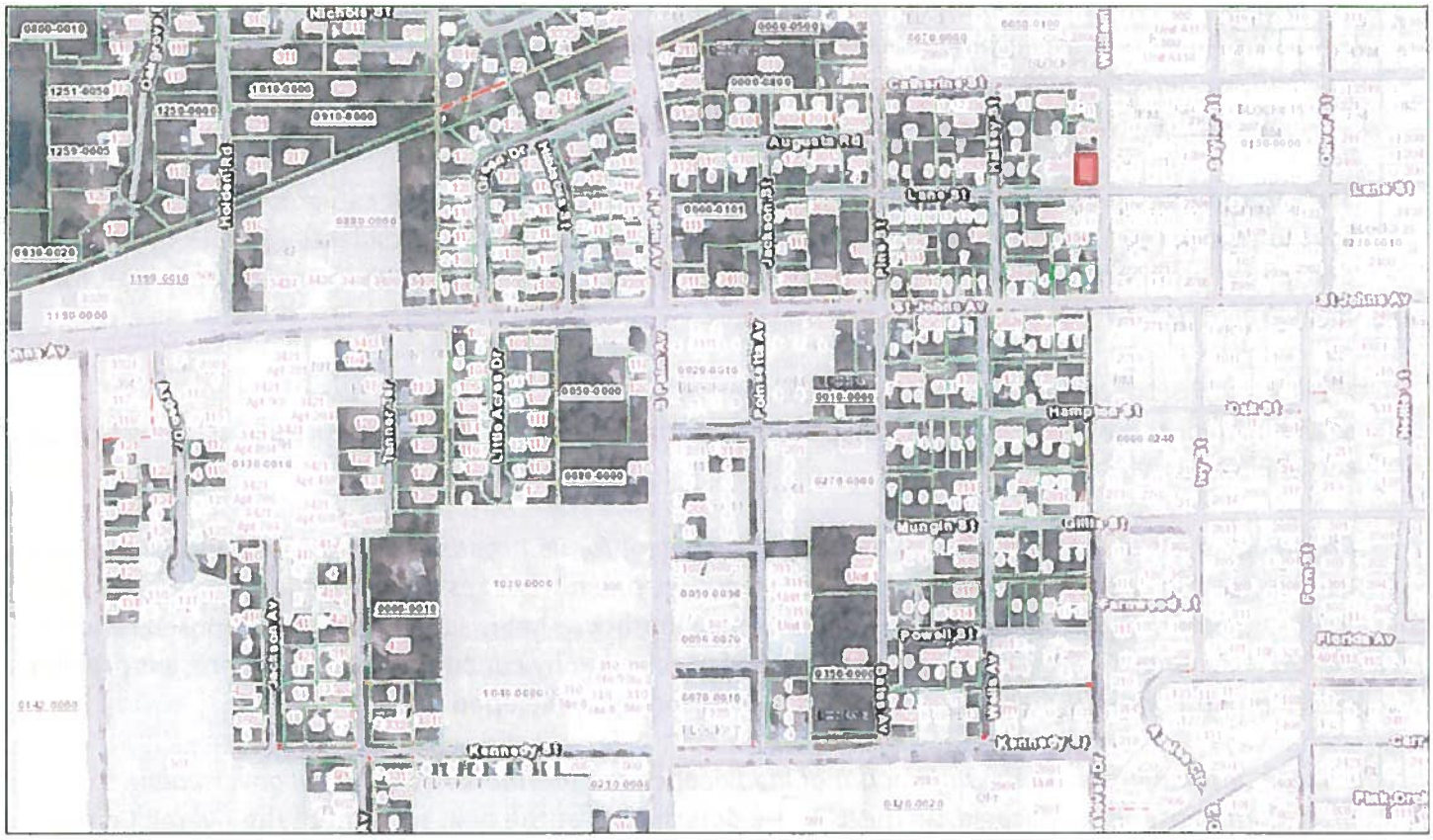


Figure 2: Site and Vicinity Map showing contiguity and compactness.

Contiguity. F.S. 171.031 provides a definition for contiguous and requires that boundaries of properties proposed for annexation must be coterminous with a part of the municipality's boundary. The property is contiguous to the City limits as shown in Figure 1.

Compactness. The statute also provides a definition for compactness that requires an annexation to be for properties in a single area, and also precludes any action which would create or increase enclaves, pockets, or finger areas in serpentine patterns. Annexing the properties meets the standard of compactness as it is does not create an enclave, pocket, or finger area but in fact reduces the greater County enclave that is present in the portion of Palatka between St. Johns, Palm, Reid & SR 19, as shown graphically in Figure 3 on the right.

Future Land Use Map Amendment Analysis

Criteria for consideration of comprehensive plan amendments under F.S. 163-3187 are shown in italics below (staff Comment follows each criterion, and comprehensive plan extracts are underlined).

List Goals, Objectives, and Policies of the Comprehensive Plan that support the proposed amendment.

The proposed amendment is in keeping with the following objective and policies of the Comprehensive Plan, and does not conflict with other plan elements.

Policy A.1.9.3

A. Land Use Districts

1. Residential
Residential land use is intended to be used primarily for housing and shall be protected from intrusion by land uses that are incompatible with residential density. Residential land use provides for a variety of land use densities and housing types.
Low Density (1730acres) - provides for a range of densities up to 5 units per acre.

Staff Comment: the property is now in the County's Urban Service FLUM category (density range of one to four units per acre), which is approximately equivalent to the City's RL (Residential Low Density), which has a density range of one to five units per acre. This is the actual density range in the vicinity, with lots ranging from ¼ acre to ¾ acre in size.

Provide analysis of the availability of facilities and services.
Staff Comment: the property is in close proximity to urban services and infrastructure including city water and sewer lines.

Provide analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.
Staff Comment: The property is in a residential neighborhood that is suitable for the proposed residential FLUM designations. Staff is not aware of any soil or topography conditions that would present problems for development, or of any natural or historic resources on this developed site.

Provide analysis of the minimum amount of land needed as determined by the local government.
Staff Comment: not applicable, as this is to be determined at the next revision of the overall Comprehensive Plan.

Demonstrate that amendment does not further urban sprawl, as determined through the following tests.

- *Low-intensity, low-density, or single-use development or uses*
- *Development in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*
- *Radial, strip, isolated, or ribbon development patterns.*
- *Development that fails to adequately protect and conserve natural resources and agricultural activities.*
- *Development that fails to maximize use of existing and future public facilities and services.*
- *Development patterns or timing that will require disproportional increases in cost of time, money and energy in providing facilities and services.*
- *Development that fails to provide a clear separation between rural and urban uses.*
- *Development that discourages or inhibits infill development and redevelopment.*
- *Development that fails to encourage a functional mix of uses.*
- *Development that results in poor accessibility among linked or related land uses.*

Staff Comment: the location of this property within the City's urbanized area ensures that urban services are available. These uses do not represent urban sprawl.

Rezoning Analysis

Per Section 94-38 of the Zoning Code, the Planning Board shall study and consider the proposed zoning amendment in relation to the following criteria, which are shown in *italics* (staff comment follows each criterion).

1) When pertaining to the rezoning of land, the report and recommendations of the planning board to the city commission required by subsection (e) of this section shall show that the planning board has studied and considered the proposed change in relation to the following, where applicable:
a. Whether the proposed change is in conformity with the comprehensive plan.
Staff Comment: as previously noted, the application is supported by the Comprehensive Plan.

b. The existing land use pattern.
Staff Comment: The property is located in an established residential neighborhood.

c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
Staff Comment: Rezoning the property to R-1A provides uniformity to both existing City and County single-family zoning and does not create an isolated zoning district. While R-2 zoning is to the north, east, and west they are all developed with single family homes. South of this property along Lane St. has single-family (City and County) zoning as well.

d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
Staff Comment: Roadway capacity is available on area roadways and the impacts of the use on road and utility capacity will be negligible, particularly since the use has already been present.

e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
Staff Comment: See response to c. above.

f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
Staff Comment: One condition that has changed in regard to this property is the parcel has been combined with the parcel directly to the west, which is in the City limits and is zoned, R-1A (Single-family Residential) with an RL (Residential Low-density) land use designation.

g. Whether the proposed change will adversely influence living conditions in the neighborhood.
Staff Comment: Rezoning the property to a designation similar to the current surrounding City and County zoning will not adversely affect neighborhood living conditions.

h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
Staff Comment: The property proposed for rezoning is already developed and thus traffic congestion or public safety will not be affected.

i. Whether the proposed change will create a drainage problem.
Staff Comment: No drainage problems are anticipated for the previously-existing use.

j. Whether the proposed change will seriously reduce light and air to adjacent areas.
Staff Comment: The previously-developed property should not have excessive height, density, or intensity to reduce light and air to existing adjacent areas.

k. Whether the proposed change will adversely affect property values in the adjacent area.
Staff Comment: the intended re-development of a single family home will not adversely affect property values in the adjacent area.

l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
Staff Comment: Based on the previous responses, the change will not negatively affect the development of adjacent properties.

m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
Staff Comment: Providing a FLUM and zoning designations to properties that are similar to the designation of surrounding properties and are similar to the existing County FLUM and zoning is not a grant of special privilege.

n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
Staff Comment: The proposed use is in accordance with existing zoning.

o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.
Staff Comment: The property is not out of scale with the neighborhood and City.

p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.
Staff Comment: Not applicable.

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 Comment: Not applicable.

STAFF RECOMMENDATION

As demonstrated in this report, this application meets applicable annexation, future land use amendment, and rezoning criteria. Staff recommends approval of the annexation, amendment of Future Land Use Map category to RL, and rezoning to R-1A for parcel # 01-10-26-5200-0710-0010 (the parcel immediately to the east of 2806 Lane St.).

Application Number: PB - 15-28
Date Received: 7/8/15
Hearing date: 9/1/15

Application for annexation, amendment to the Future Land Use map and rezoning

This application must be **typed or printed in ink** and submitted with any required attachments. *Please submit this application with the required attachments and the applicable application fee. $600.00 (With a waiver allowed by the City Manager with the written findings that the annexation will substantively and positively impact one or more of the following: Utility system efficiency, utility system revenue enhancement, environmental protection, or fiscal relief).*

Small Scale Amendment:** (up to 20 acres) **$1350.00, Rezoning with a concurrent small- scale Future Land Use Map Amendment: $1250.00

Large Scale Amendment:** (over 20 acres) **$2200.00, Rezoning with a concurrent large-scale Future Land Use Map Amendment: $2300.00.

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:	2. Parcel Number:	3. Current Property Use:
01-10-26-5200-1070-0010		Undev.

4. Current Land Use Designation:	5. Requested Land Use Designation:	6. Required Attachments:
US	RL	☐ Legal Description ☐ Letter of Authorization* ☐ Copy of Recorded Deed ☑ Fees ☐ Project Narrative** ☐ Supplementary Information*** ☑ Site Map for display ad**** ☐ Site Plan***** ☐ Survey
7. Current Zoning Designation:	**8. Requested Zoning Designation:**	
R-1A	R1A	
9. Acreage to be considered for request:	**10. Number, types & square footage of structures on property:**	

Reason for annexation request: Combine Parcel w/ 2806 Lane St. Develop Single family Residence

Dexter Fields Sr.	
Property Owner Name	**Agent Name**
2007 Eagle Street Palatka, FL 32177	
Property Owner Address	**Agent Address**
(386) 631-5539	
Phone Number	**Phone Number**

Email Address: fieldsdexter@gmail.com

* 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 ½" x 3" with nearest intersecting streets shown and named.

***** Site Plan: Detailed project drawing

10. This application submitted by:

Signature of owner(s): _____

Print owner(s) names(s): Dexter J Fields Sr. _____

Signature of Agent(s): _____ _____

Print Agent(s) names: _____ _____

STATE OF FLORIDA

County of PUTNAM

Before me this day personally appeared DEXTER J FIELDS SR who executed the foregoing application and acknowledged to and before me that He executed this document for the purposes therein expressed.

WITNESS my hand and official seal this ____ day of JULY A.D. 2015

PAMELA R SPROUSE
MY COMMISSION #FF174850
EXPIRES November 6, 2018
FloridaNotaryService.com
(407) 398-0153

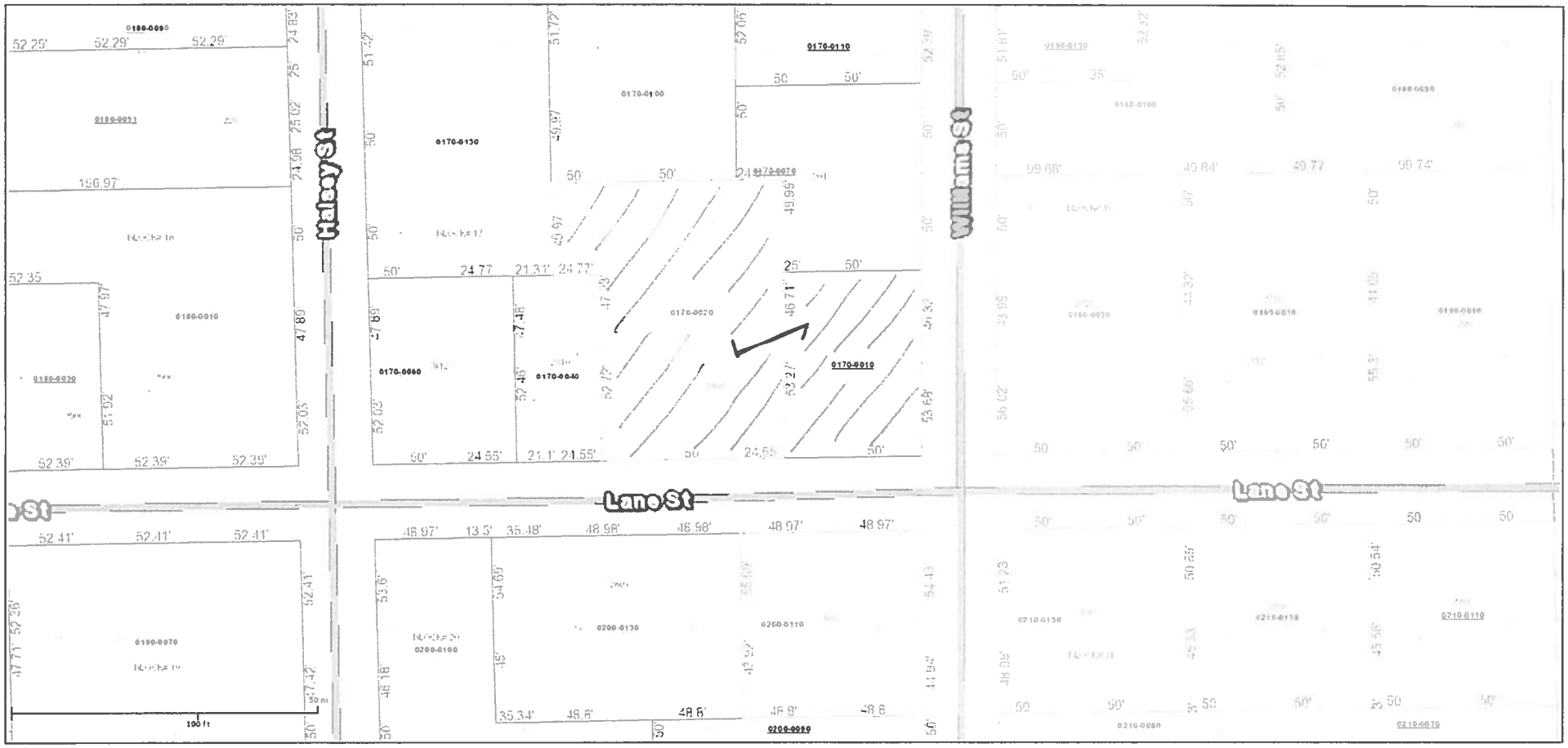
_____
Notary Public

My commission expires: 11/16 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	8. Surrounding property owners	9. Legal Ad Ran:	10. Attachments Reviewed:
Date:	notices sent:	Date:	❑ Letter of Authorization*
			❑ Legal Description
By:	Date:		❑ Copy of Recorded Deed
		Date:	❑ Fees
	By:		❑ Project Narrative**
			❑ Supplementary Information***
			❑ Site Map for display ad****
			❑ Site Plan*****
			❑ Survey

City Commission Hearing Date:



PUTNAM COUNTY GIS
GEOGRAPHIC INFORMATION SYSTEM

Dexter -2806 Lane St

Lot Combo/annex

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.

Case 15-29: 161 Comfort Rd.
Administrative Request to Rezone
Applicant: Building & Zoning Dept.

STAFF REPORT

DATE: July 24, 2015

TO: Planning Board members

FROM: Thad Crowe, AICP
Planning Director

APPLICATION REQUEST

This is an administrative request to rezone the following property from R-1AA (Single-Family Residential) to M-1 (Light Industrial). Public notice included legal advertisement, property posting, and letters to nearby property owners (within 150 feet). To date Staff has received no objections from adjacent property owners or City department heads.

Figure 1: Site and Vicinity Map

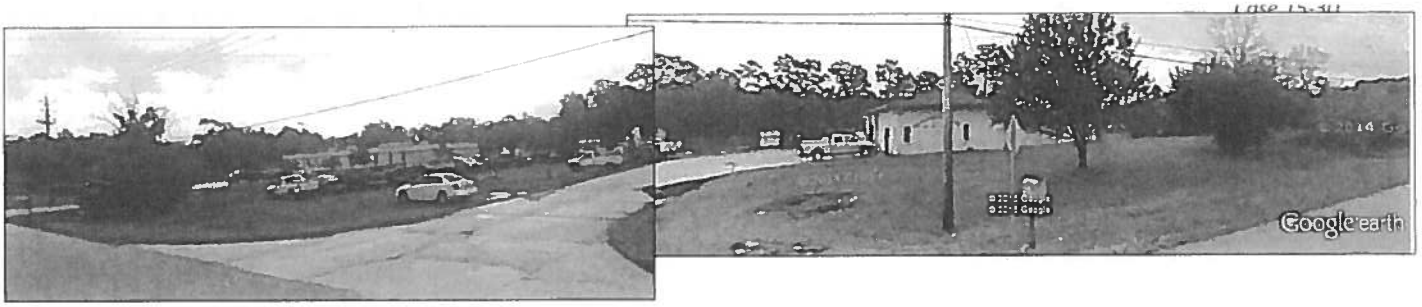


Figure 2: Site from Comfort Rd.

APPLICATION BACKGROUND

The property under consideration is a developed industrial site, occupied by Pumpcrete, a concrete contracting business which specializes in floors, footings, foundations, retaining walls, and driveways associated with new construction. Tables 1 and 2 provide summary land use information.

Table 1: Current and Proposed Future Land Use Map and Zoning designations

Future Land Use Map Category		Zoning		Actual Use
Current	Proposed	Current	Proposed	
IN (Industrial)	IN (Industrial)	R-1AA (Single-Family Resid.)	M-1 (Light Manufacturing)	Concrete Contractor

Table 2: Future Land Use Map and Zoning Designations for Adjacent Properties

	Future Land Use Map	Zoning	Actual Use
North of Site	IN (Industrial)	M-1 (Light Manufacturing)	Welding shop
East of Site	IN (Industrial)	IH (Industrial Heavy)	Undeveloped
West of Site (across Comfort Rd)	County IN (Industrial)	IH (Industrial Heavy)	Vacant Industrial Building
South of Site	RL (Residential, Low Density)	R-1AA (Single-Family Resid.)	Single-family dwellings

The IND Future Land Use Map (FLUM) category is described in the Future Land Use Element as follows.

3. *Industrial (258 acres)*

Land designated for industrial use is intended for activities that are predominantly associated with the manufacturing, assembly, processing, or storage of products. Industrial land use provides for a variety of intensities of use including heavy industry, light industry, and industrial park operations. Land Development Regulations shall provide requirements for buffering industrial land uses (i.e., sight, access noise) from adjacent land uses of lesser density or intensity of use. The intensity of industrial land use, as measured by impervious surface shall not exceed 90 percent of the parcel. The maximum height of development shall not exceed 45 feet.

PROJECT ANALYSIS

Per Section 94-38 of the Zoning Code, the Planning Board shall study and consider the proposed zoning amendment in relation to the following criteria, which are shown in *italics* (staff comment follows each criterion).

1) When pertaining to the rezoning of land, the report and recommendations of the planning board to the city commission required by subsection (e) of this section shall show that the planning board has studied and considered the proposed change in relation to the following, where applicable:

a. Whether the proposed change is in conformity with the comprehensive plan.
Staff Comment: as previously noted, the application is supported by the Comprehensive Plan. It already has a FLUM category of Industrial, which "trumps" the zoning. The zoning category that goes with this FLUM is M-1 (Light Industrial).

b. The existing land use pattern.
Staff Comment: Figure 6 below shows that the proposed zoning does not create an isolated zoning district, but in fact adds to the existing industrial zoning to the west and north. .

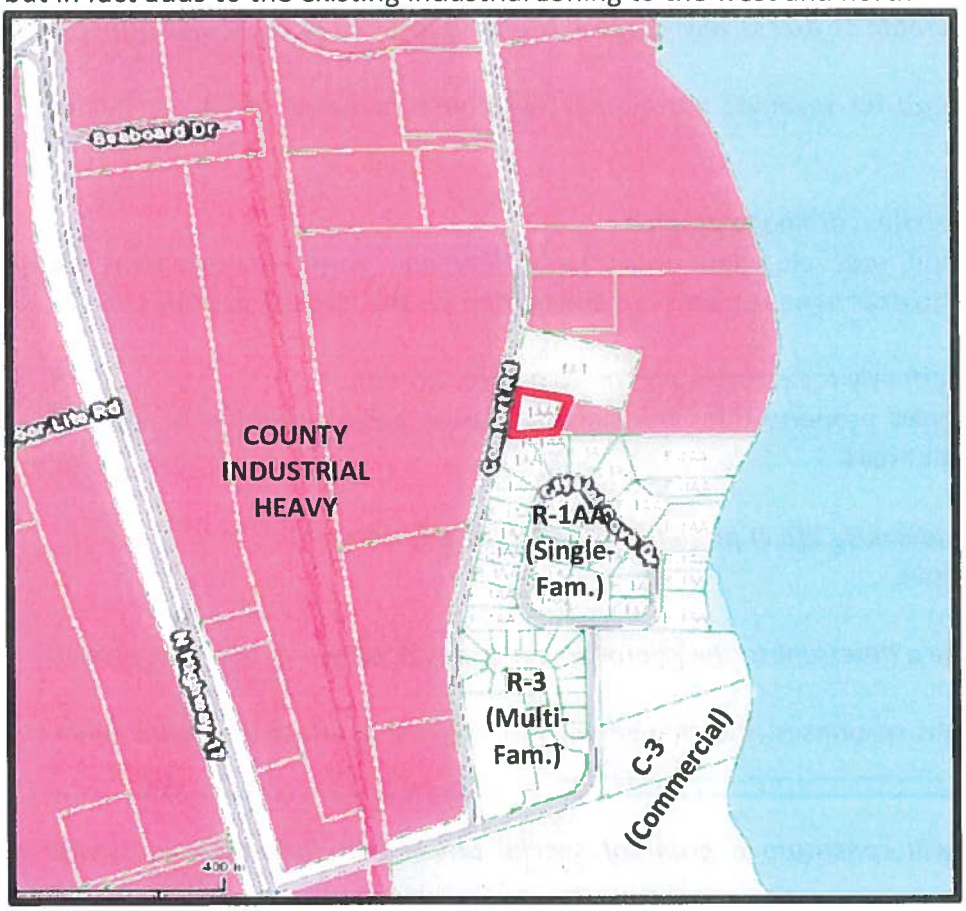


Figure 3: Zoning Map designations in vicinity

c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
Staff Comment: As noted above, this action would not create an isolated zoning district.

d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
Staff Comment: Roadway capacity is available on area roadways and the impacts of the use on road and utility capacity will be negligible, particularly since the uses are already present.

e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
Staff Comment: See response to c. above.

f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
Staff Comment: Staff is not aware of any changed conditions that make this amendment necessary.

g. Whether the proposed change will adversely influence living conditions in the neighborhood.
Staff Comment: Rezoning the properties to a designation similar to the adjacent zoning and better fitting the existing use will not adversely affect neighborhood living conditions.

h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
Staff Comment: The property proposed for rezoning are already developed and thus traffic congestion or public safety will not be affected.

i. Whether the proposed change will create a drainage problem.
Staff Comment: All development and redevelopment must meet City and water management district stormwater retention requirements. No drainage problems are anticipated for the already-existing use.

j. Whether the proposed change will seriously reduce light and air to adjacent areas.
Staff Comment: The already-developed property does not have excessive height, density, or intensity to reduce light and air to existing adjacent areas.

k. Whether the proposed change will adversely affect property values in the adjacent area.
Staff Comment: See response to g. above.

l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
Staff Comment: Based on the previous responses, the change will not negatively affect the development of adjacent properties.

m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
Staff Comment: Providing a FLUM and zoning designations to a property that is similar to the designation of surrounding properties is not a grant of special privilege.

n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
Staff Comment: despite being "trumped" by the industrial land use, the residential zoning does not allow the existing use.

o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.
Staff Comment: The property is not out of scale with the neighborhood and City.

p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.
Staff Comment: Not applicable.

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 Comment: Not applicable.

STAFF RECOMMENDATION

As demonstrated in this report, this application meets applicable future land use amendment and rezoning criteria. Staff recommends approval of rezoning from R-1AA to M-1 for 161 Comfort Rd.

Case 15-30: 163 Comfort Rd.
Request to Annex, Amend Future Land Use Map and Rezone
Applicant: Building & Zoning Dept.

STAFF REPORT

DATE: July 24, 2015

TO: Planning Board members

FROM: Thad Crowe, AICP
Planning Director

APPLICATION REQUEST

To annex, amend FLUM, and rezone the property below from County industrial to City (single-family) residential. Public notice included legal advertisement, property posting, and letters to nearby property owners (within 150 feet). (There is a companion amendment for this property for the developed site to the west to be rezoned from residential to industrial (the property already has industrial land use, which "trumps" zoning.) City departments had no objections to the proposed actions.

Figure 1: Site and Vicinity Map (property outlined in red, properties within City shown with purple overlay)

PROJECT ANALYSIS

Annexation Analysis

Florida Statute 171.044 references voluntary annexation requirements and requires that property proposed for annexation must meet two tests. First, properties must be contiguous to the annexing municipality and second, properties must also be "reasonably compact."

Contiguity. F.S. 171.031 provides a definition for contiguous and requires that boundaries of properties proposed for annexation must be coterminous with a part of the municipality's boundary. As indicated in Figure 1, the property is contiguous to the City limits, which are to the south and north.

Compactness. The statute also provides a definition for compactness that requires an annexation to be for properties in a single area, and also precludes any action which would create or increase enclaves, pockets, or finger areas in serpentine patterns. Annexing the property meets the standard of compactness as it is does not create an enclave, pocket, or finger area, as evidenced by the map to the right.

Figure 3: Vicinity (purple-shaded properties are in City)

Future Land Use Map Amendment Analysis

Criteria for consideration of comprehensive plan amendments under F.S. 163-3187 are shown in italics below (staff comment follows each criterion, and comprehensive plan extracts are underlined).

List Goals, Objectives, and Policies of the Comprehensive Plan that support the proposed amendment.

The proposed amendment is in keeping with the following objective and policies of the Comprehensive Plan, and does not conflict with other plan elements.

Policy A.1.9.3

A. Land Use Districts

1. Residential

Residential land use is intended to be used primarily for housing and shall be protected from intrusion by lar uses that are incompatible with residential density. Residential land use provides for a variety of land u densities and housing types.

Low Density (1730 acres) - provides for a range of densities up to 5 units per acre.

Staff Comment: the property is now in the County's Industrial FLUM category, which allows nonresidential uses limited by a Floor Area Ratio of 1.0 [1] and a maximum impervious surface [2] ratio of 85%. The City's RL

[1] Floor Area Ratio is a measurement of intensity defined as the size of the property divided by the square footage of a building. For example a FAR of 1.0 allows a building of 43,560 square foot on a lot of the same size.

[2] Impervious surface is the area that will not absorb rainwater, including paved areas, building areas, and pond/water areas.

Rezoning Analysis

Per Section 94-38 of the Zoning Code, the Planning Board shall study and consider the proposed zoning amendment in relation to the following criteria, which are shown in *italics* (staff comment follows each criterion).

1) When pertaining to the rezoning of land, the report and recommendations of the planning board to the city commission required by subsection (e) of this section shall show that the planning board has studied and considered the proposed change in relation to the following, where applicable:

a. Whether the proposed change is in conformity with the comprehensive plan.

Staff Comment: as previously noted, the application is supported by the Comprehensive Plan.

b. The existing land use pattern.

Staff Comment: in zoning terms the property is located in a transitional area between the very intensive industrial uses and low intensive residential uses, not to mention a riverfront resort. One of the problems with the historical lack of coordination between City and County is the clash of land uses like this without an element of transitional (less intense) zoning and even open space and buffers serving to reduce noise, traffic, dust, and odor impacts. As this lot is adjacent to residential uses it will help to buffer the three adjacent residential uses from industrial use impacts.

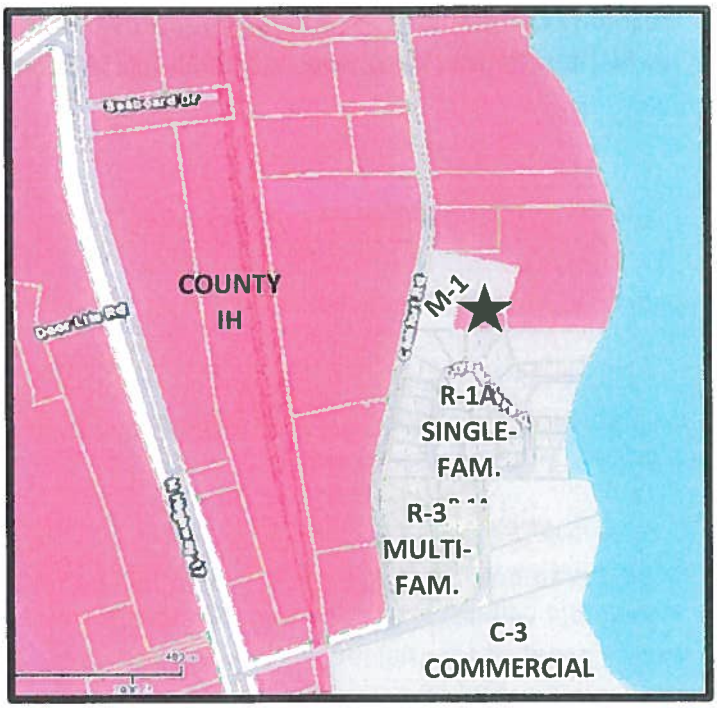


Figure 4: Vicinity Zoning

c. Possible creation of an isolated district unrelated to adjacent and nearby districts.

Staff Comment: while properties to the north, east, and west have industrial zoning, properties to the south have single-family residential zoning. Therefore no isolated zoning district would be created.

d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.

Staff Comment: a single-family home would have minimal impacts on public facilities.

e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

Staff Comment: see response to c. above.

f. Whether changed or changing conditions make the passage of the proposed amendment necessary.

Staff Comment: not applicable.

Staff Comment: not applicable.

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 Comment: not applicable.

STAFF RECOMMENDATION

As demonstrated in this report, this application meets applicable annexation, future land use amendment, and rezoning criteria. Staff recommends approval of the annexation, amendment of Future Land Use Map category to RL (Residential, Low), and rezoning to R-1AA (Single-Family Residential) for 163 Comfort Rd.

Note: 163 - Annex. FLUM + Rezone Both Parcels

Application for annexation, amendment to the Future Land Use map and rezoning

Application Number: PB - 15-30
Date Received: _____
Hearing date: 8/4/15

This application must be **typed or printed in ink** and submitted with any required attachments. *Please submit this application with the required attachments and the applicable application fee. $600.00 (With a waiver allowed by the City Manager with the written findings that the annexation will substantively and positively impact one or more of the following: Utility system efficiency, utility system revenue enhancement, environmental protection, or fiscal relief).*

Small Scale Amendment:** (up to 20 acres) **$1350.00, Rezoning with a concurrent small- scale Future Land Use Map Amendment: $1250.00

Large Scale Amendment:** (over 20 acres) **$2200.00, Rezoning with a concurrent large-scale Future Land Use Map Amendment: $2300.00.

RECEIVED
MAR 10

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:	2. Parcel Number:	3. Current Property Use:
161 - 163 Comfort Rd Palatka FL. 32177	161 Comfort Rd 37092600000600062. → Residential 163. Comfort Rd - 37092600000600061 → Heavy Commercial	
4. Current Land Use Designation:	**5. Requested Land Use Designation:**	**6. Required Attachments:**
	Business / Residential.	☐ Legal Description ☐ Letter of Authorization* ☐ Copy of Recorded Deed ☐ Fees ☐ Project Narrative** ☐ Supplementary Information*** ☐ Site Map for display ad**** ☐ Site Plan***** ☐ Survey
7. Current Zoning Designation:	**8. Requested Zoning Designation:**	
161 - Residential 163 - Heavy Industrial	161 → Heavy Industrial 163 → Residential. R-1AA	
9. Acreage to be considered for request:	**10. Number, types & square footage of structures on property:**	

Reason for annexation request: To have 161 - Comfort Rd as Commerical and 163 Comfort Rd as Residential - Both Parcels registered under City of Palatka

William Reed **Property Owner Name**	**Agent Name**
Rumpcrete America Inc. **Property Owner Address**	**Agent Address**
161/163 Comfort Rd Palatka FL. 32177 **Phone Number** 716-912-7867	**Phone Number**

Email Address: _____

* 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 ½" x 3" with nearest intersecting streets shown and named.

***** Site Plan: Detailed project drawing

10. This application submitted by:

Signature of owner(s): William L. Reed

Print owner(s) names(s): William L. Reed

Signature of Agent(s): _____

Print Agent(s) names: _____

STATE OF Florida

County of Putnam

Before me this day personally appeared Reed William who executed the foregoing application and acknowledged to and before me that DL# 142408484 executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 10th day of March A.D. 2014.

NOTARY PUBLIC STATE OF FLORIDA
KE'ONDRA WRIGHT
MY COMMISSION # FF 062337
EXPIRES: February 11, 2018
Bonded Thru Budget Notary Services

K. Wright
Notary Public

My commission expires: 2/11/18 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	8. Surrounding property owners	9. Legal Ad Ran:	10. Attachments Reviewed:
Date:	notices sent:	Date:	☐ Letter of Authorization*
By:	Date:		☐ Legal Description
			☐ Copy of Recorded Deed
	By:	Date:	☐ Fees
			☐ Project Narrative**
			☐ Supplementary Information***
			☐ Site Map for display ad****
			☐ Site Plan*****
			☐ Survey

City Commission Hearing Date:

Access Easement required (24' W) from roadway through

Case 15-31
Request for Conditional Use
Wall Graphics: 220 St. Johns Ave.
Applicant: William B Snyder, on behalf of the Conlee-Snyder Mural Committee

STAFF REPORT

DATE: July 28, 2015

TO: Planning Board Members

FROM: Thad Crowe, AICP
Planning Director

APPLICATION REQUEST

To consider a request for a conditional use for wall graphics, in this case murals, on west building wall at 220 St. Johns Ave. (a.k.a. 105 N. 3rd St.). Public notice included newspaper advertisement and property posting.

APPLICATION BACKGROUND

This application is for a mural series on a single wall on this building. The theme of the mural is the travels of 18th century naturalist William Bartram.

The Sign Code allows for wall graphics through the conditional use process when mural space exceeds 25% of a building wall. A conditional use is a use that would not be appropriate generally or without restriction throughout a zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare.

Figure 1: Proposed location – on west end of 220 St. Johns Ave. building

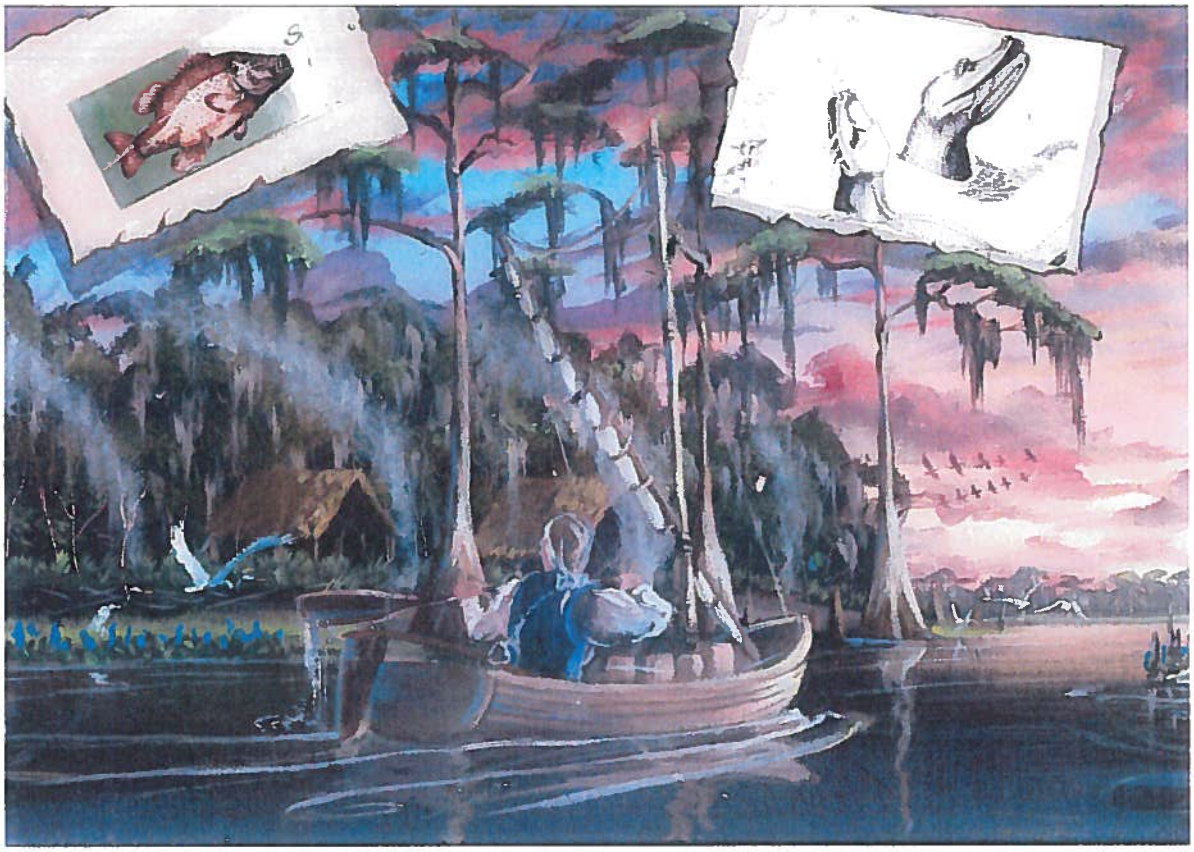


Figure 2: "mock-up" of proposed panel on building wall

PROJECT ANALYSIS

The following criteria are used for evaluation of conditional uses.

a. *Compliance with all applicable elements of the comprehensive plan.*

Staff Comment: the application is not in conflict with goals, objectives, and policies of the Comprehensive Plan.

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.*

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.*

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

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

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

Staff Comment: these criteria are not applicable

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.*

Staff Comment: as with other murals downtown, the William Bartam mural depicts events or people that are associated with the City's past and help to foster a sense of community pride and interest in local history. Staff supports the proposed mural.

h. Required yards and other open space.
j. Any special requirements set out in the schedule of district regulations for the particular use involved.
k. The recommendation and any special requirements of the historic preservation board for uses within the HD zoning district.

j. Appropriate conditions and safeguards in conformity with the Zoning Code.
Staff Comment: not applicable.

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

Staff Comment: see g. above.

Relevance of application to number of similar uses in regard to the area, location or relation to the neighborhood, and how the use would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare.
Staff Comment: Staff believes that this location is relatively close to, can benefit from, and contribute to other downtown murals. The increasing collection of murals will help to tell the City's story and increase resident and visitor interest in local history.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Conditional Use for the William Bartam mural at 220 St. Johns Ave., to be located on the west wall of the building in keeping with the design as depicted in the submitted rendering.

Case 15-32
Request to Amend Comprehensive Plan Text
(Capital Improvement Element)
Applicant: Building & Zoning Dept.

STAFF REPORT

DATE: July 28, 2015

TO: Planning Board members

FROM: Thad Crowe, AICP, Planning Director

Staff requests that the Board table this itme to the September 8 2015 meeting to allow for more time for further refinement.

Pam Sprouse

From: Jonathan Griffith
Sent: Monday, July 27, 2015 3:00 PM
To: Thad Crowe
Cc: Pam Sprouse
Subject: Booker Park Planning Board Item
Attachments: FRDAP_2015_Budget_Booker_Park__Palatka.doc

Mr. Crowe:

The City is preparing a grant application to the Florida Recreation Development Assistance Program (FRDAP) for improvements to Booker Park. See attached a proposed budget application for Booker Park for the 2016-2017 FRDAP cycle. This application includes the renovation of two (2) basketball courts and the development of parking, lighting, landscaping, signage and a multi-use court (basketball, tennis and volleyball). There is no match required for this grant. Staff requests the planning board hear the proposal and provide input on the final site plan configuration. It will also be necessary for the planning board to take action in support of the grant application and to modify the City of Palatka Capital Improvement Plan.

Respectfully,

Jonathan C. Griffith

City of Palatka
201 North Second Street
Palatka, FL 32177
Phone: 386.916.3163 ext 325
www.palatka-fl.gov

CITY OF PALATKA

Booker Park

2015 Application Cycle

Renovation	**Points**	**Cost**
Basketball Court – resurface two (2) existing courts		$ 7,000.00

Construction	**Points**	**Cost**
Basketball Court – add a multi-use basketball court		$ 23,000.00
Support – add additional fencing, signage and lighting		$ 5,000.00
Landscaping – install canopy trees and buffer landscaping		$ 5,000.00
Parking- clear land and develop paved handicap and grass overflow parking area		$ 10,000.00

Total		**$50,000.00**

Notes:

Pam Sprouse

From: Jonathan Griffith
Sent: Monday, July 27, 2015 3:00 PM
To: Thad Crowe
Cc: Pam Sprouse
Subject: Hank Bryan Park Planning Board Item
Attachments: FRDAP_2015_Budget_Hank_Bryan_ Palatka.doc

Mr. Crowe:

The City is preparing a grant application to the Florida Recreation Development Assistance Program (FRDAP) for improvements to Hank Bryan Park. See attached a proposed budget application for Hank Bryan Park for the 2016-2017 FRDAP cycle. This application includes the renovation of three (3) basketball courts and the development of parking, lighting, landscaping,, benches and signage. There is no match required for this grant. Staff requests the planning board hear the proposal and provide input on the final site plan configuration. It will also be necessary for the planning board to take action in support of the grant application and to modify the City of Palatka Capital Improvement Plan.

Respectfully,

Jonathan C. Griffith

City of Palatka
201 North Second Street
Palatka, FL 32177
Phone: 386.916.3163 ext 325
www.palatka-fl.gov

CITY OF PALATKA

Hank Bryan Park

2015 Application Cycle

Renovation	**Points**	**Cost**
Basketball Court – renovate three (3) existing courts		$ 35,000.00

Construction	**Points**	**Cost**
Support – add additional fencing, signage, benches and lighting		$ 6,000.00
Landscaping – install canopy trees and buffer landscaping		$ 4,000.00
Parking- clear land and develop paved handicap and grass overflow parking area		$ 5,000.00

Total		**$50,000.00**

Notes: