CITY OF PALATKA
PLANNING BOARD AGENDA
September 1, 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 15-29 **A** request to rezone from R-1AA (Single-Family Residential) to M1 (Light Industrial), located at **161 Comfort Rd**. (tabled from August 4, 2015).
Owner: Pumpcrete America

6. NEW BUSINESS:

Case 15-33 EAR (Evaluation Appraisal Report) of the Comprehensive Plan: approval of Major Issues.

Case 15-34 Administrative request to amend Planning Code Article II and Zoning Code Article II, Division 2; transferring Zoning Board of Appeals duties to the Planning Board.

7. OTHER BUSINESS

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.

PALATKA PLANNING BOARD DRAFT MINUTES

July 7, 2015

Chairman Sheffield opened the meeting and recognized Mr. Terry Suggs, Palatka's new City Manager. Mr. Suggs greeted the Board, noting that he had an extensive background working with local government and planning boards. He commended the Board for volunteering and having to sometimes make tough decisions. He said that his door as the City Manager is always open and to not hesitate to call upon him.

Roll Call: Members Present; Chairman Daniel Sheffield, Anthony Harwell, Joseph Petrucci, Earl Wallace, and Tammy Williams. Members absent: George DeLoach, Charlie Douglas, and Vice-Chairman Joe Pickens.
Staff present; City Attorney Don Holmes, Planning Director Thad Crowe, Recording Secretary Pam Sprouse.

Motion made by Mr. DeLoach and seconded by Mr. Petrucci to approve the minutes from the April 7, 2015 meeting. Motion carried unanimously. Motion carried.

Chairman Sheffield read the appeal procedures and requested that any ex-parte communications be expressed prior to each case.

Case 15-22: A request to annex, amend the Future Land Use map from Putnam County US (Urban Service) to RL (Residential Low-Density) and rezone from Putnam County R-1A (Single-family Residential) to R-1A (Residential, single-family).
Location: 416 Mission Rd.

Mr. Crowe gave a PowerPoint overview of the request explaining that this request was made by the property owner for a volunteer annexation which is required if the property owner is contiguous and would like to have City utilities. The City is proposing low density land use and zoning, just like it is now in the Putnam County. Mr. Sheffield asked staff to identify the vertical yellow strip on the site map. Mr. Crowe replied that was a drainage easement. He said the property meets annexation criteria, is contiguous with the City's limits and compactness, as it is adjacent to city limits to the north and east. Mr. Crowe explained that this property is within an enclave which the City is chipping away at little by little as supported by the Comprehensive Plan. City water is available for this property. Staff recommends approval of the request to annex, the Future Land Use Amendment to Commercial, and rezoning to R-1A (Residential Single-Family).

Chairman Sheffield opened the public comments section of the item, and since no individuals addressed the Board, he then closed the public hearing.

Motion made by Mr. Deloach and seconded by Ms. Williams to approve the request as recommended by staff. All present voted in the affirmative. Motion carried.

Case 15-23: A request to annex and amend the Future Land Use map from Putnam County US (Urban Service) to Commercial.
Location: 301 S. Palm Ave. (107 Mungin St.)

Mr. Crowe gave an overview of the request noting that it included a voluntary annexation in which the property owner is contiguous to the City and would like to have City utilities. This property is located at the intersection

of S. Palm Ave and Mungin St., next to Johnson-Overturf Funeral Home which is south of this property. First Coast Community Credit Union is across S. Palm Ave and so is the office/retail complex recently approved for the Putnam Academy of Arts and Science. He referenced the next agenda item as a companion item that includes this parcel combined with two other parcels in a Planned Unit Development to accommodate the existing bread store's expansion across Mungin St. There is a doctor's office located on 107 Mungin and the other two parcels are undeveloped. The doctor's office will remain on the property and the small tax office in the back will be removed. The applicant would like to bring the property into the City limits and assign to commercial land use essentially and the companion amendment which is the next case - a PUD rezoning. This case will focus on just the annexation and the Future Land Use map. The property is now in the Putnam County Future Land Use Map (FLUM) category of Urban Service" and has County C-1 (neighborhood commercial) zoning. This sets the stage for the PUD as the bread store has operations like warehousing and distribution that are not normally allowed as principal or accessory uses in neighborhood commercial zoning. However it should be noted that these uses are already operating and will be better designed and located in the PUD. The proposed commercial FLUM is compatible with the Palm Ave. corridor. The annexation criteria call for the property to be contiguous with the City limits and also to be compact. The property is compact and is adjacent to City limits to the west, north and south. Mr. Crowe explained that this property is within a larger County enclave and the City is chipping away at these enclaves called for in the Comprehensive Plan. There are available City utilities for these parcels. Staff recommends approval for the request to annex and amend the Future Land Use map from Putnam County US (Urban Service) to Commercial.

Mr. Douglas recused himself from this case and the next case due to ex-parte communications and the fact that he represents the Johnson-Overturf Funeral Home.

Chairman Sheffield asked Mr. Crowe if the letter that Mr. Harwell submitted addressed this case or the next case. Mr. Crowe advised the Chairman that this letter submitted addressed the next case.

Chairman Sheffield opened the public comments.

Tim Healey, Frontier Engineering, 803 N Howard St., Tampa, FL, spoke on behalf of the owner stating that the land use amendment will bring be an improvement and enhance the area than what is currently out there now. He added that the project will create jobs for this area, will result in a well-landscaped area, and will be compatible with the neighborhood. He said the new use would be less than 50 feet from the current bread store. He thanked the Board for hearing the case and said he could answer any questions.

Chairman Sheffield asked Mr. Healey if the existing bread store would stay in operation. Mr. Healey replied no. Chairman Sheffield asked if the existing bread store would be demolished. Brad Shirley, Joe Mar Development, 1180 Ponce DeLeon Ave., Clearwater, FL, was recognized by the Chairman and said that Flowers did not own the building and he was not aware of what the owner would do with it. Chairman Sheffield asked if the lease was ending and Mr. Shirley answered in the affirmative.

Chairman Sheffield closed the public comments.

Motion made by Mr. Deloach and seconded by Mr. Petrucci to approve the request as recommended by staff. All present voted in the affirmative. Motion carried.

Case 15-24: A request to rezone from Putnam County C-1 (Commercial, Neighborhood) to PUD (Planned Unit Development).

Location(s) 107 Mungin St.; 300 Poinsetta Ave. and unassigned parcel 12-10-26-7000-0050-0030

Mr. Crowe explained the surrounding uses as well as the existing use and stated that the main reason for the PUD is to allow for a higher level of warehouse and distribution activity than would normally be associated with retail zoning. The facility will house six bays for distributors who will stock area groceries and stores, while the retail store will function in the front building. A second phase of the PUD would add three more bays. This request complies with the Comprehensive Plan in that the Commercial Future Land Use Map (FLUM) category allows for the more intensive accessory uses of warehouse and distribution. He added that compatibility with adjacent uses was looked at extensively. Staff has recommended upgraded landscaping and buffering including a mirrored image of the rear buffer trees along the west side of the stormwater area which to further reduce truck noise. Upgraded architecture is another benefit of the project. There is adequate roadway capacity and other public facilities and Staff believes it makes sense to see this happen in this area rather than other more remote areas in the City. This is not an out of scale development for this area and that the neighborhood will benefit from the additional storm water retention as drainage is rudimentary in this area.

Mr. Crowe said that Staff recommends approval of the request with the following conditions: the development shall be largely in keeping with the site plan as submitted; waivers shall be limited to those stated in table 3 of the staff report; the project shall commence within two years of approval or the zoning shall lapse; Phase two approval shall lapse five years after the project Certificate of Occupancy, commencement after that time shall require a major modification of the PUD; tractor trailer trucks shall be limited to one per day; plant shade tree within right-of-way buffer adjacent to northeast parking row; provide and install landscape plan for storm water area with appropriate plantings that will increase screening effect and reduce truck noise, including mirroring the rear buffer trees along a berm at the east end of the storm water area; parking spaces within 50% of drip line of tree shall be pervious pavement, and construction will proceed carefully within that area with assistance of an arborist or landscape architect to ensure proper root and limb cutting; provide shade tree (deciduous or evergreen) in place of proposed understory trees within south and north buffers; provide evergreen trees along rear buffer adjacent to residential area (proposed as deciduous); hours of operations shall be 7 a.m. to 7 p.m., with exceptions allowable for documented unusual vehicle delay problems accompanied by scheduling deadlines; and limitation of one semi-trailer truck visitation per day, with an additional daily visitation in documented cases involving unusual scheduling and vehicle delay problems. Other delivery trucks limited to box trucks under the weight of 15,000 pounds. Mr. Crowe advised the board that they have the ability to change the time restrictions to something the board seems more reasonable.

Mr. Shirley explained that the same exact operations that are currently going on are planned to continue. He added that the retail store currently does really well, however it has no landscaping, the parking is non-conforming and people are backing up out onto Palm Ave. now, so this will be an improvement.

Mr. Crowe address some of Mr. Harwell's concerns stated in his letter submitted to the Board: he said that the point of a PUD is to allow Code flexibility in exchange for a definitive public benefit. The Board in the past had voted to reduce the size requirements for a PUD from 5 acres to zero, thus the Board has the ability to allow for a small PUD when a development is running into problems encountered on a tight urban site. The PUD approval conditions will carry the same density provided for in an individually designated zoning district, allowing some flexibility from the zoning code while requiring higher standards that are a tangible public benefit. In this case particularly, additional landscape and buffering as well as a larger than required green space. There is also recommended a fencing, chain link or black decorative with shrubbery around the dry mention area which should soften the area.

Chairman Sheffield stated that the site plan showed a septic tank and green field north of the retail building and asked if this project would be tied into the sewer? Mr. Crowe advised that the Comprehensive Plan would require the applicant to hook up to the City's utilities when proximate to such lines. Mr. Shirley said that the lines were not close enough to allow for sewer connection, but the low impacts of the proposed use was conducive to continuing a small septic system until such time as the lines were extended into the vicinity. Mr. Sheffield also asked if the dumpster would be located near the retention area. Mr. Shirley answered affirmatively. Mr. Sheffield asked if the parking places on the north side of the Doctor's office are existing spaces and Mr. Crowe answered in the affirmative.

Mr. Petrucci asked what kinds of evergreen would be recommended. Mr. Crowe advised that basically any tree that does not lose its leaves.

Discussion turned to the hours of operations. Mr. Shirley said that the hours of the retail store from are generally from 9:00 am to 6:00 pm. Delivery and pick up times may vary during holidays, peak times, and particularly during inclement weather. The large truck would almost never arrive after midnight, and the smaller delivery trucks would rarely arrive before 5 AM. Mr. Crowe noted that the hours could be adjusted to reflect this, and that proposed PUD language allows for limited variance from hour limitations with documented justification.

Mr. Healey said that Mr. Crowe recommended that the existing office building that is currently on the property should be retained, and the applicant accepts that. He said that it will also act as an additional visual buffer for the warehouse building from Palm Ave. and that they plan to remove the grandfathered parking area and turn it into a green area.

The Chairman reopened the public hearing to allow C.L. Overturf, Overturf Funeral Home, to address the Board. Mr. Overturf said he wanted to be a good neighbor but that the design of this project needs to be considerate to the adjacent funeral home use due to the sensitive nature of this business. Mr. Healey responded that the building will be attractive and explained that the construction is split-face, tilt-up with a smooth finish. In terms of traffic, this is probably one of the lowest trip generators compared to an office building or straight retail.

The Chairman closed the public hearing and Mr. Crowe summarized potential additions to staff recommendations based on what was expressed by the Board, including adding 80% opacity requirement for buffers adjacent to residential uses, changing the trees on the funeral home side of the building from shade to understory, no use of fork lift, and revision of delivery truck start from 5 a.m. with semi-tractor trailer trucks delivering no later than 12 a.m.

Motion made by Mr. Petrucci and seconded by Mr. DeLoach to approve the request as recommended by staff with the following amended conditions; revision of delivery truck start from 5 a.m. with semi-tractor trailer trucks delivering no later than 12 a.m., adding 80% opacity requirement for buffers adjacent to residential uses, changing the trees on the funeral home side of the building from shade to understory an no use of mechanized ware house equipment. All present voted in the affirmative. Motion carried.

Case 15-25 A request for rezoning from M-1 (Light Industrial) to PUD (Planned Unit Development).
Location: 405 – 409 Pine St. All present voted in the affirmative.

Chairman Sheffield advised the Board members that Staff has requested to table this item to allow the applicant additional time to present their request.

Motion made by Mr. DeLoach and seconded by Ms. Williams to table this request until the next scheduled meeting. All present voted affirmative. Motion carried.

OTHER BUSINESS

Mr. Crowe advised that there has been a Supreme Court ruling that seems to steer jurisdictions to make their sign code more uniform.

Motion to adjourn by Mr. DeLoach and seconded by Mr. Douglas. Meeting adjourned.

Case 15-29: 161 Comfort Rd.

Administrative Request to Rezone

Applicant: Building & Zoning Dept.

STAFF REPORT

DATE: August 21, 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.

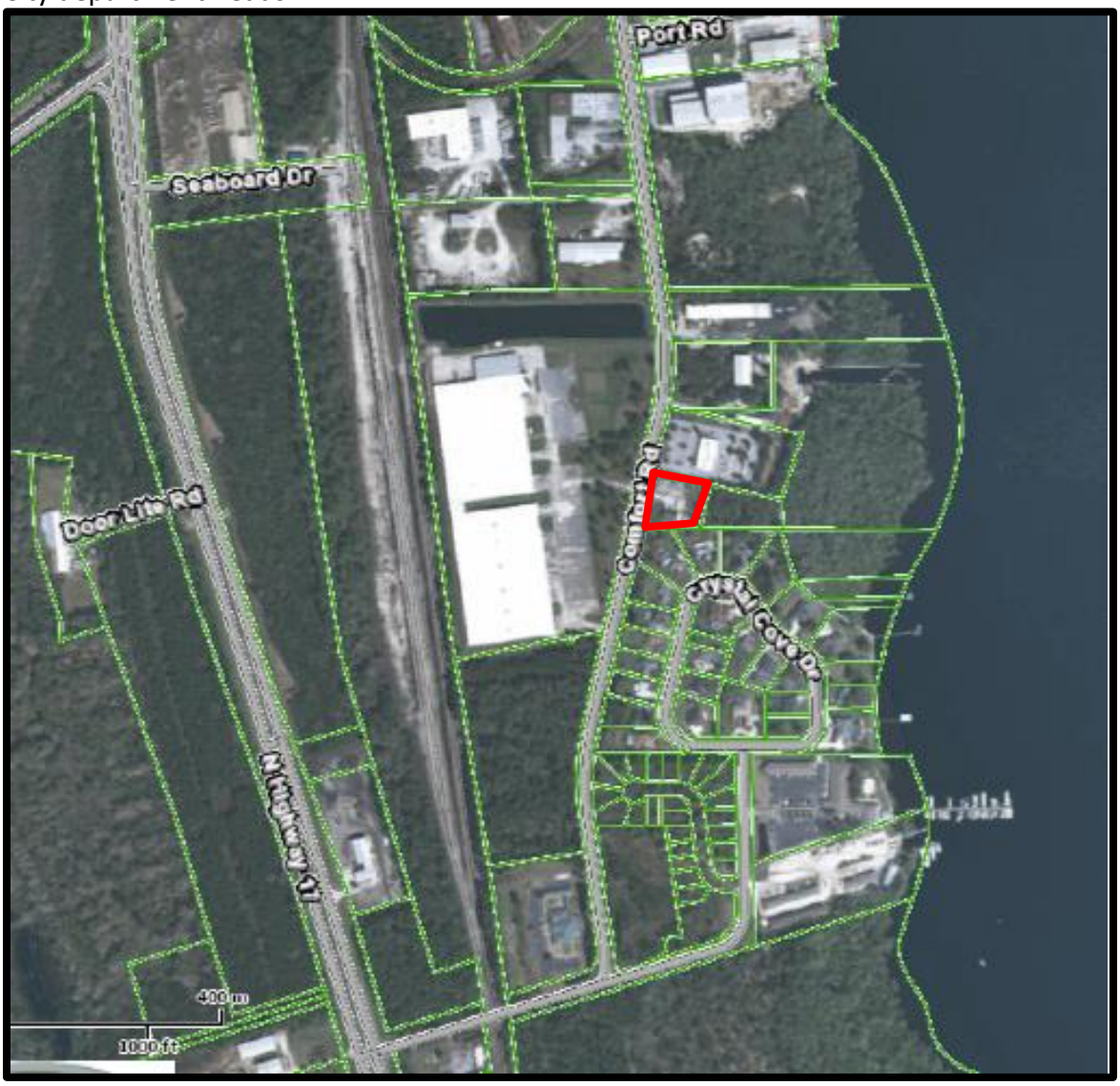

Figure 1: Site and Vicinity Map

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 15-33

Evaluation and Appraisal Report of the Comprehensive Plan

Applicant: Building & Zoning Dept.

STAFF REPORT

DATE: August 25, 2015

TO: Planning Board members

FROM: Thad Crowe, AICP
Planning Director

Florida Statute 163.3167 requires that all municipalities and counties "adopt and amend comprehensive plans to guide their future development and growth." These plans are updated every seven years, except that in 2011 the Florida Legislature delayed Palatka's plan amendment deadline until July of 2016 (jurisdictions across the state are on a staggered schedule). The plan amendment process, known as the Evaluation and Appraisal Report (EAR) was actually completed in 2011, with a recommendation by the Planning Board and first reading approval by the City Commission. However this was at the same time that the Legislature pushed back the EAR date, and the Commission withdrew the item. In the five years since the EAR was crafted, conditions in Palatka have not changed – poverty and unemployment is still high, the pace of development is a trickle, and the economy is largely dependent on a few key private and public entities. The City is fiscally constrained by a low tax base, which severely limits resources for public initiatives such as an ambitious comprehensive plan.

The attached EAR report is an updated version of what was previously provided to the Board. Staff has concentrated on updating Sections A (Introduction), B (Comprehensive Plan Elements Revisions), C (Major Issues), and D (Assessment). This EAR proposes two tracks: first the re-stating of major issues and new accompanying plan revisions for these issues, and second the identification of mostly "housekeeping" revisions to plan goals, objectives, and policies of all elements found in Section B, except for Transportation and Recreation and Parks, which will be considered by the Board at a future meeting.

In the EAR workshops major issues were identified in an exercise known as "asset mapping" which is a positive approach that replaces the traditional deficits-focus on a community's needs and problems. The asset mapping approach starts with what is present in the community, concentrates on the agenda-building and problem-solving capacity of the residents and stakeholders, and stresses local determination, investment, creativity, and control. Participants in the EAR Issues workshops identified City assets as arts activities, facilities, and programs; downtown and historic resources; and greenways and trails. Challenges identified during these workshops included the need to develop an effective economic development program that capitalizes on these assets and to also grapple with difficult issues such as transportation mobility and urban service provision and annexation. The following major issues were identified as important in revising the Comprehensive Plan: Historic Preservation, Economic Development, Transportation Level of Service, Trails and Parks, and Annexations / Municipal Boundaries. The attached EAR material does not include updated sections on Transportation and Trails and Parks, which will be considered at the next Board meeting.

This item is presented as the first step in reviewing the EAR - action in the form of a vote will occur at a future Planning Board meeting.

Section A: Introduction

Purpose

The purpose of the Evaluation and Appraisal Report (EAR) for the City of Palatka's Comprehensive Plan is to examine and evaluate how well the Plan is serving the municipality since its adoption in 2008. The EAR process provides flexibility with regard to how the City may address its major local issues, as well as how the plan could be tailored to reflect recent changes in the community. Specifically, the purpose of the EAR process is to:

- Identify major issues for the community
- Review past actions of the local government in implementing the Plan with respect to the major issues since the last EAR
- Assess the degree to which the Plan objectives have been achieved as they relate to the major issues
- Assess shortcomings and successes of the Plan
- Identify ways that the Plan should be changed
    - Respond to changing conditions and trends affecting the local community
    - Respond to the need for new data
    - Respond to changes in state requirements pertaining to growth management and development
    - Respond to changes in regional plans
- Ensure effective intergovernmental coordination

City Profile:

The City is an incorporated municipality located in the east central part of Putnam County, which is an interior county located in the northeast Florida region. The City was chartered in 1853, soon after Putnam County became the 28th Florida County in 1849. Palatka is approximately 5.2 miles from north to south and 6.0 miles from west to east, and has an approximate land area of 5,253 acres, or 8.21 square miles. The City is located within a predominantly rural county and surrounding land uses include pine flatwoods, planted pine, temperate hammock, wetlands, and low density single family units. Additionally, the St. Johns River forms the eastern boundary of the City.

There are four major roadways that access the City from various directions: S.R. 19 runs north-south through the City and terminates at U.S. 17; S.R. 100 and S.R. 20 run east-west through the City before merging near the Memorial Bridge; and U.S. 17 merges with S.R. 100 in the northwestern quadrant of the City and runs east through the City and across the river.

The City has the largest incorporated population in Putnam County, with its 10,418 persons (2015 estimates from Bureau of Economic and Business Research, University of Florida) representing 14.4% of the estimated US Census 2014 county population of 72,143. This is a 1.3% decrease from the official 2010 US Census population of 10,558.

Specific attributes that distinguish the City from other surrounding communities is its proximity to the St. Johns River. The St. Johns River is the largest river wholly within the State of Florida. The river is a valuable recreation resource which provides many opportunities for aquatic activities such as boating and fishing. Many pleasure craft ply the river south of Jacksonville, going as far as Sanford. The channel is well-marked by lights and day beacons, and is comparatively easy to navigate with the aid of charts. Commercial traffic is light and consists of barges hauling petroleum products for oil company distributors and fuel oil for power plants; the oil barges are loaded at Jacksonville and towed to Palatka and Sanford. The Boathouse Marina, southwest of the Memorial (U.S. 17) bridge, has good facilities for yachts with over 30 berths with water and electricity at finger piers. Gasoline and limited marine supplies are available. The City pier, just northeastward of the marina, has overnight berths, electricity, and water. The City's Riverfront Park has undergone a recent transformation with the utilization of $2 million in federal and local CRA tax increment funds to revitalize landscaping and plant street trees, reorganize and increase public parking, install decorative street and sidewalk pavers, underground utilities, increase boat launch lanes from two to five, and create a kayak soft launch. Upcoming park improvements include a new ship store with public restrooms and and concession restaurant as well as an expansion of the private Boathouse Marina, which will manage the ship store and boat launch area as a public-private partnership. The City has assisted nearby private development projects including the Georgia-Pacific funded St. Johns River Educational and Environmental Center, a 70-room Hampton Inn, and the historic rehabilitation of the 100 block of N. 2nd Street into a retail-residential complex.

Another distinctive geographic feature found in the City is Ravine Gardens State Park, where a ravine with a 60-foot elevation change provides dramatic natural scenery. The park was established in 1933 as a federal Works Progress Administration (WPA) project with the planting of over 95,000 azaleas and 250,000 ornamental plants. Current visitors mostly use the park for walking or jogging the 1.8 mile perimeter loop road. Part of loop road is a "parcourse" or fitness trail with multiple obstacles and physical fitness stations.

Evaluation and Appraisal Report Process:

In 2008 the City was compelled by the now-defunct Florida Department of Community Affairs (DCA) to adopt an updated Comprehensive Plan, after it was found that City staff had failed to transmit adopted Comprehensive Plan Future Land Use Map (FLUM) amendments to DCA. At the time this was a major violation of state growth management laws which without an amended plan would have otherwise resulted in the invalidation of years of FLUM and rezoning amendments. (It should be noted that most of the state growth management laws, including transmittal of small-scale FLUM amendments to the state, were effectively eliminated by the Florida Legislature in 2010.) In 2008 the City quickly adopted a plan to comply with statutes and legitimize previous actions, while pledging to DCA that it would use the state-mandated Evaluation and Appraisal Report (EAR) process to more thoroughly evaluate and amend its plan. This EAR effort was completed by early 2011, with the assistance of staff from the Northeast Florida Regional Council, which functioned as the City's consultant. A series of highly publicized and well-attended visioning workshops were held at the time of the Plan update, and the information gathered during these workshops serves as the basis of the Local Major Issues

within this EAR. The questions below were handled by small groups, which developed answers on a consensus basis, and also utilized a modified S.W.O.T. (Strengths, Weaknesses, Opportunities, and Threats) facilitating technique.

Natural Features

- Where are opportunities to preserve natural features and/or unique characteristics in Palatka?
- What kind of land uses would threaten the natural features or unique characteristics in Palatka? What kind of land uses would be beneficial?

Housing

- Where are opportunities for infill housing?
- What parts of the City are suitable for higher density? Lower density? Multi-family?

Commercial

- Where are opportunities for commercial or industrial infill?
- Where are opportunities for redevelopment?
- Where is commercial or residential development not thriving? Why is it not thriving?

Institutional

- Where are there opportunities for civic, institutional and public facilities (i.e. churches, schools, etc)?

Parks, Recreation and Open Space

- Where have parks not been successful in Palatka? Where are opportunities for parks and open space?
- How should parks and open space be incorporated into the City? In other words, should there be a linear park system throughout the City, or more regional and neighborhood parks?
- Where should parks be located?
- What should parks be composed of as a standard? (e.g., playground equipment, benches, bathrooms, basketball courts, etc.). What should the current City parks look like? Do they need more trees and landscaping? What should newly constructed parks look like?
- How important is a City wide park and recreation system? Does the City need to do a better job in this area? If so, why? Should there be a city wide recreation program? What policies should there be imposed?

Public Utilities

- How should the City address the Urban Service Area?
- Should each City service be addressed separately or include it as a whole?

Transportation

- Does the current transportation system/network meet the needs of today?
- Identify the areas you assess as areas that have major issues today and what are those issues?

Downtown Redevelopment

- List the opportunities and assets of downtown, and separately list the challenges facing downtown redevelopment.
- Identify Downtown Palatka's identity.
- Create a Downtown Vision Statement.

- Identify the successes and shortcomings of the City's North and South Historic Districts, both in terms of regulations and strategies.

Local Major Issues

Based on the input and findings of the public workshops, a preliminary list of Local Major Issues was developed. The general subject areas for these issues were, in no order of importance:

Issue 1: Historic Preservation
Issue 2: Economic Development
Issue 3: Transportation Level of Service
Issue 4: Trails and Parks
Issue 5: Annexations / Municipal Boundaries

A Scoping Meeting was held on March 9, 2010, at the City Commission Chambers, at which time the preliminary list of Local Major Issues was presented and discussed with reviewing agencies and stakeholders. Based on input from the Scoping Meeting, a finalized, more specific list of Local Major Issues was presented to, and subsequently adopted by, both the Local Planning Agency and the City Commission. The City then requested of DCA a written confirmation that these would be the Local Major Issues that would be analyzed by the City. On April 28, 2010, DCA provided written confirmation of the following Local Major Issues:

Issue 1: Historic Preservation and Cultural Arts

The City of Palatka has two previously identified historically significant areas, the North Historic District, also known as Reid's Garden and the South Historic District, also known as the Hammock. The North Historic District is primarily single-family, while the south district is both single-family as well as urban (i.e. downtown) Palatka. Currently, protection of these areas is provided through policies set forth in the Future Land Use Element of the Comprehensive Plan and implemented by historic district regulations found in the Planning Code, a section of the City's Municipal Code.

The historic preservation policies of the Plan compel the City to protect the designated historic resources of the North and South historic districts while providing an exception to protection standards based on economic and practical hardship. In recent years historic preservation has been upheld by the City's Historic Preservation Board and City Commission in the case of historic buildings owned by St. Mark's Episcopal Church, but not in the case of a historic building owned by First Presbytyrian Church, which was approved for demolition through an appeal to the City Commission.

The policies also direct the City to, on an on-going basis, identify and monitor historic resources. This did not occur until 2012 when City staff conducted a re-survey of downtown properties, previously surveyed 35 years ago. The City has applied for a state historic preservation grant to re-survey North and Historic District properties and to survey other potential historic areas such as the Northside and Palatka Heights. It is particularly important for the City to recognize African-American historic properties that have in the past been ignored.

Housing

As previously noted, Palatka's population has stagnated or fallen for many years. The urban area has slowly grown with scattered subdivisions mostly occurring outside of the City limits to the west. This has resulted in an aging housing stock with increasing numbers of substandard units, foreclosed homes, vacant and even abandoned homes, and code enforcement violations. The only subdivision developed in the last twenty years is the 27-unit Crystal Cove single-family development, completely built-out. Just south of this development is a platted and approved 24-unit single-family subdivision, as of yet undeveloped. The 96-unit Cypress Mills Planned Unit Development (PUD) was approved in 2008, during an unprecedented time of expansion of the Jacksonville metropolitan area, a time in which some people prematurely anticipated that Putnam County was the next logical location for regional growth. This PUD has recently expired and the owner is considering shifting from townhome to single-family units that would be more marketable.

A primary problem in housing development is the City's high tax burden, with properties annexing into the City subject to an almost-doubling of ad valorem taxes. For this reason new subdivisions primarily occur in the unincorporated County, often on well and septic and on larger lots, the classic definition of urban sprawl.

Shovel Ready Sites

In order to become competitive for large industries, there is a need for fully entitled, infrastructure ready non-residential lands within the City. Two large industrial sites have been annexed into the City: The Putnam County Business Park and 680 acres of undeveloped lands owned by Plum Creek. The Putnam County Business Park has incomplete infrastructure and is unplatted. The 680 acres of Plum Creek property is undeveloped but has development rights for industrial uses. Very little industrial development has occurred since most industries prefer to move into already developed sites.

Issue 3: Transportation Level of Service

TO BE UPDATED

With the adoption of 2009's Senate Bill 360, Palatka became classified as a Dense Urban Land Area (DULA) community. By extension, the DULA designation institutes a transportation concurrency exception (TCEA) area within the City. As part of the requirements for the TCEA, the City must adopt a mobility plan. Complicating the issue is U.S. 17, a failing, emerging roadway on the strategic intermodal system.

Issue 4: Trails and Parks

TO BE UPDATED

Putnam County is becoming a trail and blueway destination, as noted within the 2009 Putnam County Trails Master Plan. This plan notes that there are 14 existing trail systems with a total length of 188 miles. This does not include the St. Augustine to Lake Butler multi-use paved trail,

Section B: Comprehensive Plan Elements Proposed Revisions

FUTURE LAND USE ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Objective A.1.5 9J-5.006(3)(b)4; F.S. 187.201(16)(a)(b)5 Upon Plan adoption, the City, through implementing the following policies, shall increase public awareness of the historical significance of the City and provide incentives to maintain and restore historically significant areas and structures within the City limits.	**Objective A.1.5** 9J-5.006(3)(b)4; F.S. 187.201(16)(a)(b)5 ~~Upon Plan adoption, t~~The City, through implementing the following policies, shall increase public awareness of the historical significance of the City and provide incentives to maintain and restore historically significant areas and structures within the City limits. ***Note:*** *It is anticipated that as part of the EAR based amendments a new "Historic Preservation Element" will be adopted as part of the Comprehensive Plan* ***Note:*** *The issue of Historic Preservation is more fully addressed in the Local Major Issues section of this EAR document.*
Policy A.1.5.1 9J-5.006(3)(c)8 Historic resources shall be protected through designation as historic sites by the State or City. Such designated sites shall require plan review procedures for proposed alterations or remodeling that will ensure through the permitting process that the proposed activity will neither degrade nor destroy the historical/archaeological significance of the site.	Policy being adhered to. Strengthen Policy through a "Historic Preservation Element."

FUTURE LAND USE ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Policy A.1.5.2 9J-5.006(3)(c)8 Neither the owner of, nor the person in charge of, a structure within a historic district, or a structure that has been designated a national, State or local historical landmark shall permit such structure to fall into a state of disrepair which may result in the deterioration of exterior appurtenances or architectural features so as to produce or tend to produce, in the judgment of the board, a detrimental effect upon the character of the district as a whole or the life and character of the structure in question. Adaptive reuse of historic structures shall be given priority over actions that would harm or destroy the historic value of such resources. Adaptive reuse shall include the permitting of historic structures to be remodeled or rehabilitated for a use that would be non-conforming to adjacent properties so long as the remodeling or rehabilitation does not affect the historical significance of the structure, and the proposed use is, or can be made to be, compatible with adjacent land uses.	Policy being adhered to. Strengthen Policy through a "Historic Preservation Element." ***Note:*** *Revised policy to be moved to the proposed Historic Preservation Element.*
Policy A.1.5.3 9J-5.006(3)(c)8 Proposed development projects shall be reviewed at the time of issuing a building permit to determine potential impacts on known historic sites. Where such construction or other development activity may impact adversely on a historic/archaeological site, the proposed development must provide sufficient buffering (spatial separation, physical wall, or other method approved by the City Planning Board) before a permit is issued.	Policy being adhered to. Strengthen Policy through a "Historic Preservation Element."

FUTURE LAND USE ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Policy A.1.5.4 9J-5.006(3)(c)8 The City shall seek funding and technical support from the Department of State, Division of Historic Resources to review and conduct further field surveys to identify any additional historical/archaeological sites that may exist within the City limits. The City shall update Figure A-2 and the Housing Element Appendix accordingly.	Policy being adhered to. Strengthen Policy through a "Historic Preservation Element." ***Note:*** *Revised policy to be moved to the proposed Historic Preservation Element.*
Policy A.1.5.5 The City shall support public activities which disseminate information regarding the historic significance of the City of Palatka and its historic sites.	Policy being adhered to. Strengthen Policy through a "Historic Preservation Element." ***Note:*** *Revised policy to be moved to the proposed Historic Preservation Element.*
Objective A.1.6 9J-5.006(3)(b)7 Upon Plan adoption, the City shall discourage urban sprawl. Land Development Regulations shall be adopted that implement the following policies:	**Objective A.1.6** 9J-5.006(3)(b)7 ~~Upon Plan adoption, t~~The City shall discourage urban sprawl. Land Development Regulations shall be ~~adopted~~ maintained that implement the following policies:
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.1.6.1** 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 roads. 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"~~ accessory units with separate kitchens or home office operations for limited business activities.

FUTURE LAND USE ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
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.1.6.2** 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~~ promoting infill~~ing~~ commercial development on lands entitled for such ~~within already developed commercial areas as identified on the Future Land Use Map~~.
Objective A.1.7 9J-5.006(3)(b)8; F.S. 187.201(17)(a) Upon Plan adoption, the City shall ensure the availability of suitable land for utility facilities necessary to support proposed development.	**Objective A.1.7** 9J-5.006(3)(b)8; F.S. 187.201(17)(a) ~~Upon Plan adoption, t~~The City shall ensure the availability of suitable land for utility facilities necessary to support proposed development.
Policy A.1.7.1 9J-5.006(3)(c)4 Access to major/minor arterials, adequate parking, and sufficient buffering shall be considerations in approving proposed development in accordance with FDOT standards. At the time of issuing a building permit or at site plan review preliminary to issuing a plat approval, the building official shall ensure that the following FDOT standards are met: **Minimum Lane and Buffer Width** Roadway / Lane Width / Buffer[1] Parkway[2,3] / 12' / 25' Major Arterial[2,3] / 12' / 15' Minor Arterial[3] / 11' / 10' Major / 11' / 10'	Policy being adhered to. Retain Policy.

Goal, Objective or Policy	Recommendation / Anticipated Revisions

Collector[3]		
Minor Collector	11'	10'
Local	N/A	4.5'
Alley	N/A	N/A
Cul-de-sac	(4)	N/A

(1) Landscaped strip between edge of pavement and sidewalk. The swale shall serve as the minimum buffer on roadways where the swale is greater than the minimum buffer.
(2) Median width is 30 feet.
(3) Provide 5 foot bike lanes on the outer side of roadway.
(4) The cul-de-sac may include a center island with a 30' radius and an outside radius of 50' as approved by the Public Services Director.

Minimum Offset Distance Between Driveways or Intersections on Opposite Sides of Undivided Roadways

Roadway Classification	Minimum Offset[1]
Major Arterial	600[2] 300[3]
Minor Arterial	220
Major Collector	200
Minor Collector	150

(1) Measured centerline-to-centerline of opposing driveways on intersections
(2) Posted speed 45 mph or greater
(3) Posted speed 40 mph or less

FUTURE LAND USE ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Policy A.1.7.2 9J-5.006(3)(c) Commercial development adjacent to major and minor arterial roads shall provide sufficient depth to allow adequate set back distance and clearance to accommodate FDOT near and long range roadway improvements.	Policy being adhered to. Retain Policy.
Policy A.1.7.3 9J-5.006(3)(c)3; F.S. 187.201(16)(a)(b)4 Land required for utility facilities to support future development, when identified, shall be designated on the Future Land Use Map by Plan amendment procedures and a means shall be established for acquiring the sites through either private or public acquisition.	**Policy A.1.7.3** 9J-5.006(3)(c)3; F.S. 187.201(16)(a)(b)4 The City shall ensure that there are ~~Land required~~adequate lands for utility facilities necessary to support future development~~, when identified, shall be designated on the Future Land Use Map by Plan amendment procedures and a means shall be established for acquiring the sites through either private or public acquisition~~.
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 A mix of land use to promote convenience in the location of related uses and to reduce travel congestion and costs.	**Objective A.1.8** 9J-5.006(3)(b)9; F.S. 187.201(16)(b)3 ~~Upon Plan adoption, t~~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 A mix of land use to promote convenience in the location of related uses and to reduce travel congestion and costs.

FUTURE LAND USE ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
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).	**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. P~~U~~Ds 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).
Policy A.1.8.2 9J-5.006(3)(c)5 The Land Development Regulations shall include provisions for Planned Unit Developments as an optional overlay designation. PUDs shall be permitted within any land use area through land use amendment procedures defined in s. 163.3187, Florida Statutes.	**Policy A.1.8.2** 9J-5.006(3)(c)5 The Land Development Regulations shall include provisions for Planned ~~Unit~~ Developments as an optional overlay designation. P~~U~~Ds shall be permitted within any land use area through land use amendment procedures defined in s. 163.3187, Florida Statutes.
Policy A.1.8.3 9J-5.006(3)(c)1, 3 The Land Development Regulations shall be structured to provide definite benefits for developer application of innovative land development techniques, for example: Additional density bonuses (up to 5 percent of permitted density) shall be allowed for developments which integrate into their design particular features of significant public benefit. These may include bonuses for the provision of low and moderate income housing	Delete Policy. ***Note:*** *Benefits for innovative land development techniques are implemented through the Planned Unit Development (PUD) process.*

FUTURE LAND USE ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
units and the installation or extension of potable water and/or sanitary sewer systems. Changes to the underlying FLUM density/intensity of use shall require a Plan amendment in accordance with s.163.3187, F.S. To promote infill, delays may be granted for the availability of infrastructure where such action will not adversely affect public health, safety, or welfare, in accordance with 9J-5.0055(2)(b)1.	
Objective A.1.9 F.S. 187.201(2)(b)2 The City shall manage future growth and development through the preparation, adoption, implementation and enforcement of Land Development Regulations.	Objective being met. Retain Objective.
Policy A.1.9.1 9J-5.006 Adopt Land Development Regulations that shall contain specific and detailed provisions required to implement the adopted Comprehensive Plan.	The Land Development Regulations should be amended for consistency with this Policy. Retain Policy.
Policy A.1.9.2 9J-5.006(3)(c)7 Land Development Regulations shall be adopted which address the location and intensity of land uses in accordance with the Future Land Use Map and the policies and regulations which describe the categories, acreage allocations, densities and intensities of land use contained in this Element.	Policy being adhered to.

FUTURE LAND USE ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Policy A.1.9.3 9J-5.006(3)(c)7 Land Development Regulations adopted to implement this Plan shall be based on the following land use standards: 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. Medium Density (231 acres) - provides for a range of densities up to 10 units per acre. High Density (477 acres) - provides for a range of densities up to 18 units per acre. *Residential development within the 100-year floodplain will be required to meet the standards of Policy A.1.1.1 for construction, Policy A.1.1.3 for placement of septic tank sewerage systems, and Policy A.1.4.1 for density.* *Mobile homes will be permitted in accordance with F.S. 320.8285(5); manufactured homes will be permitted in accordance*	**Policy A.1.9.3** 9J-5.006(3)(c)7 Land Development Regulations adopted to implement this Plan shall be based on the following land use standards: 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. Medium Density ~~(231 acres)~~ - provides for a range of densities up to 10 units per acre. High Density ~~(477 acres)~~ - provides for a range of densities up to 18 units per acre. *Residential development within the 100-year floodplain will be required to meet the standards of Policy A.1.1.1 for construction, Policy A.1.1.3 for placement of septic tank sewerage systems, and Policy A.1.4.1 for density.* *Mobile homes will be permitted in accordance with F.S. 320.8285(5); manufactured homes will be permitted in*

FUTURE LAND USE ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
with F.S. 553.38(2) and community group residential homes shall be permitted in accordance with F.S. 419.001(2), (3). 2. Commercial ~~(1,210 acres)~~ Land designated for commercial use is intended for activities that are predominantly associated with the sale, rental, and distribution of products or the performance of service. Commercial land use includes offices, retail, lodging, restaurants, services, commercial parks, shopping centers, or other similar business activities. Public/Institutional uses and recreational uses are allowed within the commercial land use category. The intensity of commercial use, as measured by impervious surface, should not exceed 70 percent of the parcel. The maximum height should not exceed 40 feet. Land Development Regulations shall provide requirements for buffering commercial land uses (i.e., sight access, noise) from adjacent land uses of lesser density or intensity of use. See Policy A.1.3.2. 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	*accordance with F.S. 553.38(2) and community group residential homes shall be permitted in accordance with F.S. 419.001(2), (3).* 2. Commercial ~~(1,210 acres)~~ Land designated for commercial use is intended for activities that are predominantly associated with the sale, rental, and distribution of products or the performance of service. Commercial land use includes offices, retail, lodging, restaurants, services, commercial parks, shopping centers, or other similar business activities. Public/Institutional uses and recreational uses are allowed within the commercial land use category. The intensity of commercial use, as measured by impervious surface, should not exceed 70 percent of the parcel. The maximum height should not exceed 40 feet. Land Development Regulations shall provide requirements for buffering commercial land uses (i.e., sight access, noise) from adjacent land uses of lesser density or intensity of use. See Policy A.1.3.2. 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

FUTURE LAND USE ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
use, as measured by impervious surface shall not exceed 90 percent of the parcel. The maximum height of development shall not exceed 45 feet.	impervious surface shall not exceed 90 percent of the parcel. The maximum height of development shall not exceed 45 feet.
Recreation (158 acres)	Recreation ~~(158 acres)~~
Land designated for recreation is intended for a variety of leisure time activities. Included in this land use classification are both resource-based and activity-based sites and facilities. Resource-based sites and facilities are oriented toward natural resources; activity-based sites and facilities are those that require major development for the enjoyment of a particular activity. Activity-based sites and facilities include ball fields, golf courses, tennis courts, etc.; resource-based facilities include lakes, trails, picnic areas, etc.	Land designated for recreation is intended for a variety of leisure time activities. Included in this land use classification are both resource-based and activity-based sites and facilities. Resource-based sites and facilities are oriented toward natural resources; activity-based sites and facilities are those that require major development for the enjoyment of a particular activity. Activity-based sites and facilities include ball fields, golf courses, tennis courts, etc.; resource-based facilities include lakes, trails, picnic areas, etc.
New recreational facilities must be sited in locations which are compatible or can be made compatible with adjacent land uses. Impervious surface land coverage of recreation land use shall not exceed 50 percent for active recreational development; 10 percent for passive recreational development.	New recreational facilities must be sited in locations which are compatible or can be made compatible with adjacent land uses. Impervious surface land coverage of recreation land use shall not exceed 50 percent for active recreational development; 10 percent for passive recreational development.
5. Public Buildings and Grounds (11 acres)	5. Public Buildings and Grounds ~~(11 acres)~~
Lands designated in this category of use include a broad variety of public and quasi-public activities such as schools, churches, government buildings, hospitals, etc. The intensity of development in this land use category, as measured by impervious surface, shall not exceed 65 percent. The maximum height shall not exceed 40 feet.	Lands designated in this category of use include a broad variety of public and quasi-public activities such as schools, churches, government buildings, hospitals, etc. The intensity of development in this land use category, as measured by impervious surface, shall not exceed 65 percent. The maximum height shall not exceed 40 feet.

FUTURE LAND USE ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Other Public Facilities (1,041acres) Lands designated as Public Facilities are intended for use as potable water, sanitary sewer treatment facilities, transportation, stormwater/drainage control structures, etc. The intensity of this land use is dependent upon its use. For example, roads may cover 100 percent of the land area while a parking/maintenance facility may cover an impervious area of only 25 percent.	Other Public Facilities ~~(1,041acres)~~ Lands designated as Public Facilities are intended for use as potable water, sanitary sewer treatment facilities, transportation, stormwater/drainage control structures, etc. The intensity of this land use is dependent upon its use. For example, roads may cover 100 percent of the land area while a parking/maintenance facility may cover an impervious area of only 25 percent.
Conservation (58 acres) Conservation lands are parcels that are environmentally or ecologically significant.	Conservation ~~(58 acres)~~ Conservation lands are parcels that are environmentally or ecologically significant.
Preservation The 58 acres of Ravine Gardens State Park that are committed to botanical gardens and natural environment are designated as conservation land use in this Plan and are considered "preservation lands" permitting no development.	Preservation The ~~58~~ 57.71 acres of Ravine Gardens State Park that are committed to botanical gardens and natural environment are designated as conservation land use in this Plan and are considered "preservation lands" permitting no development.
Limited Development Wetlands that are under two (2) acres in size that are not classified as "conservation" do have an assigned restriction on development. Development is restricted to residential land use at a density of no greater than 1 DU/5 acres with permitted development to occur on	Limited Development Wetlands that are ~~under~~ less than two (2) acres in size that are not classified as "conservation" do have an assigned restriction on development. Development is restricted to residential land use at a density of no greater than 1 DU/5 acres with permitted

FUTURE LAND USE ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
the upland portion of the site or that portion of the site least effected by construction activity. Historic Resources (40 acres) There are three historic structures and two historic districts within the City. The density/intensity of development within an area of historic significance shall be limited to that which will not reduce the historical significance or integrity of the site or structure physically or aesthetically. Agriculture (18 acres) The City projects continued growth out to the year 2010 and beyond. Every parcel of land will not be developed by 2010, with the remaining undeveloped parcels scattered throughout the City. Beyond the year 2010, these individual lots will be developed as in-fill parcels. No land will be designated as "vacant or undeveloped" on the Future Land Use Map. There are 18 acres of land designated as "Agriculture" by the Future Land Use Map. It is not anticipated that, when annexed into the City, undeveloped lands designated by the county as "agriculture" will remain as such.	development to occur on the upland portion of the site or that portion of the site least effected by construction activity. Historic Resources ~~(40 acres)~~ *update paragraph to match Historic Preservation Element* There are three historic structures and ~~two~~ three historic districts within the City. The density/intensity of development within an area of historic significance shall be limited to that which will not reduce the historical significance or integrity of the site or structure physically or aesthetically. Agriculture ~~(18 acres)~~ The City projects continued growth out to the year 2030 ~~2010~~ and beyond. Every parcel of land will not be developed by 2030 ~~2010~~, with the remaining undeveloped parcels scattered throughout the City. Beyond the year 2030 ~~2010~~, these individual lots will be developed as ~~in-fill~~ infill parcels. No land will be designated as "vacant or undeveloped" on the Future Land Use Map. There are 18 acres of land designated as "Agriculture" by the Future Land Use Map. It is not anticipated that, when annexed into the City, undeveloped lands designated by the county as "agriculture" will remain as such.

FUTURE LAND USE ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
B. Overlays 1. <u>Planned Unit Developments</u> Typical uses of the PUD may be (1) to improve the use of land where topography does not permit the application of the standard grid pattern subdivision of land, (2) to introduce more than one land use within a development complex, for example, recreation and commercial activities within a mobile home park or (3) to cluster homes, businesses or other uses within a development in order to improve the efficiency of supporting infrastructure. As noted above, the PUD may contain a mixture of residential, commercial, industrial, and recreational land uses so long as these uses are made compatible through spatial or buffering techniques. The acceptable mix of land uses within a PUD in the City is based upon the type and location of PUD under review. Commercial and recreational uses within a PUD shall be planned at a level no greater than that required to support the commercial and recreational needs of the residents of the PUD (in land area--approximately 4 percent commercial, 6 percent recreational). References to residential, commercial, industrial and recreational land uses in the PUD shall carry the same density/intensity of use as defined in Policies A.1.9.3, A.1, 2, 3 and 4. Planned Unit Development may be applied as an optional overlay district over any underlying land use. Use of the PUD overlay will require a land use amendment in accordance with s. 163.3187, F.S.	B. Overlays 1. <u>Planned Unit Developments</u> Typical uses of the PUD may be (1) to improve the use of land where topography does not permit the application of the standard grid pattern subdivision of land, (2) to introduce more than one land use within a development complex, for example, recreation and commercial activities within a mobile home park or (3) to cluster homes, businesses or other uses within a development in order to improve the efficiency of supporting infrastructure. As noted above, the PUD may contain a mixture of residential, commercial, industrial, and recreational land uses so long as these uses are made compatible through spatial or buffering techniques. The acceptable mix of land uses within a PUD in the City is based upon the type and location of PUD under review. Commercial and recreational uses within a PUD shall be planned at a level no greater than that required to support the commercial and recreational needs of the residents of the PUD (in land area--approximately 4 percent commercial, 6 percent recreational). References to residential, commercial, industrial and recreational land uses in the PUD shall carry the same density/intensity of use as defined in Policies A.1.9.3, A.1, 2, 3 and 4. Planned Unit Development may be applied as an optional overlay district over any underlying land use. Use of the PUD overlay will require a land use amendment in accordance with s. 163.3187, F.S.

FUTURE LAND USE ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
	2. Planned Industrial Developments Uses within the PID are generally consistent with the Commercial and Industrial Land Use Categories. The PID overlay is intended to contain a mixture of industrial, processing, storage and warehousing, wholesaling and limited commercial uses. Specific permitted uses ~~within~~ will be identified within an approved Master Site/Development Plan. PIDs shall be applied in instances where the application of the proposed plan of development cannot be accommodated by the conventional standards of the Land Development Regulations. PIDs shall encourage the efficient use of land, reduce impacts to environmentally sensitive lands, and provide for a unified plan of development. PIDs may be developed at an intensity of not more than sixty percent (60%) of the land area, and a maximum impervious surface area of eighty percent (80%). Setbacks, buffering, and other performance/development maximum/minimum standards are identified within the Land Development Regulations. ***Note:*** *In 2010, the City adopted into their Land Development Regulations a Planned Industrial Development (PID) overlay. The PID overlay functions very much like the Planned Unit Development overlay, in that PIDs are intended to promote flexibility for development; are accompanied by a Master Site/Development Plan; and function as a specific zoning district for a particular site/development.*

FUTURE LAND USE ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Objective A.1.10 9J-5.006(3)(b)3 Upon Plan adoption, the City shall coordinate land development with adjacent jurisdictions or may pursue annexation of surrounding areas whose proposed land uses may adversely impact the City.	**Objective A.1.10** 9J-5.006(3)(b)3 ~~Upon Plan adoption, t~~The City shall coordinate land development with adjacent jurisdictions or may pursue annexation of surrounding areas whose proposed land uses may adversely impact the City.
Policy A.1.10.1 9J-5.006(3)(c)2 The City shall monitor and take positive action to guide development in a manner that is consistent with the comprehensive plan and land development regulations.	Policy being adhered to. Retain Policy.
Policy A.1.10.2 By June 2008, the City shall establish a "Memorandum of Agreement" with local governments of adjacent jurisdictions to arbitrate the siting of "Locally Undesirable Land Uses" (LULUs) within two (2) miles of adjacent local government boundaries and implement procedures for reviewing such cases.	**Policy A.1.10.2** ~~By June 2008, t~~The City shall maintain ~~establish~~ a "Memorandum of Agreement" with local governments of adjacent jurisdictions to arbitrate the siting of "Locally Undesirable Land Uses" (LULUs) within two (2) miles of adjacent local government boundaries and implement procedures for reviewing such cases.
Objective A.1.11 F.S. 187.201(15)(b)1, 2, 3 The City shall protect private property rights and recognize the existence of private interest in land use.	Policy being adhered to. Retain Policy.
Policy A.1.11.1 The City will regulate the use of land only for valid public purposes in a reasonable manner, in accordance with due process.	Policy being adhered to. Retain Policy.

FUTURE LAND USE ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Policy A.1.11.2 F.S. 187.201(15)(b)3 The City shall consider the acquisition of lands by State, county, or local governments where regulation will severely limit practical use of real property	Policy being adhered to. Retain Policy.
Policy A.1.11.3 The City shall give public notice to land owners of any proposed land use change or change of zoning and will provide an opportunity for comment by the land owner and affected residents of the City prior to making a final decision on any land use change or rezoning proposal.	Policy being adhered to. Retain Policy.
Policy A.1.11.4 9J-5.006(3)(c)6 Applications by land owners for a land use amendment to the Comprehensive Plan shall, as part of filing procedures, require the payment of a fee, and provisions by the land owner of topographic, soil condition, flood hazard zone and wetland zone and wetland information on all land surveys filed in support of a land use amendment, zoning change or land subdivision. Exceptions may be made by the City on a case by case basis for small-scale amendments when the property in question is (1) already developed or (2) is of a size, shape, and location that the normal permitting processes are sufficient.	**Policy A.1.11.4** 9J-5.006(3)(c)6 Applications by land owners for a land use amendment to the Comprehensive Plan shall, as part of filing procedures, require the payment of a fee, and when applicable and required by the Planning Director include provisions by the land owner of topographic, soil condition, flood hazard zone and wetland zone and wetland information on all land surveys filed in support of a land use amendment, zoning change or land subdivision. ~~Exceptions may be made by the City on a case by case basis for small-scale amendments when the property in question is (1) already developed or (2) is of a size, shape, and location that the normal permitting processes are sufficient.~~ .

FUTURE LAND USE ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
<u>Policy A.1.11.5</u> The property known as "Oaks Landing" shall have a land use designation of Residential/Medium Density with a maximum gross density of 7.75 units per acre and a maximum number of units of 120 dwelling units.	Policy being adhered to. Retain Policy.
<u>Policy A.1.11.6</u> The property known as "Plum Creek Industrial" is limited to 180,000 square feet for Phase I (2010-2015). Development above 180,000 square feet approved for Phase I, may be approved following the submittal of an updated traffic analysis to the City and the Florida Department of Transportation. Prior to initiating development of Phase II (2015-2020), the developer shall meet with the City and the Florida Department of Transportation to agree upon data and methodology for an updated transportation analysis. In addition, prior to initiating development of Phase II, the City's adopted Five Year Schedule of Capital Improvements will be amended to include any improvements needed to maintain the adopted LOS standard for roadways based upon the Phase II analysis.	

HOUSING ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Goal C.1 9J-5.010(3)(a) Plan for and assist providing adequate and affordable housing for the current and projected populations of the City.	Retain Goal. No revisions anticipated.
Objective C.1.1 9J-5.010(3)(b)(1) Upon Plan adoption, the City shall promote the provision of adequate and affordable housing in the city.	Objective being met. Retain Objective.
Policy C.1.1.1 9J-5.010(3)(c)(1) The City shall participate in a Regional Affordable Housing Task Force and support its activities in identifying, analyzing, and addressing the growing need for affordable housing, and explore and support implementation of delivery of affordable housing.	**Policy C.1.1.1** 9J-5.010(3)(c)(1) If reconvened, ~~T~~the City shall participate in a Regional Affordable Housing Task Force and support its activities in identifying, analyzing, and addressing the growing need for affordable housing, and explore and support implementation of delivery of affordable housing.
Policy C.1.1.2 9J-5.010(3)(c)(1) The Citizens Advisory Task Force shall work with non-profit organizations to assist in the development of affordable housing. The task force will also guide each CDBG grant application and consistently work with all interested and affected parties.	Delete this policy
Policy C.1.1.3 9J-5.010(3)(c)1 When private sector interests request special exemptions, favorable tax treatment, public participation in funding, or other considerations, the City shall encourage those private sector interests to set aside resources necessary for the advancement of affordable housing.	**Policy C.1.1.3** 9J-5.010(3)(c)1 ~~When private sector interests request~~ For mixed-use and residential developers that seek special exemptions, favorable tax treatment, public participation in funding, or other considerations, the City shall encourage those private sector interests to include a mix of housing types, including workforce and affordable housing, in their development. ~~to set aside~~

HOUSING ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
	~~resources necessary for the advancement of affordable housing~~. ***Note:*** *See note for Objective C.1.1.*
Policy C.1.1.4 9J-5.010(3)(c)1 The City shall encourage agencies and organizations funded by the public sector to participate in endorsing and developing affordable housing.	Policy being adhered to. Retain Policy.
Objective C.1.2 9J-5.010(3)(b)1, 4 The City shall ensure the provision of adequate housing for special needs households (housing for the homeless, handicapped, elderly).	Policy being adhered to. Retain Policy.
Policy C.1.2.1 9J-5.010(3)(c)5 The City shall continue to evaluate special needs housing, housing for the homeless, temporary shelters and transitional housing, and target available funding to the areas of greatest need.	Policy being adhered to. Retain Policy.
Objective C.1.3 9J-5.010(3)(b)2 Upon Plan adoption, the City shall target the rehabilitation of existing substandard units by adopting the following policies.	**Objective C.1.3** 9J-5.010(3)(b)2 ~~Upon Plan adoption, t~~The City shall target the rehabilitation of existing substandard units ~~by~~through ~~adopting~~implementation of the following policies.

HOUSING ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Policy C.1.3.1 9J-5.010(3)(c)4, 7 The City shall continue targeting CDBG funds, when available, in low income areas of the City, to remove or rehabilitate existing substandard units and improve existing infrastructure. The City shall continue participation in the State Housing Initiative Partnership (SHIP) program in order to assist very low to low income borrowers with down payment and closing costs.	Policy being adhered to. Retain Policy.
Policy C.1.3.3 9J-5.010(3)(c)4 The City shall continue to support and assist the Palatka Housing Authority in maintaining the condition and appearance of the subsidized housing units in the City.	Policy being adhered to. Retain Policy.
Policy C.1.3.4 9J-5.010(3)(c)4 The City shall continue the practice of demolishing substandard housing structures through the City's Code Enforcement Board Procedures. The City will also employ the procedures for nuisance abatement.	Policy being adhered to. Retain Policy.
Objective C.1.4 9J-5.010(3)(b)3 The City's Zoning Code shall continue to provide for the siting of housing for low and moderate income families, mobile homes and group home facilities.	**Objective C.1.4** 9J-5.010(3)(b)3 The City's Zoning Code shall continue to provide for the compatible siting of housing for low and moderate income families, mobile homes and group home facilities.
Policy C.1.4.1 9J-5.010(3)(c)(6) Upon Plan adoption, the City shall allow the siting of sheltered homes and similar group homes and foster home facilities in single family or multi-family zoning in accordance with Chapter 419, F.S.	**Policy C.1.4.1** 9J-5.010(3)(c)(6) ~~Upon Plan adoption, t~~The City shall allow the siting of sheltered homes and similar group homes and foster home facilities in single family or multi-family zoning in accordance with Chapter 419, F.S.

HOUSING ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Policy C.1.4.2 9J-5.010(3)(c)5 The City shall endorse the maintenance of existing permitting system so that affordable housing projects will not experience unnecessary delays.	**Policy C.1.4.2** 9J-5.010(3)(c)5 The City shall provide an expedited permitting process for ~~endorse the maintenance of existing permitting system so that~~ affordable housing projects ~~will not experience unnecessary delays~~.
Objective C.1.5 9J-5.010(3)(b)5 The City shall ensure the preservation of its historically significant housing assets by adopting the following policies.	**Objective C.1.5** 9J-5.010(3)(b)5 The City shall ensure the preservation of its historically significant housing assets ~~by adopting the following policies~~. ***Note:*** *The issue of Historic Preservation is more fully addressed in the Local Major Issues section. It is anticipated that as part of the EAR based amendments, a new Historic Preservation Element will be adopted.*
Policy C.1.5.1 9J-5.010(3)(c)3 The City shall assist and support the local historical preservation organization in its efforts to identify and preserve structures of historical significance.	Move Policy C.1.5.1 as revised below to the proposed Historic Preservation Element **Policy C.1.5.1** 9J-5.010(3)(c)3 The City shall assist and support ~~the~~ local historical preservation organizations in ~~its~~ their efforts to identify and preserve structures of historical significance and in applying for and utilizing Federal and state assistance programs.
Policy C.1.5.2 9J-5.010(3)(c)3 The City shall assist the Historical Preservation Society in applying for and utilizing Federal and state assistance programs.	Delete policy, there is no such entity.

HOUSING ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Policy C.1.5.3 9J-5.010(3)(c)3 The City shall request the State Division of Historic Resources, Bureau of Historic Preservation to conduct a new survey of the City to identify all significant historic and architectural sites in the City and ensure their inclusion on the Florida Master Site File.	Move Policy C.1.5.3 to Historic Preservation Element. *The last survey was completed in 1981-82. This was prior to the designation of the Historic Districts in 1983. The City should request another survey that can be incorporated into the recommended new Historic Preservation Element.*
Insert New Policy	**Policy C.1.5.4** The City shall continue to identify and protect historic housing resources as outlined in the Historic Preservation Element. ***Note:*** *The issue of Historic Preservation is more fully addressed in the Local Major Issues section of this EAR document. It is anticipated that as part of the EAR based amendments, a new Historic Preservation Element will be adopted.*
Objective C.1.6 9J-5.010(3)(b)6 When occupied dwelling units are demolished in a public action, the occupants will be ensured adequate temporary shelter or housing in accordance with the following policy.	Objective being met. Retain Objective.
Policy C.1.6.1 9J-5.010(3)(c)8 The City shall continue to ensure the provision of relocation housing in accordance with the Uniform Relocation Assistance Act.	**Policy C.1.6.1** 9J-5.010(3)(c)8 The City shall continue to ensure the provision of relocation housing in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act, as amended.

HOUSING ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Objective C.1.7 9J-5.010(3)(b)7 Upon Plan adoption, the City shall establish policies that commit the City to improve and maintain the quality and integrity of its residential neighborhoods.	**Objective C.1.7** 9J-5.010(3)(b)7 ~~Upon Plan adoption, t~~The City shall ~~establish~~maintain policies that commit the City to improve and maintain the quality and integrity of its residential neighborhoods.
Policy C.1.7.1 9J-5.010(3)(c)(3) The City shall enforce current provisions regarding the elimination of non-conforming land uses to include all uses which are inconsistent with the Future Land Use Map 2020 or cannot be made compatible with adjacent land uses. New development or redevelopment shall require buffering between land uses of different densities or intensities of use that are sufficient to ensure compatibility between land uses.	**Policy C.1.7.1** 9J-5.010(3)(c)(3) The City shall ~~enforce current provisions regarding~~actively pursue the elimination of non-conforming land uses~~ to include all uses~~ which are inconsistent with the Comprehensive Plan or the Land Development Regulations,~~Future Land Use Map 2020 or~~and cannot be made compatible with adjacent land uses. To ensure compatibility, ~~N~~new development or redevelopment shall require buffering between land uses of different densities or intensities~~ of use that are sufficient to ensure compatibility between land uses~~.

PUBLIC FACILITIES ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Goal D.1 9J-5.011(2)(a) The City of Palatka shall ensure the provision of potable water, sanitary sewer, drainage, solid waste facilities and services, and maintain aquifer recharge to meet existing and projected demands identified in this Plan.	Retain Goal. No revisions anticipated.
Objective D.1.1 9J-5.011(2)(b)2 Upon Plan adoption, the City of Palatka shall enforce adopted Concurrency Management System procedures to ensure that at the time a building permit or other development order is issued, infrastructure facility capacity is available to meet the demand of development without lowering adopted Levels of Service Standards (LOSS).	**Objective D.1.1** 9J-5.011(2)(b)2 ~~Upon Plan adoption, the City of Palatka shall enforce adopted Concurrency Management System procedures to ensure that at the time a building permit or other development order is issued, infrastructure facility capacity is available to meet the demand of development without lowering adopted Levels of Service Standards (LOSS).~~ The City shall issue no development orders or development permits without first consulting with the City's Water Department to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or its functional equivalent. The City will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent.

PUBLIC FACILITIES ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
<u>Policy D.1.1.1</u> 9J-5.011(2)(c)2 The following level of service standards shall be the basis for determining the availability of facility capacity against the demand generated by development. <u>Facilities</u> <u>Level of Service Standards</u> A. Potable Water 1. Central Water System a. Main design flow Residential: 130 gallons per capita per day (GCD) Commercial/Industrial: 110 gallons per acre per day (GAD) b. Storage capacity 2,000,000 gallons (ground and elevated) c. Pressure level 67 to 72 lbs/square inch at plant 2. Private Well a. Must be located more than two hundred fifty (250) feet from a central water plant distribution line. b. Must be permitted by the County Department of Health.	Policy being adhered to. Retain Policy. ***Note:*** *A more detailed discussion of level of service (LOS) capacities throughout the long-term planning horizon occurs in the Special Topics section of this report.*

PUBLIC FACILITIES ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Facilities Level of Service Standards B. Sanitary Sewer 1. Central Sanitary Sewer System Avg. design flow Residential: 125 gallons per capita per day (GPD) Commercial/ Institutional/ Industrial:110 gallons per acre per day (GPD) b. Peak design flow 249 gallons per capita per day c. Water Quality Discharge water quality of wastewater treatment plants shall meet the minimum requirements of the St. Johns River Water Management District and Florida law. 2. Septic Tank Systems Standards a. No on-site sewage disposal system shall be installed until an "On-site Sewage Disposal System Construction Permit" (HRS-H Form 4016) has been obtained from the Department of Health. Septic tank sanitary sewage systems shall not be constructed until an application form HRS 4016 is submitted and a construction permit is issued. b. The sizing and location of septic tank sanitary sewer	

PUBLIC FACILITIES ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
disposal systems shall be in accordance with minimum requirements of the Florida Department of Health. c. Site evaluation for the location of septic tanks shall meet the site evaluation criteria established by the Florida Department of Health. <u>Facilities</u> <u>Level of Service Standards</u> C. Solid Waste 6.4 lbs/person/day D. Drainage Facilities Interim Standards: See Policy D.2.2.2 1. Water Quality Criteria for surface water quality shall meet the minimum standards of St. Johns River Water Management District and Florida Department of Environmental Regulation. 2. Wetland Stormwater Discharge Permits for wetland stormwater discharge shall follow minimum requirements of the St. Johns River Water Management District. Stormwater Discharge Facilities Permits for construction of new stormwater discharge facilities shall follow minimum requirements of the St. Johns River Water Management District.	

PUBLIC FACILITIES ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
4. Closed conduits 10-year frequency, 24-hour duration; IDF curve Zone 5, FDOT Drainage Manual 2006. 5. Open channels 25-year frequency, 24-hour duration; IDF curve Zone 5, FDOT Drainage Manual 2006. 6. Retention/Detention Shall meet minimum requirements of the St. Johns River Water Management District. The standards stated above shall pertain to all new development and redevelopment without exception.	
Policy D.1.1.2 9J-5.011 (2)(c)2 All improvements for replacement, expansion, or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities and that distribution of these facilities/services is consistent with the Future Land Use Map.	Policy being adhered to. Retain Policy.

PUBLIC FACILITIES ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Policy D.1.1.3 Potable water facilities, including all structures designed to collect, treat, or distribute potable water, including wells, treatment plants, reservoirs, and distribution mains, are to be authorized concurrent with development approval.	Policy being adhered to. Retain Policy.
Objective D.1.2 9J-5.011(2)(b)2 Capital projects needed to ensure support facility and development concurrency will be evaluated annually and when financially feasible become part of the five (5) year schedule of capital expenditures in the Capital Improvement Program. This update of the CIP will be an annual amendment to the City's adopted Comprehensive Plan. In order to preserve adopted Level of Service Standards (LOSS), the City of Palatka, upon Plan adoption, shall continue to coordinate the extension of, or increase of, facilities to meet future needs, through implementing the following policies:	Objective being adhered to. Retain Policy.
Policy D.1.2.1 The City of Palatka shall establish a coordinating relationship with the Putnam County Board of County Commissioners to discuss future development plans adjacent to City borders and to discuss the City supporting development beyond their border with water/sewer service. Areas served by Palatka water and sewer will be annexed into the City; however, the distribution of potable water for areas outside of City limits is conditioned upon annexation only when those properties become contiguous.	**Policy D.1.2.1** The City of Palatka shall ~~establish~~maintain a coordinated~~ing~~ relationship with the Putnam County Board of County Commissioners to discuss future development plans adjacent to City borders, and to discuss the City supporting development beyond their borders with water/sewer service. Areas served by Palatka water and sewer will be annexed into the City; however, the distribution of potable water for areas outside of City limits is conditioned upon annexation only when those properties become contiguous.

PUBLIC FACILITIES ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Policy D.1.2.2 Upon reaching ninety (90) percent of system capacity, the City Commission shall review the City's current debt service (for consideration of issuing bonds), Federal/State grant potential and other sources of funding to determine future policies relating to system expansion.	Policy being adhered to. Retain Policy.
Policy D.1.2.3 9J-5.011(2)(c)1 The Concurrency Management System shall be implemented and shall, at a minimum, include a Capital Improvement Program that is financially feasible and include both necessary facilities to maintain adopted Level of Service standards to serve new development and the necessary facilities required to eliminate existing deficiencies which are a priority to be eliminated during the five year CIP planning period.	**Policy D.1.2.3** 9J-5.011(2)(c)1 The Concurrency Management System ~~shall be implemented and~~ shall, at a minimum, include a Capital Improvement Program that is financially feasible and include both necessary facilities to maintain adopted Level of Service standards to serve new development and the necessary facilities required to eliminate existing deficiencies which are a priority to be eliminated during the five year CIP planning period.
Policy D.1.2.4 At the time of a development order or development permit, there is an enforceable development agreement in place that ensures, prior to issuance of a Certificate of Occupancy or its functional equivalent, the necessary facilities and services for potable water and sanitary sewer will be available.	Policy being adhered to. Retain Policy.

PUBLIC FACILITIES ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Policy D.1.2.5 9J-5.011(2)(c)1 The City shall prohibit any development that adversely affects the LOS standards established for the potable water and sanitary sewer system, solid waste disposal, or drainage. The City shall evaluate and update, if necessary, LOS standards in cooperation with the St. Johns River Water Management District during the annual update process for the Capital Improvement Element (CIE).	Policy being adhered to. Retain Policy.
Policy D.1.2.6 9J-5.016(3)(c)(1)d The City shall review and rank the need for new and additional public infrastructure as detailed in the Comprehensive Plan with the advice of the City department heads and public advisory groups annually in accordance with the requirements of Policy D.1.3.1 and the following criteria: A. elimination of public hazards; B. elimination of existing capacity deficits; C. locational needs based on projected growth patterns; D. accommodation of new development and redevelopment; E. financial feasibility. Based on the results of this review, the City shall annually update the Capital Improvements Elements (CIE) of the Comprehensive Plan and LOS standards, if necessary, in accordance with Policy D.1.2.4.	Policy being adhered to. Retain Policy.

PUBLIC FACILITIES ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Objective D.1.3 9J-5.011 (2)(b) 1 and 2 To correct deficiencies as well as to coordinate the extension of facilities to meet future needs, the City shall maintain a five-year schedule of capital improvement needs for public facilities. This five-year plan will be updated annually in conformance with a coordinated review and update process for the Capital Improvement Element of this plan.	Objective being met. Retain Objective.
Policy D.1.3.1 9J-5.011 (2)(c)1 The City Commission shall coordinate, evaluate, and rank capital improvement projects proposed for inclusion in the five-year schedule of capital improvement needs, according to the following priority level guidelines. Level One - Whether the project is needed to protect public health and safety, and to provide the City's legal commitment to provide services. Level Two - Whether the project provides service to developed service areas shown for such facilities in the Future Land Use element of this plan. Level Three - Whether the project represents a logical extension of facilities and services within a designated service area as shown on the City's Future Land Use Map. Based on the results of this review, the City shall annually update the Capital Improvements Elements (CIE) of the Comprehensive Plan and LOS standards, if necessary, in accordance with Policy D.1.2.4.	Policy being adhered to. Retain Policy.
Policy D.1.3.2 9J-5.011 (2)(c)1 Projects shall be completed in accordance with the schedule provided in the Capital Improvements Element of this plan.	Policy being adhered to. Retain Policy.

PUBLIC FACILITIES ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Policy D.1.3.3 **Reserved.**	Delete Policy.
Policy D.1.3.4 9J-5.011 (2)(c)1 Consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a Certificate of Occupancy or its functional equivalent.	Policy being adhered to. Retain Policy.
Policy D.1.3.5 Prior to approval of a building permit or its functional equivalent, the City shall consult with the municipal water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of a Certificate of Occupancy or its functional equivalent by the City.	**Policy D.1.3.5** Prior to approval of a building permit or its functional equivalent, the City shall ~~consult with the municipal water supplier to~~ determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance of a Certificate of Occupancy or its functional equivalent by the City. *The City is the municipal water supplier.*
Objective D.1.4 9J-5.011 (2)(b)3 To achieve by 2010 a four (4) percent improvement of connection rates to the City's central water/sewer systems and a two (2) percent reduction in local trips on major/minor arterials within the City upon Plan adoption, the City shall discourage urban sprawl and maximize existing facilities by implementing the following policies:	**Objective D.1.4** 9J-5.011 (2)(b)3 ~~To achieve by 2010~~ The City shall ~~a four (4) percent improvement of~~ work to achieve connections ~~rates~~ to the City's central water/sewer systems~~, and a two (2) percent reduction in local trips on major/minor arterials within the City upon Plan adoption, the City shall~~ and discourage urban sprawl and maximize existing facilities by implementing the following policies:

PUBLIC FACILITIES ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Policy D.1.4.1 9J-5.011 (2)(c)2 By June 1, 2009, the City shall adopt the following distance criteria into the requirements of the City Land Development Regulations and shall be enforced by the Building Official during the building permit process: (a) New residential subdivisions, new industrial development, and new commercial development with a gross leased floor area of greater than 5,000 square feet connect to the City's sanitary sewer system when they are within 1,320 feet of either (1) an existing sewer line, or (2) a sewer line that will be in place or under actual construction within three (3) years of final development approval, providing that the site is accessible to the sewer line by public right-of-way; or (b) New single-family homes and commercial development that are not located within a subdivision subject to criteria (a) above shall be required to connect to the City's sanitary sewer system when they are within 250 feet of either (1) an existing sewer line, or (2) a sewer line that will be in place or under actual construction within three (3) years of final development approval, providing that the site is accessible to the sewer line by public right-of-way.	**Policy D.1.4.1** 9J-5.011 (2)(c)2 ~~By June 1, 2009, t~~The City shall ~~adopt~~maintain the following distance criteria into the requirements of the City Land Development Regulations and shall be enforced by the Building Official during the building permit process: New residential subdivisions, new industrial development, and new commercial development with a gross leased floor area of greater than 5,000 square feet connect to the City's sanitary sewer system when they are within 1,320 feet of either (1) an existing sewer line, or (2) a sewer line that will be in place or under actual construction within three (3) years of final development approval, providing that the site is accessible to the sewer line by public right-of-way; or New single-family homes and commercial development that are not located within a subdivision subject to criteria (a) above shall be required to connect to the City's sanitary sewer system when they are within 250 feet of either (1) an existing sewer line, or (2) a sewer line that will be in place or under actual construction within three (3) years of final development approval, providing that the site is accessible to the sewer line by public right-of-way.
Policy D.1.4.2 93-5.011 (2)(c) Within twelve (12) months, the City shall adopt zoning incentives, including a density bonus, for development in-fill within areas already serviced by City water/sewer systems.	**Policy D.1.4.2** 93-5.011 (2)(c) ~~Within twelve (12) months, t~~The City shall consider adopting zoning incentives ~~including~~ such as a density bonus, for infill development ~~in-fill~~ within areas already serviced by City water/sewer systems.

PUBLIC FACILITIES ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Policy D.1.4.3 No new private well shall be allowed within 250 feet of an existing potable water distribution line. In cases where there are existing private wells, the Building Official shall notify the applicant that the facility will be required to convert to the City water system within ninety (90) days of a distribution line reaching within two hundred fifty (250) feet of the subject property line. Within twelve (12) months, the City shall adopt the distance criteria of this policy into the requirements of the City Land Development Regulations and shall be enforced by the Building Official during the building permit process.	Policy being adhered to. Retain Policy.
Objective D.1.5 9J-5.011 (2)(b)4 In order to fully utilize and efficiently protect and conserve potable water resources, the City shall, by 2010, reduce per capita water consumption by two(2) percent through implementing specific measures in the policies listed below:	**Objective D.1.5** 9J-5.011 (2)(b)4 In order to fully utilize and efficiently protect and conserve potable water resources, the City shall~~, by 2010,~~implement the following Policies to reduce per capita water consumption by two (2) percent~~ through implementing specific measures in the policies listed below~~:

PUBLIC FACILITIES ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Policy D.1.5.1 9J-5.011 (2)(c)3 The City shall conduct a public information program in conjunction with the SJRWMD in alerting water customers of wasteful water usage practices and promoting responsible and practical use of the water system with the goal of maintaining a potable water level of service requirement of 130 GCD. Water conservation information shall be attached to every permit application and will be issued with all plumbing permits. The City will cooperate with the SJRWMD to promote public education and awareness of the benefits of conserving water.	**Policy D.1.5.1** 9J-5.011 (2)(c)3 The City shall ~~conduct~~maintain a public information program in conjunction with the SJRWMD to~~in~~ alert~~ing~~ water customers of wasteful water usage practices, and promote~~ing~~ responsible and practical use of the water system ~~with the goal of maintaining a potable water level of service requirement of 130 GCD~~. Water conservation information shall be attached to every permit application and will be issued with all plumbing permits. The City will cooperate with the SJRWMD to promote public education and awareness of the benefits of conserving water.
Policy D.1.5.2 The City shall ensure that an adequate water supply is available through coordinating land use decisions with the St. Johns River Water Management District and their water supply plan. Prior to the approval of a development order, the City shall ensure that the municipal water supplier's Consumptive Use Permit issued by the St. Johns River Water Management District has available capacity to serve the new development.	Policy being adhered to. Retain Policy.

PUBLIC FACILITIES ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Policy D.1.5.3 9J-5.011 (2)(c)3 The City Building Official, in issuing a building permit or other development order, shall require that construction meet the Building Construction Standards of Chapter 553, F.S., which states that no new building shall be constructed which employs a tank-type water closet having a tank capacity in excess of three and one-half (3.5) gallons of water, or employs a shower head or faucet that allows a flow of more than an average of three (3) gallons of water per minute at sixty (60) pounds of pressure per square inch. Compliance with this requirement shall be reviewed at final inspection. A Certificate of Occupancy shall not be issued if this requirement is not satisfied.	Policy being adhered to. Retain Policy.
Policy D.1.5.4 The City shall continue its ongoing project of "looping" all lines in the potable water system.	Policy being adhered to. Retain Policy.
Policy D.1.5.5 Land Development Regulations shall require that wells no longer in use within the City limits be capped to prevent water loss from the Floridan Aquifer or contamination of the Surficial Aquifers. Building Inspectors and Code Enforcement personnel shall, during site visits, make note of such violations and provide an incident report to the Building Official. The City Building Official shall report all such incidents to the SJRWMD for action.	Policy being adhered to. Retain Policy.

PUBLIC FACILITIES ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Policy D.1.5.6 Public water wellfields shall be protected from adverse impacts of development by requiring a 500-foot radial setback buffer consistent with the definition of a "Wellhead Protection Area" as defined in rule 62-521.200, F.A.C. Any, non-conforming land use located within five hundred (500) feet of a well serving the public will not be permitted to expand or be improved and will be phased out upon change of ownership.	Policy being adhered to. Retain Policy.
Objective D.1.6 Upon Plan adoption, the City shall continue to take measures that will ensure that the City's sanitary wastewater system functions adequately (provides sufficient quantity of service) and correctly (does not pollute the environment) through implementing the following policies:	**Objective D.1.6** ~~Upon Plan adoption, t~~The City shall continue to take measures that will ensure that the City's sanitary wastewater system functions adequately (provides sufficient quantity of service) and correctly (does not pollute the environment) through implementing the following policies:
Policy D.1.6.1 The City, through its water saving activities, shall set a goal of maintaining a sanitary sewer LOSS of 125 GCD for residential land use and 110 GAD for commercial/institutional/industrial land use.	Delete Policy. ***Note:*** *Level of Service Standards are identified in Policy D.1.1.1.*
Policy D.1.6.2 The City shall continue to maintain its sanitary sewer system so as to maintain an inflow rate of no more than 10 percent and as much as possible improve upon that rate. The City, through ongoing inspection, shall identify and repair deteriorated portions of the sanitary sewer lines in order to maintain the inflow/infiltration rate	Policy being adhered to. Retain Policy.

PUBLIC FACILITIES ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
to no more than ten percent (10%). The City shall adopt in the annual update of its capital improvements program the inclusion of projects in the five-year schedule of capital improvement needs necessary to maintain its sanitary sewer system at an inflow/infiltration rate of no more then ten percent (10%).	
Policy D.1.6.3 The City Manager shall ensure that City personnel serving the sanitary wastewater system are properly trained and certified in system maintenance and operating procedures.	Policy being adhered to. Retain Policy.
Goal D.2 9J-5.011 (2)(a) The City shall ensure that natural resources are protected from potential adverse impacts associated with sewer facilities, stormwater drainage, and solid waste disposal.	Retain Goal. No revisions anticipated.
Objective D.2.1 9J-5.011 (2)(b)5 Upon plan adoption, the City shall protect surface water bodies from potential sanitary waste disposal/treatment impacts by enforcing specific measures listed in the policies stated below.	**Objective D.2.1** 9J-5.011 (2)(b)5 ~~Upon plan adoption, t~~The City shall protect surface water bodies from potential sanitary waste disposal/treatment impacts by enforcing specific measures listed in the policies stated below.

PUBLIC FACILITIES ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Policy D.2.1.1 9J-5.011 (2)(c)4 The City shall adopt Land Development Regulations which ensure that remaining septic tanks are phased out of service and that any tanks installed be properly sited in relation to soil conditions and that building permits are conditioned upon the receipt of a permit from Putnam County Health Department for septic tank installation and a specific date for phasing out such tanks be established based upon the 5-year Capital Improvement Program for extending sewer lines. Existing single-family residential homes shall not be required to connect to sanitary sewer lines if, based on the determination of the Building Official, topography makes a gravity feed impossible.	**Policy D.2.1.1** 9J-5.011 (2)(c)4 The City shall adopt Land Development Regulations which ensure that remaining septic tanks are phased out of service and that new septic tanks are not installed within the City limits. ~~and that any tanks installed be properly sited in relation to soil conditions and that building permits are conditioned upon the receipt of a permit from Putnam County Health Department for septic tank installation and a specific date for phasing out such tanks be established based upon the 5-year Capital Improvement Program for extending sewer lines. Existing single-family residential homes shall not be required to connect to sanitary sewer lines if, based on the determination of the Building Official, topography makes a gravity feed impossible.~~ ***Note:*** *Section 86.216 of the Land Development Regulations requires connection to the public sewer at such time it becomes available to a property.*
Policy D.2.1.2 9J-5.011 (2)(c)4 The City shall enforce current regulations that stipulate that no septic tank shall be installed within two hundred (250) feet of an existing sewer line.	Delete Policy.
Policy D.2.1.3 **Reserved.**	Delete Policy.

PUBLIC FACILITIES ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Policy D.2.1.4 The City shall control the disposal of solid waste. The City has established specific fines for dumping trash along roadways or private property and the City is required to post notices of such fines in locations where such dumping is known to have occurred.	Policy being adhered to. Retain Policy.
Objective D.2.2 9J-5.011 (2)(b)1,5 Upon Plan adoption, the City shall take specific flood protection measures that will also protect the St. Johns River from runoff pollution.	**Objective D.2.2** 9J-5.011 (2)(b)1,5 ~~Upon Plan adoption, t~~The City shall take specific flood protection measures that will also protect the St. Johns River from runoff pollution.
Policy D.2.2.1 **Reserved**	Delete Policy.
Policy D.2.2.2 **Reserved**	Delete Policy.
Policy D.2.2.3 9J-5.011 (2)(c)4 Upon Plan adoption the City, through its Building Official and Public Works Director shall implement the following programs to contain and/or channel stormwater runoff: A. The Public Works Director shall implement a routine maintenance program of semi-annual inspection of drainage facilities. B. The Building Official shall not permit to be removed buffers of native vegetation adjacent to water bodies and wetlands which provide filtration of stormwater pollutants. C. The Public Works Director shall design its new streets to	**Policy D.2.2.3** 9J-5.011 (2)(c)4 ~~Upon Plan adoption t~~The City, through its Building Official and Public Works Director shall implement the following programs to contain and/or channel stormwater runoff: The Public Works Director shall implement a routine maintenance program of semi-annual inspection of drainage facilities. The Building Official shall not permit to be removed buffers of native vegetation adjacent to water bodies and wetlands which provide filtration of stormwater pollutants. The Public Works Director shall design its new streets to direct

PUBLIC FACILITIES ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
direct storm drainage to be filtered through soils and native vegetation before the runoff enters the drainage system. D. The Building Official shall not issue a building permit until permits from jurisdictional agencies for dredge and fill, stormwater, and drainage are secured. E. The Public Works Director shall continue to provide monthly drainage status reports to the City Manager.	storm drainage ~~to be~~so that it is filtered through soils and native vegetation before the runoff enters the drainage system. The Building Official shall not issue a building permit until permits from jurisdictional agencies for dredge and fill, stormwater, and drainage are secured. The Public Works Director shall continue to provide monthly drainage status reports to the City Manager
Policy D.2.2.4 The City shall continue to coordinate with FDOT to seek means of improving maintenance of drainage facilities along State roads.	Policy being adhered to. Retain Policy.
Policy D.2.2.5 9J-5.011 (2)(c)4 All new development in flood-prone areas shall meet the following standards: Development in the FEMA 100-year flood hazard zone shall be constructed so that the lowest floor elevation is at least one (1) foot above the base flood elevation as established by the FEMA Flood Insurance Rate Maps. Dredging and filling of lands within floodplains shall be limited to that approved by Federal and State agencies having the authority to regulate and police such activities. All proposed development shall be clustered and located on the non-floodplain portions of the site, or, for proposed development areas that lie entirely within the 100-year floodplain, all structures shall be required to be elevated on pilings.	Policy being adhered to. Retain Policy.

PUBLIC FACILITIES ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
In addition, the following criteria will apply to development in the 100-year floodplain: No hazardous materials or waste shall be stored within the 100-year floodplain; Clearing of native vegetation will be minimized in the 100-year floodplain by establishing the following open space ratios for the land uses identified below: Residential land use 60% open space Commercial land use 50% open space Industrial land use 45% open space Use of septic tanks in flood-prone areas will be restricted as specified by the County Department of Health and all such sewage disposal systems shall be required to connect to central sewage systems in accordance with Policy D.1.4.1. Any development within a flood-prone area will maintain the natural topography and hydrology of the development site.	
Policy D.2.2.6 The level of stormwater run-off shall be reviewed as part of the requirements of the Land Development Regulations and the level of stormwater run-off from a parcel during and after construction shall not exceed the level of run-off from the site experienced prior to construction.	Policy being adhered to. Retain Policy.

PUBLIC FACILITIES ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Objective D.2.3 9J-5.011 (2)(b)1 The City shall take the following measures to meet the requirements for safe and sanitary disposal of solid waste:	Objective being met. Retain Objective.
Policy D.2.3.1 **Reserved.**	Delete Policy.
Policy D.2.3.2 9J-5.011(2)(c)2.b Within twelve (12) months, the City shall coordinate with NEFRC and Putnam County to adopt Land Development Regulations that establish procedures for disposal of hazardous waste materials and identify levels of hazardous waste generated. Business with the potential for generating hazardous waste will be identified. The City Commission will coordinate with Putnam County and the NEFRC to establish procedures for the pick-up, transport and disposal of identified hazardous wastes.	**Policy D.2.3.2** 9J-5.011(2)(c)2.b ~~Within twelve (12) months, t~~he City shall coordinate with ~~NEFRC~~the Department of Environmental Protection (DEP) and Putnam County to adopt Land Development Regulations that establish procedures for disposal of hazardous waste materials and identify levels of hazardous waste generated. Business with the potential for generating hazardous waste will be identified. The City Commission will coordinate with Putnam County ~~and the NEFRC~~ to establish procedures for the pick-up, transport and disposal of identified hazardous wastes.
Policy D.2.3.3 The City shall coordinate with Keep Putnam Beautiful to distribute Federal, State and county generated data regarding the handling and disposal of hazardous waste to all business identified as potential generators of such waste and make such literature available at City Hall for all its residents.	Policy being adhered to. Retain Policy.

PUBLIC FACILITIES ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Policy D.2.3.4 9J-5.011 (2)(c)4 The City shall increase its recycling activities under its joint agreement with the county concerning a cooperative recycling effort. The City, through its water/sewer service billing process shall mail out information regarding the benefits of recycling to the community at large. Further, the City through resolutions will sponsor the activities of service/social groups in recycling programs. Through the recycling efforts of the City and its citizens, the City of Palatka will continue to reduce its solid waste by thirty (30) percent as mandated by Chapter 403.706, FS and will increase its recycling efforts in order to reduce its solid waste generation by thirty-four (34) percent in order to remain consistent with county LOS standards.	Policy being adhered to. Retain Policy.
Objective D.2.4 In order to protect, and maintain the functions of natural groundwater aquifer recharge areas within the City, upon Plan adoption, the City through its policing officials shall control the siting of development so that no additional loss of recharge occurs to the aquifer due to run-off.	**Objective D.2.4** In order to protect, and maintain the functions of natural groundwater aquifer recharge areas within ~~the~~ Palatka~~City~~, ~~upon Plan adoption,~~ the City through its policing officials shall control the siting of development so that no additional loss of recharge occurs to the aquifer due to run-off.
Policy D.2.4.1 The Building Official will ensure that all development is consistent with the density and intensity of use as defined in Policy A.1.9.3.A.1 through 9.	**Policy D.2.4.1** The ~~Building Official~~ Planning Director will ensure that all development is consistent with the density and intensity of use as defined in Policy A.1.9.3.A.1 through 9.
Policy D.2.4.2 **Reserved**	Delete Policy.

CONSERVATION ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Goal E.1 9J-5.013(2)(a) Conserve and protect the natural resources of the City of Palatka and maintain an acceptable quality of life for its citizens.	Retain Goal. No revisions anticipated.
Objective E.1.1 9J-5.013(2)(b)1 Upon Plan adoption, the air quality in the City of Palatka shall be maintained with no further degradation.	**Objective E.1.1** 9J-5.013(2)(b)1 ~~Upon Plan adoption, t~~The air quality in the City of Palatka shall be maintained ~~with no further degradation~~through implementation of the following Policies:
Policy E.1.1.1 9J-5.013(2)(c) The City shall report any apparent industrial pollution problems to the Jacksonville Department of Environmental Protection (DEP) office.	**Policy E.1.1.1** 9J-5.013(2)(c) The City shall report any apparent or suspected industrial air pollution problems or threats to the ~~Jacksonville~~ Department of Environmental Protection (DEP) and the Environmental Protection Agency (EPA)~~office~~.
Policy E.1.1.2 9J-5.013(2)(c) Developments of Regional Impact, future power generation projects, future major transportation projects and future industry shall be required to evaluate their impacts on the air quality of the City as a condition of receiving an approved development order from the City.	Policy being adhered to. Retain Policy.
Policy E.1.1.3 9J-5.013(2)(c) The City Commission will work with local industry to acquire whatever State and Federal assistance may be available to reduce levels of air pollution being generated by business already sited within the City.	Policy E.1.1.3 9J-5.013(2)(c) The City Commission will work with local industry to acquire ~~whatever~~ State and Federal assistance may be available to reduce levels of air pollution being generated by business already sited within the City.

CONSERVATION ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Objective E.1.2 9J-5.013(2)(b)2 Upon Plan adoption, the City through enforcing adopted objectives and policies shall ensure that no degradation will occur in either the quality or quantity of the St. Johns River and current projected water sources.	**Objective E.1.2** 9J-5.013(2)(b)2 ~~Upon Plan adoption, t~~The City, through the enforcment~~ing~~ of adopted objectives and policies shall ensure that no degradation will occur in either the quality or quantity of the St. Johns River and current projected water sources.
Policy E.1.2.1 9J-5.013(2)(c)1 and 6 No new landfills shall be located within the City limits.	Policy being adhered to. Retain Policy.
Policy E.1.2.2 9J-5.013(2)(c)1 & 6 The City Building Official shall not issue a building permit or other development order until the Department of Health has provided a permit for sizing and siting of an on-site sewage disposal system. Septic tanks may be installed only in accordance with Policy D.1.4.	**Policy E.1.2.2** 9J-5.013(2)(c)1and 6 The City Building Official shall not issue a building permit or other development order unless~~until~~ (1) the adopted level of service standards are maintained for wastewater, or (2) the Putnam County Department of Health has provided a permit for sizing and siting of an on-site sewage disposal system. ~~Septic tanks may be installed only in accordance with Policy D.1.4.~~
Policy E.1.2.3 9J-5.013(2)(c)1 & 6 Any waterbody or wastewater treatment plant having wasteload allocations shall meet or exceed established water quality standards through enforcement by DEP, the City and the county.	Policy being adhered to. Retain Policy.
Policy E.1.2.4 9J-5.013(2)(c)1 & 6 Wastewater effluent shall not adversely impact surface water quality of area lakes or rivers.	Policy being adhered to. Retain Policy. ***Note:*** *The City operates a new, state-of-the-art wastewater treatment facility with reclaimed distribution capabilities.*

CONSERVATION ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Policy E.1.2.5 9J-5.013(2)(c)1 & 6 The City shall prohibit the dumping of raw sewage from live-aboard vessels. The City shall require that sewage pumpout facilities at future designated marinas meet or exceed established water quality standards through enforcement by DEP, the City and the county.	Policy being adhered to. Retain Policy.
Policy E.1.2.6 9J-5.013(2)(c)1 & 6 Secondary containment around all underground storage tanks and attached piping located within waterfront marinas shall meet or exceed established water quality standards through enforcement by DEP, the City and the county.	Policy being adhered to. Retain Policy.
Policy E.1.2.7 9J-5.013(2)(c) New waterfront development shall be designed so that stormwater runoff and erosion do not degrade ambient water quality of adjacent waters.	Policy being adhered to. Retain Policy.
Policy E.1.2.8 9J-5.013(2)(c)3 & 6 A fifty (50) foot vegetated upland buffer of native plant species shall be required for any waterfront development along the St. Johns River. A vegetated, upland buffer with a minimum width of fifteen (15) feet and an average width of twenty-five (25) feet shall be required in any new development abutting a wetland.	**Policy E.1.2.8** 9J-5.013(2)(c)3 & 6 ~~A fifty (50) foot vegetated upland buffer of native plant species shall be required for any waterfront development along the St. Johns River. A vegetated, upland buffer with a~~ Riverfront and lakefront development shall be designed so as not to affect the water quality of adjacent waters through stormwater run-off. Design standards shall include limitations of density; a 50-foot undisturbed vegetative buffer of native plant species located landward of the mean high water line of the st. Johns river or the

CONSERVATION ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
	ordinary high water line of lakes; and setbacks for septic tank drainfields consistent with applicable agency regulations. Allowable activities within this buffer shall include passive recreational facilities in the form of pedestrian walkways including boardwalks, bicycle paths, docks built for water access, and similar uses for which no adverse affects would result. ~~m~~Minimum width of fifteen (15) feet and an average width of twenty-five (25) feet shall be required in any new development abutting a wetland.
Policy E.1.2.9 9J-5.013(2)(c) All new waterfront development shall be required to coordinate with the SJRWMD to ensure the protection of water quality through: maintenance of vegetated upland buffers, maintenance of littoral zones rather than use of bulkheads, and proper application of pesticides and fertilizers. Within twenty-four (24) months the City, in coordination with the St. Johns River Water Management District, shall notify all owners of residential waterfront property techniques to protect water quality through: maintenance of vegetated upland buffers, maintenance of littoral zones rather than use of bulkheads, and proper application of pesticides and fertilizers.	**Policy E.1.2.9** 9J-5.013(2)(c) All new waterfront development shall be required to coordinate with the SJRWMD to ensure the protection of water quality through: maintenance of vegetated upland buffers, maintenance of littoral zones rather than use of bulkheads, and proper application of pesticides and fertilizers. Within twenty-four (24) months of the EAR adoption the City, in coordination with the St. Johns River Water Management District, shall notify all owners of residential waterfront property of techniques to protect water quality through: maintenance of vegetated upland buffers, maintenance of littoral zones rather than use of bulkheads, and proper application of pesticides and fertilizers.

CONSERVATION ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Policy E.1.2.10 9J-5.013(2)(c)1 & 6 The City Building Official shall, as a condition of receiving a building permit or other development order, require that the standards of Policies D.1.5.1 and D.1.5.3 be met. No occupancy permit shall be issued unless the required water conservation measures are in place. Water conservation information shall be attached to every permit application and will be issued with all plumbing permits. The City will cooperate with the SJRWMD to promote public education and awareness of the benefits of conserving water.	Policy being adhered to. Retain Policy.
Policy E.1.2.11: By June 1, 2009, the City shall adopt into its Land Development Regulations rules governing irrigation consistent with Chapter 40C-2, F.A.C., *Permitting of Consumptive Uses of Water*.	Policy Achieved. Delete Policy.
Policy E.1.2.12 Unless proven to be economically, environmentally, or technologically unfeasible, all new subdivisions and nonresidential development shall include reuse/reclaimed water lines. (Note: it has been, and continues to be, the policy of the City of Palatka to require reuse/reclaimed water lines to be installed when feasible.)	Policy being adhered to. Retain Policy.

CONSERVATION ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Policy E.1.2.13 The City shall require the *St. Johns River Water Management District Potable Water Availability Worksheet* to be submitted with every application for amending the Future Land Use Map.	Policy being adhered to. Retain Policy.
Policy E.1.2.14 By June 1, 2009, the City shall amend its land development regulations by adopting a landscape irrigation and Xeriscape ordinance based on "Standards for Landscape Irrigation in Florida."	**Policy E.1.2.14** ~~By June 1, 2009, t~~The City shall amend its land development regulations by adopting a landscape irrigation and Xeriscape ordinance based on "Standards for Landscape Irrigation in Florida." ***Note:*** *The above provisions need to be added to the land development regulations.*
Policy E.1.2.15 The City shall require that residential developers provide a copy of the St. Johns River Water Management District's "Saving Water Indoors" and "Saving Water Outdoors" pamphlets with each residential and nonresidential unit.	**Policy E.1.2.15** The City shall ~~require that residential developers~~ provide a copy of the St. Johns River Water Management District's "Saving Water Indoors" and "Saving Water Outdoors" pamphlets with each residential and nonresidential unit.
Policy E.1.2.16 By June 1, 2009, the City will implement a water conservation public awareness campaign for the purpose of communicating clear, concise and consistent messages on water conservation.	**Policy E.1.2.16** ~~By June 1, 2009, t~~The City will continue to implement a water conservation public awareness campaign for the purpose of communicating clear, concise and consistent messages on water conservation.

CONSERVATION ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Policy E.1.2.17 New development shall utilize and/or preserve native vegetation, or use drought-resistant plants for landscaping, to the greatest practicable extent. Native or drought tolerant plants include, but are not limited to, those in the Florida Native Plant Society's Native Plants for Landscaping in Florida, or comparable guidelines.	Policy being adhered to. Retain Policy.
Policy E.1.2.18 9J-5.013(2)(c)1 The City shall coordinate with the SJRWMD to ensure that groundwater supplies for public wellfields be maintained and protected from competing, man-made, non-potable uses in accordance with the requirements of Rule 40C-2.381, F.A.C., as it relates to the illegal use of water or leaking wellheads or valves that legally can be observed through the City's police authority. Infractions of Rule 40C-2.381 shall be reported to the SJRWMD for action.	Policy being adhered to. Retain Policy.
Policy E.1.2.19 9J-5.013(2)(c)1 The City shall require all new water-to-air heat pumps to have return wells.	Policy being adhered to. Retain Policy.

CONSERVATION ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Policy E.1.2.20 9J-5.013(2)(c)1 & 10 The City will enforce State regulations for the area around the City well field that constitutes the well field's cone of influence and provide setback of potentially polluting land uses around the site. The City shall enforce a 500-foot radial setback buffer consistent with the definition of a "Wellhead Protection Area" as defined in 65-521.200, F.A.C. for wellhead protection. Non-polluting land uses shall include Recreation and Conservation land uses, low and medium density residential land use and commercial land uses that do not, in their operations, produce, store, use nor sell toxic materials as defined in SARA Title III (Consolidated List of Chemicals). Any non-conforming land use located within the five hundred (500) foot radial setback of a well serving the public will not be permitted to expand or be improved and will be phased out upon change of ownership.	Policy being adhered to. Retain Policy.
Objective E.1.3 9J-5.013(2)(b)3 Upon Plan adoption, the City shall implement the following policies to ensure that remaining minerals, soils, native vegetative communities and resources are not reduced due to inefficiently regulated land use practices.	Objective being met. Retain Objective.

CONSERVATION ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Policy E.1.3.1 9J-5.013(2)(c)3 Developers shall be required to use the Florida Stormwater, Erosion, and Sedimentation Control Inspector's Manual published by the Florida Department of Environmental Protection, Nonpoint Source Management Program, as the guiding Best Management Practices erosion control document, and shall be required to adhere to the requirements therein both during and after construction.	Policy being adhered to. Retain Policy.
Policy E.1.3.2 9J-5.013(2)(c)3 & 6 The Building Official shall continue to enforce the City tree and landscape ordinance. This ordinance specifies: the permitting requirements for clearing a parcel prior to development; the allowable trimming limits for preservation of tree canopy in developed areas; the number of trees to be preserved or replaced in a development site; tree mitigation alternatives, the ability to pay into a Tree Mitigation Fund, and the requirements for xeriscape planting. An occupancy permit Certificate of Occupancy shall not be issued by the Building Official unless the standards required by the ordinance are adhered to.	Changes would clarify the process for mitigating the loss of protected trees and the ability of developers to pay into a tree fund when practical considerations prevent required replacement trees from being planted on site.

CONSERVATION ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Policy E.1.3.3 9J-5.013(2)(c)7 The City shall enforce the Future Land Use Element and Future Land Use Map density, and use provisions to ensure that existing natural reservations identified in the Future Land Use and the Recreation and Open Space Elements are protected from development intrusion.	Policy being adhered to. Retain Policy.
Policy E.1.3.4 9J-5.013(2)(c)8 The City shall coordinate with the county to ensure that the St. Johns River and unique vegetative communities that are shared between the two jurisdictions are protected from degradation or intrusion by development.	Policy being adhered to. Retain Policy.
Policy E.1.3.5 9J-5.013(2)(c)9 The City shall enforce land use regulations which ensure that the wetlands identified in Figure E-1 are protected through controlling development density in wetlands to no greater than one (1) unit per five (5) acres and requiring that the total number of approved units be clustered on the least sensitive portion of the land parcel.	Policy being adhered to. Retain Policy.
Objective E.1.4 9J-5.013(2)(b)4 Upon Plan adoption, the City shall implement the following policies to achieve a goal of no more than two (2) percent loss of wildlife habitat and marine habitat within the City for both the five-year planning and long-term planning horizons.	**Objective E.1.4** 9J-5.013(2)(b)4 ~~Upon Plan adoption, t~~The City shall implement the following policies to achieve a goal of no more than two (2) percent loss of wildlife habitat and marine habitat within the City for both the five-year planning and long-term planning horizons.

CONSERVATION ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Policy E.1.4.1 9J-5.013(2) (c)5, 6 & 9 The City shall continue to enforce its tree and landscape ordinance to control potential destruction of wildlife habitat within the City limits that has been identified by the Florida Fish and Wildlife Conservation Commission as a known habitat of listed endangered or threatened wildlife or plant species of special concern.	Policy being adhered to. Retain Policy.
Policy E.1.4.2 9J-5.013(2)(c)5, 6 & 9 Within six (6) months of adoption by Putnam County, the City shall incorporate into the Land Development Regulations the County's Manatee Protection Plan.	Retain Policy. ***Note:*** *A county-wide Manatee Protection Plan has not yet been adopted by Putnam County.*
Policy E.1.4.3 **Reserved.**	Delete Policy.
Policy E.1.4.4 ***In order to ensure minimum water flows and levels established pursuant to s. 373.042, Florida Statutes, the City shall utilize its police powers to assist the SJRWMD in monitoring and enforcement of the criteria in the documents incorporated by reference in Rule 40C-2.101.***	Policy being adhered to. Retain Policy.
Objective E.1.5 9J-5.013(2)(b) Upon Plan adoption, the City shall implement the following policies to manage hazardous waste so as to protect natural resources.	**Objective E.1.5 9J-5.013(2)(b)** ~~Upon Plan adoption, t~~The City shall implement the following policies to manage hazardous waste so as to protect natural resources.

CONSERVATION ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Policy E.1.5.1 9J-5.013(2)(c)10 The City shall continue to provide in-kind support to Keep Putnam Beautiful in order that City residents, businesses and facilities will be informed through public education of hazardous waste disposal locations and proper methods of disposal.	Policy being adhered to. Retain Policy.
Policy E.1.5.2 9J-5.013(2)(c)10 The City shall continue to cooperate with the DEP to enforce the proper disposal of hazardous waste including used automobile and truck tires and batteries.	Policy being adhered to. Retain Policy.
Policy E.1.5.3 9J-5.013(2)(c)10 The City shall continue to require that Fire Department personnel have proper training in regard to hazardous materials spills and evacuation procedures in the event that hazardous materials are released due to train or truck accidents or other causes.	Policy being adhered to. Retain Policy.
Policy E.1.5.4 9J-5.013(2)(c)10 Information currently obtainable from EPA, DEP, and Putnam County regarding hazardous materials, and evacuation procedures shall be made available for distribution to City residents, and shall be available at the City Hall and fire stations.	Policy being adhered to. Retain Policy.

CAPITAL IMPROVEMENTS ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Goal H.1 9J-5.016(3)(a) To provide the necessary capital facilities to meet current infrastructure deficiencies and to accommodate future growth concurrent with demonstrated infrastructure needs in a timely and fiscally sound manner.	Retain Goal. No revisions anticipated. ***Note:*** *A more detailed discussion of level of service (LOS) capacities throughout the long-term planning horizon occurs in the Special Topics section of this report.*
Objective H.1.1 9J-5.016(3)(b)1 By 2010, the City shall develop and annually maintain a list of inefficient, worn-out or obsolete facilities that may become infrastructure deficiencies requiring upgrading or replacement before the year. This list shall be updated annually and provided as part of the budget process.	**Objective H.1.1** 9J-5.016(3)(b)1 ~~By 2010, t~~The City shall ~~develop and annually~~ maintain and annually update a list of inefficient, worn-out or obsolete public facilities and infrastructure that may ~~become infrastructure deficiencies~~ require~~ing~~ upgrading or replacement within the 5-year horizon of the Schedule of Capital Improvements ~~before the year~~. ~~This list shall be updated annually and provided as part of the budget process.~~
Policy H.1.1.1 9J-5.016(3)(c)1 a & b Review all current deficiencies reported in the Comprehensive Plan and identify facility needs.	Policy being adhered to. Retain Policy.
Policy H.1.1.2 9J-5.016(3)(c)1. a & b Include all identified facility needs found in the Five Year Schedule of Improvements and the Public School Facilities Capital Improvement Projects for Fiscal Years 2007-08 thru 2011-2012.	**Policy H.1.1.2** 9J-5.016(3)(c)1 a & b Include all identified facility needs found in the Five Year Schedule of Improvements ~~and the Public School Facilities Capital Improvement Projects for Fiscal Years 2007-08 thru 2011-2012~~. ***Note:*** *school concurrency has been eliminated.*

CAPITAL IMPROVEMENTS ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Policy H.1.1.3 9J-5.016(3)(c)1 & 3 City departments shall review capital facilities annually to determine the extent of effective economic life remaining in each facility. By December 31, 2008, the remaining economic life for each capital facility shall be included in the Capital Improvements Program. The economic life shall be included as a field within a spreadsheet or database and shall be provided to the City Manager prior to adoption of the C.I.P. by the City Commission.	Delete Policy : language merged into Policy H.1.1.4
Policy H.1.1.4 9J-5.016(3)(c)1 & 3 City departments shall review outmoded and other economically inefficient public facilities for inclusion in new proposed infrastructure. The City Departments shall provide a list of these facilities and necessary infrastructure improvements in a manner consistent with Rule 9J-5.016(3)(c)1.a. through g., and 9J-5.016(3)(c)3., F.A.C., to the City Manager annually prior to the adoption of the C.I.P. by the City Commission.	**Policy H.1.1.4** 9J-5.016(3)(c)1 & 3 City departments shall review outmoded and other economically inefficient public facilities to determine the need for ~~inclusion in~~ new ~~proposed~~ public facilities and infrastructure. The City Departments shall provide a list of these facilities and necessary facility and infrastructure improvements ~~in a manner consistent with Rule 9J-5.016(3)(c)1.a. through g., and 9J-5.016(3)(c)3., F.A.C.,~~ to the City Manager annually prior to the adoption of the C.I.P. by the City Commission.
Policy H.1.1.5 9J-5.016(3)(c)1.a & b Review all current deficiencies reported in the Comprehensive Plan and identify facility needs.	Policy being adhered to. Retain Policy.
Policy H.1.1.6 9J-5.016(3)(c)1.a & b Include all identified facility needs found in the Five Year Schedule of Improvements.	Policy being adhered to. Retain Policy.

CAPITAL IMPROVEMENTS ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Objective H.1.2 9J-5.016(3)(c)1.d & e Upon Plan adoption, the City shall maintain and annually update a five year capital budget detailing the timing and expenditures necessary for each new or to be renovated public facility, ranked by priority of need, with funding sources available for debt service.	**Objective H.1.2** 9J-5.016(3)(c)1.d & e ~~Upon Plan adoption, t~~The City shall maintain and annually update a five year capital budget detailing the timing and expenditures necessary for each new or to be renovated public facility, ranked by priority of need, with funding sources available for debt service.
Policy H.1.2.1 9J-5.016(3)(c)1.d & e Review and rank need for new and additional public infrastructure as detailed in the Comprehensive Plan with the advice of the City department heads and public advisory groups annually in accordance with the requirements of Policy H.1.3.1 and the following criteria: a. elimination of public hazards; b. elimination of existing capacity deficits; c. locational needs based on projected growth patterns; d. accommodation of new development and redevelopment; and e. financial feasibility. The CIE and annual budget update shall be adopted at the same public hearing.	Policy being adhered to. Retain Policy.
Policy H.1.2.2 9J-5.016(3)(c)1.c & f Review projects with each department and appropriate consultants or other sources to provide best construction cost and time estimates for each proposed facility annually.	Policy being adhered to. Retain Policy.

CAPITAL IMPROVEMENTS ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Policy H.1.2.3 9J-5.016(3)(c)l.g Review projects and facilities that will serve needs identified in future plans of the St. Johns River Water Management District and other State agencies that may provide public facilities within the City. By December 1, 2008, the City shall include a survey of qualifying projects from outside agencies within the City's Capital Improvements Program.	**Policy H.1.2.3** 9J-5.016(3)(c)l.g Review projects and facilities that will serve needs identified in future plans of the St. Johns River Water Management District and other State agencies that may provide public facilities within the City. ~~By December 1, 2008, t~~The City shall include a survey of qualifying projects from outside agencies within the City's Capital Improvements Program.
Policy H.1.2.4 9J-5.016(3)(c)7 Include adoption of a Five Year Capital Budget with an annually updated Five Year Schedule of Improvements at the time of the adoption of the annual governmental budget of the City of Palatka.	Policy being adhered to. Retain Policy.
Policy H.1.2.5 9J-5.016(3)(c)2.a There shall be no limitation placed on the use of revenue bonds as a percentage of the total public debt of the City of Palatka.	Policy being adhered to. Retain Policy.
Policy H.1.2.6 9J-5.016(3)(c)2.b The maximum debt service that may be outstanding for capital improvement bonds in any given year shall not exceed the total of: twenty (20) percent of the general fund revenues and fifty (50) percent of the total enterprise fund revenues as estimated to be collected by the City in that year. Providing, however, that debt incurred by an enterprise fund will not be measured against the noted general fund ratio. Providing further that non-enterprise fund debt will not be measured against the enterprise fund ratio.	Policy being adhered to. Retain Policy.

CAPITAL IMPROVEMENTS ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Policy H.1.2.7 9J-5.016(3)(c)2.c The ratio of outstanding capital improvement bonded indebtedness shall not exceed twenty (20) percent of the total non-exempt real property just value (ad valorem tax base) of the City.	Policy being adhered to. Retain Policy.
Policy H.1.2.8 9J-5.016(3)(c)9 The City shall ensure that the fiscal policies are directing expenditures for capital improvements that recognize the policies of the other comprehensive plan elements, such as those policies that identify the adopted Level of Service Standards, and those policies dealing with public transit and workforce housing.	Policy being adhered to. Retain Policy.
Goal H.2 9J-5.016(3)(a) Coordinate land use decisions with projected new or improved public facilities, including schools, to maintain the required level of service.	Retain Goal. No revisions anticipated.
Objective H.2.1 9J-5.016(3)(b)5 Upon plan adoption, all new development shall be provided with infrastructure to meet or exceed the adopted Level of Service Standards as stated in the Comprehensive Plan, concurrent with the needs of development.	**Objective H.2.1** 9J-5.016(3)(b)5 ~~Upon plan adoption, a~~All new development shall be provided with infrastructure to meet or exceed the adopted Level of Service Standards as stated in the Comprehensive Plan, concurrent with the needs of development.
Policy H.2.1.1 9J-5.016(3)(c)6 Review land use decision impacts and timing against existing and future facilities as proposed in the Capital Improvements Program and the Public School Facilities Capital Improvement Projects for FY 2007-08 thru 2011-12 (adopted as part of this Comprehensive Plan: see Table H-2) for maintenance of the adopted Level of Service Standards.	**Policy H.2.1.1** 9J-5.016(3)(c)6 Review land use decision impacts and timing against existing and future facilities as proposed in the Capital Improvements Program and the Public School Facilities Capital Improvement Projects ~~for FY 2007-08 thru 2011-12 (adopted as part of this Comprehensive Plan: see Table H-2)~~ for maintenance of the adopted Level of Service Standards.

CAPITAL IMPROVEMENTS ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Policy H.2.1.2 9J-5.016(3)(c)6 The City of Palatka shall not issue a building permit or other development order until the designated City official certifies that required public facilities and services will be provided concurrent with the impact of development or that infrastructure and services are in place consistent with the requirements of FAC 9J-5.0055.	**Policy H.2.1.2** 9J-5.016(3)(c)6 The City of Palatka shall not issue a building permit or other development order until the designated City official certifies that required public facilities and services will be provided concurrent with the impact of development or that infrastructure and services are in place ~~consistent with the requirements of FAC 9J-5.0055~~.
Policy H.2.1.3 9J-5.016(3)(c)8 Require the developer/builder to provide funds to upgrade or expand existing City facilities or to construct new facilities for donation to the City in order to maintain the adopted Level of Service Standards as provided in the Comprehensive Plan.	Policy being adhered to. Retain Policy.
Policy H.2.1.4 The City of Palatka hereby adopts LOSS for Schools of 100% based on permanent FISH capacity for *all* school types (Elementary, Middle, and High).	Policy being adhered to. Retain Policy.
Goal H.3 9J-5.016(3)(a) Require future development to pay their fair share of the costs of providing public infrastructure at the levels of service included in the Comprehensive Plan.	Retain Goal. No revisions anticipated
Objective H.3.1 9J-5.016(3)(b)4 By August 1, 2008, the City shall adopt Land Development Regulations for transportation proportionate fair share fees to ensure that the adopted Level of Service Standards are maintained.	Objective obsolete. Delete objective and underlying Policies. ***Note:*** *The City has adopted a transportation proportionate fair share ordinance into their Land Development Regulations. However, as the City is designated as a dense urban land area (DULA) community with an accompanying Transportation*

CAPITAL IMPROVEMENTS ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
	Concurrency Exception Area (TCEA), concurrency review for transportation impacts will be stricken from the Comprehensive Plan and the Land Development Regulations.
Policy H.3.1.1 9J-5.016(3)(c)8 The City shall incorporate into the Land Development Regulations a Transportation Proportionate Fair Share Program by August 1, 2008. The City shall maintain adopted Level of Service Standards through maintaining a "financially feasible" Capital Improvements Program in accordance with State Statute, which shall be updated annually.	Policy obsolete. Delete Policy. ***Note:*** *See note for Objective H.3.*
Policy H.3.1.2 The City shall require new development orders and development permits to undergo concurrency review by each agency or department having responsibility for the impacted facility(s) prior to the issuance of development orders, permits or certificates of occupancy pursuant to the Comprehensive Plan.	**~~Policy H.3.1.2~~Objective H.3.1** The City shall require new development orders and development permits to undergo concurrency review by each agency or department having responsibility for the impacted facility(s) prior to the issuance of development orders, permits or certificates of occupancy pursuant to the Comprehensive Plan.
Policy H.3.1.3 A development order or permit will be issued subject to the conditions that the necessary transportation facilities are scheduled to be in place or under actual construction not more than three (3) years after issuance of a Certificate of Occupancy or its functional equivalent as provided in the adopted local government five-year schedule of capital improvements. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five year work program.	**Policy H.3.1.3** A development order or permit will be issued subject to the conditions that the necessary transportation facilities are scheduled to be in place or under actual construction not more than three (3) years after issuance of a Certificate of Occupancy or its functional equivalent as provided in the adopted local government five-year schedule of capital improvements. ~~The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five year work program.~~

CAPITAL IMPROVEMENTS ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Policy H.3.1.4 By December 1, 2008, and every five years thereafter, the City shall produce with help from the County, the School Board, the St. Johns River Water Management District, and the Florida Department of Transportation an "Impact Fee Analysis Study" that assess whether additional impact fees are necessary.	**Policy H.3.1.4** ~~By December 1, 2008, and e~~Every five years, ~~thereafter,~~the City shall produce, with help from the County, the School Board, the St. Johns River Water Management District, and the Florida Department of Transportation, an "Impact Fee Analysis Study" that assess whether additional impact fees are necessary.
Goal H.4 9J-5.016(3)(a) Monitor, review and upgrade annually, Level of Service Standards as contained in the Comprehensive Plan to maintain and improve the quality of life for the Citizens of Palatka.	Retain Goal. No revisions anticipated
Objective H.4.1 9J-5.016(3)(b)3 & 5 Public or private infrastructure serving all areas of the City shall meet or exceed the required levels of service.	Objective being met. Retain Objective. ***Note:*** *A more detailed discussion of level of service (LOS) capacities throughout the long-term planning horizon occurs in the Special Topics section of this report.*
Policy H.4.1.1 9J-5.016(3)(c)6 Require developers of new subdivisions or commercial construction to prove that the adopted Level of Service Standards will be available concurrent with development impact before a development order is issued.	Policy being adhered to. Retain Policy.
Policy H.4.1.2 The City shall maintain a list of private infrastructure providers, which shall provide to the City an annual update of the facilities they maintain.	Policy being adhered to. Retain Policy.

CAPITAL IMPROVEMENTS ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Objective H.4.2 9J-5.016(3)(a) Upon Plan adoption, all new and existing construction shall include plans for infrastructure in order to meet: (1) the Level of Service Standards, and (2) Rule 9J-5.0055(2)(a)1 through 4; (b)1,2, and (c).	**Objective H.4.2** 9J-5.016(3)(a) ~~Upon Plan adoption, a~~All new and existing construction shall include plans for infrastructure in order to meet~~: (1) the~~ Level of Service Standards~~, and (2) Rule 9J-5.0055(2)(a)1 through 4; (b)1,2, and (c)~~.
Policy H.4.2.1 The City shall require new development orders and development permits to undergo concurrency review by each agency or department having responsibility for the impacted facility(s) prior to the issuance of development orders, permits or Certificates of Occupancy pursuant to the Comprehensive Plan. Through concurrency review, the City shall ensure that sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the City of a Certificate of Occupancy or its functional equivalent.	Policy being adhered to. Retain Policy.
Policy H.4.2.2 For sanitary sewer, solid waste, drainage, and potable water facilities, at a minimum, the City shall meet the following standards to satisfy the concurrency requirements: 1. A development order or permit is issued subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development; or	Policy being adhered to. Retain Policy.

CAPITAL IMPROVEMENTS ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
2. At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent.	
Policy H.4.2.3 9J-5.016(3)(b)5 Upon plan adoption, the following Level of Service Standards for sanitary sewer usage and wastewater treatment shall be required. for all new development: Central Sanitary Sewer System Average design flow Residential: 125 gallons per capita per day Commercial/Industrial/Institutional:110 gallons per acre per day Peak design flow 249 gallons per capita per day Water Quality Discharge water quality of wastewater treatment plants shall meet the requirements of Chapter 17-600, section .300 and .400 and meet the minimum treatment standards of 17-600.420, F.A.C. Septic Tank Systems Standards	**Policy H.4.2.3** 9J-5.016(3)(b)5 ~~Upon plan adoption, t~~The following Level of Service Standards for sanitary sewer usage and wastewater treatment shall be required for all new development: Central Sanitary Sewer System Average design flow Residential: 125 gallons per capita per day Commercial/Industrial/Institutional: 110 gallons per acre per day Peak design flow 249 gallons per capita per day Water Quality Discharge water quality of wastewater treatment plants shall meet the requirements of Chapter 17-600, section .300 and .400 and meet the minimum treatment standards of 17-600.420, F.A.C. Septic Tank Systems Standards

CAPITAL IMPROVEMENTS ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
No on-site sewage disposal system shall be installed until an "On-site Sewage Disposal System Construction Permit" (HRS-H Form 4016) has been obtained from the Department of Health and Rehabilitative Services. Septic tank sanitary sewage systems shall not be constructed until an application form HRS 4016 is submitted and a construction permit is issued. The sizing and location of septic tank sanitary sewer disposal systems shall be in accordance with Chapter 10D-6, sections .044 through .046(f), FAC and s.381.272, F.S. Site evaluation for the location of septic tanks shall meet the site evaluation criteria specified in Chapters 100-6.047 and 17-600, Part 1, FAC.	No on-site sewage disposal system shall be installed until an "On-site Sewage Disposal System Construction Permit" (HRS-H Form 4016) has been obtained from the Department of Health and Rehabilitative Services. Septic tank sanitary sewage systems shall not be constructed until an application form HRS 4016 is submitted and a construction permit is issued. The sizing and location of septic tank sanitary sewer disposal systems shall be in accordance with Chapter 10D-6, sections .044 through .046(f), FAC and s.381.272, F.S. Site evaluation for the location of septic tanks shall meet the site evaluation criteria specified in Chapters 100-6.047 and 17-600, Part 1, FAC.
Policy H.4.2.4 9J-5.016(3)(c)4 The City of Palatka shall not issue a building permit or other development order in any case where the above standards for sanitary sewer and wastewater treatment levels of service are not met.	Policy being adhered to. Retain Policy.
Policy H.4.2.5 9J-5.016(3)(c)4, 5 & 6 The City shall require that: (a) new residential subdivisions, new industrial development, and new commercial development with a gross leased floor area of greater than 5,000 square feet connect to the City's sanitary sewer system when they are within 1,320 feet of either (1) an existing sewer line, or (2) a sewer line that will be in place or under actual construction within three (3) years of final development approval, providing that the site is accessible to the	Policy being adhered to. Retain Policy.

CAPITAL IMPROVEMENTS ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
sewer line by public right-of-way; or (b) New single-family homes and commercial development that are not located within a subdivision subject to criteria (a) above shall be required to connect to the City's sanitary sewer system when they are within 250 feet of either (1) an existing sewer line, or (2) a sewer line that will be in place or under actual construction within three (3) years of final development approval, providing that the site is accessible to the sewer line by public right-of-way.	
Policy H.4.2.6 9J-5.016(3)(b)5 The City shall enforce Level of Service (LOS) standards against which the adequacy and deficiencies of infrastructure facilities shall be measured for the purposes of concurrency management. The City shall continue to participate in its joint agreement with the county concerning cooperative recycling, and shall reduce its solid waste by 30 percent consistent with State Statute.	Policy being adhered to. Retain Policy.
Policy H.4.2.7 9J-5.016(3)(b)5 Upon plan adoption, the Level of Service Standards to be met for stormwater drainage and treatment shall be as required by the various jurisdictional State and Federal agencies. In any event the design LOS standards shall not be less than the following: Drainage Facility Design Storm Water quality Minimum criteria for surface water quality shall meet the standards of 17-302.500, F.A.C. Wetland Stormwater Discharge Permits for wetland	**Policy H.4.2.7** 9J-5.016(3)(b)5 ~~Upon plan adoption, t~~The Level of Service Standards to be met for stormwater drainage and treatment shall be as required by the various jurisdictional State and Federal agencies. In any event the design LOS standards shall not be less than the following: Drainage Facility Design Storm Water quality Minimum criteria for surface water quality shall meet the standards of 17-302.500, F.A.C. Wetland Stormwater Discharge Permits for wetland

CAPITAL IMPROVEMENTS ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
stormwater discharge shall follow FAX 17-25.042 Stormwater Discharge Facilities Permits for construction of new stormwater discharge facilities shall follow FAC 17-25.040 Closed Conduit 10 year frequency, 24-hour duration; IDF curve Zone 5 DOT Drainage Manual 1987 Open channel 25 year frequency, 24-hour duration; IDF curve Zone 5 DOT Drainage Manual 1987 Retention/Detention Shall meet DER Stormwater Drainage Rule 17-25 (retain the first inch of stormwater for drainage basins over 100 acres; the first one-half inch of stormwater for drainage basins under 100 acres). The standards stated above shall pertain to all new development and redevelopment without exception. The exemption regarding project size thresholds provided in Rule 17-25.040 F.A.C. does not apply for concurrency determinations.	stormwater discharge shall follow FAX 17-25.042 Stormwater Discharge Facilities Permits for construction of new stormwater discharge facilities shall follow FAC 17-25.040 Closed Conduit 10 year frequency, 24-hour duration; IDF curve Zone 5 DOT Drainage Manual 1987 Open channel 25 year frequency, 24-hour duration; IDF curve Zone 5 DOT Drainage Manual 1987 Retention/Detention Shall meet DER Stormwater Drainage Rule 17-25 (retain the first inch of stormwater for drainage basins over 100 acres; the first one-half inch of stormwater for drainage basins under 100 acres). The standards stated above shall pertain to all new development and redevelopment without exception. The exemption regarding project size thresholds provided in Rule 17-25.040 F.A.C. does not apply for concurrency determinations.
Policy H.4.2.8 9J-5.016(3)(c)4 The City of Palatka shall not issue a building permit or other development order in any case where the above standards for the stormwater drainage levels of service are not met.	Policy being adhered to. Retain Policy.

CAPITAL IMPROVEMENTS ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
<u>Policy H.4.2.9</u> 9J-5.016(3)(c)4 The City shall ensure that the continuation of current drainage and stormwater service and the extension of services into the future meet the needs of the residents of the City of Palatka. The City shall not issue a final building permit, development order or final plat approval where the Level of Service Standards are not met.	Policy being adhered to. Retain Policy.
<u>Policy H.4.2.10</u> 9J-5.016(3)(c)4 **Reserved**	Delete Policy.
<u>Policy H.4.2.11</u> 9J-5.016(3)(b)5 Upon plan adoption, the Level of Service Standards to be met for potable water shall be as follows: <u>Facilities</u> <u>Level of Service Standards</u> Central Water System Main Design Flow Residential: 130 gallons per capita per day Commercial/Industrial: 110 gallons per day per acre per day Storage Capacity 2,000,000 gallons (ground and elevated) Pressure level 67 to 72 lbs/square inch at plant Private Well Must be located more than 250 feet from a central water plant	Policy being adhered to. Retain Policy.

CAPITAL IMPROVEMENTS ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
distribution line. Must be permitted by the County Department of Health. Must meet the standards of Rule 10D04.021(1)(b)1 through 3 and rule 17.532.500, F.A.C., for a private well; Rule 10D-4.021(1)(a), (3)(a) and (b) and (4)(a) through (g) and Rule 17.550-300 F.A.C. for a well serving the public.	
Policy H.4.2.12 9J-5.016.(3)(c)4 **Reserved**	Delete Policy.
Policy H.4.2.13 Upon plan adoption, the adopted Level of Service Standards to be met for recreation facilities shall be: **LEVELS OF SERVICE STANDARD FOR PALATKA RECREATION FACILITIES** **Park Type** — **Facility per Population** *Regional Park* — *1 acre per 50* Community Park — 1 acre per 500 Neighborhood Park — 1 acre per 500 Equipped Play and Tot Lot — 1 acre per 2,000 **Type of Facility** — **Unit of Measure** — **Population Served** Baseball/Softball Fields — 1 Field 5,000 Football/Soccer Fields — 1 Field 6,000	**Policy H.4.2.13** ~~Upon plan adoption, t~~The adopted Level of Service Standards to be met for recreation facilities shall be: **LEVELS OF SERVICE STANDARD FOR PALATKA RECREATION FACILITIES** **Park Type** — **Facility per Population** *Regional Park* — *1 acre per 50* Community Park — 1 acre per 500 Neighborhood Park — 1 acre per 500 Equipped Play and Tot Lot — 1 acre per 2,000 **Type of Facility** — **Unit of Measure** — **Population Served** Baseball/Softball Fields — 1 Field 5,000 Football/Soccer Fields — 1 Field 6,000

CAPITAL IMPROVEMENTS ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
Equipped Play Area 1 Play Area 10,000 Basketball Courts 1 Court 5,000 Boat Ramp (Lanes) 1 Lane 5,000 Tennis Courts 1 Court 2,000 Swimming Pools 1 Pool 25,000 Hiking (miles) 1 Mile 6,750 Picnic Areas (Tables) 1 Table6,000	Equipped Play Area 1 Play Area 10,000 Basketball Courts 1 Court 5,000 Boat Ramp (Lanes) 1 Lane 5,000 Tennis Courts 1 Court 2,000 Swimming Pools 1 Pool 25,000 Hiking (miles) 1 Mile 6,750 Picnic Areas (Tables) 1 Table6,000
Policy H.4.2.14 The City of Palatka shall not issue a building permit or other development order in any case where the above standards for the recreational levels of service are not met, unless: The park and recreation facilities are in place or under actual construction not more than one year after issuance of a Certificate of Occupancy or its functional equivalent as provided in the adopted local government 5-year schedule of capital improvements; or At the time the development order or permit is issued, the necessary park and recreation facilities are mandated through a binding executed agreement which requires the necessary recreation facilities to be in place or under actual construction not more than one year after issuance of a Certificate of Occupancy or its functional equivalent; or At the time the development order or permit is issued, the necessary park and recreation facilities are guaranteed in an enforceable development agreement, pursuant to Section	Policy being adhered to. Retain Policy.

CAPITAL IMPROVEMENTS ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent. [Section 163.3180(2)(b), F.S.]	
Policy H.4.2.15 Upon plan adoption, the Level of Service Standards to be met for the City roadway system shall be as stated in this Objective. The level of service may be modified as required by the jurisdictional State agency (FDOT), through a plan amendment in accordance with s 163.3187 F.S. The State-wide minimum acceptable operating Level of Service Standards (LOS) for the State Highway System and City Street System shall be the base LOS standards listed herein. The City hereby adopts the following Levels of Service for each listed facility type: a) principal arterials - LOS C b) collectors and minor arterials -LOS D c) local city streets - LOS D The City shall implement a concurrency tracking and monitoring system, which shall be used to analyze the impacts of a proposed development in relation to the available roadway capacity and Level of Service Standards.	Delete Policy. Renumber Policy H.4.2.16 accordingly. ***Note:*** *The City has adopted a transportation proportionate fair share ordinance into their Land Development Regulations. However, as the City is designated as a dense urban land area (DULA) community with an accompanying Transportation Concurrency Exception Area (TCEA), concurrency review for transportation impacts will be stricken from the Comprehensive Plan and the Land Development Regulations.*

CAPITAL IMPROVEMENTS ELEMENT	
Goal, Objective or Policy	**Recommendation / Anticipated Revisions**
A development order or permit will be issued subject to the conditions that the necessary transportation facilities are scheduled to be in place or under actual construction not more than three (3) years after issuance of a Certificate of Occupancy or its functional equivalent as provided in the adopted local government five-year schedule of capital improvements. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five year work program.	
Policy H.4.2.16 The City of Palatka shall not issue a building permit or other development order in any case where the above standards for the levels of service on State roadways within the City are not met.	Delete Policy. ***Note:*** *See note for Policy H.4.2.15.*

Section C: Major Issues

NOTE: The Cultural Arts section of the following Local Major Issue has been incorporated into the Economic Development Local Major Issue #2

Issue #1: Historic Preservation

Analysis

The City of Palatka has three National Register-listed Historic Districts, the North Historic District, the South Historic District and Ravine Gardens Historic District, which reflect three significant periods in Palatka's history. For the purposes of the following discussion, Ravine Gardens Historic District will not be discussed since it is associated to the State Park and its ancillary structures.

The North and South Historic Districts are located in the eastern portion of the City, along the St. Johns River. These Districts were designated as National Register Historic Districts on November 17, 1983. Although these historic districts are close together from a geographic standpoint, they are remarkably different in terms of historic representation, preservation, and efforts to conserve.

The North Historic District has a smaller housing inventory that is more consistently preserved and maintained. It is comprised of 59 structures on 37.13 acres, which includes St. Mark's Episcopal Church and the Bronson-Mulholland House. The boundary of the District is North 1st Street to the east, Bronson Street to the north, North 5th Street to the west and Main Street to the south. The primary architectural styles of the district are Late Victorian and Colonial Revival, and have a period of significance from 1825 through 1950.

The South Historic District covers more territory and has an assortment of historic and non-historic structures with varying preservation and restoration qualities. It is comprised of 140 structures on 101.43 acres. The South Historic District is roughly bounded by Oak Street to the north, South 9th Street to the west, Morris Street to the southwest and the St. Johns River to the south and east. The primary architectural styles of the district are Queen Anne and Colonial Revival, and have a period of significance from 1850 through 1950[2].

Currently, protection of these historic districts is accomplished by the Future Land Use Element of the Comprehensive Plan and the Land Development Regulations (LDRs). The LDRs provide for local historic designation, which results in design guidelines for renovation, new construction, relocation, and demolition. Existing local historic district boundaries are coterminous with National Register district boundaries. Through the adoption of a Historic Preservation Element, the City's Comprehensive Plan would provide more emphasis and clarity on historic preservation.

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[2] Note: Per National Register Program, period of significance applies to the district and properties, not the architectural style. The National Register nomination form should list the specific period of significance for the district.

Future Land Use Element goals, objectives, and policies (GOPs) pertaining to Historic Preservation are shown below (*in italics*). Objective A.1.5 and its policies will be modified as shown below in strike-through for deleted language and underlining for new language and moved to the new Historic Preservation Element.

Objective A.1.4
Upon Plan adoption the City shall ensure the protection of natural resources and historic resources through implementing the following policies.

Policy A.1.4.1
The City shall provide for the recognition and protection of historic resources through the Historic Preservation Element and implementing standards of the Land Development Code.

Objective A.1.5
Upon Plan adoption, the City, through implementing the following policies, shall increase public awareness of the historical significance of the City and provide incentives to maintain and restore historically significant areas and structures within the City limits.

Policy A.1.5.1
Historic resources are protected through designation as historic sites by the City. Such designated sites require plan review procedures for proposed alterations or remodeling that ensures, through the permitting process that the proposed activity will not degrade or destroy the historical / archaeological significance of the site.

Policy A.1.5.2
Neither the owner of, nor the person in charge of, a property or structure within a locally designated historic district, property or structure shall permit the resource to fall into a state of disrepair which may result in the deterioration of exterior appurtenances or architectural features so as to produce or tend to produce, in the judgment of the board, a detrimental effect upon the character of the district as a whole or the life and character of the structure in question.

Policy A.1.5.3
New construction in locally designated historic districts shall be architecturally compatible with adjacent structures. Compatibility standards within the Land Development Code shall ensure that such new construction neither detracts from nor imitates architectural character in the vicinity.

Policy A.1.5.4
The City shall seek funding and technical support from the Department of State, Division of Historic Resources to review and conduct further field surveys to identify any additional historical/archaeological sites that may exist within the City limits. The City shall update Figure A-2 accordingly.

Policy A.1.5.5

The City shall support public activities which disseminate information regarding the historic significance of the City and its historic sites.

As encouraged in Policy A.1.5.4 above, it is appropriate for the City to take stock of its older neighborhoods to determine if new local or national historic districts or sites should be designated. The passage of time has rendered obsolete the "50-year rule" that structures built after World War II are not of historical value. Many other Florida communities are evaluating post-war neighborhoods with Art Deco and Ranch style structures for historic designation. Palatka has numerous post-1920 structures that are not designated or even inventoried locally. Architecture is not the sole determining factor for local designation, as significant cultural and historical events justify designation. For example, other jurisdictions are designating properties linked to the Civil Rights movement. The City has largely ignore African-American historic resources.

It is often the case that the cost of renovating historic structures often exceeds the cost of new construction. The City should investigate the continued use of existing incentives – such as façade grants – and explore the potential of currently unused incentives such as historic property tax exemptions.

Finally, the City should consider the use of targeted infrastructure improvements to attract investment in historic districts. As noted in the Community Redevelopment Plan, such infrastructure improvements can include restoration of brick streets, period streetlighting, sidewalk construction and reconstruction, traffic calming, parks improvements, power line undergrounding, and street tree planting.

Recommendations

- Develop and adopt a Historic Preservation Element into the Comprehensive Plan. At a minimum, goals, objectives and policies (GOP's) should be adopted to define the City's historic preservation program.
- Maintain Certified Local Government (CLG) designation from State of Florida and National Park Service, committing to continue historic preservation efforts.
- Adopt policies in the Historic Preservation Element that allow for the evaluation of older areas of the City to determine if the designation of new historic districts or sites is warranted.
- Consider policies within the Historic Preservation Element (referenced by a policy in the Economic Development Element) that consider the implementation of state-enabled city tax exemptions for locally designated historic structures, including: 1) a ten-year freeze on property tax increases attributable to historic renovations; 2) 100% property tax exemption when the cost of historic renovation exceeds 50% of property value; and 3) 50% property tax exemption for commercial and non-profit use of publicly accessible buildings (public access including those structures with historic facades visible from the right-of-way).
- Adopt policies in the Economic Development and Historic Preservation Element that steer the City to match current CRA district boundaries to historic district boundaries.

- Adopt GOPs within the Historic Preservation Element (and referenced by a policy in the Capital Improvements and Economic Development Elements) that call for infrastructure improvements in locally designated historic districts including:
    1. restoration of brick streets;
    2. new or retrofitted period streetlighting;
    3. sidewalk construction and reconstruction;
    4. traffic calming;
    5. unified and unique signage, wayfinding, and gateway/entry features;
    6. parks improvements;
    7. power line undergrounding; and
    8. street tree planting.
- Continue programs that leverage private investment on historic rehabilitation for locally designated structures with City TIF or other funds.
- In cooperation with the Historic Preservation Board and the Putnam County Historical Society, continue to work to preserve, renovate, and market the City's historic resources, including the following: Bronson-Mulholland House, Larimer Arts Center, Old A.C.L. Union Depot, Palatka City Hall, Palatka Waterworks, Putnam County Historical Museum, Tilghman House, 1885 2nd Street Buildings, Central Academy, West View Cemetery, Oak Hill East Cemetery, and the North and South Historic Districts.
- Continue to seek public and private funding sources for downtown and historic district improvement for publicly and privately owned properties, utilizing funding from sources such as State Historic Preservation Office Acquisition and Development (restoration), Survey and Planning, and Education grants as well as private/nonprofit sources such as National Trust grant and revolving loan funds.
- Coordinate with Putnam County Historical Society, the Chamber and others to update documentation of historic buildings in published guides, including a walking tour format (funding available from State SHPO).
- Continue to utilize design standards for downtown that protect the historic character and pedestrian orientation of buildings, including prohibition of blank walls on new or renovated buildings; use of awnings and canopies; and general compatibility with existing and adjacent historic buildings.
- Pursue local and national historic district designation for downtown.

Issue #2: Economic Development

Analysis

As outlined in Chapter 163.3177(7)(j) of the Florida Statutes, an Economic Element of the Comprehensive Plan establishes principles and guidelines for commercial and industrial development and personnel utilization within the City. The element sets forth the types of commercial and industrial development sought by the City and links present and projected employment needs of the City to potential industry. Finally, the element establishes methods by which the City can pursue a balanced and stable economic base. Currently the City does not have an economic element and is now considering developing this plan document.

In order to become competitive for large industries, there is a need for fully entitled, infrastructure-ready lands within the City. Two large industrial sites have been annexed into the City: the Putnam County Business Park and 680 acres of undeveloped lands known as Plum Creek. The Putnam County Business Park has incomplete infrastructure and is unplatted. The 680 acres of Plum Creek property is undeveloped and is entitled.

Economic development in the City is a multi-faceted issue. The City has a designated Downtown Community Redevelopment Area (CRA) that currently caters to boutique style commercial storefronts. The City also has an industrial park and business park that are best suited for larger manufacturing and industrial uses. Both of these areas are integral to the economic vitality of the City, but each will require different approaches to become successful. Goals, objectives and policies (GOPs) that would benefit the small commercial storefront should be dramatically different than GOPs that would benefit a larger manufacturing or industrial business. As a result, GOPs will need to be targeted to attract the specific intended user to these sites.

The City's economic development efforts are focused mainly on industrial site marketing by the Putnam County's Economic Development Council (EDC), through the City's Community Redevelopment Agency, and through private and non-profit efforts.

At this time the City does not have a concentrated and customized economic development program. The City Commission contributes $5,000 to the Chamber for economic development assistance, which will not adequately fund a specialized approach for the City. However the Chamber and EDC market the entire County and therefore assists the City like any other area in the County. The EDC's main emphasis is on the county-owned industrial park located in the northern part of the City. The industrial park is adjacent to the Kay Larkin Airport, which in turn attracts aviation-related companies and corporate jets.

The City has in the past utilized the Main Street Program, a national model developed by the National Trust for Historic Preservation that has served as a model for marketing, empowerment, and technical advice for downtown merchants. As of August, 2015 the City does not have a Main Street Manager and this work is being done by volunteers.

The City's economic development efforts are intertwined in a number of programs, including the City's Community Redevelopment Area (CRA), Community Development Block Grant (CDBG) program, and general services and infrastructure provision by the City, the latter focusing on replacement/modernization of water, sewer, and installation of reuse lines.

The City Commission sits as the CRA, which is typical in towns of Palatka's size with hands-on elected bodies. Some smaller towns have a separate CRA, such as the City of Sanford, and for a CRA advisory council, such as the City of Mt. Dora. Choosing between a Council CRA and separate advisory boards is a function of how much time elected officials want to devote to CRA issues and whether they want the more specialized and focused approach of a separate body.

Economic development priorities will influence the policies of other elements of the comprehensive plan. There are three key areas in which Palatka can lead and promote economic development for its residents:

1. Land Use (zoning, development standards, permit processing)
2. Public Facility and Service Investments (utilities, transportation, job training/assistance, parks, public safety, beautification).
3. Marketing, Cooperation and Coordination with Others.

Opportunities Analysis

There are some key factors that attract new businesses and residents to cities, including location (proximity to metropolitan areas), transportation network, labor force, partnerships (public-private), and quality of life.

Location

While it is not served by a limited access highway and therefore may not attract higher profile and larger employers, Palatka is at the crossroads of two key corridors: the U.S. 17 Jacksonville-to-Orlando corridor and the S.R. 100/20/207 corridor between Gainesville and St. Augustine. Due to the lack of a direct route between Jacksonville and Tampa, considerable traffic is funneled through Palatka (in excess of 35,000 daily cars). The City is less than an hour drive from Jacksonville and Gainesville, and when economic circumstances improve and these metropolitan areas grow, Palatka will benefit from increased business activity.

Transportation

Area growth and increased regional traffic have prompted road widening for two-lane segments of S.R. 20 and U.S. 17 in the County. It is not just the road network that links Palatka to other urban areas. A rail line connects Palatka with Jacksonville and Orlando and is utilized by Amtrak for passenger rail service, with the potential for future improved service. This comes at a time when Orlando-area counties are implementing a commuter rail system (Sunrail) that will be operational by 2013, and the Jacksonville Transportation Authority is studying commuter rail as well. The DeLand and Winter Park Sunrail commuter rail stations will co-locate with Amtrak stations, allowing for passenger transfers between the two systems and increased accessibility for Palatka. U.S. Representative, John Mica, who represents this area in Congress, has been effective in procuring funding for commuter rail, water transportation, and other transportation modes. It is also probable that increasing fuel costs will support commuter rail, and there may also be

increased demand for tourism-related rail passengers originating from Eastern Seaboard metropolitan areas.

FDOT's reconstruction of C.R. 309C between S.R. 20 and S.R. 100 will help develop and maximize use of the Kay Larkin Municipal Airport and the adjacent Putnam County Business Park.

Labor

The City's labor force is less educated and poorer than the nation on average, as well as in comparison to cities and counties in the First Coast Region. Just 17% of City residents have a bachelor's degree or higher, compared with 28%[3] for the nation. The economic success of residents is relatively low, as one might expect from the shortage of educated residents. Around one-half of the City's population is in the labor force, compared to almost two-thirds of the Jacksonville area, and the median household income in the City is less than half of incomes for the nation and the Jacksonville area. It is fortunate that the St. Johns River State College is located in Palatka. The City and SJRSC should explore funding opportunities for a downtown extension office for classes and job training, possibly in conjunction with a business incubator as has been discussed by the City Commission.

Partnerships

The City has a unique opportunity to partner with a variety of public and private entities. For a relatively small population, the City hosts several influential entities, first and foremost being the St. Johns River Water Management District. The District has taken on an even more important role given the pressing issues of water supply and St. Johns River restoration. The Florida School for the Arts (FLOARTS) is a unique and exciting institution from a planning perspective, since artists have been at the forefront of the revitalization and success of many Florida cities such as Sarasota, St. Augustine, Vero Beach, Naples and Lake Wales. St. Johns River State College is an excellent resource to provide job training and educational advancement for City residents. The State of Florida has recognized the importance of economic development through its Rural Initiatives program, which requires that state agencies aggressively partner with jurisdictions to receive grant funding and attract businesses. Downtown merchants can benefit from the Main Street program, which is run by the City. The City also has many involved citizens who support arts and culture organizations, and Downtown Palatka Inc. and the Main Street program can serve as an effective private/quasi-public partnership to improve downtown.

Quality of Life

In this time of suburban and exurban growth, the City is positioned to provide an alternative to formless and unattractive sprawl. The historic central city is unique and attractive, the river is magnificent and relatively pristine, and the juxtaposition of city and nature is compelling. Palatka has the opportunity to weave together strains of culture and environment to increase overall livability. This can be achieved through preserving historic buildings in the downtown area and surrounding neighborhoods, promoting appropriate infill in historic neighborhoods, retrofitting older suburbs that are experiencing decline, and requiring that new development follow design standards that promote a sense of place. Private investment can be sparked by public investment in streetscape, parks, and infrastructure in general.

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[3] Source: 2005-2009 ACS 5-Year Estimates, American Community Survey

Additionally, the City has benefitted from arts and cultural activities in recent years. FLOARTS attracts students from across the state to study under accomplished artists in the performing arts (acting, dance, musical theatre, and production and design) and visual arts (studio and graphic design/new media). The Arts Council of Greater Palatka is an established organization with a board of directors, operating programs out of the historic Larimer Arts Center. The Conlee-Snyder Mural Committee has created striking murals on building walls throughout the City that showcase Palatka's history. Create! The Artists Guild of North Florida holds an annual "paint-out" competition that attracts artists from across the state to develop locally-inspired works of art. Other active arts organizations include the African Cultural Arts Council, the Gourd Society, Palatka Art League, Palatka Railroad Preservation Society, and Putnam County Community Band.

Economic and quality of life impacts of art to Florida communities have been documented, most recently in a study called "Arts and Economic Prosperity III: The Economic Impact of Nonprofit Arts and Culture Organizations and Their Audiences in the State of Florida." This study measured the economic impact of the nonprofit arts and culture industry in Florida. In 2008, spending by arts and culture organizations and their audiences supported a total of 88,326 full-time equivalent jobs, and total revenue generations of $196,778,000 for local government and $2,057,309,000 for household income paid to residents. Additionally, the average event attendee spent $29.42 on event related activities, meals, lodging, and transportation per event.

Florida cities like DeLand, Sarasota, Venice, and Winter Park have reaped considerable benefits from the presence of a vigorous arts community. As one example, Greater Sarasota is home to 1,690 arts-related businesses that employ over 6,258 people. Arts-related activities in Sarasota County generate millions in local economic impact. Sarasota County-based non-profit cultural organizations conservatively employ more than 3,000 full-time cultural workers and generate more than $123 million in household income to local residents. Arts districts and colonies like Towles Court and the Arts Village have sparked revitalization in downtown Sarasota and surrounding neighborhoods, and arts audiences spend more than $54 million in local restaurants, hotels, retail stores and parking garages. An important mainstay of the arts community in Sarasota is the Ringling College of Art and Design, an institution similar to FloArts.

Success stories like this provide insight into the economic and social benefits of promoting arts, especially for a city like Palatka that is trying to reinvigorate its economic base. There is excellent potential to utilize arts-related activities to reinvigorate the downtown area. Significant efforts should be made to entice FloArts to locate classrooms, studios, and design space in vacant buildings in the Downtown CRA. The Savannah College of Art and Design accomplished this on a larger scale, to the benefit of the community and the local economy. This type of arts anchor would encourage the creation or rehabilitation of larger performing arts centers.

Downtown Palatka

Downtown Palatka is located in the eastern section of the City. This area of Palatka is comprised of two historic districts, three Community Redevelopment Areas, and a Main Street area. Therefore there is a need for a cohesive and coordinated effort to tackle historic preservation, economic vitality, transportation, recreation and an assortment of other issues associated with these different areas and programs.

The North and South Historic Districts are located adjacent to downtown Palatka. These viable residential areas help to support downtown businesses.

In 2008, the City recognized the importance of reviving downtown Palatka and updated the Community Redevelopment Area Plan which focuses on both historic districts and the downtown core. The CRA Plan states "there is a collective momentum through organizations, residents and the City to move forward with an action plan that may include redevelopment, new construction, rehabilitation, restoration, historic preservation, rezoning, demolition and riverfront and downtown master plan."[4] Although the two historic districts and the central business district are geographically and functionally separate, efforts should be made to identify and employ unifying tactics for the three areas. An example of such a tactic would be the implementation of a new mixed use land use category.

Major Thoroughfares/Future CRAs

The City's main roadways exhibit signs of ongoing blight, represented by a lack of property maintenance and landscaping, sign clutter, expanses of broken pavement, and some decrepit buildings. Adjacent residential areas also exhibit blight with high numbers of vacant lots and foreclosed and abandoned homes. Future Community Redevelopemnt Areas could help to arrest this blight by re-directing future tax revenues into infrastructure improvements that will help businesses and residences to revitalize.

Income

Much of the area workforce leaves the county for employment because of lack of jobs and low wages in Putnam County. Additionally, Putnam County has a low median income, and an increasing unemployment rate. Approximately 36% of Putnam County's workforce is employed outside of the county (source: American Community Survey, U.S. Census Bureau, 2007-2009 ACS 3-Year Survey). Per capita personal income in Putnam County is a relatively low $25,712 compared to the statewide figure of $39,064 (source: 2010 Florida Statistical Abstract).

Housing

In 2009, new housing (based on building permit activity) in Palatka was valued at $1,043,000. In 2009, there were 7 new single-family homes constructed in Palatka, averaging $149,000 per unit. New housing value based on building permit activity in Putnam County was valued at $4,909,000. In 2009, there were 36 new single-family homes constructed in the County, with an average value of $136,361 (source: 2010 Florida Statistical Abstract).

Analysis

[4] City of Palatka Community Redevelopment Area Plan, Prepared by Kimley-Horn and Associates

The following discussion will be broken into two distinct sections: downtown redevelopment, and shovel ready sites associated with Plum Creek and the Putnam County Business Park. Attracting large-scale employers to the City poses different issues than downtown redevelopment. Downtown redevelopment generally attracts small business owners, while large tracts of land located in the business or industrial park will attract larger-scale businesses.

An important feature of trying to attract new business to these areas is having a trained and educated workforce that can fulfill the needs of the prospective employer. Fortunately, there are several local programs in place that are ready to provide this service to the residents of Palatka and Putnam County. The Putnam County campuses of the First Coast Technical Institute and St. Johns River State College provide training for new and existing businesses and industries. The First Coast Technical Institute has expanded its programs in Putnam County to offer coursework in the culinary arts, welding, and diesel mechanics.

Technical training needs have also been addressed through the creation of the Tech Prep initiative. This initiative was created through a partnership between Putnam County Schools and St. Johns River State College. "Tech Prep is a proactive response to an evolving society. It begins in high school and students apply what they learned in their Tech Prep classes to real life situations, and graduate better prepared for future technical training and careers[5]." These training and educational opportunities are a necessity if Palatka is going to attract new business.

Another major component of attracting new employers to Palatka is having fully entitled parcels with available municipal infrastructure and services (shovel-ready sites). The Putnam County Business Park is considered partially shovel ready and Plum Creek Industrial Park remains undeveloped and without municipal services. Although Plum Creek is not considered as a shovel-ready site, the City has made efforts to prepare this site for development in the near future.

Adopted Amendment 10-1 highlights two phases of development for the Plum Creek site. Phase I allows for up to 180,000 square feet of development through 2015. Phase II allows for up to 3.28 million square feet of development through 2020, provided that level-of-service standards have been adopted into the 5-year schedule of capital improvements and traffic impacts have been assessed. Once municipal services and infrastructure have been established at Plum Creek, the site will be shovel-ready.

The main argument behind having an educated/trained workforce and shovel-ready sites is that the City is in competition to attract business and industry with other local municipalities in the region. If the City wants to compete on a regional level for employers, it must have a trained workforce and available space to locate and expand. Municipalities that are prepared for expansion will benefit first, while other places will lag. This is particularly important as the national, state, and local economy begins to recover from the recession.

Another issue to consider is the promotion of mixed-use development in the City, particularly downtown. Mixed-use development is the planned integration of some combination of retail, office, residential, hotel, recreation or other functions. It is pedestrian-oriented and contains

[5] Putnam County Economic Development Element, Putnam County Comprehensive Plan 9-8-2006

elements of a live-work-play environment. It maximizes space usage, has amenities and architectural expression and tends to mitigate traffic and sprawl. This definition of mixed-use fits in with recommendations expressed in the Community Redevelopment Area Plan and projects that are already in their implementation stage. The CRA Plan highlights the need to provide more low to moderate income housing in the downtown area and to encourage private businesses to locate in these areas.

There are several commercial storefronts with available space located on upper floors in the Downtown CRA. The creation of residential units and additional office space from these vacant floors would serve as a good reuse of space and would also not require additional utilities and services. Mixed-use development helps to limit sprawl and reduce traffic, goals of HB 697, which requires communities to adopt GOPs that reduce greenhouse gas emissions.

Recommendations

The following recommendations are suggested for a proposed Economic Development Element. These recommendations are listed under specific topics:

1. Downtown Revitalization and Marketing
2. Arts/Cultural Strategies
3. Tree City
4. Industrial Park
5. Future CRAs
6. Airport
7. Infrastructure Improvements
8. Business Incubator
9. Public-Private Partnerships
10. Urban Service Boundary
11. Rail and Water Transportation
12. Eco-Tourism
13. City Economic Development

<u>Downtown Revitalization</u>

- Adopt policies within the Historic Preservation Element (referenced by a policy in the Economic Development Element) that consider the implementation of state-enabled city tax exemptions for locally designated historic structures.
- Continue programs that leverage private investment on appropriate historic building improvements with City TIF or other funds.
- Continue to institute downtown design improvements including the following:
    a. Nurture, trim, and replace downtown street trees
    b. Consider instituting public and private lighting improvements in the form of a "Light Up Downtown program" particularly historic facades
    c. Fill holes (vacant lots, parking lots) in downtown building fabric by installing "streetwalls" or low hedges/walls along frontage of vacant lots and parking lots that continue the line of buildings that provides enclosure for the street.
    d. Develop signage program for public parking, public buildings, and merchant directories that is tasteful and recognizable.

e. Consider establishing a civic facility like a town square with a pavilion in an interior downtown location within walking distance of riverfront. This space would not be open like the riverfront, but enclosed by buildings like urban plaza, celebrating the city instead of river/open space. This area would be utilized for special events and would link pedestrians and energy from the public riverfront to the retail district. Several potential locations exist for this such as the northwest corner of St. Johns Ave. and 2nd St., the courthouse parking lot, or the courthouse lawn.
f. Beautify currently unattractive and critically important view corridors from US 17 to attract passers-by: street trees and plantings, building canopies/ awnings, and parking/vacant lot streetwalls.
g. Develop parking study that identifies current and future parking demand and supply. Work to provide for public parking either through small and scattered lots peripheral to St. Johns Avenue or through a parking garage including ground floor retail.

Downtown Marketing

- Partner with private entities to leverage public resource – in particular consider partnering with banks that can match city loan contributions and sponsor activities.
- Encourage and consider providing incentives for establishment of live-work artist district and ancillary uses.
- Continue using grant and other funding to transform the Price Martin Center into a mid-size performing Arts Center, upgrade lighting, sound, and wiring; fit interior with appropriate seating, and improve design elements.

Arts/Cultural Strategies

- Nurture and promote active cultural and arts programs, particularly in conjunction with downtown redevelopment and programs.
- Continue and enhance Mural Program.
- Support art events that attract artists to the City like the annual "paint out" held by Create! The Artists Guild of North Florida.
- Inventory art facilities and programs to assist in determining types of facilities, capacities and activities to be scheduled. Update inventory annually.
- Complete an assessment of cultural needs of the community.
- Continue allowing 501(C)(3) non-profit art organizations with demonstrated track record and/or business plan to lease unoccupied city buildings for a nominal fee.
- Interface with state and regional tourism agencies to develop a clearer identity for the City.

Tree City Strategies

- Develop tree inventory of street trees along collector and arterial road corridors in conjunction with the development of a citywide Master Tree Plan, aimed at supplementing existing tree canopy along roadways, preserving and pruning existing trees, and planting appropriate new urban street trees where needed.

- Identify additional funding sources for tree planting and maintenance through programs like Keep America Beautiful and adopt-a-median, adopt-a-block and other sponsorship and recognition programs.

Industrial Parks

- Work with the EDC and Chamber as lead agencies in marketing the Plum Creek and Putnam County industrial parks to targeted industries.
- Investigate whether the availability of shovel-ready sites is a determining factor for businesses and industry to locate within a community.

Future CRAs

- Establish Community Redevelopment Areas along blighted sections of major thorough fares such as Reid St., SR 19, Crill Ave., and US Hwy 17, along with adjacent residential areas. This will lay the groundwork for future localized public/private improvement projects.

Airport

- Continue to pursue state and federal grants for capital improvements in airport facilities and new business attraction and retention (within reason, ensuring not to over commit the City to matching grant costs).
- Improve appearance of airport through use of strategic landscaping.
- Implement marketing proposed by Airport Master Plan.

Infrastructure Improvements

- Pursue the following prioritized economic development-related infrastructure projects:
  a. Reuse System – the goal is phased, 100% coverage as required by the water management district and EPA. The City is has completed the system that serves the municipal golf course and cemeteries. This project cost $1.5 million, and was grant funded by DCA, DEP, District, with a City match. The City is now in a position to offer reuse to public and private properties.
  b. Other Projects - ongoing replacement of very old water and wastewater lines; space needs for City administration; City development of Terminal West industrial park for aviation-related facilities.

Business Incubator

- In planning for such a facility, stress the following elements that help businesses to succeed: determining the best location; have available space for expansion, availability of basic services (reception, conference room) track record of the incubator's manager, "graduation" policy, flexible space, common facilities, and negotiation with service firms (accounting, tax, marketing, legal, advertising and business planning) for trial-period discounts for services to new businesses.
- Consider working with SJRSC/FLOARTS to establish a downtown incubator, branch, and continuing education facility to address the need for job training and education that is accessible for those most in need, and to build on the potential synergy between the arts and education.

Public-Private Partnerships

- Communicate with the following public, quasi-public, and non-profit groups including establishing recurring agenda items for Putnam County, Northeast Florida Regional Council, Putnam County Chamber of Commerce & Main Street Program, Putnam County Economic Development Council, St. Johns River State College, St. Johns River Water Management District, Downtown Palatka, Inc., African Cultural Arts Council, the Arts Council of Greater Palatka, Create!, the Gourd Society, the Palatka Railroad Preservation Society, Conlee-Snyder Mural Committee, Palatka Art League, Putnam County Community Band, Putnam County Historical Society, River City Players, residents, property owners, and businesses.
- Pursue established foundations, state, federal, and other grant and loan opportunities in conjunction with the entities listed above, possibly utilizing a city-funded grants staff person, who could also act as City's economic development coordinator.
- Create a committee of those who deliver cultural programs to greater Palatka, including at a minimum a representative member from the Chamber of Commerce, Downtown Palatka, Inc, Palatka Main Street Program, St. Johns River State College, Florida School of the Arts (FloArts), Conlee-Snyder Mural Committee, Palatka Art League, the Arts Council of Greater Palatka and area museums and cultural groups, and a City Commissioner. The committee will serve as a catalyst in securing grants, developing long-range planning goals, and encouraging joint programming.

Urban Service Boundary

- Consider an agreement with County that would define the logical extent of city-provided urban services and provide for funding strategies for service area expansion and annexation.
- Work with County to identify logical land use mix for lands identified for future expansion and annexation areas, including sufficient lands for commercial and industrial use.

Rail and Water Transportation

- Work with Amtrak, CSX, Jacksonville Transportation Authority, First Coast Metropolitan Planning Organization, FDOT, Central Florida Commuter Rail Commission, and state and federal elected officials toward extending commuter rail north from Deland to connect with a possible Jacksonville commuter rail system that terminates in Clay County.
- Work with Amtrak in converting train station to "manned" status.
- Support water taxis for eco-tourism and potential transit purposes.
- Market and promote rail daytrips to City from regional origins such as Jacksonville, Orlando, South Georgia, etc.; with hiking, water taxi, and downtown shopping/eating as a draw.

Eco-Tourism

- Continue to support and promote Bass Fishing Tournaments.
- Plan for bicycle routes or trails to link terminus of Lake Butler-Palatka rail trail to downtown. Work with St. Johns River Water Management District and Municipal

Airport to showcase trail, given that both facilities are close to the trail and can provide connections for visitors and trail users.

- Support public and/or private water taxis that connect the Riverfront Park with Murphy Island for hikers and/or campers.
- While planning for trails consider equestrian use when appropriate."

City Economic Development

- Consider separate advisory CRA board to allow for citizen advice and more focus on redevelopment.
- Consider city staff economic development staff position – not to replace Chamber efforts but to supplement them.
- Consider tax exemptions for property improvements to new or expanding businesses in brownfields or enterprise zones (requires city referendum) under F.S. 196.1995.

Issue #5: Annexation and Municipal Boundary

Analysis

Palatka has an unplanned municipal boundary, resulting from decades of a voluntary annexation policy for municipal services. This has resulted in the creation of enclaves and the inefficient delivery of municipal services.

Chapter 171 of the Florida Statutes covers the subject of municipal annexation or contraction. Annexation is defined as "adding of real property to the boundaries of an incorporated municipality, such addition making such real property in every way a part of the municipality (s. 171.031 F.S.)."

Since the last update to the Comprehensive Plan, the City has annexed 765.7 acres from unincorporated Putnam County. Most of the annexed lands are attributable to industrial use (706.9 acres), of which the Plum Creek Industrial Park comprises 680.12 acres. The remaining annexations have been 40.5 acres for commercial use and 18.3 acres for residential use.

The City has approached annexation through voluntary annexation instead of a forced annexation process. The City enters into a "Voluntary Agreement to Annex" agreement with property owners in unincorporated Putnam County requesting City water. The property owner(s) agree to voluntarily annex into the City once their property becomes contiguous with the municipal boundary.

Currently, the Future Land Use Element of the Comprehensive Plan has an objective and policy (Objective A.1.10, Policy A.1.10.1) directed towards annexation, none of which are attributable to voluntary annexation. Additionally, there are objectives and policies in the same element that discourage urban sprawl and provide incentives directed towards infill of areas that already have municipal services (Objective A.1.6 & Policy A.1.6.1). As a result, specific objectives and policies should be adopted that provide criteria to guide when voluntary annexation should be used.

Another issue that must be considered is the creation of a joint planning area. A Joint Planning Area (JPA) is an agreement between two jurisdictions on how a specific area will grow and how the review of the growth will be conducted. Each JPA includes a map of the area to which the JPA will apply, as well as the terms of the agreement as provided for in Section 163.3171 Florida Statutes.

The Putnam County Comprehensive Plan already has a policy in place that says the "County shall coordinate with the City and other local jurisdictions to develop joint planning area agreements (Policy G.1.1.4)." It continues to recommend that these agreements should focus on future annexation areas and procedures, as well as the use of land development regulations such as overlays for enclave areas.

Recommendations

- Adopt policies in the Future Land Use Element that direct the City to proactively work to diminish and eventually eliminate enclaves.
- Adopt policies in the Future Land Use Element to include criteria to be considered for each annexation request addressing each parcel's potential to increase City tax revenue; alleviate negative environmental impacts; and more efficiently provide for service delivery and eliminate enclaves.
- Pursue an agreement with Putnam County that would define the logical extent of city-provided urban services and provide for funding strategies for service area expansion and annexation.
- Adopt policies in the Future Land Use Element that promote the use of a Joint Planning Area with Putnam County.
- Consider holding a series of workshops to assess annexation and annexation provisions. Develop GOPs from these workshops that can be included as part of the EAR-based amendments.

Section D: Community-Wide Assessment

Population Growth:

Palatka utilizes official population projections done by the Florida Bureau for Business and Economic Research (BEBR), out of the University of Florida. BEBR utilizes electricity customer and other records to help in their estimates. This table shows a period of slow but steady growth in the early 2000's, likely a product of a strong economy within the county and region. After the 2008 crash the growth was replaced by a period of declining population that has generally persisted to the current year.

Table B1: Comparison of Population Estimates

Year	Estimate	Annual Growth Rate
2000	10,033	N/A
2001	10,037	0.0%
2002	10,250	2.1%
2003	10,510	2.5%
2004	10,820	2.9%
2005	11,154	3.1%
2006	11,417	2.4%
2007	11,470	0.5%
2008	11,265	-1.8%
2009	11,133	-1.2%
2010	10,926	-1.9%
2011	10,522	-3.7%
2012	10,203	-3.0%
2013	10,213	0.1%
2014	10,558	3.4%
2015	10,418	-1.3%

In general, the downturn of the U.S. economy, as well as the state economy has had significant impacts on local jurisdictions including the City. Prior to the recent recession, people were moving to the State of Florida at a rapid pace. The downturn in the economy has led to increased unemployment rates and decreased in-migration. Limited job prospects can be considered a contributing factor to the decrease in population over the last several years. And while other jurisdictions within the region and mostly across the state have recovered from the downturn and resumed a healthy growth rate, Palatka's economy has remained unresponsive. BEBR anticipates this lack of growth to continue into the coming mid-century as shown in Table B2. [1] In this table, Putnam County's population is predicted to decrease or stagnate in the Low and Medium projections. This compares with growth proportions for the same time period for nearby St. Johns County, well into the double digits.

[1] *BEBR projections, as shown in Table B2, provide three alternative growth projections: Low, Medium, and High. Prior to the downturn, Medium projections were accepted as coming close to actual growth, although the downturn period saw rates more around the Low rate.*

Table B2: Putnam Co. Population Projections through 2030

Year	Projections (Low)	Percent change	Projections (Medium)	Percent change	Projections (High)	Percent change
2015	70,400	---	72,600	---	75,500	---
2020	68,600	-2.6%	73,100	0.7%	78,100	20.5%
2025	66,800	-2.6%	73,500	0.5%	80,800	18.8%
2030	64,900	-2.8%	74,200	0.4%	83,400	16.0%
2035	63,000	-2.9%	74,200	0.5%	86,000	13.9%
2040	61,000	-3.2%	74,400	0.3%	88,600	12.6%

Source: Bureau of Economic Business and Research, University of Florida

Average seasonal population

The 2010 Census identified 21 seasonal housing units, which is a little less than 0.5% of City housing units. It is anticipated that this number will rise as more people from the Northeast, Midwest, and Canada purchase relatively affordable properties for wintertime residence. As noted by such publications as the Wall Street Journal, the US Census has difficulty in accurately counting seasonal residents, and it is likely that the 21 units are an undercount. In a 2006 statewide survey BEBR found that seasonal residents ranged between a low of 0.5% in August to a high of 5.4% in January, and averaged 2.4%. The seasonal population is divided into two generally equal groups: older snowbirds staying for the several winter months and younger seasonal residents who are working, visiting friends/relatives, or on extended vacations. This last group of younger seasonals resemble permanent residents in terms of their impacts. The proportion is much higher in resort communities (including almost half the residents of Daytona Beach Shores and one-quarter of St. Pete Beach and Venice residents), but a local trend has at least been anecdotally identified of Northern residents spending the winter in Palatka. This Comprehensive Plan assumes that 2.5% of households are seasonal, which at this time would constitute 113 housing units.

Change in Land Area:

Since the last adoption of the Comprehensive Plan, the City has annexed several parcels from Putnam County. Table B3 details the date of the annexation, the new designated land use category for the annexed parcels within the City, and the total acreage of each annexation. As of August, 2012, the City has added an additional 755.5 acres of annexed land.

Table B3: Annexations since the last adoption of the Comprehensive Plan

City of Palatka Annexations		
Date	***Request***	***Acres***
11/13/2008	FLUM from County Urban Service to City Residential Low Density	0.23
11/13/2008	FLUM from County Urban Reserve to City Medium Density Residential	9.68
11/13/2008	FLUM from County Urban Service to City Commercial	0.50
12/11/2008	FLUM from County Urban Service to City Commercial	1.98
5/14/2009	FLUM from County Urban Service to City Residential Low Density	0.33
5/14/2009	FLUM from County Urban Service to City Residential Low Density	0.23
5/14/2009	FLUM from County Urban Service to City Residential Low Density	0.31
5/14/2009	FLUM from County Commercial to City Commercial	0.75

City of Palatka Annexations		
Date	*Request*	*Acres*
8/27/2009	FLUM from County Urban Reserve to City Commercial	7.4
8/27/2009	FLUM from County Urban Service to City Residential Low Density	0.2
8/27/2009	FLUM from County Urban Service to City Residential Low Density	0.2
8/27/2009	FLUM from County Urban Service to City Commercial	0.5
9/10/2009	FLUM from County Industrial to City Industrial	6.7
11/12/2009	FLUM from County Urban Service to City Commercial	5.9
11/12/2009	FLUM from County Urban Service to City Commercial	9.6
11/12/2009	FLUM from County Urban Service to City Commercial	2.2
12/10/2009	FLUM from County Urban Service to City Commercial	2.8
2/25/2010	FLUM from County Industrial to City Industrial	680.1
6/10/2010	FLUM from County Urban Service to City Residential High Density	2.8
8/26/2010	FLUM from County Urban Service to City Residential High Density	0.7
9/9/2010	FLUM from County Commercial to City Residential Low Density	0.8
1/13/2011	FLUM from County Urban Reserve to City Commercial	1.2
1/26/2011	FLUM from County Urban Services to City Residential Low Density	0.4
9/8/2011	FLUM from County Urban Services to City Industrial	14.4
11/10/2011	FLUM from County Urban Services to City Residential Low Density	0.2
11/10/2011	FLUM from County Urban Services to City Residential Low Density	0.3
5/24/2012	FLUM from County Urban Services and Commercial to City Commercial	5.4
8/16/2012	FLUM from County Urban Services to City Commercial (102 Phillips Dairy Rd.)	0.3
2/14/2013	FLUM from County Urban Reserve to City Residential Low Density (100 Kelley Smith School Rd.)	1.2
6/13/2013	FLUM from County Urban Services to City Commercial (1095 N SR 19)	0.7
6/13/2013	FLUM from County Urban Services to City Commercial (421 N. Palm Ave.)	0.3
1/23/2014	FLUM from County Urban Reserve to City Residential Low Density (2410 Tommy Ave.)	0.2
1/23/2014	FLUM from County Urban Services to City Industrial (1400 N SR 19)	5.7
6/26/2014	FLUM from County Urban Reserve to City Residential Low Density (2525 Husson Ave.)	0.5
5/14/2015	FLUM from County Urban Services to City Commercial (3314 Crill Ave.)	1.0
	TOTAL	**765.7**

Source: City of Palatka

Table B4 highlights the total annexed lands by land use category. The City added almost 800 acres in five different land use categories. The largest proportion of annexed lands (94%) is designated as industrial use, of which 680.1 acres are solely attributable to the Plum Creek Industrial Park annexation. Commercial land use makes up approximately 5% of the annexed lands, with residential land uses comprising the remaining 1%.

Table B4: Annexations by City Land Use Category

Land Use Designation	*Acres*
Low Density Residential	5.1
Medium Density Residential	9.7
High Density Residential	3.5
Commercial	40.5
Industrial	706.9
TOTAL	**765.7**

Source: City of Palatka

Residential and commercial land use categories had minor acreage increases and industrial land use acreage almost tripled. The addition of industrial and commercial land has little affect on anticipated population growth, but the addition of residential acreage can accommodate modest increases in population. By taking the maximum development potential of units per acre of each residential density category, the City has the ability to add an additional 173 units from the annexed residential land. Low density residential can accommodate an additional 15 units; medium density residential can add an additional 97 units; and high density residential can add an additional 61 units. Table B5 is the updated existing land use table with the above annexations factored in.

Table B5: Existing Land Use by Category 2015

Land Use Category	*Acres*	*Percent of Total**
Residential	1,733	24.8%
Low Density (up to 5 units per acre)	1,022	14.6%
Medium Density (5 to 10 units per acre)	238	3.4%
High Density (10 to 18 units per acre)	498	7.1%
Commercial	1,242	17.8%
Industrial	945	13.5%
Conservation	58	0.8%
Public Building and Grounds	11	0.2%
Other Public Facilities	1,041	14.9%
Recreation	158	2.3%
Historic Resources	40	0.6%
TOTAL	**6,986**	100.0%

*Percentages may not add up to 100% due to rounding

Impact of Infrastructure

The City's sewer system is currently at 83% capacity, which is sufficient to serve the City at its projected slow growth rate. The sewer plant can accommodate more than another 2,100 residents.The distribution system is more of a problem than capacity, as the costs of extending sewer lines is prohibitively high, and the limited capacity of individual lift and pump stations discourages new development.

The City owns and operates its municipal garbage collection service. Putnam County is responsible for disposal of collected solid waste for the City, which is hauled to the Central Landfill, located four miles north of Palatka. The landfill is approaching capacity (2017) and in July of 1015 the County Commission voted to expand landfill capacity from the current 200 tons per day to 500 tons per day. This will substantively increase landfill capacity and help to accommodate future City needs.

The City is served by the municipally-owned and operated R.C. Willis Water Treatment Plant, located west of Moody Road near the St. Johns River State College. The R.C. Willis plant is a 6.0 MGD (million gallons per day) aeration and chlorination Water Treatment Plant. The plant has almost 70% available capacity, meeting the needs of the City by serving an additional 24,700 people.

Annexation of lands has the potential to encourage sprawl. Fortunately, the Future Land Use Element of the Comprehensive Plan has several objectives and policies that are directed towards infill development and the discouragement of sprawl. This element also includes objectives and policies that limit development in flood prone and wetland areas, requirements for natural buffers, and development that is adapted to the natural features in the landscape.

For a more thorough discussion on annexation, please refer to Local Major Issue #5 in this Evaluation and Appraisal Report.

Development Activity:

The last adoption of the Comprehensive Plan occurred in July of 2008. The Future Land Use Element of the Plan favors the Community Redevelopment Area (CRA) areas of Downtown and the North and South Historic Districts, distributing funds on a competitive basis to downtown and historic district property owners to improve properties and create jobs.

Since July of 2008, the City has issued 23 commercial building permits, and also 33 residential building permits for 60 units (see Tables B7 and B8). Building permits for commercial development are located in outlying areas of the City along the three major thoroughfares. Three new dollar stores opened, indicating growing trends of the poorer population to seek more discounts, and two medical offices added to the growing medical complex around Zeagler Drive. FDOT and federal grants funded the construction of multiple airport hangers, and a strong demand has kept the hangers full. The Downtown Riverfront is experiencing a renaissance with the $2 million dollar park renovation, the newly completed St. Johns River education and environmental center (complete with rooftop viewing area for organized activities), the Hampton Inn (projected for completion in 2015), and the restoration of the historically significant 100 block of N. 2nd Street into a mixed use complex of stores and loft apartments. Residential development was dominated by the Palatka Housing Authority's development of 36 apartment units for senior citizens on Crill Ave. Single family residential development has been scattered among residential neighborhoods south of Reid Street and to the east of Palm Avenue. Several Habitat homes were constructed, and four downtown "loft" units were developed.

Table B7: Building Permits Issued for Major Commercial Development

Permit #	Commercial Development	Address	Parcel Number
# 08-284	C284 - Airport terminal building	4015 Reid St.	03-10-26-0000-0010-0000
# 08-294	C213 - 71 Room Motel (Holiday Inn Express)	3813 Reid St.	02-10-26-0000-0380-0000
# 08-308	C214 - Airport hanger	4015 Reid St.	03-10-26-0000-0100-0000
# 09-13	C325 - Office Building (PGA)	518 Main St.	42-10-27-6850-0310-0031
# 09-65	C327 - Drive Through Convenience Store	200 S. State Rd. 19	11-10-26-0000-0143-0000
# 09-292	C324 - New Dental Clinic	2801 Kennedy St.	12-10-26-0000-0420-0000
# 10-85	C324 - Commercial Plaza (5 units)	5015 Crill Ave.	10-10-26-0000-0270-0000
# 10-374	C324 - O'Reilly Auto Parts	619 S Highway 19	11-10-26-0000-0470-0010
# 10-448	C324 - Towing service office building	3311 Reid St.	02-10-26-0000-0090-0024
# 10-33	C328 – Restaurant (Zaxby's)	423 N. State Rd. 19	02-10-26-8900-0010-0000

Permit #	Commercial Development	Address	Parcel Number
# 12-70	C327 – Retail store (Family Dollar)	2608 Reid St.	01-10-26-0670-0120-0070
# 12-197	C327 – Retail store (Family Dollar)	3205 Crill Ave.	11-10-26-0000-1160-0000
# 12-205	C324 – Medical office (kidney dialysis center)	326 Zeagler Dr.	10-10-26-0000-0200-0120
# 13-428	C324 – Vocational - tutoring center	1100 Madison St.	42-10-27-6850-1990-0100
# 13-442	C214 – Warehouse building (County EOC)	410 S. State Rd. 19	11-10-26-0000-0513-0020
# 13-657	C320 – Warehouse distribution building	1400 Reid St.	42-10-27-6850-2650-0000
# 14-18	C327 – Retail Store (Dollar Tree)	3621 Reid St.	02-10-26-0000-0180-0000
# 14-99	C213 – 70-Room Motel (Hampton Inn)	100 Memorial Pkwy.	42-10-27-6850-0010-0000
# 14-52	C323 – County Jail	130 Orie Griffin Blvd.	37-09-26-0000-0070-0000
# 14-436	C326 – Environmental Center	102 N. 1st St. (River Center)	42-10-27-6850-0020-0101
# 15-26	C323 – Medical office (imageing center)	6300 St. Johns Ave.	03-10-26-0000-0131-0120
# 15-36	C324 – Medical office (dentist)	6200 St. Johns Ave.	03-10-26-0000-0131-0050
# 15-41	C320 – Airport hanger	4015 Reid St.	03-10-26-0000-0010-0000

Source: City of Palatka

Table B8: Building Permits Issued for Residential Development

Permit	Residential Development	Address	Parcel Number
# 08-111	101A - New SFR	201 Morris St.	42-10-27-6850-0500-0021
# 08-224	101A - New SFR	2217 St. Johns Ave	12-10-26-7970-0000-0164
# 08-262	101A - New SFR	703 N 9th St.	42-10-27-6850-0820-0010
# 08-446	101A - New SFR	109 Pink Orchid Way	12-10-26-0520-0010-0050
# 09-88	R101 - New SFR	6002 7th manor E	10-10-26-9130-0010-0470
# 09 – 92	R101 - New SFR	1207 Short St	07-10-27-3550-0120-0010
# 09-126	R101 - New SFR	111 Pink Orchid Way	12-10-26-0520-0010-0050
# 09-137	R101 - New SFR	107 Pink Orchid Way	12-10-26-0520-0010-0050
# 07-81	R101 - New SFR	1105 N 19th St.	42-10-27-6850-3190-0040
# 09-262	R101 - New SFR	6106 7th Manor W	10-10-26-9130-0030-0680
# 09-314	R101 - New SFR	709 N 9th St.	42-10-27-6850-0820-0000
# 09-331	R101 - New SFR	105 Underwood Dr.	11-10-26-9101-0010-0011
# 10-67	R101 - New SFR	410 S 14th St.	42-10-27-6850-2600-1200
# 10-205	R101 - New SFR	1404 Diana Dr.	42-10-27-6850-2600-1000
# 10-394	R101 - New SFR	1597 Westover Dr.	12-10-26-9355-0000-0021
# 10-396	R104 - Res - 4 units (Bldg 1)	3310 Crill Ave. (Annie Spells Homes)	11-10-26-0000-0100-0000
# 10-397	R104 - Res - 4 units (Bldg 2)	3310 Crill Ave. (Annie Spells Homes)	11-10-26-0000-0100-0000
# 10-398	R104 - Res - 4 units (Bldg 3)	3310 Crill Ave. (Annie Spells Homes)	11-10-26-0000-0100-0000
# 10-399	R104 - Res - 4 units (Bldg 4)	3310 Crill Ave. (Annie Spells Homes)	11-10-26-0000-0100-0000
# 10-400	R104 - Res - 4 units (Bldg 5)	3310 Crill Ave. (Annie Spells Homes)	11-10-26-0000-0100-0000
# 10-401	R104 - Res - 4 units (Bldg 6)	3310 Crill Ave. (Annie Spells Homes)	11-10-26-0000-0100-0000
# 10-402	R104 - Res - 4 units (Bldg 7)	3310 Crill Ave. (Annie Spells Homes)	11-10-26-0000-0100-0000
# 10-403	R104 - Res - 4 units (Bldg 8)	3310 Crill Ave. (Annie Spells Homes)	11-10-26-0000-0100-0000

Permit	Residential Development	Address	Parcel Number
# 10-404	R104 - Res - 4 units (Bldg 9)	3310 Crill Ave. (Annie Spells Homes)	11-10-26-0000-0100-0000
# 11-128	R101A - New SFR	1410 Diana Dr.	42-10-27-6850-2600-0800
# 11-129	R101A - New SFR	411 S. 15th St.	42-10-27-6850-2600-0400
# 11-130	R101A - New SFR	1414 Diana Dr.	42-10-27-6850-2600-0600
# 11-335	R101A – New SFR	216 St. Johns Ave (downtown, 2nd floor)	42-10-27-6850-0110-0040
# 11-339	R101A – New SFR	403 S. 15th St.	42-10-27-6850-2600-0100
# 11-340	R101A – New SFR	400 S. 14th St.	42-10-27-6850-2600-1600
# 12-4	R101A – New SFR	2129 Diana Dr.	12-10-26-3750-0030-0110
# 14-95	R104 - Res - 3 units	220 St. Johns Ave (downtown, 2nd floor)	42-10-27-6850-0110-0031
# 15-395	R101B – New Mobile Home	6005 E 7th Manor	10-10-26-9130-0010-0440

Source: City of Palatka

Vacant and Developable Land:
TO BE UPDATED

Vacant and developable land was determined by using the Putnam County Florida Parcel Data provided by the Florida Department of Revenue in December of 2009 (best available data). This data source identifies each parcel's tax information from the Florida Department of Revenue's tax database.

According to the Department of Revenue's tax database, the City has four vacant land use categories totaling 1,365.9 acres. This is a significant increase when compared to the vacant and developable land section of the Future Land Use Element in the Comprehensive Plan. A considerable portion of this increase is directly attributable to the annexation of the Plum Creek Industrial Park, which accounts for approximately 680 acres of new vacant industrial land.

Table B9: Vacant and Developable Lands

Land Use Type	*Acres*
Vacant Commercial	167.3
Vacant Industrial	943.0
Vacant Institutional	1.2
Vacant Residential	254.4
Total Vacant Lands	1,365.9

Source: Putnam County Florida Parcel Data provided by the Florida Department of Revenue (12/2009)

Vacant industrial areas make up the largest proportion (69%) of the vacant and developable lands within the City. The largest section is located at the Plum Creek Industrial Park, with smaller parcels located to the southwest of the airport. There are some additional vacant industrial parcels located along the St. Johns River near the eastern extent of the City.

Vacant residential parcels make up the second largest vacant land use (19%) and vacant commercial parcels make up the third largest vacant land use (12%) in the City and of Palatka. Vacant residential parcels are scattered throughout the City, with the biggest concentrations located in the eastern sections. Vacant commercial lands total 167.3 acres within City limits.

These parcels are scattered throughout the City but are mainly located along major thoroughfares.

Vacant institutional parcels make up the smallest vacant land use within the City. There are only 1.2 acres listed as vacant and all are located in the eastern portion of the City, mainly within a few blocks of U.S. 17 or Reid Street.

It is important to note that all of the lands that are listed as vacant have available municipal infrastructure in place to provide city services, except for the Plum Creek Industrial Park. Infrastructure and City services will be extended to Plum Creek once prospective tenants have been identified and are ready to locate to the industrial park. Additionally, the City's road network allows for access to all of the available vacant parcels within City limits.

Provision of Infrastructure and Maintenance of LOS Standards:

This section analyzes the financial feasibility of implementing the City's Comprehensive Plan and of providing needed infrastructure to achieve and maintain the adopted Level of Service (LOS) standards. State growth management laws now only require that sanitary sewer, solid waste, drainage, and potable water are the only elements of infrastructure that are subject to concurrency. Concurrency for other infrastructure including parks and recreation, and traffic, transportation, and transit are optional. The City strives to annually adopt its financially feasible Capital Improvements Element, incorporating infrastructure requirements into the Comprehensive Plan.

Transportation

TO BE UPDATED

Currently the City does not have any failing roadways through the year 2015. As a result, the City has not allocated funds towards transportation in the 5-Year Schedule of Capital Improvements that was adopted in November of 2010.

A more detailed analysis of transportation related issues is discussed in the Local Major Issues (Section C) and the Special Topics (Section D) of this Evaluation and Appraisal Report.

Recreation and Open Space

TO BE UPDATED

The City does not have any level of service deficiencies through the current planning horizon. As a result, the City has not allocated funds towards recreation and open space in the 5-Year Schedule of Capital Improvements that was adopted in November of 2010.

Solid Waste

The City has addressed the disposal of solid waste through an Interlocal Agreement with Putnam County. This agreement allows the City to use the County's Central Class I landfill. As previously stated, Putnam County has recently approved a major expansion of the landfill that will serve the City for decades to come.

Potable Water

A new water treatment plant went online in 2009. This elevated the City's capacity to provide water from 4.0 MGD to 6.0 MGD. This will allow the City to meet LOS standards through the 2030 planning horizon. As a result, the City has not allocated funds towards potable water in the 5-Year Schedule of Capital Improvements that was adopted in November of 2010.

Sanitary Sewer

The City's sanitary sewer plant was recently re-rated by the Department of Environmental Protection. The current rating allows for up to 3.5 MGD. The Wastewater Treatment Plant is also permitted to generate up to 3.0 MGD of reuse water for various areas through the City. This is well within the adopted LOS standards. As a result, the City has not allocated funds towards sanitary sewer in the 5-Year Schedule of Capital Improvements that was adopted in November of 2010.

School Facilities

Putnam County and all municipalities within the County have repealed each of their Public School Facilities Elements and Interlocal Agreements. School concurrency has been eliminated.

Stormwater/Drainage

TO BE UPDATED

The City does not have any stormwater LOS deficiencies through 2015. In 1997, Hartman and Associates developed the City and Ravine State Gardens Stormwater Quality Master Plan, which was later adopted by the City. This Plan identifies areas which have recurring drainage problems, and establishes priorities for stormwater drainage improvements.

The 5-Year Schedule of Capital Improvements that was adopted in November of 2010 has committed funds for two stormwater management projects in FY 2013-2014, totaling $350,000.

Change in Growth Management Laws:

Two tables listing the statutory and rule changes from 1991-2006 are in a summary format and are provided in Appendix B. These statutory requirements will be mostly addressed during the City's EAR-based amendments.

Case 15-34
Request to Amend Zoning Code
(Transfer Board of Zoning Appeals duties to Planning Board)
Applicant: Bldg. & Zoning Dept.

STAFF REPORT

DATE: August 21, 2015

TO: Planning Board Members

FROM: Thad Crowe, AICP
Planning Director

APPLICATION REQUEST

A request to amend the Zoning Code to transfer the duties of the Board of Zoning Appeals (BZA) to the Planning Board. Public notice was provided through newspaper advertisement.

APPLICATION BACKGROUND

The BZA is utilized as an appeals body for the Floods Code (Chapter 38) and the Zoning Code (Chapter 94), both sections of the Municipal Code. Chapter 38 variances provide relief from a burdensome literal interpretation of flood control construction standards. While Chapter 94 is the purview of the Planning Board, appeals of the Zoning Administrator and of zoning standards are heard by the BZA. Chapter 94 standards eligible for variance review include zoning district dimensional standards, cell tower height, and landscape buffer requirements.

PROJECT ANALYSIS

Per Section 94-38(f)(2) of the Zoning Code, the Planning Board must study and consider proposed zoning text amendments in relation to the following criteria (if applicable), shown in underlined text (staff response follows each criterion).

The planning board shall consider and study:

a. The need and justification for the change.

Staff comments: there is a disconnect in that the keeper of the Zoning Code, the Planning Board, does not interpret this Code in appeals cases. The BZA rarely meets and as a result quorums are difficult to achieve, plus board members get little experience in zoning and land use matters on an on-going basis, which makes their duties more difficult. Staff believes that a smaller town like Palatka does not need multiple boards, and the Planning Board has typically not been overwhelmed by cases to where it could not take on a handful of variance requests over the period of several years. This would be to promote more efficient use of one of the City's two experienced advisory boards (the other being the Code Enforcement Board).

b. The relationship of the proposed amendment to the purposes and objectives of the city's comprehensive planning program and to the comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of this chapter and other city ordinances, regulations and actions designed to implement the comprehensive plan.

Staff comments: This action is not in conflict with the goals, objectives, and policies of the Comprehensive Plan or other city ordinances. Section 54-35, the City's Planning Code, sets forth the four duties of the Board:

to grant utility franchises, consider zoning and future land use map changes, consider zoning and Comprehensive Plan changes, and review proposed annexations. The three duties of the ZBA – to consider variances to dimensional standards of the Zoning Code, variances from the construction standards of the Floods Code, and appeals of Staff decisions – would be transferred to the Planning Board's duties.

STAFF RECOMMENDATION

Staff recommends approval of Case 15-34 revising Floods Code Sections 38-118, 119, 120, 124, and 125 to replace the term "Zoning Board of Appeals" with the term "Planning Board"; and revising Zoning Code Sections 94-38, 61, 62, 63, 64, 65, 66, 67, 69, 70, 72, 112, 114, 199, 294, 296, 303, 312, 313 to replace the term "Zoning Board of Appeals" with the term "Planning Board."