

CITY OF PALATKA
PLANNING BOARD AGENDA
April 4, 2016



Call to Order: Members present: Chairman Daniel Sheffield, Earl Wallace, Tammy Williams, Joseph Petrucci, George DeLoach and Ed Killebrew. Members absent: Vice-Chairman Joe Pickens and Anthony Harwell. Staff present: Planning Director, Thad Crowe; Recording Secretary, Pam Sprouse and City Attorney, Donald Holmes.

Motion made by Mr. DeLoach and seconded by Mr. Killebrew to approve March 1, 2016 meeting minutes. All present voted, the motion carried unopposed.

The Chairman then explained appeal procedures and requested that Board members express any ex-parte communication prior to hearing the case.

OLD BUSINESS:

Case 15-33 Evaluation and Appraisal Report (EAR), Comprehensive Plan

- Item moved to end of agenda.

No action taken.

Case 16-16 Request for a conditional use for multi-family development with more than three units in DR (Downtown Riverfront) zoning district.

Location: Parcel #42-10-27-6850-0020-0010 (a.k.a. "Century Block" or "100 Block")

Applicant: Riverside Development Group LLC

Chairman Daniel Sheffield stated that Staff has requested this item be tabled and asked for a motion.

Motion made by Mr. Killebrew and seconded by Ms. Williams to table the request until the May 3, 2016 meeting date. All present voted affirmative, motion carried.

Case 16-04 Administrative request to rezone two parcels (Putnam County Industrial Park) from County PUD (Planned Unit Development) to PID (Planned Industrial Development). – Tabled from the March Planning Board meeting.

Location (1): 7220 PRC Way - Owner: Premier Palatka, LLC

Location (2): 7201 PRC Way - Owner: Sykes Realty Inc.

Mr. Crowe advised that one of the property owners had requested that this item be tabled last month so they could perform due diligence, but they have since agreed to support the administrative application. This request was being brought to the Board as a corrective request, as these two properties are a County zoning enclave within the Putnam County Industrial Park, since they were not included in the City PID (Planned Unit Development) rezoning when the Park was rezoned from County to City.. He recommended approval of the request to administratively amend the County PUD zoning to City PID for these two properties.

(Public Hearing) - No one was present to speak on behalf of the request.

(Regular Meeting)

Mr. DeLoach said that he had no objection to this corrective action. Mr. Petrucci agreed and asked if the surrounding areas were subject to the same overlay standards. Mr. Crowe said that was correct.

Motion made by Mr. DeLoach and seconded by Mr. Killebrew to recommend approval of the request as submitted by Staff. All present voted affirmative, motion carried.

NEW BUSINESS:

Case 16-09 Request to annex, amend Future Land Use Map from County US (Urban Service) to COM (Commercial), and rezone from County C-4 (Commercial Intensive) to C2 (Intensive Commercial).

Location: 3829 Reid St.

Applicant: Julio A Pena

Mr. Crowe explained that this is a voluntary request for annexation with the intent of hooking up to city utilities. The property is occupied by a business that produces cooking sauces. The recommended land use and zoning is compatible with the current County designations and the surrounding commercial properties. He advised that this request meets all annexation, Comprehensive Plan and rezoning criteria and would help to reduce the existing County enclave in this compact area. He recommended approval of the request.

(Public Hearing) - No one was present to speak on behalf of the request.

(Regular Meeting)

Motion made by Mr. Killebrew and seconded by Ms. Williams to recommend approval of the requests as submitted by Staff. All present voted affirmative, motion carried.

Case 16-11 Request to annex, amend Future Land Use Map from County UR (Urban Reserve) to COM (Commercial), and rezone from County AG (Agriculture) to C-1A (Neighborhood Commercial).

Location: 7000 Old Wolf Bay Rd.

Applicant: Mocking Bird Properties LLC

Mr. Crowe advised that this request comes from the property owner and is being proposed for a medical office. This location is in a commercial (medical and professional service) area that is zoned mostly C-1 (Neighborhood Commercial) and C-1A (General Commercial). He stated that this request also chips away at the large enclave in this area. He advised that this request meets all annexation, Future Land Use and zoning criteria. He recommended approval of the requests.

(Public Hearing) - No one present to speak on behalf of request.

(Regular Meeting)

Motion made by Mr. Petrucci and seconded by Mr. DeLoach to recommend approval of the requests as submitted by Staff. All present voted affirmative, motion carried unopposed.

Case 16-12 Request for a conditional use to locate a Childcare facility in C-2 zoning district.

Location: 207 S. Moody Rd.

Applicant: Tender Care Medical Services of St. Johns County Inc.

Mr. Crowe stated that the proposed request is located on the south end of the parcel that the formerly known Arlington House is, that the parcel has been separated into two lots, this one being approximately 5 acres. He explained that this is an intensive zoning district, but with the college being right across the street the less

intensive use is desirable. He reviewed the conditional use criteria and explained that there are two proposed driveways and the applicant has agreed to line one driveway up with the college. Staff is recommending that with new construction, this development meet the full requirements of the landscaping and buffering code. He added that the applicant has been conscientious of tree preservation, with this proposed development, retaining seven or eight protected trees. He recommended approval of the request with the following conditions:

1. The first-phase use of a 6,000 square foot child care building shall be permitted with a maximum number of 83 students and 49 employees, outdoor play area, and associated parking.
2. The second phase would allow for a 5,000 square foot building and associated parking.
3. Additional allowable uses for each building include medical and professional offices.
4. The fenced-in outdoor play area shall be a grassy area, or an area with mulch or some other forgiving surface for the safety of children.
5. The dumpster or trash can(s) must be screened in accordance with Zoning Code Sec. 94-311 (screened by plants, opaque fencing, or masonry walls to provide between six and eight feet of screening on three sides).
6. Any exterior lighting must be shielded and downcast so as not to create glare that shines on adjoining properties or roadways.
7. Provide sidewalk linking the Moody Rd. sidewalk with the sidewalk on either side of the building.
8. Install attractive and well-maintained wood or vinyl play area fence that include elements such as decorative posts and/or a curvilinear or lattice top, with regular shrub plantings along the fence to help improve its appearance as well.
9. Signs must conform to the Sign and Zoning Codes.
10. The applicant or owner shall apply for and receive any necessary state approvals for the expansion of the child care use.
11. All other applicable standards of the Municipal Code must be met.

(Public Hearing)

Applicant Phil Mazuko, 8090 Sugar Bush Dr., Springhill FL, said that this is a daycare center for medically dependent children. They have been in business since 1987 and own three other facilities, with two more proposed for development currently. Most of the children are transported by specially equipped facility vans daily. They receive any necessary medical therapies or treatments they need. Their children are from newborn to age 21. This facility is intended to handle up to 83 children.

Ms. Williams asked if any of the children could be considered a potential flight risk. Mr. Mazuko replied he did not believe so. The design puts playground in the front and not in the rear to better assist the emergency vehicles and the emergency evacuations. He explained that they have multiple State inspections each year, and that the children are constantly monitored, that there is a three to one ratio for each child.

Phyllis Middleton , 910 South Winterhawk Dr. Suite# 101, St. Augustine FL - stated that the Medicare program requires that the children are medically dependent and also requires a nursing intervention. She said that their operating hours are generally 8:00 am to 4:00 pm.

Mr. Holmes asked Mr. Crowe if he had concerns of the playground being in the front yard. Mr. Crowe stated that this was discussed with the applicant and he understands their needs. He said that he did not have a problem with it, provided the fencing and landscaping are done in an attractive manor, as recommended as a condition of approval and stated in his staff report.

Chairman Sheffield asked if the applicant was amenable to the conditions recommended by Staff. Mr. Mazuko stated that he was and said that they pride themselves on making the building and grounds beautiful and safe.

Mr. Wallace asked if the proposed future expansion was intended to be a different use. Mr. Mazuko stated normally that a future building on the property would probably include other doctors and therapists who are generally associated with the facility's needs, but there could be unrelated medical or professional offices there also. Mr. Crowe said that at the time of development of phase two, the applicant will have to provide a more detailed site plan and meet parking and landscaping requirements.

Discussion continued regarding the elevations, and it was noted that the elevations are labeled incorrectly, that the east elevation is actually the west elevation (Moody Rd. side).

(Regular Meeting)

Mr. Petrucci asked there were any objections received from surrounding property owners. Mr. Crowe stated that that the property was posted and surrounding property owners within 150 ft. were notified and no comments were received.

Motion made by Mr. DeLoach and seconded by Mr. Killebrew to recommend approval of the requests as submitted by Staff with the corrected elevations. All present voted affirmative, motion carried.

Case 16-15 Request for a conditional use to locate a School in C-2 zoning district.

Location: 600 College Rd.

Applicant: The Edge School

Mr. Crowe explained that the EDGE school has been operating out of the former school at Husson Ave. and President St. for three years, and is preparing to enroll its first senior class this coming fall. As proposed at this site on the corner of Crill Ave and College Rd., the school will have up to 30 employees (requested by the applicants since the original staff report was created), and they expect to operate two to three school buses. It is chartered for up to 400 students. He said that there are two areas of concern with regards to screening and buffering; the buffer along the north property line, which is immediately adjacent to single-family homes, and also the need to screen the parking areas. Additional shrub and understory plantings are needed to improve buffer appearance and help filter out noise impacts. He recommended approval of this request subject to the conditions listed below:

1. Site development to be in conformance with the submitted site plan.
2. The approval is for a school with no more than 30 employees, three school buses, and 400 students.
3. School hours will be between 8:00 AM and 2:30 PM, with teachers and administrators arriving earlier and leaving later.
4. Parking lot to be improved including removal of vegetation in pavement, repair of broken wheelstops, realignment of out-of-place wheelstops, restriping when needed, and patching of holes or smoothing of bumps that would create trip hazards. Bus student drop off and pick shall be in the front of the building, while parent drop off and pick up can be in the rear of the building given its limited nature.
5. Pedestrian connections to be provided between the Crill Ave. sidewalk and the building, with a combination of sidewalk and pavement striping, for the safety of students who may be walking or bicycling to the school.
6. Sports & outdoor activities are limited to areas south of the building
7. To reduce glare on adjoining properties and roadways, any new lighting should be hooded and downcast.

8. Landscape buffer to be provided along the north property line to provide for vegetated screening including a mixture of evergreen shrubs or ornamental grasses (spaced at 25 existing or new plants per 100 linear feet) and understory trees (planted at least 10 ft. from the power line and spaced at 5 trees per 100 linear feet).
9. Limited and strategic planting of shrubs or ornamental grasses between the roadway and the parking areas should be provided to further diminish the appearance of the parking lots. Such plantings should be utilized when the gaps between trees when looking toward the parking lot exceeds 20 feet.
10. If chain link fencing is to be utilized, it should be dark green or black, and razor wire or barbed wire is not permitted.
11. Any new signage limited to ground signs less than 50 square feet in size, electronic (changing signs) are allowed.
12. Outdoor activities and sports limited to areas south of the building.
13. All applicable standards of the Zoning and Municipal Code must be met.

Mr. Petrucci asked if staff had any concerns regarding the locations of the driveways onto College Rd. Mr. Crowe replied that he did not have any specific concerns, but he did recognize that the driveways around the rear of the building would have to be one-way due to their narrow width. The concerns of the Public Works Director, regarding the potential for vehicular spill over onto College Rd., were addressed by Ms. Freeman by having the drop off and pick up in the rear.

Ms. Patricia Freeman, 169 Wilderness Trail, Crescent City, was present and stated that there are currently about 120 students, with a very small portion of those students are transported by parents. She expects that even if they are at maximum capacity of 400 students, most of those student will be dual enrolled in the River State College, and do not expect that many parents would be picking up and dropping off students.

Kenny Downs, 2020 Ashbrooke Lane and Chairman of the Brookhaven Homeowner's Association (and owner/advocate of several of the neighboring condominiums) said they have no objection to this request.

(Regular Meeting)

Motion made by Mr. DeLoach and seconded by Ms. Williams to the request subject to Staff recommendations. All present voted affirmative, motion carried.

Case 16-17 Request for final plat to vacate easements.

Location: 6109 3rd Manor West.

Applicant: Brooke Downs

Mr. Crowe explained that the subdivision code require that this be a subdivision action. This property is located in the Viking Manor and has a total of 30 feet of city easements in the rear of this property (twenty feet for beautification and ten feet For utilities). He said that he is not sure what the -beautification buffer is for, and there are no utilities in place there and no evidence of any drainage either. The utilities are all in the front of these properties, out in the roadway. The applicant has obtained releases from the local utility companies.

Discussion ensued regarding a blanket vacation of the easements for the properties along the area. Mr. Crowe stated that he would like have the ability to consider them on a case by case basis to see how these other properties relate to these easements, especially because no one knows what their purpose.

Mr. Holmes stated that he agreed that if these are city easements and are not being used anywhere in the Subdivision, then they could be vacated, and should probably be done on a case by case basis as recommended by staff. Mr. Downs added that this was platted for a mobile home subdivision almost fifty years ago and it sat vacant for many years. He purchased the property and turned it into a tax producing property for the City.

(Regular meeting)

Mr. Petrucci stated that it is probable that the original intent of the developers was to place the utilities in the rear but then the utilities ended up going down the street side instead.

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

Case 16-18 Administrative request to amend Future Land Use Map from County UR (Urban Reserve) to COM (Commercial).

Location: 7301 Crill Ave.

Owner: Tristar Invesco Inc.

Mr. Crowe explained that this is a housekeeping measure for this property that was annexed and rezoned but the Future Land Use map was never updated. This existing commercial use was annexed in as a neighborhood convenience store. This effort will correct this non-conformity of the Comprehensive Plan.

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

Case 15-33 Evaluation and Appraisal Report (EAR), Comprehensive Plan

Mr. Crowe reviewed a final draft of for the Board's consideration. He explained that the City completed its initial Comprehensive Plan update, typically performed every seven years, through the state-mandated Evaluation and Appraisal Report (EAR) process. 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 publicized and well-attended visioning workshops were held at the time of the Plan update, and the information gathered during these workshops serves as much of the basis of the Major Issues within this EAR. As conditions have not changed significantly since that time, the results of this exercise have been retained and supplemented/modified as needed. In particular, the Transportation Element-related Issue and Recommendations has been modified from the 2011 effort to reflect the City's preferred course for a Mobility Plan. Finally, the EAR has been updated to include the City Commission's Community Development and Sustainability Goals and Priorities, adopted by the Commission on December 10, 2016.

The intent of this EAR is to provide a relevant and forward-looking vision for the City's future. The Major Issues were identified as the following:

Issue 1: Historic Preservation

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 and reporting activities to the Florida Division of Historical Resources.

- Adopt policies in the Historic Preservation Element that encourage the evaluation of older areas of the City to determine if the designation of new historic districts or sites is warranted. Specifically, areas to be surveyed include the Northside, Palatka Heights, and West View Cemetery (the 2012 Downtown survey provides updated information to determine eligibility for this area).
- Provide Master Site Files to property owners of historic structures inside and outside of historic districts, and encourage the appropriate restoration of such structures.
- Assist Putnam County Historical Society in improving electronic and hard copy archive facilities.
- Add policies within the Historic Preservation Element (referenced by a policy in the Economic Development Element) that considers on a case-by-case basis the granting 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 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 and historic curbs;
 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 historic rehabilitation investment on for locally designated structures with City TIF or other funds. Consider programs incentivizing the acquisition of historic homes by private and public entities.
- 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, Century Block/Riverfront Square (100 Block N. 2nd St.), Central Academy, West View Cemetery, Oak Hill East Cemetery, Municipal Golf Course, Booker Park, Hank Bryan Park, 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).
- Consider an Art in Public Places program for Downtown, parks, and historic districts.
- Install interpretative kiosk signs in historic districts, Downtown, and in parks that exhibit local history and culture, as has been done in the North Historic District. Ensure that such efforts are closely coordinated with neighborhood residents and property owners, and that an overall plan is developed for such signs.

- 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.

Issue 2: Economic Development

Recommendations (listed under specific topics):

Downtown Revitalization and Marketing –

- Adopt policies within the Historic Preservation Element (referenced by a policy in the Economic Development Element) that considers 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.
 - h. Incorporate Community Redevelopment Area Plan (adopted 2010) recommendations.

Riverfront Master Plan

Continue to implement the Michael Redd Riverfront Master Plan including park renovation, mixed-use development, and entertainment district.

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.
- Commit the City’s Tree Fund (funded solely by development mitigation of the tree protection ordinance, when trees are removed for new construction projects) to help implement the Master Tree Plan.
- 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 thoroughfares 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 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.

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.

Eco-Tourism

- Continue to support and promote 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.”

Heritage Tourism

- Work with the Chamber and other local and state tourism and economic development entities to promote the City’s historic, natural, and cultural resources.
- Develop master plan for kiosk interpretative signs in historic districts and Downtown. Such signs will highlight local historic, architecture, environment, and culture.

Issue 3: Transportation Level of Service

Recommendations

- Replace concurrency system with Mobility Plan accompanied by the Complete Streets program, which focuses on achieving an interconnected system for all forms of transportation.
- In an effort to reduce single-occupancy vehicles and lessen roadway congestion, encourage alternative modes of travel through the development of multi-modal corridors that accommodate pedestrian, bicyclists, and transit riders. Trains, boat, and plane travelers should be accommodated as well.
- Promote the Complete Streets program, including elements to encourage connected bikeways and pedestrian systems which encourage bicycle and foot travel throughout the City, tying together neighborhoods and shopping, employment, schools, cultural facilities, parks, and places of interest.
- Bicycles should be accommodated by a combination of bicycle lanes on road shoulders, multi-use trails, and local streets, with signage utilized to identify system components.
- To protect motorists, pedestrians, and bicyclists, the City should plan for traffic calming measures when needed in areas with higher risk for accidents, particularly intersections.
- Assist Ride Solutions in maintaining and improving the City’s transit system. The City should consider promoting new bus stops, transit routes, and encouraging extended service hours. Transit bays should be planned and provided along with bus benches/shelters and transit signage. The City should encourage Ride Solutions to install bicycle racks for buses.
- Upon implementation of the water taxi program, promote use of the boats for transit, tourism, and excursions.
- Coordinate with the County in developing a list of priority projects for both the bus stops and transit routes.
- Before any financial commitments, annually monitor future ridership levels and potential reduction in traffic congestion.
- To increase ridership and improve services, the City should pursue manned station status for the Amtrak station and also pursue connecting bus service from the Amtrak station to Gainesville and St. Augustine. The lack of luggage service including bicycle loading is a deterrent to attracting users of the City and County’s extensive trail system.

Issue 4: Trails and Parks

Recommendations:

- Although the City already has a Recreation and Open Space Element in the Comprehensive Plan, the creation of a Long-Range Parks and Trails Plan would allow the City to consolidate all of the information associated to its existing parks, recreational facilities, and golf course into one cohesive document.
- Use the Long-Range Parks and Trails Plan to facilitate the acquisition and improvements recommended as high priority within the Putnam County Greenprint for the City, as well as areas targeted by the Putnam County Trails Master Plan.
- Develop a long-range parks and trails plan that utilizes all the work completed by the Putnam County Greenprint and Trails Master Plan. Other valuable resources that should be considered are Blue-ways and Rails-to-Trails.
- Examine areas in the City that are in the newly defined Coastal High Hazard Area (CHHA). Several parcels along the St. Johns River are yet to be developed according the existing land use map, but are slated for development on the future land use map. All development should be focused away from lands located in the CHHA unless mitigation measures are in place that have been approved by the Department of Community Affairs. If mitigation measures have not been approved for development with the CHHA, parks and trails would be a good use of the land. Established parks and trails could provide direct access to the St. Johns River, add to the amenities included on the St. Johns River paddle trail (Blue-ways), and preserve scenic vistas of the river.
- Examine potential linkages to other regional trail systems and park facilities. The Putnam County Trail Master Plan has already identified existing trails and the location of proposed trails for future development. This could be used as a baseline for determining appropriate linkages within the City that could be integrated into the larger county and regional trail system.
- Evaluate opportunities for trail development through the national Rails-to-Trails Conservancy program.

Issue 5: Annexations / Municipal Boundaries

Recommendations

- Adopt policies in the Future Land Use Element that direct the City to proactively work to diminish and eventually 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.
- Evaluate duplication of services by City and County and determine how to streamline and reduce costs for such services.
- Identify potential annexation areas and rank such areas based on revenue implications and service delivery.
- Hold workshop(s) to assess annexation prospects and urban service delivery issues. Develop GOPs from these workshops that can be included as part of the EAR-based amendments.

The list of Major Issues was presented to, and subsequently adopted by, both the Planning Board and the City Commission. On April 28, 2010, DCA provided written confirmation of the following Major Issues discussed in the following analysis. The additional Issue was added at the current time (2016) after the City Commission adopted the Sustainability strategies below.

Issue 6: Community Development and Sustainability Priorities

Recommendations:

- Wastewater Treatment Plant Upgrades
- Infrastructure Upgrades and Expansion
- Affordable, Adequate and Clean Housing
- Development of a Business Incubator

Motion made by Mr. DeLoach and seconded by Mr. Wallace to recommend approval to the City Commission as submitted by Staff. All present voted affirmative, motion carried.

With no other business meeting adjourned.