

Planning Board meeting
Minutes and proceedings
June 1, 2010

Meeting called to order by Chairman Carl Stewart at 4:00 pm. **Members present:** Sue Roskosh, Phil Leary, Ezekiel Johnson, Ken Venables, Zachary Landis and Earl Wallace. **Members absent:** Anthony Harwell and Randy Braddy. **Also present:** Building and Zoning Director, Debbie Banks; Recording Secretary, Pam Sprouse and City Attorney, Donald Holmes.

Motion made by Kenneth Venables and seconded by Phil Leary to approve the minutes of the May 4, 2010 meeting. All present voted affirmative, motion carried.

Debbie Banks read "To Appeal Any Decision."

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

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| Case PB 10-19 | Address: | On the west side of CR 309C west of the Kay Larkin Airport |
| | Parcel: | 05-10-26-0000-0010-0000 |
| | Owner: | Plum Creek Timberlands L.P. |
| | Agent: | England-Thims & Miller, Inc. (Ray Spofford) |
| | Request: | to rezone from Putnam County Agriculture to City of Palatka M-1/PID (Light Industrial/ Planned Industrial Development) |

(Public Hearing)

Ms. Banks advised that this is the zoning portion of the business that was approved for annexation and Land use in February. This case was properly advertised and noticed and received no public comments. She added that it meets the intent of the new Planned Industrial Development Ordinance. She recommended approval and introduced Mr. Spofford.

Ray Spofford with England, Thims & Miller Inc., 14775 Old St. Augustine Rd., Jacksonville, gave an overview and advised that the Land Use change has come back from the State with only a couple of comments and no objections so they should be in good shape with that. He explained that there were two 5-year phases being proposed. The first phase has a cap of 180,000 sq. ft. due to road capacity. The second phase will be up to 1.66 million sq. ft. with approximately 35,000 sq. ft. allotted for supporting retail, such as sandwich shops, so employees do not have to leave the site for lunch. He added that the major reason for doing the P.I.D. was to address some of the airport related restrictions, such as land use compatibility, noise and structure height. He said there really will not be any noise issues associated with this site. In terms of Land Use compatibility, they used the County's standards. In terms of the height obstruction, they will work with the Airport Manager, John Youell to meet the FAA part 77 obstruction standards which is also addressed in the PID description. They added open space and setback standards that exceed the City's current zoning standards and provided for upland buffers from wetlands. They are also allowing for future access from the southwest of the site, ultimately extending St. Johns Avenue to State Rd. 20 which should also help alleviate truck traffic in the residential area to the South. He referred to a Fiscal Benefits report for the Planned Industrial Development. He introduced Mr. Greg Galpin, Sr. Manager of Planning for Plum Creek Timberlands L.P.

Discussion continued regarding the height slope ratio and that they are not expecting to have to ask for any variances.

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Phil Leary asked when they expected to start the first phase.

Ray Spofford stated that the first phase is planned for 2010 to 2015. He mentioned construction would not take place until they had a prospective buyer as this is really a partnership with the development authority and the idea is to get a prospect and potentially get grant funding through CDBG Economic Grants to extend the water & sewer and get the roads in place for qualifying an employer.

(Regular Meeting)

Phil Leary stated that he believes that the Board is obligated by State Statutes under the Comprehensive plan and the Future Land use Map that the zoning designation be consistent and that together with staff recommendations and the goals, objectives and policies outlined in the Comprehensive Plan he would recommend approval of the request.

Motion made by Phil Leary and seconded by Earl Wallace to approve the request to rezone from Putnam County Agriculture to City of Palatka M-1/PID (Light Industrial/ Planned Industrial Development). All present voted affirmative, motion carried.

Ms. Banks gave a draft copy of the July agenda, advising that it is a full agenda and that there is one item that will probably take a good bit of time, the 43 bench locations. She stated that she is still working with the applicant and F.D.O.T . on some of the proposed locations for bus stop and pedestrian convenience benches but there will probably be a total of 43 staff reports for that case. She wanted the Board to be aware of the lengthy meeting planned and to impress upon them, the importance of their presence.

Mr. Holmes advised the one on the agenda for Case 08-29/10-26 request for street closure at N. 16th Street between St. Johns Avenue and Reid Street (St. Johns Automotive Real Estate LLC) is being heard again and explained that the ordinance included reverter clauses. One stated the closure would become null and void if the ordinance was not recorded by a certain date and one stated if the property on either side of the street were to ever stop being a car dealership the street would revert back to the City. He explained that the ordinance did not get recorded within the appropriate time frame and therefore the applicant is re-applying for the road closure.

With no further business, meeting adjourned at 5:35 pm.