

Planning Board meeting  
Minutes and proceedings  
August 3, 2010

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

**Motion** made by Sue Roskosh and seconded by Phil Leary to approve the minutes of the July 6, 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.

## **NEW BUSINESS**

**Case 10-29**      **Location:** N. of St. Johns Avenue; south of the Kay Larkin Airport Runway 09; west of the City's Airport Industrial Park; and east of County Road 309C  
**Parcel(s):** 04-10-26-0000-0010-0000; 04-10-26-0000-0021-0000; 04-10-26-0000-0021-0030; 04-10-26-0000-0010-0030; 09-10-26-0000-0030-0000; and 09-10-26-0000-0010-0021.  
**Owner:** Putnam County Port Authority/Putnam County  
**Agent:** Rick Leary / Brian Hammons  
**Request:** to rezone from County Planned Unit Development (PUD) to City Industrial/Planned Industrial Development (M-1/PID)

### **(Public Hearing)**

Ms. Banks advised that the case was properly advertised and noticed and no response were received from those efforts.

Brian Hammons, Putnam County Planning and Development Director was present to address the Board. He advised the County Business Park started in the late 90's and that there are currently two buildings on this property and the rest of the property remains vacant at this time. He added that the zoning is a follow up to the annexation and Future Land Use amendment that happened approximately a year and a half ago. He stated that if approved, they intend to come back before the Board to request a plat for this property with two pieces left as out parcels.

Ms. Banks commented that if the Board approves the request that the recommendation to the City Commission should include a stipulation that a statement of Non-interference be obtained from the F.A.A.

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**Case PB 10-29** – continued.

**(Regular Meeting)**

**Motion** made by Phil Leary and seconded by Ken Venables to recommend approval of the request to the City Commission, with the condition that a letter of Non-interference by the F.A.A. be required. All present voted affirmative, motion carried.

**Case 10-30**      **Address:** 601 N. 21<sup>st</sup> Street  
                    **Parcel#:** 37-10-26-5440-0050-0000  
                    **Owner:** Palatka Housing Authority  
                    **Agent:** Putnam Family YMCA, Vince Cangelosi

**Request:** for a conditional use to locate a childcare facility in an R-3 zoning District.

**(Public Hearing)**

Ms. Banks advised that no comments were received from the notices or advertisement and recommended approval with the following conditions as listed in the staff report:

1. That a Business Tax Receipt be obtained from the City and the County and be maintained in an active status for the duration of the use;
2. That the grant of a Conditional Use for a child care facility shall substantially conform to the presentation made by the applicant in the application and public hearing for the Conditional Use;
3. That this grant of Conditional Use shall expire twelve (12) months following the discontinuance of the approved use for any reason and may not be recommenced once expired without another grant of Conditional Use.
4. That all conditions shall be met within six (6) months of approval of this Conditional Use or the approval will expire.
5. That the applicant meets all State licensing requirements for a day care.
6. That the maximum number of children allowed by State and per statement by applicant should be 20 children and operating hours will not exceed those indicated (7:00AM – 6:00PM).

Vince Cangelosi, Exec. Dir. of the Putnam Family YMCA explained that they are expanding services from Crescent City into the Palatka area with the hopes of having a full time facility with the YMCA in Palatka. He added that they do a lot of things to serve the community and that the main thing is the collaboration of shared services between themselves and other organizations provided to the community, in addition to the recreation aspect of it. There are over 24 collaborations in Crescent City alone.

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**Case 10-30** 601 N. 21<sup>st</sup> Street - continued

**(Regular Meeting)**

Motion made by Ken Venables and seconded by Ezekiel Johnson to approve the request with the conditions as listed in the staff report. All present voted affirmative, motion carried.

**Case 10-27**      **Address:** 100 Underwood Dr.  
                  **Parcel #:** (11-10-26-9101-0000-0010)  
                  **Owner:** Virginia McColm

**Request:** to annex into the Palatka city limits, amend the Future Land Use Map and Future Land Use Element from County Commercial to City Low Density Residential and rezone from County R-1A (Single-family Residential) to City R-1A (Single Family Residential).

**(Public Hearing)**

Ms. Banks advised that the case was properly advertised and noticed. She stated that the department received a phone call from someone that was concerned that this was going to be a family group home, and if that is the case, it would be allowed by State Statute regardless of whether it was city or county residential zoning. She read into the record a letter received from Gary Simpson of 3007 Campbell Street, Palatka, requesting that the Board keep the zoning as Single-family Residential. She reiterated that this use would be allowed right now with the current county zoning and that the annexation process would not change that. She additionally advised that due to the failure of their well, city services have been provided for this property.

**(Regular Meeting)**

**Motion** made by Phil Leary and seconded by Sue Roskosh to approve the request to annex into the Palatka city limits, amend the Future Land Use Map and Future Land Use Element from County Commercial to City Low Density Residential and rezone from County R-1A (Single-family Residential) to City R-1A (Single Family Residential). All present voted affirmative, motion carried.

Ms. Banks advised that there is no new business scheduled for September so there will not be a meeting next month.

**Motion** made by Phil Leary and seconded by Ken Venables to adjourn at 4:30 pm. All present voted affirmative, motion carried.