



City of Palatka

Building & Zoning

201 N. 2nd Street

Palatka, Florida 32177

386-329-0103 • Fax 386-329-0172



PLANNING BOARD

February 2, 2010

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes of January 5, 2010
4. Read "To Appeal Any Decision" and request disclosure of any "Ex Parte Communication" be made prior to each case
5. NEW BUSINESS

Case PB 09-41 **Address:** 5015 Crill Ave
Parcel: 10-10-26-0000-0270-0000
Owner: Jacob Spells
Agent: Daphne McClendon
Request: for a Conditional Use for a childcare center in a C-2 zoning district.

1. Public Hearing
2. Regular Meeting

Case PB 10-01 **Address:** CR 309C (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.
Request: to Annex into the City limits of Palatka and to amend the Future Land Use Map of the City of Palatka from County Industrial to City Industrial.

1. Public Hearing
2. Regular Meeting

6. **Adjournment** – Next meeting will be March 2, 2010

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. PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY BUILDING DEPARTMENT AT 329-0103 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS.

Planning Board meeting
Minutes and proceedings
January 5, 2010

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

Motion made by Randy Braddy to approve the minutes of the November 3, 2009 meeting and seconded by Phil Leary. 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 PB 09-37 **Address:** 500 North State Road 19
 Parcel: 02-10-26-0000-0420-0020
 Applicant: Lowe’s Home Centers, Inc.

 Request: To rezone from County IL (Light Industrial) and C-2 (General Commercial) to City C-2 (Intensive Commercial)

(Public Hearing)

Ms. Banks advised that several years ago when these three cases were annexed into the City, the amendments to the Future Land Use Map (FLUM) and the rezoning were not processed. The Future Land Use designations have been amended and that these three rezoning requests are a housekeeping item. She further advised that proper advertising and notices were sent out and no comments were received. She recommended approval of the zoning requests.

(Regular Meeting)

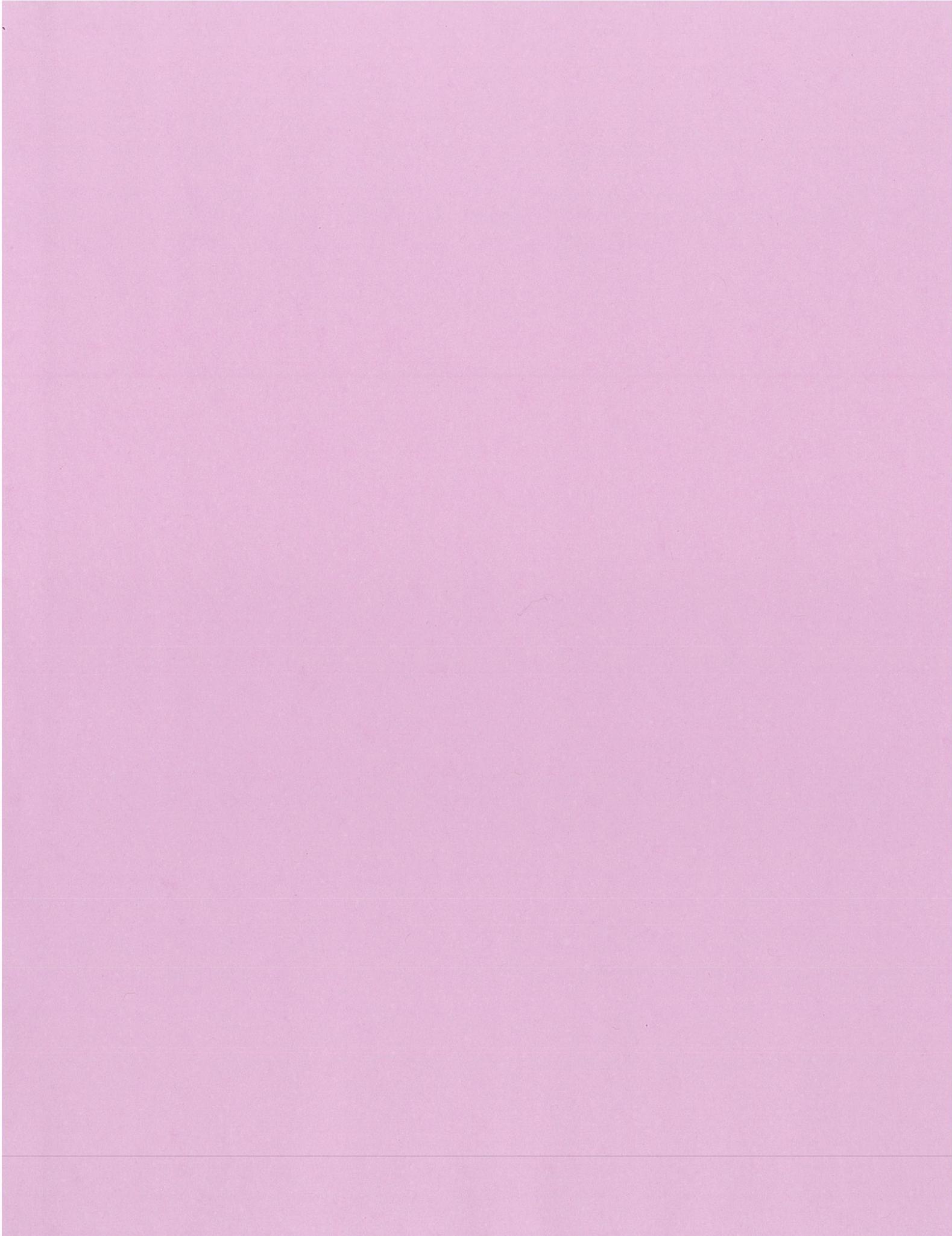
Motion made by Phil Leary to approve case PB 09-37 with staff recommendations and seconded by Sue Roskosh. All present voted affirmative, motion carried.

Case PB 09-38 **Address:** 3010 Browns Landing Road
 Parcel: 24-10-26-0000-0250-0010 and 0011
 Applicant: City of Palatka

 Request: To rezone from County AG (Agriculture) to City PBG-2 (Other Public Facilities)

(Public Hearing)

Stephen Morgan, 2886 Browns Landing Road, questioned how this property was annexed without creating an enclave.



PLANNING BOARD REPORT – FEBRUARY 2, 2010

CASE: PB 09-41

ADDRESS: 51015 Crill Avenue

REQUEST: Request for a conditional use to locate a daycare (childcare facility) in C-2 zoning

APPLICANT: Daphne McClendon

OWNER: Jacob Spells

SUMMARY: The site is designated commercial on the City's adopted future land use map. The zoning is C-2 and the applicant is proposing to lease a 2,000 square foot space in this new commercial building. The Municipal Code requires conditional use approval of this request. The State will set the number of children allowed when they measure the building. The applicant states she will have 45 -60 children aged birth to 5 years and employ 5 – 7 people. Operating hours will be Monday – Saturday from 6:00AM to 11:00PM.

Departmental Review Requests were forwarded to the Fire, Sanitation, Public Works and Building Departments. All responded with "No Comment." The Police Dept. report indicated a need for .20 officers. No responses were received as a result of the advertisement or notices sent to surrounding property owners.

Compliance with Conditional Use Requirements

1. The applicant has applied for conditional use approval of a childcare facility. The zoning for the subject parcel is C-2. Childcare facilities are permissible in the C-2 district as conditional use.
2. Section 94-3 of the Code contains the following definition that should be used by the Planning Board as a guide when considering conditional use requests. According to this section of the Code:

"A conditional use is a use that would not be appropriate generally or without restriction throughout a zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such conditional uses may be permissible in a zoning district if specific provision for such a conditional use is made in this chapter."

3. In accordance with Section 94-3:

"Findings. Before any conditional use shall be approved, the planning board shall make a written finding that the granting of the conditional use will not adversely affect the public interest and certifying that the specific requirements governing the individual conditional use, if any, have been met by the petitioner."

From Sec. 94-3(4) of the Palatka Municipal Code:

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

The property and requested use are in compliance with the comprehensive plan. Surrounding properties have future land use designations of County Urban Service, south, east and a portion to the north of the subject property. A larger portion of the northern boundary (Jr. College) has a future land use designation of City "Other Public Facilities." The zoning pattern of the site and surrounding area is County C-1 (Neighborhood Commercial) and AG (Agriculture) to the south, east and west and a portion to the north. The major portion of the northern boundary is zoned City R-3. The existing land use pattern in the area is mixed commercial, single family residential and a Jr. College.

- b. Ingress and egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

The site plan shows ingress and egress off of Crill Avenue.

- c. Off-street parking and loading areas, where required, with particular attention to the items mentioned in subsection [b] of this section and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.

Staff is satisfied that the existing parking area meets the parking requirements of 1 space per 2 employees plus one handicap space. They anticipate having 5 - 7 employees which will require 4 regular parking spaces.

- d. Refuse and service areas, with particular reference to the items mentioned in subsections [b] and [c] of this section.

The applicant will be using the green roll-out containers. No screening or buffering is required but containers must be placed behind the building when not at the curb for pick-up on the allocated days. In the future, if the owner opts to have a dumpster to be used by all occupants, then it must be screened.

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

Utilities are available to the site and are compatible with the needs of the proposed conditional use.

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

Screening and buffering per Table 94-304A. Category B is required for proposed uses in C-2 zoning districts where they abut property in the C-1 zoning district. However, the parcels adjacent to the east and west are County C-1 and no buffer is required. The State will required a fenced play area.

- g. Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.

The applicant does not indicate any signage on the application. A sign permit will be required for the installation of any new signage and must be in compliance with the Municipal Code and applicable building codes.

- h. Required yards and other open space.

The sketch plan that was submitted shows a play area but the applicant will have to meet State licensing requirements on this. The parcel appears to comply with the City's requirements for setbacks however it was constructed in the County to their development standards.

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

This proposed Conditional Use is generally compatible with adjacent properties and other properties and uses in the district.

- j. Any special requirements set out in the schedule of district regulations for the particular use involved.

There are no special requirements for this use listed in the City's Municipal Code.

- k. The recommendation and any special requirements of the historic preservation board for uses within the HD zoning district.

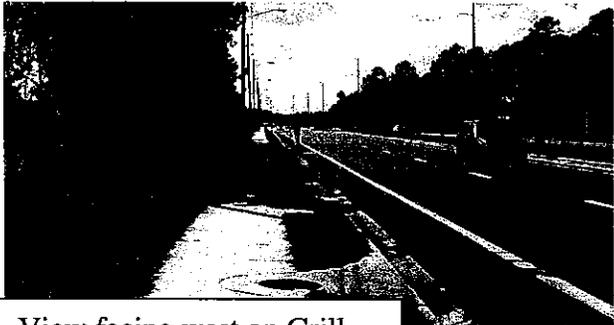
This parcel is not located in a Historic District.

Staff Recommendation

Staff recommends approval of the applicant’s request for a childcare facility, subject to the conditions as listed in the Code and as listed previously in this report and the following conditions:

- 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.
- 5. That the applicant meets all State licensing requirements for a day care.
- 6. That a maximum of 60 children (per statement by applicant) will be allowed and operating hours will not exceed those indicated (6:00AM – 11:00PM)
- 7. That no occupancy is allowed prior to proof that a Certificate of Occupancy has been issued by Putnam County.

PHOTOGRAPHS



View facing west on Crill.



View facing east.



View facing south

Departmental Review Request

Address: 5015 Crill Ave
 Parcel # 10-10-26-0000-0270-0000

Case #: PB 09-41

Please review the enclosed request and make any comments in writing to Building & Zoning; Fax 329-0172 or put in box. Call 329-0103 with any questions.	
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Site Plan Review
<input type="checkbox"/> Annexation	<input type="checkbox"/> Small Scale Amendment (9.99 acres or less)
<input type="checkbox"/> Large Scale Amendment(10+ acres)	<input type="checkbox"/> Concurrency Review
<input checked="" type="checkbox"/> Conditional Use Request	<input type="checkbox"/> Variance
<input type="checkbox"/> Street Closing/Street Name Change	<input type="checkbox"/> Other
Meeting Date: 2-2-10	Response Deadline: 1-15-10
Date submitted by applicant: 12-30-09/1-6-10	Date forwarded to Departments for review: 1-6-10
Submitted to: <input checked="" type="checkbox"/> Water/Sewer/Streets/Sanitation <i>Woody</i> <input type="checkbox"/> Police <input type="checkbox"/> Fire <input type="checkbox"/> Chief Building Official	<input type="checkbox"/> Sewer Plant <input type="checkbox"/> Water Plant <input type="checkbox"/> Parks <input type="checkbox"/> Weed & Seed <input type="checkbox"/> Cemetery <input type="checkbox"/> Golf <input type="checkbox"/> Airport
Current Property Use: Commercial (vacant)	Proposed Property Use: Day Care
Current Land Use Designation: COM	Requested Land Use Designation: NA
Current Zoning Classification: C-2	Requested Zoning Classification: NA
Acreage: 2.51	# of Units
Daphne McClendon Owner/Applicant Name 5791 SR 201 Owner/Applicant Address Elkton, FL 32033 City/State/Zip 678-612-7239 Phone Number	NA Agent Name Agent Address City/State/Zip Phone Number
Planning Dept. Comments: The applicant is requesting a conditional use to locate a child care facility in this recently annexed parcel.	
Thank you, 	
<input checked="" type="checkbox"/> No Comments <input type="checkbox"/> Comments Attached	Reviewed by: _____ Title: <i>PW Dredon</i>

1/13/10

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Thank you,		
<input type="checkbox"/> No Comments <input type="checkbox"/> Comments Attached	Reviewed by: <u>Jeff Fikow</u>	
	Title: <u>CDO</u>	

1/13/10

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Thank you,		
<input checked="" type="checkbox"/> No Comments <input type="checkbox"/> Comments Attached	Reviewed by: <i>Manash Lynady</i> Title: <i>F. M.</i>	

Application for Conditional Use

This application must be typed or printed in black ink and submitted with all required attachments and application fee of \$130 (Checks payable to the City of Palatka) to:

City of Palatka Planning & Zoning
 201 N 2nd Street
 Palatka, FL 32177

09-41

Application Number: PB - 09-41

Date Received: _____

Hearing date: _____

FOR INFORMATION REGARDING THIS FORM, CALL (386)329-0103

TO BE COMPLETED BY APPLICANT		
Property Address: <u>5015 Crill Ave</u> <small>Pal 71 32177</small>	Parcel Number: <u>10-10-26-0000-0210-0000</u>	Current Property Use: <u>Comm</u>
Lot size/acreage: <u>2.51</u>	Number & types of structures on property: <u>1 Comm Strip center</u>	Required Attachments: <input checked="" type="checkbox"/> Site Plan* <input type="checkbox"/> Letter of Authorization** <u>Signed App.</u> <input type="checkbox"/> Legal Description <input type="checkbox"/> Dept. of Children & Family Services Letter (if daycare) <input type="checkbox"/> Copy of Recorded Deed <input checked="" type="checkbox"/> Fees <input checked="" type="checkbox"/> Justification Statement*** <input type="checkbox"/> Tree Survey (if applicable)
Current Zoning Designation: <u>C2</u>	Closest Intersecting Streets:	
Type of Request: <u>Childcare Facility C2 Zoning</u>		
Owner Name: <u>Jacob Spell</u>		
Owner Address: <u>5019 Crill Ave</u> <u>Palatka, FL 32177</u>		
Phone Number: <u>H-328 0062 / C 546 6615</u> <u>336 6610</u>		
Agent Name: <u>Daphne McClendon</u>		
Agent Address: <u>5791 S.R. 207</u> <u>Elkton, FL 32033</u>		
Phone Number: <u>678-612-7239</u>		

*Site Plan to include placement of structures on property, proposed ingress, egress, parking, loading/unloading area, refuse services area, and if applicable, signage, landscaping, screening & buffering and lighting. One copy to be 8 ½ x 11 and 2 copies 11 x 17 or larger.

**Authorization for Agent is required if any person other than the property owner makes the application and acts on behalf of the owner.

*** Justification Statement should address the items as listed on the attached page.

RECEIVED
 DEC 02 2009

Application Number: PB - 09-41
 Hearing date: 2/2/10

10. This application submitted by:

Signature of owner(s): *Jacob Spells*

Print owner(s) names(s): Jacob Spells

Signature of Agent(s): _____

Print Agent(s) names: Daphne McClendon

STATE OF Florida

County of Putnam

Before me this day personally appeared Jacob Spells who executed the foregoing application and acknowledged to and before me that he executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 6th day of January A.D. 2010.



Karen M Venables
 Notary Public

My commission expires: 3-28-10

State of Florida at Large

FOR OFFICIAL USE ONLY				
1. Date Submitted <u>12/2/09 Inc</u> <u>1/6/10 com</u>	2. Received By: <u>PS</u>	3. Current Zoning: <u>C-2</u>	4. Future Land Use Category: <u>com</u>	5. Preliminary review by: <u>DB</u>
7. Sign(s) Posted Date: <u>1/13/10</u> By: <u>DB</u>	8. Surrounding property owners notices sent: Date: <u>1/4</u> By: <u>DB</u>	9. Legal Ad Ran: Date: <u>1/15/10</u>	10. Attachments Reviewed: <input checked="" type="checkbox"/> Site Plan* <input checked="" type="checkbox"/> Letter of Authorization** <input checked="" type="checkbox"/> Legal Description <input type="checkbox"/> Dept. of Children & Family Services <input checked="" type="checkbox"/> Letter(if daycare) <input type="checkbox"/> Copy of Recorded Deed <input checked="" type="checkbox"/> Fees <input checked="" type="checkbox"/> Justification Statement <input type="checkbox"/> Tree Survey (if applicable)	
11. Conditions: <u>Licenses for city & state</u>				
12. Adjacent property zoning/FLU: North _____ / _____ South _____ / _____ East _____ / _____ West _____ / _____				

Open Play Area fenced in! Trees scattered up

Continued Drive for Parent
Cross

Exit

Exit

Enter Side 1

Enter Side 2

PLA P K I Z NGT

Employees will meet children or Parents have drop-off/come in
Employees will around Bldg for Smooth Ingress options

Retention Pond

Crill Avenue

Ingress Continued to

Crill Ave

Circle
Drive to
and
area

To Whom It May Concern:

I, Daphne McClendon, a previous Business Owner here in Putnam County would like to request the use of 5015 Crill Ave property for the sake of a Childcare Facility. I plan to open some time in the near New Year (2010) housing between 45-60 children and employ ~~er~~ 5-7 people on staff. Hours of operation will be Mon-Sat 6am. to 11 p.m. Ages Birth to 5 yrs. old. I would appreciate your granting of this request as it will also enhance our city's current need of childcare and job possibilities.

Thank You In Advance
Daphne McClendon

Departmental Review Request

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 Parcel # 10-10-26-0000-0270-0000

Case #: PB 09-41

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Thank you,	
<input type="checkbox"/> No Comments <input checked="" type="checkbox"/> Comments Attached <i>See previous Law Enforcement review dated 9/11/09</i>	Reviewed by: <u><i>Gary S. Stahl</i></u> Title: <i>Chief of Police</i>

**Palatka Police Department
110 North 11th Street**

Memorandum

Date: January 14, 2010
To: Debbie Banks
From: Gary S. Getchell, Chief of Police 
Subject: Departmental Review Request – 5015 Crill Ave

I have attached a previous review of this property dated 9/11/09. I feel no further review is needed at this time on our part.

Cc;

PALATKA POLICE DEPARTMENT

LAW ENFORCEMENT IMPACT REVIEW



JACOB SPELL PROPERTY

5015 CRILL AVENUE

(ANNEXATION & REZONING OF
GENERAL COMMERCIAL

CONCEPTUAL REVIEW 09/11/09

JACOB SPELL PROPERTY

5015 CRILL AVENUE – GENERAL COMMERCIAL

PURPOSE

The Police Department's review of the proposed development/annexation is designed to provide City staff, planners, reviewers, elected officials, and citizens with projected impacts to municipal law enforcement services. This review is designed to promote the City's strategic public safety goals, which include crime prevention and reduction, call-for-service management, and timely response to the needs of citizens.

IMPACTS TO POLICE DEPARTMENT STAFFING

❖ Sworn officer (Police)

- Police Department (PPD) service standard = 469.20¹ calls-for-service (CFS) per year per officer.
- On average, every citizen generates 1.60² CFS per year.
- Every 1,000 new residents generate 1,600 additional CFS per year.
- Every 1,600 additional citizen generated CFS would equate to 3.41 additional police officer positions.
- The owner has proposed annexation and rezoning of property at 5015 Crill Avenue. Currently, there is a commercial structure under construction, which consist of 5,339 sq ft.³
- Based on the City of Palatka Impact Fee Study, published in March of 2007, the "Annual Law Enforcement Incidents Per Unit of Development" factor is .0182 incidents per square foot for "General Commercial."
- A review conducted by the Police Department, once this project has been completed and functional, the development/annexation has the potential of generating 97.17 CFS per year, which would result in .20 additional police officers, at a first year cost of \$18,715.37

❖ Non-Sworn Personnel (Support)

¹ Source: City of Palatka Police Department Staffing Standards; 2003

² Source: City of Palatka Police Department Staffing Average CFS; 2003

³ Source: City of Palatka Planning Department related to 5015 Crill Avenue; B&Z Case # 08-31.

- Currently, the Palatka Police Department utilizes a formula of one (1) support position for every five (5) sworn positions.
- With an overall increase of .20 police officers, there will be a need for 0 additional support personnel.

POLICE DEPARTMENT SPACE NEEDS REQUIREMENTS

- ❖ The current Police Department building located at 110 N. 11th Street was opened in 1967.
- ❖ There exist 7,000 +/- sq ft of office/storage space under roof.
- ❖ In 2007, the City purchased 1209 Reid Street for a Police Department annex. Currently, renovations are underway to relocate the department's investigative functions. This space will yield 2,200 +/- addition sq ft.
- ❖ Since NO major renovations or additions have been made to the current building and parking, there is a need for additional office and parking. Additional staff will only compound the current space needs.

OTHER IMPACTS/ISSUES

- ❖ N/A

STRATEGIES FOR REDUCING IMPACTS TO LAW ENFORCEMENT

Although not required by ordinance, the Police Department does suggest the developer utilize a CPTED (*Crime Prevention Through Environmental Design*) approach to minimizing the impact to City of Palatka Police resources. We suggest the use of *Crime Prevention Through Environmental Design* (CPTED - "sep-ted") as one such tool to minimize the potential for crime and impact to City resources.

CPTED approach involves the use and design of space inside and outside of buildings, the positioning of buildings in relation to one another and the street, lighting, entrances and exits, and landscaping.

CPTED is based on two main assumptions...

- ❖ Offenders commit crime when there are not many people around, where they are unlikely to be seen, and where they can easily and quickly get in and out.
- ❖ Crime is related to daily routines and activities in the area, such flow of traffic and pedestrians (or lack of flow) on nights and weekends.
- ❖ Keeping possible offenders out and away from your business will reduce your likelihood of being victimized.

Usually, we use locks on doors, alarms and bars on windows to prevent burglars from entering, thus controlling their *access*. However, there are different ways of keeping people and offenders out.

Natural Access Control refers to the use of doors, fences and gates to control access to your business or property. The intention is not to necessarily physically stop the offender, but rather make your business look like a riskier crime target.

Elsewhere on this web site we've discussed cameras and how they can be used to watch over potential offenders. It's also possible to have customers, neighbors, passers-by, and other people watch over your business while they're going about their daily activities.

Natural Surveillance involves designing windows, lighting and landscaping to improve your ability, and everyone else's ability, to observe what is going on inside and around your business. Through clever design you can not only make your business a less attractive target, you can increase the likelihood of detecting a criminal at work.

Design Recommendations

The objective is to maximize the number of "eyes" watching over the business. So create a visual connection between the street, the sidewalk, and the business. It is always good to have people around -- so make sure your business is not isolated and that the entry is not at the back on the building.

Territorial reinforcement uses design and use of sidewalks, landscaping, and porches to create a border between private and public property. These are not meant to prevent anyone from physically entering, but to create a feeling of territoriality and send a message to offenders that the property belongs to someone and they should stay out.

Use landscaping as a natural barrier between private and public areas. Use low fences to mark your property. Use different color bricks or different materials for driveways, so as to separate them visually from the street. Landscaping and bushes can be also used to mark territory, but you have to make sure that they do not obstruct the view, or provide hiding spots for offenders.

Additional information pertaining to CPTED concepts may be obtained through:

DATA TABLES

Table 1 PPD Statistics	
PPD CFS per officer per year	469.2
Average CFS per citizen per year	N/A
CFS per year generated by 1,000 new residents	N/A
Proposed sq footage	5,339
Property Category (Based on City of Palatka Impact Fee Study; 2007)	General Commercial
L.E. Incidents per unit of development factor per sq ft	.0182
City of Palatka average household size	N/A
Projected population increase due to development/annexation	N/A
Additional CFS generated by development/annexation per year	97.17
Additional police officers required	.20
Additional civilian positions required	0

Table 1 PPD Staffing		
	Current	Proposed
Sworn Police Officers	39	39.20
Non-Sworn Civilian Personnel	8	8
Total	47	47.20

Average CFS Per Officer Per year 469.2

Officers needed to manage increased CFS 0.20

START UP COST:

Police Officer(s) (salary & benefits) 56,908.83
x 0.20
11,381.17

Vehicle (w/Equipment) 32,000.00
x 0.20
** 6,400

Other Equipment x 4,671.00
0.20
** 934.2

Total Cost to City to Provide LEO(s); (first year) \$18,715.37

* ESTIMATED

** MAY USE IMPACT FEES TO OFFSET COST: N/A

OTHER COST TO BE CONSIDERED:

- Civilian (Support) Personnel
- Associated Cost with startup of Support Personnel
- Additional office space or new building
- Additional parking
- Additional IT software & hardware to support increased size of Dept.

DISTRIBUTION: File



City of Palatka

Building & Zoning

201 N. 2nd Street

Palatka, Florida 32177

386-329-0103 • Fax 386-329-0172



As an owner of adjacent property, you are hereby notified of a pending action before the Planning Board which may be of concern to you:

PUBLIC NOTICE

Notice is hereby given that the **CITY OF PALATKA PLANNING BOARD** will hold a public hearing on February 2, 2010 at 4:00 P.M. at City Hall, 201 N 2nd St. for the purpose of hearing the following matter:

A request for a conditional use to operate a child care facility in a C-2 zoning district.

Location: 5015 Crill Ave. (10-10-26-0000-0270-0000)

Owner: Jacob Spells **Applicant:** Daphne McClendon

Case: PB 09-41

All interested parties are invited to attend this public hearing.

Debbie Banks
Dir. of Building & Zoning

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

PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE BUILDING & ZONING DEPARTMENT AT (386) 329-0103 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS.

10-10-26-0000-0272-0000

FILLMAN MARTIN C
1373 S STATE RD 19
PALATKA FL 32177

PB 09-41

10-10-26-0000-0250-0000 & 0280-0000

FILLMAN MARTIN C + PATRICIA D
1373 S STATE RD 19
PALATKA FL 32177

PB 09-41

10-10-26-0000-0240-0010

SPELL GOVAN HEIRS OF
341 ALABAMA AVE
PALATKA FL 32177

PB 09-41

10-10-26-0000-0290-0000

SPELLS JACOB + ANNIE M + SHARON A
5019 CRILL AVE
PALATKA FL 32177

PB 09-41

10-10-26-0000-0270-0001 & 0260-0020 & 0303-0000

SPELLS JACOB
5019 CRILL AVE
PALATKA FL 32177

PB 09-41

10-10-26-0000-0210-0000

WAL-MART STORES EAST LP
MS 0555
BENTONVILLE AR 72712

PB 09-41

10-10-26-0000-0300-0010 & 0271-0000

SPELLS JACOB I + ANNIE MAE
5019 CRILL AVE
PALATKA FL 32177

PB 09-41

10-10-26-0000-0300-0050

EVANS EUNICE A
5025 CRILL AVE
PALATKA FL 32177

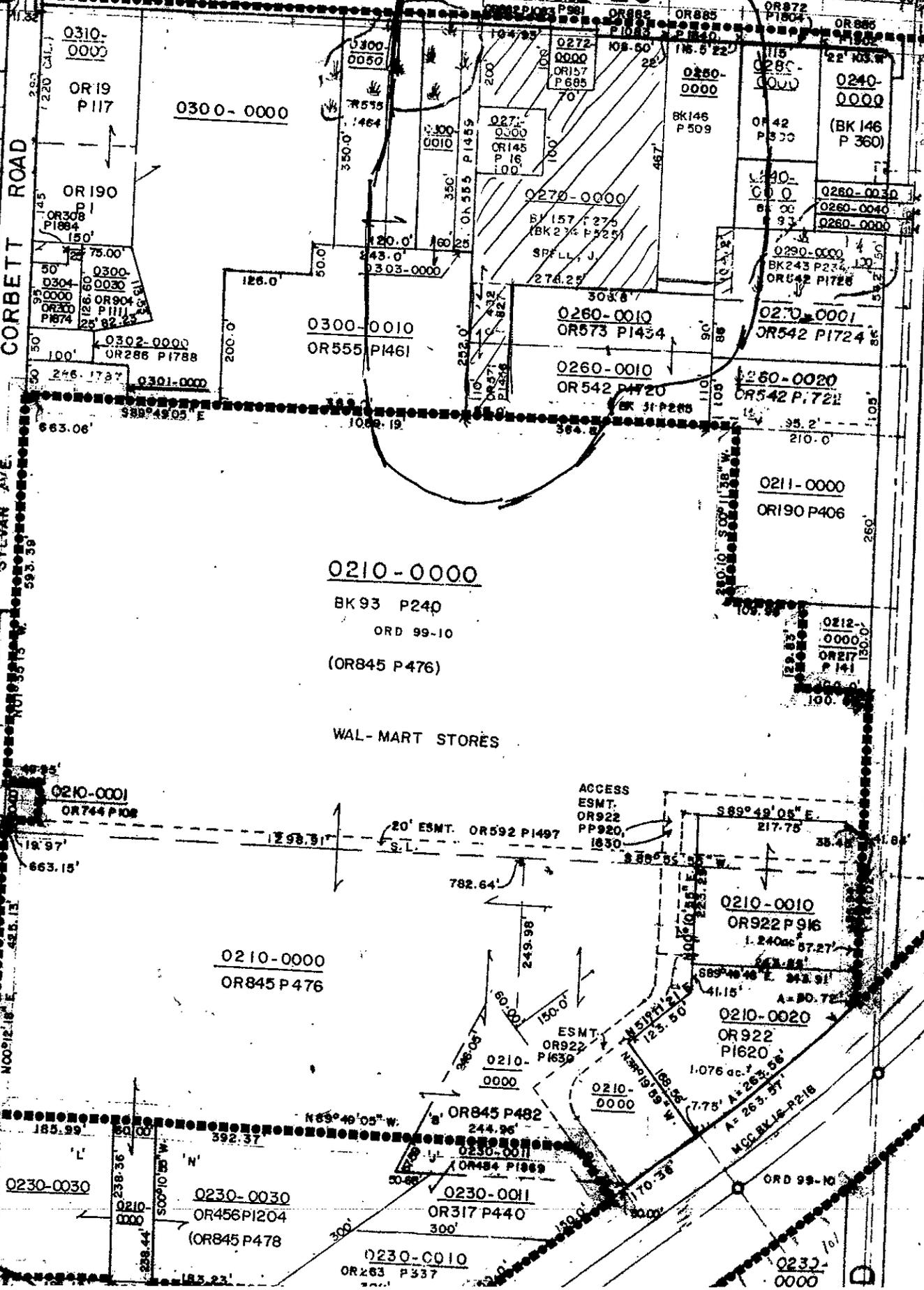
PB 09-41

N89°07'30" E. 15' UTILITES ESMT. OR913 P1474 5.00' 943.85' OR885 P1030 N89°07'30" E. 15' ESMT. 15.00'

STATE ROAD 20

5	4	3	2	1
6	1	10		
7		9		
8		8		
9		7		
10		6		
11		5		
12		4		
13		3		
14		2		
15		1		
16				
17				
18				
19				
20				
21				
22				
23				
24				

CORBETT ROAD
SYLVAN AVE.
N00°12'18" E. 43.5' 13



0210-0000

BK93 P240
ORD 99-10
(OR845 P476)

WAL-MART STORES

0210-0000
OR845 P476

ACCESS
ESMT.
OR922
PP920,
1830

0210-0010
OR922 P916

0210-0020
OR922
P1620

0230-0011
OR317 P440

0230-0010
OR263 P337

0232-0000

STATE OF FLORIDA

County of Putnam

The undersigned personally appeared before me, a Notary Public for the State of Florida, and deposes that the Palatka Daily News is a daily newspaper of general circulation, printed in the English language and published in the City of Palatka in said County and State; and that the attached order, notice, publication and/or advertisement:

Notice is hereby given that t

Was published in said newspaper 1 time(s) with said being made on the following dates:

01/15/2010

The Palatka Daily News has been continuously published as a daily newspaper, and has been entered as second class matter at the post office at the City of Palatka, Putnam County, Florida, each for a period of more than one year next preceding the date of the first publication of the above described order, notice and/or advertisement.

Jeannette Eveland

Sworn to and subscribed to before me this 15th day of January, 2010 by Jeannette Eveland, Administrative Assistant, of the Palatka Daily News, a Florida corporation, on behalf of the corporation.

Mary Kaye Wells

Mary Kaye Wells, Notary Public
My commission expires July 22, 2011

Notary Seal
Seal of Office:



Personally known to me, or
 Produced identification:
 Did take an oath

PUBLIC NOTICE

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A request for a conditional use to operate a child care facility in a C-2 zoning district.

Location: 5015 Crill Ave. (10-10-26-0000-0270-0000)

Owner: Jacob Spells Applicant: Daphne McClendon

Case: PB 09-41

All interested parties are invited to attend this public hearing.

Debbie Banks
Dir. of Building & Zoning

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PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE BUILDING & ZONING DEPT. AT (386) 329-0103 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS.

Legal No. 04547017
01/15/10

PLANNING BOARD REPORT
February 2, 2010

SUBJECT: Parcel #05-10-26-0000-0010-0000 (On the west side of CR 309C west of the Kay Larkin Airport) 680± acres

Owner: Plum Creek Timberlands L.P. **Case:** PB 10-01

Agent: England-Thims & Miller, Inc. (Ray Spofford)

A. REQUEST:

Request to annex and amend the Future Land Use Map (Large Scale) from County Industrial to City Industrial

B. BACKGROUND:

The applicant is requesting to annex and amend the Future Land Use Map for approximately 680.12± acres of undeveloped property that is contiguous to the City limits along the eastern property line. The property has almost 6,000 feet of frontage on CR 309C and is currently zoned County Ag (Agriculture) with a Future Land Use designation of County Industrial. The proposed use of this parcel is to phase in an Industrial Park that includes a cap on the maximum amount and type of development that will be allowed on the subject parcel. They are requesting Phase 1 include the development of 1,180,000 square feet of space between 2010 and 2015 and Phase 2 would add an additional 2,280,000 square feet of space for a total square footage at build-out of 3,460,000 square feet.

It is to be noted that Putnam County (and thus the City of Palatka) is designated a "Rural County of Critical Economic Concern" and as such, the Development of Regional Impact (DRI) thresholds are increased by 150 percent, or two and one-half times. Therefore, the applicable DRI threshold in Putnam County for industrial use is 800 acres (320 acres x 2½). Additionally, Section 163.3177(6)(a), F.S. states: "...in rural counties, the amount of land designated for future planned industrial use shall be based upon surveys and studies that reflect the need for job creation, capital investment, and the necessity to strengthen and diversify the local economies, and shall not be limited solely by the projected population of the rural community." In today's economy, there is an obvious need for job creation and capital investment as the unemployment rate for our county has increased to 12.8 percent according to a report taken from the Florida Research and Economic Database (FRED) website for Putnam County. The Putnam County Chamber of Commerce is highly supportive of this request since there are currently no "ready to build" industrial sites in the City limits. This request will allow the Chamber to target an industrial market in need of water and sewer service.

The property is vacant and, as stated previously, designated as County Industrial on the Future Land Use Map (FLUM). Surrounding properties are designated County Industrial to the north and west of the property; County Agriculture II (A2) and City Other Public Facilities to the east; and County Urban Reserve to the south. The zoning of the site and surrounding area is Ag (Agriculture). The existing land use pattern in the area is one that includes the Kay Larkin Airport, the Putnam County Business Park and scattered residences along CR 309C to the east and southeast; and vacant and undeveloped land to the south, west and north of the site. The applicant will apply to rezone to an Industrial/Planned Unit Development (PUD) in the upcoming months.

The site is immediately west of the Kay Larkin Airport and directly on the approach path to its east-west runway. Therefore, there are unique land use restrictions that must be taken into account for any future development of the site. There is also a Seminole Electric transmission line that runs in a north-south direction approximately 500 feet from and parallel to CR 309C.

Environmental Services, Inc. performed a review and analysis of various physical features and made an on-site inspection to determine the extent of wetlands on the property. They have estimated that there are 346.7 acres of jurisdictional wetlands, or just slightly more than 50 percent of the total land area. There are no floodplain areas on the property. The wetlands are located from the central to the western side of the property, as well as the greater part of the southeast quadrant. There are other isolated small wetland areas scattered throughout the site. (See Exhibit A for Application and Submittals).

Department review requests were sent to the Public Works, Water, Sewer, Streets, Sanitation, Police, Fire and Building departments. The Water Plant Superintendent and Chief Building Official responded with "No Comment."

The City Manager responded with comments concerning traffic, water and sewer. He will defer to the Florida Dept. of Transportation for their comments on the roadways since they have recently reviewed this submittal when the County submitted their request for this parcel but with a lower square footage on Phase I. Since that submittal existing traffic counts and growth rate trend multipliers have decreased therefore, the applicant opted to indicate a maximum Phase I build-out in lieu of a minimum square footage threshold. This request indicates a road segment of critical concern but no deficiencies in Phase I. He states water and sewer capacity will meet the demand of the request. Concurrency requirements for traffic, water and sewer will be reviewed prior to issuance of any permit.

The Police Dept. provided a report done in 2007 where it was recommended that the city include the annexation of all roadways leading to the access of the proposed development. Further analysis concerning staffing could not be done until the exact configuration of the property is provided.

The Utilities Superintendent provided comment stating he agreed with Exhibit A on page 5 of the applicant's submittal that states where the current points of connection are and the line size. He submitted maps indicating where the lines are located.

The Airport Superintendent stated that any plans would have to concur with the Federal Aviation Authority and that we had contracted with Passero and Associates, an engineering and operations consulting firm, to update our Airport Master Plan and then produce a comprehensive manual to include an Airport Layout Plan.

C. CURRENT SURROUNDING ZONING AND LAND USE

	Current Future Land Use Designation	Current Zoning	Current Land Uses
North	Agriculture II (A2)	Ag (Agriculture)	Open Land
South	Urban Reserve (UR)	Ag (Agriculture)	Open Land and Scattered Residential
East	Agriculture II (A2) County PUD (in City) Other Public Facilities	Ag (Agriculture) City Industrial County Urban Reserve	Open Land, Airport, Business Park, Scattered Residential
West	Agriculture II (A2)	Ag (Agriculture)	Open Land

D. COMPLIANCE WITH CHAPTER 171, FLORIDA STATUTES, ANNEXATIONS

The request is to voluntarily annex 680.12 ± acres into the City. The subject property is located on County Road 309 C between Hwy. 20 and Hwy. 100 and is adjacent to City property to the east.

Chapter 171.044 of the Florida Statutes addresses voluntary annexation. Sec. 171.044(5), F.S. states that land shall not be annexed through voluntary annexation when such annexation results in the creation of enclaves. Sec. 171.046(1), F.S. states it is the policy of the state to eliminate enclaves; however Sec. 171.046(3) states that this section does not apply to undeveloped or unimproved real property. Section 171.031(13) defines "Enclave" to mean any unincorporated improved or developed area that is enclosed within and bounded on all sides by a single municipality etc. The one parcel that could have been classified as an enclave (Parcel #04-10-26-0000-0020-0001) as a result of this annexation is currently vacant, undeveloped and unimproved. Therefore, the parcel is not considered an enclave for purposes of annexation under Chapter 171, Part 1 of the Florida Statutes.

STAFF RECOMMENDATION: Approval of the annexation request.

D. COMPLIANCE WITH THE CITY OF PALATKA COMPREHENSIVE PLAN

The Existing Land Use Designation: The property is currently designated as County Industrial. In Putnam County's Comprehensive Plan, Industrial is defined as uses associated with manufacturing, assembly, processing, fabrication, repair or storage of products.

The Proposed Land Use Designation: Policy A.1.9.3.A.3 of the Future Land Use Element states that the 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 80 percent of the parcel. The maximum height of development shall not exceed 45 feet.

Future Land Use Element

Objective A.1.1 9J-5.006(3)(b)1; F.S. 187.201(16)1, 5

Upon Plan adoption, the City shall coordinate future land uses with the appropriate topography, adjacent land uses, soil conditions, and the availability of facilities and services.

Policy A.1.11.4 (9J-5.006(3)(c)6)

Applications by landowners 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. The City on a case-by-case basis may make exceptions 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.

STAFF ANALYSIS

- **Topography:** The major portion of the parcel has elevations from 20' to 30' making it relatively flat. There is a small portion of the southeast corner with elevation up to 50' to 60'.
- **Existing land uses:** The existing land use pattern in the area is one that includes the Kay Larkin Airport, the Putnam County Business Park and scattered residences along CR 309C to the east and southeast. Vacant and undeveloped land is located to the south, west and north of the site.
- **Soil Conditions:** According to the 1990 Putnam County Soil Survey there are twelve (12) different soil groups located on the site. These include No.4: Zolfo Fine Zone, No.9: Pomona Fine Soil, No.10: Pomona Fine Sand, No.19: Pomona Fine Sand (Depressional), No.22: Tomoka Muck, No.23: Palmetto Fine Sand, No.29: Riviera Fine Sand, No.34: Riviera Fine Sand, No.35 Malabar Fine Sand, No.37 Ona Fine Sand, No. 42: Riviera Fine Sand, and

No.51: Surrency Fine Sand. In those areas of the site that are proposed to be developed, if steps have been taken to either install appropriate drainage facilities or add fill material, the soil limitations that exist with all of the soil types listed above may be mitigated or at least improved.

- **Wetlands:** Approximately 50 percent of the 680.12± acre property is wetland, which is primarily located in the western and southeastern sectors of the property. As CR 309C bounds the site on its east side, this means that a significant portion of the 346.7± acres of high and dry ground is easily accessed without having to negotiate the wetlands. It is noted that none of this property is within the 100-year floodplain.
- **Availability of facilities and services:** This request has been reviewed by the Palatka Water Plant and Wastewater Treatment Plant superintendents and the City Manager. Adequate capacity for this project exists however, each phase will be reviewed at the time of plan submittal. The Police and Fire Departments will not be able to provide a report until such time as a configuration of the structures to be located on the parcel is provided.

Policy A.1.1.6 9J-5.006(3)(c)2

The City shall maintain standards and procedures in accordance with Chapter 333 F.S., "airport zoning" to ensure that incompatible land uses will be restricted from placement in accident and noise zones surrounding the airport. The City shall maintain and regularly update the Kay Larkin Airport Master Plan (AMP) in accordance with s. 333.06, F.S.

STAFF ANALYSIS

The applicant has provided an airport-related restrictions map and has utilized Putnam County's Development Code which is consistent with the Federal Aviation Administration guidelines since the City has never adopted airport zoning standards. The limitations in the three overlay zones included in the applications will become a part of the PUD overlay when the zoning change is brought forth. Passero and Associates has been retained to update the City's airport zoning standards and provide a plan for future growth.

Policy A.1.1.6a 9J-5.006(3)(c)2

The City shall not permit the placement of tall structures such as high-rise buildings or radio/TV towers within areas that are take-off or landing zones or are otherwise defined as areas of special safety concern. In accordance with s. 333.025, F.S. the City shall require FDOT review and approval and, when applicable, the FCC and / or FAA prior to the issuance of any City permit.

Staff Analysis: This policy will be addressed in the PUD.

Policy A.1.7.2 (9J-5.006(3)(c)3)

Commercial development adjacent to major and minor arterial roads shall provide sufficient depth to allow adequate set back distance and clearance to accommodate FDOT's near and long range roadway improvements.

Staff Analysis: The site abuts CR 309C, which bounds the site immediately to the east. This minor collector provides a direct means of access from the site to SR 100 and, secondarily, to SR 20. It is to be noted that the Florida Department of Transportation (FDOT) is proposing several new roadways that are within reasonable proximity to the property and will, therefore, have an impact on land use decisions in this area. Also, there are plans for the future expansion of St. Johns Avenue west of CR 309C to connect to S. R. 20. The applicant must meet with the City, County, and FDOT to ensure all standards and requirements for roadway improvements are met prior to submittal of engineered drawings for development.

Traffic Circulation Element

Objective B.1.1 (9J-5.007(3)(b)1)

Upon plan adoption, the City shall provide for a safe, convenient and efficient motorized and non motorized transportation system by correcting, to the maximum extent feasible, all existing roadway deficiencies identified in this plan and maintain acceptable operating conditions in the future on a priority basis.

Policy B.1.1.1 (9J-5.007(3)(01))

The State-wide minimum acceptable operating Level of Service (LOS) standards for the State Highway System and City Street System shall be the base LOS standards listed herein, except for those conditions provided in Policies 1.1.1.A. and 1.1.1.B.

The City hereby adopts the following LOS standards for each listed facility type:

- principal arterials - LOS C
- collectors and minor arterials -LOS D

Staff Analysis: CR 309 C is listed as a minor collector by the County. In Table 5 submitted by the applicant, only Church Road to CR 309C would become critical in Phase I with the construction of 1,180,000 square feet of structures. At Build-out in 2020, five segments become deficient. Improvements to these segments must be addressed in a Development Order when the PUD is brought forth.

The traffic study utilized the annual average daily and peak hour traffic counts, growth rates and the maximum service volumes as published in the FDOT 2009 Level of Service (LOS) Report for Putnam County. This is attached as DOT Traffic Counts. The maximum service volumes as listed in the LOS Report were taken from the Generalized Service Volume Tables contained in FDOT's 2009 Quality/Level of Service Handbook. Copies of the relevant tables are attached with the applicable maximum service volumes highlighted. The applicant stated in an email that "During this exercise, I realized that the 2009 Quality/Level of Service Handbook changed the applicable maximum service volume for CR 309C from 1,190 to 1,350 as circled in the attached table. We will update the study and forward a revised copy. This revised table was not received prior to printing of this report.

Objective B.1.4 9J-5.007(3)(b)3

The City shall coordinate with related local, State, regional, and federal agencies for an integrated, cost effective transportation system.

Policy B.1.4.1 9J-5.007(3)(c)1

The City shall coordinate roadway improvements with Putnam County and the Florida Department of Transportation to ensure effective application of available revenue.

Staff Analysis:

When the zoning request is brought forth, roadway improvements will be addressed. FDOT and DCA may, in their reviews, still require either decreased square footage at Phase I with another traffic study requirement prior to onset of Phase II or concur that with the reality of the decrease in traffic counts take no issue with Phase I.

Public Facilities Element

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).

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.

Staff Analysis: The City Manager has provided a letter stating adequate capacity exists for this project. Each phase will be evaluated for concurrency at the time of plan submittal.

Objective D.1.2 (9J-5.011(2)(b)2)

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:

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.

Staff Analysis: Putnam County encouraged the applicant to annex this parcel since water/sewer service was needed for the development and this property is contiguous to the City limits. An 8-inch water main is located on CR 309C within approximately 3,200 feet of the southeast corner. An 8-inch gravity sewer line and a six-inch force main are located approximately 3,800 feet away in the County's Business Park on Wes Larson Blvd.

Objective G.1.5 (9J-5.015(3)(b)3)

The City shall ensure that public facilities are planned and allocated equitably, through effective coordination with the appropriate Federal, State and Local government departments and regulatory agencies.

Policy G.1.5.2

The City 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. Properties serviced by City water shall annex into the City when they become sufficiently contiguous. Properties serviced by septic shall be annexed into the City.

Staff Analysis: The City and County have coordinated on this request as it relates to future development along the existing City boundaries. The County has encouraged the applicant to annex this parcel into the City.

STAFF RECOMMENDATION: Staff recommends approval of this request to amend the future land use map from County Industrial to City Industrial.

D. PHOTOGRAPHS



Site is surrounded by timberlands.

Applicant Submittals

PB 01-10

Plum Creek



14775 Old St. Augustine Road ▪ Jacksonville, Florida 32258
tel 904.642.8990 ▪ fax 904.646.9485 ▪ www.etminc.com
December 30, 2009

Ms. Debbie Banks
Planning Director
City of Palatka
205 N. 2nd Street
Palatka, FL 32177

**RE: Proposed Annexation and Large Scale Comprehensive Plan Amendment
Plum Creek Property
ETM No. 05-260-01**

PRINCIPALS

Douglas C. Miller, PE., CEO
N. Hugh Mathews, PE., President
Joseph A. Tarver, Exec. VP.
Juanitta Bader Clem, PE., VP.
Scott A. Wild, PE., PSM, VP.
Samuel R. Crissinger, CFO, VP.
Robert A. Mizell, Jr., PE., VP.
Thomas N. Fallin, PE., VP.
Buckley K. Williams, C.C.C.A., VP.
K.T. Peter Ma, RE., V.P.

EMERITUS

James E. England, PE.
Robert E. Thims

Dear Ms. Banks:

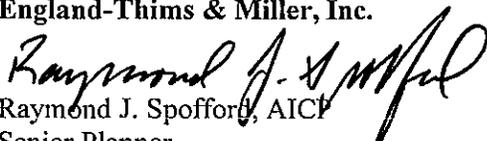
Attached is an application for an annexation and future land use map amendment for land owned by Plum Creek containing approximately 680 acres and located west of CR 309C between SR 100 and SR 20. The request is to amend the Future Land Use Map of the City of Palatka Comprehensive Plan from County Industrial to City Industrial. A text amendment is proposed to limit the amount of development in the first five years and to cap the maximum amount of development through the 2020 planning horizon of the Comprehensive Plan. An amendment to the Future Traffic Circulation Map is also needed as described in Exhibit A. We will work with you to determine the best location for the text amendment. The letter of utility availability will also need to be updated to reflect the revised, proposed development and phasing. A completed application, agent designation form, property deeds, legal description and supporting information is enclosed.

Putnam County is designated a Rural County of Critical Economic Concern, which means the Development of Regional Impact (DRI) thresholds are increased by 150 percent, or 2 ½ times. Therefore, the applicable DRI threshold in Putnam County for Industrial use is 800 acres (320 x 2.5). In addition, Section 163.3177(6)(a), F.S. states, in part, "...for rural communities, the amount of land designated for future planned industrial use shall be based upon surveys and studies that reflect the need for job creation, capital investment, and the necessity to strengthen and diversify the local economies, and shall not be limited solely by the projected population of the rural community." Therefore, the amount of industrial future land use in the City of Palatka should not be an issue based on the County designation as a Rural Area of Critical Economic Concern.

Should you have any questions or need more information, please call me at (904) 265-3189 or e-mail to spoffordr@etminc.com. We look forward to your review.

Sincerely,

England-Thims & Miller, Inc.


Raymond J. Spofford, AICP
Senior Planner

cc: Dana Jones
Greg Galpin

ENGINEERS ▪ PLANNERS ▪ SURVEYORS ▪ GIS ▪ LANDSCAPE ARCHITECTS

JACKSONVILLE ▪ PANAMA CITY

CA-00002584 LG-0000316

Application for Annexation

This application must be typed or printed in black ink and submitted with any required attachments and application fee of \$1,000 for Small Scale or \$1,500 for Large Scale (Checks payable to the City of Palatka) to:

City of Palatka Planning & Zoning
201 N 2nd Street
Palatka, FL 32177

FOR INFORMATION REGARDING THIS FORM, CALL (386) 329-0103

10-01

Application Number: PB-0940
Date Received: 12/30/09
Hearing date: 2/2/10

TO BE COMPLETED BY APPLICANT		
1. Property Address: <i>CR 309C - Number not assigned</i>	2. Parcel Number: <i>05-10-26-0000-0010-0000</i>	3. Current Property Use: <i>Timberland/Vacant</i>
4. Current Land Use Designation: <i>County Industrial</i>	5. Requested Land Use Designation: <i>City Industrial</i>	6. Required Attachments: <input checked="" type="checkbox"/> Legal Description <input checked="" type="checkbox"/> Letter of Authorization* <input checked="" type="checkbox"/> Copy of Recorded Deed <input checked="" type="checkbox"/> Fees <input checked="" type="checkbox"/> Project Narrative** <input checked="" type="checkbox"/> Supplementary Information*** <input checked="" type="checkbox"/> Site Map for display ad**** <input checked="" type="checkbox"/> Site Plan***** <input type="checkbox"/> Survey
7. Current Zoning Designation: <i>County Agriculture</i>	8. Requested Zoning Designation: <i>City PUD</i>	
9. Acreage to be considered for request: <i>680.12</i>	10. Number, types & square footage of structures on property: <i>Vacant and undeveloped</i>	
Reason for annexation request: <i>City water and sewer service.</i>		
Owner Name <i>Plum Creek Timberlands L.P.</i>		Agent Name <i>England-Thims & Miller, Inc.</i>
Owner Address <i>161 N. Macon St. Jesup, GA 31545</i>		Agent Address <i>14775 Old St. Augustine Rd. Jacksonville, FL 32258</i>
Phone Number <i>(352) 333-3733</i>		Phone Number <i>(904) 642-8990</i>

- * Letter of Authorization for Agent is required if any person other than the property owner makes the application and acts on behalf of the owner.
- ** Project Narrative: Explain present and future use of the property in detail.
- *** Supplementary information that may be required with application relative to the following factors where applicable: Soils, Natural Vegetation/Wildlife; Wetlands (type, location and amount of acreage to the nearest one-hundredth acre), and Topography/Flood Prone Areas.
- **** Site map for ad to be to be in black & white, no larger than 2 1/2" x 3" with nearest intersecting streets shown and named.
- ***** Site Plan: Detailed project drawing

Application Number: PB-10-01
 Hearing date: _____

10. This application submitted by:

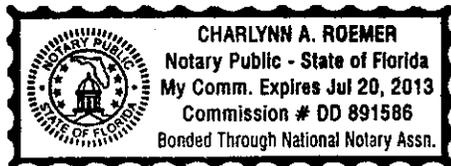
Signature of owner(s): Gregory F. Galpin
 Print owner(s) names(s): Gregory F. Galpin Sr. Manager, Planning
 Signature of Agent(s): Raymond J. Spotted
 Print Agent(s) names: Raymond J. Spotted

STATE OF FL

County of Levy

Before me this day personally appeared Gregory F Galpin who executed the foregoing application and acknowledged to and before me that he executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 28 day of Dec A.D. 2009.



Charlynn A Roemer
 Notary Public

My commission expires: 7-20-13

State of FL at Large

FOR OFFICIAL USE ONLY				
1. Date Submitted	2. Received By:	3. Current Land Use:	4. Requested Land Use:	5. Preliminary review by:
7. Sign(s) Posted Date: By:	8. Surrounding property owners notices sent: Date: By:	9. Legal Ad(s) Ran: Date: Date:	10. Attachments Reviewed: <input type="checkbox"/> Letter of Authorization <input type="checkbox"/> Legal Description <input type="checkbox"/> Copy of Recorded Deed <input type="checkbox"/> Fees <input type="checkbox"/> Justification Statement <input type="checkbox"/> Supplementary Information <input type="checkbox"/> Site Map for display ad <input type="checkbox"/> Site Plan	
City Commission Hearing Date:				

Application for Large-Scale Land Use Amendment to the Future Land Use Map

This application must be typed or printed in black ink and submitted with any required attachments and application fee of \$1,500 (Checks payable to the City of Palatka) to:

City of Palatka Planning & Zoning
201 N 2nd Street
Palatka, FL 32177

FOR INFORMATION REGARDING THIS FORM, CALL (386)329-0103

10-01

Application Number: PB	09-240
Date Received:	12-30-09
Hearing date:	2/2/10

TO BE COMPLETED BY APPLICANT		
1. Property Address: <i>CR 309C - Number not assigned</i>	2. Parcel Number: <i>05-10-24-0000-0010-0000</i>	3. Current Property Use: <i>Timberland / Vacant</i>
4. Current Land Use Designation: <i>County Industrial</i>	5. Requested Land Use Designation: <i>City Industrial</i>	6. Required Attachments: <input checked="" type="checkbox"/> Letter of Authorization* <input checked="" type="checkbox"/> Legal Description <input checked="" type="checkbox"/> Copy of Recorded Deed <input checked="" type="checkbox"/> Fees <input checked="" type="checkbox"/> Project Narrative** <input checked="" type="checkbox"/> Supplementary Information*** <input checked="" type="checkbox"/> Site Map for display ad**** <input checked="" type="checkbox"/> Site Plan*****
7. Current Zoning Designation: <i>County Agriculture</i>	8. Requested Zoning Designation: <i>City PUD</i>	
9. Lot size/acreage: <i>680.12</i>	10. Number, types & square footage of structures on property:	
11. Proposed Number, types & square footage of structures on property: Attach plan	<i>Vacant and Underdeveloped</i>	
8. Owner Name: <i>Plum Creek Timberlands L.P.</i>		
Owner Address: <i>161 N. Macon St.</i>		
<i>Jesup, GA 31545</i>		
Phone Number: <i>(352) 333-3733</i>		
9. Agent Name: <i>England-Thims & Miller, Inc. Attn: Ray Spottford</i>		
Agent Address: <i>14775 Old St Augustine Rd.</i>		
<i>Jacksonville, FL 32258</i>		
Phone Number: <i>(904) 642-8990</i>		

*Letter of Authorization for Agent is required if any person other than the property owner makes the application and acts on behalf of the owner.

**Project Narrative: Explain present and future use of the property in detail.

***Supplementary information that may be required with application relative to the following factors where applicable: Soils, Natural Vegetation/Wildlife; Wetlands (type, location and amount of acreage to the nearest one-hundredth acre), and Topography/Flood Prone Areas.

****Site map for ad to be to be in black & white, no larger than 2 1/2" x 3" with nearest intersecting streets shown and named.

*****Site Plan: Detailed project drawing

Application Number: PB-10-01
 Hearing date: _____

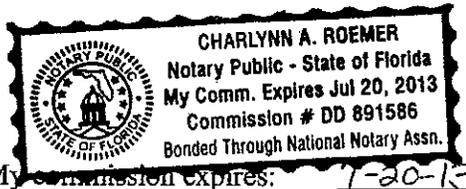
10. This application submitted by:

Signature of owner(s): Gregory F. Galpin
 Print owner(s) names(s): Gregory F. Galpin, Sr. Manager, Planning
 Signature of Agent(s): Raymond J. Spofford
 Print Agent(s) names: Raymond J. Spofford

STATE OF FL
 County of Levy

Before me this day personally appeared Gregory F. Galpin who executed the foregoing application and acknowledged to and before me that he executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 28 day of Dec A.D. 2009.



Charlynn A. Roemer
 Notary Public

My commission expires: 7-20-13 State of FL at Large

FOR OFFICIAL USE ONLY				
1. Date Submitted <u>12/30/09</u>	2. Received By: <u>PS</u>	3. Confirm Zoning: <u>✓</u>	4. Confirm FLUM <u>✓</u>	5. Preliminary review by: <u>DB</u>
7. Sign(s) Posted Date: <u>1/13/10</u> By: <u>DB</u>	8. Surrounding property owners notices sent: Date: <u>1/7/10</u> By: <u>DB</u>	9. Legal Ad Ran: Date: <u>1/15/10</u> Date:	10. Attachments Reviewed: <input checked="" type="checkbox"/> Letter of Authorization* <input checked="" type="checkbox"/> Legal Description <input checked="" type="checkbox"/> Copy of Recorded Deed <input checked="" type="checkbox"/> Fees <input checked="" type="checkbox"/> Project Narrative** <input checked="" type="checkbox"/> Supplementary Information*** <input checked="" type="checkbox"/> Site Map for display ad**** <input checked="" type="checkbox"/> Site Plan***** <input type="checkbox"/> Survey	
City Commission Hearing Date:				

AGENT DESIGNATION FORM

Plum Creek Timberlands LP is the legal owner of Parcel No. 0540-26-000-0010-0000, Putnam County, Florida. Plum Creek Land Company (the "Applicant") is the equitable owner of Parcel No. 0540-26-000-0010-0000, Putnam County, Florida (the "Property"). Until such time as this notice is revoked by written notice to the Planning Board of the City of Palatka and the City Commission of the City of Palatka, the Applicant does hereby appoint and designate; England, Thims & Miller, Inc and Putnam County Development Authority as agent in fact to present an application for; annexation, land use and zoning which may include an amendment to the City's Comprehensive Plan and/or its Future Land Use Map for all of the Property and to present all evidence in support thereof to the Planning Board of the City of Palatka and the City Commission of the City of Palatka, and to respond to and furnish all information and data requested by said Boards, and Plum Creek Timberlands LP consents to such appointment.

Print name of Applicant:
Plum Creek Land Company

Signature of equitable property owner:
Plum Creek Land Company
By: [Signature]
Name: Adam Smith
Title: Manager, Entitlements

ALAN TODD HICKS
Notary Public, State of Florida
My comm. exp. Mar. 11, 2013
Comm. No. DD 868718

State of Florida

County of Alachua

Alan Todd Hicks
Dated this 22 day of December, 2009.
Personally known/Produced ID
Type of ID: F DL

Notary Public
Date Commission Expires: Mar 11 2013

Plum Creek Timberlands LP, legal owner of the Property hereby consents to the foregoing.

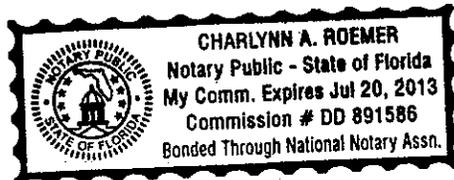
Signature of legal property owner:
Plum Creek Timberlands, LP
By: Plum Creek Timber LLC, its
general partner
By: [Signature]
Name: Gregory F. Galpin
Title: Sr. Manager, Planning

State of Florida

County of Levy

Charlynn A. Roemer
Dated this 28 day of December, 2009.
Personally known/Produced ID
Type of ID: FLDL G 415 286561710

Notary Public
Date Commission Expires: 7-20-13



AGENT OATH AND SIGNATURE

The undersigned Ray Spofford, Senior Planner for England, Thims & Miller, Inc., being duly appointed as agent in fact for the above named owner of the property, whereby said owner is seeking annexation and amendment to the comprehensive plan and/or future land use map; and the undersigned does hereby accept said appointment and will faithfully and truly carry out the request of said owner.

Signature of Agent: *Raymond J. Spofford*
Address: 14775 Old St. Augustine Road, Jacksonville, Florida 32258
Telephone Number: (904) 642-8990 Fax Number: (904) 646-9485

State of Florida County of _____

Dated this ___ day of December, 2009. Date Commission Expires: _____
Personally known/Produced ID
Type of ID:

Notary Public

EXHIBIT A
SUPPORTING INFORMATION

EXHIBIT A

Section I. Plan Amendment Request

The applicant has requested an annexation of the subject property into the City of Palatka simultaneously with this request for a comprehensive plan amendment. The proposed amendment involves an amendment to the Future Land Use Map of the City of Palatka Comprehensive Plan from a County Industrial future land use designation to a City Industrial future land use designation. A text amendment is also proposed to limit the amount of development permitted in the next five years and to cap the maximum amount and type of development allowed on the subject property. An amendment to the City's Future Traffic Circulation Map will also be needed to show the widening of CR 309C to four lanes, and the widening of segments of SR 100 and SR 20. A copy of the map and text amendments adopted by Putnam County in June 2009 is included in Exhibit B.

Section II. Existing Site Conditions

Location and Existing Uses

The subject property is located immediately west of the Kay Larkin Airport and the City of Palatka as shown on the **Location Map**. The **Location Map** shows the subject property in relation to the airport, City limits and the regional roadway network. The subject site is located on the west side of CR 309C between SR 100 and SR 20. The subject property is approximately 680 acres in size, undeveloped and in silvicultural use. A copy of the legal description is included in Exhibit E.

Access

The subject property has existing access to County Road 309C, a rural two-lane minor collector roadway that connects to State Road 100 to the north, and St. Johns Avenue and State Road 20 to the south. There are plans to extend St. Johns Avenue west to connect with SR 20 near Motes Road.

Surrounding Uses

The subject property is adjacent to the western boundary of the Palatka city limits as shown on the **Aerial Map**. The subject property is surrounded by vacant land to the north; the Putnam County Business Park, Kay Larkin Airport, residential along County Road 309C and the Youth Sports Complex to the east; vacant land and scattered residential along County Road 309C to the south; and vacant and undeveloped land to the west.

Soils

The **Soils Map** shows that the property consists primarily of large areas of Palmetto Fine Sand and Riviera Fine Sands. According to the Soil Survey of Putnam County, Florida, these soils are poorly drained and rated severe for septic tank absorption fields and dwellings. The subject property will be served by central water and sewer from the City of Palatka. A drainage system is needed to remove excess water. The soil limitation may be modified by applying appropriate engineering methods including proper site planning and addition of fill material. Feasibility,

methods and approaches will be dependent upon the specific location and nature of the limitation and the specific topography and hydrology of the site.

**Table 1
Soils Classifications**

Map Symbol	Soil Name	Brief Soil Description	Potential for Building Site Development	Potential for Septic Tank Absorption Fields
4	Zolfo Fine Sand	Nearly level and somewhat poorly drained soil on low ridges and knolls on the flatwoods and on low side slopes of the uplands	Moderate	Severe
9	Pomona Fine Sand	Nearly level and poorly drained soil in broad flatwood areas	Severe	Severe
10	Pompano Fine Sand	Nearly level and poorly drained soil in broad low flatwood areas	Severe	Severe
19	Pomona Fine Sand (Depressional)	Nearly level and very poorly drained soil located in depressional areas on the flatwoods	Severe	Severe
22	Tomoka Muck	Nearly level and very poorly drained organic soil	Severe	Severe
23	Palmetto Fine Sand	Nearly level and poorly drained soil in broad, low flatwood area and long narrow bands bordering streams and drainageways.	Severe	Severe
29	Riveria Fine Sand (Frequently Flooded)	Nearly level and poorly drained soil on broad to narrow flood plains.	Severe	Severe
34	Riveria Fine Sand	Nearly level and poorly drained soil in broad, low areas on the flatwoods	Severe	Severe
35	Malabar Fine Sand	Nearly level and poorly drained soil in low flatwoods	Severe	Severe
37	Ona Fine Sand	Nearly level and poorly drained soil in broad to narrow flatwoods areas and adjacent to the lakes on the uplands	Severe	Severe
42	Riveria Fine Sand (Depressional)	Nearly level and very poorly drained soil located in depressional areas on the flatwoods	Severe	Severe
51	Surrency Fine Sand (Depressional)	Nearly level and very poorly drained soil located in depressional areas on the flatwoods and uplands	Severe	Severe

Source: Soil Survey of Putnam County, USDA, SCS, March 1990.

Wetlands

The **Wetlands Map** shows the general location and extent of wetlands on the site as determined by Environmental Services, Inc. (ESI) based on a review of topographic maps, soil

survey information, color infrared aerial photographs and on-site inspection. There are a total of approximately 346.7 acres of jurisdictional wetlands on the site, which is approximately 50 percent of the site area. A higher quality blackgum and swamp bay dominated slough traverses the center of the subject property from north to south, totaling approximately 243 acres in size. ESI believes that permissible impacts to this slough system will consist of roadway crossings to reach isolated upland areas. Impacts to the numerous isolated wetlands to obtain suitable building area for proposed structures may also be permissible subject to mitigation. A copy of the ESI Environmental Site Investigation is included in Exhibit C.

Listed Species

ESI also conducted a review of the subject property and found no listed species or their habitat. A copy of the ESI Environmental Site Investigation is included in Exhibit C.

Topography

The Plum Creek property ranges in elevations from approximately 65 feet in the southeast corner to approximately 20 feet in the north central portion of the site. The site generally drains from south to north and eventually to Rice Creek.

Flood Zone

Per the **Flood Zone Map**, all of the property is outside of the 100-year flood plain. No development will take place within the 100-year flood plain.

Airport-Related Land Use Restrictions

The subject property is located just west of the Kay Larkin Airport and is affected by land use restrictions associated with the airport. The **Airport-Related Restrictions Map** shows the location of the east-west runway (Runway 9-27) in relation to the subject property. Because the City has not adopted airport zoning standards, the PUD rezoning will take into consideration the Putnam County airport overlay standards. The Putnam County Land Development Code (LDC) contains standards for three overlay zones that provide land use restrictions consistent with Federal Aviation Administration (FAA) guidelines.

The three overlay zones include standards for maximum height and land uses based on sensitivity to aviation generated noise and the increased risk of injury to persons or property in the event of an aircraft accident. The three overlay zones are as follows:

1. Airport Height Notification Zone – The AHN zone extends outward 20,000 feet from the ends and each side of all active runways. Any proposed structure that exceeds a height of 200 feet anywhere in the County, or exceeds a height greater than an imaginary surface that has a slope of 1 vertical foot for every 100 horizontal feet (100:1) is considered a “potential airport obstruction”. For example, a proposed development that will be located 1,000 feet from the end of an active runway will be a potential airport obstruction if the height exceeds 10 feet. Any development determined to be a potential airport obstruction must obtain a written determination from the FAA that the proposed development does not exceed the obstruction standards in 14 CFR Part 77. The end of the existing runway is approximately 4,110 feet from the east boundary of the subject property, so the maximum height of any

proposed structure at this point would be 41 feet. Structure height may then be increased by one foot for every 100 linear feet on the subject property from the east boundary to the west boundary. This height restriction will be addressed in the PUD rezoning.

2. Airport Noise Impact Zone – The ANI zone restricts uses that are incompatible with airports due to noise. As can be seen on the **Airport-Related Restrictions Map**, the noise contours associated with the existing runway do not affect the subject property. There are no land use restrictions affecting the site due to airport noise.
3. Airport Overflight and Accident Potential Zone - The AOAP zone restricts the types of land uses that can be located within this zone. As shown on the Airport-Related Restrictions Map, the AOAP Outer Zone is situated on approximately 75.5 acres of the east-central portion of the subject property. Table 4.1 – Airport Noise and Overflight Compatible Land Use Chart in Appendix IV of the County Land Development Code indicates the types of land uses that are compatible within the two AOAP subzones: the inner zone and outer zone. Table 4.1 indicates that office land use is ordinarily incompatible and should be discouraged within the AOAP Outer Zone. However, wholesale, distribution and manufacturing uses are generally compatible with some limitations or restrictions. For wholesale uses, density is limited to 1 to 3 occupied structures per acre with an occupancy of 15 or less persons per acre. Other conditions for manufacturing uses include a prohibition on above ground storage of volatile, explosive, toxic, radioactive or other hazardous materials, and open pits, excavations, ponds, and other water courses are also not allowed. The limitations related to the AOAP zone will be included in the PUD rezoning.

Section III. Proposed Development and Phasing

Proposed development of the site will include light industrial uses such as manufacturing, assembly, warehouse and distribution, processing, storage, as well as commercial office uses. Development of the site is anticipated to occur in two phases. Phase 1 would involve up to 1,180,000 square feet of space between 2010 and 2015. For purposes of this comprehensive plan amendment, Phase 2 or buildout of the site would include an additional 2,280,000 square feet of space from 2015 through 2020. Buildout of the subject property will not exceed 3,460,000 square feet of space. A conceptual site plan for the subject property is shown on the **Road and Parcel Layout Map**.

Section IV. Public Facility Impact Analysis

Transportation

Trip Generation for the project utilized the peak hour rates provided in the Institute of Transportation Engineers' Trip Generation Manual, 7th Edition. Table 2 lists the existing conditions of the affected roadway segments within the Traffic Impact Area, which is defined as those roads within a two mile radius of the project site and where project traffic impacts one (1) percent or more of the maximum service volume of the affected roadway segment. All of the roadway segments within the Traffic Impact Area are currently operating at or above the adopted level of service volume.

Tables 3A and 3B provides a comparison of the daily and peak hour vehicle trips that would result from a change to the Industrial land use category for the first phase and for buildout. The intensity used in this analysis is based on 10,000 square feet of industrial space per upland acre. It was estimated that up to 3,460,000 square feet could reasonably be developed on the site after all relevant City Land Development Code provisions are applied to the site. This table provides a comparison of the potential development under the current adopted land use designation and the proposed designation. At buildout, peak hour vehicle trips resulting from the proposed change would result in an additional 2,629 peak hour trips.

Table 4 lists the new daily and peak hour external trip assignment on the major roadway network within the Traffic Impact Area. The site is accessed by CR 309C, so all project trips will utilize this roadway. Table 5 shows that there is sufficient roadway capacity within the Traffic Impact Area to accommodate the projects' daily trips from the first phase without a reduction in the adopted level of service. Buildout of the project will result in a degradation of the level of service, however development beyond Phase II will be subject to a new site-specific policy and the City's Concurrency Management System.

Potable Water and Wastewater

Development on the site will be served by the City of Palatka regional water and sewer system. Potable water point of connection is from an 8-inch water main located just south and east of the site on CR 309C. The sanitary sewer point of connection is from an 8-inch gravity sewer line within the County Business Park. Plans call for extending Wes Larson Blvd. (fka Core Road) to CR 309C. It is anticipated one or more lift stations will be required to extend the sewer lines to serve the project site. The total estimated potable water demand is based on a rate of 150 gpd per 1,000 square feet. The total estimated wastewater flow is based on a rate of 100 gpd per 1,000 square feet. The total estimated potable water demand is 519,000 gpd and the estimated total wastewater flow is 346,000 gpd at buildout. A letter of service availability from the City of Palatka submitted for the County plan amendment is attached as Exhibit D, but will need to be updated for this amendment to match the proposed development and phasing in Section III.

Table 2 - Existing Roadway Conditions
Plum Creek

ROADWAY	FROM/TO	LEVEL OF SERVICE STANDARD	2008 DAILY TRAFFIC	2008 PEAK HOUR TRAFFIC	GROWTH RATE TREND (% / YR)	2015			2020			APPRVD. PEAK HOUR SERVICE VOLUME
						ESTIMATED PEAK HOUR TRAFFIC	PERCENT SERVICE VOLUME	LINK STATUS	ESTIMATED PEAK HOUR TRAFFIC	PERCENT SERVICE VOLUME	LINK STATUS	
SR 20	Screen Road to Motes Road	B	11,098	1,021	1.0%	1,095	42.6%	OK	1,151	44.8%	OK	2,570
SR 20	Motes Road to CR 309C (Springside Road)	C	13,499	1,238	1.0%	1,327	42.7%	OK	1,395	44.9%	OK	3,110
SR 20	CR 309C (Springside Road) to Palatka City Limits	C	13,499	1,238	1.0%	1,327	42.7%	OK	1,395	44.9%	OK	3,110
SR 20	Palatka West City Limits to SR-19	C	13,499	1,238	1.0%	1,327	42.7%	OK	1,395	44.9%	OK	3,110
SR 100	Church Road to CR 309C (Springside Road)	C	6,567	600	1.0%	643	81.4%	OK	676	85.6%	OK	790
SR 100	CR 309C (Springside Road) to Urban Boundary	C	7,800	713	1.0%	764	52.3%	OK	803	55.0%	OK	1,460
SR 100	Urban Boundary to CR-216	C	7,800	713	1.0%	764	52.3%	OK	803	55.0%	OK	1,460
SR 100	CR-216 to SR-19	C	9,600	877	1.0%	940	42.7%	OK	988	44.9%	OK	2,200
CR 309C	SR 20 to Project Entrance	D	1318	125	1.00%	134	11.28%	OK	141	11.85%	OK	1190
CR 309C	Project Entrance to SR 100	D	1318	125	1.00%	134	11.28%	OK	141	11.85%	OK	1190

Notes: Traffic volumes taken from FDOT 2008 Annual Average Daily Traffic Report and 2007 Putnam County Concurrency Management Spreadsheet.

Table 3A						
Phase 1 Gross Trip End Generation						
Plum Creek						
Land Use	ITE Land Use Code	Size (Number of Pumps)	Independent Variable (Units)	Estimation Method (Rate or Equation)	Gross Daily Trip Ends	PM Peak Hour Estimation Method (Rate or Equation)
Existing Land Uses Single Family	210	69	Dwelling Unit	$\text{Ln}(T) = 0.92\text{Ln}(x) + 2.71$ Sub Total	739	$\text{Ln}(T) = 0.90\text{Ln}(x) + 0.53$ Sub Total
Proposed Land Uses Industrial Park	130	1,180,000	1,000 sq. ft.	$T = 4.96(x) + 747.75$	6,601	$T = 0.77(x) + 42.11$
Total					5,862	
						874

Table 3B						
Buildout Gross Trip End Generation						
Plum Creek						
Land Use	ITE Land Use Code	Size (Number of Pumps)	Independent Variable (Units)	Estimation Method (Rate or Equation)	Gross Daily Trip Ends	PM Peak Hour Estimation Method (Rate or Equation)
Existing Land Uses Single Family	210	69	Dwelling Unit	$\text{Ln}(T) = 0.92\text{Ln}(x) + 2.71$ Sub Total	739	$\text{Ln}(T) = 0.90\text{Ln}(x) + 0.53$ Sub Total
Proposed Land Uses Industrial Park	130	3,460,000	1,000 sq. ft.	$T = 4.96(x) + 747.75$	17,909	$T = 0.77(x) + 42.11$
Total					17,170	
						2,629

Table 3 Notes/References/Justification:
Trip generation equations from the seventh edition of ITE's Trip Generation Manual

Table 4
Net New Daily And Peak Hour External Project Trip Assignment
Plum Creek

Roadway Name	From / To	Plum Creek					
		% of Total Project Traffic	Phase 1		Buildout		
			Daily Project Traffic	PK Hour Project Traffic	Daily Project Traffic	PK Hour Project Traffic	
SR 20	Screen Road to Motes Road	10.0%	586	87	17,170	1,717	2,629
SR 20	Motes Road to CR 309C (Springside Road)	15.0%	879	131	2,576	2,576	394
SR 20	CR 309C (Springside Road) to Palatka City Limits	30.0%	1,759	262	5,151	5,151	789
SR 20	Palatka West City Limits to SR-19	30.0%	1,759	262	5,151	5,151	789
SR 100	Church Road to CR 309C (Springside Road)	15.0%	879	131	2,576	2,576	394
SR 100	CR 309C (Springside Road) to Urban Boundary	30.0%	1,759	262	5,151	5,151	789
SR 100	Urban Boundary to CR-216	40.0%	2,345	350	6,868	6,868	1,052
SR 100	CR-216 to SR-19	25.0%	1,466	219	4,293	4,293	657
CR 309C	SR 20 to Project Entrance	55.0%	3,224	481	9,444	9,444	1,446
CR 309C	SR 100 to Project Entrance	45.0%	2638	393	7,727	7,727	1,183

Table 4 Notes/References/Justification:

- 1) Project traffic distribution limited to a two mile radius.

**Table 5
Net New Peak Hour External Project Trip Assignment and Concurrency Determination**

Plum Creek

Rowway Name	From / To	Approved Peak Hour Service Volume	Plum Creek Peak Hour Trips	Percent of Adopted Service Volume	Significantly Impacted Facility	Total Committed Peak Hour Volume	Total Peak Hour (Project Trips + Committed Volume)	Total Peak Hour Volume As Percent of Approved Service Volume	Link Status Including Project Traffic	Concurrency Test (OK or FAIL)
Phase 1 (2015)										
SR 20	Screen Road to Motes Road	2,570	87	3.40%	YES	1,095	1,182	45.99%	OK	OK
SR 20	Motes Road to CR 309C (Springside Road)	3,110	131	4.20%	YES	1,327	1,458	46.88%	OK	OK
SR 20	CR 309C (Springside Road) to Palatka City Limits	3,110	262	8.40%	YES	1,327	1,589	51.09%	OK	OK
SR 20	Palatka West City Limits to SR-19	3,110	262	8.40%	YES	1,327	1,589	51.09%	OK	OK
SR 100	Church Road to CR 309C (Springside Road)	790	131	16.50%	YES	643	774	97.97%	CRITICAL	OK
SR 100	CR 309C (Springside Road) to Urban Boundary	1,460	262	17.90%	YES	764	1,026	70.27%	OK	OK
SR 100	Urban Boundary to CR-216	1,460	350	24.00%	YES	764	1,114	76.30%	OK	OK
SR 100	CR-216 to SR-19	2,200	219	10.00%	YES	940	1,159	52.88%	OK	OK
CR 309C	SR 20 to Project Entrance	1,190	481	40.40%	YES	134	615	51.68%	OK	OK
CR 309C	Project Entrance to SR 100	1,190	393	33.00%	YES	134	527	44.29%	OK	OK
Buildout (2020)										
SR 20	Screen Road to Motes Road	2,570	263	10.20%	YES	1,151	1,414	55.02%	OK	OK
SR 20	Motes Road to CR 309C (Springside Road)	3,110	394	12.70%	YES	1,395	1,789	57.52%	OK	OK
SR 20	CR 309C (Springside Road) to Palatka City Limits	3,110	789	25.40%	YES	1,395	2,184	70.23%	OK	OK
SR 20	Palatka West City Limits to SR-19	3,110	789	25.40%	YES	1,395	2,184	70.23%	OK	OK
SR 100	Church Road to CR 309C (Springside Road)	790	394	49.90%	YES	676	1,070	135.44%	DEFICIENT	FAIL
SR 100	CR 309C (Springside Road) to Urban Boundary	1,460	789	54.00%	YES	803	1,592	109.04%	DEFICIENT	FAIL
SR 100	Urban Boundary to CR-216	1,460	1,052	72.10%	YES	803	1,855	127.05%	DEFICIENT	FAIL
SR 100	CR-216 to SR-19	2,200	657	29.90%	YES	988	1,645	74.77%	OK	OK
CR 309C	SR 20 to Project Entrance	1,190	1,446	121.50%	YES	141	1,587	133.36%	DEFICIENT	FAIL
CR 309C	Project Entrance to SR 100	1,190	1,183	99.40%	YES	141	1,324	111.26%	DEFICIENT	FAIL

EXHIBIT B
COUNTY ADOPTED
MAP AND TEXT AMENDMENTS

Exhibit B

Part I: The Future Land Use Map, Figure A-3 of the Putnam County Comprehensive Plan is hereby amended as shown on Attachment 1 hereto. [insert FLUM map with note limiting development of Phase I to 180,000 sq. ft.]

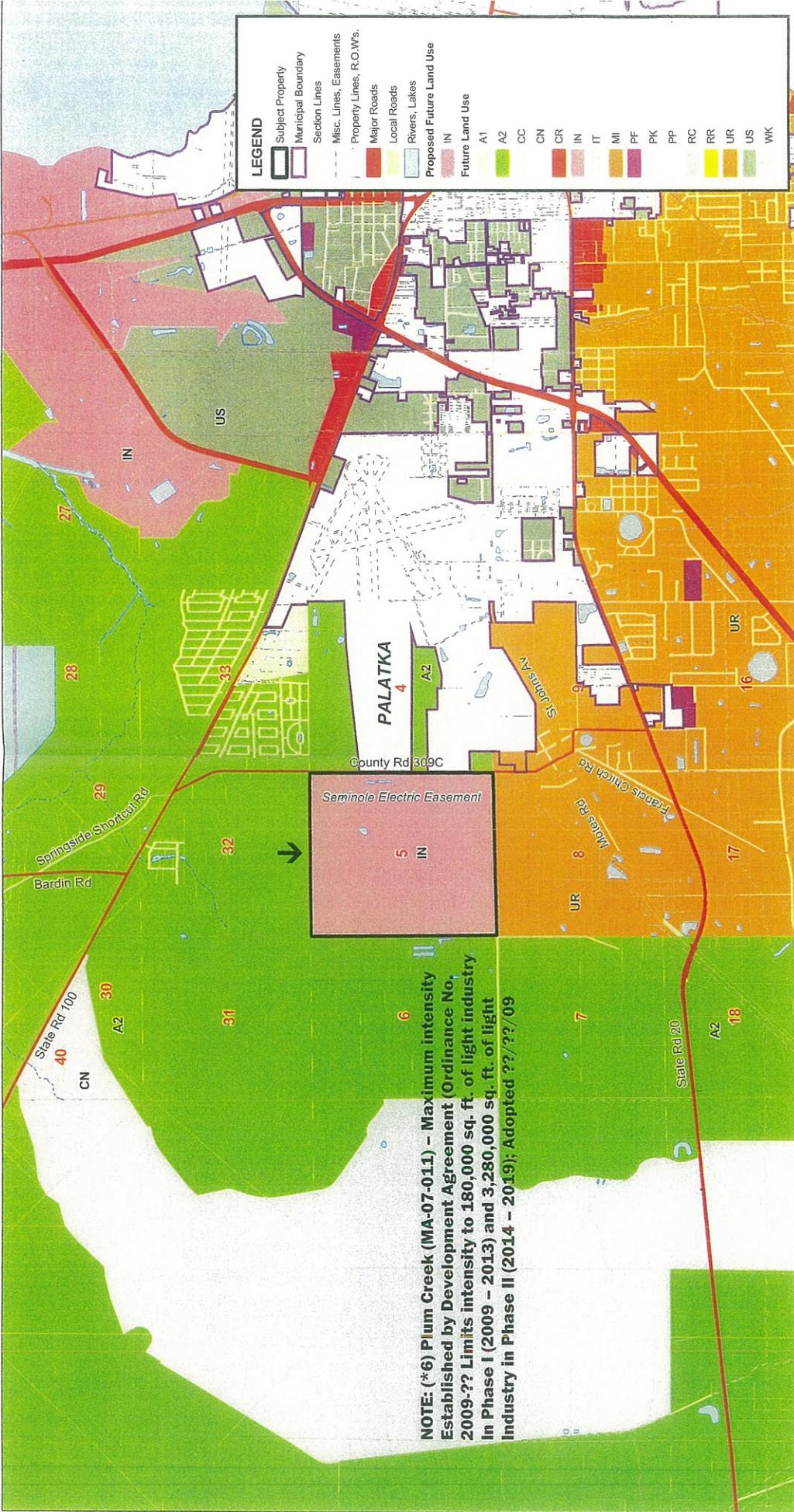
Part II: Add a new Policy A.1.9.3.D. and a new subparagraph 1. of Policy A.1.9.3.D to the Future Land Use Element of the Putnam County Comprehensive Plan as follows:

D. Site Specific Future Land Use Standards

1. Development of the Industrial site noted on the Future Land Use Map as MA-07-11 is limited to 180,000 square feet for Phase I (2009-2013). Development above 180,000 square feet approved for Phase I, may be approved following the submittal of an updated traffic analysis to the County. Prior to initiating development of Phase II (2014-2019), the developer shall meet with the County 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 County's adopted 5-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. No development of the Industrial site noted on the Future Land Use Map as MA-07-11 may proceed until a Certificate of Concurrency Reservation is issued as part of the Final Development Order pursuant to Section 5.01.05.e.5. of the Putnam County Land Development Code.

Part III: The Future Traffic Circulation Improvement Plan, Map B6, of the Putnam County Comprehensive Plan is hereby amended as shown on Attachment 2 hereto. [Insert Map B6 that adds the number of existing and proposed lanes for all roads, adds CR 309C as a four lane road from SR 100 to SR 20, and adds SR 20 as a six lane road from City limits to SR 19]

PROPOSED FUTURE LAND USE MAP
MA-07-011



LEGEND

- Subject Property
- Municipal Boundary
- Section Lines
- Misc. Lines, Easements
- Property Lines, R.O.'s.
- Major Roads
- Local Roads
- Rivers, Lakes
- Proposed Future Land Use
- Future Land Use

Future Land Use Legend:

- A1
- A2
- CN
- CR
- IT
- MI
- PF
- PK
- PP
- RC
- RR
- UR
- US
- WK

NOTE: (*6) Plum Creek (MA-07-011) - Maximum intensity Established by Development Agreement (Ordinance No. 2009-?? Limits intensity to 180,000 sq. ft. of light industry in Phase I (2009 - 2013) and 3,280,000 sq. ft. of light industry in Phase II (2014 - 2019); Adopted ??/??/09

"This map was created using digital database information which was developed from one or more local government sources within Putnam County, FL, and may include additional information from other sources. All provided Geographic Information System data is the property of the respective source and is used by the recipient with the understanding that the primary information sources should be consulted for verification on the information contained herein. The accuracy, completeness, reliability or suitability of this data for any particular use is not intended to be used as a legal or official representation of legal boundaries. The Putnam County Board of County Commissioners joined by the county departments, together with the constitutional officers or Clerk or the Circuit Court, Property Appraiser, Sheriff, Supervisor associated with the use or misuse of this data.



PUTNAM COUNTY
Parcel: 05-10-36-0000-0010-0000
Presented by
PUTNAM COUNTY, FLORIDA
2007

Prepared by	JGL	Reviewed by	RCP	Approved by	BSH
Date	12/1/2007	Date	12/1/2007	Date	12/1/2007
Drawn by	PUTNAMCO PROPERTY APPRAISER, PLANNING & DEVELOPMENT				
Checked by	PUTNAMCO GIS OFFICE, SURVAD				
Approved					

Attachment 2
Map B6
Future Traffic Circulation Improvement Plan

EXHIBIT C
ENVIRONMENTAL SITE INVESTIGATION

ENVIRONMENTAL SERVICES, INC.

7220 FINANCIAL WAY, SUITE 100
JACKSONVILLE, FLORIDA 32256
904-470-2200 • FAX 904-470-2112

www.environmentalservicesinc.com

26 October 2007

Mr. C.W. Larson, II
Putnam County Chamber of Commerce
Post Office box 550
Palatka, Florida 32178

**RE: Preliminary Wetland Assessment of
Plum Creek Tracts
Putnam County, Florida**

Dear Mr. Larson:

Environmental Services, Inc., (ESI) has completed a preliminary wetland assessment on the above referenced parcel (Figure 1). More specifically, the parcel totals \pm 692.7 acres and is located off of County Road 309C, immediately west of the Kay Larkin Municipal Airport near Palatka, FL in Putnam County. After reviewing topographic maps, soil survey information, and color infrared aerial photographs of the parcel, ESI biologists inspected the parcel on August 30 and October 22, 2007 and estimated the extent of the on-site jurisdictional wetlands and evaluated the property for the presence of threatened or endangered species. The following report summarizes our interpretation of the current status of the parcel.

Wetlands are defined by the state and federal government as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support a prevalence of vegetation that is typically adapted for life in saturated soil conditions." Criteria that make up a jurisdictional wetland include hydrophytic vegetation (wetland plants), hydric soils, and evidence of hydrology. The U.S. Army Corps of Engineers (ACOE) requires all three criteria while the state agencies (Florida Department of Environmental Protection - DEP and St. Johns River Water Management District - SJRWMD) require only two of the three criteria.

The on-site jurisdictional wetlands are regulated by ACOE, SJRWMD, and DEP. The ACOE exerts jurisdiction over and regulates "waters of the United States" (*i.e.* wetlands, rivers, bays, estuaries, etc.) pursuant to Section 404 of the Clean Water Act and Section 10 of the Rivers and Harbors Act. The ACOE is responsible for permitting activities that involve impacts to federally regulated wetlands. Currently, ACOE does not exert jurisdiction over certain isolated wetlands. DEP and SJRWMD regulate "waters of the State" pursuant to the Chapter 62-312 of the Florida Statutes. DEP is responsible for permitting industries, landfills, marinas, and other large-scale projects. They also permit single-family lots of any size. The SJRWMD issues permits for all other commercial and residential developments.

The parcel contains approximately 346.0 acres of uplands and approximately 346.7 acres of jurisdictional wetlands (Figure 1). The on-site uplands consist almost entirely of slash pine (*Pinus elliottii*) plantation of various ages and associated trail roads. A Seminole Electric transmission line does traverse the eastern portion of the site from north to south. Characteristic understory vegetation within the pine plantation consisted of saw palmetto (*Serenoa repens*), bracken fern (*Pteridium aquilinum*), and various wire grasses (*Aristida* spp.). On-site wetlands included a higher quality blackgum (*Nyssa sylvatica* var.

ENVIRONMENTAL SERVICES, INC.

biflora) and swamp bay (*Persea palustris*) dominated slough that traversed the center of the property from north to south, totaling approximately 243 acres in size. Additional on-site wetlands consisted of moderate to low quality wet pine plantation along the edges of the deeper slough and numerous, smaller isolated areas of wet pine plantation and isolated, primarily herbaceous, depressions. The wet pine plantation areas typically contain a canopy of planted slash pine with an understory of more typical wetland species such as blackstem chain fern (*Woodwardia virginica*), cinnamon fern (*Osmunda cinnamomea*), bluestem broomsedge (*Andropogon glomeratus*), and hydrologic indicators such as algal matting and frequent beds of sphagnum moss. Because planted tree species can not be utilized in determining the jurisdictional status of an area, these wet pine plantation areas are considered jurisdictional because of the presence of hydrologic indicators, indicators of hydric soils, and the presence of hydrophytic vegetation in the subcanopy and ground cover layers.

Many of the onsite wetlands (approximately 28.7 acres) are not contiguous with the larger slough and could be considered "isolated" from a regulatory standpoint and therefore potentially not jurisdictional for ACOE. Due to several recent U.S. Supreme Court decisions, determination of the jurisdictional status of isolated wetlands for ACOE has become a more complicated process. ACOE can exert jurisdiction over isolated wetlands, but only if they can demonstrate through a significant nexus that these wetlands provide a biological, chemical, or hydrological value to the contiguous wetland. In order to obtain a final decision on the jurisdictional status of these wetlands, ACOE will require that a permit application be submitted; however, it is our opinion that the majority of these isolated wetlands would not be considered jurisdictional by ACOE. Additionally, though these wetlands are considered jurisdictional for SJRWMD and DEP and require permits for any proposed impacts, these agencies do not require mitigation for impacts to isolated wetlands that are less than 0.5 acre in size.

Impacts to the on-site wetland will require a permit from ACOE and either DEP or SJRWMD, depending on the type of activity proposed. Mitigation is typically required for impacts to any non-isolated wetland or isolated wetland that is larger than 0.5 acre. Upland-cut ditches typically do not require any mitigation. Mitigation is a way of compensating for impacts to jurisdictional wetlands, and it can be in the form of wetland preservation, wetland creation, wetland restoration, wetland enhancement, upland preservation, or a combination of any of these. During permitting, the applicant must demonstrate avoidance and minimization of wetland impacts, provide adequate mitigation for the unavoidable impacts, and provide upland buffers to remaining contiguous wetlands. In addition to providing the appropriate amount of mitigation, regulatory requirements often dictate that certain types of mitigation be utilized to meet requirements for "in-kind" mitigation with ACOE and to meet certain permitting provisions within SJRWMD regulatory codes. For the subject property, we believe that permissible impacts would include necessary roadway crossings of the contiguous slough to reach the disjunct upland areas and impacts to the numerous isolated wetlands to obtain suitable building area for proposed structures. Additional impacts to the contiguous wetlands for building pads would only be permissible if sufficient justification could be demonstrated to the effect that the project is not viable without those impacts. Any remaining on-site wetlands could likely be preserved as mitigation for certain permissible impacts.

A functional assessment methodology known as the Uniform Mitigation Assessment Method (UMAM) is utilized by SJRWMD, DEP, and ACOE during the permitting process to determine the appropriate amount of mitigation to offset a given impact. The UMAM process is a detailed analysis that requires a good understanding of the nature of the proposed impact and development footprint in order to accurately determine mitigation requirements. Because UMAM is not practical for preliminary planning purposes, we typically estimate mitigation requirements using a ratio method of mitigation required to acres impacted. For impacts to the higher quality wetlands on the subject property, we would estimate mitigation ratios of approximately 40:1 for wetland preservation, 4:1 for wetland creation, or 3:1 for upland preservation. For impacts to the moderate to lower quality wetlands, we would estimate necessary mitigation ratios to be approximately 30:1 for wetland preservation, 3:1 for wetland creation 2.5:1 for upland preservation. The purchase of mitigation bank credits can be another viable form of mitigation

ENVIRONMENTAL SERVICES, INC.

that alleviates the need for on-site or off-site conservation easements. Ratios for mitigation bank credits are typically similar to those estimated for upland preservation, and currently, cost for mitigation bank credits range from approximately \$40,000 to \$75,000 per credit depending upon each individual mitigation bank. Mitigation banks have defined service areas within which a project must occur to utilize the bank.

Permitting with either DEP or SJRWMD usually takes 90 days or more, depending on their backlog and the complexity of the site plan. An Environmental Resource Permit (ERP) will be required from DEP or SJRWMD for impacts to any of the on-site wetlands. The ACOE will require either a Nationwide Permit (NWP) or an Individual Permit (IP). Nationwide Permits are "activity specific" and require that the applicant's project meet certain criteria. A NWP is typically processed in 45 days. An Individual Permit (IP) can take over 12 months or more to complete.

We recommend that you have the wetland lines flagged and then surveyed by a registered surveyor. We also recommend that you apply for a Formal Wetland Jurisdictional Determination with SJRWMD (or DEP) in the event that development is not anticipated within 6 months of delineation. This formal determination will set the wetland lines for a minimum of five years. With the completed, approved surveys you can develop a site plan that will minimize your wetland impacts or sell portions of the property with pre-determined wetland amounts. After a preliminary plan is developed, you should have a pre-application meeting with ACOE and either DEP or SJRWMD in order to discuss the project. ESI will be happy to assist you with any of these tasks if necessary.

ESI also reviewed the parcel for the presence of threatened/endangered species. Listed species are regulated by the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish and Wildlife Conservation Commission (FWC). No listed species or their habitats were observed during our investigation.

Please call Mike Harrington or me if you have any questions regarding this evaluation or if we can be of further service.

Sincerely yours,

ENVIRONMENTAL SERVICES, INC.



Patrick Pierce
Senior Scientist

Xc: Ray Spofford

PCP/rir/EJ06060.00/PREpalatka.doc
S: pf 10/26/07f

This is an opinion report by Environmental Services, Inc. Our opinions are based upon our professional experience and are interpretations of the jurisdiction and subsequent implications of the referenced regulatory agency. Our findings are subject to modification upon review by regulatory agencies, and we recommend agency review of our work. This report is confidential between Environmental Services, Inc., and the addressee. It is not intended to be used with any submittal to any regulatory agency. Should permits be required for work within jurisdictional areas, Environmental Services, Inc., should participate in the permit application preparation and agency coordination. If necessary a separate opinion letter will be prepared for submittal with the permit application.



Project Boundary

Uplands, (346.0 ac. ±)

Wetlands, High Quality (243.3 ac. ±)

Wetlands, Moderate Quality (103.4 ac. ±)

Ditches

Scale: Clay County Property Appraiser's Office, Aerial Elevation: (Jan. 2007)

Disclaimer: This information is provided as a guide only. It is not intended to be used as a substitute for a professional survey or other engineering or architectural services, nor is it intended to be used for any other purpose.

ENVIRONMENTAL SERVICES, INC.
 7226 Franklin Way, Suite 100
 Jacksonville, Florida 32239
 (904) 475-2200
 (904) 475-2112 Fax
 www.environmentalservices.com

Preliminary Wetland Assessment
Plum Creek / Palatka
 Clay County, Florida

Project: EJ06060.00
 Date: Oct. 2007
 Drawn/Chkd: JWM/JRN
 Figure: 1

EXHIBIT D
UTILITY AVAILABILITY LETTER

KARL N. FLAGG
MAYOR-COMMISSIONER

MARY LAWSON BROWN
VICE MAYOR - COMMISSIONER

JAMES NORWOOD, JR.
COMMISSIONER

ALLEGRA KITCHENS
COMMISSIONER



ELVIN C. "WOODY" BOYNTON, JR.
CITY MANAGER
BETSY JORDAN DRIGGERS
CITY CLERK
RUBY M. WILLIAMS
FINANCE DIRECTOR
GARY S. GETCHELL
CHIEF OF POLICE
MICHAEL LAMBERT
CHIEF FIRE DEPT.
DONALD E. HOLMES
CITY ATTORNEY

Regular meeting 2nd and 4th Thursdays each month at 6:00 p.m.

August 18, 2008

Mr. Wes Larson
President
Putnam County Chamber of Commerce
P.O. Box 550
Palatka, FL 32178-0550

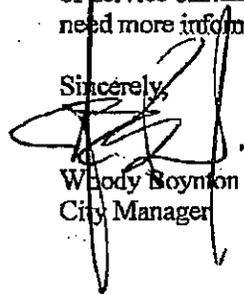
RE: Utility Availability

Dear Mr. Larson:

This letter is in response to your request for the availability of potable water and sanitary sewer to serve the proposed development of Plum Creek land located in Section 5, Township 10 South Range 26 East. The proposed development consists of two phases: phase 1 includes 180,000 square feet of industrial park uses through 2013 and phase 2 would include up to a total of 3,460,000 square feet of industrial park uses through 2018.

The City of Palatka currently has existing potable water capacity available to serve buildout of the project, and existing sanitary sewer capacity to serve the first phase of the project. The City of Palatka is in the process of planning for expansion of the sanitary sewer system to serve buildout of the project. The provision of potable water and sanitary sewer service is currently contingent upon annexation into the City of Palatka, and the execution of a service agreement.

The provision of potable water and sanitary sewer service to the site will depend on the adopted levels of service standards and will be reviewed for each development project. If you have any question or need more information, please feel free to contact me.

Sincerely,

Woody Boynton
City Manager

CC: James Lee, City of Palatka Planning Director

Document1

EXHIBIT E
LEGAL DESCRIPTION

All of Section 5 in Township 10 South, Range 26 East.

PLUM CREEK CR 309C PROPERTY

GENERAL LOCATION MAP

Source: Putnam County GIS

LEGEND

-  Property Boundary
-  Municipalities
-  School
-  Airport
-  Interstate Highway
-  Major Roadways

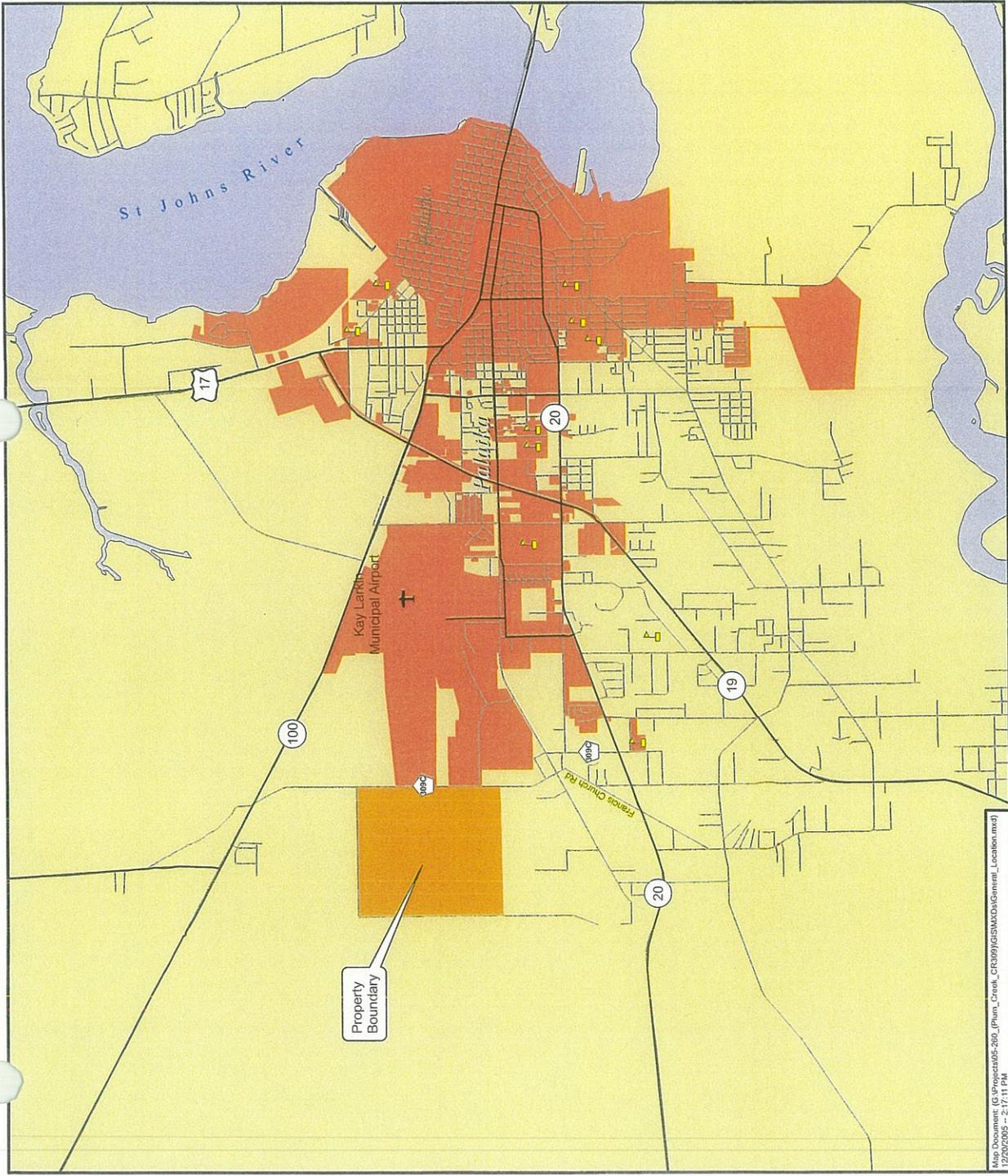


VICINITY MAP



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Map Document: G:\Projects\W5-280_Plum_Creek_CR309C\GIS\MXD\General_Location.mxd
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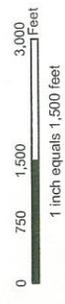
**PLUM CREEK
CR 309C PROPERTY**

AERIAL MAP

Source: Aerial's Express

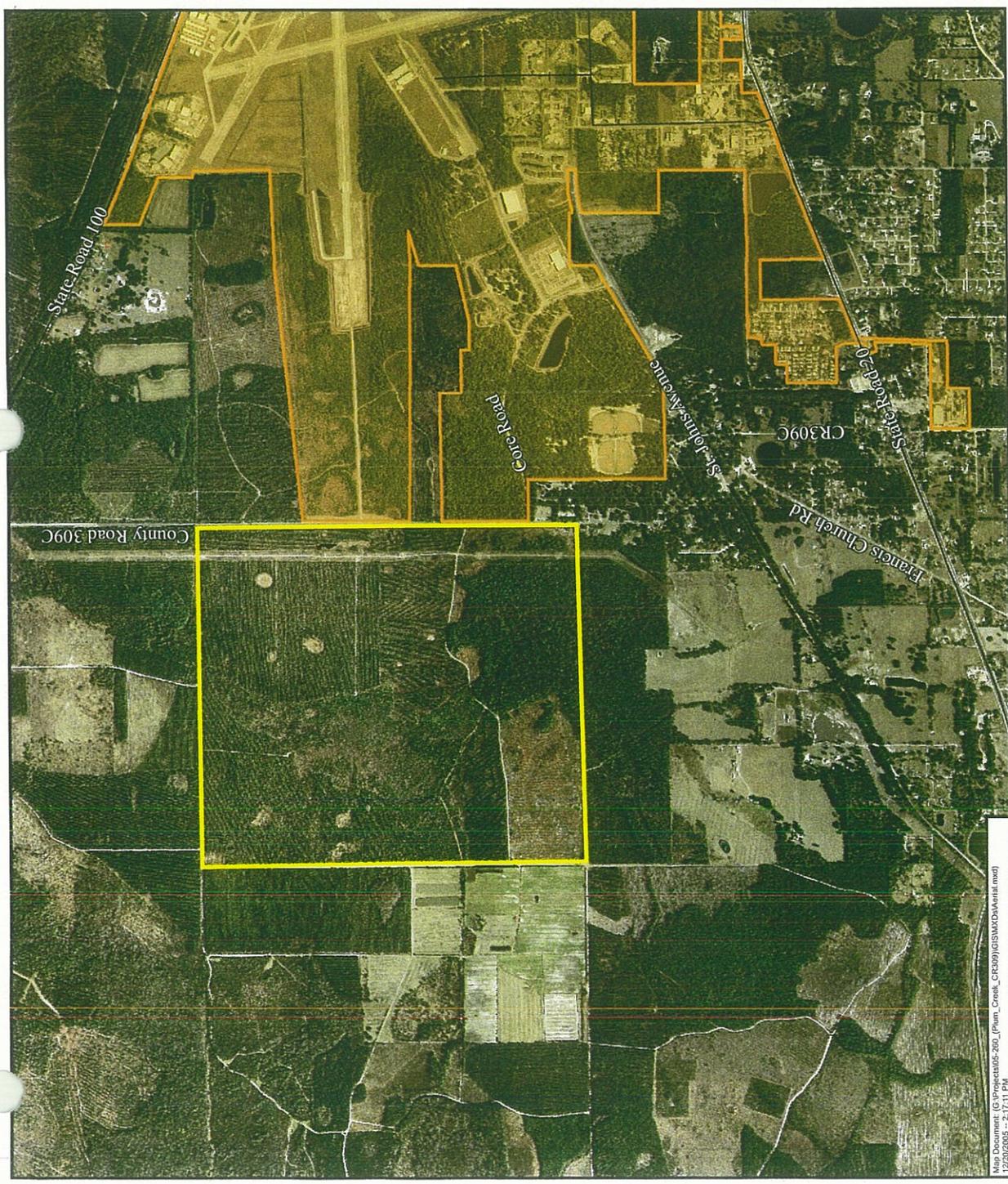
LEGEND

-  Property Boundary
-  Palatka City Limits



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Map Document: G:\project\05-2604 (Plum_Creek_CR309C)\GIS\MXD\Aerial.mxd
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PLUM CREEK CR 309C PROPERTY

SOILS MAP

Source: Palmetto County GIS

LEGEND

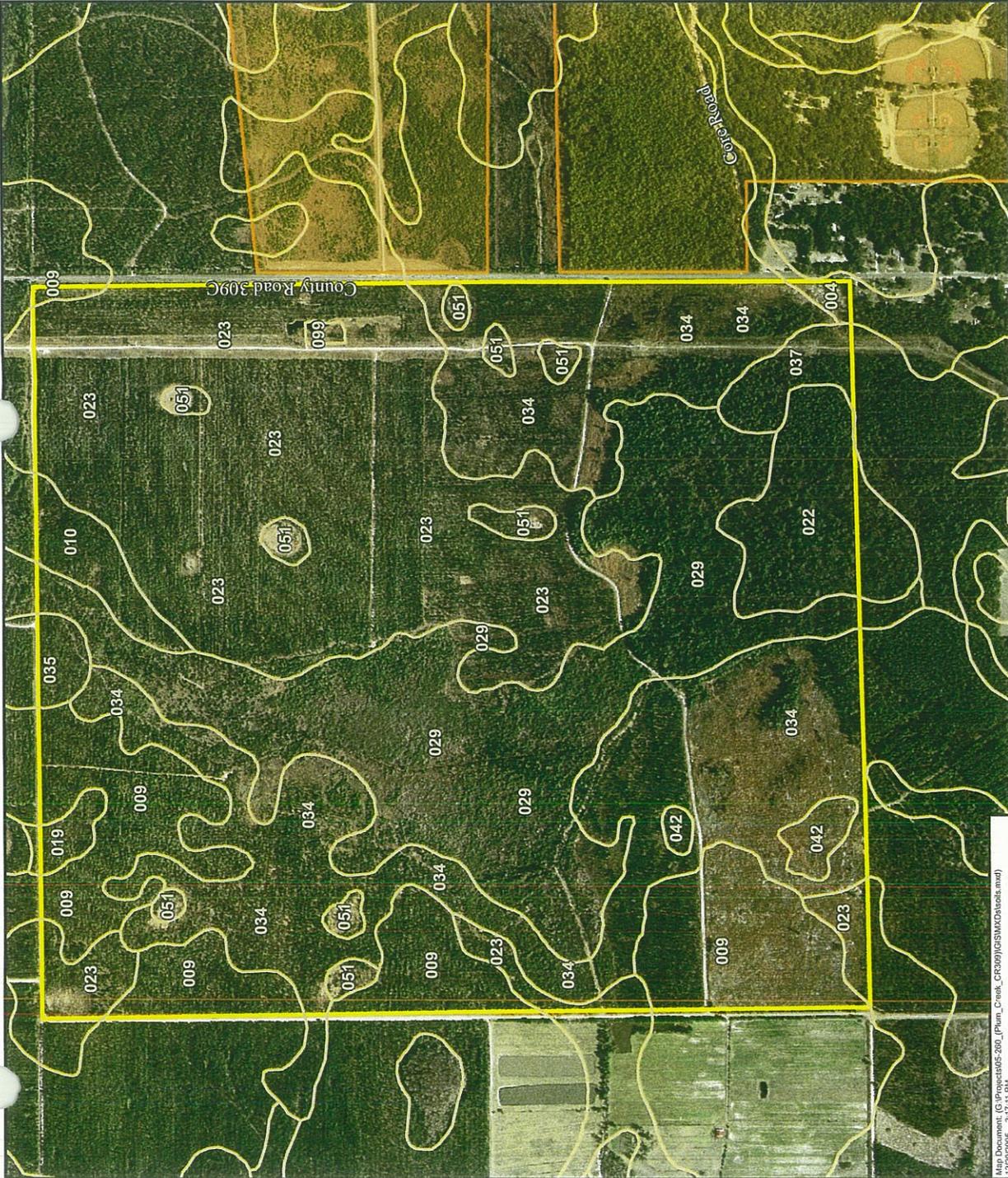
- SOILS
- Property Boundary
- Palatka City Limits

KEY

- 004 Zofo Fine Sand
- 009 Pomona Fine Sand
- 010 Pompano Fine Sand
- 019 Pomona Fine Sand(Depr.)
- 022 Tomoka Muck
- 023 Palmetto Fine Sand
- 029 Riviera Fine Sand
- 034 Riviera Fine Sand
- 035 Malabar Fine Sand
- 037 Ona Fine Sand
- 042 Riviera Fine Sand
- 051 Surrency Fine Sand



VICINITY MAP



Map Document: (G:\Projects\05-200_Plum_Creek_CR309)\GIS\MXD\soils.mxd
12/28/2005 -- 2:17:11 PM

PLUM CREEK CR 309C PROPERTY

WETLANDS MAP

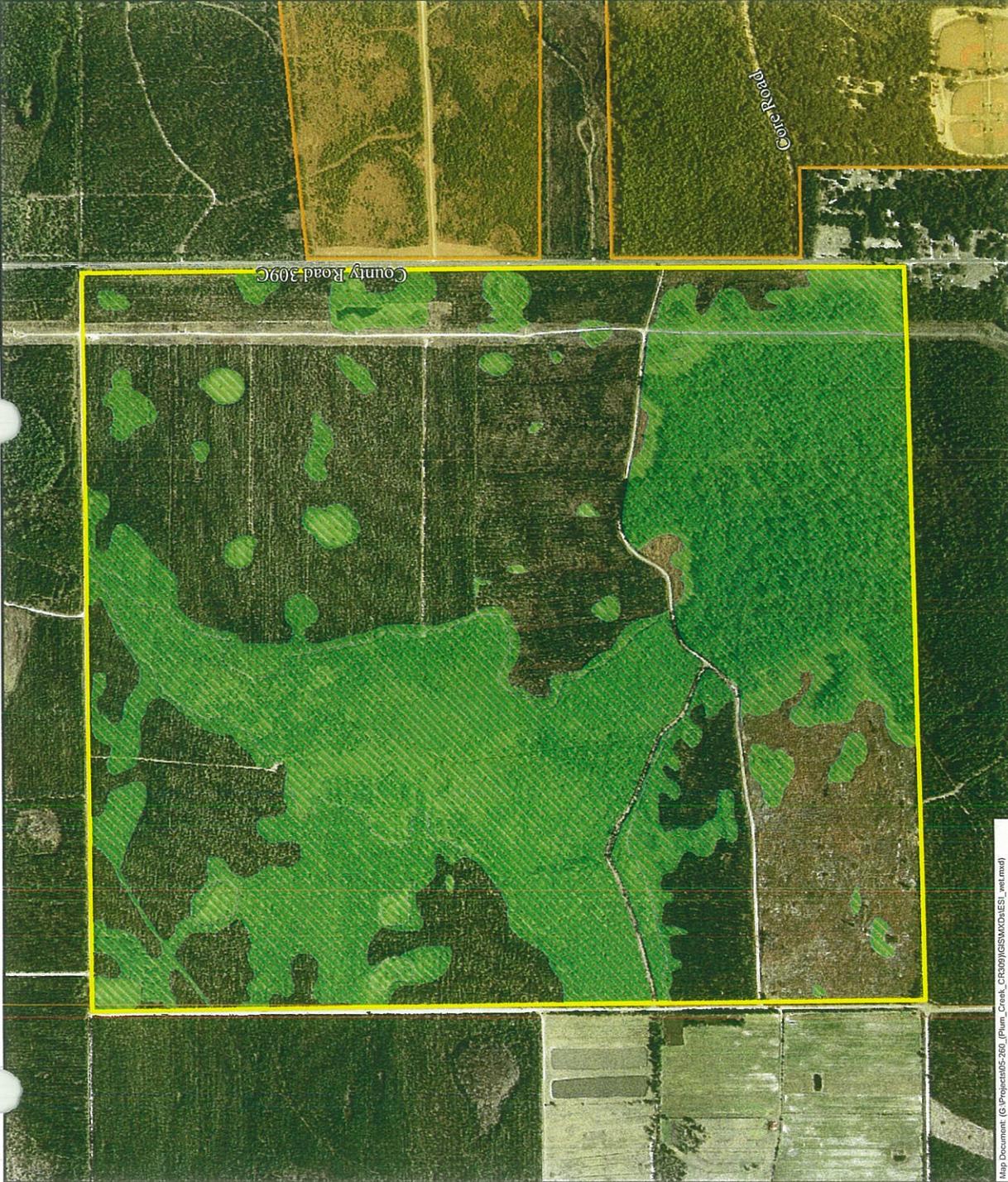
Source: Environmental Services, Inc.

LEGEND

- Property Boundary
- Wetlands
- Palatka City Limits



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ENGINEERS • PLANNERS • DESIGNERS • ARCHITECTS • SURVEYORS
We are a full-service engineering, planning, design, and construction firm serving clients in the public and private sectors. Our services include: environmental engineering, civil engineering, architectural design, landscape architecture, and surveying. We are committed to providing high-quality, cost-effective solutions for our clients. Our office is located in Palatka, FL. For more information, please visit our website at www.english-thims.com.



PLUM CREEK CR 309C PROPERTY

TOPOGRAPHY MAP

Source: Putnam County GIS

LEGEND

-  Property Boundary
-  Palatka City Limits
-  Topo Lines

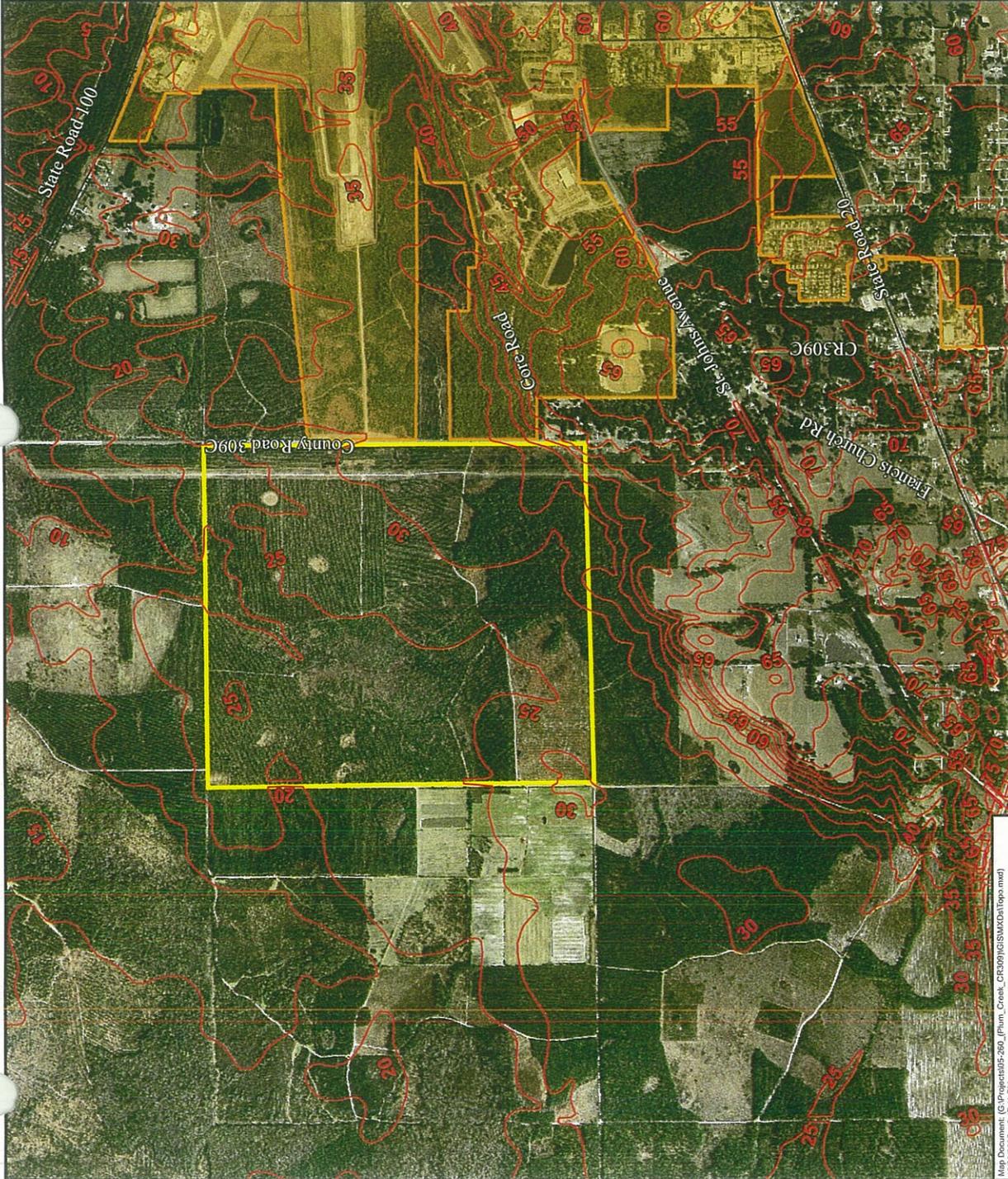


0 750 1,500 3,000 Feet
1 inch equals 1,500 feet



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Map Document: G:\Projects\05-260 (Plum_Creek)\GIS\MXD\Topo.mxd
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PLUM CREEK CR 309C PROPERTY

FLOOD ZONE MAP

Source: Putnam County GIS

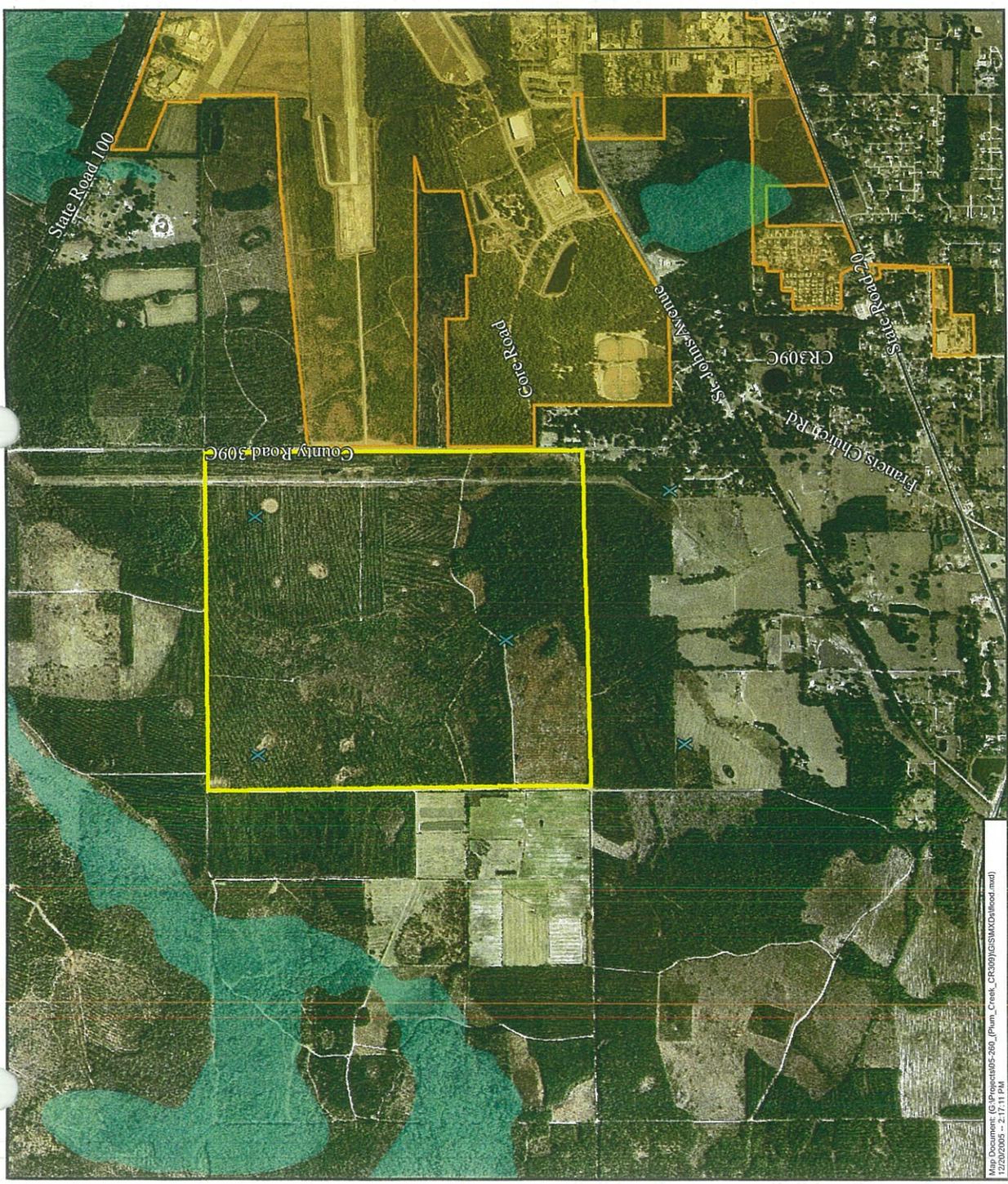
LEGEND

-  Property Boundary
-  Palatka City Limits
-  Flood Zone



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Map Document: G:\Projects\05-280_(Plum_Creek_CR309)\GIS\MXD\Flood.mxd
1/28/2005 2:17:11 PM

PLUM CREEK CR 309C PROPERTY

AIRPORT-RELATED RESTRICTIONS MAP

Source: Putnam County GIS

LEGEND

Property Boundary

Palatka City Limits

Noise Contours

65-70

70-75

75 +

Airport Overflight and Accident

Potential Zones

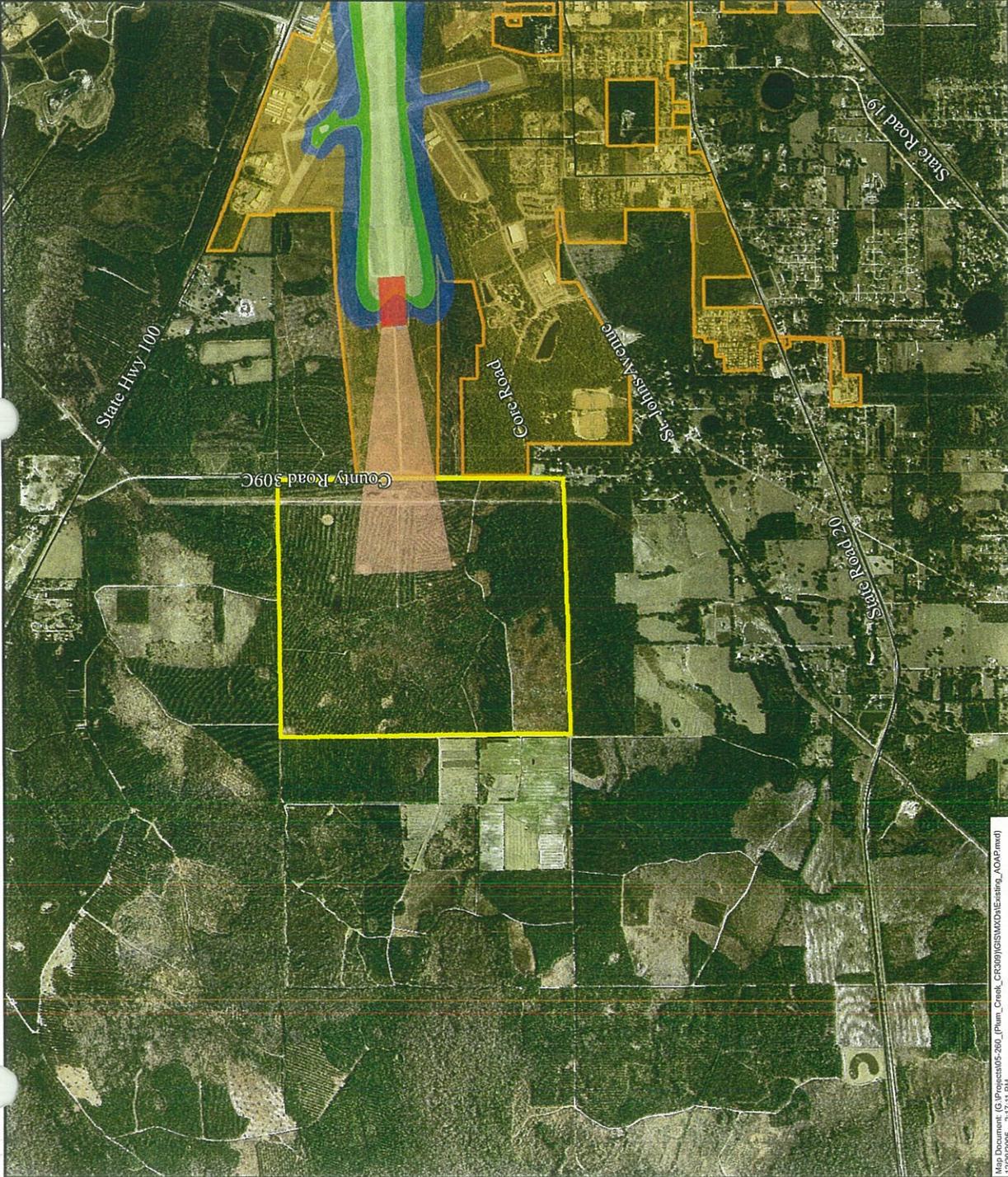
AOAP Inner Zone West

AOAP Outer Zone West



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2010 Interim Property Information for Parcel: 05-10-26-0000-0010-0000**2009 Certified Tax Collector Information****Plum Creek Timberlands L P**

Attn: Francis Palmer

161 N Macon St

Jesup Ga 31545-1545 ([Putnam County GIS Interactive Mapping](#))**Detail Information for Parcel: 05-10-26-0000-0010-0000**

Property Use:	Timberland - Site Index 70 To 79	Structures:	0
Mobile Homes: <input type="checkbox"/>	0	MH Unextended:	0
Census Tract:	950200	Census Block:	7059
Total Acreage:	680.12	Location:	Putnam County

Property Legal Description

ALL OF SECTION(EX OR884 P1406 RD)(SUBJECT TO SEMINOLE R/W EASEMENT OR412 P1757) (OR1062 P438 ROW)

Parcel Sales Data

Book	Page	Instrument	Month	Year	QSCD	Price
1062	0438	Right of Way	October	2005		\$0
0889	0412	Easement	March	2002	02 V	\$0
0889	0386	Affidavit	March	2002		\$0
0872	0841	Quit Claim Deed	October	2001	02 I	\$23525500
0872	0816	Merger	October	2001		\$0
0871	0102	Corrective Quit Claim Deed	October	2001	02 I	\$100
0816	0320	Quit Claim Deed	February	2000	02 I	\$18130300
0518	0278	Quit Claim Deed	December	1987	02	\$100
0412	1757	Easement	November	1981		\$304300
0400	0290	Easement	February	1981		\$100
0388	0774	Warranty Deed	March	1980		\$2017500

Land Data

Units	Descriptions
75.00	Pine-Hardwood (Species Of Commer. Import.) Acreage
7.00	Agricultural Hardwood Swamp Acreage
290.00	Pine #2 (Planted Stand)(50yr Site 80-89; 85avg) Acreage
288.12	Pine #3 (Planted Stand)(50yr Site 70-79; 75avg) Acreage

20.00	Utilities Corridor Acreage
-------	----------------------------

Zoning Data

Department	Code	Descriptions
Putnam County	AG	Agriculture

Future Land Use Map (FLUM)

Code	Descriptions
IN	Industrial

Notice:

NOTICE - This is an interim Putnam County file. Property assessment information will not be displayed until it is certified in October.

Click [here](#) to do another search or use your browser's back button to return to previous search results.

2009 Tax Information for Parcel: 05-10-26-0000-0010-0000

Property Appraiser Information

Plum Creek Timberlands L P
 Attn: Francis Palmer
 161 N Macon St
 Jesup Ga 31545-1545 (Putnam County GIS Interactive Mapping)

Parcel values...

Just Value of Land: \$1969110	Acreage: 680.12
Improvement Value: \$0	Usage: Timberland - Site Index 70 To 79
Market Value: \$1969110	Control #: 85063
Just Classified Use: \$1961110	Exemptions: (none)
Classified Use Value: \$130488	Classified: Green Belt
Market Adjusted: \$138488	Location: Putnam County

Parcel Authority Value Breakdown

Authority	Assessed/Limited	Minus (-) Exemptions	Taxable Value
County Only:	\$138488		\$0 \$138488
School Only:	\$138488		\$0 \$138488
All Others:	\$138488		\$0 \$138488

Property Legal Description

ALL OF SECTION(EX OR884 P1406 RD)(SUBJECT TO SEMINOLE R/W EASEMENT OR412 P1757) (OR1062 P438 ROW)

Taxing Authority and March Gross Tax ?

Auth#	Authority name	Amount
1	Putnam County General Fund	1187.74
2	School Board	1082.01
11	St. Johns River Water Management	57.58
14	Fire Taxing District	102.83
Total Gross Taxes: (discounts or penalties not included)		\$2430.16

Tax Payments for 2009 ?

Receipt #	Date Posted	Paid For Month	Amount Paid
00015825	11/12/2009	November	2332.95
Total Amount Paid:			\$2332.95

End of parcel data

Click [here](#) to do another search or use your browser's back button to return to previous search results.

City - 2009

Table 2 - Existing Roadway Conditions
Plum Creek

ROADWAY	FROM/TO	LEVEL OF SERVICE STANDARD	2008 DAILY TRAFFIC	2008 PEAK HOUR TRAFFIC	GROWTH RATE TREND (% / YR)	2015			2020			APPRVD. PEAK HOUR SERVICE VOLUME
						ESTIMATED PEAK HOUR TRAFFIC	PERCENT SERVICE VOLUME	LINK STATUS	ESTIMATED PEAK HOUR TRAFFIC	PERCENT SERVICE VOLUME	LINK STATUS	
SR 20	Screen Road to Motes Road	B	11,098	1,021	1.0%	1,095	42.6%	OK	1,151	44.8%	OK	2,570
SR 20	Motes Road to CR 309C (Springside Road)	C	13,499	1,238	1.0%	1,327	42.7%	OK	1,395	44.9%	OK	3,110
SR 20	CR 309C (Springside Road) to Palatka City Limits	C	13,499	1,238	1.0%	1,327	42.7%	OK	1,395	44.9%	OK	3,110
SR 20	Palatka West City Limits to SR-19	C	13,499	1,238	1.0%	1,327	42.7%	OK	1,395	44.9%	OK	3,110
SR 100	Church Road to CR 309C (Springside Road)	C	6,567	600	1.0%	643	81.4%	OK	676	85.6%	OK	790
SR 100	CR 309C (Springside Road) to Urban Boundary	C	7,800	713	1.0%	764	52.3%	OK	803	55.0%	OK	1,460
SR 100	Urban Boundary to CR-216	C	7,800	713	1.0%	764	52.3%	OK	803	55.0%	OK	1,460
SR 100	CR-216 to SR-19	C	9,600	877	1.0%	940	42.7%	OK	988	44.9%	OK	2,200
CR 309C	SR 20 to Project Entrance	D	1318	125	1.00%	134	11.26%	OK	141	11.85%	OK	1190
CR 309C	Project Entrance to SR 100	D	1318	125	1.00%	134	11.26%	OK	141	11.85%	OK	1190

Notes: Traffic volumes taken from FDOT 2008 Annual Average Daily Traffic Report and 2007 Putnam County Concurrency Management Spreadsheet.

Decreased

County - 2007

Table 2 - Existing Roadway Conditions
Plum Creek - MA-07-011

ROADWAY	FROM/TO	LEVEL OF SERVICE STANDARD	2007 DAILY TRAFFIC	2007 PEAK HOUR TRAFFIC	GROWTH RATE TREND (%/YR)	2012			2016			APPRVD. PEAK HOUR SERVICE VOLUME
						ESTIMATED PEAK HOUR TRAFFIC	PERCENT SERVICE VOLUME	LINK STATUS	ESTIMATED PEAK HOUR TRAFFIC	PERCENT SERVICE VOLUME	LINK STATUS	
SR 20	Screen Road to Motes Road	B	11,825	1,123	1.7%	1,222	43.6%	OK	1,285	45.9%	OK	2,800
SR 20	Motes Road to CR 309C (Springside Road)	C	14,000	1,260	1.7%	1,371	43.5%	OK	1,442	45.8%	OK	3,150
SR 20	CR 309C (Springside Road) to Palatka City Limits	C	14,000	1,260	1.7%	1,371	43.5%	OK	1,442	45.8%	OK	3,150
SR 20	Palatka West City Limits to SR-18	C	17,009	1,531	2.0%	1,690	72.2%	OK	1,793	76.6%	OK	2,340
SR 100	Church Road to CR 309C (Springside Road)	C	6,700	623	2.3%	698	94.3%	CRITICAL	747	100.9%	DEFICIENT	740
SR 100	CR 309C (Springside Road) to Urban Boundary	C	6,700	623	2.3%	698	94.3%	CRITICAL	747	100.9%	DEFICIENT	740
SR 100	Urban Boundary to CR-216	C	8,400	781	2.0%	862	20.6%	OK	915	21.8%	OK	4,190
SR 100	CR-216 to SR-19	C	10,900	1,014	1.0%	1,065	45.6%	OK	1,098	46.9%	OK	2,340
CR 309C	SR 20 to Project Entrance	D	1318	125	1.00%	131	11.01%	OK	135	11.34%	OK	1190
CR 309C	Project Entrance to SR 100	D	1318	125	1.00%	131	11.01%	OK	135	11.34%	OK	1190

Notes: Traffic volumes taken from FDOT 2007 Annual Average Daily Traffic Report and 2007 Putnam County Concurrency Management Spreadsheet.

TABLE 5

**Generalized Peak Hour Two-Way Volumes for Florida's
Areas Transitioning into Urbanized Areas OR
Areas Over 5,000 Not In Urbanized Areas¹**

9/4/09

STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (>0.00 to 1.99 signalized intersections per mile)						Lanes	B	C	D	E	
Lanes	Median	B	C	D	E	4	4,000	5,410	6,460	6,920	
2	Undivided	860	1,370	1,480	***	6	6,000	8,140	9,710	10,690	
4	Divided	2,600	3,110	3,280	***	8	8,000	10,870	12,930	14,450	
6	Divided	4,020	4,710	4,950	***	10	10,000	13,690	16,200	18,120	
Class II (2.00 to 4.50 signalized intersections per mile)						Freeway Adjustments					
Lanes	Median	B	C	D	E	Auxiliary Lanes	Ramp Metering				
2	Undivided	**	910	1,330	1,420	+ 1,800	+ 5%				
4	Divided	**	2,200	2,910	3,080						
6	Divided	**	3,460	4,400	4,640						
Class III/IV (more than 4.50 signalized intersections per mile)						UNINTERRUPTED FLOW HIGHWAYS					
Lanes	Median	B	C	D	E	Lanes	Median	B	C	D	E
2	Undivided	**	460	1,040	1,300	2	Undivided	770	1,460	2,040	2,590
4	Divided	**	1,110	2,480	2,800	4	Divided	3,040	4,400	5,700	6,460
6	Divided	**	1,750	3,860	4,260	6	Divided	4,570	6,600	8,550	9,700
Non-State Signalized Roadway Adjustments (Alter corresponding volume by the indicated percent.)						Uninterrupted Flow Highway Adjustments					
Major City/County Roadways - 10%						Lanes	Median	Exclusive left lanes	Adjustment factors		
Other Signalized Roadways - 35%						2	Divided	Yes	+5%		
						Multi	Undivided	Yes	-5%		
						Multi	Undivided	No	-25%		
State & Non-State Signalized Roadway Adjustments (Alter corresponding volume by the indicated percent.)						BICYCLE MODE² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)					
Divided/Undivided & Turn Lane Adjustments						Paved Shoulder/ Bicycle Lane					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		Coverage	B	C	D	E	
2	Divided	Yes	No	+5%		0-49%	**	270	710	>710	
2	Undivided	No	No	-20%		50-84%	220	330	1,270	>1,270	
Multi	Undivided	Yes	No	-5%		85-100%	400	>400	***	***	
Multi	Undivided	No	No	-25%		PEDESTRIAN MODE² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)					
-	-	-	Yes	+ 15%		Sidewalk Coverage	B	C	D	E	
One-Way Facility Adjustment						0-49%	**	**	480	1,390	
Multiply the corresponding two-directional volumes in this table by 0.6.						50-84%	**	**	1,100	1,820	
						85-100%	**	1,100	1,820	>1,820	
						Source: Florida Department of Transportation Systems Planning Office 605 Suwannee Street, MS 19 Tallahassee, FL 32399-0450					

¹ Values shown are presented as hourly two-way volumes for levels of service and are for the automobile/truck modes unless specifically stated. Although presented as peak hour two-way volumes, they actually represent peak hour direction conditions with an applicable D factor applied. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual, Bicycle LOS Model, Pedestrian LOS Model and Transit Capacity and Quality of Service Manual, respectively for the automobile/truck, bicycle, pedestrian and bus modes.

² Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

** Cannot be achieved using table input value defaults.

*** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

**Generalized Peak Hour Two-Way Volumes for Florida's
Rural Undeveloped Areas and Cities OR
Developed Areas Less Than 5,000 Population¹**

9/4/09

Rural Undeveloped Areas					Cities or Rural Developed Areas Less Than 5000						
FREEWAYS					FREEWAYS						
Lanes	B	C	D	E	Lanes	B	C	D	E		
4	3,820	5,230	6,170	6,560	4	3,820	5,140	6,110	6,560		
6	5,820	7,870	9,260	10,120	6	5,640	7,690	9,170	10,120		
8	7,730	10,410	12,350	13,690	8	7,550	10,320	12,220 ²	13,670		
Freeway Adjustments Auxiliary Lanes +1,800					Freeway Adjustments Auxiliary lanes +1,800						
UNINTERRUPTED FLOW TWO-LANE HIGHWAYS					UNINTERRUPTED FLOW HIGHWAYS						
Lanes	Median	B	C	D	E	Lanes	Median	B	C	D	E
2	Undivided	440	790	1,350	2,700	2	Undivided	770	1,420	2,000	2,550
Passing Lane Adjustment Alter LOS B-D volumes in proportion to passing lane length to the highway segment length.											
UNINTERRUPTED FLOW MULTILANE HIGHWAYS					Uninterrupted Flow Highway Adjustments						
Lanes	Median	B	C	D	E	Lanes	Median	Exclusive left lanes	Adjustment factors		
4	Divided	2,570	4,020	5,100	5,790	2	Divided	Yes	+5%		
6	Divided	3,860	6,040	7,640	8,680	Multi	Undivided	Yes	-5%		
						Multi	Undivided	No	-25%		
ISOLATED STATE SIGNALIZED INTERSECTIONS					STATE SIGNALIZED ARTERIALS						
Lanes	B	C	D	E	Lanes	Median	B	C	D	E	
2	**	460	1,020	1,200	2	Undivided	**	950	1,260	1,350	
4	**	1,000	2,280	2,500	4	Divided	**	2,260	2,710	2,900	
6	**	1,550	3,530	3,770	6	Divided	**	3,530	4,110	4,370	
BICYCLE MODE² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)					Non-State Signalized Roadway Adjustments (Alter corresponding volume by the indicated percent.)						
Paved Shoulder/ Bicycle Lane	B	C	D	E	Major City/County Roadways - 10%						
Coverage	B	C	D	E	Other Signalized Roadways - 35%						
0-49%	**	**	**	770	State & Non-State Signalized Roadway Adjustments (Alter corresponding volume by the indicated percent.)						
50-84%	**	**	**	1,370	Divided/Undivided & Turn Lane Adjustments						
85-100%	**	410	>410	***	Lanes	Median	Exclusive Left Turn Lanes	Exclusive Right Turn Lanes	Adjustment Factors		
¹ Values shown are presented as hourly two-way volumes for levels of service and are for the automobile/truck modes unless specifically stated. Although presented as peak hour two-way volume, they actually represent peak hour direction conditions with an applicable D factor applied. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual, Bicycle LOS Model and Pedestrian LOS Model, respectively for the automobile/truck, bicycle, and pedestrian modes. ² Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility. ** Cannot be achieved using table input value defaults. *** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D, become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.					2	Divided	Yes	No	+5%		
					2	Undivided	No	No	-20%		
					Multi	Undivided	Yes	No	-5%		
					Multi	Undivided	No	No	-25%		
-	-	-	-	Yes	+ 15%						
BICYCLE MODE² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)					PEDESTRIAN MODE² (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						
Paved Shoulder/ Bicycle Lane	B	C	D	E	Sidewalk	B	C	D	E		
Coverage	B	C	D	E	Coverage	B	C	D	E		
0-49%	**	270	710	>710	0-49%	**	**	480	1,390		
50-84%	220	330	1,270 ³	2,270	50-84%	**	**	1,100	1,820		
85-100%	400	>400	***	***	85-100%	**	1,100	1,820	>1,820		

Road Location ID	Map New (Old)	Local Lanes	Facility Area/Type	System Status	W/P Committed Section	Miles	S/M	FDOT		MIN LOS STD	Maximum Service Volume	2007 Count	2008 Count	Growth Rate	Projections						
								Local Sid	Station #						2010	2015	2020	2025	2030		
Putnam																					
From Alachua Co. Line to SR 21																					
Putnam County	SR 20 19 (7)	2/U	Highway	Existing	SIS	2.04		<input checked="" type="checkbox"/>	260159	AADT: C	8,100	9,100	8,600	D	1%	8,900	D	9,300	D	10,200	D
			Rural		76050000			<input type="checkbox"/>		Peak Hr: C	790	833	D			852	D	901	D	988	D
From SR 21 to Royal Way																					
Putnam County	SR 20 20 (1,1)	2/U	Highway	Existing	SIS	5.06		<input checked="" type="checkbox"/>	760161	AADT: C	8,100	8,100	7,600	C	1%	8,400	D	8,800	D	9,600	D
			Rural		76050000			<input type="checkbox"/>		Peak Hr: C	790	685	C			768	C	804	D	877	D
From Royal Way to CR 315																					
Putnam County	SR 20 21 (2,1)	2/U	Arterial I	Existing	SIS	3.68	0.3	<input checked="" type="checkbox"/>	760161	AADT: C	14,100	8,100	7,600	B	1%	8,400	B	8,800	B	9,600	C
			Transition		76050000			<input type="checkbox"/>		Peak Hr: C	1,370	685	B			788	B	804	B	877	C
From CR 315 to Screen Rd																					
Putnam County	SR 20 22 (3)	4/D	Arterial I	Existing	SIS	3.11	0.3	<input checked="" type="checkbox"/>	760140	AADT: C	32,100	14,000	13,500	B	1%	14,100	B	14,800	B	16,100	B
			Transition		76050000			<input type="checkbox"/>		Peak Hr: C	3,110	1,234	B			1,288	B	1,353	B	1,472	B
From Screen Road to Motes Rd																					
Putnam County	SR 20 23 (4)	4/D	Highway	Existing	SIS	6.71		<input checked="" type="checkbox"/>	760240c	AADT: B	26,300	11,825	11,098	B	1%	11,700	B	12,300	B	13,400	B
			Rural		76050000			<input type="checkbox"/>		Peak Hr: B	2,670	1,021	B			1,076	B	1,132	B	1,233	B
From Motes Road to SR 19																					
Putnam County	SR 20 24 (5)	4/D	Arterial I	Existing	SIS	3.09	1.0	<input checked="" type="checkbox"/>	760106	AADT: C	32,100	14,412	13,469	B	1%	14,800	B	15,700	B	17,100	B
			Transition		76050000			<input type="checkbox"/>		Peak Hr: C	2,170	1,238	B			1,366	B	1,440	B	1,568	B
From SR 19 to Palm Ave																					
Putnam County	SR 20 25 (4,2)	4/D	Arterial I	Existing	SIS	0.85	1.0	<input checked="" type="checkbox"/>	760261	AADT: C	32,100	17,500	16,700	B	1%	18,700	B	19,800	B	21,500	B
			Transition		76050000			<input type="checkbox"/>		Peak Hr: C	3,170	1,526	B			1,709	B	1,791	B	1,965	B
From Palm Ave to Moseley Ave																					
Putnam County	SR 20 26 (4,3)	2/D	Arterial I	Existing	SIS	0.76	2.0	<input checked="" type="checkbox"/>	760335	AADT: C	14,805	10,500	11,000	C	Var	11,000	C	11,200	C	12,200	C
			Transition		76050000			<input type="checkbox"/>		Peak Hr: C	1,438	1,005	C			1,005	C	1,024	C	1,115	C
From Moseley Ave to (US 17/SR 15) Rd Sid																					
Putnam County	SR 20 27 (4,4)	2/U	Arterial I	Existing	SIS	1.01	1.0	<input checked="" type="checkbox"/>	760156	AADT: C	14,100	7,900	7,400	B	1%	7,800	B	8,200	B	8,900	B
			Transition		76050000			<input type="checkbox"/>		Peak Hr: C	1,370	676	B			713	B	749	B	813	B
From Moseley Ave to (US 17/SR 15) Rd Sid																					
Putnam County	SR 20 28 (4,5)	2/U	Arterial I	Existing	SIS	1.01	1.0	<input checked="" type="checkbox"/>	760156	AADT: C	14,100	7,900	7,400	B	1%	7,800	B	8,200	B	8,900	B
			Transition		76050000			<input type="checkbox"/>		Peak Hr: C	1,370	676	B			713	B	749	B	813	B

* Multiple Governing Jurisdictions

C = class count

Source: 9/4/09 Generalized Tables

Road Map Location ID	Legal Lanes	Facility Area Type	System Status	W/P Committed Section	Miles S/MI	FDOT Std	Count Station #	MIN LOS STD	Maximum Service Volume	2007 Count	2008 Growth Rate	2010 L	2015 L	2025 L
Putnam														
SR 26 36 (32)	2U	Highway	SHS	From Alachua Co. Line to SR 21	0.37		260116	D	13,800	8,400	1%	9,400 D	8,800 D	10,700 D
Putnam County		Rural		76080000				D	1,350	872 D		911 D	950 D	1,037 D
SR 100 38 (26)	2U	Highway	Emerging SIS	From Clay Co. Line to SR 26	1.29		710063	C	8,100	5,650	1.4%	4,850 C	5,700 C	6,900 C
Putnam County		Rural		76170000				C	790	443 C		521 C	558 C	631 C
SR 100 39 (26.1)	2U	Highway	Emerging SIS	From SR 26 to CR 315	3.08		760099c	C	8,100	6,800	1.4%	7,100 C	7,600 C	8,600 D
Putnam County		Rural		76170000				C	780	558 C		649 C	695 C	786 C
SR 100 40 (27)	2U	Highway	Emerging SIS	From CR 315 to CR 309C	12.59		760041	C	8,100	7,233	1%	6,567 C	7,600 C	8,700 D
Putnam County		Rural		76170000				C	780	600 C		696 C	722 C	795 D
SR 100 41 (29)	2U	Highway	Emerging SIS	From CR 309C to CR 216	2.83		760043	C	15,100	3,400	1%	8,300 C	9,200 C	10,100 C
Putnam County		Transition		76170000				C	1,760	713 B		804 C	841 C	923 C
SR 100 42 (30)	4D	Arterial II	Emerging SIS	From CR 216 to SR 19	0.96		760045	C	22,500	10,900	1%	10,500 C	11,000 C	12,000 C
Putnam County		Transition		76170000				C	2,200	877 C		960 C	1,005 C	1,087 C
SR 100 43 (10)	4D	Arterial II	Existing SIS	From SR 19 to US 17/SR 15	0.85		760010	C	22,700	17,000	1%	18,500 C	19,400 C	21,300 C
Palatka		Transition		76170000				C	2,200	1,472 C		1,691 C	1,773 C	1,947 C
SR 100 11 (11.1)	4D	Arterial II	Existing SIS	From SR 100 to SR 20	1.19		765003	C	22,700	26,666	1%	27,500 D	28,800 D	31,500 E
Palatka		Transition		76010000				C	2,200	2,239 D		2,514 D	2,632 D	2,879 D
SR 100-10 (11)	4D	Arterial II	Existing SIS	From SR 20 to N 1st Street	0.55		765010	C	22,700	29,600	1%	29,800 D	31,300 E	34,200 F
Palatka		Transition		76010000				C	2,200	2,468 D		2,724 D	2,861 D	3,126 F

* Multiple Governing Jurisdictions

C = class count

Source: 9/4/09 Generalized Tables

Department Head Comments

PB 01-10

Plum Creek

201 N. 2nd Street
Palatka, FL 32177
Tel. (386) 329-0100
Fax (386) 329-0199

City of Palatka
Office of the City Manager

To: Debbie Banks, Director of Building & Zoning

From: Woody Boynton, City Manager

Date: January 27, 2010

RE: Plum Creek's request to annex into the City limits and amend the Future Land Use Map for a 680 acre parcel on CR 309C

I have reviewed Plum Creek's request to annex property located on CR 309C and have the following comments:

1. In discussing this project with Putnam County planners Brian Hammons and Lanny Harker, they were non-committal regarding approving the traffic study presented because of the one segment being labeled as critical upon build-out of Phase I. However, they are not denying approval but deferring to the FDOT's review and recommendation of this segment of roadway. Because these road segments are not in the Palatka City limits we were looking to Putnam County for concurrence with the traffic study. Therefore, I am also recommending that the traffic study be forwarded to the FDOT for their review and recommendation.
2. In looking at the Phase I allocation of 1,180,000 square feet of building space as it relates to water and sewer allocation, we accept the estimated rate of 100 gallons per day (gpd) per 1,000 square feet for wastewater flow and 150 gpd per 1,000 square feet of water demand. This equates to 118,000 gpd of wastewater flow and 177,000 gpd of water use. The City's utility system's have the capacity to meet this demand. Should it be questioned, the City also has the capacity (at this time) for the full build-out of this project for both water and sewer. This is noted as 519,000 gpd water demand and 346,000 gpd wastewater flow in the application.

Furthermore, it is my understanding that each individual development within the subject area will be subject to concurrency requirements at the time of plans submittal. Based on the above review, I am recommending acceptance of the application and that the application be forwarded to the City Commission for their approval and transmitted to DCA for review.

Should you have any questions please call.

**Palatka Police Department
110 North 11th Street**

Memorandum

Date: January 14, 2010
To: Debbie Banks
From: Gary S. Getchell, Chief of Police 
Subject: Departmental Review Request – CR 309C

Until the developer decides on the exact configuration of the property the Police Department cannot complete a law enforcement study.

The City has recommended annexing St. Johns South to Hwy 100 or Reid Street North in the past. Please see the attached review on Francis Crossing Subdivision dated 2/16/07.

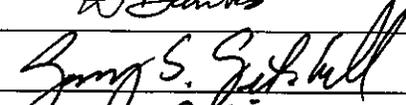
Cc;

Departmental Review Request

Address: CR 309C

Case #: PB 10-01

Parcel # 05-10-26-0000-0010-0000

<p>Please review the enclosed request and make any comments in writing to Building & Zoning; Fax 329-0172 or put in box. Call 329-0103 with any questions.</p>														
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Thank you, 														
<input type="checkbox"/> No Comments <input checked="" type="checkbox"/> Comments Attached <i>All memo dated</i> <i>JAN 14, 2010</i>	Reviewed by:  Title: <i>Chief of Police</i>													

PALATKA POLICE DEPARTMENT

LAW ENFORCEMENT IMPACT REVIEW



**FRANCIS CROSSING
SUBDIVISION**

CONCEPTUAL REVIEW 2/16/07

CRYSTRAL COVE CONDOMINIUM PROJECT

PURPOSE

The Police Department's review of proposed development is designed to promote Palatka's public safety strategic goal to continue to be a safe community, reduce criminal activity, and prevent personal injury and loss of life and property, as well as to ensure effective and timely responses in a Citywide manner. The purpose of this report is to provide City officials with an initial projection of impacts to police services, as it relates to the Francis Crossing Subdivision.

IMPACTS TO POLICE DEPARTMENT STAFFING

- ❖ Sworn officers (Police)
 - PPD service standard = 469.20¹ calls-for-service (CFS) per year per officer
 - On average, every citizen generates 1.60² CFS per year
 - Every 1,000 new residents would generate 1,600 additional CFS per year
 - Every 1,600 additional citizen generated CFS would equate to 3.41 additional police officers
 - The developer has proposed a maximum of 21³ single-family condominium units
 - Based on the City of Palatka average household size of 3.1⁴, this development has the potential to generate an additional population of 65.1 new citizens
 - Once this project is completed and occupied, there is a potential of generating 104.16 citizen generated CFS, which would result in the need for .22 additional police officers.

- ❖ Non-Sworn Personnel (Support)
 - Currently, the City of Palatka Police Department utilizes a formula of one (1)-support position for every five (5) sworn positions.
 - With an overall increase of .22 police officers, there creates a need for 0 additional support personnel. **Note** – *Although, this specific project will not require additional support personnel, the culmination of numerous residential development projects already reviewed would suggest one (1) additional support personnel.*

¹ Source: City of Palatka Police Department Staffing Standards; 2003

² Source: City of Palatka Police Department Staffing Standards Average CFS; 2003

³ Source: Francis Crossing Subdivision documents submitted by Ben Bates/Marc Spaulding

⁴ Source: City of Palatka Planning Department; 2006.

POLICE DEPARTMENT SPACE REQUIREMENTS

- ❖ The current Police Department building (110 N. 11th Street) was opened in 1967.
- ❖ There exist 7,000 +/- sq ft of office/storage space under roof.
- ❖ Since NO major renovations or deletions to the current building and parking spaces, there is a need for additional office/storage and parking space. An additional .22 police officers will only compound the current space needs.

OTHERS IMPACTS/ISSUES

- ❖ Road infrastructure(s) within development:
 - * ○ The Police Department recommends ownership of road(s) within the new development remains with the property owner(s). If roads are privately owned, the City of Palatka would NOT be responsible for traffic control, traffic accidents, or traffic related complaints; thus decreasing the impacts to the City's police resources. Additionally, the City would not be responsible for maintenance of the new roads within the development, thereby, eliminating reoccurring expenses for road maintenance/improvements.
- ❖ Road Infrastructure(s) outside development:
 - * ○ Annexations of roads – The City's current procedures for annexations are strictly limited to specific properties contiguous with properties already within the corporate City limits of Palatka, and there are NO considerations or review of adjacent (egress/ingress) roadway annexation. Due to the proximity of non-annexed roads to stated properties within the City limits, the Police Department is dispatched to handle calls-for-service outside the City limits on non-annexed roads. To eliminate the confusion for the police officers, dispatchers, and provide a more appropriate urban service area, the Police Department strongly recommends the City annex all roads leading to the access of the proposed development. We suggest the City annex St Johns Avenue from the west City limits through and including CR 309C; and CR 309C from Highway 100 to the intersection of St. Johns Avenue.
 - Neighborhood Quality – No report was included from developer pertaining to estimated TRIP generation. This report should be included.

STRATEGIES FOR REDUCING IMPACTS TO LAW ENFORCEMENT

- ❖ The Palatka Police Department responds to the prevention of crime as basic mechanism of responsible management. Simply, prevention of crime is a more cost effective means for managing public resources (police), versus hiring more police officers to keep up with the ever-increasing service demands. There are growth management models that will reduce the potential of crime and police calls-for-

service. One such model is Crime Prevention through Environmental Design (CPTED). Many communities have employed the CPTED model with success.

- ❖ Utilizing the CPTED model, we suggest the following CPTED strategies to the developer of Francis Crossing Subdivision:
 - No more than one (1) entrance/exit; (reduces excess opportunity for non-residents; developer meets recommendation
 - Limiting access of entrances/exit points through use of appropriate barriers (gates), etc.;
 - Developer should include deed restrictions for property owners to limit storage of property on outside of structures, i.e. boats, motor homes, camping or hauling trailers;
 - All residences and/or should be monitored burglar alarms systems;
 - Use appropriate buffers or obstructions at property boundaries to restrict access of non-residents;
 - The proposed development is in close proximity to an active railroad-track. Past experience suggests residents may complain to the Police Department regarding train noise (horns/whistles). The Police Department suggests the installation and use of appropriate noise barriers;
 - Since the developer is in the conceptual phase of his project, the above suggestions are limited to the conceptual aspects only. A comprehensive CPTED assessment should be conducted after the project moves beyond the conceptual phase;
 - In the absence of CPTED strategies being employed with the Francis Crossing Subdivision, the Police Department's experience suggests the project may generate the maximum law enforcement calls-for-service.

DATE TABLES

TABLE 1	
PPD CFS per officer per year (average)	469.2
Average CFS per citizen per year	1.6
CFS per year generated by 1,000 new residents	1,600
Proposed maximum residential units	21
City of Palatka average household size	3.1
Development's projected population	65.1
Additional CFS generated by development/population	104.16
Additional Police Officers required	.22
Additional Civilian Positions Required	0

TABLE 2	CURRENT	PROPOSED
SWORN POLICE OFFICERS	39	39.22
CIVILIAN SUPPORT PERSONNEL	9	9
TOTAL	48	48.22

Distribution:

Jeff Pappas, Planning Director
 James Griffith, Asst Chief (PPD)
 Reno Fells, Cmdr (PPD)
 Allen Bush, City Manager
 Karl Flagg, Mayor
 Mary Lawson Brown, Vice Mayor
 Allegra Kitchens, Commissioner
 James Norwood, Commissioner
 George Sanders, Commissioner
 File

Departmental Review Request

Address: CR 309C

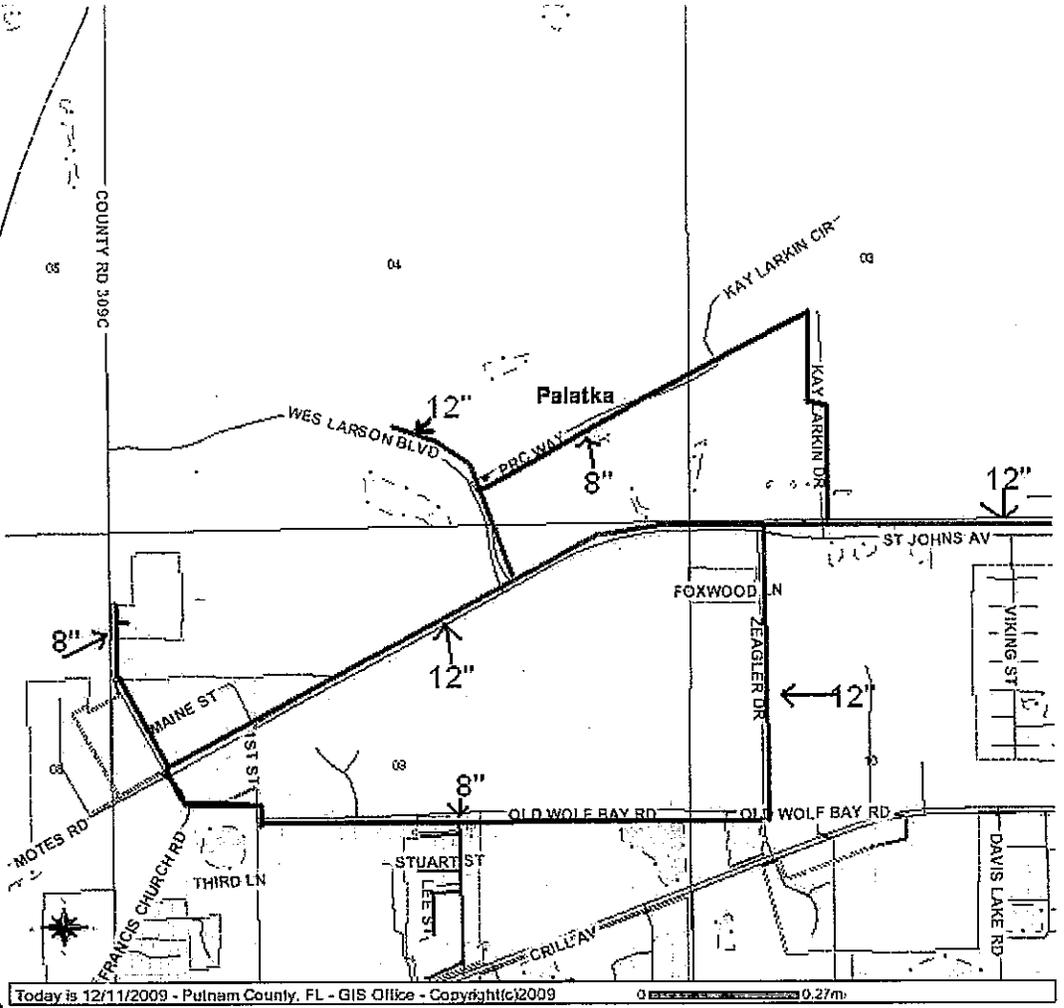
Case #: PB 10-01

Parcel # 05-10-26-0000-0010-0000

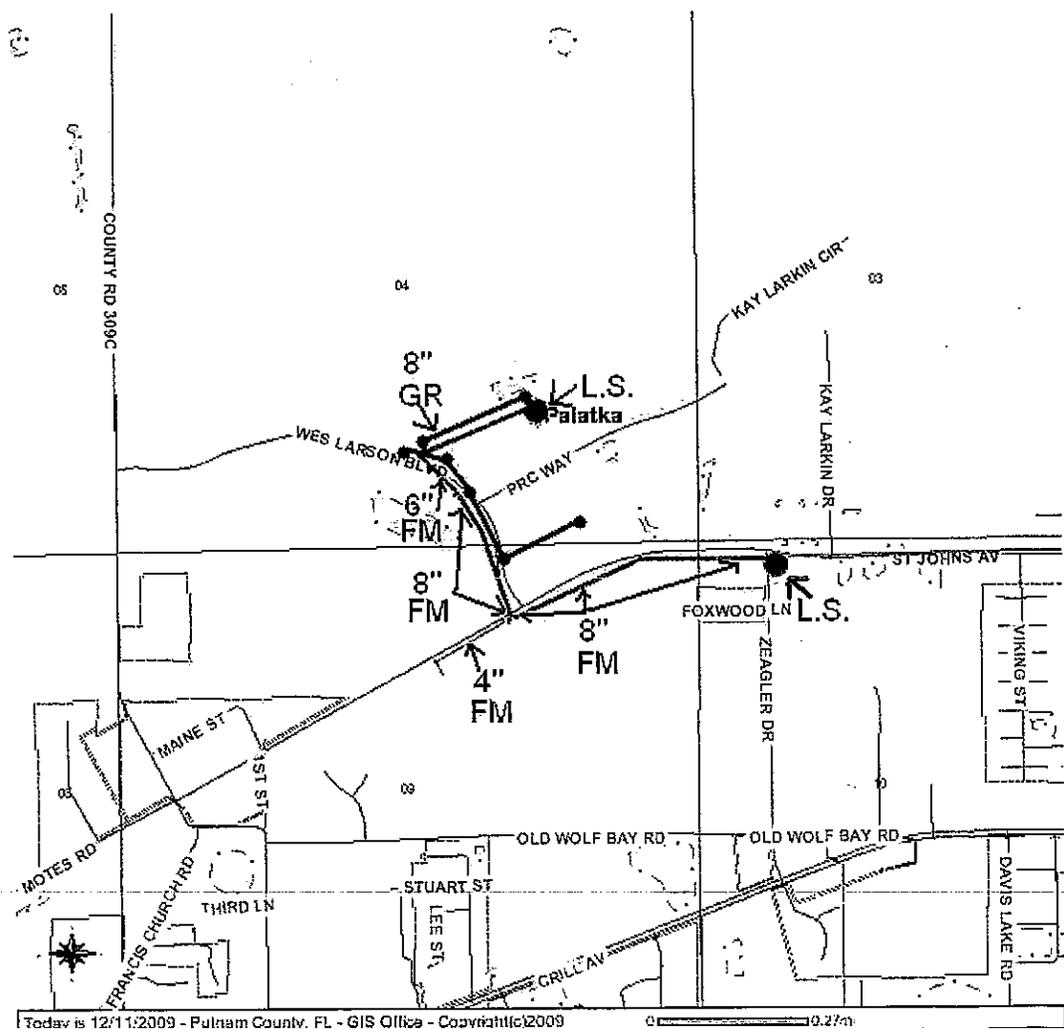
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Current Land Use Designation: County Industrial	Requested Land Use Designation: Industrial	
Current Zoning Classification: County AG	Requested Zoning Classification: At a later date they will apply for a PUD	
Acreage: 680.12 acres	# of Units	
Owner/Applicant Name Plum Creek Timberlands L. P. Gregory F. Galpin 161 N Macon St. Owner/Applicant Address Jesup, GA 31545 City/State/Zip Phone Number	Agent Name England-Thims & Miller, Inc. - Ray Spofford Agent Address 14775 Old St. Augustine Rd Jacksonville, FL 32258 City/State/Zip 904.642.8990 Phone Number	
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Thank you, 		
<input type="checkbox"/> No Comments <input checked="" type="checkbox"/> Comments Attached	Reviewed by: <u><i>Rhett H. McGhee</i></u> Title: <u><i>Superintendent</i></u>	

I Agree with Exhibit A page 5.

Water



Sewer



Tables 3A and 3B provides a comparison of the daily and peak hour vehicle trips that would result from a change to the Industrial land use category for the first phase and for buildout. The intensity used in this analysis is based on 10,000 square feet of industrial space per upland acre. It was estimated that up to 3,460,000 square feet could reasonably be developed on the site after all relevant City Land Development Code provisions are applied to the site. This table provides a comparison of the potential development under the current adopted land use designation and the proposed designation. At buildout, peak hour vehicle trips resulting from the proposed change would result in an additional 2,629 peak hour trips.

Table 4 lists the new daily and peak hour external trip assignment on the major roadway network within the Traffic Impact Area. The site is accessed by CR 309C, so all project trips will utilize this roadway. Table 5 shows that there is sufficient roadway capacity within the Traffic Impact Area to accommodate the projects' daily trips from the first phase without a reduction in the adopted level of service. Buildout of the project will result in a degradation of the level of service, however development beyond Phase II will be subject to a new site-specific policy and the City's Concurrency Management System.

Potable Water and Wastewater

Development on the site will be served by the City of Palatka regional water and sewer system. Potable water point of connection is from an 8-inch water main located just south and east of the site on CR 309C. The sanitary sewer point of connection is from an 8-inch gravity sewer line within the County Business Park. Plans call for extending Wes Larson Blvd. (fka Core Road) to CR 309C. It is anticipated one or more lift stations will be required to extend the sewer lines to serve the project site. The total estimated potable water demand is based on a rate of 150 gpd per 1,000 square feet. The total estimated wastewater flow is based on a rate of 100 gpd per 1,000 square feet. The total estimated potable water demand is 519,000 gpd and the estimated total wastewater flow is 346,000 gpd at buildout. A letter of service availability from the City of Palatka submitted for the County plan amendment is attached as Exhibit D, but will need to be updated for this amendment to match the proposed development and phasing in Section III.

Departmental Review Request

Address: CR 309C

Case #: PB 10-01

Parcel # 05-10-26-0000-0010-0000

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Submitted to:

- Water/Sewer/Streets/Sanitation
- Police
- Fire
- Chief Building Official

- Sewer Plant
- Water Plant
- Parks
- Weed & Seed

- Cemetery
- Golf
- Airport

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Proposed Property Use: Industrial Park (no actual occupant has been identified)

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Requested Land Use Designation: Industrial

Current Zoning Classification: County AG

Requested Zoning Classification: At a later date they will apply for a PUD

Acreage: 680.12 acres

of Units

Plum Creek Timberlands L. P. Gregory F. Galpin
Owner/Applicant Name
 161 N Macon St.
Owner/Applicant Address
 Jesup, GA 31545
City/State/Zip
Phone Number

England-Thims & Miller, Inc. - Ray Spofford
Agent Name
 14775 Old St. Augustine Rd
Agent Address
 Jacksonville, FL 32258
City/State/Zip
 904.642.8990
Phone Number

Planning Dept. Comments: The applicant is requesting annexation for city services for a proposed industrial park although no occupant has been identified at this time. I understand some departments will have no comments until an actual set of plans has been submitted.

Thank you,

D Banks

- No Comments
- Comments Attached

Reviewed by: *Melinda Regan* 1/07/10

Title: *Water Plant Superintendent*

1/13/10

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Case #: PB 10-01

Parcel # 05-10-26-0000-0010-0000

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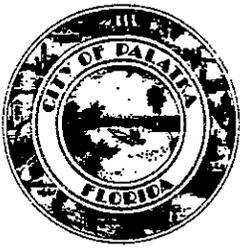
Thank you,

No Comments
 Comments Attached

Reviewed by: Jeff Flinn
 Title: CBO

Advertisement
Notice to Surrounding Owners

PB 01-10
Plum Creek



City of Palatka

Building & Zoning

201 N. 2nd Street

Palatka, Florida 32177

386-329-0103 • Fax 386-329-0172



As an owner of adjacent property, you are hereby notified of a pending action before the Planning Board which may be of concern to you:

PUBLIC NOTICE

Notice is hereby given that the City of Palatka Planning Board will hold a public hearing on February 2, 2010 at 4:00 P.M. at City Hall, 201 N. 2nd Street to hear a request:

To annex into the City limits of Palatka and to amend the Future Land Use Map of the City of Palatka from Putnam County Industrial to City Industrial.

Location: Parcel #05-10-26-0000-0010-0000 (On the west side of CR 309C west of the Kay Larkin Airport) 680 +/- acres

Applicant: Plum Creek Timberlands L.P. Case: PB 10-01

Agent: England-Thims & Miller, Inc.

The proposed amendment may be inspected by the public during regular business hours at 205 N 2nd St. Palatka, FL. All interested parties are invited to attend this public hearing.

Debbie Banks
Director of Building & Zoning

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL DECISION MADE BY THE PLANNING BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC MEETING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

PERSONS WITH DISABILITIES INTERESTED IN ATTENDING THIS MEETING AND REQUIRING ACCOMODATIONS SHOULD CONTACT THE CITY BUILDING DEPT. AT (386) 329-0103 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMODATIONS.

08-10-26-0000-0010-0000

MOTES WALTER B TRUST
141 FRANCIS CHURCH RD
PALATKA FL 32177

~~PB-09-40~~

08-10-26-0000-0140-0010

MOTES WALTER B TRUST
141 FRANCIS CHURCH RD
PALATKA FL 32177

~~PB-09-40~~

07-10-26-0000-0010-0000

PLUM CREEK TIMBERLANDS L P
161 N MACON ST
JESUP GA 31545

~~PB-09-40~~

06-10-26-0000-0050-0000

MEDLOCK CURTIS R + KATHY JO
101 R AND R RANCH RD
PALATKA FL 32177

~~PB-09-40~~

06-10-26-0000-0040-0010

MOTES WALTER B TRUST
141 FRANCIS CHURCH RD
PALATKA FL 32177

~~PB-09-40~~

31-09-26-0000-0010-0000 & 32-09-26-0000-0020-0000

PLUM CREEK TIMBERLANDS L P
161 N MACON ST
JESUP GA 31545

~~PB-09-40~~

32-09-26-0000-0040-0010

MOTES ROSEMARY
126 RADCLIFF RD
PALATKA FL 32177

~~PB-09-40~~

32-09-26-0000-0210-0000

MOTES WALTER B TRUST
141 FRANCIS CHURCH RD
PALATKA FL 32177

~~PB-09-40~~

04-10-26-0000-0020-0000 & 04-10-26-0000-0020-0001

WALTON ALBERT S JR + ANN W CORDOBA
10012 LIANA LN
RALEIGH NC 27613

~~PB-09-40~~

03-10-26-0000-0010-0000

CITY OF PALATKA
201 N 2ND ST
PALATKA FL 32177

~~PB-09-40~~

04-10-26-0000-0030-0000

SQUIRES THOMAS H + KATHY
206 COUNTY RD 309C
PALATKA FL 32177

~~PB-09-40~~

04-10-26-0000-0010-0000

PUTNAM COUNTY PORT AUTHORITY
PO BOX 758
PALATKA FL 32178

~~PB-09-40~~

08-10-26-0000-0110-0000

RIDDICK THURMAN L + ALICE L LIFE EST
197 COUNTY RD 309C
PALATKA FL 32177

~~PB-09-40~~

08-10-26-0000-0050-0000

BOND BRENDA L + DON C
141 S OAKLAND AVE
SAN MATEO FL 32187

~~PB-09-40~~

09-10-26-0000-0090-0010

SCAFF MARY JANE
130 CONFEDERATE POINT RD
PALATKA FL 32177

~~PB-09-40~~

Case # PB 01-101



STATE OF FLORIDA

County of Putnam

The undersigned personally appeared before me, a Notary Public for the State of Florida, and deposes that the Palatka Daily News is a daily newspaper of general circulation, printed in the English language and published in the City of Palatka in said County and State; and that the attached order, notice, publication and/or advertisement:

Notice is hereby given that t

Was published in said newspaper 1 time(s) with said being made on the following dates:

01/15/2010

The Palatka Daily News has been continuously published as a daily newspaper, and has been entered as second class matter at the post office at the City of Palatka, Putnam County, Florida, each for a period of more than one year next preceding the date of the first publication of the above described order, notice and/or advertisement.

Jeannette Eveland

Sworn to and subscribed to before me this 15th day of January, 2010 by Jeannette Eveland, Administrative Assistant, of the Palatka Daily News, a Florida corporation, on behalf of the corporation.

Mary Kaye Wells

Mary Kaye Wells, Notary Public
My commission expires July 22, 2011

Notary Seal
Seal of Office:

Personally known to me, or
Produced identification:
Did take an oath



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Legal No. 04546976
01/15/10