

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

Motion made by Phil Leary and seconded by Kenneth Venables to approve the minutes of the April 6, 2010 meeting. All present voted affirmative, motion carried.

Debbie Banks read "To Appeal Any Decision."

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

Case PB 10-11	Address:	109 N 9 th Street
	Parcel:	42-10-27-6850-0620-0020
	Owner:	Mary Lawson Brown
	Agent:	Clint Snyder
	Request:	for a conditional use for a wall mural to exceed 25% of the wall in the Downtown Business District.

(Public Hearing)

Ms. Banks advised that she only received one response which was from Mr. Smothers (the owner of Dairy Queen) with concerns as to whether his parking would be taken up with scaffolding.

Mr. Snyder, 7300 Crill Ave. #32, shared a rendering of the proposed mural of the former hospital that operated from 1915 to 1948. He shared a bit of history and advised that the mural is to be located on the South side wall of what is now a funeral home.

Zachary Landis asked how long it was expected to take to paint the mural.

Mr. Snyder advised that the painting will be worked on 3 days a week and probably not to actually get started until end of summer, somewhere around September or October.

Lynda Little Craybill, 609 S 14th St., advised that the primary picture is of the hospital and will include the founders but they are still trying to locate more pictures of the attending physicians which will be included in the mural as cameos on either side. She commented that the only change may be if they have to adjust the number of photos. There probably won't be more than 2 parking spots at a time taken up for the painting. She also stated that Ms. Lawson Brown believes that her property goes ten feet out from the building.

Ms. Banks advised that with regards to parking, a real concern of Mr. Smothers was that the summertime is his busiest time of year and that even if the conditional use requested was approved, it would not include any approval to take up parking on private property and that the Board could stipulate that the painting not start until September.

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Case PB 10-11 **Address:** 109 N 9th Street

John Alexander, 919 Carr St., stated that the artist assured them that she would only take up one parking space during some of the painting and advised that Mr. Smothers had asked that the artist be done painting by 2:00 p.m., when his business is at its busiest and that he preferred the painting start late September or early October and further advised that they are working out those details.

(Regular Meeting)

Motion made by Phil Leary and seconded by Ezekiel Johnson to approve this request. Discussion took place regarding private property issues. All present voted affirmative, motion carried.

Case 10-14 **Address:** 1024 State Road 19 South
 Parcel: 10-10-26-0000-0210-0000
 Owner: Wal Mart
 Agent: Edna E. Gertz/TNT Fireworks

Request: for a conditional use for a temporary sales event (sparklers)

(Public Hearing)

Ms. Banks advised that Ms. Gertz has been ill and is not here today. She advised that this is a reoccurring request with no changes and that they always comply with all of the fire and safety codes. She received no comment from the notices or the advertisement and recommended approval.

(Regular Meeting)

Motion made by Ken Venables and seconded by Zachary Landis to approve this request for the period of June 23, 2010 through July 4, 2010. All present voted affirmative, motion carried.

Case 10-12 **Address:** 3310 Crill Avenue
 Parcel: 11-10-26-0000-0100-0000
 Owner: Palatka Housing Authority
 Agent: John Nelson

Request: to annex into the city limits of Palatka, to amend the Future Land Use Map of the City of Palatka from County Urban Service to City High Density Residential and Rezone from County R-1 (Single-family residential) to City R-3/PUD (Multi-family Residential Planned Unit Development for 2.75 +/- acres of property.

(Public Hearing)

Ms. Banks advised that the Board had previously heard this request but the applicant had pulled it before it went to the City Commission. It has been resubmitted this time with a request for a Planned Unit Development, which allows for flexibility in planning for the developer and the city.

Case 10-12 3310 Crill Avenue – continued.

In his written comments, the Fire Marshal said they would like to see another fire hydrant and the Police Department report stated that it would cost approximately \$21,000.00 per year for their services. This allows the City to ask for some or all of the funds. She advised that none of the staff that reviewed the request had any issues with the request. Additionally, she stated the requested Future Land Use change complies with the Housing Element of the Comprehensive Plan. She stated that our City Traffic Engineer (Mr. Woody Boynton) had no issues and he said that D.O.T would put any stipulations in place, if required, for the highway. With regards to the rezoning portion of the request, staff recommends a fire hydrant at the entrance as well as one interior to the parcel; that the police service fees in lieu of taxes should be part of the PUD and there should be another easement along the back of the property for future water and sewer services. Mr. Nelson has been given a copy of this report. She ended by saying that staff had no issues with the codes for the development and this request meets the requirements of the Comprehensive Plan.

John Nelson, Palatka Housing Authority, 400 N. 15th St. explained that this site was picked primarily because it was very conveniently located for seniors (ages 60 +) for shopping (within 300 feet), banking and Doctors. He stated that they have selected an Engineer, Rudd Jones and a contractor, Synergy Construction to develop the 36 1-bedroom units for a senior only community. The traffic study indicated no negative impact on the traffic flow for this community. He added the site coverage more than meets the requirements and that the design for the buildings will comply with all the zoning regulations and that where variances are needed, requests will be made.

Ben Bates, 3400 Crill Ave., spoke for himself and Jerry Mattox, he contended that nothing has changed from the last meeting. He stated that it is an excellent project and no one is against the Housing Authority or an adequate place for seniors to live but he does not feel that this is a good location. He stated that he is sorry that the Housing Authority is in the box that they are in but a mistake on their part should not require the City making another mistake to fix theirs. He stated that most of the time when you buy a property it is usually part of the contract that the zoning and land use be in place. He stated concerns of traffic and pedestrians with a busy 4-lane road. He believes a better location can be found for this type of project and has talked to Mr. Nelson about a possible even trade. He stated, that he believed, that if he was asking for the same request, he would be told no and does not understand why government would be treated differently. That a mistake was made with the Frank George High-rise and he would not want to see another mistake like that. He ended by saying that he would question whether this would be considered spot zoning, as the school is not properly zoned and there is no other R-3 in the area.

Phil Leary stated that the Board is required to follow the Comprehensive Plan policies and as staff has reported it meets all of the required criteria.

Rudd Jones, PE & Associates, 209 S 4th Street, stated that R-3 is a transitional zoning from commercial to residential or commercial to commercial zoning and is very common to see. He did not believe this location was inappropriate. He stated that the traffic analysis met requirements and the P.U.D. agreement locks in what it's going to be with the approved land use and that additional prohibitions the city may want to place on this project can be made. He added that much of the buildings will be screened from the road.

Mr. Holmes stated that he is a part owner of a parcel in the vicinity. He commented in regards to the staff report that he respects staff's opinion on the various factors that staff evaluates but he also believes that the

Case 10-12 3310 Crill Avenue – continued.

purpose of having a Board is for the Board to make decisions about many factors, including those that staff discusses. Some things are fact, such as appropriate zoning - and others are opinions, such as compatibility. He doesn't believe that a non-conforming use of property counts as a like-kind use of property to that which is being proposed. He gave the example of the school being zoned R-3 but is not being used as such, and doesn't believe it can be pointed to as being compatible next door.

Discussion took place regarding buffering requirements, ingress & egress from a safety standpoint, recommended easements and parking and the compatibility of use.

Ken Venables asked how wide the main entrance would be.

Mr. Nelson stated twenty feet, and that it meets the requirements for emergency vehicles and sanitation trucks.

Carl Stewart asked how many parking spots were planned.

Mr. Nelson advised there would be 43.

(Regular Meeting)

Mr. Stewart questioned the inconsistent zoning.

Ms. Banks reiterated that this is a transitional (in between commercial and residential zones) zoning designation and you have single-family residential and commercial on either side of this property. That it is her opinion, from research she has done, that the transitional zoning would be appropriate.

Zachary Landis stated that traffic report or no traffic report, he believed it is a catastrophe waiting to happen, to put high school drivers and senior drivers together. That he was against it in the beginning and still stands against it from a safety standpoint.

Anthony Harwell stated that he believed that this property would be more valuable as a commercial property in a commercial corridor to the citizens and the city.

Mr. Holmes commented that Mr. Harwell's comment could fall under the category of compatible land uses.

Mr. Leary stated from a Planner's perspective, he looks at things a little more technically, being a Professional Planner, and complimented Debbie on her staff reports, stating that she does a good job. He agreed with her analysis that this is a mixed commercial & residentially zoned area. Is it the best use for this piece of property - maybe not, but it is like one of those situations we dealt with last month at Crystal Cove where there are going to be times when you are not going to make everyone happy. He believed that there could be some safety issues, but that once D.O.T. puts in the lights and makes some other improvements to that intersection it will work. He ended by pointing out another multi-family type development on the other side of the high school, on the St. Johns Avenue side, and said that looking at the

Case 10-12 3310 Crill Avenue – continued.

staff analysis with respect to Annexation, Future Land Use and Rezoning, as a planner, even if it is not the best scenario, he did not see any reason for the Board to deny any of the three recommendations. That this is a transitional area and R-3 multi-family is a transitional zoning.

Mr. Venables questioned what the typical density for this request with no variances was.

Ms. Banks advised that high-density residential would be 10 – 18 units per acre.

Mr. Holmes stated that is within the parameters of the land use requested, but you are judging it from what is around it.

Ken Venables questioned if this project has anything to do with the loss of units from Frank George apartments.

Mr. Nelson advised that this project was always anticipated to replace some of the units of the Frank George.

Mr. Venables questioned if the cost of Police protection payment in lieu of taxes of \$21,000.00 per year can be made part of the final decision here today and is the Housing Authority amenable to that amount, which would surely increase.

Mr. Nelson advised that those figures were projected by the Police Chief, but in 1962 there was cooperation agreement signed by the City and the State Department of Housing and Urban Development that stated the City would provide services for payment in lieu of taxes, there is a formula for making those payments which are also paid to other communities. It has been projected to be roughly \$4,000.00 per year.

Mr. Venables asked if there was going to be a traffic signal, if so, when would it go in and would there be a turn signal, as a u-turn would be required if coming east on Crill Ave. Would there be a pedestrian signal there as well. He added that looking at the building style for this project it appears to resemble the existing buildings and offices to the west of the proposed that it all seems to fit together that way. Given that this is senior housing he doesn't foresee a lot of night activity there, that they are quiet at night and they are not going to have bon fires, barbeques, loud parties, street dancing, kids or things like that. So given it is a transitional zoning being requested for where it sits, versus what's around it, he does see a significant problem with the request other than some of the technical issues that were raised.

Motion made by Phil Leary and seconded by Ken Venables to recommend approval of the request for annexation. With one member voting in opposition, motion carried.

Motion made by Ken Venables and seconded by Phil Leary to recommend approval of the requested land use change. With a show of hands, there were three yeas and two nays, motion carried.

Mr. Holmes commented that Mr. Stewart did not vote and reviewed the code book.

Case 10-12 3310 Crill Avenue – continued.

Motion made by Ken Venables and seconded by Phil Leary to recommend approval of the requested rezoning. With a show of hands, there were three yeas and two nays, motion carried.

Mr. Holmes cited Section 54-32 membership: ex officio members. He stated that the code requires nine voting members and one non-voting member that it does not specify otherwise and in his opinion, if the Chairman does not vote he would need to abstain.

Discussion took place regarding previous practices and policies of the Board following Roberts Rules of Order.

Mr. Stewart added his vote. He voted no for all three portions of the request; citing the reasons were for the safety standpoints that were mentioned, the inconsistent zoning which could be a problem and come back on us at some time and the usage, as some of us feel it would be better used as a commercial use.

Resulting votes were as follows:

Recommendation to approve the request for Annexation into the city limits of Palatka; with 2 nays and 3 yeas, motion carried.

Recommendation to approve the request to amend the Future Land Use Map of the City of Palatka from County Urban Service to City High Density Residential; with 3 nays and 3 yeas, motion tied.

Recommendation to approve the request to rezone from County R-1 (Single-family residential) to City R-3/PUD (Multi-family Residential/Planned Unit Development); with 3 nays and 3 yeas, motion tied.

With no further business, meeting adjourned at 5:45 pm.

PLANNING BOARD REPORT
June 1, 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 10-19

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

A. REQUEST:

Request to rezone from Putnam County Agriculture to City of Palatka M-1/PID (Light Industrial/Planned Industrial Development)

B. BACKGROUND:

The applicant annexed this 680.12± acre parcel and amended the Future Land Use Map to Industrial on February 2, 2010. The property has almost 6,000 feet of frontage on CR 309C and is currently zoned County AG (Agriculture). The proposed use of this parcel is to phase in an Industrial Park that includes a maximum square footage of 3,460,000 and lists the type of uses that will be allowed on the subject parcel utilizing a Planned Industrial Development overlay (PID).

Phase 1 will include the development of 180,000 square feet of space between 2010 and 2015 with a traffic analysis required for any development in Phase 1 exceeding 180,000 square feet. Phase 2 would add an additional 3,280,000 square feet of space for a total square footage at build-out of 3,460,000 square feet.

The applicant indicates on page 1 of their PID Written Description that development of the subject property will include...light industrial, office, and supporting retail uses in an industrial park setting with the retail use occupying a maximum of 35,000 square feet.

The site is immediately west of the Kay Larkin Airport and directly on the approach path to its east-west runway which the City has applied to extend. There is a Seminole Electric transmission line that runs in a north-south direction approximately 500 feet west and parallel to CR 309C.

In their request to annex and amend the Future Land Use Map previously approved, Environmental Services, Inc. had 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 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 with other isolated small wetland areas scattered throughout the site.

Department review requests were sent to the Public Works, Water, Sewer, Streets, Sanitation, Police, Fire and Building departments. Water Plant Superintendent Melvin Register provided comments stating he did not believe the city would have any problems supplying the water needs of this development.

Airport Manager John Youell requested (in his written comments) that the applicant modify the height restriction as written to accommodate the future lengthening of runway 09/27. Staff has worked with Mr. Spofford and their submittal was amended to comply with Mr. Youell's request.

The Chief Building Official stated concerns with the number of parking spaces indicated not meeting the Municipal Code and also that any ingress/egress should be via an interior PID roadway.

The City Manager responded with no comments.

The Police Dept. provided a "Law Enforcement Impact Review" which stated a need for 3 police officers at build-out of the project. As the project develops, the applicant will be required to pay any impact fees the City has adopted at the time of building permit issuance.

The Utilities Superintendent commented previously that he agreed with the applicant's analysis of where the current points of connection are and the line size. The applicant will be responsible for all costs associated with water and sewer connections as plans are submitted.

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 and the Putnam County Business Park to the east and scattered residences along CR 309C to the south and east; and vacant and undeveloped land to the south, west and north of the site.

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 THE PALATKA MUNICIPAL CODE, REZONING REQUEST

Rezoning requirements

When pertaining to the rezoning of land, the report and recommendations of the Planning Board to the City Commission shall show that the Planning Board has studied and considered the proposed change in relation to the following, where applicable (from Sec. 94-38(f)(1) of the Palatka Municipal Code):

- a. Whether the proposed change is in conformity with the comprehensive plan.

Policy A.1.9.3 of the City of Palatka Comprehensive Plan states:

"Land designated for industrial use is intended for activities that are predominantly associated with the manufacturing, assembly, processing, or storage of products. Industrial land use provides for a variety of intensities of use including heavy industry, light industry, and industrial park operations. Land Development Regulations shall provide requirements for buffering industrial land uses (i.e., sight, access noise) from adjacent land uses of lesser density or intensity of use. The intensity of industrial land use, as measured by impervious surface shall not exceed 90 percent of the parcel. The maximum height of development shall not exceed 45 feet."

Staff Analysis: The applicant requests rezoning to the M-1/PID (Light Industrial/Planned Unit Development overlay) district from Putnam County Industrial. This zoning category is consistent with the Industrial Future Land Use Map designation.

- b. The existing land use pattern.

Staff Analysis: This rezoning request to M-1/PID is consistent with the existing and proposed land use pattern in the area which is mainly industrial/commercial development. This request changes the zoning jurisdiction from County to City to accompany the annexation and future land use map amendment previously approved.

- c. Possible creation of an isolated district unrelated to adjacent and nearby districts.

Staff Analysis: This rezoning request will not create an isolated district since the City and County have adjacent parcels with zoning that allows a variety of compatible industrial/commercial uses.

- d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.

Staff Analysis: There is no anticipated overtaxing of utilities or streets, however, each request for construction will be evaluated for concurrency at the time of plan submittal. The Water Superintendent stated he did not believe the city would have any problems supplying the water needs of this development. Streets will be subject to the Putnam County Land Development Code since 309C is a county facility. Since this is not residential, the school impact does not apply.

- e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;

Staff Analysis: Staff has no information to indicate that existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

- f. Whether changed or changing conditions make the passage of the proposed amendment necessary.

Staff Analysis: This M-1/PID makes this request consistent with the approved Future Land Use designation.

- g. Whether the proposed change will adversely influence living conditions in the neighborhood.

Staff Analysis: Through setbacks, buffering and screening, the development should not negatively impact the area.

- h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

STAFF ANALYSIS: The development of this site is capped at 180,000 square feet in Phase I. The County and the State had no issue with Phase I. If the applicant wishes to exceed 180,000 square feet in Phase I or prior to Phase II, a traffic analysis demonstrating adequate roadway capacity must be conducted. There were no issues raised by the Dept. of Transportation or Putnam County.

- i. Whether the proposed change will create a drainage problem.

STAFF ANALYSIS: Development will be required to retain all stormwater on site as part of the St. Johns River Water Management District permitting process.

- j. Whether the proposed change will seriously reduce light and air to adjacent areas.

STAFF ANALYSIS: Lighting is addressed on Page 2C. (1) of the applicant's submittal. Lighting

must comply with FAA standards (as required).

- k. Whether the proposed change will adversely affect property values in the adjacent area.

STAFF ANALYSIS: It is not anticipated that this rezoning request will adversely affect property values.

- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

STAFF ANALYSIS: Staff does not have any information to indicate that the proposed zoning change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations. Adjacent property owners were notified of this rezoning request and have the opportunity to appear before the Planning Board.

- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

STAFF ANALYSIS: This rezoning request does not constitute a grant of special privilege.

- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

STAFF ANALYSIS: The existing zoning is County zoning. It is appropriate to change the zoning to a consistent City zoning designation since this was annexed into the city limits and has a city future land use designation.

- o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.

Staff Analysis: This change is not out of scale with the needs of the City.

- p. Whether it is impossible to find other adequate sites in the City for the proposed use in districts already permitting such use.

Staff Analysis: There are no similar sites to this in the City limits for the intended use of this parcel.

- q. The recommendation of the historical review board for any change to the boundaries of an HD zoning district or any change to a district underlying an HD zoning district.

Staff Analysis: This parcel is not located in a Historic District.

D. Conditional use:

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 and that, further, satisfactory provision and arrangement has been made concerning the following matters, where applicable:

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

STAFF ANALYSIS: *The comprehensive plan implements the Land Development Regulations. This request is in compliance with the limitation on intensity of the development, height limitations, airport development restrictions and open spaces/ wetland requirements.*

- 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.

STAFF ANALYSIS: *Ingress/egress to the property is via two (2) access points off County Road 309C for Phase 1. The applicant has reserved future access through the adjoining properties to the north and west for future development. All approvals for County Rd. 309 C access must be approved by Putnam County.*

- c. Off-street parking and loading areas, where required, with particular attention to the items mentioned in subsection (4)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 ANALYSIS: *While the proposed parking spaces do not meet the City of Palatka's current requirements, an analysis of other jurisdictions with more up to date standards indicates a standard is being met. The PID allows flexibility from the required parking standards.*

- d. Refuse and service areas, with particular reference to the items mentioned in subsections (4)b and c of this section.

STAFF ANALYSIS: *Dumpster locations will be evaluated as plans are submitted.*

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

STAFF ANALYSIS: *Utilities are available across 309C and will be evaluated for extension to the site upon plan submittal. The applicant is responsible for all costs to provide the site with City services.*

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

STAFF ANALYSIS: *All screening and buffering requirements will be met prior to the issuance of a Certificate of Occupancy.*

- 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.**

STAFF ANALYSIS: *A sign permit will be required for all signage to ensure codes are complied with.*

- h. **Required yards and other open space.**

STAFF ANALYSIS: *The applicant states on page 7 item H that the proposed development will exceed the minimum yard requirements. The site plan indicates a 50 ft. setback along all sides. This meets or exceeds (through wetlands/open space indicated) requirements. Open space requirements are also exceeded.*

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

STAFF ANALYSIS: *Adjacent properties are vacant, undeveloped land. The one nearby residential to the southeast will abut an area the applicant has reserved as open space.*

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

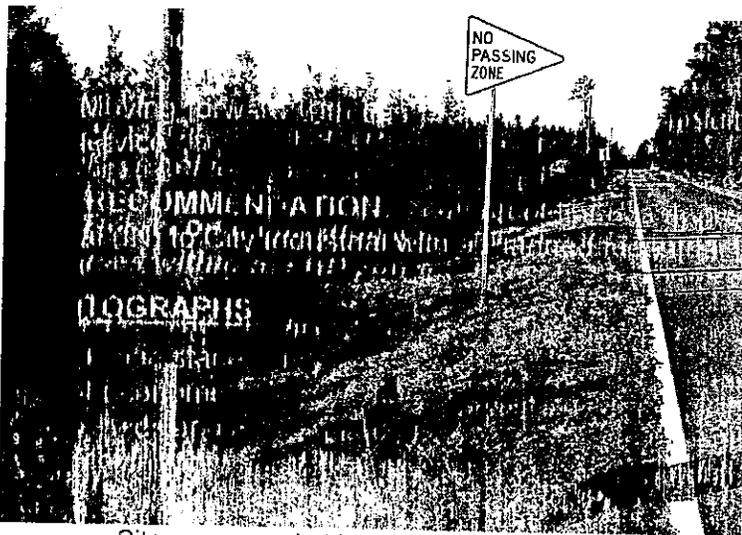
STAFF ANALYSIS: Any plans must comply with the FAA, Putnam County Land Development Code, City of Palatka Municipal Code, FDOT, and SJRWMD. Requested uses must comply with those set forth on page 1 and 2 in the PID written description submitted.

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 an historic district.

SUMMARY: The PID allows flexibility in design and development of this parcel while still adhering to those specific standards listed. Staff believes this request meets the intent of the PID ordinance. The potential economic value to the City will be realized through increased real property taxes, personal property taxes and the creation of jobs. There are currently no “ready to build” industrial sites in the City limits. Moving forward with this project will allow pursuit of an industrial market in need of water and sewer service.

STAFF RECOMMENDATION: Staff recommends approval of this request to rezone from County Industrial (IN) to City Industrial with a Planned Industrial Development overlay (M-1/PID).

D. PHOTOGRAPHS



Site is surrounded by timberlands

320 North Moody Rd.
Palatka, FL 32177
Tel. (386) 329-0144
Fax (386) 329-0106

City of Palatka
R. C. Willis Water Plant

To: Debbie Banks, Building & Zoning Director

From: Melvin Register, Water Plant Superintendent

Date: May 6, 2010

RE: Plum Creek Rezoning

I have reviewed the rezoning request for the Plum Creek Timberlands project. While it is difficult to estimate the future potable water requirements for a development of this size, Based on the City's permitted treatment capacity of 6 MGD and our current actual treatment of slightly over 2 MGD, I do not believe that the City of Palatka will have any problems supplying their needs.



PALATKA MUNICIPAL AIRPORT
Lt. Jasper Kennedy "Kay" Larkin Field (28J)

4015 Reid Street, Highway 100
Palatka, Florida 32177

386-329-0148 office
386-329-0106 fax

May 18, 2010

FROM: John E. Youell, Manager
Palatka Municipal Airport

Re: Response to Rezoning Parcel # 05-10-26-0000-0010-0000

To: Ms. Debbie Banks, Planning Director
City of Palatka

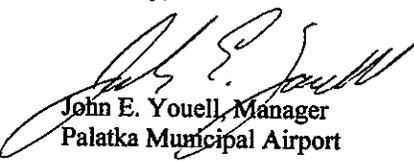
Dear Ms. Banks,

In response to the rezoning of subject parcel for industrial development, Section II, Para. C (3) of the PID submitted by Plum Creek Timberlands, L.P. describes the positioning of buildings the height of which will not be compatible with future plans to extend the length of runway 09/27.

In referenced paragraph, titled "Airport Height Notification Zone," the extension of runway 09/27 was not taken into consideration. I have been assured by Mr. Ray Spofford, England, Thims, and Miller Inc, that the text in this paragraph is in the process of being modified to allow for the extension as described in the Airport Master Plan dated December 2003. On the condition the PID is modified to include this extension, I have no objection to rezoning subject parcel for industrial use. In addition, construction planed for this parcel that affects any Federal Aviation Administration (FAA) land use protection zone and/or airspace protection boundary on or over the parcel must be coordinated through the City of Palatka and the FAA in accordance with 14 CFR, Part 77, for land issues, and the regulations governing airspace protection for terminal instrument approach procedures.

If you have any questions or need more information, please call me at (386) 329-0149 or e-mail jyouell@palatka-fl.gov.

Sincerely,


John E. Youell, Manager
Palatka Municipal Airport

Departmental Review Request

Address: CR 309C
Parcel # 05-10-26-0000-0010-0000

Case #: PB 10-19

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 checked="" 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 type="checkbox"/> Conditional Use Request	<input type="checkbox"/> Variance
<input type="checkbox"/> Street Closing/Street Name Change	<input type="checkbox"/> Other

Meeting Date: 6-1-10	Response Deadline: 5-14-10
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Date submitted by applicant: 5-3-10	Date forwarded to Departments for review: 5-4-10
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Submitted to: <input type="checkbox"/> Water/Sewer/Streets/Sanitation <input type="checkbox"/> Police <input type="checkbox"/> Fire <input checked="" 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
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Current Property Use: Vacant	Proposed Property Use: Industrial Park (no actual occupant has been identified)
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Current Land Use Designation: Industrial	Requested Land Use Designation: NA
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Current Zoning Classification: County AG	Requested Zoning Classification: M-1/PID (Industrial/Planned Industrial Development)
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Acreage: 680.12 acres	# of Units
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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
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Planning Dept. Comments: The applicant is requesting rezoning this parcel to industrial for a Planned Industrial Development (PID). The PID allows more flexibility in design than straight M-1 zoning would allow. Please review and comment as to your area of expertise. PLEASE return entire packet - they will be recycled to the Planning Board and then to the Commission.

Thank you,

<input type="checkbox"/> No Comments <input checked="" type="checkbox"/> Comments Attached	Reviewed by:  Title: ICBO
---	--

Memorandum

May 11, 2010

To: Debbie Banks

Fm: ~~CBO~~

Re: Plum Creek PID review
Case PB 10-19

The following items are of concern:

1. Items B (1) (a) thru (d) of paragraph III. Design Guidelines, all decrease the parking space requirements of Sec 94-262 of the Palatka Municipal Code.
 - (a) Business, commercial or personal service, item (6) of the code, requires one space for each 200 square feet of non-storage floor area. The PID **decreased** the requirement to one per 300 square feet of **gross** floor area. The PID wants one space per 1000 of display area. Parking space requirements for outside display area is **not addressed** in the code but left to the Planning Board to determine.
 - (b) Non-retail space is addressed in item (4) of the code at one space per 1000 square feet of floor area plus one space for each company vehicle operating from the premises. The PID **decreases** the requirement to one space per 5000 square feet of **gross** floor area or one space per employee on the peak shift, which is greater.
 - (c) For all other industrial uses not listed, the parking space requirements are to be determined by the Planning Board. The PID has one space per employee on peak shifts plus one space for each company vehicle operating from the premises plus one space for each 5000 square feet of **gross** floor area.
 - (d) Professional and business offices (other than medical) as identified in the PID allocates two spaces for each 500 square feet of gross floor space. 94-262 (15) allocate seven spaces for each 1000 square feet.

I recommend we require that the PID closely adhere to 94-262. In buildings where we have a mixed occupancy (two or more separate business tenants with different occupancies) then parking space requirements will have to address for each occupancy. There was no mention of loading spaces but that can be addressed by the architect during actual building design.

2. As I read the submission I believe that business fronting on CR 309C can have access directly to that road and not be required to enter or exit via an interior PID roadway. I feel that for safety, aesthetics and continuity all development should be directed to the PID established ingress and egress roadways.

Departmental Review Request

Address: CR 309C

Case #: PB 10-19

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

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 checked="" 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 type="checkbox"/> Conditional Use Request	<input type="checkbox"/> Variance
<input type="checkbox"/> Street Closing/Street Name Change	<input type="checkbox"/> Other

Meeting Date: 6-1-10 Response Deadline: 5-14-10

Date submitted by applicant: 5-3-10 Date forwarded to Departments for review: 5-4-10

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

Current Land Use Designation: Industrial Requested Land Use Designation: NA

Current Zoning Classification: County AG Requested Zoning Classification: M-1/PID (Industrial/Planned Industrial Development)

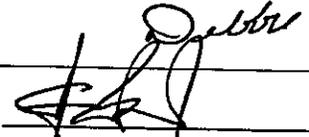
Acreage: 680.12 acres # of Units

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
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Thank you,

No Comments
 Comments Attached

Reviewed by: 
 Title: PW Director

PALATKA
POLICE DEPARTMENT

LAW ENFORCEMENT IMPACT REVIEW



PLANNED INDUSTRIAL
DEVELOPMENT (PID)

REZONING OF PROPERTY

PARCEL # 05-10-26-0000-0010-0000

LOCATED ON CR 309C

SUBMITTED MAY 7, 2010

PLUM CREEK – PLANNED INDUSTRIAL DEVELOPMENT (PID)

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.
- The Police Department utilizes a formula to determine growth related impacts to law enforcement services which derives from average police calls-for-service per land use designation.
- **The Developer has proposed, rezoning and a Planned Industrial Development (PID) consisting of 3,460,000 square feet of light industrial, office, and supporting retail space, with a maximum of 35,000 square feet of retail.**
- 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 0.0018 incidents per square feet of retail space; 0.0004 incidents per square feet of industrial/warehouse space.
- Once this project has been completed and functional, the development has the potential of generating 1,370 CFS additional law enforcement calls-for-service per year, which would result in the need of 3.05 additional police officers, with a first year start up cost of \$285,805.41 and \$173,807.23 reoccurring annual cost.
- This project will have significant impact to police related services; without additional police officers, the current level of services provided by the Police Department would diminish. The Police Department recommends the developer fund three (3) fulltime police officers with associated start up and reoccurring costs; prorated based on project start dates.

❖ Non-Sworn Personnel (Support)

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

- Currently, the Palatka Police Department utilizes a formula of one (1) support position for every five (5) sworn positions.
- With an overall increase of 3.05 police officers, there will be a need for .61 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.. 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

- ❖ 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 – Trip generation report was not included in developer's packet. Roads are under the jurisdiction of Putnam County.

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 as 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.

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.

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.~~

Design Recommendations

The objective is to maximize the number of "eyes" watching over the business. The remote location and surrounding undeveloped land will create opportunities for criminals to perpetrate property crimes. **The Police Department recommends the following crime prevention mitigation strategies:**

- One entrance/exit (minimizes access to property);
 - Entrance/exit should be gated and secured after hours with restricted access ability; for tenants/owners;
 - Concrete reinforced or concrete block wall be used around the perimeter of the property (restrict unauthorized access);
 - All buildings should have burglary/panics alarms install (prevention and apprehension strategy
 - All building entrance/exits and perimeter should have security cameras installed capable of immediate and time lapse playback for a minimum of five(5) days (prevention and apprehension strategy;
 - All windows should be a minimum of six (6) feet from the slab (prevent easy illegal entry into building)
 - Doors should be metal and designed to withstand blunt force entries (forced burglary) and have installed a sufficient pry panels.
-

**Plum Creek Planned Industrial Development
Police Impact Projections**

Property Category	Annual Law Enforcement Incidents Per Unit of development	Projected growth by Sq Ft or Units	Annual CFS
<i>Residential</i>	2.9549	0	0.00
<i>Bank</i>	0.0073	0	0.00
<i>General Commercial</i>	0.0182	0	0.00
<i>General Office</i>	0.0018	0	0.00
<i>General Retail</i>	0.0018	35,000	63.00
<i>Hotel/Motel</i>	0.0052	0	0.00
<i>Rest/Bar/Entertainment</i>	0.0055	0	0.00
<i>Industrial/Warehouse</i>	0.0004	3,425,000	1,370
<i>Institutional</i>	0.0028	0	0.00
			106.38
Average CFS Per Officer Per year			469.2
Officers needed to manage increased CFS			0.23

START UP COST:

Police Officer(s) (salary & benefits)	56,908.83	
	x 0.23	
		173,607.23
Vehicle (w/Equipment)	32,000.00	
	x 3.05	
		97,732.31
Other Equipment	x 4,671.00	
		3.05

14265.86

Total Cost to City to Provide LEO(s); (first year)

285,805.41

Advertising Receipt

Palatka Daily News
P.O. Box 777
Palatka, FL 32178-0777
Phone: (386) 312-5200
Fax: (386) 312-5209

City of Palatka
201 N. 2nd Street
PALATKA, FL 32177

Cust#: 04100016-000
Ad#: 05505076
Phone: (386)329-0100
Date: 05/04/10

Ad taker: vic Salesperson: mkw Classification: 0360

Description	Start	Stop	Ins.	Cost/Day	Surcharges	Total
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01 Palatka Daily News Affidavit	05/15/10	05/15/10	1	84.56		84.57
						2.50

Payment Reference:

Total: 87.07
Tax: 0.00
Net: 87.07
Prepaid: 0.00

Notice is hereby given that the City of Palatka Planning Board will hold a public hearing on June 1, 2010 at 4:00 P.M. at City Hall, 201 N. 2nd Street to hear a request:

To rezone from Putnam County Agriculture to City of Palatka M-1/PID (Industrial/ Planned Industrial Development

Total Due 87.07

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 10-19
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.

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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 ACCOMMODATIONS SHOULD CONTACT THE CITY BUILDING DEPT. AT (386) 329-0103 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS.

Legal No. 05505076
05/15/2010

*ok
PB
7:30 AM 5/15/10*



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:

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08-10-26-0000-0010-0000

MOTES WALTER B TRUST
141 FRANCIS CHURCH RD
PALATKA FL 32177

PB 10-19

LOFTON E + JESSE PRINCE
132 MAT TR
PALATKA FL 32177

PB 10-19

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

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

PB 10-19

06-10-26-0000-0050-0000

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

PB 10-19

03-10-26-0000-0010-0000

CITY OF PALATKA
201 N 2ND ST
PALATKA FL 32177

PB 10-19

04-10-26-0000-0010-0000

PUTNAM COUNTY PORT AUTHORITY
PO BOX 758
PALATKA FL 32178

PB 10-19

32-09-26-0000-0040-0010

MOTES ROSEMARY
126 RADCLIFF RD
PALATKA FL 32177

PB 10-19

04-10-26-0000-0030-0000

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

PB 10-19

09-10-26-0000-0090-0010

MARY JANE SCAFF
130 CONFEDERATE POINT RD
PALATKA FL 32177

PB 10-19

08-10-26-0000-0110-0000

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

PB 10-19

08-10-26-0000-0050-0000

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

PB 10-19

JANET DRIGGERS
191-B COUNTY ROAD 309C
PALATKA FL 32177

PB 09-19

BATES BEN + MARC SPALDING PB10-19
3400 CRILL AVE
PALATKA FL 32177

JANUS MARTIN
210 COUNTY RD 309C
PALATKA FL 32177

PB 10-19

