



CITY OF PALATKA PLANNING BOARD AGENDA

July 6, 2010

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

Case 08-29/10-26 **Address:** N. 16th Street between St. Johns Avenue and Reid Street
 Owner: St. Johns Chevrolet-Buick-Pontiac-Oldsmobile-GMC LLC
 Agent: Juli Young

Request: to close that portion of N. 16th Street from Reid Street to St. Johns Ave.

1. **Public Hearing**
2. **Regular Meeting**

Case PB 09-30 **Address:** Off Crystal Cove Drive and Comfort Road
Parcel: 37-09-26-0000-0060-0082
Owner: Thirty-Ninth Avenue Professional Center, Inc.
Agent: James Meehan

Request: for approval of final plat for a subdivision

1. **Public Hearing**
2. **Regular Meeting**

6. **NEW BUSINESS**

Case 10-18 **Address:** Unnamed streets lying in parcels: 01-10-26-0000-0320-0000; 01-10-26-3150-0010-0010; 01-10-26-0000-0410-0000; and 01-10-26-3150-0010-0040
Parcel: 26-3150-0010-0010; 01-10-26-0000-0410-0000; and 01-10-26-3150-0010-0040
Owner: Putnam County School District
Agent: James L. Padgett, Esquire

Request: to vacate those portions of streets and roads lying in the following parcels: 01-10-26-0000-0320-0000; 01-10-26-3150-0010-0010; 01-10-26-0000-0410-0000; and 01-10-26-3150-0010-0040. North of Jenkins Middle School.

1. **Public Hearing**
2. **Regular Meeting**

Case PB 10-22 **Address:** 806 St. Johns Avenue
Parcel: 42-10-27-6850-0620-0061
Owner: Maria Corp. of Seminole
Applicant: John L. Sweet

Request: for a conditional use for a church to locate within 300' of a licensed establishment selling alcohol.

**Planning Board Agenda
July 6, 2010**

- 1. Public Hearing**
- 2. Regular Meeting**

Case 10-24 **Address:** 500 S Palm Avenue
Parcel: 11-10-26-0000-0230-0000
Owner: Harvest Temple Ministries
Agent: Robert Benjamin

Request: to Annex into the Palatka city limits, Amend the Future Land Use Map from County Urban Service to City Commercial and Rezone from County R-1A (Single-family Residential) and C-1 (Commercial) to City C-1 (General Commercial).

Case 10-25 **Address:** 429 Kirby Street
Parcel: 42-10-27-6850-0450-0050
Owner: City of Palatka
Agent: Southside Historic Neighborhood Association

Request: for a conditional use for a wall mural to exceed 25% of the wall.

- 1. Public Hearing**
- 2. Regular Meeting**

Case 10-20 **Address:** 401 N 15th St., 607 N Palm Ave., 1725, 4801 and 5001 St. Johns Ave., 100, 333, 400, 414, 417, 425, and 440 SR 19 N, 900, 1500, 1701, 1824, 2001, 2021, 2420, 2502, 3724, and 3743 Reid St., 252 and 256 US 17 N, 103, 201, 710, 719, 800, 804, 805/807, 919, 1006 and 1024 SR 19 S, SE corner of Moody & SR 19 S, 718 S. Palm Ave., 2900 Crill Ave. (SE & SW corner), 3208, 3306, 3905 Crill Ave., 600 Zeagler Dr., Lemon Heights N 20th PL and 1500 Madison St.

Owner: State Dept. of Transportation (DOT) and City of Palatka
Agent: Patrick Mency of Martin Mency LLC
Request: Request for a conditional use to locate benches within the State, County and City right-of-way within the city limits of Palatka.

- 1. Public Hearing**
- 2. Regular Meeting**

7. ADJOURNMENT - Next meeting will be August 3, 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
June 1, 2010

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

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

Debbie Banks read "To Appeal Any Decision."

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

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

(Public Hearing)

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

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

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

Case PB 10-19 - west side of CR 309C west of the Kay Larkin Airport

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

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

(Regular Meeting)

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

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

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

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

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



Planning Board Staff Report
July 6, 2010

Case: PB 08-29/10-26
Address: N 16th Street between St. Johns Avenue and Reid Street
Applicant: St. Johns Chevrolet-Buick-Pontiac-Oldsmobile-GMC LLC
Agent: Juli Young
Request: To close that portion of N 16th St. between St. Johns Avenue and Reid Street

APPLICABLE CODE REFERENCE:

Sec. 54-44. Board to act as supervisor of plats; approval of street dedications.

The city planning board shall be the supervisor of plats. It shall provide rules and regulations governing the platting of all lands within the city and within the planning district, so as to require that such platting shall conform to the official map, and may, in behalf of the local government within the limits of which the land in question is situated, make such other requirements as may lawfully be made. All plans, plats, replats or descriptions showing the layout of any street, highway or alley upon private property, or of building lots in connection with or in relation to such highway, street or alley, to be dedicated to public use or to the use of purchasers or owners of lots fronting on or adjacent to such highway, street or alley, and located within the city or within the planning district, shall be submitted to the city planning board and approved by it before they shall be recorded. The disapproval or failure to approve of any such plan, plat, replat or description by the city planning board shall be deemed a refusal by the local government within the limits of which the land in question is situated, of the proposed dedication shown thereon. The approval of the city planning board shall be deemed an acceptance of the proposed dedication; but shall not impose any duty upon the city or any other local government concerning the maintenance or improvement of any such dedicated parts, until the proper authorities of the city or other local government shall have made actual appropriation of the same entry, use and improvement. (Code 1981, § 14-29)

BACKGROUND:

The applicant is requesting to close N 16th Street “to meet manufacturer’s facility requirements and in an effort to enhance the security of the business’s assets and the safety of the business’s patrons.” The business (Beck Chevrolet) is located on both sides of the street they are requesting the City to close.

Previously the Planning Board heard this request on September 1, 2009 and the City Commission heard the request on October 22 and November 12, 2009. At their November meeting the Commission approved an ordinance to close the street. The ordinance contained a requirement for a restrictive covenant and a clause to make the time come and go for all business to be recorded. The ordinance was never recorded; the ordinance became null and void; and that is the reason the Planning Board is hearing this case again.

Notices to surrounding property owners were mailed and the advertisement was run. Departmental review requests were sent to police, fire, water/sewer/streets/sanitation, and building in 2008 and all City Departments were again asked to comment. Other utilities include: ATT, Comcast, Gas Authority, and Florida Power & Light. Department & utility company responses are included under “Considerations” below.

CONSIDERATIONS

A review of the Comprehensive Plan and the Municipal Code does not provide guidelines other than Section 54-44 above. Items to consider are:

- Safety – In 2008 the Police Dept. stated first responders will have to use alternate routes but overall response time should not increase; 2010 – no further comments.
- Chief Building Official – In 2008 no issues but stated all utilities needed to be contacted; 2010 – no further comments.
- Drainage – In 2008 the Streets Dept. stated this section of N 16th St. contains storm catch basins and a storm line from St. Johns Ave. to Reid St. If the road is closed, the City would need an easement over the storm lines for maintenance; in 2010 – no further comments.
- Water/Sewer lines – In 2008 the Utilities Dept. stated they have a 2” galvanized water line and a 6” clay sewer line in the 100 block of N 16th St. Since the house they served have been torn down they can cap these old lines. In 2010 – no further comments.
- Public access – this street has historically been open for thru traffic. This will present a change of the traffic pattern and proper signage would need to be installed at the owner’s expense directing traffic to other streets.

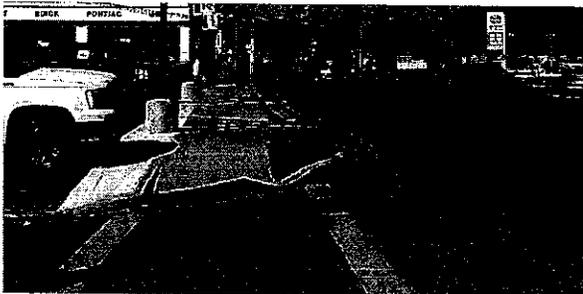
PHOTOS



Posting off St. Johns Ave.



View facing east on Reid St.



Facing west on Reid St.



Posting off Reid St.

1010 Ocean Street
Palatka, FL 32177
Tel. (386) 329-0107
Fax (386) 326-2788

City of Palatka Public Works
Sanitation/Streets Division

To: Debbie Banks, Assistant Director PZ & B
From: Woody Boynton, Public Works Director
Date: October 22, 2008
RE: N. 16th Street between Reid Street and St. Johns Ave.

We take no exception to vacating this portion of N. 16th Street as long as the City is given an easement over the utilities currently existing at this location. The transfer should also include that no permanent structures may be built upon the property. However, without a site plan to review, it is difficult to make a comprehensive review of the proposal and ensure that appropriate safety measures are taken at St. Johns Ave and Reid Street (i.e. signage, curbing etc.). Therefore, we request that a site plan be submitted and reviewed prior to the property being vacated.

It would be appropriate to conduct traffic counts in this area to determine what affects closing the street would have on other residents or commercial users in the area. It is recommended that this traffic count include turning traffic into Beck's Service Center as it appears that much of the traffic currently using this street is for access to the service center. Cut-through traffic for areas south of this location can still be maintained at 15th or 17th Street and turn lanes exist at both intersections with Reid Street.

It is my understanding that a letter has been received from FDOT indicating that they take no exception to the lane closure. A permit from the FDOT should be solicited by the applicant and any conditions of the permit incorporated into the City's permit.

Should you have any questions, please call.

May 20th, 2010

Issues stated above are still appropriate, however I will state I believe the applicant satisfied the above criteria during the initial submittal. No further comments

—  5/20/10

Debbie Banks

From: Mike Lambert
Sent: Thursday, May 20, 2010 3:27 PM
To: Debbie Banks
Subject: RE: 16th Street Closing Request

No issues. No further comments.

Chief Mike Lambert
City of Palatka Fire Department
500 North Moody Road
Palatka, Florida 32177
Office/Fax: 386.329.0155
Cell: 386.937.4217
Email: mlambert@palatka-fl.gov

From: Debbie Banks
Sent: Wed 5/19/2010 12:56 PM
To: Joff Filion; Mark Lynady; Mike Lambert; Gary Getchell; Ed Chandler; Woody Boynton
Subject: 16th Street Closing Request

I have recently received an application requesting that portion of N 16th Street between Reid St. and St. Johns Avenue be closed. Several months ago the City Commission approved this same request, however, written into the ordinance was a requirement that if the ordinance was not recorded within 120 days it would revert back to an open street (something to that effect, I did not read it). There are no changes to the original request but I will need your comments (if you have any) with either a cover sheet with a current date referring to your comments made previously or new comments by May 28, 2010.

I have attached the scanned application submitted by the applicant for your information.

Thank you,
Debbie

**City of Palatka
Utilities Dept.
1010 Ocean St.
Palatka FL 32177**

Memo

To: Debbie Banks, Assistant Planning Director
From: Ed Chandler, Superintendent of Streets
CC: file
Date: 10/10/2008
Re: 100 block of N. 16th St.

This portion of 16th St. contains storm catch basins and a storm line from St. Johns Ave. to Reid St. If the road is closed we would need an easement over the storm lines for maintenance.

Ed Chandler, Superintendent



Debbie Banks

From: Gary Getchell
Sent: Thursday, May 20, 2010 7:09 AM
To: Debbie Banks
Subject: RE: 16th Street Closing Request

No comments.

GSG

From: Debbie Banks
Sent: Wednesday, May 19, 2010 12:56 PM
To: Joff Filion; Mark Lynady; Mike Lambert; Gary Getchell; Ed Chandler; Woody Boynton
Subject: 16th Street Closing Request

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I have attached the scanned application submitted by the applicant for your information.

Thank you,
Debbie

Debbie Banks

From: Joff Filion
Sent: Thursday, May 20, 2010 7:05 AM
To: Debbie Banks
Subject: RE: 16th Street Closing Request

No comment.

Joff

From: Debbie Banks
Sent: Wednesday, May 19, 2010 12:56 PM
To: Joff Filion; Mark Lynady; Mike Lambert; Gary Getchell; Ed Chandler; Woody Boynton
Subject: 16th Street Closing Request

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I have attached the scanned application submitted by the applicant for your information.

Thank you,
Debbie

PUBLIC NOTICE

Notice is hereby given that the City of Palatka Planning Board will hold a public hearing at their regular meeting on Tuesday, July 6, 2010 at 4:00PM at City Hall, 201 North 2nd Street, Palatka, FL for the purpose of hearing a:

Request to close a street -
Case PB 10-26

Location: N 16th between
St. Johns Ave. and Reid St.

Applicant: St. Johns Chevrolet-Buick-Pontiac-Oldsmobile-GMC LLC

All interested parties are invited to attend this public hearing.

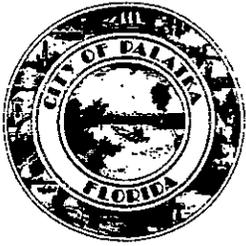
Debbie Banks
Director of Bldg. & Zoning

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 DEPT. AT (386)329-0103 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS.

Legal No. 05505249
06/19/2010

OK
DB
5/20/10
10:41 AM
BDN



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 **July 6, 2010** at 4:00 P.M. at City Hall, 201 N 2nd St. for the purpose of hearing the following matter:

Request to close that portion of N 16th Street between St. Johns Ave. and Reid St.

Location: N 16th between St. Johns Ave. and Reid St.

Applicant: St. Johns Chevrolet-Buick-Pontiac-Oldsmobile-GMC LLC

Agent: Juli Young **Case:** PB 10-26

All interested parties are invited to attend this public hearing.

Debbie Banks
Director of Bldg. & 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 DEPT. AT (386)329-0103 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS.

MARY LAWSON BROWN + THEODORE BROWN
PO BOX 236
PALATKA FL 32178

PB 10-26

SONIA ALTENBACH
8925 ADAMS WALK DR
JACKSONVILLE FL 32557

PB 10-26

RENT ARTHUR TERRI ARTHUR SCROGGINS
Sherry Scroggins
1609 ST JOHNS AVE
PALATKA FL 32177

PB 10-26

THE SKY TRUST
PO BOX 115
BOSTWICK FL 32007

PB 10-26

SALVADOR E + YVONNE CAMACHO
35 FARMBROOK LANE
PALM COAST FL 32137

PB 10-26

SAM + LORRAINE BALDWIN
PO BOX 2103
PALATKA FL 32178

PB 10-26

IKELER FAMILY PARTNERSHIP LTD
P. O. Box 1850
EUSTIS FL 32727

PB 10-26

ASKEW VICKERS
PO BOX 2093
PALATKA FL 32178

PB 10-26

MIKE S NOU
293 WEST RIVER RD
PALATKA FL 32177

PB 10-26

DOC + BAC INC
114 LISA LN
PALATKA FL 32177

PB 10-26

KOSTKA LLC
3574 US 1 SOUTH STE 113
ST AUGUSTINE FL 32086

PB 10-26

RANDALL S MATHEWS INC
1202 CARR ST
PALATKA FL 32177

PB 10-26

JAMES A + CYNTHIA LEAKE
529 WEST RIVER RD
PALATKA FL 32177

PB 10-26

H VERNON JR + LINDA D MYERS
1419 REID ST
PALATKA FL 32177

PB 10-26

Orentheus Andres Hutcherson
2688 Cottage Dr.
Corona, CA 92881

PB 10-26

ARTIC AIR INC
PO BOX 911
PALATKA FL 32178

PB 10-26

A M + F B HERMAN
1501 ST JOHNS AVE
PALATKA FL 32177

PB 10-26

Sandra F. Clark
10935 SW 179th St.
Miami, FL 33157

PB 10-26

Eleanor Grant & Hassan Furqun
1407 St. Johns Ave.
Palatka, FL 32177

PB 10-26

Twila Conway Miller
P. O. Box 1413
Palatka, FL 32178

PB 10-26

Wayne & Barbara Bullock
1428 St. Johns Ave.
PALATKA FL 32177

PB 10-26

Adam Griffin
2213 Laurel St.
Palatka, FL 32177

PB 10-26

Roland & Sean Pacetti
1817 Palma Ceia
Palatka, FL 32177

PB 10-26

Anna Rivera
Mario Rivera
111 S 16th St.
Palatka, FL 32177

PB 10-26

APPLICANT SUBMITTALS

Application for Street Closing/ Street Name Change/Vacating an Easement

This application must be typed or printed in black ink and submitted with any required attachments and application fee of \$130.00 (Checks payable to the City of Palatka) to:

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

Application Number: PB - 10-26

Date Received: 5/18/10

Hearing date: 7/6/10

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

TO BE COMPLETED BY APPLICANT

Street Name and segment of street to be closed or legal description of easement to be vacated:

N 16th Street - Close segment between Reid St. + St. Johns Ave

Street Type:

- Paved
- Brick
- Dirt
- Unopened

Total length of the street segment/easement:

CARR St. - St. Johns 1745.17 / Madison - Wapalaw 2811.17

Total length of street/easement to be closed:

BTWN St. Johns + Reid St.
(Portion of N. 16th St.)
≈ 329 feet

Why is the applicant requesting that the street segment be closed or easement vacated?

to meet manufactures minimum facility requirements + in an effort to enhance the security of the business' assets + the safety of the business' patrons.

If the applicant owns property adjacent to the street segment/easement, attach copy of recorded deed including parcel number.

Survey (if required) or drawing of proposed area to be closed/vacated (Attached)

Owner Name: St. Johns Automotive Real Estate LLC

Owner Address: 1601 Reid Street
Palatka FL 32177

Phone Number: _____

Agent Name: Juli Young

Agent Address: 250 Hwy 17 N
Palatka FL 32177

Phone Number: 386-911-5258

This application submitted by:

Signature of owner(s):

[Signature]

Print owner(s) names(s):

Preston B. Sloan

Signature of Agent(s):

[Signature]

Print Agent(s) names:

Juli Young

STATE OF FLORIDA
County of Putnam

Before me this day personally appeared Preston B. Sloan who executed the foregoing application and acknowledged to and before me that no executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 18th day of May A.D. 2010.



[Signature]
Notary Public

My commission expires: Sept. 28, 2011 State of Florida at Large

FOR OFFICIAL USE ONLY			
Date Submitted	Received By:	Preliminary review by:	
Sign(s) Posted	Surrounding property owners notices sent:	Legal Ad Ran:	Attachments Reviewed:
Date:	Date:	Date:	<input type="checkbox"/> Legal Description
By:	By:		<input type="checkbox"/> Copy of Recorded Deed
			<input type="checkbox"/> Fees



Pete Hassett
Area Mgr Osp Plng & Eng Design
900 Nova Rd
Daytona Beach, FL 32117

December 16, 2008

Juli Holmes
256 Hwy 17 N
Palatka, FL 32177

of: 386.328.8863 ext. 172

Subject: ***Petition to vacate Streets and Right of Ways:
Abandon a portion of N 16th St between Reid St and St. John's Av located in Putnam
County, FL. The street borders the following parcels.***

PARCELID 37-10-26-6850-3030-0010

PARCELID 42-10-27-6850-2950-0010

PARCELID 42-10-27-6850-2950-0030

PARCELID 42-10-27-6850-2950-0040

PARCELID 42-10-27-6850-2950-0050

To Ms. Holmes:

Our engineering department has reviewed the above referenced request. Presently, AT&T has existing facilities in the area. AT&T objects to the abandonment of the above referenced Right of Way unless a utility easement is recorded or arrangements are made to have the facilities placed out of service. The approximate cost to have the facilities placed out of service is \$750.00.

If further assistance is needed, please do not hesitate to call, Earl Beck, at 386.257.7994.

Thank You,


Pete Hassett
Area Mgr Osp Plng & Eng Design



Florida Department of Transportation

CHARLIE CRIST
GOVERNOR

3600 DOT Road
St. Augustine, FL 32084

STEPHANIE C. KOPELOUSOS
SECRETARY

June 24, 2008

Beck Automotive
256 US 17
Palatka, FL 32177
Attention: Juli Holmes

Dear Juli,

Per our meeting and conversations, we do not oppose the closing of 16th Street at SR 15 (US 17); however, the City of Palatka must make the final approval. If you move forward with this proposal, you will need to obtain a permit for the work within the department's right of way necessary to facilitate the street closure.

If you have any questions, please feel free to call me at (904) 825-5023.

Sincerely,

A handwritten signature in cursive script that reads "Connie B. Walker".

Connie B. Walker
Maintenance Permits Manager

Putnam County

Proposed segment to be closed

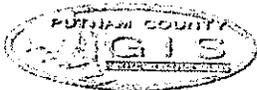
Reid St.

Palatka

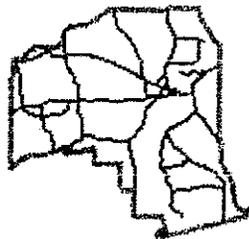
St. Johns Ave.

Today is 9/16/2008 - Putnam County, FL - GIS Office - Copyright(c)2008

0 0.016m



Copyright 2008
Putnam County GIS
P.O. Box 307
Palatka, FL 32178



- Legend**
- Community Name
 - Addresses
 - Block Number
 - Lot Number
 - Township Range
 - Hydrography
 - Parcels
 - Subdivisions
 - Municipal Boundary
 - Crescent Cut
 - Interchange
 - Palatka
 - Palatka Area
 - Water
 - 2006 Aerials

Disclaimer: All provided Putnam County GIS data are to be considered a generalized spatial representation that is subject to revisions. This information is provided as a visual representation only and is not to be used as a legal or official representation of legal boundaries. The Putnam County Board of County Commissioners as well as the institutional offices including the Clerk of the Court, Property Appraiser, Sheriff, Supervisor of Elections, and Tax collector assume no responsibility associated with its misuse.



General Motors

GLENN K. HOLLADAY

Area Sales Manager

(800) 248-0178 x8129

(904) 292-4939 Fax

(904) 891-8195 Mobile

Monday, October 12, 2009

TO: Preston Sloan

RE: Minimum Acreage Requirement

Preston,

It was very enjoyable spending quality time last week with you discussing the plans, vision and goals for the future of Beck Chevrolet Buick GMC in Palatka. It is imperative that your organization move forward aggressively with the completion of the real estate acquisition/modification necessary to bring your current facility up to the minimum acreage requirement. Recognizing this as a high priority to both General Motors and the Beck organization, there is one troubling aspect of our conversation that regrettably we didn't have the time to fully explore.

The topic of meeting both your land requirement shortfalls: single parcel operation and total minimum acreage came up several times during our discussions and at that time you indicated you were diligently working to satisfy the requirements. Please understand, it is imperative that you continue to move forward swiftly with your current plans as any deviation would result in a breach of the terms contained in the Compliance Section 7(b) of the GM Dealer Sales and Service Agreement / Participation Agreement dated June 1, 2009. I cannot stress this point enough.

As you know, the principal short comings of your current location are its inability to satisfy the minimum acreage requirement in a single parcel environment. This is necessary for your store to accommodate the current inventory stocking requirements as well as provide a uniform general appearance. Surprisingly, its appearance is of greater issue than is inability for inventory. Your CSI suffers due to the appearance of your current location, primarily in that your display area is scattered and lacks uniformity.

You have thus far committed enormous resources to satisfying the other requirements which leaves you with only one hurdle between you and your permanent Sales and Service Agreement with The New General Motors Corporation. I strongly urge you to understand the importance of your endeavors and stay focused on completing your master plan.

Sincerely,

Glenn Holladay

FOR REFERENCE
OCTOBER 22, 2009
AND
NOVEMBER 12, 2009
CITY COMMISSION MINUTES

11/12/09
City Comm Mts
@ Price Martin

NEIGHBORHOOD); REPEALING ANY ORDINANCE IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE. Commissioner Brown moved to pass the ordinance on first reading as read. Commissioner Kitchens seconded the motion. There being no further discussion, a roll-call vote was taken, with the following results: Commissioners Brown, Kitchens, Myers, Norwood and Mayor Flagg, yes; Nays, none. The Ordinance was declared passed on first reading.

- * 9. **ORDINANCE CLOSING 16TH STREET** - Planning Board Case #PB 08-29 - Request to close N.16th Street between St. Johns Avenue and Reid Street - St. Johns Automotive Real Estate, LLC; Juli Holmes, Agent; 2nd Reading, Adopt – City Attorney Don Holmes recused himself from the proceedings. Acting City Attorney for this item, Jay Asbury, took his seat at the dais. The Clerk read an ordinance entitled AN ORDINANCE VACATING ALL OF THAT PORTION OF 16TH STREET WHICH LIES BETWEEN ST. JOHNS AVENUE AND REID STREET (HIGHWAY 17) IN PALATKA, FLORIDA; AUTHORIZING EXECUTION OF DOCUMENTS; REQUIRING RESTRICTIVE COVENANT WITH REVERTER CLAUSE; PROVIDING FOR TIME LIMITATION OR COMPLIANCE; AND PROVIDING FOR AN EFFECTIVE DATE. Commissioner Myers moved to pass the ordinance on 2nd reading for adoption. Commissioner Norwood seconded the motion. Mr. Asbury noted the new proposed ordinance, distributed today, contains two minor changes since the first reading (filed), pursuant to direction given him by the Commission at the 11/29/09 meeting. He removed the clause regarding the effective date and reworded it to say that when the City Manager and Attorney approve a recordable restrictive covenant that the owner has signed, and it is approved by the City, this ordinance will be effective. He also built in a clause to make the time come and go for the applicant to do their business, and said if there is no recorded reverter in place that is acceptable to the City within 120 days from today, the ordinance would be null and void. That is a date to make this go away; it leaves the applicant and City plenty of time to effectuate their business. This is not an opened ended deal.

Daniel R. Ziem, Sr., 401 Olive Street, said he is opposed to this closure. There is one building left on that lot facing St. Johns Avenue. This is a public street. Beck claims there are 73 employees, but he was told there are no more than 35. He asked where the employees are parking their cars, noting they used to park by the Chinese Restaurant. If the restaurant goes out of business and the dealership purchases that property, it still won't give them the required acreage. Next they'll have to close 17th Street. The City has never closed a street off once it has been opened up from 1st street west. If the business doesn't continue because they still won't have the needed acreage, this sets precedence. There was bickering between these two businesses. The Beck employees now park on 17th Street on the right of way. They also park in the Chinese restaurant parking lot. There are nowhere near 73 cars being parked.

There being no further discussion, a roll-call vote was taken, with the following results: Commissioners Brown, Myers, Norwood and Mayor Flagg, yes; Commissioner Kitchens, No. The ordinance was declared adopted on 2nd reading. Mr. Asbury said he enjoyed making his acquaintance with the City and would like some day to have the opportunity to support and vote for the Mayor as his representative in some capacity.

10. **ADMINISTRATIVE REPORTS**

Mayor Flagg said there was a violent incident reported in the City yesterday that is heartbreaking, involving teenagers committing crimes to prove a point. He commended the citizens who came forth and shared important information to assist in their identification and capture. He noted the efficient leadership and employees at the PPD. He is proud of their service and representation in the community, and thanked Chief Getchell for his leadership. The Palatka PD's professional actions lead to no injury or fatality in this apprehension.

10/22/09
City Commission
minutes

5. PUBLIC HEARING - ORDINANCE - Planning Board Case #PB 08-29 - Request to close N. 16th Street between St. Johns Avenue and Reid Street - St. Johns Automotive Real Estate, LLC; Juli Holmes, Agent; 1st Reading – Planning Board Recommendation to Deny – The Clerk read an ordinance entitled AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA, CLOSING, VACATING AND ABANDONING THAT PORTION OF NORTH 16TH STREET LOCATED IN MERWIN'S SUBDIVISION LYING WEST OF BLOCK 295 AND EAST OF BLOCK 303 AND RESERVING REQUIRED UTILITY EASEMENTS, WITHIN THE CITY OF PALATKA, FLORIDA; AND PROVIDING AN EFFECTIVE DATE. Commissioner Norwood moved to pass the ordinance on first reading as read. Commissioner Myers seconded the motion. Mayor Flagg opened the public hearing.

Mr. Boynton read a memo from Don Holmes, City Attorney, into the record stating this matter is not an appeal of the recommendation made by the Planning Board. The City's code does not delegate final permission to the Planning Board to close a street. Any street closure should be treated in the same fashion as a zoning request. The Commission is free to consider the recommendation of the Planning Board along with any new evidence presented to the Commission.

Juli Holmes, Agent, 256 Hwy 17 North, Palatka, said they are here seeking to close this road as part of a redevelopment of the Beck Chevrolet site in order to meet manufacturer guidelines and modernize their size. She shared information with the Commission, part of which was shared with the Planning Board, and distributed that package (filed). She said the top page is a letter from General Motors. There is a lot of information in the package. GM has a new facility requirement requiring dealerships to operate on one parcel with a minimum acreage requirement in order to maintain a license to operate as a dealer. Beck has to satisfy both requirements. They want to keep their dealer license. She read the letter into the record, and referenced the source. She pointed out that the letter states if Beck does not meet these requirements they will be in breach of their dealer agreement.

Janis Fleet, Architect/Planning Consultant, said this street closure will have a major impact on the future of the City. This is being required of Beck in order to retain licensure by GM. This dealership was one of the GM dealerships that was selected to remain open in the face of nationwide dealer closures of 41%. The requirement is Beck continues to upgrade and renovate the dealership. She produced a drawing of the proposed dealership site upgrades (filed), stating new dealerships have a totally different look than old dealerships. GM's philosophy is that, as people are making a major investment in a car, they should do so in a nice, secure location. This is for an important \$1.5 million dollar improvement to the existing site and will aesthetically improve the parcel. It will have a significant impact. Thirty four percent (34%) of the people in Putnam County own a GM product. This is the only GM dealership in Putnam County. Those owners will have to go out of the county to service their vehicle or spend money. This is significant. The assessed property taxes are substantial and this dealership employ 73 people with an annual payroll of \$2.5 million per year. She is also the planning consultant for Green Cove Springs and knows what happens when people leave. She knows what happens when dealerships close. She worked with the GCS council on a visioning session; the #1 goal was redevelopment of the vacant former auto dealership sites, which remain vacant. She showed photographs of three of those sites, stating there are no plans in the near future to redevelop those vacant sites. They don't want that to happen in Palatka. This would promote redevelopment in this area.

Regarding traffic patterns and impact to neighbors, they are talking about closing one block of 16th Street. It only goes for three blocks, merging with Hwy 17, and is a very short street. The street north of Reid Street is closed. The collector is 15th Street. Anyone traveling North on 16th

Street has to turn right or left on Reid Street. You cannot go straight. This will make that intersection safer. This will have minimal impact. Cars that travel that street do so to access the dealership. As to impact opinions gathered from various Agencies, none have a specific problem with this closure. This closure will have major benefits. It will provide an improved look to the City and the construction will create jobs. Beck is willing to expand in this down economy. This will generate \$1.6 million in new construction and will increase the value of the property. It will increase safety of customers. The Beck dealership has offered various conditions as part of this. They are willing to provide a utility easement and have agreed that no structures will be constructed on the area of the closed street. They are also willing to take a reverter clause that if Beck sells the dealership the r/w will be given back to the City and brought back to pre-closure conditions. The Beck dealership is willing to pay the assessed value of the land. They don't want this for free, as is generally the case when roads are closed.

Ms. Fleet said they know they have had resistance from St. Johns Auto Body. They would be willing to allow access through the property. They want to be able to use it for turning for their tractors. There is a lock box that would allow them use of the area and they can add this to the conditions. It is important to the local economy to maintain this dealership. The consequences of doing nothing will be grave.

Jason Brown, St. Johns Auto Body, 1609 St. Johns Avenue, said he is concerned that the City Attorney deals with Beck LLC and is their attorney. This item started off tonight with a memo that was read into the record regarding Mr. Holmes' opinion how to deal with the issue. This is a conflict of interest. He is Beck's acting attorney over his daughter. He recused himself from this issue as it relates to giving advice during the Planning Board hearings. Mayor Flagg said it is his job to interpret the law. The information shared by the City Manager is so that the Commission is not guessing as to what the procedure would be. They are limited to transcripts if this is an appeal process, but it is not. Mr. Brown said he owns and operates St. Johns Auto Body Towing. His company is growing in a down economy. He is prospering and is continually buying new trucks. He hires people locally. These are large trucks. In order to turn these trucks he needs public right of way. These roads are heavily used. On any given day people are parked up and down 17th Street. The day Beck showed a photo taken of a large semi being towed by a large wrecker/tractor, those roads were clear. He requires a large radius to operate his truck. When they towed the truck that hit the Fruit Market, they had to navigate 16th Street as the other roads had cars lined up and down both sides. He drives that road every day. They bring business into town. St. Johns Auto Body is his family's business and they will suffer a loss. Beck will plant trees around the perimeter of this closed street which will block the view of his business. They just spent money on a new large sign advertising their business. Every corner around 15th and 17th Street has established businesses. They have their family-owned business for 33 years. Beck has only had this business for a year. The prior owners had it for 50 years and never requested a road closure or gates.

Mr. Brown asked Mr. Boynton if he travels 16th Street; he said he doesn't. Mr. Brown said when it rains the water travels down St. Johns Avenue and turns either way on 16th Street. Seven manholes are located on 16th Street. Rain floods into his yard. He asked what the City plans to do about that. If they close the road, it shouldn't be the City's responsibility to pay for that. When discussing a road closure requested by a local church, the question was asked as to whether or not it was good for the community. Another church was denied a request to close a road. He asked what gives a dealership more precedence than a church. Regarding GM's threat to the dealership about pulling out, during Planning Board hearings Mr. Beck has made the statement that this is not really a concern for them, as they own the Beck Nissan site, which does have the acreage. There is a lot of seasonal entertainment here; they should make the

current Beck Chevrolet building into a skate park. There are other things that can be done with that building. He is sorry for the business loss but there are many alternatives for that location.

Kent Scroggins, owner, St. Johns Auto Body, 115 Orange Dr., E. Palatka, said they've been back there on St. Johns Avenue since 1978. Over that period of time they would walk across St. Johns Avenue with not much traffic. Today there is a lot more traffic and that will only increase in the future. If they close the street and build this big dealership, will that help the City? There is a dealership on Hwy 100 that used to be the Chrysler store. Being a small building, it promoted turning it into something else. Those properties in Green Cove Springs were huge properties. These smaller properties can be utilized as something else. He's heard Mr. Sloan state if Beck doesn't get a street closure they will go somewhere else and open a dealership. He believed a dealership required 5 acres; city blocks are 2 acres. These are two city blocks. They stated at the last meeting they were going to turn the building at 15th & Reid into a day care. They would be better off to leave well enough alone. He doesn't think this is good for the City.

Askew Vickers, 207 N. 18th Street, said he opposes the closing of 16th Street. If they give a street to this business, they have to give streets to other businesses. This property belongs to the City. They shouldn't give away property to benefit a business. The Planning Board refused this. Mr. Holmes is Beck's attorney. He has a conflict of interest. Mr. Vickers said Mr. Holmes can't be here representing two people. They are setting precedence here.

Juli Holmes, Beck Agent, said, to clarify, she understands the dealership has been there for 50 years. The business today has been in existence since June. Old franchise agreements protected both the dealer and manufacturer; new agreements do not. These are not suggestions. They are not taking out infrastructure or restricting access regarding drainage. Water problems can be solved. It was stated they can just move their facility. They cannot just move a facility. GM has assigned a team of architects to each dealer that they have given a temporary license to. GM has to approve the new buildings. They will spend \$4 to \$5 million on this. She appreciates this is an inconvenience to St. Johns Auto Body. They've offered the City a reverter clause and to compensate the City for the property at just value. They've offered 24/7 access to come through that property. Beck simply needs to close the road in order to maintain their business.

Mr. Brown referred to Ms. Fleet's diagram, asking her to point out where they plan to offload vehicles. Ms. Fleet said this is a conceptual plan and is not a final plan. They haven't worked out those details yet. This is a general diagram and premature. They can't even start working towards that because the road is not yet closed. Mr. Brown said, in other words, this can all change and buildings may be located elsewhere. He understands the owner of the house on that lot has stated the house is not for sale until she dies. There is a house in the middle of the parking lot shown. Apparently this is all conceptual. Mayor Flagg said if this moves forward there would have to be an approved site plan; they understand this is conceptual. Mr. Brown said there are seven drains on this roadway, and asked whether or not Beck plans to install drains. Mayor Flagg said the city would address all utility issues before final approval. Everything is very preliminary right now. If there is a next step there are a lot of logistics that need to be developed; St. Johns Auto Body will be part of that process. Mr. Brown asked if he as a taxpayer will be paying to move the drainage facilities. Mayor Flagg said they don't approve any plans that would cause the citizens to pay any money for someone else's benefit. People can apply for grants to address these issues.

Mr. Brown referred to the Family Life Center's street closure request and said that was a good investment. It was a church. This issue is not an investment in the City; it directly benefits a business owner who puts his money into his other businesses.

Kent Scroggins said this is the main entrance to his business. He asked what type of monetary reward he can expect from the City, as he will be damaged when they take away the main entrance to his business. When it gets to that point, he gets triple the amount of damages if he can prove collusion, and he will have been damaged if the City cuts off the main entrance to his business.

Commissioner Norwood said he hates to see any road closed, and hates to see businesses close. He is concerned when 73 employees lose their jobs and does not want to become Green Cove Springs. He doesn't like giving city property away, but they have granted road closures for different reasons. This has an economic impact upon the city and those employees. Regarding tree heights, they can regulate that. Flooding can be addressed as they have done in the past. The owner of the house situated in the proposed parking lot has passed away; she was his aunt. Her grandson now lives there.

Commissioner Myers said the letter from GM speaks volumes and states their position explicitly. This is a difficult choice. The Beck Group's issue is more pressing. The positives outweigh the negatives. An improved tax base and aesthetics will benefit the City. They need to preserve jobs. The Beck group has been a good corporate citizen.

Commissioner Brown said it makes her angry to know the taxpayers bailed out GM, and now they are putting these conditions upon local business and government. She didn't sleep over this issue last night. They shouldn't be having to close through streets. This street is paved and used. She received more information on this today, but they have not closed a paved street in the past. If she wants to go to the Northside, she has to traverse 11th or 19th street to do so. They apparently never took the time to open the streets in between. Traffic is increasing. She asked if the Jefferson house has been sold. Ms. Holmes said they have communicated with that family and are negotiating the purchase of their property. Commissioner Brown said this puts a business in jeopardy, and asked if there is any way to reach a compromise. Ms. Holmes said they can provide them with an option for a more direct route if that will promote a win/win situation. Commissioner Brown asked if they can sit down together to work out the details.

Sherri Scroggins, 115 Orange Drive, E. Palatka, co-owner, St. Johns Auto Body, asked if one business is more important than another? She said this road has been open the entire time they have owned their business. If it is closed, they will be harmed. When she came here in 1994 Mr. Williams owned the business and he opened their gates to them. 16th Street is their major access; almost all their business comes from 16th Street. They have a large truck and gain access to their property through 16th Street. She doesn't know why GM requires the closure of this street; this is the first they've heard of this condition. If cars are in the lot, are they going to have enough room to get their large wrecker through? Are they going to be liable if their truck hits one of Beck's cars? 16th Street has been paved, there and in use for many years. Their customers utilize this street. Her business is just as important as Beck's. She pays her taxes also. They give to the community, also. Mayor Flagg said they are not talking about wealth, but this Commission has an important decision to make. They don't want to lose focus on that. Commissioner Brown said she has received calls from people who live in this area regarding this issue. They need to grow Palatka. They will be making changes. She understands family-owned businesses and their issues. The parties need to talk this out.

Commissioner Kitchens asked Ms. Holmes what the minimum acreage needed by GM is. Ms. Holmes said 3.7 acres. Commissioner Kitchens said in an earlier meeting she had expressed concern about having a legal question when the City attorney is not present. This is just such an instance. Regarding the reverter clause, she said that is all well and fine, but if the federal government forecloses, would the federal government's agreement trump their reverter clause? If the dealership files bankruptcy, would a judgment trump the City's reverter clause? Ms. Fleet said the only thing she can tell her is that would cloud the title of the property, as the easement or reverter would be recorded. Anyone purchasing the property would have to clear the title. It is part of the condition of the road closure and it would have to be honored.

Commissioner Kitchens asked Mr. Sloan, who was present, if he plans to move the dealership out of the city or let employees go if this road is not closed?

Breck Sloan, Beck Auto Group, said they have looked at new construction costs, which would be "around \$4.5 million. Even as "rich: as the Beck Dealership is, it would be difficult to get financing for any auto dealership. It would not succeed. Commissioner Kitchens asked if they can relocate to the Nissan dealership. Mr. Sloan said they own three properties, which are currently leased out. This is a time constraint issue.

Commissioner Kitchens asked Mr. Boynton if the City will require those seven storm drains to remain open. Mr. Boynton said the infrastructure can be re-evaluated and better maintained. The pipe underneath that road is in poor condition. It would be his recommendation to replace that pipe and increase the capacity. They would then put a storm drain at the head of the system, on St. Johns Avenue, which would alleviate some of the problems. The system would be improved.

Commissioner Kitchens said to Mr. Brown that she spoke with Mr. Sloan regarding the issue of his trucks having to come straight into his property. Apparently when the government took over GM they laid down some very stringent guidelines. The government laid down these acreage and parcel requirements. Mr. Sloan either gets this space or loses this dealership. He has to have title of the road. Commissioner Kitchens said she asked Mr. Sloan if he would be willing to grant an easement to St. Johns Auto Body granting them ingress/egress. Ms. Holmes has stated tonight that they would be willing to do that tonight. This would be a 60-foot easement, which is the same size as the road. She asked if that would suffice, and noted nothing has fallen off his large wrecker truck yet. She believes this would solve the visibility issue, also. She asked Mr. Brown if Beck Chrysler would give him a 60' easement and make sure trees don't block the way, if that would solve the problem. Mr. Brown said he won't answer as he will likely have to get a lawyer on this issue.

Mr. Brown asked as to the acreage required for a dealership.

Ms. Holmes said GM requires them to have 3.7 acres. Mr. Brown said Beck Nissan sits on 10 acres. He has an open lot to the rear that is not being used. He also owns another adjacent fenced-in parcel of property that is adjacent to the school. He said FHP record show the two business he leases adjacent property to now are two separate towing/wrecker business – Johnson's Towing and Johnson Brother's Wrecker Services, both owned by Mr. Beck, which he leases to himself, and asked if those are the businesses he noted the property was leased to?. Mr. Sloan said that is one of them. Commissioner Kitchens noted it is a sad state of affairs that the Federal government has taken over GM and has put local government in the middle of this. Commissioner Kitchens said recently a church wanted to close a paved street, and requested to close it for safety reasons. The City did not close that street because it was a through street.

Generally they close roads that are not much used. Regarding the trip count for this case, in their package it was noted the trips were counted on March 16. It looks like there was a max of 438 trips in a four-hour period. If 73 of those are employees of Beck Chevrolet, it is apparently a heavily traveled street. Putting that traffic onto 15th & 17th Street may overburden those streets. She is concerned about the other businesses. She has received citizen complaints and there is petition signed with 23 signatures. She tries to go with a majority of citizens. She is also concerned about the 73 employees. They generally don't close roads that are well-traveled. St. Johns Auto Body and the dealership need to come together and strike a compromise.

Mayor Flagg said it seems to him that the option of closing without vacating seems to have some merit. Mr. Boynton said if the road is vacated it would make it difficult to take a reverter clause. If they add "without vacating" to the title and ordinance they would be able to work with it. This will give them more flexibility. Commissioner Kitchens said if they close the street without abandoning it, the City doesn't give up the title. Beck's problem will not be solved. This may need to be tabled until they can get a legal opinion. They may not be able to convey title without vacating it. There was discussion on the possibility of tabling the item to a time certain.

Commissioner Norwood said the title would be subject to the reverter clause as long as it is recorded. Commissioner Kitchens said she is 98% certain that the City would retain title if the property is not vacated. Commissioner Brown asked if the two businesses can sit down and work something out so that no one is punished. They don't want either business to go away. Commissioner Kitchens concurred with tabling this until they receive a legal opinion and the two parties can mediate

Sherri Scroggins said this letter Ms. Holmes has distributed is tantamount to only hearing one side of a telephone conversation. It doesn't state the number of acres required. She concurred with tabling the matter.

Ms. Holmes produced Beck's dealer agreement (no copy provided or filed), which states their minimum acreage requirement is 3.7 acres; this is based on volume of business. They have to have everything implemented and commenced by January 1, including the building architecture. This is their last and only pending issue. Commissioner Kitchens said she understands from Mr. Sloan they haven't received approval from SJRWMD as they have no plans to submit to them.

Ms. Fleet said much of the land is impervious or already paved. SJRWMD is part of the permitting and design process. It is a plus that this land is already paved. Mr. Boynton said, as to closing without vacating, he asked for that opinion and was told that if the city vacates the street, the property goes back to the adjacent property owners, but if the city closes it without vacating it, they can convey title to St. Johns Chevrolet with language included within the deed that the property would revert back to the City at such time the property ceases to be used as a auto dealership. Commissioner Kitchens asked if anyone else can bid on the property if it is declared surplus. Mr. Boynton said it would be surplussed with the intent to quit-claim the property to Beck Chevrolet. Mr. Brown said he would put a bid on it if the City surpluses it. DeDe Sharples, 125 Nellie Street, Palatka, said she is glad they are considering tabling this until next month. She has lived here for 40 years and has seen a lot of growing pains including making St. Johns Avenue one-way before turning it back into a two-way street. This issue is complicated and needs more discussion. If there is some way to reach a compromise that would be the best solution. She suggested that before they close this street they put up barricades to see how closing this street affects others. She did not know anything about this meeting until she read about it today. She said the City and County's meetings are not well advertised.

Mayor Flagg asked Ms. Banks as to what advertising requirements should be met if the Commission tables this.

Debbie Banks, Building & Zoning Administrator, said if they table the issue to a time certain the advertising stays current. The Clerk said if they do not table to a time certain the issue is considered disposed of and they would need to re-advertise. If they table to a time certain it continues this public hearing and the advertising stays current. Discussion ensued as to a date to table to in order to keep the 2nd reading on November 12. Mrs. Banks noted the City cannot barricade 16th Street.

Mr. Sloan said the city was not able to certify the traffic count discussed prior, because a traffic count done by counters doesn't take into consideration that Beck was the largest generator of that traffic. Most of those trips were employees or customers. They have 60 -70 repair orders per day and 73 employees. Most people dropping their car off leave in a courtesy van, plus they drive customer vehicles to diagnose and again to confirm repair of problems. Much of this traffic is self generated and constitutes multiple trips by one vehicle.

Mayor Flagg closed the public comment portion of the public hearing and noted there is a motion on the table to pass this ordinance on first reading, made by Commissioner Norwood and seconded by Commissioner Myers.

Commissioner Brown moved to continue the public hearing on the proposed ordinance to close a portion of 16th Street between St. Johns Avenue and Reid Street, St. Johns Automotive Real Estate, applicant, to October 29, 2009 at 6:00 p.m. The motion was seconded by Commissioner Kitchens. There being no further discussion, a roll-call vote was taken, with the following results:

Commissioners Brown, Kitchens, Myers, Norwood and Mayor Flagg, yes; Nays, none. The public hearing was declared tabled to a time certain, and continued to October 29, 2009 at 6:00 p.m.





PLANNING AND ZONING STAFF REPORT

July 6, 2010

- Case:** PB 09-30 Subdivision – Final Plat for Approval
- Request:** A request for approval of the final subdivision plan to accommodate detached single-family and multi-family homes.
- Location:** A portion of the northeast corner of Comfort Rd. and Crystal Cove Dr., approximately ¼ mile east of US HWY 17. 9.99 acres
- Parcel #:** 37-09-26-0000-0060-0082
- Owner:** Thirty-Ninth Avenue Professional Center, Inc.
- Agent:** Environmental Consulting & Design

A. BACKGROUND & ANALYSIS:

At the April 6, 2010 Planning Board meeting, the Board approved the preliminary plat for the subdivision of the subject parcel into 24 single family residential detached houses on minimum 60 ft. wide lots and 10 quadruplex lots. The final plat was to address the issues that the reviewing departments had. Their comments are included in your packet and summarized below:

Departmental Review Requests were sent to the Building, Fire, Water/Sewer and Public Works departments.

- The Chief Building Official and Fire Marshal signed off on the plat.
- The Public Works Director noted the stormwater retention area that had extended into Crystal Cove Dr. has been regraded, however he noted a discrepancy between sheet 7 and 11, which the applicant was made aware of on June 16, 2010. His second issue was for Water Management permitting and that maintenance responsibility of the system should be by the homeowners' association. He still has questions about the drainage connection from the west side of Crystal Cove Drive to the east side and stated that calculation will need to be submitted to address that question. This can be done prior to permitting.
- The Water/Sewer Superintendent had requested an additional fire hydrant and is satisfied that it was added.

Surrounding properties have future land use designations of County Industrial west of the subject parcel with Low Density Residential to the north and south and Commercial to the east. The zoning pattern of the surrounding area is County IH (Heavy Industrial) to the west, City R1-AA (Residential) to the north, R-3 (Multi-family residential) and C-3 (General Commercial) to the south, and C-3 to the east. The existing land use pattern in the area is mixed commercial, industrial and single family residential.

SURROUNDING LAND USE AND ZONING:

	Future Land Use Designation	Zoning	Current Land Uses
North	Low Density Residential	R1-AA Residential	Crystal Cove Subdivision
South	Low Density Residential	R-3, Multi-Family & C-3, General Commercial	Undeveloped Land
East	Commercial	C-3, General Commercial	Hotel, Restaurant & Marina
West	Industrial (County)	IH Heavy Industrial (County)	First Coast Technical Institute

C. COMPLIANCE WITH THE CITY OF PALATKA COMPREHENSIVE PLAN

Future Land Use Element

Objective A.1.1 (9J-5.006(3)(b)1; F.S. 187-201 (161)(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.1.1.3 (9J-5.006(3) (c) 3)

The City shall as a condition of issuing a building permit or other development order, require proposed developments to hook up to the City central sewer systems in accordance with the revised City zoning code and subdivision regulations based upon Chapter 381, F.S. and Division 64E, FAC.

STAFF ANALYSIS: This site is relatively flat.

Adjacent land uses are provided in the table above.

Soils in this area consist of Pomona Fine Sand and Myakka- Fine Sand. The Pomona series consists of soils that are deep, nearly level, poorly drained and very poorly drained, and moderately slowly permeable or moderately permeable. The Myakka series consists of soils that are nearly level, poorly drained and very poorly drained, and moderately permeable.

City water and sewer lines are already located in this area and there is sufficient capacity to maintain existing level of service standards.

Policy A.1.3.2 9J-5.006(3)(c)2, 7

By June 2008, the Building Official shall review the City's Zoning Code and Subdivision Regulation to ensure that current buffering and separation standards between land uses of different densities or intensities of use remain sufficient to ensure compatibility between uses, or mitigate the effects of more dense / intense uses on less dense / intense uses.

Issues of compatibility shall include considerations for noise, sight, and level of traffic generation. The primary tool of ensuring capability between land uses shall be the Future Land Use Map and the elimination of non-conforming land uses. Other techniques shall include:

Noise and sight incompatibility -- screening by either a 6' solid physical wall or landscape plantings to reach, within 18 months, a height of at least 5 feet and an opacity of 80 percent.

STAFF ANALYSIS: Screening and buffering are requirements that will be addressed at plan submittal prior to permitting although the applicant has included a note on sheet 1 that

reads: 6 FT masonry wall to be constructed along rear of lots 7-12; and 6FT wood privacy fence (reverse board & batten) with landscaping (bushes & trees) to be installed along rear of lots 1-6.

Policy A.1.3.3 **9J-5.006(3)(c)1**

By June 2008, the Building Official shall review the City's Subdivision Regulation and Zoning Code and where necessary revise these ordinances to ensure that land use categories are regulated in accordance with the Future Land Use Map and that controls are adopted for the regulation of subdivisions and the use of land in flood prone areas in accordance with applicable FEMA regulations and Policies D.1.1.1 and D.2.2.5.

STAFF ANALYSIS: This site is not located within a flood zone.

Housing Element

Policy C.1.7.1 **9J-5.010(3)(c)(3)**

The City shall enforce current provisions regarding the elimination of non-conforming land uses to include all uses which are inconsistent with the Future Land Use Map 2020 or cannot be made compatible with adjacent land uses. New development or redevelopment shall require buffering between land uses of different densities or intensities of use that are sufficient to ensure compatibility between land uses.

STAFF ANALYSIS: Screening and buffering are requirements that will be addressed at plan submittal prior to permitting. See also A.1.3.2 above.

Traffic Circulation Element

Policy B.1.1.6 **9J-5.007(3)(c)3**

The City will require developers to comply with City road design standards and to pave all internal roadways for all new subdivisions and participate in access road improvements. The City has until June, 2008 to include the standards under the street portion of the code to address those situations not covered by the subdivision portion of the code.

STAFF ANALYSIS: Roadways will be reviewed upon plan submittal prior to permitting.

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.1.1.1 (9J-5.011(2) (c)2)

The following level of service standards shall be the basis for determining the availability of facility capacity against the demand generated by development.

A1. Potable Water, Residential: 130 gallons per capita per day

B1. Central Sanitary Sewer System, Residential: 125 gallons per capita per day

C. Solid Waste: 6.4 lbs/person/day

D. Drainage Facilities: City of Palatka and Ravine State Gardens Stormwater Quality

Master Plan and minimum requirements of the St. Johns River Water Management District.

Staff Analysis: Throughout the development review process all adopted levels of service standards will be maintained.

- Potable Water: 2.48 persons (U. S. Census Bureau, 2000 census) per unit multiplied by 64 units x 130 gallons per day is 20,633.6 gallons per day at build-out. A new water plant is now on line with a capacity of 6 million gallons per day, Current peak usage is approximately 3,200,000 gallons per day. Capacity exists for build-out of the project.

- Central Sanitary Sewer System: 125 gallons per capita per day multiplied by (2.48 persons per unit x 64 units is 19,840 gallons per day) at build-out. The sewer plant has a capacity of 3.5 million gallons per day (MGD) with an existing flow of 2.42 MGD. An additional 1.1 MGD is available for development. Capacity exists for build-out of the project.

- Solid Waste: 6.4 lbs per person per day multiplied by 158.72 persons (2.48 persons per unit multiplied by 64 units) is 1,015.808 lbs per day. The City has a contract with Putnam County to use the Central Landfill. The Central Landfill has 40 permitted acres with an additional 140 acres of raw land. Current capacity is for 7.23 years with existing cells. Capacity exists for build-out of the project.

- Drainage: Consistency with the City of Palatka and Ravine State Gardens Stormwater Quality Master Plan and minimum requirements of the St. Johns River Water Management District. Retention/Detention - Will meet minimum requirements of the St. Johns River Water Management District.

Policy D.1.4.1 9J-5.011 (2)(c)2

By June 1, 2009, the City shall adopt the following distance criteria into the requirements of the City Land Development Regulations and shall be enforced by the Building Official during the building permit process:

(a) new residential subdivisions, new industrial development, and new commercial development with a gross leased floor area of greater than 5,000 square feet must connect to the City's sanitary sewer system when they are within 1,320 feet of either (1) an existing sewer line, or (2) a sewer line that will be in place or under actual construction within three (3) years of final development approval, providing that the site is accessible to the sewer line by public right-of-way; or

Staff Analysis: This site will be connected to city water and sewer since they are within the distance required to do so.

Conservation Element

Policy E.1.2.12

Unless proven to be economically, environmentally, or technologically unfeasible, all new subdivisions and nonresidential development shall include reuse / reclaimed water lines.

(Note: it has been, and continues to be, the policy of the City of Palatka to require reuse / reclaimed water lines to be installed when feasible.)

Staff Analysis: The City has no immediate plans to run the reuse lines to this area so it would not be feasible to require to the developer to install reuse/reclaimed water lines.

Recreation and Open Space Element**Policy F.1.4.1**

The City shall continue to require the designation of twenty-five (25) acres per one thousand (1,000) persons of open space in its subdivision and zoning regulations as a prerequisite of development approval. This requirement may be satisfied on-site or may take the form of a cash payment or donated parcel of land (acceptable to the City) off the development site but within the City limits.

Staff Analysis: At build-out the project will generate an additional 158.72 people (2.48 persons per unit multiplied by 64 units). Capacity exists for all recreational Level of Service Standards for this additional population.

Public Schools Facilities Element**Objective 1.1.1 (9J-5.025(3)(b)1**

The City of Palatka shall ensure the correction of existing school facility deficiencies to provide adequate student capacity, which shall not exceed the adopted level of service standards within the Putnam County School District and which will meet future capacity needs.

Policy 1.1.1.1 (9J-5.025(3)(c)7

The City of Palatka hereby adopts LOSS for Schools of 100% based on permanent FISH capacity for all school types (Elementary, Middle and High)

Staff Analysis: Phil Leary, the consultant for the Putnam County School District has provided an analysis at the April 6, 2010 meeting indicating student station impacts based on residential units are within available existing capacity for all three school levels based on FISH capacity/current enrollment. Mr. Leary's analysis indicated that 18 student stations were required for elementary level, 9 for middle level, and 9 for high level.

Capital Improvements Element**Policy H.4.1.1 9J-5.016(3)(c)6**

Require developers of new subdivisions or commercial construction to prove that the adopted Level of Service Standards will be available concurrent with development impact before a development order is issued.

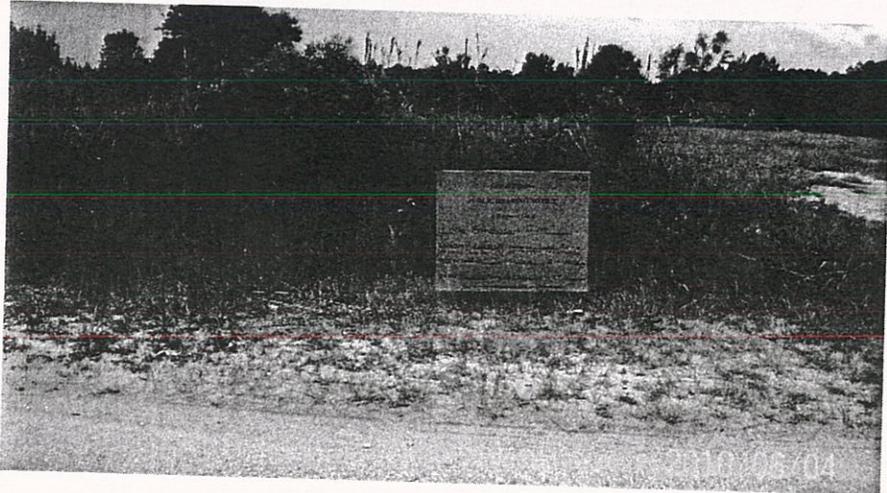
Policy H.4.2.5 9J-5.016(3)(c)4, 5 and 6

The City shall require that: (a) new residential subdivisions, new industrial development, and new commercial development with a gross leased floor area of greater than 5,000 square feet connect to the City's sanitary sewer system when they are within 1,320 feet of either (1) an existing sewer line, or (2) a sewer line that will be in place or under actual construction within three (3) years of final development approval, providing that the site is accessible to the sewer line by public right-of-way; or (b) New single-family homes and commercial development that are not located within a subdivision subject to criteria (a) above shall be required to connect to the City's sanitary sewer system when they are within 250 feet of either (1) an existing sewer line, or (2) a sewer line that will be in place or under actual construction within three (3) years of final development approval, providing that the site is accessible to the sewer line by public right-of-way.

Staff Analysis: See analysis under Public Facilities Element.

STAFF RECOMMENDATION: Staff recommends approval of the requested final plat for subdivision with the understanding that any issues raised by the Public Works Director must be addressed prior to permit issuance. Although open space/parks are not required, it would be a benefit to the development to provide some recreational area since there are no provisions in the neighborhood for recreation of any type.

E. Photographs



1010 Ocean Street
Palatka, FL 32177
Tel. (386) 329-0107
Fax (386) 326-2788

City of Palatka Public Works
Sanitation/Streets Division

To: Debbie Banks, Planning Director

From: Woody Boynton, Public Works Director

Date: June 16, 2010

RE: River Watch – Off Crystal Cove Drive and Comfort Road

We have made a cursory review of proposed street and drainage improvements shown on the preliminary drawings dated as being received June 1, 2010 related to the above-referenced project. We offer the following comments:

1. The stormwater retention area shown that extended into Crystal Cove Drive has been regraded and is indicated to be deeded to the County/City. On sheet 7 it indicates County and on sheet 11 it indicates City, this needs to be clarified and the land deeded as proposed.
2. A permit from the SJRWMD will suffice as it relates to the stormwater management system proposed. A copy of the stormwater calculations should be submitted for file purposes. Maintenance of the system needs to be by the homeowners association and not held in private ownership.
3. A drainage connection is now shown from the west side of Crystal Cove Drive to the east side and the overflow from the retention pond is directly connected to this system. However, it is unclear whether the existing drainage system under Crystal Cove Drive is adequate to handle the additional flow from the retention pond. Calculations will need to be submitted to verify the capacity of the existing system and its ability to handle this additional flow. If the calculations indicate that this system will not handle this flow the system will need to be upgraded.

Should you have any questions, please call.

Departmental Review Request

Address: Off Crystal Cove Dr.

Case #: 09-30 (Final)

Parcel # 37-09-26-0000-0060-0082

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

Meeting Date: July 6, 2010

Response Deadline: June 15, 2010

Date submitted by applicant: June 2, 2010

Date forwarded to Departments for review: June 3, 2010

Submitted to:

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

Woody Rhett

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

- Cemetery
- Golf
- Airport

Current Property Use: Vacant

Proposed Property Use: Subdivision for single and multi-family homes

Current Land Use Designation: Medium Density Residential

Requested Land Use Designation: Same

Current Zoning Classification: R-3 Multi-family residential

Requested Zoning Classification: Same

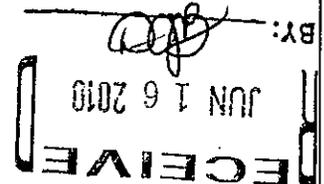
Acreage: 11

of Units 24 single family and 10 quads.

Thirty-Ninth Avenue Professional Center, Inc.

Owner/Applicant Name
3603 NW 98th St. Suite C
Owner/Applicant Address
Gainesville, FL 32606
City/State/Zip
352-331-1111
Phone Number

James Meehan
Agent Name
1221 SW 96th St.
Agent Address
Gainesville, FL
City/State/Zip
352-215-2548
Phone Number



Planning Dept. Comments: This is the final plat for subdivision incorporating any changes you requested in the preliminary plat. 2 full sets were submitted. Please come by the Building Dept. and review changes that you are interested in and send your statements back to me either via email or interoffice memo.

Thank you,

R. Banks

Give to Rhett when you are done.

- No Comments
- Comments Attached

Reviewed by: *Rhett H. McConney* 6-16-10

Title: *Superintendent*

Hydrants Added



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 July 6, 2010 at 4:00 P.M. at City Hall, 201 N 2nd St. for the purpose of hearing the following matter:

A request for approval of the final subdivision plan to accommodate detached single-family and multi-family homes. Case: PB 09-30

Location: Northeast corner of Comfort Road and Crystal Cove Drive, approximately ¼ mile east of US Highway 17.

Parcel #: 37-09-26-0000-0060-0082

Owner: Thirty-Ninth Avenue Professional Center, Inc.

Agent: James J. Meehan, P.E.

All interested parties are invited to attend this public hearing.

Debbie Banks
Director of Bldg. & 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 DEPT. AT (386)329-0103 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS.

James J. Meehan P.E.
1221 SW 96th Street
Gainesville, Fl. 32607
(352) 215-2548, FAX (352) 332-0431

Project: River Watch
Palatka, Fl.

Brief description:

This 11 acre site is located within the City limits of Palatka, and is zoned R-3, which allows multi-family and single family residential development. The property is bounded on the south and east by Crystal Cove Drive and on the west by Comfort Road. Adjacent to the north is Crystal Cove Subdivision. The property slopes gently from the northwest to the southeast and is covered with small to medium sized pine trees. Water and gravity sanitary sewer are presently available along the north and west boundaries of the site. Overhead electric exists along the west property line.

The proposal for this site consists of 24 single family detached houses on minimum 60 ft wide lots which will be larger than the 6,000 sf minimum lot size required for this zoning district and 10 quadruplex lots. All lots will be accessed internally from the proposed 24 ft wide curb and gutter streets with sidewalk. The multi-family portion of the subdivision shall be accessed from Comfort Road with the single family section accessed from Crystal Cove Drive. A 6 ft masonry wall with landscaping is to be constructed along the north property line and a 6 ft privacy fence with landscaping is to be installed along the rear of lots backing to Crystal Cove drive.

All lots are to be connected to central water and sewer. All utilities are to be underground. Drainage detention shall consist of one detention area located in the southeast corner of the site which will be sized to handle the storm water requirements of the City of Palatka and the St. John's River Water Management District. Stormwater shall discharge from the site at the predeveloped rate thru an existing storm water system to the St. John's River.

This project will be permitted with the City of Palatka, The St. John's River Water Management District for storm water and the Fla. D. E. P. for drinking water and sanitary sewer.

RECEIVED
JUN 01 2019
BY: _____

PUBLIC NOTICE

Notice is hereby given that the CITY OF PALATKA PLANNING BOARD will hold a public hearing on July 6, 2010 at 4:00 P.M. at City Hall, 201 N 2nd St. for the purpose of hearing the following matter:

A request for approval of the final subdivision plan to accommodate detached single-family and multi-family homes. Case: PB 09-30

Location: Northeast corner of Comfort Road and Crystal Cove Drive, approximately 1/4 mile east of US Highway 17.

Parcel #: 37-09-28-0000-0060-0082

Owner: Thirty-Ninth Avenue Professional Center, Inc.

Agent: James J. Meehan, P.E.

All interested parties are invited to attend this public hearing.

Debbie Banks
Director of Bldg. & 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. 286.0106

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

Legal No. 05505487
06/19/2010

Handwritten:
OK
PB
6/3/10
1:00pm



37-09-26-1855-0000-0010
LEARY RICK G+CYNTHIA A VANDER VERE
206 CRYSTAL COVE DR
PALATKA FL 32177

PB 09-30

37-09-26-1855-0000-0020
KELLEY TRACEY S
210 CRYSTAL COVE DR
PALATKA FL 32177

PB 09-30

37-09-26-1855-0000-0180
WOODS GARY JOEL REVOCABLE LVG TRUST
207 CRYSTAL COVE DR
PALATKA FL 32177

PB 09-30

37-09-26-1855-0000-0280
EVANS GILBERT L JR + DETRA NICOLE
251 CRYSTAL COVE DR
PALATKA FL 32177

PB 09-30

37-09-26-1855-0000-0270
WOOD TRUST (THE
949 ESPINADO AVE
ST AUGUSTINE FL 32086

PB 09-30

37-09-26-0000-0060-0081
RIVER PROPERTY MANAGEMENT INC
133 CRYSTAL COVE DR
PALATKA FL 32177

PB 09-30

37-09-26-0000-0060-0110
ALFORD CHARLES E SR REVOC TRUST AGR
3816 REID STREET
PALATKA FL 32177

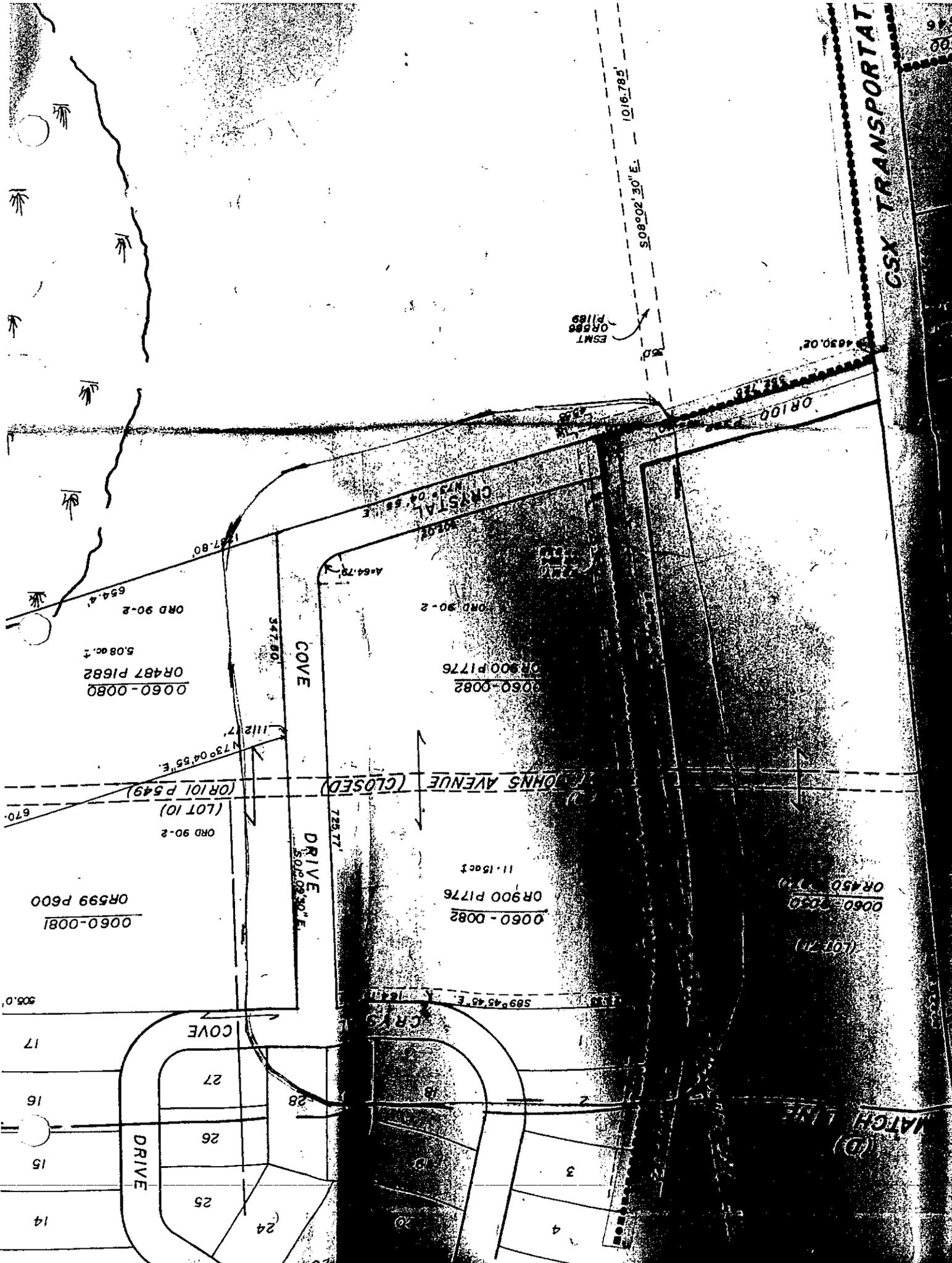
PB 09-30

37-09-26-0000-0060-0052
BECK/SLOAN PROPERTIES INC
256 N HIGHWAY 17
PALATKA FL 32177

PB 09-30

37-09-26-0000-0060-0051
CAHILL FAMILY TRUST
205 COQUINA AVE
ST AUGUSTINE FL 32080

PB 09-30



CSX TRANSPORTAT

587.9101

ESMT
OR988
P1889

4630.02'

OR100

CRYSTAL
MNS. OF SEINE

ORD 90-2

OR900 P1776
0060-0082

OR487 P1882
508 sq. ft.
0060-0080

COVE

347.80'

ORD 90-2
654.4'

JOHNS AVENUE (CLOSED)

(LOT 10)
(OR101 P549)

ORD 90-2

DRIVE
502.0830' E

725.77'

OR900 P1776
0060-0082
11.15 act

OR599 P600
0060-0081

OR450-0030
0060-0030

(LOT 21)

505.0'

17

16

15

14

COVE

27

26

25

24

28

DRIVE

CRS

MATCH LINE

(D)

3

4

20

18

19

Planning Board meeting
Minutes and proceedings
April 6, 2010

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

Motion made by Sue Roskosh, seconded by Phil Leary to approve the minutes of the February 2, 2010. 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.

OLD BUSINESS

* **Case PB 09-30** **Address:** Off Crystal Cove Drive and Comfort Road
 Parcel: 37-09-26-0000-0060-0082
 Owner: Thirty-Ninth Avenue Professional Center, Inc.
 Agent: James Meehan

 Request: Approval of a preliminary plat for a subdivision

(Public Hearing)

Ms. Banks advised that no phone calls or letters were received, that the request is the preliminary plat, so the comments made by the department heads will be addressed at the final plat review.

Jim Meehan, the owner's representative, explained that they added units to meet the minimum requirement and added a connection to Comfort Road and reduced the number of units that connected to Crystal Cove Dr.

Mr. Meehan advised that they would prefer the City own the roads and that they will be built to city standards.

Ms. Banks read the review comments for this request made by the department heads.

Mr. Holmes advised that unlike their last request, they are not here to ask for any change to the Comprehensive Plan or in zoning. This is simply a preliminary plat approval process.

The following concerns noted by staff were discussed:

City Manager comments:

1. Appropriate drainage and roadway improvements will need to be made for Crystal Cove Dr.

Mr. Meehan advised that the retention pond has been pulled further back off Crystal Cove Dr. and the swales were added further back onto the properties and if there need be additional

Case PB 09-30 Off Crystal Cove Drive and Comfort Road – continued

consideration made, they will.

2. A permit from SJRWMD will suffice, however, a copy of the stormwater calculations should be submitted for file purposes, and maintenance of the systems needs to be by the homeowners association and not held in private ownership.

Mr. Meehan advised that they plan on a homeowner's association and that the storm retention area will be a wet pond and is considered best management practices (BMP) by SJRWMD.

3. No drainage connection is shown from the west side of Crystal Cove Dr. to the East side. There is an existing drainage system in the location of the stormwater retention area that needs to be identified and incorporated into the design and the overflow from the retention pond needs to be identified and incorporated into the design (overflow from the retention pond needs to be directly connected to this system).

Mr. Meehan advised that there is an inlet right now in the ditch that flows under the road and into the river and that will be the point of connection to the river.

Mr. Venables made a recommendation that street lights be installed in the complex or at least at the entrances for security.

Mr. Holmes reiterated that if the code does not require something the Board may only make a recommendation to the developer.

Mr. Meehan advised that they do have a lighting consultant.

Phil Leary asked why they have put access from the multi-family section off of Comfort Rd. and the single-family section off of Crystal Cove Dr.

Mr. Meehan explained that separating the multi-family from the single-family is usually better for sales purposes.

Mr. Wallace questioned what buffering was intended between Crystal Cove Dr. and the backs of these houses on the east and the north side of the subdivision.

Mr. Meehan advised that he believed that one of the owners was committed to a fence or wall on the north side, but he was not sure other than plants on the east side.

Mr. Garry Woods, 207 Crystal Cove Dr., stated that one of his concerns was regarding the retention pond on the plan, as the existing one for their neighborhood is city owned and has blown out three times due to stormwater. He added that without a plan for reinforcement, it could wash out the only means of ingress and egress for their neighborhood.

Case PB 09-30 Off Crystal Cove Drive and Comfort Road – continued

Chevy Davis, 226 Crystal Cove Dr., stated that after the last meeting, the developers met with the neighborhood people and there was no discussion regarding quadraplex type units and from the pictures shown to the residents, they did not appear to be compatible with the existing homes in the area. He reiterated the concerns previously expressed regarding the retention pond.

Mr. Meehan advised that they actually had proposed fewer units with the last request and that they had to increase the number of units with the existing land use designation.

Ron Baukman, 246 Crystal Cove Dr. stated that at the meeting with the developers there have been a number of changes, and they had discussed several concerns of the neighborhood including the drainage issues, larger homes and lots and some type of wall or fencing, so they do not have to look into back yards. He stated concerns of that as the zoning can be changed, it should also be possible for it to be changed back, that they have concerns that there is nothing in writing and with all the plan changes that have been discussed, this could just as well end up being mobile homes, hurting the existing home values. He believed that the Board should have more authority and should have empathy for their situation and that the City needs to take drastic action.

Mr. Holmes reminded the residents that the applicant previously came before the Board and the public requesting a change of Land Use Designation which would have reduced the number of units and there was a lot of opposition at that time. Now the applicants have made changes to their previous plan and are planning to this development according to the existing zoning and land use requirements, therefore compatibility cannot be considered at this point.

William Stevens, asked if there would be a commitment to the community for a wall or fence for the north side of the development. He stated that if there were impact fees in place it would be a deterrent to this kind of development, that they are doing this because they don't have to pay those fees.

Mr. Holmes advised that a verbal commitment at this point would just be words, that it would not be something the City could enforce.

Ms. Banks advised of the buffering requirements between the two zoning districts.

Rick Leary, Crystal Cove Dr., shared the essence of a private conversation he had with Mr. Williams, who assured him that they will put a masonry wall with landscaping on the north side of the development, and gave assurance that the Single family housing will be a transitional type housing to be compatible with the neighboring residences.

Kevin Thomas, one of the owners from Gainesville, stated that he knows that there have been a lot of changes and partly due to the economic changes. He stated that John Williams is still 50% owner and that the houses will be in the \$150,000 range, intended for the working force people, so if you have heard section-8 housing, put that out of your mind. He ended by saying that they do care about this project and want to be proud of it.

Case PB 09-30 Off Crystal Cove Drive and Comfort Road – continued

Discussion continued regarding buffering.

Phil Leary mentioned several concerns about traffic and stated that the planning world is not a perfect world and unfortunately we are seeing some of this with what has transpired here.

Mr. Holmes urged the developers to continue to communicate and take into consideration the concerns spoken by the residents.

Regular Meeting

Motion made by Mr. Venables to approve preliminary approval. Second made by Phil Leary, stating that he thought Don Holmes was correct in that we really don't have any choice in this particular matter. All present voted affirmative. Motion carried.

NEW BUSINESS

Workshop for Evaluation and Appraisal Report Major Issues

(Public Hearing)

Guy Parola advised that he contracted with the City to prepare the Evaluation and Appraisal Report which is kind of like an audit of the comp plan that looks at the goals, objectives and policies of the comp plan, and is required by the State to be done every seven years. He further advised that in 2007 there were 4 or 5 public workshops.

Discussion took place regarding the following 5 issues identified from those public hearings:

1. Historic preservation for the two historic districts is protected through the land development regulations, but not in the Comprehensive Plan.
2. Economic Development issues include, the need for a true mixed use category in the Comprehensive Plan for the Downtown area; income, as much of the workforce (approximately 35%) leave the county for employment because of the low wages throughout the county as well as an increasing unemployment rate; and for Housing and the need for bringing up the ad valorem base.
3. Transportation level of service – The city must adopt a mobility plan, as required for the transportation concurrency exception area, due to the Dense Urban Land Area community classification within the City. The City must figure out a way, either by funding or different strategies, to figure out how traffic is not going to negatively impact the city. This issue is complicated by US Highway 17, which is a failing, emerging roadway on the strategic intermodal system.
4. Trails and Parks – there needs to be a long-range plan to tie the park and trails plan together.
5. Annexations and Municipal Boundaries and the need for a city planned municipal boundary for providing municipal services. As the unplanned municipal boundary, resulting from decades



Planning Board Staff Report

July 6, 2010

Case: PB 10-18

Request: to vacate those portions of streets and roads lying in the following parcels: 01-10-26-0000-0320-0000; 01-10-26-3150-0010-0010; 01-10-26-0000-0410-0000; and 01-10-26-3150-0010-0040. Property is north of Jenkins Middle School. These roads have never been opened.

Applicant: Putnam County School District

APPLICABLE CODE REFERENCE:

Sec. 54-44. Board to act as supervisor of plats; approval of street dedications.

The city planning board shall be the supervisor of plats. It shall provide rules and regulations governing the platting of all lands within the city and within the planning district, so as to require that such platting shall conform to the official map, and may, in behalf of the local government within the limits of which the land in question is situated, make such other requirements as may lawfully be made. All plans, plats, replats or descriptions showing the layout of any street, highway or alley upon private property, or of building lots in connection with or in relation to such highway, street or alley, to be dedicated to public use or to the use of purchasers or owners of lots fronting on or adjacent to such highway, street or alley, and located within the city or within the planning district, shall be submitted to the city planning board and approved by it before they shall be recorded. The disapproval or failure to approve of any such plan, plat, replat or description by the city planning board shall be deemed a refusal by the local government within the limits of which the land in question is situated, of the proposed dedication shown thereon. The approval of the city planning board shall be deemed an acceptance of the proposed dedication; but shall not impose any duty upon the city or any other local government concerning the maintenance or improvement of any such dedicated parts, until the proper authorities of the city or other local government shall have made actual appropriation of the same entry, use and improvement. (Code 1981, § 14-29)

BACKGROUND:

The applicant is requesting the City vacate those portions of streets/roadways to accommodate their desire to construct a maintenance facility. There was no response to the notices sent to surrounding property owners or from the advertisement that ran on Jun 19, 2010. All reviewing departments responded with "no comment."

CONSIDERATIONS

A review of the Comprehensive Plan and the Municipal Code does not provide guidelines other than Section 54-44 above. The segments requested to be closed have never been opened.

PHOTOS



Debbie Banks

From: Woody Boynton
Sent: Friday, May 07, 2010 9:44 AM
To: Debbie Banks
Subject: RE: Street Vacate/Close request - School Board

No comment

From: Debbie Banks
Sent: Wednesday, May 05, 2010 8:25 AM
To: Joff Filion; Rhett McCamey; Gary Getchell; Mark Lynady; Woody Boynton; Eula White
Subject: Street Vacate/Close request - School Board

Please find attached case PB 10-18 from the Putnam County School Board requesting the City vacate and close streets in parcels they own and wish to construct a warehouse. Eula and Rhett should be receiving requests from Mr. Padgett similar to what he did for the other utilities. Please respond to him and he can forward to me or you can cc me. From a planning standpoint, I have no issue with the request since these streets have never been opened.

Feel free to call me with any questions. Your email response will suffice for comments or simply respond "No comment."

Thank you,
Debbie

Debbie Banks
Director of Building & Zoning
386.329.0103 (phone)
386.329.0172 (fax)
dbanks@palatka-fl.gov

Debbie Banks

From: Joff Filion
Sent: Thursday, May 06, 2010 8:00 AM
To: Debbie Banks
Subject: RE: Street Vacate/Close request - School Board

Debbie,

I have no comment.

CBO

From: Debbie Banks
Sent: Wednesday, May 05, 2010 8:25 AM
To: Joff Filion; Rhett McCamey; Gary Getchell; Mark Lynady; Woody Boynton; Eula White
Subject: Street Vacate/Close request - School Board

Please find attached case PB 10-18 from the Putnam County School Board requesting the City vacate and close streets in parcels they own and wish to construct a warehouse. Eula and Rhett should be receiving requests from Mr. Padgett similar to what he did for the other utilities. Please respond to him and he can forward to me or you can cc me. From a planning standpoint, I have no issue with the request since these streets have never been opened.

Feel free to call me with any questions. Your email response will suffice for comments or simply respond "No comment."

Thank you,
Debbie

Debbie Banks
Director of Building & Zoning
386.329.0103 (phone)
386.329.0172 (fax)
dbanks@palatka-fl.gov

Debbie Banks

From: Mark Lynady
Sent: Wednesday, May 05, 2010 11:21 AM
To: Debbie Banks
Subject: RE: Street Vacate/Close request - School Board

Debbie, I have no issues with the street closures.

From: Debbie Banks
Sent: Wednesday, May 05, 2010 8:25 AM
To: Joff Filion; Rhett McCamey; Gary Getchell; Mark Lynady; Woody Boynton; Eula White
Subject: Street Vacate/Close request - School Board

Please find attached case PB 10-18 from the Putnam County School Board requesting the City vacate and close streets in parcels they own and wish to construct a warehouse. Eula and Rhett should be receiving requests from Mr. Padgett similar to what he did for the other utilities. Please respond to him and he can forward to me or you can cc me. From a planning standpoint, I have no issue with the request since these streets have never been opened.

Feel free to call me with any questions. Your email response will suffice for comments or simply respond "No comment."

Thank you,
Debbie

Debbie Banks
Director of Building & Zoning
386.329.0103 (phone)
386.329.0172 (fax)
dbanks@palatka-fl.gov

**CITY OF PALATKA
PALATKA, FLORIDA**

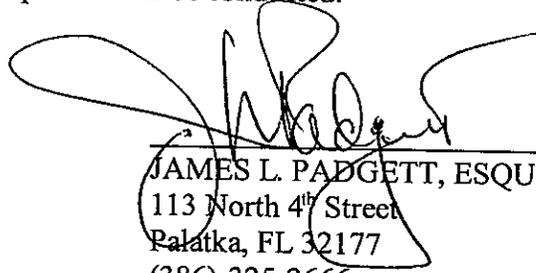
**IN RE:
PUTNAM COUNTY SCHOOL DISTRICT**

AMENDED PETITION TO VACATE STREETS AND ROADS

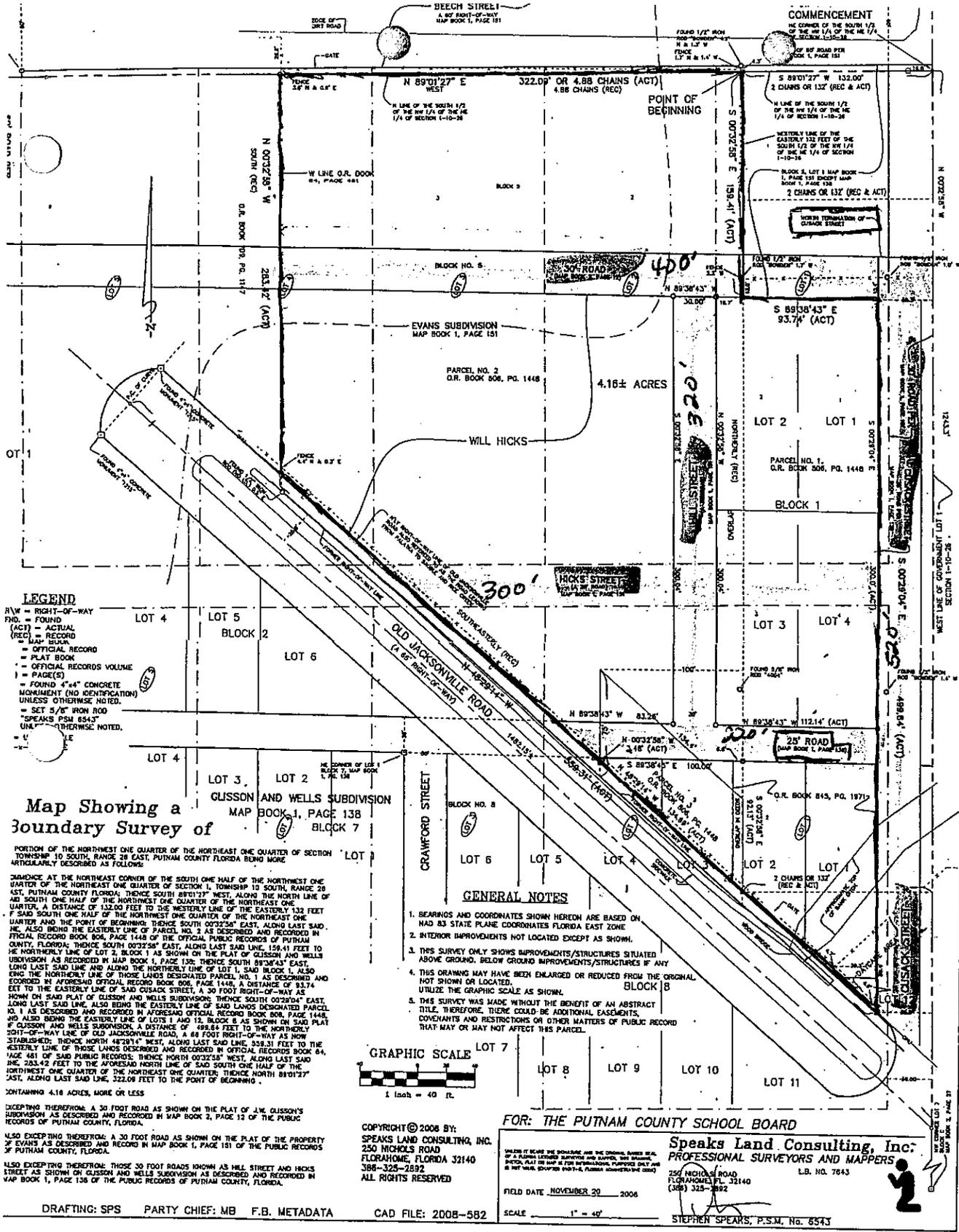
1. This petition is filed on behalf of the Putnam County School District located in Palatka, Putnam County, Florida
2. Petitioner is the owner of property that is contiguous to the following roadways located in Palatka, Putnam County, Florida:
 - A. Hill Street
 - B. 25' road adjoining Hill Street and Cusack Street (Map Book 1, Page 138)
 - C. 30' road adjoining Hill Street (Map Book 2, Page 12)
 - D. Cusack Street
 - E. Hicks Street (Map Book 1 Page 151)
3. The legal description of the property owned by Petitioner is: See attached Exhibit A
4. The above described roadways, or portions thereof, are located within or contiguous to said parcel. None of the roadways have ever been opened for public use.
5. A copy of Petitioner's Deed for said property is attached hereto and marked as Exhibit B.
6. A Plat Map indicating the location of the property and roads to be vacated is attached as Exhibit C. The roads have been highlighted.
7. Vacation of the subject roads will not adversely affect the property rights or right of convenient access of the public particularly those owners who may have property immediately adjacent to and in the general vicinity of the property in question.

8. Letters from all pertinent utility companies stating they have no objection to the vacating of the subject roads is also filed simultaneously herewith.
9. A legal description of the specific property to be vacated is included in Paragraph 3 above.
10. The subject property is located within the city of Palatka, Florida.

WHEREFORE, Petitioner requests the subject roads be vacated and that any and all public hearings required by law and all notices of publication be conducted.



JAMES L. PADGETT, ESQUIRE
113 North 4th Street
Palatka, FL 32177
(386)-325-2666
Florida Bar No. 115730
Attorney for Petitioner



- LEGEND**
- R/W = RIGHT-OF-WAY
 - FOUND = FOUND
 - (ACT) = ACTUAL
 - (REC) = RECORD
 - MAP = MAP
 - OFFICIAL RECORD = OFFICIAL RECORD
 - PLAT BOOK = PLAT BOOK
 - OFFICIAL RECORDS VOLUME = OFFICIAL RECORDS VOLUME
 - PAGE(S) = PAGE(S)
 - FOUND 4"x4" CONCRETE MONUMENT (NO IDENTIFICATION) UNLESS OTHERWISE NOTED.
 - SET 5/8" IRON ROD "SPEAKS PSM 6543" UNLESS OTHERWISE NOTED.
 - U = UTILITY

Map Showing a Boundary Survey of

PORTION OF THE NORTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 28 EAST, PUTNAM COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH ONE HALF OF THE NORTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 28 EAST, PUTNAM COUNTY FLORIDA; THENCE SOUTH 89°01'27" WEST, ALONG THE NORTH LINE OF SAID SOUTH ONE HALF OF THE NORTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SECTION 10, A DISTANCE OF 132.00 FEET TO THE WESTERLY LINE OF THE EASTERLY 132 FEET F SAID SOUTH ONE HALF OF THE NORTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER AND THE POINT OF BEGINNING; THENCE SOUTH 00°22'58" EAST, ALONG LAST SAID LINE, ALSO BEING THE EASTERLY LINE OF PARCEL NO. 2 AS DESCRIBED AND RECORDED IN COUNTY RECORD BOOK 506, PAGE 1448 OF THE OFFICIAL PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA; THENCE SOUTH 00°22'58" EAST, ALONG LAST SAID LINE, 159.41 FEET TO THE NORTHERLY LINE OF LOT 2, BLOCK 1 AS SHOWN ON THE PLAT OF GLISSON AND WELLS SUBDIVISION AS RECORDED IN MAP BOOK 1, PAGE 138; THENCE SOUTH 89°38'43" EAST, ALONG THE NORTHERLY LINE OF THOSE LOTS DESIGNATED PARCEL NO. 1 AS DESCRIBED AND RECORDED IN APFSAID OFFICIAL RECORD BOOK 506, PAGE 1448, ALSO BEING THE EASTERLY LINE OF SAID LOTS DESIGNATED PARCEL NO. 1 AS DESCRIBED AND RECORDED IN APFSAID OFFICIAL RECORD BOOK 506, PAGE 1448, AND ALSO BEING THE EASTERLY LINE OF LOTS 1 AND 12, BLOCK 8 AS SHOWN ON SAID PLAT OF GLISSON AND WELLS SUBDIVISION, A DISTANCE OF 489.64 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF OLD JACKSONVILLE ROAD, A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 89°01'27" WEST, ALONG LAST SAID LINE, 159.41 FEET TO THE WESTERLY LINE OF THOSE LOTS DESIGNATED AND RECORDED IN OFFICIAL RECORDS BOOK 84, PAGE 181 OF SAID PUBLIC RECORDS; THENCE NORTH 00°22'58" WEST, ALONG LAST SAID LINE, 233.42 FEET TO THE APFSAID NORTH LINE OF SAID SOUTH ONE HALF OF THE NORTHWEST ONE QUARTER OF THE NORTHEAST ONE QUARTER; THENCE NORTH 89°01'27" EAST, ALONG LAST SAID LINE, 322.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.16 ACRES, MORE OR LESS

EXCEPTING THEREFROM: A 30 FOOT ROAD AS SHOWN ON THE PLAT OF J.W. GLISSON'S SUBDIVISION AS DESCRIBED AND RECORDED IN MAP BOOK 2, PAGE 12 OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA.

ALSO EXCEPTING THEREFROM: A 30 FOOT ROAD AS SHOWN ON THE PLAT OF THE PROPERTY OF EVANS AS DESCRIBED AND RECORDED IN MAP BOOK 1, PAGE 151 OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA.

ALSO EXCEPTING THEREFROM: THOSE 30 FOOT ROADS KNOWN AS HILL STREET AND HICKS STREET AS SHOWN ON GLISSON AND WELLS SUBDIVISION AS DESCRIBED AND RECORDED IN MAP BOOK 1, PAGE 138 OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA.

- GENERAL NOTES**
1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON NAD 83 STATE PLANE COORDINATES FLORIDA EAST ZONE
 2. INTERIOR IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.
 3. THIS SURVEY ONLY SHOWS IMPROVEMENTS/STRUCTURES SITUATED ABOVE GROUND. BELOW GROUND IMPROVEMENTS/STRUCTURES IF ANY NOT SHOWN OR LOCATED.
 4. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
 5. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. THEREFORE, THERE COULD BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS OR OTHER MATTERS OF PUBLIC RECORD THAT MAY OR MAY NOT AFFECT THIS PARCEL.



COPYRIGHT © 2006 BY:
SPEAKS LAND CONSULTING, INC.
 250 MICHOLES ROAD
 FLORAHOME, FLORIDA 32140
 386-325-2892
 ALL RIGHTS RESERVED

FOR: THE PUTNAM COUNTY SCHOOL BOARD

Speaks Land Consulting, Inc.
 PROFESSIONAL SURVEYORS AND MAPPERS

250 MICHOLES ROAD
 FLORAHOME, FL. 32140
 (386) 325-2892

L.B. NO. 7643

FIELD DATE: NOVEMBER 20, 2006

SCALE: 1" = 40'

STEPHEN SPEAKS, P.S.M. No. 6543

DRAFTING: SPS PARTY CHIEF: MB F.B. METADATA CAD FILE: 2008-582

1760'

October 25, 2009

James L. Padgett
113 N. 4th St, Suite 2
Palatka, FL 32178-1816

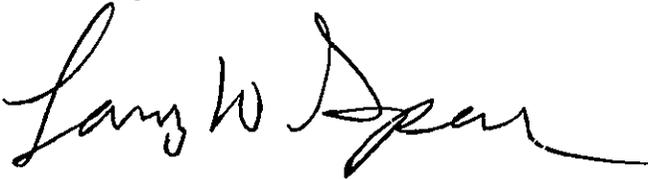
Re: Request to vacate platted roadways

Dear Mr. Padgett,

I have reviewed the enclosed documents. FPL has no objection to the request by the Putnam County School District to vacate the described old platted roadways.

Please contact me at the number below if any more information is required.

Sincerely



Larry W. Spear
Lead Technical Specialist I
2900 Catherine St
Palatka, FL 32177
PHONE 386-329-5149
FAX 386-329-5120
Email larry_w_spear@fpl.com



Pete Hassett
Area Mgr Osp Plng & Eng Design
900 Nova Rd
Daytona Beach, FL 32117

June 3, 2009

James Padgett, PA
510 Central Av
Crescent City, FL 32112

of: 386.698.1011
fx: 386.698.4339

Handwritten signature: Pal
Handwritten initials: PCSA

Subject: ***Vacate the undeveloped roads plated as:***
30' Road between Old Jacksonville Road and Cusack Street
Hicks St between Old Jacksonville Road and Cusack Street
25' Road (E Hicks St) between Old Jacksonville Road and Cusack Street
Hill St from E Hicks St 300.04' North
Cusack Street from Old Jacksonville Road 499.64' North
All adjacent or within parcels:
01-10-26-0000-0320-0000
01-10-26-0000-0410-0000
01-10-26-3150-0010-0010
01-10-26-3150-0010-0040
01-10-26-3150-0080-0030
01-10-26-3150-0080-0020
01-10-26-3150-0010-0010
01-10-26-3150-0080-0010
Putnam County, FL.

To James Padgett, PA:

Our engineering department has reviewed the above referenced request. Presently, AT&T has no existing facilities or plans to construct facilities within the undeveloped roadway described above. AT&T has no objections to the abandonment of the above referenced easement.

If further assistance is needed, please do not hesitate to call, Earl Beck, at 386.257.7994.

Thank You

Handwritten signature of Pete Hassett
Pete Hassett
Area Mgr Osp Plng & Eng Design

**City of Palatka
Utilities Dept.
1010 Ocean St.
Palatka FL 32177**

Memo

To: James L. Padgett
From: Rhett McCamey, Superintendent of Utilities
CC: file
Date: 5/21/2010
Re: Putnam County School District

The City of Palatka Utilities Department does not have any utilities in the old platted roadways on the school district property and have no plans to install utilities on them in the future. The City of Palatka Utilities Department has no objections to these roadways being closed.

Rhett McCamey, Superintendent

CITY OF PALATKA

Palatka Gas Authority

518 MAIN ST., PALATKA, FLA. 32177
P.O. BOX 978
TELEPHONE (386) 328-1591

May 20, 2010

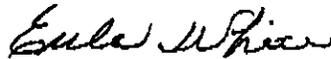
James L. Padgett
113 N. 4th Street, Ste. 2
Palatka, FL 32178-1816

Dear Sir:

Regarding the Putnam County School District closing streets at Jenkins Middle School, the Palatka Gas Authority has no objections to the closings.

Yours truly,

PALATKA GAS AUTHORITY



Eula White
Manager



Application for Street Closing/ Street Name Change/Vacating an Easement

This application must be typed or printed in black ink and submitted with any required attachments and application fee of \$130.00 (Checks payable to the City of Palatka) to:

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

Application Number: PB-10-18
Date Received: 5-3-10 Enc
Hearing date: 6/1/10 7/6/10

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

TO BE COMPLETED BY APPLICANT	
Street Name and segment of street to be closed or legal description of easement to be vacated: <i>see attached Petition together with legal description</i>	
Street Type: <input type="checkbox"/> Paved <input type="checkbox"/> Brick <input type="checkbox"/> Dirt <input checked="" type="checkbox"/> Unopened	Total length of the street segment/easement: Total length of street/easement to be closed: <i>1/5 total feet 1,760' total</i>
Why is the applicant requesting that the street segment be closed or easement vacated? <i>The Streets need to be vacated to accomodate construction of a maintenance facility</i>	
<input checked="" type="checkbox"/> If the applicant owns property adjacent to the street segment/easement, attach copy of recorded deed including parcel number.	
<input checked="" type="checkbox"/> Survey (if required) or drawing of proposed area to be closed/vacated (Attached)	
Owner Name:	<i>The School District of Putnam County</i>
Owner Address:	<i>200 S. 7th Street Palatka, FL 32177</i>
Phone Number:	<i>(386) 329-0510</i>
Agent Name:	<i>James L. Padgett, Esquire</i>
Agent Address:	<i>113 N. 4th Street Palatka, FL 32177</i>
Phone Number:	<i>(386) 325-2666</i>

This application submitted by:

Signature of owner(s):

Putnam County School District

Print owner(s) names(s):

by -

Signature of Agent(s):

James H. Padgett, Atty. for the PCSD.

Print Agent(s) names:

JAMES H. PADGETT

STATE OF FLORIDA

County of Putnam

Before me this day personally appeared James H. Padgett 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 27th day of April A.D. 2010.

Victoria T. Johnson

Notary Public



My commission expires: _____ State of Florida at Large

FOR OFFICIAL USE ONLY			
Date Submitted <u>4-30 Inc</u> <u>5-4 Comp</u>	Received By: <u>PS inc.</u> <u>DB complete</u>	Preliminary review by: <u>DB</u>	
Sign(s) Posted	Surrounding property owners notices sent:	Legal Ad Ran:	Attachments Reviewed:
Date:	Date:	Date:	<input checked="" type="checkbox"/> Legal Description
By:	By:		<input type="checkbox"/> Copy of Recorded Deed
			<input checked="" type="checkbox"/> Fees

Parcel 1

All that part of Cusack Street, as shown on plat of Glisson and Wells Subdivision, according to plat thereof recorded in Map Book 1, page 138, AND, all that part of an unnamed 30 foot street which lies Easterly of Blocks 5 and 8, as shown on plat of the Property of Evans, according to plat thereof recorded in Map Book 1, page 151 of the public records of Putnam County, Florida, which lies Northerly of the Northerly right of way of the Old Jacksonville Road and Southerly of an Easterly projection of the North line of Lot 1, Block 1 of said Glisson and Wells Subdivision.

Parcel 2

All streets, roads and right of ways as shown on the plats of J. W. Glisson's Subdivision, according to plat thereof recorded in Map Book 2, page 12, Glisson and Wells Subdivision, according to plat thereof recorded in Map Book 1, page 138, and the Property of Evans, according to plat thereof recorded in Map Book 1, page 151, all of the public records of Putnam County, Florida, which lies within the following described parcel of land, to-wit:
A portion of the NW 1/4 of the NE 1/4 of Section 1, Township 10 South, Range 26 East, Putnam County, Florida, being more particularly described as follows:
Commence at the Northeast corner of the South 1/2 of the NW 1/4 of the NE 1/4 of Section 1, Township 10 South, Range 26 East, Putnam County, Florida, thence S 89 degrees 01'27" W, along the North line of said South 1/2 of the NW 1/4 of the NE 1/4, a distance of 132.00 feet to the Westerly line of the Easterly 132 feet of said South 1/2 of the NW 1/4 of the NE 1/4 and the Point of Beginning; thence S 00 degrees 32'58" E, along last said line, also being the Easterly line of Parcel No. 2 as described and recorded in O.R. Book 806, page 1448 of the official public records of Putnam County, Florida, a distance of 159.41 feet to the Northerly line of Lot 2, Block 1 as shown on the plat of Glisson and Wells Subdivision as recorded in Map Book 1, page 138; thence S 89 degrees 38'43" E, along last said line and along the Northerly line of Lot 1, said Block 1, also being the Northerly line of those lands designated Parcel No. 1 as described and recorded in aforesaid O.R. Book 806, page 1448, a distance of 93.74 feet to the Easterly line of said Cusack Street, a 30 foot right-of-way as shown on said plat of Glisson and Wells Subdivision; thence S 00 degrees 29'04" E, along last said line, also being the Easterly line of said lands designated Parcel No. 1 as described and recorded in aforesaid O.R. Book 806, page 1448, and also being the Easterly line of Lots 1 and 12, Block 8 as shown on said plat of Glisson and Wells Subdivision, a distance of 499.64 feet to the Northerly right-of-way line of Old Jacksonville Road, a 66 foot right-of-way as now established; thence N 48 degrees 29'14" W, along last said line, 559.31 feet to the Westerly line of those lands described and recorded in O.R. Book 64, page 461 of said public records; thence N 00 degrees 32'58" W, along last said line, 283.42 feet to the aforesaid North line of said South 1/2 of the NW 1/4 of the NE 1/4; thence N 89 degrees 01'27" E, along last said line, 322.09 feet to the Point of Beginning. Containing 4.16 acres, more or less.

EXHIBIT A

DOC STAMPS
INTANG TAX

175.00
.00

FL# 374427 B 806 448
REC NO. 05930213522

WARRANTY DEED

Documentary Tax PD. 175.00
Certificate # 01-030000-12-01
EDWARD CRACKS, Clerk of Circuit Court
By John Arnold

THIS INDENTURE, made this 28th day of October, A.D. 1999,
between Anna L. Johns, as the Trustee of the Lucille C. Johns
Revocable Estate Trust, u/a dated November 2, 1998,, whose social
security or tax identification number is 261-84-4056,
and whose address is 121 Wells Street, Palatka, Florida 32177, of
the County of Putnam and State of Florida, Grantor, and The School
District of Putnam County, Florida, whose tax identification number
is , and whose address is 200 S. 7th Street, Palatka,
Florida 32177, of the County of Putnam and State of Florida,
Grantee,

WITNESSETH, that said Grantor, for and in consideration of
the sum of Ten Dollars and other good and valuable considerations
to said grantor in hand paid by said grantee, the receipt whereof
is hereby acknowledged has granted, bargained and sold to the said
grantee, and grantee's heirs, successor and assigns, forever, the
following described land, situate, lying and being in Putnam
County, Florida, to-wit:

Parcel #1:
Lots 1, 2, 3 and 4 of Block 1 and Lots 3 and 4 of
Block 8, GLISSON & WELLS SUBDIVISION of the South
¼ of the NW¼ of the NE¼ of Section 1, Township 10
South, Range 26 East, according to plat thereof
recorded in Map Book 1, Page 138 of the public
records of Putnam County, Florida.

Parcel #2:
Beginning at the Northeast corner of the South ¼
of the NW¼ of the NE¼ of Section 1, Township 10
South, Range 26 East, and running West 2 chains to
a point for a true beginning corner of this
conveyance, from thence West 4.88 chains, thence
South to the public road leading from Palatka to
Sauble and Rice Creek, thence Southeasterly along
said road to a lightwood post standing 2 chains
West of quarter-section line, thence Northerly to
place of real beginning. EXCEPT a tract in the
Southeast corner thereof 75 feet North and South
by 100 feet East and West, as per deed recorded in
Deed Book 132, page 310 of the public records of
Putnam County, Florida.

Parcel #3:
Part of the NW¼ of the NE¼, Section 1, Township 10
South, Range 26 East, containing .17 acres, more
or less, Deed Book 132, page 310 of the public
records of Putnam County, Florida, more
particularly described as follows:
A certain lot beginning at the Southeast corner of
the following described tract and running North 75

Handwritten initials

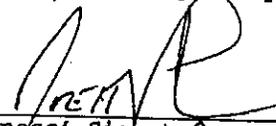
Prepared by:
Holmes & Pickens, P.A.
Attorneys at Law
220 Third Street
Palatka, Florida 32977-5210
322-1111

feet; thence West 100 feet; thence South 75 feet;
thence East 100 feet to point of beginning.
Beginning at the Northeast corner of the South 1/4
of NW1/4 of NE1/4 of Section 1, Township 10 South,
Range 26 East, and running West 2 chains to a
point from beginning; thence West 4.88 chains;
thence South to the public road; thence Southeast
along said road to a point 2 chains West of
quarter section line; thence Northerly to place of
beginning.

Property Appraiser's Parcel Numbers 01-10-26-3150-
0010-0010, 01-10-26-3150-0010-0040, 01-10-26-3150-
0080-0030, 01-10-26-0000-0320-0000 and 01-10-26-
0000-0410-0000.

and said Grantor does hereby fully warrant the title to said land,
and will defend the same against the lawful claims of all persons
whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand
and seal the day and year first above written.



Witness' Signature

J. H. DeKew

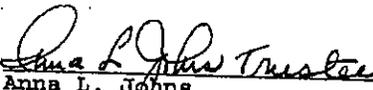
Witness' Name Printed



Witness' Signature

Lucille H. Parrish

Witness' Name Printed



Anna L. Johns

EDWARD L. BROOKS CLERK
CO: PUTNAM ST: FL

FILED AND RECORDED
DATE 10/29/1999 TM 14:00



STATE OF FLORIDA
COUNTY OF PUTNAM

I HEREBY CERTIFY that on this day before me, an officer
duly qualified to take acknowledgments, personally appeared Anna L.
Johns, as the Trustee of the Lucille C. Johns Revocable Estate
Trust, u/a dated November 2, 1998, to me personally known to be the
person(s) described in and who executed the foregoing instrument,
or who produced appropriate identification, and acknowledged before
me the execution of same.

WITNESS my hand and official seal in the County and State
last aforesaid this 28th day of October, 1999.



Notary Public
My commission expires:

Holmes & Pickens, P. A.
Attorneys at Law
Third Street
Palmetto, Florida 32177-5710
328-1111



PUBLIC NOTICE

Notice is hereby given that the City of Palatka PLANNING BOARD will hold a public hearing at their regular meeting on Tuesday, July 6, 2010 at 4:00PM at City Hall, 201 North 2nd Street, for the purpose of hearing a:

Request to vacate those portions of streets and roads lying within the following parcels: 01-10-26-0000-0320-0000; 01-10-26-3150-0010-0010; 01-10-26-0000-0410-0000; and 01-10-26-3150-0010-0040. Property is north of Jenkins Middle School. These roads have never been opened.

Applicant: Putnam County School District

Agent: James Padgett

Case: PB 10-18

All interested parties are invited to attend this public hearing.

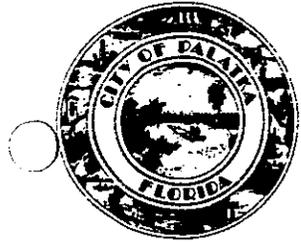
Debbie Banks
Director of Bldg. & Zoning

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 DEPT. AT (386)329-0103 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS.

Legal No. 05505152
06/19/2010

*ok
RFB
5/12/10
1:45 PM*



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

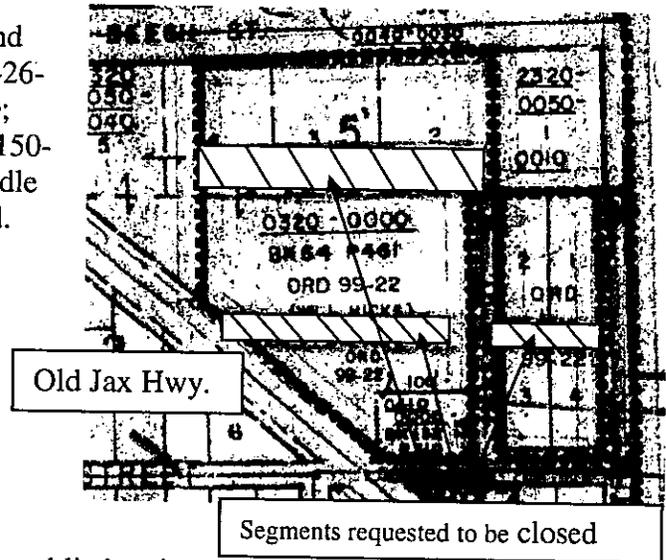
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BLANCH L PERRY ET AL PB 10-18
133 N BEECH ST
PALATKA FL 32177

GINGER L + J HOLLIS TINSLEY PB 10-18
901 REDBUD TRAIL
ST AUGUSTINE FL 32086

PONCE INLET INVESTMENTS LLC PB 10-18
124 N NOVA ROAD SUITE 114
ORMOND BEACH FL 32174

ELLA D + TERESA + ANTHONY R LEWIS
205 PAMELA DR PB 10-18
SATSUMA FL 32189

ARLISS C JR + CONNIE F WALKER PB 10-18
1422 WASHINGTON ST
PALATKA FL 32177

PB 10-18
WILLIAM T HUNTLEY
417 SAINT JOHNS AVENUE UNIT 7
PALATKA FL 32177

JACOB SPELL PB 10-18
5019 CRILL AVE
PALATKA FL 32177

MURRAY FORYSTENE HEIRS PB 10-18
8564 SIOUX TRAIL UNIT 4
KISSIMMEE FL 34747

GALEB AQEL PB 10-18
2566 STILLWELL AVENUE
BROOKLYN NY 11223

LESTER JAMES PB 10-18
718 N 16TH ST
PALATKA FL 32177

NOVICE WHITE PB 10-18
125 N BEECH ST
PALATKA FL 32177

NATHANIEL + CHARLIE M HARRIS PB 10-18
PO BOX 295
PALATKA FL 32178

TERRENCE WRIGHT PB 10-18
4378 JIGGERMAST AVE
JACKSONVILLE FL 32277

NEW CREATION CHRISTIAN CENTER INC PB
10-18
PO BOX 1691
PALATKA FL 32178

MARY JANE GREEN PB 10-18
107 N BEECH ST
PALATKA FL 32177

Please run once on June 19, 2010 in the **PUBLIC NOTICE** section

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PLANNING BOARD REPORT – July 6, 2010

CASE: PB 10-22

ADDRESS: 806 St. Johns Avenue

REQUEST: Request for a conditional use to locate a church within 300' of a licensed establishment selling alcohol.

APPLICANT: John L. Sweet

OWNER: Maria Corp. of Seminole

Departmental Review

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

Compliance with Conditional Use Requirements

The applicant has applied for conditional use approval to locate a church within 300' of a licensed establishment selling alcohol. Churches are permitted uses in the DB district however, locating within 300' of an establishment licensed to sell alcohol requires conditional use approval.

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."

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 Commercial. The zoning pattern of the site and surrounding area is C-2 (Intensive Commercial) to the north and DB (Downtown Business) to the south, east and west which are zoning designations consistent with the comprehensive plan.

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.

Ingress and egress is off of St. Johns 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.

DB zoning does not have a parking requirement for commercial uses, however, this does not eliminate the need for handicap parking. Prior to occupancy, the applicant must comply with ADA requirements.

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.

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.

Table 94-304A does not indicate a requirement for screening and buffering.

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.

There are no requirements for yards/open space.

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

This proposed Conditional Use is generally compatible with adjacent properties. There is another church located across the street from this location.

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 other than registration with the Building & Zoning.

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

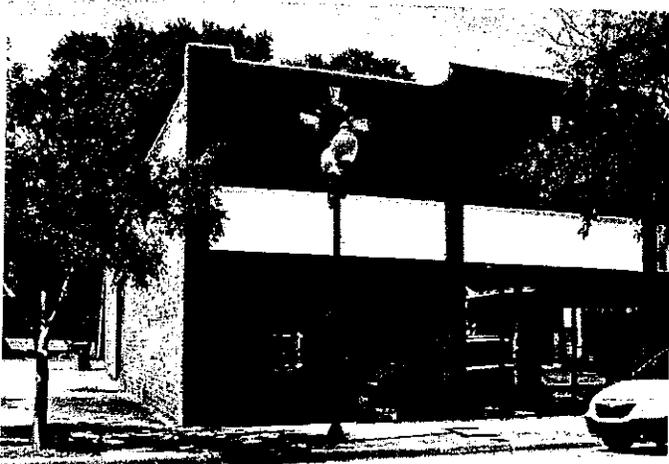
This parcel is not located in a Historic District.

Staff Recommendation

Staff recommends approval of the applicant's request for a church, subject to the conditions as listed in the Code and the following conditions:

1. That the church be registered with the City prior to occupancy;
2. That all ADA and Florida Building Codes be met prior to occupancy;
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.

PHOTOGRAPH



Debbie Banks

From: Mark Lynady
Sent: Tuesday, May 11, 2010 2:04 PM
To: Debbie Banks
Subject: RE: 806 St Johns Ave Conditional Use Request for Review

I have no issues with a church operating at that location.

From: Debbie Banks
Sent: Tuesday, May 11, 2010 11:18 AM
To: Joff Filion; Gary Getchell; Mark Lynady; Woody Boynton
Subject: 806 St Johns Ave Conditional Use Request for Review

Please review and respond with comments or simply "no comment" to this request to open a church at 806 St. Johns Ave. which is within 300' of a licensed establishment selling alcohol.

Thank you,
Debbie

Debbie Banks
Director of Building & Zoning
386.329.0103 (phone)
386.329.0172 (fax)
dbanks@palatka-fl.gov

Debbie Banks

From: Gary Getchell
Sent: Tuesday, May 11, 2010 5:10 PM
To: Debbie Banks
Subject: RE: 806 St Johns Ave Conditional Use Request for Review

No comments

From: Debbie Banks
Sent: Tuesday, May 11, 2010 11:18 AM
To: Joff Filion; Gary Getchell; Mark Lynady; Woody Boynton
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Director of Building & Zoning
386.329.0103 (phone)
386.329.0172 (fax)
banks@palatka-fl.gov

Debbie Banks

From: Joff Fillion
Sent: Monday, May 17, 2010 12:18 PM
To: Debbie Banks
Subject: RE: 806 St Johns Ave Conditional Use Request for Review

No comment,
CBO

From: Joff Fillion
Sent: Thursday, May 13, 2010 11:23 AM
To: Debbie Banks
Subject: RE: 806 St Johns Ave Conditional Use Request for Review

From: Debbie Banks
Sent: Tuesday, May 11, 2010 11:18 AM
To: Joff Fillion; Gary Getchell; Mark Lynady; Woody Boynton
Subject: 806 St Johns Ave Conditional Use Request for Review

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386.329.0103 (phone)
386.329.0172 (fax)
dbanks@palatka-fl.gov

Debbie Banks

From: Woody Boynton
Sent: Thursday, May 13, 2010 4:08 PM
To: Debbie Banks
Subject: RE: 806 St Johns Ave Conditional Use Request for Review

No problems as long as this does not impact future developments in this corridor.

From: Debbie Banks
Sent: Tuesday, May 11, 2010 11:18 AM
To: Joff Filion; Gary Getchell; Mark Lynady; Woody Boynton
Subject: 806 St Johns Ave Conditional Use Request for Review

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Thank you,
Debbie

Debbie Banks
Director of Building & Zoning
386.329.0103 (phone)
386.329.0172 (fax)
banks@palatka-fl.gov

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

Application Number: PB-10-22
Date Received: 5/10/10
Hearing date: 7/6/10

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

TO BE COMPLETED BY APPLICANT		
Property Address: <u>806 St. Johns Ave</u>	Parcel Number: <u>42-10-27-6850-01020-0061</u>	Current Property Use: <u>Vacant</u>
Lot size/acreage: <u>0.32 acres</u>	Number & types of structures on property: <u>1</u>	Required Attachments: <input type="checkbox"/> Site Plan** <input checked="" type="checkbox"/> Letter of Authorization** <u>listed on app.</u> <input checked="" type="checkbox"/> Legal Description <input type="checkbox"/> Dept. of Children & Family Services Letter (if daycare) <u>N/A</u> <input type="checkbox"/> Copy of Recorded Deed - <u>NO</u> <input checked="" type="checkbox"/> Fees <input type="checkbox"/> Justification Statement*** <input type="checkbox"/> Tree Survey (if applicable) <u>-N/A</u>
Current Zoning Designation: <u>DB</u>	Closest Intersecting Streets: <u>N 8th St. + St. Johns</u>	
Type of Request: <u>To locate a church within 300' of an alcohol serving establishment.</u>		
Owner Name: <u>Hector Corp, M.D. (Maria Corp of Seminole)</u>	Owner Address: <u>73532 74th Ave. N. Seminole FL 33776</u>	
Phone Number: <u>(727) 541-3362</u>		
Agent Name: <u>John Lucius Sweet (Pastor)</u>		
Agent Address: <u>P.O. Box 975 Palatka FL 32177</u>		
Phone Number: <u>(386) 546-4932</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 1/2 x 11 and 2 copies 11 x 17 or larger.

**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.

*** Justification Statement is attached. These questions will be addressed by the Planning Board.

RECEIVED
MAY 10 2010

BY: _____

Must be notarized

Application Number: PB 10 20
 Hearing date: 3/16/10

10. This application submitted by:

Signature of owner(s): _____
 * Print owner(s) names(s): Hector R. Corzo, M.D., D
 Signature of Agent(s): John L. Suleet
 Print Agent(s) names: John L. Suleet

STATE OF Florida
 County of Pinellas

* Before me this day personally appeared Hector R. Corzo who executed the foregoing application and acknowledged to and before me that _____ executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 12th day of MARCH A.D. 2010.

JEFFERY W. RAYL
 Notary Public, State of Florida
 Comm. exp. Mar. 13, 2011
 No. DD 650257

[Signature]
 Notary Public

My commission expires: _____ State of _____ at Large

FOR OFFICIAL USE ONLY				
1. Date Submitted <u>5/10/10</u>	2. Received By: <u>DM</u>	3. Current Zoning: <u>DB</u>	4. Future Land Use Category: <u>com</u>	5. Preliminary review by: <u>DM</u>
7. Sign(s) Posted Date: <u>6/2/10</u> By: <u>E.G.</u>	8. Surrounding property owners notices sent: Date: <u>6/8/10</u> By: <u>DB</u>	9. Legal Ad Ran: Date: <u>6/19</u>	10. Attachments Reviewed: <input 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 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>Register w/city</u>				
12. Adjacent property zoning/FLU: North <u>DB / C-2/com</u> South <u>DB / com</u> East <u>DB / com</u> West <u>DB / com</u>				

May 10, 2010

New Jerusalem "Bridegroom" Ministry Inc.

Site Plan

Our plans for this location, is to use this building for a place of worship and praise, and to lift up Jesus our Lord and Savior. We firmly believe that the church is to serve the community, and to help build up (edify) in every area that is needed, establishing Gods kingdom here on earth. We believe that the true preaching and teaching of God's word will bring about change in the life of anyone that hear and believe. We will feed the hungry and cloth the naked, but majority of our focus is providing for the inner man. True change comes from within; ones heart (mind) must first change. The Bible teaches us that men be transformed by the renewing of their mind. The New Life in Christ is our focus, and is most definitely our plan for this location, men being made New in Christ, replenishing the earth. For the bible reads, if any man be in Christ (He) is a "New Creation" the old heaven and earth, "The Old Creation" (The Old Man) must become a "New Creation" (A New Man). This is our Plan and Purpose for this Church.

RECEIVED
MAY 10 2010

BY: _____

Pastor: Apostle John L. Sweet

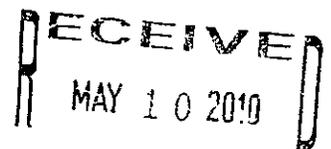
John L. Sweet

May 10, 2010

New Jerusalem "Bridegroom" Ministry Inc.

Justification Statement

I Apostle John L. Sweet, have been in Palatka for about fifteen years, I wasn't always a preacher. I haven't been good all my life. The word of God changed me, and I believe if it changed me, it could change anybody. I've studied those that are less fortunate in this community. Out of my study, I came to the conclusion; we as Christians sometimes can be more of a crutch, then a help. If a person gets use to the church being a crutch being there for them. In other words being there means of support, they would never stand and walk on their own. Sometimes it's good to take away the crutch, forcing them to stand on their own. To my understanding there have been two different ministries in this building; that catered to the hungry, naked and homeless. In the result of that, it drew the homeless and hungry; (those that were physically hungry, physically naked, and physically homeless.) Those churches supplied to the physical needs, but failed to supply to the spiritual needs. The bread that I will give is The Word of God, because it gives life. The clothing that I will give is a "White Robe" which is (righteousness). The word of God leads you to do that which is right. (Right acts) So that they may inherit their home and no longer be homeless. To put the world together, we must first put the man together; one man at a time.



BY: _____

Pastor: Apostle John L. Sweet

A handwritten signature in cursive script that reads "John L. Sweet". The signature is written in black ink and is positioned below the printed name.

2009 Assessment Information for Parcel: 42-10-27-6850-0620-0061

Tax Collector Information

Maria Corp Of Seminole

13532 74th Ave North
Seminole FL 33776-3776 ([Putnam County GIS Interactive Mapping](#))

Parcel 911 Addresses

806 St Johns Av, Palatka ([MapQuest map](#))
804 St Johns Av, Palatka ([MapQuest map](#))

Property Legal Description

DICKS MAP OF PALATKA MB2 P46 BLK 62 S 100FT OF LOT 6

Detail Information for Parcel: 42-10-27-6850-0620-0061

Just Value of Land:	\$42750	Property Use:	Stores, One Story
Improvement Value:	\$50399	Structures:	1
Market Value:	\$93149	Mobile Homes: <input type="checkbox"/>	0
Market Classified:	\$0	MH Unextended:	0
Classified: <input type="checkbox"/>	\$0	Census Tract:	950800
Market Adjusted:	\$93149	Census Block:	5007
Total Acreage:	0.32	Location:	City of Palatka

Parcel Authority Value Breakdown

Authority	Assessed/Limited	Minus (-) Exemptions	Taxable Value
County Only:	\$93149	\$0	\$93149
School Only:	\$93149	\$0	\$93149
All Others:	\$93149	\$0	\$93149

Parcel Sales Data

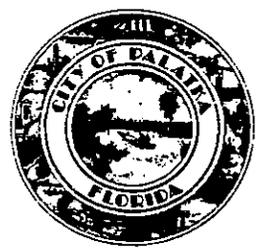
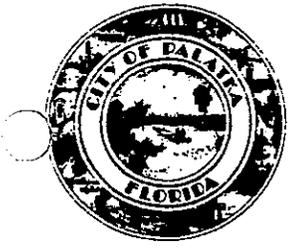
Book	Page	Instrument	Month	Year	QSCD	Price
0889	1136	Certificate of Title	March	2002	02 I	\$52000
0843	1569	Death Certificate	December	2000		\$0
0843	1570	Warranty Deed	December	2000	02 I	\$80000
0683	1001	Warranty Deed	October	1995	02 I	\$51900
0386	0526	Warranty Deed	February	1980		\$60000

Land Data

Units	Descriptions
100.00	Commercial Front Feet

Zoning Data

Department	Code	Descriptions
Palatka	C-3	Central Commercial



City of Palatka

Building & Zoning

201 N. 2nd Street

Palatka, Florida 32177

386-329-0103 • Fax 386-329-0172

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Location: 806 St. Johns Ave.
Parcel #: 42-10-26-6850-0620-0061
Owner: Maria Corp. of Seminole
Requested by: John L. Sweet

All interested parties are invited to attend this public hearing.

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Director of Building & Zoning

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PB 10-22
EPISCOPAL CHURCH IN DIOCESE OF FL
325 MARKET ST
JACKSONVILLE FL 32202

PB 10-22
CLARICE C JENKINS + CLEOTA CLARK
5818 BALTIMORE AVE
PHILADELPHIA PA 19432

PB 10-2
PAUL A + MARIE R LEWIS
4400 SAN JOSE LANE
JACKSONVILLE FL 32207

PB 10-22
ALMA BROWN ET AL
118 N 8TH ST
PALATKA FL 32177

PB 10-22
KIDDIE KAMPUS INC
715 ST JOHNS AVE
PALATKA FL 32177

PB 10-2
RONI'S INC
5519 ORTEGA BLUFF LANE
JACKSONVILLE FL
32244

PB 10-22
BARSON PROPERTIES LLC
110 MULBERRY RD
E PALATKA FL 32131

PB 10-22
MARY LAWSON BROWN + THEODORE BROWN
PO BOX 236
PALATKA FL 32178

PB 10-2
DOROTHY L LAWS
2242 RIVERSIDE AVE
JACKSONVILLE FL 32204

PB 10-22
A1A RENTALS INC
712 ST JOHNS AVE
PALATKA FL 32177

PB 10-22
JOHN A PFISTER
51 CARRERA STREET
ST AUGUSTINE FL 32084

PB 10-2
BLUES BAR AND GRILLE
714 ST JOHNS AVE
PALATKA FL 32177

PB 10-22
BETHEL AFRICAN MET EP CH OF PALATKA
PO BOX 1026
PALATKA FL 32178

PB 10-22
ANGELA MURTAGH
726 ST JOHNS AVE
PALATKA FL 32177

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#: 05505143
 Phone: (386)329-0100
 Date: 05/11/10

Ad taker: vic Salesperson: mkw Classification: 0360

Description	Start	Stop	Ins.	Cost/Day	Surcharges	Total
01 Palatka Daily News	06/19/10	08/19/10	1	74.80		74.81
Affidavit						2.50

Payment Reference:

Total: 77.31
 Tax: 0.00
 Net: 77.31
 Prepaid: 0.00

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Request for a conditional use for a church to locate within 300' of a licensed establishment selling alcohol.

Total Due 77.31

Location: 806 St. Johns Ave.
 Parcel #: 42-10-26-6850-0620-0061
 Owner: Maria Corp. of Seminole
 Requested by: John L. Sweet

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Request for a conditional use for a church to locate within 300' of a licensed establishment selling alcohol.

Location: 806 St. Johns Ave.
Parcel #: 42-10-26-8850-0620-0061
Owner: Maria Corp. of Seminole
Requested by: John L. Sweet

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, AND FOR SUCH PURPOSE THE CITY COMMISSION WILL REQUIRE A VERBATIM TRANSCRIPT BE MADE AT THE EXPENSE OF THE APPELLANT THAT INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED F.S. 286.0105.

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

Legal No. 05505143
6/19/2010

*addal
PB 10-22*

*ok
5/11/10
1:02 PM
PB*

