



CITY OF PALATKA PLANNING BOARD AGENDA

August 3, 2010

1. Call to Order
2. Roll Call
3. Approval of Minutes of July 6, 2010
4. Read "To Appeal Any Decision" and request disclosure of any "Ex Parte Communication" be made prior to each case
5. OLD BUSINESS – none
6. NEW BUSINESS

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

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

1. Public Hearing
2. Regular Meeting

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

Request: to rezone from County Planned Unit Development (PUD) to City Industrial/Planned Industrial Development (M-1/PID)

1. Public Hearing
2. Regular Meeting

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

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

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

7. ADJOURNMENT

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.

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

Motion made by Randy Braddy and seconded by Ken Venables to approve the minutes of the June 1, 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.

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 St. from Reid St. to St. Johns Ave.

(Public Hearing)

Ms. Banks advised that no comments were received from the notices sent to surrounding property owners or from the advertisements.

Ellen Avery Smith, 7 Waldo Street, St. Augustine with the law firm of Rogers Towers was present representing the owner and stated that this request is allowed pursuant to the City Code Sec 54-44 as well as Sec. 336.10 and 336.12 Florida Statutes. She stated that the dealership needs 3.76 acres of continuous land in order to meet the GM requirements for its franchise and that this request was previously approved by the City Commission on 11/12/2009 by Ordinance. It required a restrictive covenant reverter which was signed but not recorded in due time. She added that there was also a law suit filed against the City of Palatka for some alleged procedural irregularities by an adjacent property owner and so, they are here to clear up some of these issues in a revised package. She pointed out precedence set by the closure of a portion of Madison St. and stated that there have been others that have been closed in the past. She advised that there are a couple of easements as noted in the staff report that would be granted to the City for drainage over the storm lines for maintenance and the owner will install proper signage directing traffic to other streets – so there should not be any problems with the City's utilities, drainage or traffic going through the property. She shared maps of the right-of-way being sought after and a site plan that showed the flow of traffic on the property. She pointed out that on the north side of Reid St. the section of N. 16th Street between US 17 and Madison Street this section has been vacated, so that it is no longer a through-way, and so precedence has been set for vacating this particular road and others within the City of Palatka for a benefit and wanted the Board to understand that this dealership wants to stay in downtown Palatka and needs to remain a viable entity and that it can only survive if it has the 3.7 continuous acres.

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Case 08-29/10-26 - continued

Mr. Venables asked for the information requested in a memo dated 10/22/08 from the Public Works Director, requesting a traffic count and a site plan, specifically looking for signage, curbing and landscape plans regarding signage curbing and landscaping.

Ms. Avery Smith advised that there was a traffic study that was provided to the Commission that was done under the purview of the City Planning staff and actually went out with cameras and videotaped traffic going through.

Juli Young, 256 Highway 17 N., expressed further that they had made numerous attempts to do a traffic study but were unsuccessful due to their unique position with multiple accesses of ingress & egress into their lots, with that, the trips were being multiplied. They purchased cameras which also was a failed attempt, so the city planning staff tried to co-ordinate a rough traffic study, which was at the time, the best they could come up with.

Mr. Venables asked with reference to the site plan and agreements made in previous proceedings, if they were still going to grant a 60' easement to St. Johns Auto Body for access to their property and if so, would their truck be able to traverse this as shown on the site plan submitted.

Breck Sloan, 256 Highway 17 N., stated that a fifteen foot right-of-way is more than you have on the D.O.T. streets, if they can operate this vehicle on the streets of the city of Palatka, then they should be able to transition through there. He stated that the City Commission asked them to meet with the St. Johns Auto Body owners in an attempt to resolve issues collectively and that their efforts of mediation never concluded, as St. Johns Auto Body could not agree to certain stipulations but that it is still open and on the table.

Mr. Venables referred to previous references of a letter from Glenn K. Holliday, Area Sales Manager of G.M. dated 10/12/09 and said that he found it vague, non-supportive of the need to close the street and questioned why it was not forwarded to the Planning Board for consideration.

Mr. Sloan stated that at the time, they had received a new and temporary dealer agreement from G.M. based on G.M.'s filing of bankruptcy and the problem they had was with confidentiality, that they were not allowed to share that information with the public or media without the written approval from G.M. We did allow the Commission to view that letter and the standards that were required specifically and the language in our dealer agreement but not to be admitted into public record. He believes that the letter was forwarded to the Planning Department in error and that he understands that the Planning Board had only a piece of the puzzle, but the rest of it was forwarded to the Commission and they were allowed to read it in its entirety.

Mr. Venables asked if the reverter clause will also apply if the dealership is leased or given away or just if this dealership just closes its doors.

Ms. Avery Smith read the reverter clause as agreed upon and entered into with the City.

Mr. Venables stated that as no structures are to be placed upon the utility easement, he wanted to make clear that the landscaping would not be anything of a permanent nature.

Case 08-29/10-26 – continued.

Ms. Avery Smith advised that that was correct.

Mr. Venables referred to testimony given by Breck Sloan on 10/22/09 that this was a time sensitive issue, and wanted to know if they were past that time limitation.

Mr. Sloan advised that they are not unique in their franchise situation, apparently there are many across the country in similar situations, and believe they are slotted for the first quarter of 2011.

Ms. Roskosh questioned the reverter time frame.

Mr. Sloan advised it was 180 days.

Jeremiah Mulligan of Mulligan and Cottum, 200 Malibu St., St. Augustine, who was present representing St. Johns Autobody commented that this Board previously met on this issue and it was denied and then went on to the Commission where it was approved which led to some litigation. He spoke about the litigation stating that there are several points in question, including whether the approval was even legal being the sole benefit of a private party versus a public benefit, hardship and impact to his client's company, as well as the community, and incorrect information submitted by the applicant for consideration of this request. He made comments regarding the drainage and flooding in the area during heaving rains, saying that many people use this as an alternate route to come down N 16th Street from Crill Ave. He added that there has not been a significant impact/traffic study to see how this will impact the community. He mentioned that the majority of the response from the community, and the petitions that have been submitted is that they do not want to see this road closed. He ended by saying that there are other things that have not been thought out, such as with the reverter clause and who will put the road back in if this use should go away. There still has not been a sufficient traffic study or impact study to see what is going to happen if you close this portion, will you have water collecting there.

Mr. Leary asked if Mr. Mulligan has done any type of data and analysis to quantify the economic impact for his client.

Mr. Mulligan stated that he believes that the petitioner should provide that type of information. He reiterated that this Board had previously denied the request and most likely due to the bad precedence this will set, for a private benefit, what would stop the next business from requesting the same and point to this. There are a lot of things that haven't been thought out and on behalf of his client he requested that the Board deny this request.

Carl Stewart asked if there had been any attempts at an agreement with his client and Mr. Sloan.

Mr. Mulligan stated that there had been some negotiations but they actually lead away from the easement and more towards Breck Sloan and Johnson & Johnson Towing buying the large wrecker that tows the semis and that wasn't acceptable to his clients. When you look at the site plan proposed, you really can't come to an agreement with all the landscaping and parking area that is now N. 16th Street.

Discussion continued regarding who should submit data and analysis for traffic and economic impacts.

Case 08-29/10-26 – continued.

Ms. Avery Smith stated that a lot of right-of-way vacations are done in the public interest and economic development is certainly of public interest.

(Regular Meeting)

Phil Leary advised that he lives a few blocks away and has taken the opportunity to observe the traffic patterns, more for his own curiosity, and being a planner, doing a lot of analysis on transportation and traffic circulations, what this really boils down to is the inconvenience to maybe one business on St. Johns Avenue and a few residents versus the viability of maintaining a long standing business that provides a lot to the community, his position has not changed from the last time. With this not being a through road, and D.O.T. not having a problem with closing it, the benefits of the dealership and what it brings to the community, as the attorney said, there is a Florida Statute that would support the approval of the application.

Motion made by Ken Venables and seconded by Phil Leary to recommend approval for the request. With a show of hands of all present the vote resulted with two in favor and five opposed, motion failed.

Case 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

(Public Hearing)

Ms. Banks advised that Mr. Meehan addressed all of the staff comments that were made at the preliminary level, there are a couple of items that will be dealt with at the Water Management level and that the applicant has submitted a revised plat. She advised that she received two comments regarding the subdivision and that Mr. Taylor is present with comments and one of the owners, Mr. Salifrio is also present.

Robert Taylor, 241 Crystal Cove Dr. stated that he believes a mistake was made with the annexation of this property as being less than 10 acres and believes the parcel is larger than that. He expressed concerns of traffic safety with regards to Crystal Cove Dr. He stated that there have been several meetings that the developers had asked them to come and discuss concerns and then each time the plans come back a little worse than they started. He conveyed his unhappiness and stated that the community residents were not given written notice for the rezoning from R-2 to R-3, as they were outside of the 150 ft. notice requirements and believes the City should extend the notice requirements, as their community is directly impacted financially and physically impacted by this development. He ended by saying that he is concerned with the Water Management issues with the retention on the S.E. section of that site and does not believe that this is a compatible development for Crystal Cove.

Discussion took place regarding the required verbiage on the plat and fencing.

Case 08-29/10-26 – continued.

Ms. Banks advised of notes on the site plan that was submitted and included in the Board packets, referencing the placement of a 6 ft. masonry wall along the rear of lots 7 through 12 and a 6' ft. wood privacy fence with reverse board and batten with landscaping bushes and trees along the rear of lots 1 through 6.

Mr. Holmes advised that if a project is part of a Planned Unit Development (PUD), you can place specific conditions and restrictions on the project that are agreed to and then become part of the approval otherwise the City can only rely upon the code as it relates to buffer requirements and development standards.

Carl Salifrio, 3603 N.W. 98th Street, Gainesville, an owner, advised that they agreed to put in the 6 ft. wall and will uphold their promise to the people.

John Williams, 5825 Glory Avenue, St. Augustine, said he spoke with Mr. Leary, (a resident) personally and he had agreed to build a fence to match the existing one on the other side and they will uphold that agreement. He added that they originally wanted to lower the density and do all single-family residential, but they met a lot of opposition, therefore they increased the density of the project to meet minimum requirements of the existing land use requirements in order to move forward.

Garry Wood, 207 Crystal Cove Dr., shared handouts with the Board, listing the changes and differences between the original proposal and now. He stated that being in the corporate limits of a town; one would expect to be protected by the codes of that town. That little did they know, once the zoning was changed to R-3 that they would have no say whatsoever, especially if the original presentation that was considered for that change begins to change. He believes that the codes should be changed to put these kinds of protections in place.

Chevy Davis, 226 Crystal Cove Dr. reiterated comments made by Mr. Wood and stated that they feel that they have had the wool pulled over their eyes. He is concerned about the impact to their economic value and the promises that have been made and not delivered.

Charles Meyers, 244 Crystal Cove Dr., concurred with the previous statements made and is concerned with compatibility and that there seems to be something wrong with the system.

Discussion continued regarding the annexation, densities with regards to Comprehensive Plan amendments and zoning.

Mr. Holmes reiterated that the comprehensive plan controls the density or the number of units, the zoning controls what uses are allowed on that density. When the property was annexed into the city, it came in as Land Use of High density residential (10 – 18 units per acre) at some point down the road, they did come back and asked to modify the density down by 14 units per acre to a maximum of 4 units per acre and they received a huge amount of opposition. The owners then decided to develop it according to the existing zoning and that compatibility is considered at the time of zoning, not at the subdivision level.

Case 08-29/10-26 – continued.

Mr. Salifrio advised that the strip on the north end of the property was cut out. He added that they intend to build these homes for workforce people such as firemen, policemen, teachers and such.

Ms. Banks pointed out that the surrounding uses of this property vary and include residential, commercial and industrial zoning as well.

Mr. Taylor stated that in 1995 the zoning was R-2, prior to the 2000 Comprehensive Plan update.

Mr. Williams, spoke again stating the property is for sale, and reiterated that they intend to build the development and have from day one. He added that he has been a part of this community for 6 generations and has never set out to do anything in this county that was not good for the whole of the community.

(Regular Meeting)

Randy Braddy commented that as a property owner and resident has experienced the dilemma such as the residents of Crystal Cove, where the so called cat got out of the bag, and unfortunately he has had to live with it as does everyone else, and it is a simple matter of existing zoning and the issues that have been presented should have been dealt with at that point and time.

Motion made by Randy Braddy and seconded by Sue Roskosh to approve the final plat for a subdivision, all present voted in favor, motion carried.

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:
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)

(Public Hearing)

Ms. Banks advised that these roads are actually within the confines of the School Board parcel and that they have never been named, opened or maintained. She added that she received a couple of calls regarding the notices and advertisements and explained what was happening and is not sure if anyone is here to speak regarding this request.

Sheila McCoy, 115 Pinion Lane, question how this request will affect her.

Case 10-18 – continued.

Ms. Banks advised that these vacations will not affect any ingress or egress, that these segments are completely contained within the School Board property and that since they were found on a plat that a surveyor found the School Board requested they be vacated legally.

Phil Leary stated that he believed the Dept. of Education and the Dept. of Community Affairs require that these schools sites are all under the school's ownership.

(Regular Meeting)

Motion made by Phil Leary and seconded by Randy Braddy to recommend to the City Commission the vacation of these streets. All present voted affirmative, motion carried.

Case 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.

(Public Hearing)

Ms. Banks advised no response from the advertisement or the notices sent to surrounding property owners. She read a letter of support received from Hector R. Corzo, MD for this request.

Randy Braddy stated that as there is a distance restriction between alcohol serving establishments and religious institutions, it is allowed by conditional use so long as certain criteria are met and in order to facilitate the growth of our city, we try to take an open mind. He asked Mr. Sweet if he would have any objections if a similar action were to be requested going the other way.

John Sweet, 700 Forest Glenn Dr., replied that he would not.

Discussion took place regarding the conditions of a conditional use approval.

Ms. Banks read a portion of the alcohol ordinance of the Municipal code: Sec. 10-1. Scope and applicability:

(b) For purposes of this chapter, section 10-3, location restrictions, shall not apply to established licensed premises, religious institutions, or schools, in existence as of the effective date of this chapter, which shall be considered grandfathered to the distance requirements contained herein and shall be allowed to continue, be expanded at that location, or replaced if destroyed or substantially damaged without regard to the location restrictions as contained in this chapter, but shall otherwise comply with this chapter as adopted by ordinance. An established licensed premises, religious institution, or school that does not meet the location restrictions as listed in this chapter shall be

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Case 10-22 – continued.

grandfathered; however, should a grandfathered licensed premises, religious institution, or school cease operations for a period of one year or more, then the licensed premises, religious institution, or school shall not be recommenced except in conformance with the location restrictions included in this chapter. For purposes of this subsection, a change in ownership of an established licensed premise shall not invalidate the grandfathered status conferred by this subsection so long as operations do not cease for a period of one year or more.

Angela Murtagh, 726 St. Johns Ave., owner of Angela's and a neighbor to this location, welcomed Mr. Sweet to the neighborhood.

(Regular Meeting)

Motion made by Phil Leary and seconded by Randy Braddy to approve the request for a conditional use for a church to locate within 300' of a licensed establishment selling alcohol with the staff recommended items 1 – 4, adding an additional item #5; to include the language from the ordinance, excluding the word chapter. All present voted affirmative, motion carried.

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).

(Public Hearing)

Ms. Banks advised that she has not received any comments from the advertisement or the notices sent to surrounding property owners.

Robert Benjamin, P.O. Box 7174, Jacksonville, advised that he is the agent for the owner and potential contractor to renovate what was an office building and turn it into a church, with some cosmetic changes as well.

(Regular Meeting)

Motion made by Ken Venables and seconded by Randy Braddy to recommend approval of the 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). All present voted affirmative, motion carried.

Case 10-20 – continued.

Mr. Holmes pointed out that there has been talk and or print about the relationship between what the Board is to consider and the contract with the City, however the contract is not relevant to what the Board is to consider today, that their consideration is of a land use consideration. He advised that if the Board does not feel that a location is appropriate it is irrelevant to the contract. He stated that nothing he says is meant to be critical of anyone's opinion, that without a court ruling you can have differing opinions, it is the Board's job to decide the merits of the request based on their interpretation and the logic of the argument – a judge may disagree with everyone before it is over. He added that it is important to him that the Board not start the process with a goal in mind of either allowing or not allowing for the benches, and interpret the ordinances to accomplish whatever your goal is, that in his opinion would not be an appropriate method interpretation of an ordinance or law. He referred to the definitions of chapter 62-1; signs, for billboard and commercial advertising, bus stop benches.

Discussion continued regarding the different possible classifications.

Mr. Braddy stated that he believed we have had a conflict of code.

Mr. Holmes advised that he agreed there are sufficient vagrancies of the code so that he does not feel comfortable in saying that it has to be one type of sign versus another (i.e. billboard, commercial sign etc.)

Mr. Stewart asked Mr. Holmes if he would feel comfortable arguing a case that they are bus stop benches.

Mr. Holmes stated that he did not know, because it would have been very simple to put one sentence under that to make it clear, such as; bus stop benches shall be considered any bench located on a designated route for public transportation then he would know what a bus stop bench is.

Mr. Venables referred to Sec. 94-195 of the Municipal Code for school bus shelters and stated that he believes that the language there is very clear and speaks for itself, as the words bus stop bench are repeated four times in one paragraph and that the intent was for benches being placed where buses stop.

Phil Leary agreed that we need to update the code.

Angela Murtagh stated that she moved to Palatka about seven years ago from South Florida and away from the overcrowding, the clutter and filth and all the off-site signage. She stated that might be the only opportunity to stop this madness. She thinks this is the wrong direction for the City, and believes the image that we are trying a cleaner image and believes that is extremely important.

Sam Deputy agreed with Ms. Murtagh and stated that he has lived in big cities and knows these types of off-site signage attract litter.

Tom Pellican, 607 S. Moody Rd. 18E, formerly of Scenic America and currently representing Scenic Florida, spoke in opposition to this request stating that there is no doubt that these are "billboard type advertisements" by definition, they are off premises, outdoor advertising signs, and yes they might fit under the definition for commercial signage, but it is still a billboard regardless of size.

Case 10-20 – continued.

Boyd Thompson, 1220 Kirby St., representing Ride Solutions stated that several years ago, they received money from the State of Florida to put up bus stop benches throughout Putnam County with nine or ten in the City. He worked with several City staff and community citizens to develop an acceptable style of bus stop shelters and safe locations which was a lengthy process. He added that they had previously met with Mr. Mency to discuss putting shelters at some of their bus stops but they were not in agreement with the style because they were a commercial looking shelter. He stated that they were terribly disappointed and concerned about the placement of these benches in areas that are clearly not safe, and would request that these types of benches be placed at established bus stop locations.

Stephanie Motos, 3801 St. Johns Ave concurred with the previous statements made and added that South Florida is starting to do away with them, that Dade County just turned down a request, it is a turn backwards, and a lot of communities are starting to turn away from them. She is opposed to an advertising bench being placed in front of her business and her own sign that she is paying for.

Diane Woject, 156 Cinnamon Dr., Interlachen, questioned whether Martin Mency, LLC had City or County approval for the placement of the benches, if they had a City or County business license to collect revenue, if the benches are on City right-of-way and wanted to know how the City can justify placing these off site advertisements all over the City and yet remove local business owner's off site signs.

Mr. Stewart stated that he cannot justify that.

Mr. Leary stated that you cannot put signs in the State right-of-way without City or County approval.

Ms. Banks answered that this Board had not approved any locations. That they do not have a City business license and that the majority of the benches are located in the state right-of-way, but there are some that are located in City or County rights-of-way within the City limits.

Joe Aldridge spoke in opposition to the request and stated that these benches are just a medium for billboard (off site) advertising and he believes that they will be inviting trouble and trash to these locations.

Patrick Mency from Martin-Mency, LLC stated that they will maintain the area around the benches and that once a week someone will come and pick up trash and cut weeds. He stated that this type of advertising helps out local businesses. He has not lost any contracts because they do what they say they will do.

Angela Murtagh, business owner, said the citizens are the ones who make up the community and elect the Commission and she believes that the citizens should at least have had some notice of something so vital to the community.

Discussion continued regarding the contract language, locations descriptions.

Mr. Aldridge asked about right of way property and what safeguards do business owners have against competitors advertising out in front of their businesses.

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Case 10-20 – continued.

Ms. Banks stated for the record she received 4 written letters against the request. (Clint Snyder, Robert Webb, and an unnamed writer sent 2 letters)

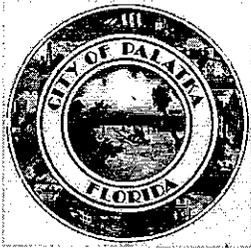
(Regular Meeting)

Motion made by Randy Braddy and seconded by Ken Venables to consider 401 N. 15th St. to qualify for the conditional use. All members present voted with 1 in opposition, motion carried.

Motion made by Randy Braddy and seconded by Ken Venables to approve the 401 N. 15th St. location with conditions and safeguards as set forth in the staff comment of the staff report. All members present voted with 1 in opposition, motion carried.

With no further business, meeting adjourned at 7:45 pm.





PLANNING AND ZONING STAFF REPORT

August 3, 2010

CASE: PB 10-27

LOCATION: 100 Underwood Drive **Parcel #:** 11-10-26-9101-0000-0010

APPLICANT: Virginia E. McColm

REQUEST: To annex, amend the Future Land Use Map and Future Land Use Element from County Commercial to City Low Density Residential and rezone from County R-1A (Single Family Residential) to City R-1A (Single Family Residential).

BACKGROUND & ANALYSIS: The applicant has applied to annex this .78 acre parcel into the city limits, amend the future land use map and rezone. This property is contiguous to the City limits along the western property line and annexation is a requirement to obtain City services. The property's main access is Underwood Drive via Crill Avenue.

Department Review Requests were sent to the Police, Fire, Public Works, Water/Sewer, and Building departments. The Chief Building Official, Police Chief, and Public Works Director responded with "no comments." Rhett McCamey, Superintendent of Utilities responded that water and sewer taps had been made.

Surrounding properties have future land use designations of County Urban Reserve south, Urban Service to the north, County Commercial to the east and City low density residential to the west of the subject property. The zoning pattern of the site and surrounding area is County CPO (Commercial Professional Offices) to the north, County R1-A to the south and east, with City R1-A to west. The existing land use pattern in the area is primarily single-family residential with commercial to the north.

SURROUNDING LAND USE AND ZONING:

	Future Land Use Designation	Zoning	Current Land Uses
North	Urban Service	CPO (Putnam)	Office
South	Urban Reserve	R1A (Putnam)	Residence
East	Commercial	R1A (Putnam)	Residence
West	Low Density Residential	R1A (Palatka)	Residence

B. COMPLIANCE WITH CHAPTER 171, FLORIDA STATUTES, ANNEXATIONS

The request is to annex .78 acres into the City. The subject property is located on Underwood Drive off of Crill Avenue. Directly north, south, and east of the site is County property.

The proposed annexation does not create an enclave and meets the criteria identified in Section 171.043, Florida Statutes. This includes being contiguous to the City's boundaries at this time, is reasonably compact, is not included within the boundary of

another incorporated municipality, and is intended to be developed for urban purposes because of the availability of City sewer and water lines that are contiguous to the property.

This request is a voluntary annexation and meets the criteria identified in Section 171.044, Florida Statutes, as it relates to being contiguous to the City, and reasonably compact. Following a recommendation from the Planning Board, an appropriately prepared ordinance will be considered by the City Commission after the correct advertising and scheduling of public hearings.

STAFF RECOMMENDATION: Approval of the annexation request.

C. COMPLIANCE WITH THE CITY OF PALATKA COMPREHENSIVE PLAN

The Existing Land Use Designation: The existing Future Land Use is County Commercial which states: The Commercial category on the Future Land Use Map consists of areas intended to serve as the primary commercial locations in the future. These areas are located in close proximity to concentrations of population and have good access to arterial and collector roads. Additional commercial locations are allowed in several other future land use categories. The types of land uses allowed in this future land use category, and guidelines and standards applicable to them are listed below.

a. Property currently zoned for agriculture is considered a “holding” zone and may be used as allowed by the agricultural zoning district. Rezoning to agricultural districts shall not be allowed without a future land use map amendment to an appropriate future land use designation. Agricultural activities must comply with the best management practices provided for in Policy A.1.4.9 and identical Policy E.1.3.5.

b. Limited residential uses that are accessory to a Commercial Use will be permitted subject to detailed and specific standards provided in the land development code, and subject to the following conditions:

- (ii) The residential unit must be occupied by the owner or employees of the commercial use on the site;
- (iii) The residential unit must be accessory in use and size; and
- (iv) The residential unit must be located on the same site as the commercial use.

The Proposed Land Use Designation:

Policy A.1.9.3.A.1 (9J-5.006(3)(c)7)

Residential land use is intended to be used primarily for housing and shall be protected from intrusion by land uses that are incompatible with residential density. Residential land use provides for a variety of land use densities and housing types. Low Density (1730 acres) - provides for a range of densities up to 5 units per acre.

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: The site is built out as a single-family residence which is consistent with the residential uses in the subdivision of Underwood Estates. City water lines have been run to the property and there is sufficient capacity to maintain existing level of service standards. In the Traffic Circulation Element, Public Facilities Element, Recreation and Open Space Element and Public Schools Facilities Element sections of this staff report we will evaluate each adopted level of service standard for this site related to a maximum density of up to 5 dwelling units per acre. This house is located within the Underwood Estates subdivision.

Traffic Circulation Element

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

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

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

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

STAFF ANALYSIS: This segment of State Road 20 (Crill Ave.) has an existing level of service "C" and is classified as a Principal Arterial.

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.

Policy D.1.1.2 (9J-5.011 (2)(c)2)

All improvements for replacement, expansion, or increase in capacity of facilities shall

be compatible with the adopted level of service standards for the facilities and that distribution of these facilities/services is consistent with the Future Land Use Map.

STAFF ANALYSIS: This is an existing single-family dwelling that will not exceed the level of service standards.

- Potable Water: 325 gallons per day multiplied by 2.5 persons per unit is 812.50 gallons per day. A new water plant will be going on line in January 2009 with a capacity of 6 million gallons per day. Current peak usage is approximately 3,200,000 gallons per day. Capacity exists for this home.

- Central Sanitary Sewer System, Residential: 125 gallons per capita per day multiplied by 2.5 person per unit = 312.50 gallons per day. Capacity exists for this home.

- Solid Waste – 6.4 lbs multiplied by 2.5 persons per unit is 16 lbs per day. Capacity exists for this home.

- Drainage: This house was constructed in the County. All drainage issues would have been handled through their permitting process.

Recreation And Open Space Element

Objective F.1.1 (9J-5.0143(3)(b)1

Upon plan adoption, the City shall implement the following policies to ensure public access to all identified recreational facilities.

Policy F.1.1.2 (9J-5.014(3)(c)3

The City shall adopt the following Level of Service Standards: Regional Park/ 1 acre per 50, Community Park/ 1 acre per 500, Neighborhood Park/ 1 acre per 500, Equipped Play and Tot Lot/ 1 Per 2,000, Baseball/Softball Fields/ 1 per 5,000, Football/Soccer Fields/ 1 per 6,000, Equipped Play area/ 1 play area per 10,000, Basketball Courts/ 1 per 5,000, Boat Ramp (Lanes)/ 1 lane per 5,000, Tennis Court/ 1 court per 2,000, Swimming Pools/1 pool per 25,000, Hiking (miles)/ 1 Mile per 6,750, and Picnic Areas (Tables) 1 Table per 6,000.

STAFF ANALYSIS: This house already exists and should not generate an additional need. Capacity exists for all recreational Level of Service Standards.

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 indicated this single family already exists and will not need to be analyzed for concurrency.

STAFF RECOMMENDATION: Staff recommends approval to change the Future Land Use designation from County Commercial to City Low Density Residential.

D. COMPLIANCE WITH THE PALATKA MUNICIPAL CODE, REZONING REQUEST

Rezoning requirements

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

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

STAFF ANALYSIS: The applicant requests rezoning to City R-1A (Single family residential district) from County R1-A (Single family residential district.) The proposed change is in conformance with the comprehensive plan as stated in the above comp plan review and is consistent with both the City and County land use designations for single family dwellings.

This zoning category is consistent with the requested Low Density Residential Future Land Use Map designation. The current land use designation is Putnam County Commercial.

- b. The existing land use pattern.

STAFF ANALYSIS: This rezoning request to City R-1A (Single family residential district) is consistent with the existing land use pattern in the area of Underwood Estates. This request changes the zoning jurisdiction from County to City to accompany the annexation and future land use map amendment request.

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

STAFF ANALYSIS: This rezoning request will not create an isolated district since the City and County have adjacent parcels with residential zoning that allow residential uses. The County's setbacks are similar to the City's but are slightly more restrictive.

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

STAFF ANALYSIS: This parcel is built out as a single-family residence and will not overtax public services.

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

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

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

STAFF ANALYSIS: In order to obtain water services, the applicant was required

to annex, amend the Future Land Use map and rezone since the property is contiguous to the city limits. The proposed amendment is necessary to comply with these requirements.

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

STAFF ANALYSIS: This change is consistent with the existing conditions of the neighborhood.

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

STAFF ANALYSIS: This site is already developed as a single-family residence. The traffic created by the existing single-family residence has been included in the County's traffic counts that are the basis for the existing LOSS.

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

STAFF ANALYSIS: This site is built out as a single-family residence. If any additions are made, drainage will be addressed in plan review.

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

STAFF ANALYSIS: This site is built out.

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

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

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

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

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

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

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

STAFF ANALYSIS: The existing zoning is County zoning. With the proposed requests for annexation and a City future land use designation, it is appropriate to change the zoning to a consistent City zoning designation.

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

STAFF ANALYSIS: This change is not out of scale with the needs of the neighborhood or City.

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

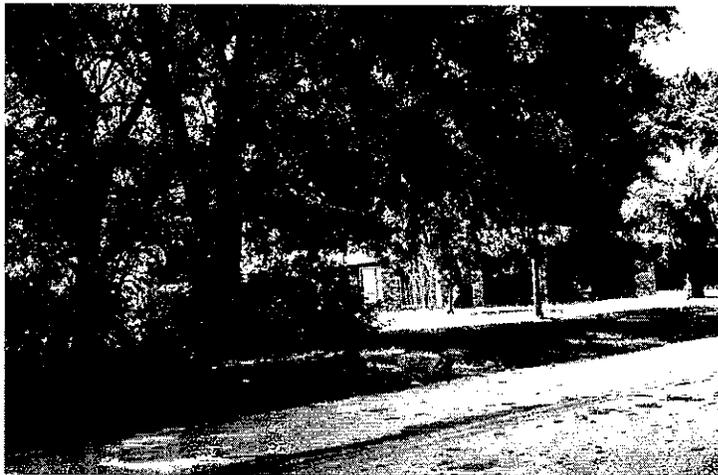
STAFF ANALYSIS: This site is already developed as a residence and the annexation along with the future land use amendment and zoning change is required in order to obtain city services.

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

STAFF ANALYSIS: This parcel is not located in a Historic District.

STAFF RECOMMENDATION: Staff recommends approval of the requested zoning change from County R1-A (Single family residential district) to City R-1A (Single family residential district). The request complies with the rezoning criteria provided in the Palatka Municipal Code.

Photographs



Debbie Banks

From: Joff Fillion
Sent: Monday, June 28, 2010 7:07 AM
To: Debbie Banks
Subject: RE: 100 Underwood Drive

No comment.

JWF
CBO

From: Debbie Banks
Sent: Thursday, June 24, 2010 1:53 PM
To: Gary Getchell; Joff Fillion; Mark Lynady; Rhett McCamey; Woody Boynton
Subject: 100 Underwood Drive

I have received the attached request for annexation, future land use amendment and rezoning in order to obtain city water and sewer. Please review and 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: Woody Boynton
Sent: Wednesday, June 30, 2010 9:05 AM
To: Debbie Banks
Subject: RE: 100 Underwood Drive

No comments.

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Subject: 100 Underwood Drive

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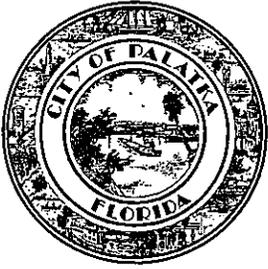
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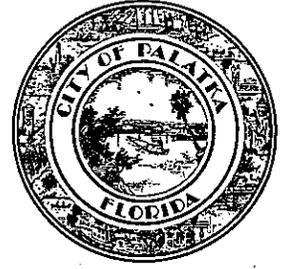
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City of Palatka
Building & Zoning
201 N. 2nd Street
Palatka, Florida 32177
386-329-0103 • Fax 386-329-0172



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 August 3, 2010 at 4:00 P.M. at City Hall, 201 N 2nd St. for the purpose of hearing the following matter:

Request to annex into the Palatka city limits, amend the Future Land Use Map from County Commercial to City Low Density Residential and rezone from County R-1A (Single-family Residential) to City R-1A (Single-family residential). Case: PB 10-27

Owner: Virginia E. McColm

Location: 100 Underwood Dr.

Parcel #: 11-10-26-9101-0000-0010

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

11-10-26-9101-0000-0050
LASSITER WAYNE R + GLORIA
103 UNDERWOOD DRIVE
PALATKA FL 32177
PB 10-27

11-10-26-9101-0000-0040
FIELDS RICHARD L + SHEILA R
114 UNDERWOOD DRIVE
PALATKA FL 32177
PB 10-27

11-10-26-9101-0000-0030
SCROGGINS TROY + TRICIA
106 UNDERWOOD DR
PALATKA FL 32177
PB 10-27

11-10-26-9101-0000-0020
SIMPSON WILLIAM GARY
3307 CAMPBELL ST
PALATKA FL 32177
PB 10-27

11-10-26-9101-0000-0010
MCCOLM VIRGINIA
622 RIVER ST
PALATKA FL 32177
PB 10-27

11-10-26-0000-1170-0000
MILLS MART HEIRS OF
3313 CRILL AVE
PALATKA FL 32177
PB 10-27

11-10-26-0000-0100-0000
PALATKA HOUSING AUTHORITY
PO BOX 1277
PALATKA FL 32178
PB 10-27

11-10-26-0000-0030-0000
FINDLATER ERROL N + ANDREA
PO BOX 1128
PALATKA FL 32178
PB 10-27

11-10-26-0000-0030-0010
C-B PROPERTIES
3400 CRILL AVE
PALATKA FL 32177
PB 10-27

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Case: PB 10-27

Owner: Virginia E. McColm

Location: 100 Underwood Dr.

Parcel #: 11-10-26-9101-0000-0010

All interested parties are invited to attend this public hearing.

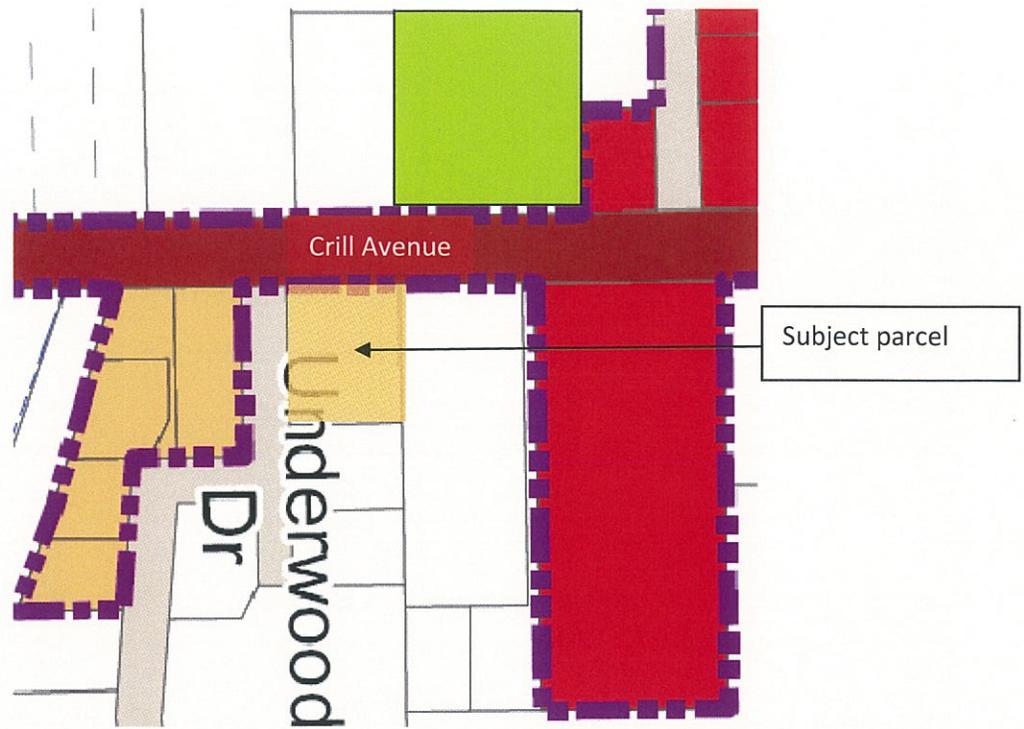
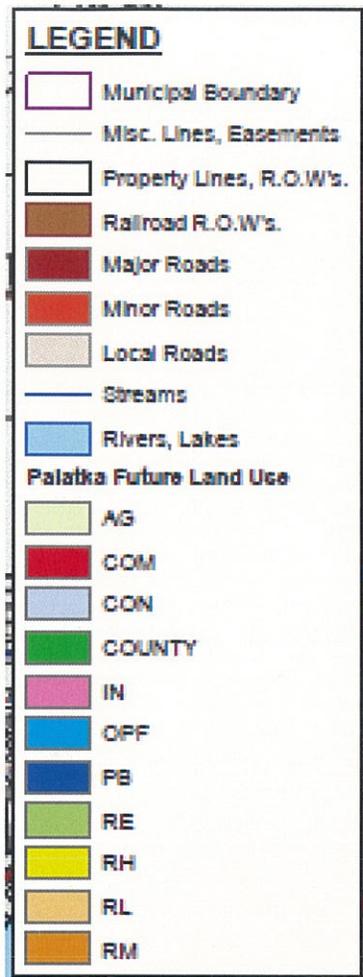
Debbie Banks
Director of Bldg. & Zoning

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Legal No. 05505881
07/17/2010

*OK
DB
8/24/10
1:25 PM*



Location: 100 Underwood Dr. (11-10-26-9101-0000-0010)

Owner: Virginia E. McColm Case: PB 10-27

Future Land Use Map Amendment from County Commercial to City Low Density Residential

Application for Annexation

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

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

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

Application Number: PB - 10-27

Date Received: _____

Hearing date: 8-3-10

TO BE COMPLETED BY APPLICANT

1. Property Address: 100 UNDERWOOD DR PALATKA, FL 32177		2. Parcel Number: 11-10-26-9101-0000-0010		3. Current Property Use: Single family	
4. Current Land Use Designation: Residential		5. Requested Land Use Designation: Commercial		6. Required Attachments: <input type="checkbox"/> Legal Description <input type="checkbox"/> Letter of Authorization* <input type="checkbox"/> Copy of Recorded Deed <input type="checkbox"/> Fees <input type="checkbox"/> Project Narrative** <input type="checkbox"/> Supplementary Information*** <input type="checkbox"/> Site Map for display ad**** <input type="checkbox"/> Site Plan***** <input type="checkbox"/> Survey	
7. Current Zoning Designation: R1A Single family		8. Requested Zoning Designation: Commercial RES R1A			
9. Acreage to be considered for request: 0.78		10. Number, types & square footage of structures on property: 1 Single family residence			
Reason for annexation request: <u>utilities - No Sewer</u>					
<u>Virginia McColm</u> Owner Name			Agent Name		
<u>622 River St, Palatka FL 32177</u> Owner Address			Agent Address		
Phone Number <u>386-546-9374</u>			Phone Number		

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

Application Number: PB - 10-27
 Hearing date: 8-3-10

10. This application submitted by:

Signature of owner(s): Virginia McColm

Print owner(s) names(s): Virginia McColm

Signature of Agent(s): FIDL M245-865-51-841-0 EX 9/21/11

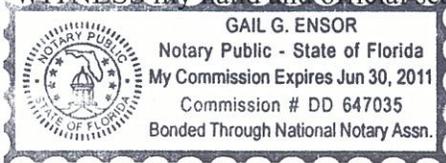
Print Agent(s) names: _____

STATE OF Florida

County of Putnam

Before me this day personally appeared Virginia McColm who executed the foregoing application and acknowledged to and before me that she executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 28 day of May A.D. 2010.



[Signature]
 Notary Public

My commission expires: 6/30/11 State of Florida at Large

FOR OFFICIAL USE ONLY				
1. Date Submitted <u>5-28</u>	2. Received By:	3. Confirm Zoning:	4. Confirm FLUM	5. Preliminary review by:
7. Sign(s) Posted Date: By:	8. Surrounding property owners notices sent: Date: By:	9. Legal Ad Ran: Date: Date:	10. Attachments Reviewed: <input type="checkbox"/> Letter of Authorization* <input type="checkbox"/> Legal Description <input type="checkbox"/> Copy of Recorded Deed <input type="checkbox"/> Fees <input type="checkbox"/> Project Narrative** <input type="checkbox"/> Supplementary Information*** <input type="checkbox"/> Site Map for display ad**** <input type="checkbox"/> Site Plan***** <input type="checkbox"/> Survey	
City Commission Hearing Date:				

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

This application must be typed or printed in black ink and submitted with any required attachments and application fee of \$450 (Checks payable to the City of Palatka) to:

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

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

Application Number: PB - <u>10-27</u>
Date Received: <u>5-28</u>
Hearing date: <u>8/3/10</u>

TO BE COMPLETED BY APPLICANT

1. Property Address: <u>100 UNDERWOOD DR.</u> <u>PALATKA, FL 32177</u>	2. Parcel Number: <u>11-10-26-9101-0000-0010</u>	3. Current Property Use: <u>Single family</u>
4. Current Land Use Designation: <u>RESIDENTIAL</u>	5. Requested Land Use Designation: <u>COMMERCIAL</u> <i>RES.</i>	6. Required Attachments: <input type="checkbox"/> Letter of Authorization* <input type="checkbox"/> Legal Description <input type="checkbox"/> Copy of Recorded Deed <input type="checkbox"/> Fees <input type="checkbox"/> Project Narrative** <input type="checkbox"/> Supplementary Information*** <input type="checkbox"/> Site Map for display ad**** <input type="checkbox"/> Site Plan*****
7. Current Zoning Designation: <u>R_{1A} Single family</u>	8. Requested Zoning Designation: <u>COMMERCIAL</u> <i>RES.</i>	
9. Lot size/acreage: <u>0.78</u>	10. Number, types & square footage of structures on property: <u>1- Residential - 1634 sq ft</u>	
11. Proposed Number, types & square footage of structures on property: Attach plan		
8. Owner Name: <u>Virginia McColm</u> Owner Address: <u>622 RIVER ST</u> <u>PALATKA, FL 32177</u> Phone Number: <u>386-546-9374</u>		
9. Agent Name: _____ Agent Address: _____ _____ Phone Number: _____		

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

Application Number: PB - 10-27
 Hearing date: _____

10. This application submitted by:

Signature of owner(s): Virginia McColm

Print owner(s) names(s): Virginia McColm

Signature of Agent(s): FIDL M 245-865-51-841-0 Ex 9/21/11

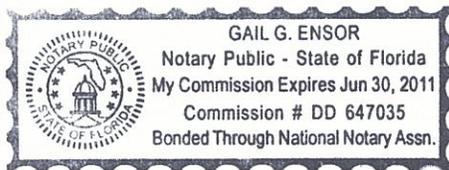
Print Agent(s) names: _____

STATE OF Florida

County of Putnam

Before me this day personally appeared Virginia McColm who executed the foregoing application and acknowledged to and before me that She executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 28 day of May A.D. 2010.



[Signature]
 Notary Public

My commission expires: 6/30/11 State of Florida at Large

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

Application for Rezoning

This application must be typed or printed in black ink and submitted with any 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 - 10-27

Date Received: 5/28/10

Hearing date: 8/3/10

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

TO BE COMPLETED BY APPLICANT		
1. Property Address: 100 UNDERWOOD DR PALATKA, FL 32177		2. Current Property Use: single family
3. Parcel Number: 11-10-26-9101-0000-0010	4. Lot size/acreage: 0.78	5. Proposed Use: Group Home - Sm. Residential
6. Current Zoning Designation: RIA - single family	7. Requested Zoning Designation: COMMERCIAL Residential R1A	8. Required Attachments: <input type="checkbox"/> Letter of Authorization* <input type="checkbox"/> Legal Description <input type="checkbox"/> Copy of Recorded Deed <input type="checkbox"/> Fees <input type="checkbox"/> Project Narrative** <input type="checkbox"/> If applicable, attach Small or Large Scale Future Land Use Amendment application
9. Square footage of any proposed structures: N/A	10. Number & types of structures on property: 1 - Residential	
8. Owner Name: <u>Virginia McColm</u>		
Owner Address: <u>622 River St</u> <u>PALATKA FL 32177</u>		
Phone Number: <u>386-546-9374</u>		
9. Agent Name: _____		
Agent Address: _____ _____		
Phone Number: _____		

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

**Project Narrative: Explain present and future use of the property detailing project.

Application Number: PB - 10-27
 Hearing date: _____

10. This application submitted by:

Signature of owner(s): Virginia McColm

Print owner(s) names(s): Virginia McColm

Signature of Agent(s): FIDLM 245-865-51-841-0 ex 9/21/11

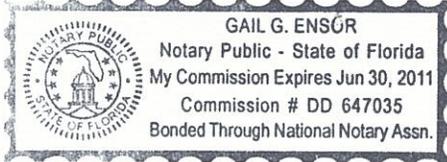
Print Agent(s) names: _____

STATE OF Florida

County of Putnam

Before me this day personally appeared Virginia McColm who executed the foregoing application and acknowledged to and before me that She executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 28 day of May A.D. 2010.



[Signature]
 Notary Public

My commission expires: 6/30/11 State of Florida at Large

FOR OFFICIAL USE ONLY				
1. Date Submitted <u>5/28</u>	2. Received By:	3. Current Zoning: <u>County R1A</u>	4. Requested Zoning: <u>City R-1A</u>	5. Preliminary review by: <u>PB</u>
7. Sign(s) Posted Date: By:	8. Surrounding property owners notices sent: Date: By:	9. Legal Ad Ran: Date:	10. Attachments Reviewed: <input type="checkbox"/> Letter of Authorization** <input type="checkbox"/> Legal Description <input type="checkbox"/> Copy of Recorded Deed <input type="checkbox"/> Fees <input type="checkbox"/> Project Narrative	
City Commission Meeting Date:				

2009 Assessment Information for Parcel: 11-10-26-9101-0000-0010**Tax Collector Information****Mccolm Virginia (E)**

622 River St

Palatka Fl 32177-2177 ([Putnam County GIS Interactive Mapping](#))**Parcel 911 Addresses**100 Underwood Dr, Palatka ([MapQuest map](#))**Property Legal Description**

UNDERWOOD ESTATES MB6 P5 UNRECORDED PORTION OF PLAT BK226 P292 BK240 P414 BK246 P126

Detail Information for Parcel: 11-10-26-9101-0000-0010

Just Value of Land:	\$65930	Property Use:	Single Family Residential
Improvement Value:	\$90146	Structures:	1
Market Value:	\$156076	Mobile Homes: <input type="checkbox"/>	0
Market Classified:	\$0	MH Unextended:	0
Classified: <input type="checkbox"/>	\$0	Census Tract:	950900
Market Adjusted:	\$156076	Census Block:	3020
Total Acreage:	0.78	Location:	Putnam County

Parcel Authority Value Breakdown

Authority	Assessed/Limited	Minus (-) Exemptions	Taxable Value
County Only:	\$156076	\$0	\$156076
School Only:	\$156076	\$0	\$156076
All Others:	\$156076	\$0	\$156076

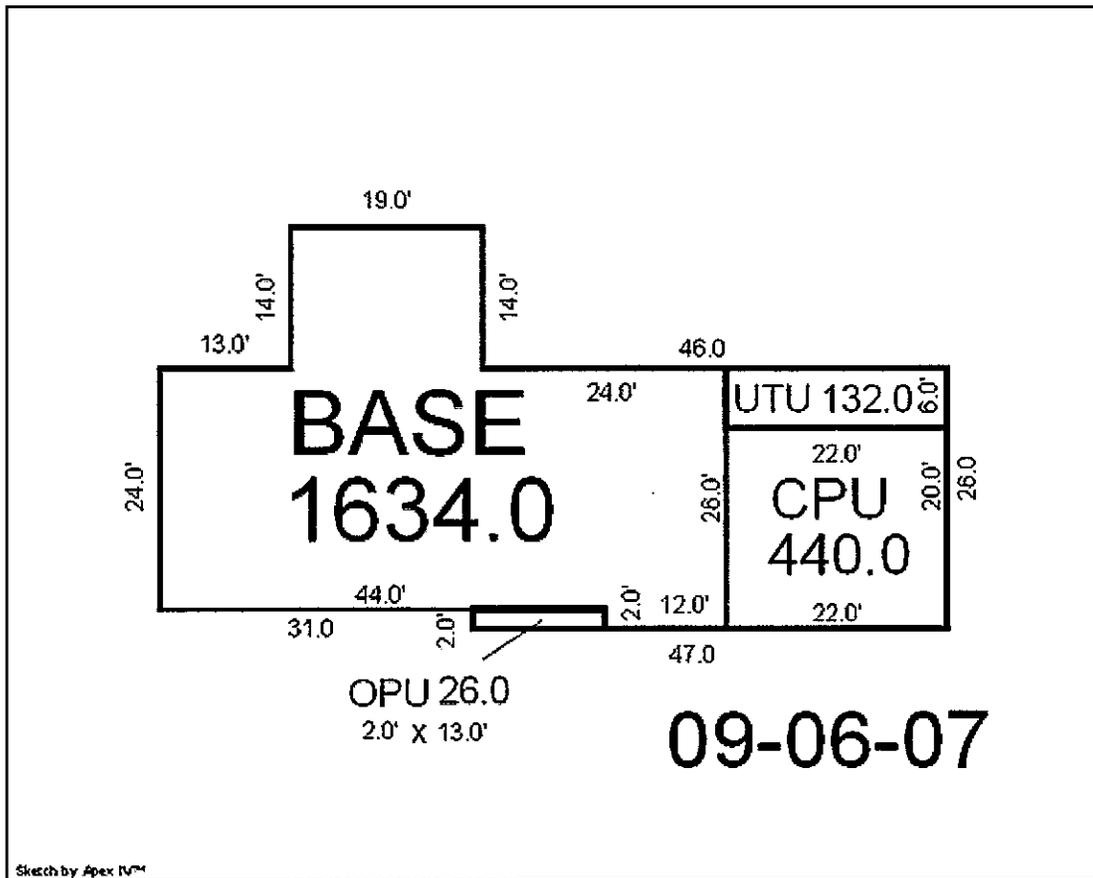
Parcel Sales Data

Book	Page	Instrument	Month	Year	QSCD	Price
1097	1858	Warranty Deed	May	2006	00 I	\$175000
1078	1825	Amended Order of Summary Administration	January	2006		\$0



Tim Parker, C.F.A., Putnam County Property Appraiser

Improvement Sketch for Parcel: 11-10-26-9101-0000-0010



NOTICE:

Crill Ave.

This sketch is displayed for informational purposes only. The Putnam County Property Appraiser furthermore assumes no liability whatsoever associated with the use or misuse of the information generated. Your use of this sketch constitutes your agreement that you will hold harmless the office of the Property Appraiser and its employees from any and all mistakes, misuses, and misunderstandings.

Today's Date: May 27, 2010
Putnam County, Florida



PLANNING BOARD REPORT

August 3, 2010

SUBJECT: North of St. Johns Avenue; south of the Kay Larkin Airport Runway 09; west of the City's Airport Industrial Park; and east of County Road 309-C

Parcel Numbers: 04-10-26-0000-0010-0000; 04-10-26-0000-0021-0000; 04-10-26-0000-0021-0030; 04-10-26-0000-0010-0030; 09-10-26-0000-0030-0000; and 09-10-26-0000-0010-0021

Owner: Putnam County Port Authority/Putnam County **Case:** PB 10-29

Agent: Rick Leary/Brian Hammons

REQUEST: Request to rezone from County Planned Unit Development (PUD) to City Industrial/Planned Industrial Development (M-1/PID)

BACKGROUND:

The applicant annexed this 257.39+/- acre parcel on September 12, 2002 and amended the Future Land Use Map to Industrial on August 28, 2008. The site is currently under development as a business park. A constructed and landscaped four-lane boulevard provides access to the business park from St. Johns Avenue. Underground utilities are provided to the two existing commercial/ industrial buildings in the park. One building and one vacant parcel are in private ownership and not a part of this request. Only one other building has been constructed and that was for speculation. Sewer and water services are also provided by the City of Palatka. Fire hydrants and street lighting are installed throughout the park.

The Planned Industrial Development overlay is intended to accommodate a wide range of industrial uses while providing certainty to the public regarding permitted uses and detailing the potential uses of the site must be approved as part of any rezoning to PID. All subsequent development will be required to be consistent with the approved written plan of development and master plan.

Department review requests were sent to the Airport, Public Works, Water/Sewer, Police, Fire and Building departments. Public Works, Water/Sewer and Building departments responded with "no comments." Airport Manager John Youell requested that any future construction be required to obtain a "statement of non-interference" from the Federal Aviation Authority. This would need to be included with any building plans submitted.

Surrounding properties are designated in several future land use designations. County Urban Reserve south of the site; and County Agriculture and City "Other Public Facilities" to the north. East of the site are City High Density Residential and "Other Public Facilities" designations and to the west is County Agriculture. The zoning pattern of the surrounding area is County Agriculture and City Industrial (M-1) to the north; City R-3, Multi-Family Residential and M-1 Industrial to the east; and County Agriculture to the south and west. The existing land use pattern in the area is largely vacant, single family residential, apartments, industrial or airport use. The existing business park use is consistent with adjacent uses.

CURRENT SURROUNDING ZONING AND LAND USE

	Current Future Land Use Designation	Current Zoning	Current Land Uses
North	County Agriculture	County Agriculture City "Other Public Facilities"	Vacant City Airport runway
South	County Urban Reserve	County Agriculture	Vacant and Single family homes
East	City Residential High Density and Other Public Facilities	R-3 (Multi-family Residential) and M-1 (Industrial)	Woodland Point Apartments and City Industrial Park
West	County A2 (Agricultural)	County Agriculture	Vacant (Plum Creek), Sports Complex, and Single Family Homes

COMPLIANCE WITH THE PALATKA MUNICIPAL CODE, REZONING REQUEST

Rezoning requirements

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

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

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

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

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

b. The existing land use pattern.

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

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

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

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

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

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

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

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

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

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

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

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

STAFF ANALYSIS: Staff has no information to indicate how much traffic will be generated without a specific request for a specific business. Each permit application will be evaluated at the time of submittal.

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

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

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

STAFF ANALYSIS: Lighting is addressed on Page 4 item 4.3 of the applicant's submittal which states they will comply with the Municipal Code. Lighting must also comply with FAA standards (as required).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Conditional use:

Before any conditional use shall be approved, the Planning Board shall make a written finding that the granting of the conditional use will not adversely affect the public interest and certifying that the specific requirements governing the individual conditional use, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made concerning the following matters, where applicable:

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

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

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

STAFF ANALYSIS: Ingress/egress to the property is currently via two (2) access points: the primary entrance is off St. Johns Avenue and secondary is via PRC Way. The preliminary survey provided indicates two (2) future access points: one off County Road 309C via Wes Larson Blvd. and an additional access off St. Johns Avenue west of the main entrance. Further evaluation will be done prior to permit issuance. Both St. Johns Avenue and CR 309C are under the purview of Putnam County.

c. Off-street parking and loading areas, where required, with particular attention to the items mentioned in subsection (4)b of this section and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.

STAFF ANALYSIS: While the proposed parking spaces do not meet the City of Palatka's current requirements, an analysis of other jurisdictions with more up to date standards indicates a standard is being met. The PID allows flexibility from the required parking standards.

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

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

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

STAFF ANALYSIS: Utilities are available onsite. The applicant is responsible for all costs to extend lines to specific sites and for fees associated with connection to City services.

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

STAFF ANALYSIS: All screening and buffering requirements will be met prior to the issuance of a Certificate of Occupancy. Internal lots within the business park will not be required to provide 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.

STAFF ANALYSIS: A sign permit will be required for all signage to ensure codes are complied with. The Municipal Code allowance for signs has been modified by the applicant to be more restrictive for purposes of this PID. Lighting must meet FAA/DOT standards due to the proximity of the airport.

h. Required yards and other open space.

STAFF ANALYSIS: The applicant meets or exceeds required yards. Open space requirements are also exceeded.

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

STAFF ANALYSIS: Adjacent properties include: A youth sport complex to the south, airport to the north and west, apartments to the east all of which are compatible with the requested uses.

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

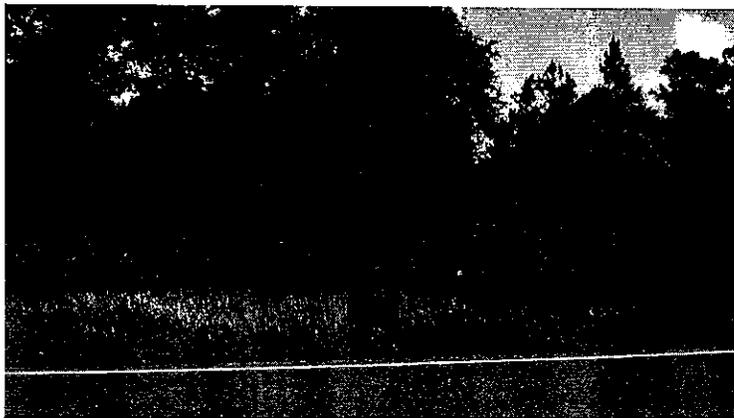
STAFF ANALYSIS: Any plans must comply with the FAA, Putnam County Land Development Code, City of Palatka Municipal Code, FDOT, and SJRWMD. Requested uses must comply with those set forth on page 2 and 3 in the PID written description submitted.

k. The recommendation and any special requirements of the historic preservation board for uses within the HD zoning district. This parcel is not located in an historic district.

SUMMARY: The PID allows flexibility in use, design and development of this parcel while still adhering to those specific standards listed. Staff believes this request meets the intent of the PID ordinance. The potential economic value to the City will be realized through increased real property taxes, personal property taxes and the creation of jobs. Moving forward with this project will allow pursuit of an industrial /commercial market in need of water and sewer service.

STAFF RECOMMENDATION: Staff recommends approval of this request to rezone from County Planned Unit Development to City Industrial with a Planned Industrial Development overlay (M-1/PID) with the condition that a "statement of non-interference" from the Federal Aviation Authority be submitted with building plans for permits.

PHOTOGRAPHS



Departmental Review Request

Address: St. Johns Ave.
Parcel # see app.

Case #: PB 10-29

Please review the enclosed request and make any comments in writing to Building & Zoning; Fax 329-0172 or put in box. Call 329-0103 with any questions.

<input checked="" type="checkbox"/> Rezoning	<input type="checkbox"/> Site Plan Review
<input type="checkbox"/> Annexation	<input type="checkbox"/> Small Scale Amendment (9.99 acres or less)
<input type="checkbox"/> Large Scale Amendment (10+ acres)	<input type="checkbox"/> Concurrency Review
<input type="checkbox"/> Conditional Use Request	<input type="checkbox"/> Variance
<input type="checkbox"/> Street Closing/Street Name Change	<input type="checkbox"/> Other

Meeting Date: 8-3-10	Response Deadline: 7-16-10	
Date submitted by applicant: 6-24-10	Date forwarded to Departments for review: 6-24-10	
Submitted to:		
<input type="checkbox"/> Water/Sewer/Streets/Sanitation <input type="checkbox"/> Police <input type="checkbox"/> Fire <input type="checkbox"/> Chief Building Official	<input type="checkbox"/> Sewer Plant <input type="checkbox"/> Water Plant <input type="checkbox"/> Parks <input type="checkbox"/> Weed & Seed	<input type="checkbox"/> Cemetery <input type="checkbox"/> Golf <input type="checkbox"/> Airport
Current Property Use: Vacant	Proposed Property Use: Industrial/Business Park (no actual occupant has been identified)	
Current Land Use Designation: Industrial	Requested Land Use Designation: NA	
Current Zoning Classification: County PUD	Requested Zoning Classification: M-1/PID (Industrial/Planned Industrial Development)	
Acreage: 257.29 +/- acres	# of Units	
Putnam County Board of County Commissioners Owner/Applicant Name P. O. Box 758 Owner/Applicant Address Palatka, FL 32178 City/State/Zip 329-0212 or 0438 Phone Number	Rick Leary/Brian Hammons Agent Name Agent Address City/State/Zip Phone Number	

Planning Dept. Comments: The applicant is requesting rezoning this parcel to industrial for a Planned Industrial Development (PID). The PID allows more flexibility in design than straight M-1 zoning would allow. Please review and comment as to your area of expertise.

Thank you,

- No Comments**
 Comments Attached

Reviewed by: Rhett H. McGehee 6-29-10

Title: Superintendent of Utilities

Debbie Banks

From: Joff Filion
Sent: Monday, June 28, 2010 11:00 AM
To: Debbie Banks
Subject: RE: Putnam County Business Park Rezoning

No Comment.

Joff Filion
CBO

From: Debbie Banks
Sent: Thursday, June 24, 2010 4:23 PM
To: Gary Getchell; Joff Filion; Mark Lynady; Rhett McCamey; Woody Boynton
Subject: Putnam County Business Park Rezoning

Please find attached request for comments for Putnam County's Business Park rezoning application. They are applying for industrial zoning with a Planned Industrial Development overlay. If you wish to have a hard copy of the this packet, please let Pam or Deena know and they will put it in your box. I need your comments by July 16.

Thank you,
Debbie

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

Departmental Review Request

Address: St. Johns Ave.
Parcel # see app.

Case #: PB 10-29

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.		
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<input type="checkbox"/> Annexation	<input type="checkbox"/> Small Scale Amendment (9.99 acres or less)	
<input type="checkbox"/> Large Scale Amendment (10+ acres)	<input type="checkbox"/> Concurrency Review	
<input type="checkbox"/> Conditional Use Request	<input type="checkbox"/> Variance	
<input type="checkbox"/> Street Closing/Street Name Change	<input type="checkbox"/> Other	
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Date submitted by applicant: 6-24-10	Date forwarded to Departments for review: 6-24-10	
Submitted to: <input type="checkbox"/> Water/Sewer/Streets/Sanitation <input type="checkbox"/> Police <input type="checkbox"/> Fire <input type="checkbox"/> Chief Building Official	<input type="checkbox"/> Sewer Plant <input type="checkbox"/> Water Plant <input type="checkbox"/> Parks <input type="checkbox"/> Weed & Seed	<input type="checkbox"/> Cemetery <input type="checkbox"/> Golf <input type="checkbox"/> Airport
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Thank you,		
<input checked="" type="checkbox"/> No Comments <input type="checkbox"/> Comments Attached	Reviewed by: <u><i>Gary S. Gutchall</i></u> Title: <u><i>Chief of Police</i></u>	

There is one issue to be aware of relating to the application to re-zone properties contained within the Putnam County Business Park, St John Ave. (parcels listed below). Because the parcels are located within 2 miles of the airport center, future construction may require coordinating with the Federal Aviation Administration and the FDOT to ensure no land use and/or airspace use violations will result. Details explaining the application process can be found in 14 CFR, Part 77. The objective of the coordination process is to ensure dimensions of planned construction do not interfere with land and/or airspace use prior to construction start. A website, www.oaaaa.faa.gov, has been established to help determine if planned projects require acquisition of a "statement of non-interference" from the FAA.

04-10-26-0000-0010-0000

04-10-26-0000-0021-0000

04-10-26-0000-0021-0030

04-10-26-0000-0010-0030

04-10-26-0000-0030-0000

04-10-26-0000-0010-0021

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

John E. Youell, Manager
Palatka Municipal Airport

Debbie Banks

From: Woody Boynton
Sent: Wednesday, June 30, 2010 10:23 AM
To: Debbie Banks
Subject: RE: Putnam County Business Park Rezoning

No comments, this is just a rezoning.

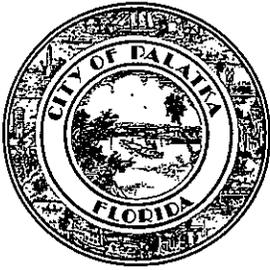
Where do we stand with the submission to DCA and does this affect that?

From: Debbie Banks
Sent: Thursday, June 24, 2010 4:23 PM
To: Gary Getchell; Joff Filion; Mark Lynady; Rhett McCamey; Woody Boynton
Subject: Putnam County Business Park Rezoning

Please find attached request for comments for Putnam County's Business Park rezoning application. They are applying for industrial zoning with a Planned Industrial Development overlay. If you wish to have a hard copy of the this packet, please let Pam or Deena know and they will put it in your box. I need your comments by July 16.

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386.329.0103 (phone)
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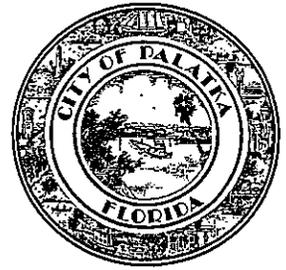
City of Palatka

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 **August 3, 2010** at 4:00 P.M. at City Hall, 201 N 2nd St. for the purpose of hearing the following matter:

Request to rezone from County Planned Unit Development to City Industrial/ Planned Industrial Development

Location: North of St. Johns Avenue; south of the Kay Larkin Airport Runway 09; west of the City's Airport Industrial Park; and east of County Road 309-C

Parcel Numbers: 04-10-26-0000-0010-0000; 04-10-26-0000-0021-0000; 04-10-26-0000-0021-0030; 04-10-26-0000-0010-0030; 09-10-26-0000-0030-0000; and 09-10-26-0000-0010-0021

Owner: Putnam County Port Authority/Putnam County **Agent:** Rick Leary

Case: PB 10-29

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.

09-10-26-0000-0030-0001 & 10-10-26-0000-0000-0020
 PUTNAM COUNTY
 PO BOX 758
 PALATKA FL 32178 **PB 10-29**

09-10-26-2830-0000-0100 & 0120 & 0130 & 0110
 BATES BEN + MARC SPALDING
 3400 CRILL AVE
 PALATKA FL 32177 **PB 10-29**

04-10-26-0000-0030-0000
 SQUIRES THOMAS H + KATHY
 206 COUNTY RD 309C
 PALATKA FL 32177 **PB 10-29**

04-10-26-0000-0041-0000
 HARRELL ERNEST
 202-A COUNTY RD 309C
 PALATKA FL 32177 **PB 10-29**

04-10-26-0000-0040-0000
 JANUS MARTIN
 210 COUNTY RD 309C
 PALATKA FL 32177 **PB 10-29**

05-10-26-0000-0010-0000
 PLUM CREEK TIMBERLANDS L P
 161 N MACON ST
 JESUP GA 31545 **PB 10-29**

03-10-26-0000-0010-0000 & 0000
 CITY OF PALATKA
 201 N 2ND ST
 PALATKA FL 32177 **PB 10-29**

04-10-26-0000-0020-0001
 WALTON ALBERT S JR + ANN W
 CORDOBA
 10012 LIANA LN
 RALEIGH NC 27613 **PB 10-29**

03-10-26-0000-0010-0050
 PUTNAM COUNTY DEVELOPMENT
 AUTHORITY
 PO BOX 550
 PALATKA FL 32178 **PB 10-29**

03-10-26-0000-0010-0070
 SHOREMASTER INC
 2025 DOBBS RD
 ST AUGUSTINE FL 32086 **PB 10-29**

03-10-26-0000-0010-0060
 IPI LLC
 5549 STEAMBOAT RD
 ST AUGUSTINE FL 32092 **PB 10-29**

03-10-26-0000-0131-0100
 WOODLAND POINT LIMITED
 PARTNERSHIP
 247 N WESTMONTE DR
 ALTAMONTE SPRINGS FL 32714 **PB 10-29**

09-10-26-0000-0010-0010
 PEPE FRANK W JR REV
 TRST+EDWARD C
 7136 A1A SOUTH
 ST AUGUSTINE FL 32084 **PB 10-29**

09-10-26-0000-0010-0012
 CENTRAL MANAGEMENT CO
 201 SOUTH AMELIA AVE G-4
 DELAND FL 32724 **PB 10-29**

09-10-26-0000-0010-0020
 DIOCESE OF SAINT AUGUSTINE
 11625 OLD ST AUGUSTINE RD
 JACKSONVILLE FL 32258 **PB 10-29**

09-10-26-0000-0170-0000
 GRIFFIS WILLIAM J
 PO BOX 416
 SAN MATEO FL 32187 **PB 10-29**

09-10-26-0000-0010-0002
 CHILDRENS READING CENTER INC
 (THE)
 400 OLIVE ST
 PALATKA FL 32177 **PB 10-29**

09-10-26-0000-0010-0001
 PONSOLDT CHRIS
 2740 SW MARTIN DOWNS BLVD #240
 PALM CITY FL 34990 **PB 10-29**

09-10-26-2820-0300-0000
 SQUIRES BRUCE HOWARD +
 THOMAS
 190 COUNTY RD 309C
 PALATKA FL 32177 **PB 10-29**

09-10-26-0000-0230-0000
 STEPHENSON JERRY W + JOYCE B
 8003 ST JOHNS AVE
 PALATKA FL 32177 **PB 10-29**

03-10-26-0000-0131-0090
 NORTH CENTRAL FLORIDA
 HOSPICE INC
 4200 NW 90TH BLVD
 GAINESVILLE FL 32606 **PB 10-29**

03-10-26-0000-0131-0040
 KAY LARKIN LTD
 301-A1 KAY LARKIN DR
 PALATKA FL 32177 **PB 10-29**

03-10-26-0000-0131-0010
 SOUTHERN MEDICAL ASSOCIATES INC
 110 KAY LARKIN DR
 PALATKA FL 32177 **PB 10-29**

10-10-26-0000-0000-0020
 PUTNAM COUNTY
 PO BOX 758
 PALATKA FL 32177 **PB 10-29**

10-10-26-0000-0200-0000
 HOLLY RIDGE LIMITED PARTNERSHIP
 247 N WESTMONTE DR
 ALTAMONTE SPRINGS FL 32714 **PB 10-29**

10-10-26-0000-0200-0080
 CARRIAGE GATE OF PALATKA LTD
 3111 PACES MILL RD SUITE A-250
 ATLANTA GA 30339 **PB 10-29**

10-10-26-0000-0200-0001
 FTALJ PALATKA LC
 4423 NW 6TH PLACE SUITE A
 GAINESVILLE FL 32607 **PB 10-29**

STATE OF FLORIDA

County of Putnam

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

Notice is hereby given that t

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

07/16/2010

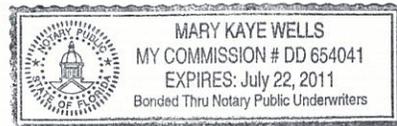
The Palatka Daily News has been continuously published as a daily newspaper, and has been entered as second class matter at the post office at the City of Palatka, Putnam County, Florida, each for a period of more than one year next preceding the date of the first publication of the above described order,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

Vicki Rafuse

Sworn to and subscribed to before me this 16th day of July, 2010 by Vicki Rafuse, Administrative Assistant, of the Palatka Daily News, a Florida corporation, on behalf of the corporation.

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

Notary Seal
Seal of Office:



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

PUBLIC NOTICE

Notice is hereby given that the CITY OF PALATKA PLANNING BOARD will hold a public hearing on August 3, 2010 at 4:00 P.M. at City Hall, 201 N 2nd St. for the purpose of hearing the following matter:

Request to rezone from County Planned Unit Development to City Industrial/Planned Industrial Development

Location: North of St. Johns Avenue; south of the Kay Larkin Airport Runway 09; west of the City's Airport Industrial Park; and east of County Road 309-C

Parcel Numbers: 04-10-26-0000-0010-0000; 04-10-26-0000-0021-0000; 04-10-26-0000-0021- 0030; 04-10-26-0000-0010-0030; 09-10-26-0000-0030-0000; and 09-10-26-0000-0010-0021

Owner: Putnam County
Port. Authority/Putnam County

Agent: Rick Leary

Case: PB 10-29

All interested parties are invited to attend this public hearing.

Debbie Banks
Director of Bldg. & Zoning

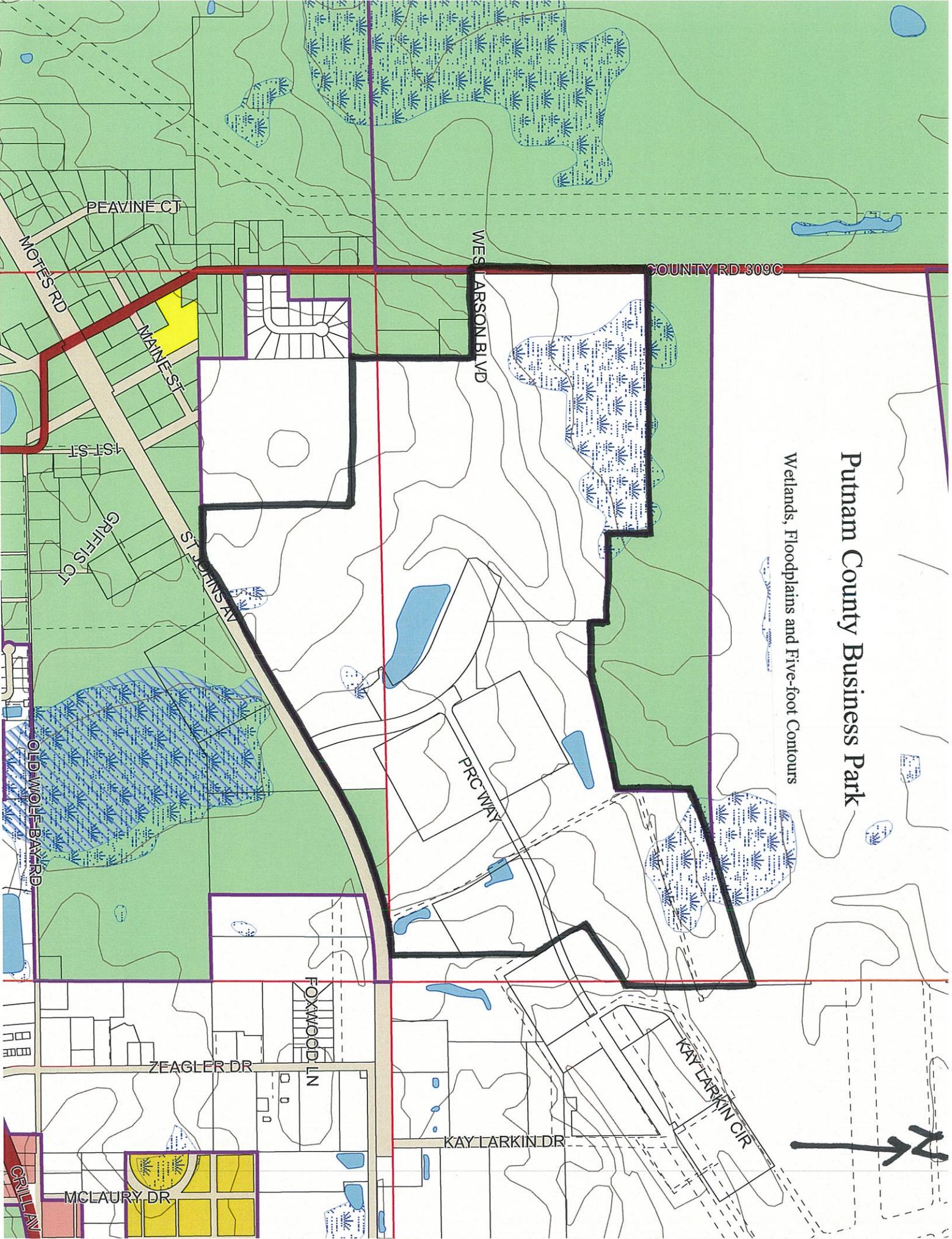
ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE PLANNING BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING WILL NEED A RECORD OF THE PROCEEDINGS THAT INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, AT THE EXPENSE OF THE APPELLANT. F.S. 286.0105

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. 05505888
7/16/2010

Putnam County Business Park

Wetlands, Floodplains and Five-foot Contours



Application for Rezoning

This application must be typed or printed in black ink and submitted with any 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 - 10-29
 Date Received: 6/24/2010
 Hearing date: 8/3/2010

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

TO BE COMPLETED BY APPLICANT		
1. Property Address: Putnam County Business Park, St. Johns Ave., Palatka	2. Current Property Use: Business Park	
3. Parcel Numbers: 04-10-26-0000-0010-0000; 04-10-26-0000-0021-0000; 04-10-26-0000-0021-0030; 04-10-26-0000-0010-0030; 09-10-26-0000-0030-0000;& 09-10-26-0000-0010-0021.	4. Lot size/acreage: 257.39 +/-acres	5. Proposed Use: combination of Commercial and Industrial
6. Current Zoning Designation: Unzoned in City- formerly County PUD	7. Requested Zoning Designation: City PID	8. Required Attachments: <input type="checkbox"/> Letter of Authorization* <input checked="" type="checkbox"/> Legal Description <input checked="" type="checkbox"/> Copy of Recorded Deed <input type="checkbox"/> Fees <input checked="" type="checkbox"/> Project Narrative** <input type="checkbox"/> If applicable, attach Small or Large Scale Future Land Use Amendment application
9. Square footage of any proposed structures: Unknown at this time.	10. Number & types of structures on property: One structure (County Spec. Building) permitted by City in 2005.	
8. Owner Name: Putnam County Board of County Commissioners and Putnam County Port Authority		
Owner Address: <u> P.O. Box 758</u> <u> Palatka, FL 32178</u>		
Phone Number: <u> (386)329-0212</u>		
9. Agent Name: <u> Rick G. Leary, County Administrator</u>		
Agent Address: <u> P.O. Box 758</u> <u> Palatka, FL 32178</u>		
Phone Number: <u> (386) 329-0438 or (386) 329-0212</u>		

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

**Project Narrative: Explain present and future use of the property detailing project.

Application Number: PB - 10-29

Hearing date: 8-3-10

10. This application submitted by:

Signature of owner(s): Putnam County Board of County Commissioners

Print owner(s) names(s): _____

Signature of Agent(s): *R. Leary*

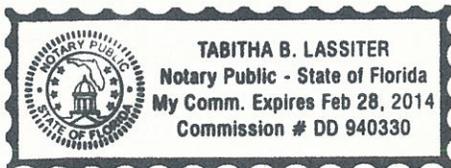
Print Agent(s) names: Rick G. Leary, County Administrator

STATE OF Florida

County of Putnam

Before me this day personally appeared Rick G. Leary 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 1st day of June A.D. 2010.



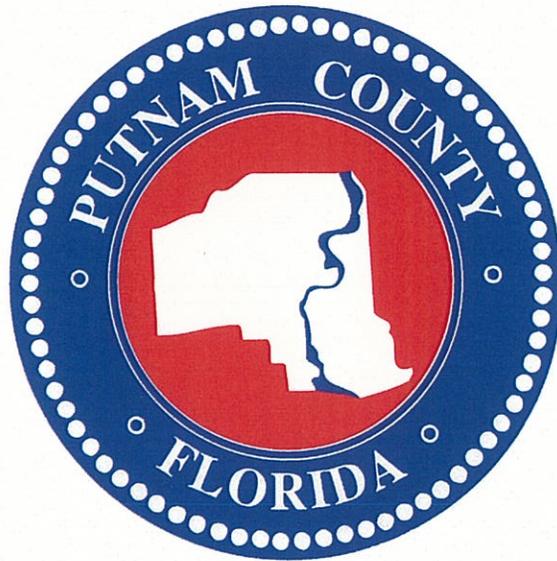
Tabitha B. Lassiter
Notary Public

My commission expires: 2-28-14

State of Florida at Large

FOR OFFICIAL USE ONLY				
1. Date Submitted <u>6/24/10</u>	2. Received By: <u>OB</u>	3. Current Zoning: <u>City PUD</u>	4. Requested Zoning: <u>City In/PID</u>	5. Preliminary review by: <u>DB</u>
7. Sign(s) Posted Date: By:	8. Surrounding property owners notices sent: Date: By:	9. Legal Ad Ran: Date:	10. Attachments Reviewed: <input type="checkbox"/> Letter of Authorization** <input checked="" type="checkbox"/> Legal Description <input checked="" type="checkbox"/> Copy of Recorded Deed <input type="checkbox"/> Fees <input checked="" type="checkbox"/> Project Narrative	
City Commission Meeting Date:				

Putnam County Business Park Planned Industrial Development



Overlay Standards

1 BUSINESS PARK DESCRIPTION

1.1 Purpose:

The Putnam County Business Park is intended to create a center for business activity combining the resources of Putnam County, the City of Palatka, the Chamber of Commerce and private industry. This shall be achieved through the M-1 zoning district and Planned Industrial Development (PID) overlay.

Compliance with design standards shall result in development of the Putnam County Business Park with a park-like character that shall be an asset to the City of Palatka, Putnam County, the State of Florida and individual site owners. The standards incorporated into this PID are intended to meet or exceed the City of Palatka zoning and land development regulations.

This PID institutes minimum development standards and identifies permitted uses within the Business Park. Site design, permitting and development within the Park are subject to review and approval of a Final Site Plan that is consistent with the approved PID Master Plan. The uses, development standards and criteria applicable to the Putnam County Business Park are incorporated into this document.

1.2 Legal Description:

The legal description of the subject property is included as Exhibit A of this document.

1.3 Property Ownership:

The subject property is currently owned by:
Putnam County Board of County Commissioners, and
Putnam County Port Authority,
P.O. Box 758,
Palatka, FL 32178

1.4 General Description of Property Area:

The property is located north of St. Johns Avenue, west of the Palatka Municipal Airport (Kay Larkin Field) and east of CR 309C in Palatka. The property is Sections 4 and 9, Township 10 S, Range 26 E and within the City of Palatka in Putnam County, Florida. The site consists of six parcels containing a total of 257.39 +/- acres. The parcel identification numbers are 04-10-26-0000-0021-0030, 04-10-26-0000-0010-0030, 04-10-26-0000-0010-0000, 04-10-26-0000-0021-0000, 09-10-26-0000-0010-0021 and 09-10-26-0000-0030-0000.

Putnam County has constructed a portion of the road and drainage system and has developed one speculative building on the site.

2 Project General Structure

2.1 Purpose:

The purpose of this article is to establish the governing regulations, development standards, rules of interpretation and a PID Master Plan for the project.

2.2 General:

2.2.1 Regulations for Development

Regulations for development of the project shall be in accordance with the provisions of the approved PID and Master Plan and any other applicable Federal, State and local codes and regulations. Unless otherwise specifically provided for in the approved PID, the development of the property shall be subject to the applicable provisions of Chapter 94 of the City of Palatka Municipal Code. Where a conflict arises between the approved PID and Chapter 94 of the City of Palatka Municipal Code, the approved PID shall control.

2.2.2 Definitions of Terms:

Unless a term used herein is specifically defined within the approved PID, the definitions of all terms shall be the same as the definitions set forth in the official Zoning Regulations of the City of Palatka in effect at the time of PID Master Plan approval.

2.2.3 Progression of Development:

The project may be developed in multiple phases. Each phase shall be submitted to the City of Palatka Planning and Development Department for processing and review. No development shall commence on any phase until a Final Site Plan has been approved and proper permits have been secured from the City and appropriate jurisdictional departments and agencies.

2.3 Project Plan and Use:

The Master Plan, including layout of major streets and land uses is attached as Exhibit B.

3 Project Development:

3.1 Purpose:

The purpose of this section is to indicate the plan of development, permitted uses and regulations for the project.

3.2 Project Development in General:

The project shall consist of Commercial and Industrial uses, including accessory uses and structures, set forth in more detail below.

3.3 Uses and Structures Allowed:

No building, structure or part thereof, shall be erected, altered or used, in whole or in part, for other than the following:

- (1) Wholesaling, warehousing, storage or distribution establishments and similar uses.
- (2) Light manufacturing, processing (including food processing, but not slaughterhouse), packaging or fabricating in completely enclosed buildings.
- (3) Printing, lithographing, publishing or similar establishments.
- (4) Restaurants.
- (5) Outdoor storage yards and lots; provided that such outdoor storage yard shall not be located closer than 25 feet to any public street and that such yard shall be completely enclosed, except for necessary ingress and egress, by an opaque fence or wall not less than six feet high; and provided further that this provision shall not permit wrecking yards (including automobile wrecking yards), junkyards, or yards used in whole or in part for

scrap or salvage operations or for processing, storage, display or sales of any scrap, salvage or secondhand building materials, junk automotive vehicles, or secondhand automotive vehicle parts.

- (6) Business, medical and professional offices and similar uses.
- (7) Service establishments catering to commerce and industry, including linen supply, freight movers, building contractors, communication services, business machine services, canteen services, hiring and union halls, sign companies and similar uses.
- (8) Vocational, technical, trade or industrial schools and similar uses.
- (9) Post-secondary public or private educational institutions and facilities.
- (10) Building trades contractors with outside storage yards for equipment and machinery.
- (11) Other uses determined to be appropriate by the Director of Planning and Zoning and approved as part of a Final Site Plan.

Uses and structures which are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures shall be permitted. No residential facilities shall be permitted except for one unit per principal structure to be used as a residence for proprietors/manager/security personnel. Any such residential unit shall not be a free-standing structure and must be incorporated into the principal structure and be approved as part of a Final Site Plan.

3.4 Nuisance Factors and Hazards:

No business, trade, activity, or operation shall be conducted on any site which shall be noxious, or generally incompatible with the character of the Business Park; or which shall be contrary to any regulations including, but not limited to, those of the Federal Environmental Protection Agency (EPA), the Federal Aviation Administration (FAA), the State of Florida Department of Environmental Protection (DEP); or which shall cause an emission of dust, smoke, odors, fumes, radiation, noise or vibrations which may be or become a nuisance or an unreasonable annoyance to the occupants of any adjacent or neighboring site. All on-site operations and activities shall be conducted with reasonable and appropriate precautions against radiation, radioactivity, fire, explosion and other hazards. No on-site operations or activities which require or involve the use, storage, generation or disposal of "toxic wastes" or "hazardous materials", as defined in or under any federal, state or local regulations, shall be allowed unless specifically approved within the PID.

4 Project Development Standards:

4.1 Setback Requirements:

- 1. No structures shall be located on any property nearer to any property line than the minimum setbacks set forth below:
 - a. Minimum front yard----- 25 feet
 - b. Minimum side yard ----- 25 feet
 - c. Minimum rear yard----- 25 feet
 - d. Minimum side or rear yard abutting interior roads----- 25 feet
 - e. Minimum yard abutting CR309C or St. Johns Ave.----- 50 feet

2. The front lot line shall be the shortest street frontage of the lot. The rear lot line shall be the lot line most nearly opposite from the front lot line.
3. The following improvements are specifically excluded from the setback restrictions:
 - a. Steps and walks;
 - b. Landscaping and landscape berms;
 - c. Planters not to exceed three (3) feet in height;
 - d. Parking and stormwater retention areas;
 - e. Other improvements as approved within the Final Site Plan.
4. Modification of the minimum setback requirements may be granted in specific instances as part of the Final Site Plan or subsequent approval of a minor deviation by the Director of Planning and Zoning.

4.2 Signage:

Signs shall mean all names, insignias, logos, trademarks, and descriptive words, back-lit awnings or material of any kind affixed, inscribed, erected or maintained upon an individual site or upon any improvement on individual sites. Sign and signage are interchangeable terms. All signage shall meet the minimum requirements of Chapter 62, Municipal Code of the City of Palatka except as modified below:

1. Project Identification Signage: No more than three (3) project identification signs shall be allowed within the Putnam County Business Park. Each sign may be internally or externally illuminated, double –faced and shall not exceed 120 square feet in area. The maximum height of a project identification sign shall be 20 feet.

2. Monument, Ground or Pole Signs: Monument, ground or pole signs shall be permitted for each place of business. Each place of business shall be permitted one (1) externally or internally illuminated monument with two sides. These signs may not exceed fifteen (15) feet in height and are permitted one square foot per linear foot of lot frontage up to a maximum of ninety-six (96) square feet in area regardless of the number of tenants.

3. Wall Signs: Wall signs shall be permitted and shall not exceed one (1) sign per street frontage. Each business shall be allowed one sign per street frontage and shall be allowed one square foot of sign area per linear foot of business frontage on the street faced by the business up to a maximum of fifty (50) square feet.

4. Prohibited Signs: Any type of sign prohibited by Chapter 62 of the City of Palatka Municipal Code.

4.3 Exterior Lighting:

Any exterior lighting shall be provided in accordance with Chapter 94 of the City of Palatka Municipal Code. Exterior lighting shall meet the setback requirements for buildings and structures.

4.4 Vehicle Use Areas and Off-Street Parking:

The number of parking spaces provided shall comply with the requirements set forth below:

Required Parking:

Offices	4/1000 Square Feet;
Warehouse	1/5000 Square Feet plus 1 per company vehicle or one per employee on the peak shift, whichever is greater;
Industrial	1/5000 Square Feet plus 1 per company vehicle;
Restaurant	1/200 square feet of gross floor area;
Retail	1/300 Square Feet of non-storage area and 1/1000 Square Feet of storage area.

Aisle width and angle of parking shall conform to the standards in Chapter 94, Article V of the City of Palatka Municipal Code. All driveways and parking surfaces shall be paved with asphalt concrete and/or concrete and shall have curbing. Extruded curbing and surface mounting curbing is prohibited. Parking shall not be permitted on rights-of-way or along driveways.

4.5 Storage and Loading Areas:

Storage and loading areas shall be designated on the site plans and submitted for review and approval as part of the Final Site Plan. Such areas shall conform to Chapter 94, Article V of the City of Palatka Municipal Code unless otherwise approved as part of a Final Site Plan.

4.6 Building Height:

Building, improvement and structure height is limited to 45 feet unless otherwise approved in a Final Site Plan. In any case, no building may exceed ten (10) stories, or one hundred (100) feet in height above grade. No building within one hundred (100) feet of residentially zoned property may be more than three (3) stories in height or thirty-six (36) feet.

4.7 Land Coverage:

No site shall have more than eighty (80) percent of its total land area covered by building, parking and other impervious surface.

Lot Development Standards

Impervious Surface Ratio	80%
Maximum Building Coverage	70%

4.8 Tree Protection, Landscape and Buffering Standards:

Except in cases of allowed outdoor storage, no buffering will be required between interior lots within the business park unless specifically required as part of a Final Site Plan. Buffering will be required where perimeter lots abut incompatible land uses. Lands within the business park shall otherwise be subject to landscaping, tree protection and buffering regulations identified in Chapter 94, Articles VI and VII of the Municipal Code of the City of Palatka unless otherwise specifically approved as part of a Final Site Plan.

4.9 Fencing and Screening:

Unless otherwise approved as part of a Final Site Plan, all fencing and screening shall be consistent with the Chapter 94 of the Municipal Code of the City of Palatka. Perimeter fencing shall not be permitted closer than fifteen (15) feet to the front property line. Fencing shall not exceed a height of six feet (6) feet unless otherwise approved in a Final Site Plan. Fencing shall not be required on any berm. Landscaping may be substituted for fencing provided that it is approved within the Final Site Plan.

4.10 Subdivision of Lands

Lands within the business park may be subdivided in accordance with local and state requirements governing such provided, however, that no subdivision of lands may occur unless approved as part of a Final Site Plan or a major modification of previously approved Final Site Plan. There shall be no minimum lot size within the business park, however no individually buildable lot may be created that is less than 100 feet in width.

4.11 Lighting:

Lighting within the facility shall be designed and installed so as to prevent glare or excessive light on adjacent property and right-of-way. Lighting shall be shielded and directed downward.

4.12 Wetlands and Open Space:

The PID Master Plan (Exhibit B) shows the general location and extent of proposed open spaces including jurisdictional wetlands, wet storm-water retention areas, and proposed conservation easements. Wetland impacts will be permitted according to local, State and Federal requirements. Wetlands shall have an upland buffer averaging 25 feet in width between development and any conserved wetlands.

4.13 Utilities:

1. Potable water and sanitary sewer service shall be provided by City of Palatka.
2. All utility lines and facilities shall be underground, or concealed under or within a building or other improvement in conformance with the Utilities Standards Handbook adopted by the Putnam County Business Park and the agency providing the utility.
3. Temporary electric power and telephone service poles may be permitted above ground during the construction phase but shall be removed immediately upon issuance of a Certificate of Occupancy or cessation of construction for more than thirty (30) days, whichever is earlier.
4. Above-ground electrical transformers, meters and similar apparatus, if required, shall be properly screened from adjacent rights-of-way and properties with a method approved within the Final Site Plan.
5. Backflow prevention devices shall be located a minimum of ten (10) feet from sidewalks or pavement.

6. Water-saving devices shall be used in faucets, showerheads, and toilets in all facilities to be constructed in the Putnam County Business Park.

4.14 Temporary Improvements:

No buildings, structures, improvements or other facilities of a temporary nature, including trailers or tents, shall be permitted on a site except temporary improvements or facilities used solely in connection with and during construction of approved permanent improvements. Such temporary improvements must be located as inconspicuously as possible and must be removed immediately following completion of construction.

4.15 Architectural Standards:

All permanent buildings shall be site-built or site-assembled conventional structures. Prefabricated metal structures shall be allowed provided that facades and exterior treatments are masonry and are similar in style and appearance to others within the business park.

Exhibit A

DESCRIPTION OF PROPERTY:

The East 1/2 of the SE 1/4 of Section 4, Township 10 South, Range 26 East, lying Southerly and Westerly of that certain Boundary line agreement described in Official Records Book 183 at page 177 and Southerly of the Northerly right-of-way of call #4 of that certain Easement to Putnam County, described in Official Records Book 133 at page 127 of the public records of Putnam County, Florida. Together with: The NW 1/4 of the SW 1/4 of Section 3 and the East 1/2 of the SE 1/4 of Section 4, Township 10 South, Range 26 East, lying Southerly and Westerly of that certain Boundary Line Agreement described in O.R. Book 183, page 177 and Southerly of the Northerly right-of-way of fourth call of that certain Easement to Putnam County, described in O.R. Book 133, page 127 of the public records of Putnam County, Florida, EXCEPTING THEREFROM the East 200.32 feet of the SE 1/4 of the SE 1/4 of Section 4, lying Southerly of that certain Boundary Line Agreement described in O.R. Book 183, page 177. Together with: The North 1/2 of the SW 1/4 of the SE 1/4 of Section 4, Township 10 South, Range 26 East. Together with: That part of the South 1/2 of the NW 1/4 of the SE 1/4 of Section 4, Township 10 South, Range 26 East, lying Southerly of old fence line running from approximately the most Westerly point of drainage ditch Westerly and Southerly to a point approximately 200 feet Northerly of the SW corner of said NW 1/4 of the SE 1/4 of Section 4. Together with: A tract of land situated in the SE 1/4 of the NE 1/4 and in the NE 1/4 of the SE 1/4 of Section 4, Township 10 South, Range 26 East, being more particularly described as follows: Beginning at the intersection of the Northerly right of way of fourth call of that certain Easement to Putnam County described in O.R. Book 133, page 127 and Call (10) of that certain Boundary Line Agreement described in O.R. Book 183, page 177 of the public records of Putnam County, Florida and (1) run Northerly, along Call (10) of said Boundary Line Agreement, a distance of 400.0 feet. Return to the point of beginning and (2) run Southwesterly, along the Northerly right of way of fourth call of said Easement to Putnam County described in O.R. Book 133, page 127, a distance of 1480 feet, more or less, to interest with the West line of the NE 1/4 of the SE 1/4 of Section 4. (3) Thence Northerly, along said West line, a distance of 400.0 feet. (4) Thence Northeasterly, parallel with Call (2), a distance of 1480 feet, more or less, to the Northerly end of call (1) and to close. TOGETHER WITH Easement described in O.R. Book 514, page 3 of the public records of Putnam County, Florida. SUBJECT to Easement to Putnam County described in O.R. Book 133, page 127 of said public records and EXCEPTING any part thereof that may lie within the right of way of the abandoned Seaboard Coast Line Railroad as described in O.R. Book 460, page 1252 of the public records of Putnam County, Florida. Together with: SW 1/4 of NE 1/4 of SW 1/4; N 1/2 of SW 1/4 of SW 1/4; SE 1/4 of SW 1/4 of SW 1/4; S 1/2 of SW 1/4 of SE 1/4; S 1/2 of SE 1/4 of NE 1/4 of SW 1/4; SE 1/4 of SW 1/4; S 1/2 of NW 1/4 of SW 1/4, all in Section 4, Township 10 South, Range 26 East. SUBJECT TO any portion of the above lying within the right of way of FRANCIS-SPRINGSIDE PAVED COUNTY ROAD (309-C) on the Westerly side thereof. Together with: NE 1/4 of NW 1/4 of NW 1/4; NE 1/4 of NW 1/4; NW 1/4 of NE 1/4; all in Section 9, Township 10

South, Range 26 East. EXCEPTING THEREFROM any portion of the above lying south of that part conveyed from Seaboard System Railroad, Inc., a Virginia Corporation to Board of County of Commissioners of Putnam County Florida as described in O.R. Book 460, page 1252 of the public records of Putnam County, Florida and lying within PARK AVENUE. Together with: The SE 1/4 of the NW 1/4 of the NW 1/4, Section 9, Township 10 South, Range 26 East. Together with: A strip or parcel of Grantor's vacated right of way, varying in width, being a portion of Grantor's former Palatka to Brooksville main track, more particularly described as follows: that portion of vacated right of way in the W 1/2 of Section 9, Township 10 South, Range 26 East of the public records of Putnam County, Florida.

Together With:

THE PORTION OF THE FOLLOWING DESCRIBED LANDS LYING NORTH OF THE ST. JOHNS AVENUE EXTENSION WITHIN THE LANDS CONVEYED BY THAT WARRANTY DEED BY RALPH H. OLIVER, JR., AND RACHEL C. OLIVER, HUSBAND AND WIFE, GRANTOR, AND JOHN J. SNYDER, AS BISHOP OF THE DIOCESE OF ST. AUGUSTINE, DATED NOVEMBER 3, 1986, AND RECORDED AT OFFICIAL RECORDS VOLUME 494, PAGE 1874, CURRENT PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA.

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 10 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA, EXCEPTING THEREFROM THAT PART LYING WITHIN THE SEABOARD COASTLINE RAILROAD RIGHT OF WAY. AND FURTHER EXCEPTING THEREFROM AN EASEMENT OVER A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9 AND OVER A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 26 EAST, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS BEING 66.00 FEET WIDE AND LYING NORTHERLY OF AND ADJACENT TO THE FOLLOWING DESCRIBED LINE:

FOR A POINT OF BEGINNING OF SAID LINE BEING DESCRIBED, COMMENCE AT THE NORTHEASTERLY CORNER OF FOXWOOD AS RECORDED IN MAP BOOK 6, PAGE 19 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF ZEAGLER DRIVE; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID FOXWOOD AND ITS WESTERLY PROJECTION TO THE EASTERLY LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9 AND THE POINT OF TERMINUS OF SAID LINE BEING DESCRIBED.

Excluding Therefrom:

The following tracts of land situated in the SE 1/4 of Section 4 and in the NW 1/4 of the NE 1/4 of Section 9, Township 10 South, Range 26 East and being more particularly described as follows:

LOT #1: Commencing at a concrete monument at the Northeast corner of the NW 1/4 of the NE 1/4 of Section 9, Township 10 South, Range 26 East and run thence S 88°57'59" W, along the North line of said NW 1/4 of the NE 1/4, a distance of 132.40 feet to the point of beginning of this description. From point of beginning (1) run thence S 62°00'58" W into the NW 1/4 of the NE 1/4 of Section 9, a distance of 203.47 feet. (2) Thence run N 27°59'02" W, perpendicular to preceding call, a distance of 103.45 feet to the North line of the NW 1/4 of the NE 1/4 of Section 9 and continue N 27°59'02" W, into the SE 1/4 of Section 4 of said Township and Range, an additional

distance of 496.55 feet for a total distance of 600.0 feet. (3) Thence run N 62°00'58" E, perpendicular to preceding call, a distance of 800.0 feet. Return to the point of beginning and (4) run thence N 62°00'58" E, on an Easterly projection of call (1), a distance of 596.53 feet. (5) Thence run N 27°59'02" W, parallel with call (2), a distance of 600.0 feet to the Easterly end of call (3) and to close.

Containing 11.02 acres, more or less.

LOT #2: Commencing at a concrete monument at the Northeast corner of the NW 1/4 of the NE 1/4 of Section 9, Township 10 South, Range 26 East and run thence S 88°57'59" W, along the North line of said NW 1/4 of the NE 1/4, a distance of 132.40 feet. Thence run S 62°00'58" W, a distance of 203.47 feet. Thence run N 27°59'02" W, into the SE 1/4 of Section 4 of said Township and Range, a distance of 660.0 feet to the point of beginning of this description. From point of beginning (1) Continue N 27°59'02" W, a distance of 600.0 feet. (2) Thence run N 62°00'58" E, perpendicular to preceding call, a distance of 800.0 feet. (3) Thence run S 27°59'02" E, parallel with call (1), a distance of 600.0 feet. (4) Thence run S 62°00'58" W, parallel with call (2), a distance of 800.0 feet to the point of beginning and to close.

Containing 11.02 acres, more or less.

Exhibit B

PLANNING BOARD REPORT – August 3, 2010

CASE: PB 10-30

ADDRESS: 601 N 21st Street

REQUEST: Request for a conditional use to locate a childcare facility in an R-3 zoning district

APPLICANT: Putnam Family YMCA (Vince Cangelosi)

OWNER: Palatka Housing Authority

SUMMARY: The site is designated high density residential on the City's adopted future land use map. The zoning is R-3 (multi-family residential) and the applicant is proposing to lease a 3,260 square foot existing building. The Municipal Code requires conditional use approval of this request. The State will set the number of children allowed when they measure the building. The applicant states the YMCA is planning on expanding services into the Palatka area and seeking to open and operate a Voluntary Pre-K program at this location. Based on a student to teacher ratio of 10:1 there should be a minimum of two employees for the stated capacity of 20 children. Operating hours will be from 7:00AM to 6:00PM.

Since this facility has been in operation for this use in the past Departmental Review Requests were not forwarded, however, staff has discussed the request with the Chief Building Official who will insure that all code requirements are complied with. No responses were received as a result of the advertisement or notices sent to surrounding property owners.

Compliance with Conditional Use Requirements

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

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

3. In accordance with Section 94-3:

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

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

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

The property and requested use are in compliance with the comprehensive plan. Surrounding properties have future land use designations of High Density Residential to the south, east and west with Low Density Residential to the north of the subject property. The zoning pattern of the site and surrounding area is R-3 (multi-family residential) to the south, east and west with R-1 (Single family residential) to the north. The existing land use pattern in the area is multi and single family residential.

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

The site plan shows ingress and egress off of N 21st St. with the main entrance to the James A. Long facility off of Madison St.

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

Staff is satisfied that the existing parking area meets the parking requirements of 1 space per 2 employees plus one handicap space. The State requires a 10:1 student: teacher ratio.

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

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

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

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

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

All surrounding property is zoned R-3 and no screening or buffering is required. There is an existing fenced play area.

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

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

- h. Required yards and other open space.

All yard and open space requirements are in compliance.

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

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

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

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

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

This parcel is not located in a Historic District.

Staff Recommendation

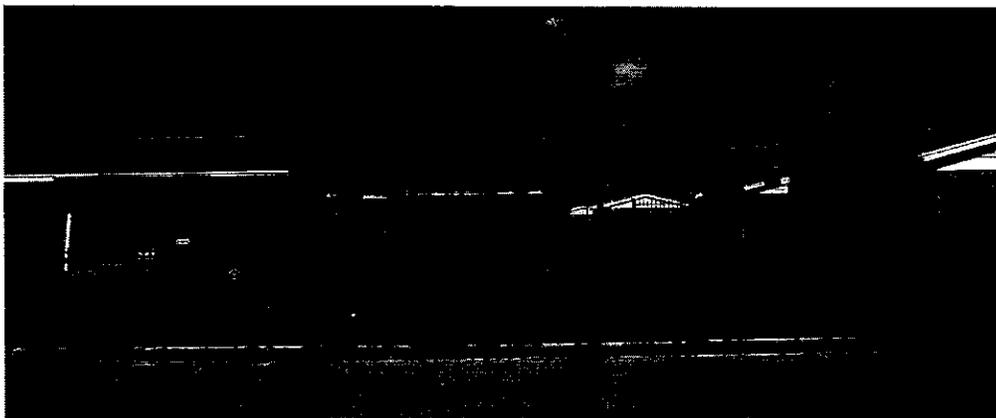
Staff recommends approval of the applicant's request for a childcare facility, subject to the conditions as listed in the Code and as listed previously in this report and the following conditions:

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

PHOTOGRAPHS



Facing property



Across the street

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 - 10-30

Date Received: 7/13/10

Hearing date: 8/3/10

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

TO BE COMPLETED BY APPLICANT		
Property Address: <u>601 N. 21st St.</u>	Parcel Number: <u>37-10-26-5440-0050</u> <u>0000</u>	Current Property Use: <u>Comm. / daycare</u>
Lot size/acreage: <u>2.96.</u>	Number & types of structures on property: <u>?</u>	Required Attachments: <input type="checkbox"/> Site Plan* <input type="checkbox"/> Letter of Authorization** <u>owner signed</u> <input type="checkbox"/> Legal Description <input type="checkbox"/> Dept. of Children & Family Services Letter(if daycare) <input type="checkbox"/> Copy of Recorded Deed <input checked="" type="checkbox"/> Fees <input checked="" type="checkbox"/> Justification Statement*** <input type="checkbox"/> Tree Survey (if applicable)
Current Zoning Designation: <u>R-3</u>	Closest Intersecting Streets: <u>N 20th St + Bronson</u>	
Type of Request: 		
Owner Name: <u>Palatka Housing Authority - JOHN NELSON</u>		
Owner Address: <u>601 N. 21st PALATKA FL 32177</u>		
Phone Number: <u>386.329.0103</u>		
Agent Name: <u>Putnam County Family YMCA - VINCE CANGELosi</u>		
Agent Address: <u>284 UNION AVE., CRESCENT CITY FL 32112</u>		
Phone Number: <u>386-698.2342 - 904-517-2608</u>		

*Site Plan to include placement of structures on property, proposed ingress, egress, parking, loading/unloading area, refuse services area, and if applicable, signage, landscaping, screening & buffering and lighting. One copy to be 8 ½ x 11 and 2 copies 14 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.

Application Number: PB - PB10-30
 Hearing date: 8/3/2010

10. This application submitted by:

Signature of owner(s): [Signature]

Print owner(s) names(s): John Nelson, Jr.

Signature of Agent(s): [Signature]

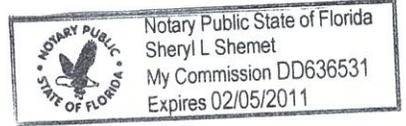
Print Agent(s) names: Vincent Cangelosi

Putnam County
July 29 2010
 GREGORY S. BACON
 Notary Public, State of Florida
 My comm. exp. Aug. 11, 2010
 Comm. No. DD 575010
 Vincent Cangelosi used a
 valid FL Drivers license as photo
 exp 11/1
[Signature]

STATE OF Florida
 County of Putnam

Before me this day personally appeared John Nelson, Jr. 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 14th day of July A.D. 2010.



[Signature]
 Notary Public

My commission expires: 02/05/2011 State of Florida at Large

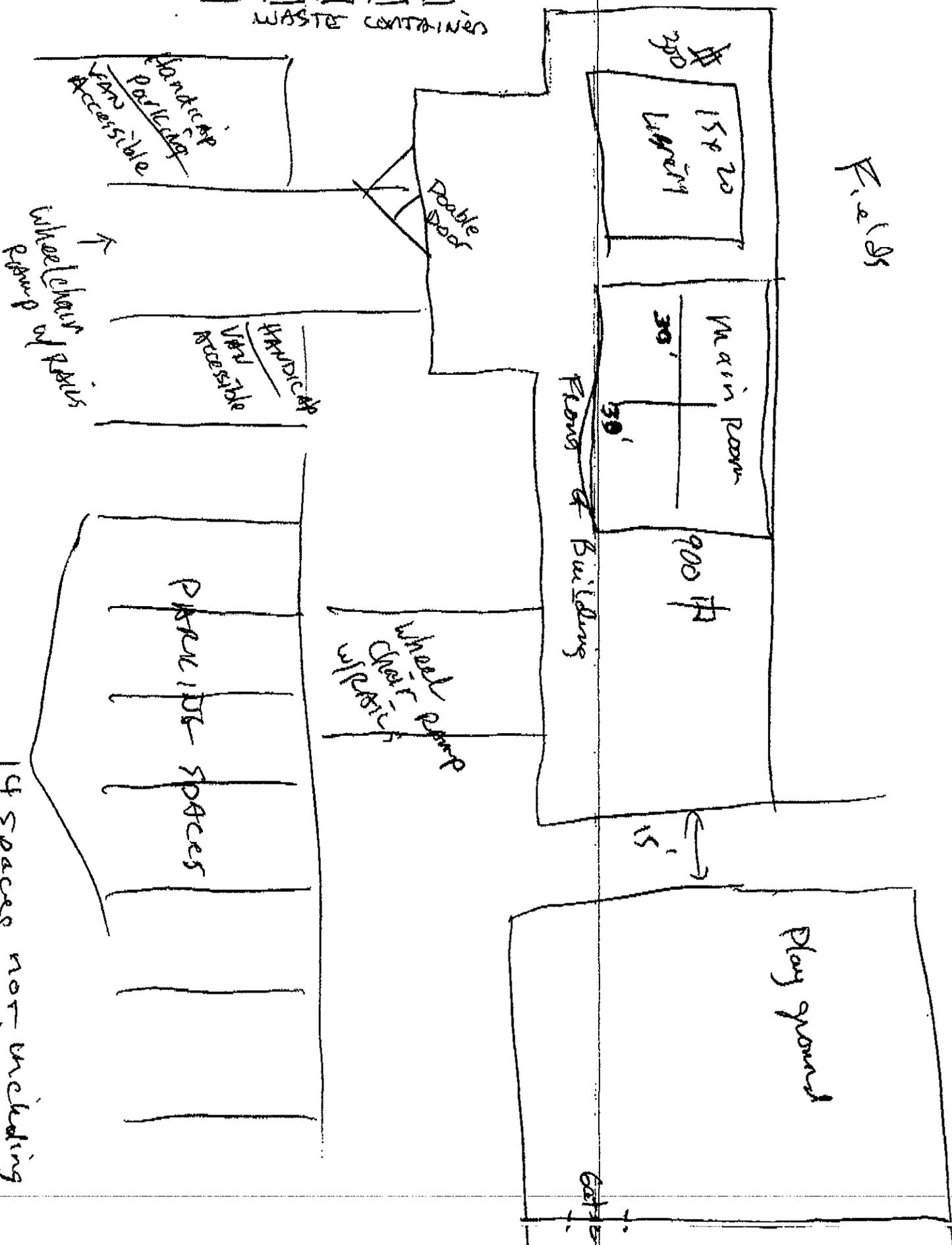
FOR OFFICIAL USE ONLY				
1. Date Submitted	2. Received By:	3. Current Zoning:	4. Future Land Use Category:	5. Preliminary review by:
7. Sign(s) Posted Date: <u>7/19</u> By: <u>OB</u>	8. Surrounding property owners notices sent: Date: <u>7/14</u> By: <u>OB</u>	9. Legal Ad Ran: Date: <u>7/17/10</u>	10. Attachments Reviewed: <input checked="" type="checkbox"/> Site Plan* <input type="checkbox"/> Letter of Authorization** <input type="checkbox"/> Legal Description <input checked="" type="checkbox"/> Dept. of Children & Family Services <input checked="" type="checkbox"/> Letter(if daycare) <input type="checkbox"/> Copy of Recorded Deed <input checked="" type="checkbox"/> Fees <input checked="" type="checkbox"/> Justification Statement <input type="checkbox"/> Tree Survey (if applicable)	
11. Conditions: <u>Listed in staff report OB</u>				
12. Adjacent property zoning/FLU: North <u>R-1 / LDR</u> South <u>R-3 / HDR</u> East <u>R-3 / HDR</u> West <u>R-3 / HDR</u>				

Justification Report for Proposed VPK site

The Putnam County Family YMCA is planning on expanding services into the Palatka area. We are seeking to open and operate a VPK (Voluntary Pre-K) program at the James A. Long-FAMILY INVESTMENT CENTER. The hours of operation will be from 7:00 am -6:00 pm Monday thru Friday. The actual VPK program is from 9-12 am with before and after-school hours wrapped around the program. The number of kids we are planning to serve would be contingent upon registration in August. VPK requires a minimum of 4 children to begin the program and the ratio would be 10:1 student to teacher. Our plans are to run at capacity which would realistically be 20 children. We currently run a very successful VPK program at the Putnam County Family YMCA in South Putnam. We are expanding services into Palatka as first steps to bringing a YMCA facility to the Palatka area. Thank you for your consideration in this matter.

File 188

WASTE CONTAINERS



Wheelchair Ramp
Equip of parts

Handicap
Wheel
Accessible

Parallel Spaces

14 spaces not including

Wheel Chair Ramp
Wheelchair Accessible

Flora & Buildings

Library
15' x 20'

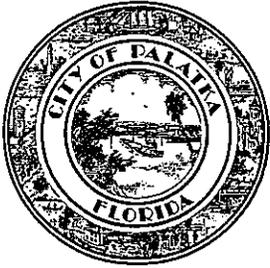
Main Room
30' x 30'

900 sq ft

15'

Playground

Gate



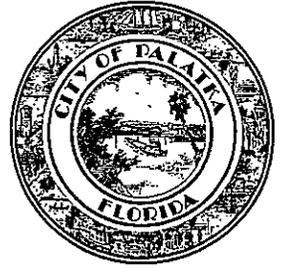
City of Palatka

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 August 3, 2010 at 4:00 P.M. at City Hall, 201 N 2nd St. for the purpose of hearing the following matter:

A request for a conditional use to operate a child care facility in an R-3 zoning district.

Location: 601 N 21st St. (37-10-26-5440-0050-0000)

Owner: Palatka Housing Authority

Applicant: Putnam Family YMCA/Vince Cangelosi

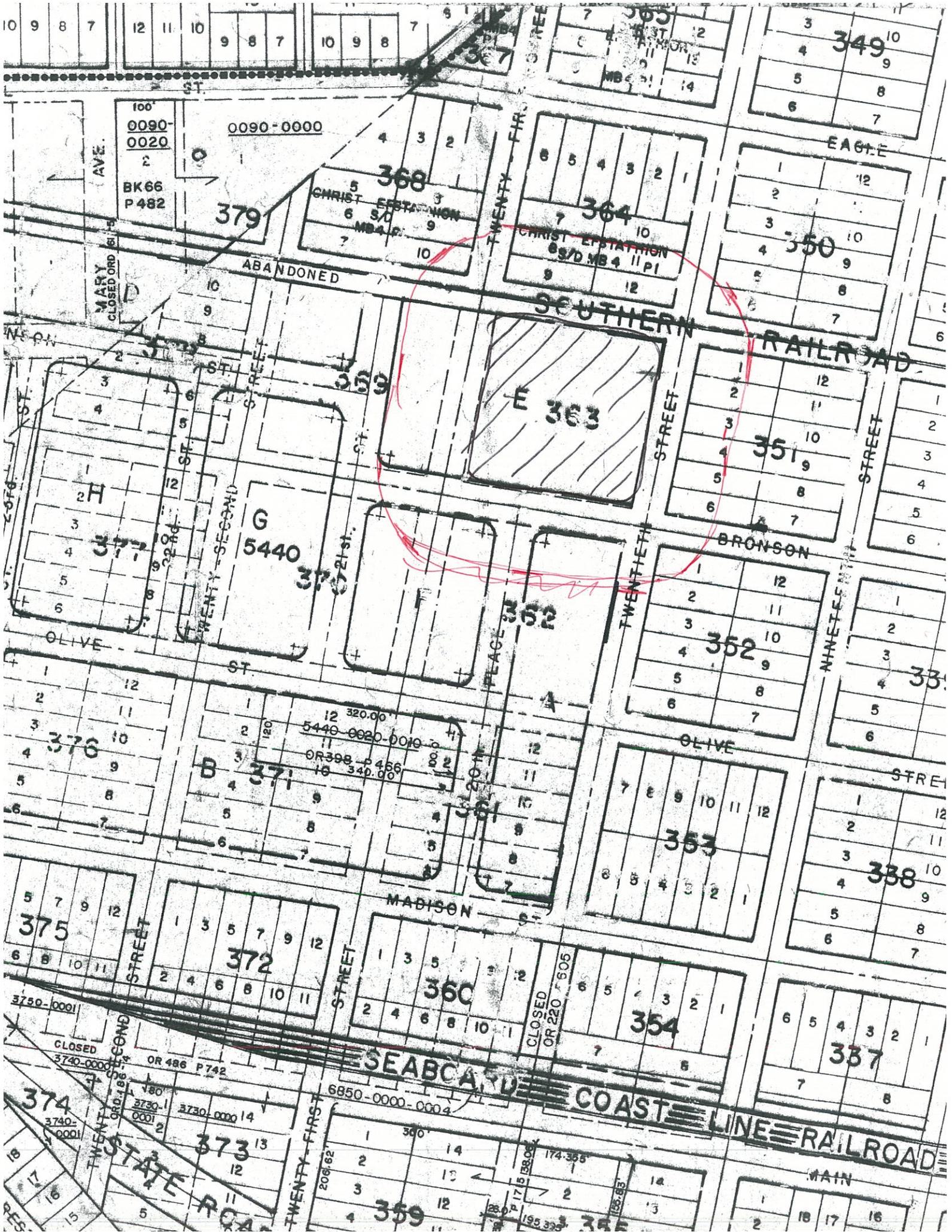
Case: PB 10-30

All interested parties are invited to attend this public hearing.

Debbie Banks
Director of Building & Zoning

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE PLANNING BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING WILL NEED A RECORD OF THE PROCEEDINGS THAT INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, AT THE EXPENSE OF THE APPELLANT. F.S. 286.0105

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



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MARY
CLOSED ORD 61

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S/D MB4 P

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CHRIST EP STATION
S/D MB4 II PI

EAGLE

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SOUTHERN RAILROAD

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BRONSON

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B 371

361

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MADISON

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337

SEABARD COAST LINE RAILROAD

MAIN

374

373

359

18 17 16

37-10-26-5440-0050-0000

601 N. 21st St. PB 10-30

PHA/PC Family YMCA

CU/Childcare facility

37-10-26-6850-3500-0000

MAKHLOUF WASIM
10071 E DELANO DR
JACKSONVILLE FL 32257

PB 10-30

37-10-26-6850-3680-0060

CRAWFORD IRVIN
877 S 20TH ST APT 2
NEWARK NJ 07108

PB 10-30

37-10-26-6850-3640-0011 & 3680-0080
EFSTATHION CHRIS JR + DESPINA T
715 ST JOHNS AVE
PALATKA FL 32177

PB 10-30

37-10-26-6850-3640-0100

WILLIAMS RUDETHA
706 N 20TH ST
PALATKA FL 32177

PB 10-30

01-10-26-5440-0040-0000 & 37-10-26-5440-0070-
0000 & 5440-0060-0000 & 0010-0000

PALATKA HOUSING AUTHORITY
PO BOX 1277
PALATKA FL 32178

PB 10-30

37-10-26-6850-3520-0030
SYDNEY'S FOREST INC
147 PINE TREE ROAD
E PALATKA FL 32131

PB 10-30

37-10-26-6850-3520-0020 & 0010

TOOKES J C
1915 BRONSON ST
PALATKA FL 32177

PB 10-30

37-10-26-6850-3510-0060

MACK BESSIE
1914 BRONSON ST
PALATKA FL 32177

PB 10-30

37-10-26-6850-3510-0050
JOHNSON DOROTHY F
607 N 20TH ST
PALATKA FL 32177

PB 10-30

37-10-26-6850-3510-0040

TAYLOR RENEE AKA NINA R TAYLOR
PO BOX 162
E PALATKA FL 32131

PB 10-30

37-10-26-6850-3510-0030

WILSON ESSIE M
611 N 20TH ST
PALATKA FL 32177

PB 10-30

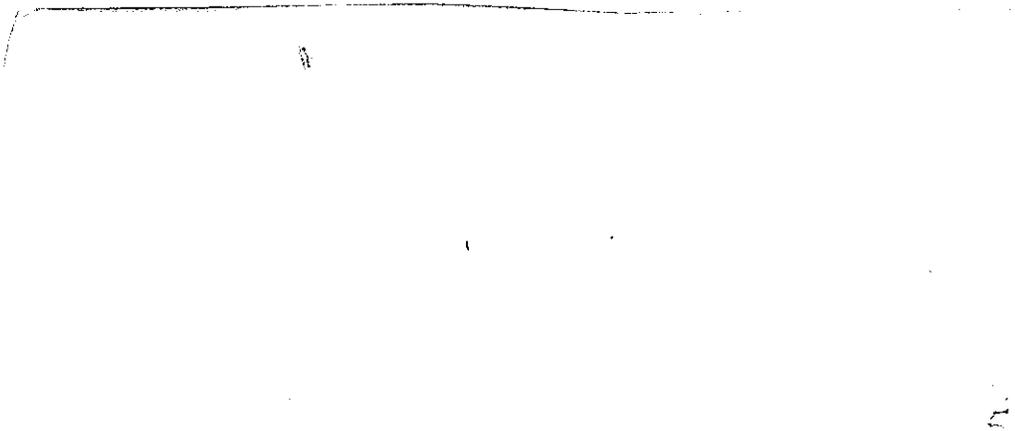
37-10-26-6850-3510-0020
FLORENCE WILLIE + JESSIE WILFORD
609 NORTH 20TH STREET
PALATKA FL 32177

PB 10-30

37-10-26-6850-3510-0010

GRANT ANNIE M
615 N 20TH ST
PALATKA FL 32177

PB 10-30



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Legal No. 05506080
7/17/2010

*ok - Vick;
PB
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10:11 AM*